

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, December 16, 2019

from 4:00 p.m. to 4:51 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

SUZANNE GREEN, Chairman  
STEVE KIRA  
JUSTIN MIRGEAUX

BOARD MEMBERS ABSENT:

RANDY BRUNSON  
BRUCE MAGUIRE

\* \* \* \* \*

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,  
104 Sea Grove Main Street, St. Augustine, FL, 32080,  
Attorney for Airport Authority.

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

\* \* \* \* \*

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

2 CHAIRMAN GREEN: Call the meeting to order.

3 Please stand for the Pledge.

4 (Pledge of Allegiance.)

5 MEETING MINUTES

6 CHAIRMAN GREEN: Okay. I'm going to kind of

7 skip that for a second just to see if we -- if

8 people have reviewed the minutes of the last

9 meeting. Are there any objections or --

10 MR. MIRGEAUX: No objection.

11 MR. KIRA: No objections.

12 CHAIRMAN GREEN: So they'll be accepted as

13 presented?

14 MR. KIRA: Sure.

15 CHAIRMAN GREEN: And then the financial

16 reports?

17 MR. KIRA: I have some comments, but that's

18 the third part, isn't it?

19 CHAIRMAN GREEN: Okay. Well, I've had -- so I

20 went to agenda.

21 MR. KIRA: Oh.

22 CHAIRMAN GREEN: The thing is we've -- I've

23 been asked by -- we are missing two board

24 members -- to delay the officer and committee

25 selections until it might be our February meeting,

1 which would change our agenda today.

2 MS. LUDLOW: We can't hear you, Suzanne.

3 CHAIRMAN GREEN: Since we're missing two board  
4 members --

5 MS. LUDLOW: Thank you.

6 CHAIRMAN GREEN: -- they had asked that we  
7 delay our officer/committee selections. I'm open  
8 to whatever the board wants to do, but that's  
9 what's up there right now and that would be a  
10 change to our agenda, and that's fine.

11 MR. WUELLNER: Your next regular meeting is  
12 scheduled for January 27.

13 CHAIRMAN GREEN: So it's the end of January.

14 MR. MIRGEAUX: That's fine. Do we need to  
15 make a motion for that or --

16 CHAIRMAN GREEN: That's why I was -- if we're  
17 okay with our --

18 MR. WUELLNER: If this is by consensus, I  
19 think you're fine.

20 MR. BURNETT: Yeah, you can -- you can revise  
21 your agenda by consensus if there's no objection  
22 and then --

23 MR. KIRA: I just want to let you know that  
24 January meeting, I will not be here, so...

25 CHAIRMAN GREEN: Hmm.

1           MR. KIRA: I'll -- so that's just for  
2 information.

3           CHAIRMAN GREEN: Okay.

4           MR. KIRA: I'll be out of the country.

5           CHAIRMAN GREEN: Maybe we can change the date.

6           MR. WUELLNER: We can work on that, too.

7           CHAIRMAN GREEN: Because I'd prefer to have,  
8 you know, who can be here, and then if we know  
9 you're not going to be here, I'd like to have  
10 everybody here, you know. So...

11          MR. WUELLNER: Well, we've got plenty of time  
12 between here and there to get it worked out.

13          CHAIRMAN GREEN: Are you going to be gone for  
14 a long period of time?

15          MR. KIRA: Two weeks.

16          CHAIRMAN GREEN: Okay. Well, hopefully we can  
17 work around that to make sure that everyone's --

18          MR. KIRA: We could do it either before or  
19 after.

20          CHAIRMAN GREEN: Well, it's --

21          MR. KIRA: After is by default.

22          CHAIRMAN GREEN: Anyway, it's a consensus  
23 motion. If we want to have our elections now, we  
24 can, or we can wait until -- and the  
25 officers/committee selections are up to comment.

1           MR. KIRA:  If you ask me, I have no problem  
2           having the election today.

3           CHAIRMAN GREEN:  Mr. Mirgeaux?

4           MR. MIRGEAUX:  Yeah, I don't -- I don't have a  
5           problem.

6           CHAIRMAN GREEN:  Doing it today?

7           MR. MIRGEAUX:  I don't have a problem doing it  
8           today.

9           CHAIRMAN GREEN:  Okay.

10          MR. MIRGEAUX:  That's fine.  If you want to do  
11          it today, that's fine.

12          CHAIRMAN GREEN:  It's fine with me.  I'm fine  
13          with that, too, because I'd rather, you know --

14          MR. KIRA:  Let's get it over with.

15                        OFFICER & COMMITTEE SELECTION

16          CHAIRMAN GREEN:  It's been on our agenda.  
17          Okay.  Then we'll not amend the agenda and let's go  
18          to our officer/committee selections.

19                        We have two that have put in for chairman.  
20          That would be myself and Mr. Maguire.  Secretary  
21          would be Mr. Kira and myself.  And then our  
22          academies, you can see Mr. Mirgeaux has been on the  
23          Aerospace and there's an alternate.  I put my name  
24          on that.  And then the EDC, which we have  
25          Mr. Brunson and myself as a -- I should have been

1 backup, but that's okay. And then the TPO is  
2 Mr. Kira and Mr. Mirgeaux.

3 So those are the things we need to take care  
4 of. So I guess we'll just start at the top for  
5 chairman and we'll take a vote for --

6 MR. KIRA: Well, I nominate you for chairman.

7 CHAIRMAN GREEN: Okay.

8 MR. MIRGEAUX: Second.

9 CHAIRMAN GREEN: Okay. I will nominate  
10 myself, too. Okay. All in favor?

11 MR. KIRA: Aye.

12 MR. MIRGEAUX: Aye.

13 CHAIRMAN GREEN: Aye. All opposed?

14 (None.)

15 CHAIRMAN GREEN: Okay. Next would be  
16 secretary-treasurer. Then I withdraw. So that  
17 would be Mr. Kira, and Mr. Kira's unopposed, so I  
18 nominate Mr. Kira.

19 MR. MIRGEAUX: By consensus --

20 CHAIRMAN GREEN: Yes.

21 MR. MIRGEAUX: -- I can move --

22 CHAIRMAN GREEN: Okay. Mr. Kira --

23 MR. BURNETT: Let's just get a vote on that  
24 one --

25 CHAIRMAN GREEN: Okay.

1 MR. MIRGEAUX: Okay.

2 MR. BURNETT: -- because it's charter.

3 CHAIRMAN GREEN: It is.

4 MR. MIRGEAUX: Oh.

5 CHAIRMAN GREEN: So I nominate Mr. Kira.

6 MR. KIRA: Aye.

7 MR. MIRGEAUX: Second.

8 CHAIRMAN GREEN: Okay. All in favor?

9 MR. KIRA: Aye.

10 MR. MIRGEAUX: Aye.

11 CHAIRMAN GREEN: Aye. Any opposed?

12 (None.)

13 CHAIRMAN GREEN: Okay. Then we have the  
14 Aerospace Academy primary, and the only candidate  
15 for that would be Mr. Mirgeaux, and I'd be glad to  
16 nominate Mr. Mirgeaux for the primary Aerospace  
17 Academy. Is there a second?

18 MR. KIRA: Second.

19 CHAIRMAN GREEN: All in favor?

20 MR. KIRA: Aye.

21 CHAIRMAN GREEN: Aye.

22 MR. MIRGEAUX: Do I vote for myself?

23 CHAIRMAN GREEN: You do.

24 MR. KIRA: You do.

25 MR. MIRGEAUX: Then aye.





1 CHAIRMAN GREEN: Okay. Well, I'll -- I'll  
2 nominate Mr. Mirgeaux.

3 MR. KIRA: I'll second.

4 CHAIRMAN GREEN: All in favor?

5 MR. KIRA: Aye.

6 MR. MIRGEAUX: Aye.

7 CHAIRMAN GREEN: Aye. Any opposed?

8 (None.)

9 CHAIRMAN GREEN: Okay. EDC alternate will be  
10 Mr. Mirgeaux. And then TPO, Mr. Kira primary. Am  
11 I reading that right?

12 MR. KIRA: Yes.

13 CHAIRMAN GREEN: That's the only one. Okay.  
14 So I'll nominate Mr. Kira as primary for TPO.

15 MR. MIRGEAUX: Second.

16 CHAIRMAN GREEN: All in favor?

17 MR. KIRA: Aye.

18 MR. MIRGEAUX: Aye.

19 CHAIRMAN GREEN: Aye. Any opposed?

20 (None.)

21 CHAIRMAN GREEN: Then the alternate is --  
22 Mr. Mirgeaux is the only one listed.

23 MR. KIRA: I nominate for Mirgeaux for  
24 alternate.

25 CHAIRMAN GREEN: And I'll second for TPO. All

1 in favor?

2 MR. KIRA: Aye.

3 MR. MIRGEAUX: Aye.

4 CHAIRMAN GREEN: Aye. Any opposed?

5 (None.)

6 CHAIRMAN GREEN: Okay. So we have our  
7 committee selections and officers for next year.  
8 So, I think we did approve the agenda. I know we  
9 did the minutes and the financial, but the  
10 agenda --

11 MR. KIRA: The financials I have questions on.

12 CHAIRMAN GREEN: Okay. But the agenda we did.  
13 All right. So let's look at financials.

14 FINANCIAL REPORT

15 MR. KIRA: On the financials everything was  
16 fine, but I do have a question for resolution.

17 On the operating revenues and expenses, there  
18 are three line items. One is an operation --  
19 operating agreements, airline operations revenue,  
20 8,700 and change. When did that happen and where  
21 are we getting that airline operations revenue  
22 from?

23 MR. WUELLNER: That's rental car, is it not?  
24 Rental car agreements.

25 MR. KIRA: Oh. But it was interesting that

1           there was no budget for it, so...

2           MR. WUELLNER:  Yeah.  It may be being  
3           misclassified into that because it should be in  
4           other.

5           MR. KIRA:  See it's --

6           MR. WUELLNER:  I'll take a look at it.

7           MR. KIRA:  -- like -- it's right there.  You  
8           can look -- the first line.

9           MR. WUELLNER:  Yeah, I think it's gotten  
10          classed -- it should be in operating agreements.  
11          We'll take a look at it.

12          MR. KIRA:  Okay.  No problem.  Government fees  
13          and assessments 46,8-, what is that from?

14          MR. WUELLNER:  Taxes that we owe.  And other  
15          governmental is also where I think U.S. Customs  
16          comes out of.  Anything that we're paying another  
17          entity.  Keep in mind tax-related things all get  
18          paid at the first part of the year.

19          MR. KIRA:  I'm mentioning that because it's  
20          budgeted \$11,250 and we're paying \$46,000.

21          MR. WUELLNER:  It's recovered through lease  
22          agreements --

23          MR. KIRA:  Okay.

24          MR. WUELLNER:  -- because you're getting a --  
25          what do they call it, prorated.

1           MR. KIRA: And the third one is operating  
2 expenses are negative. We've got money back from  
3 operating expenses? It's minus \$9,7 -- \$1,970.  
4 Budgeted \$11,000. It's minus \$1,970.

5           MR. WUELLNER: Off the top of my head, I don't  
6 know. It shouldn't be negative.

7           MR. KIRA: That's the last yellow item. I had  
8 a magnifier.

9           MR. WUELLNER: I don't know.

10          MR. KIRA: See, it's proof that I read  
11 everything.

12          MR. WUELLNER: Yeah.

13          CHAIRMAN GREEN: No, I --

14          MR. WUELLNER: I'm going to have to get you an  
15 answer on that. I don't know.

16          CHAIRMAN GREEN: Yeah. And I -- I know we've  
17 talked about it, but the operating difference  
18 between '18 and '19 is a significant amount. But I  
19 know we've had a lot of capital improvements and  
20 I'm assuming that's where it came from.

21          MR. WUELLNER: Yes. Well, not capital, but it  
22 would be normal --

23          CHAIRMAN GREEN: Interest?

24          MR. WUELLNER: -- operating or going to be  
25 consumable kinds of items.

1           CHAIRMAN GREEN: Okay. Well, with that, then,  
2 maybe we should defer on that until we get answers?

3           MR. WUELLNER: If you wish.

4           CHAIRMAN GREEN: Financial -- I wish.

5           MR. KIRA: Okay.

6           CHAIRMAN GREEN: I mean, I would like to have  
7 answers to that.

8           MR. KIRA: Okay. He can mail them to or  
9 e-mail them to us.

10          MR. MIRGEAUX: Can you add this to the list of  
11 questions? For --

12          CHAIRMAN GREEN: Sure.

13          MR. MIRGEAUX: -- the balance sheet, the  
14 second asset from the top, First Atlantic credit  
15 cards, normally you see credit card balance as a  
16 liability, but you have it as an asset. Is it like  
17 an overpayment or is it a --

18          MR. WUELLNER: Oh, it's the holding account  
19 for the -- for credit card transactions.

20          MR. MIRGEAUX: So essentially it's a debit  
21 account.

22          MR. WUELLNER: Correct.

23          MR. MIRGEAUX: Okay.

24          MR. KIRA: You don't have to take notes. Just  
25 take that.

1 MR. WUELLNER: Thank you.

2 MR. KIRA: I asked that one two months ago.

3 MR. MIRGEAUX: All right.

4 CHAIRMAN GREEN: Any other questions right  
5 now?

6 MR. KIRA: None.

7 CHAIRMAN GREEN: All right. Then we'll hold  
8 off on that.

9 MR. WUELLNER: Thank you.

10 CHAIRMAN GREEN: Okay. Director's report.

11 EXECUTIVE DIRECTOR'S REPORT

12 MR. WUELLNER: Now I'm all kerfunkled.

13 All right. Update on T-hangar project, the  
14 first two units are completed, COs received,  
15 tenants have moved into the new units. At this  
16 point they're basically all vacant.

17 I can tell you that demolition is underway on  
18 the phase two. Former T-hangar Row C is basically  
19 gone at this point. The building's gone. They  
20 look to be about 50 percent done with the slab  
21 removal. As driving over here, I could see that --  
22 I could see that the site contractor's shown up  
23 this afternoon. They're beginning to stage  
24 equipment to do the site -- begin the site prep for  
25 that site, for the first T-hangars. So they're

1 moving quickly into that. Buildings are due in  
2 about the first of the year. Hangar doors about  
3 February. And we're still on a -- hopefully a  
4 March to early April kind of timeline to get  
5 finished here.

6 Restaurant update, I'm expecting to be open on  
7 February. Making great progress up there. They've  
8 completely gutted a great deal of the inside up  
9 there. There's new tile in place. New -- and it's  
10 really really shaping up to be very nice.

11 I think his equipment is due in week after  
12 next or it might be the week before -- might be  
13 next week, actually -- and they'll begin that  
14 hookup. And I think he's hoping to do some softer  
15 trial runs in January already, so --

16 CHAIRMAN GREEN: I'll volunteer.

17 MR. WUELLNER: -- it's moving along very  
18 quickly. It looks nice.

19 Let you know that we did complete the real  
20 estate transaction with 181 Indian Bend, so the  
21 Jones, that was the one that was in an estate, but  
22 that has completed, so we now -- we now own that.  
23 And I believe that's scheduled for demo here  
24 very -- pretty quickly as soon as the permit shows  
25 up for it.



1           And that concludes --

2           CHAIRMAN GREEN: The air service conference,  
3 that's going to be in April?

4           MR. WUELLNER: I'm sorry. I skipped right  
5 over it. Yeah, just confirm the dates with you.  
6 That is April 15th through the 17th. Host hotel is  
7 the Casa Monica downtown.

8           Of course you'll be included in all of those  
9 activities. We'll make you aware of all that as it  
10 goes. I know as of Friday -- Thursday last week  
11 there are at least two confirmed airlines already.  
12 It's just now being pushed out to those airports  
13 and the airlines.

14           So I expect January and early February to --  
15 they're trying to wrap this up in terms of  
16 registration by mid February. So it's on track  
17 to -- they're actually way ahead of where they  
18 normally are, so it looks like it's going to be an  
19 attractive conference for attendees, so -- which it  
20 should be, I would think, in this location. So  
21 that's it.

22           CHAIRMAN GREEN: Okay. Okay. Thank you.

23                           BUSINESS PARTNERS UPDATE

24           CHAIRMAN GREEN: Next we have the business  
25 partner updates.

1           I did speak with Mr. Dean Friday, and he said  
2 he had -- his office had scheduled another -- the  
3 commission had scheduled some meetings and he could  
4 not be here. So he sends his condolences but he  
5 just couldn't be here today. Atlantic?

6           MR. BEYERS: No comment.

7           CHAIRMAN GREEN: I don't see Galin, but  
8 someone with SAAPA?

9           MR. TUCKER: No comment.

10          CHAIRMAN GREEN: Northrop? No? Okay. Tower.  
11 Tammy?

12          MS. ALBIN: Tammy Albin, St. Augustine Control  
13 Tower.

14          To date as of about 3:00 today, 141,000  
15 operations plus about a few. We're expecting  
16 probably the end of the year right around 145-,  
17 146-. That's down from 156- last year.

18          We're also down one controller at the moment,  
19 but we do have one starting to train on Monday and  
20 we're hoping to check out -- he's currently a  
21 controller down at Flagler Airport, so he's just  
22 transferring within the company. So hopefully that  
23 will kick off. That is all.

24          CHAIRMAN GREEN: Thank you.

25          MS. ALBIN: Uh-huh.

1           CHAIRMAN GREEN: Mr. Burnett?

2           MR. BURNETT: Nothing to report as that item's  
3 obviously already on the agenda today.

4           CHAIRMAN GREEN: Do we have anything with our  
5 court case?

6           MR. BURNETT: The update on the case with  
7 Boomerang is we did have a hearing with the  
8 magistrate judge -- in fact as you know, in federal  
9 court they said deadlines for discovery.

10           Those -- there would really be no effective  
11 way to keep up with those deadlines through the  
12 discovery process that was set by Judge Howard  
13 because there hasn't been a ruling yet on this  
14 issue of the jurisdiction and whether or not  
15 federal court's going to take jurisdiction.

16           So we did have a brief telephone hearing to  
17 reset the discovery deadlines, essentially suspend  
18 them for right now until they make a ruling. We  
19 anticipate we'd get -- we'll get a ruling some time  
20 between now and mid-January and then we'll know  
21 whether we're proceeding in state or federal court.  
22 So that's where it's at right now.

23           CHAIRMAN GREEN: And is it a one-time  
24 mediation, it's one and done so no more?

25           MR. BURNETT: There's always a potential that

1           there could be another mediation, but it may be  
2           unlikely at this stage until we get a ruling from  
3           the Court.

4           CHAIRMAN GREEN: Okay. Thank you. Okay. Our  
5           first agenda item, the lease policy. Mr. Burnett?

6                           LEASE POLICY AMENDMENT

7           MR. BURNETT: I guess I'll jump in with part  
8           of that and continued discussion.

9           I did meet with Mr. Tucker and then also had a  
10          follow-up discussion with him today related to the  
11          lease policy, and I'm not sure that I understood  
12          one of the concerns that he had when we met and  
13          then followed up and talked about it, but I think  
14          I've got it now.

15          And the one thing that we would suggest  
16          changing, and I support this, is in Section 4.a. in  
17          the red line that we would strike the language that  
18          was suggested to be put in there, "provided that if  
19          an entity, the tenant is the owner of the entity."

20          So let me explain what that does. Effectively  
21          the way it's written without this change, we wanted  
22          to be able to -- you would have, for example, the  
23          lessee tenant renting the hangar as ABC, LLC, for  
24          example, or ABC, Inc., and then you'd have an  
25          aircraft being owned by XYZ, LLC. If you have at

1 the end of the day one individual owning both  
2 entities, then it's not a problem.

3 Well, the way this was worded, if you have ABC  
4 that completely owned XYZ that owns the aircraft,  
5 it was okay, but the reverse wouldn't be okay if  
6 you read this literally. So if we strike that  
7 language, it makes it where it could go either  
8 direction. The aircraft entity could be  
9 100 percent own the tenant entity or vice versa.  
10 So that's -- we're just looking for some direct  
11 connection between the entity that owns the  
12 aircraft and the entity that's the tenant.

13 For what it's worth and since our last  
14 meeting, I did go and survey a number of airports  
15 to say, okay, what are they -- what do the leases  
16 specify? And without exception, the leases that I  
17 found on tenant hangars -- and you can look at, you  
18 know, any number of ones -- Sarasota-Bradenton,  
19 Punta Gorda, Gainesville, Naples, Flagler, Ocala,  
20 Craig -- you get usually an unity of the tenant is  
21 the same as the aircraft.

22 Now, whether they enforce this or not, I  
23 couldn't tell you. It's not obviously on the  
24 airport property. But the lease forms that they  
25 have say that the tenant name matches the name of

1 the aircraft owner. We're actually here for our  
2 airport talking about this policy that would make  
3 it more flexible than the other airports have.

4 They do have, for example, list the aircraft.  
5 Many of them have not only list the aircraft, but  
6 list the make and model of it. List the FAA  
7 registration. I think the N-Number is probably  
8 good enough for most anything like that. They do  
9 require the aircraft, some match of the tenant must  
10 own the aircraft.

11 But here we're talking about, again,  
12 understanding and recognizing that many people do  
13 have separate LLCs for separate aircraft and, for  
14 example, in box hangars we have multiple aircrafts  
15 that could go in there, multiple entities that  
16 could be owning aircraft, and it's really just, is  
17 there a connection between the two. And so this  
18 policy as proposed addresses that, and I think  
19 we've now addressed the -- the concern hopefully,  
20 the big one that Mr. Tucker had.

21 And so with that, I'm happy to go through it  
22 in detail. We did get rid of the language  
23 regarding -- related to payments and where the  
24 payments would come from. But's otherwise it's now  
25 been circulated, it's been out there since our last

1 obviously -- I guess -- largely I guess we'll hear  
2 what the public has to say and be happy to answer  
3 any questions you have.

4 CHAIRMAN GREEN: Board questions?

5 MR. KIRA: None.

6 MR. MIRGEAUX: Do we currently have in the --  
7 I guess, the list of hangar tenants more than -- a  
8 single aircraft that's registered in more than one  
9 hangar? Like is there one N-Number that's in  
10 multiple hangars?

11 MR. WUELLNER: Do we? That's more of a  
12 question for you. I don't look at that. I'm sorry  
13 to dump on you there, but I don't...

14 MS. HOLLINGSWORTH: There is on occasion an  
15 airplane in a hangar that it's not on the lease  
16 agreement. Is that what you're asking?

17 MR. MIRGEAUX: No. What I'm asking is, is on  
18 the lease agreement, do we have tail numbers  
19 assigned to those lease agreements through their  
20 owners, whether it's an LLC or an individual?

21 Do we have hangars that are assigned to -- do  
22 we have multiple aircraft that are assigned -- or  
23 do we have a single aircraft that's assigned to  
24 multiple hangars? Like there's --

25 MS. HOLLINGSWORTH: Yes.

1 MR. MIRGEAUX: -- one N-Number that's --

2 MS. HOLLINGSWORTH: Yes.

3 MR. MIRGEAUX: So is that --

4 MS. HOLLINGSWORTH: But they're the same  
5 owner. In other words, I'll have a tenant that has  
6 three hangars and he has three airplanes, so he's  
7 listed all three airplanes on all three lease  
8 agreements --

9 MR. MIRGEAUX: Well, if he's got three  
10 airplanes, he's three tail numbers.

11 MR. WUELLNER: Right. And three hangars.

12 MR. MIRGEAUX: So that's -- and three hangars.

13 MS. HOLLINGSWORTH: And three hangars.

14 MR. MIRGEAUX: So -- but do we have --

15 MR. WUELLNER: Unrelated?

16 MR. MIRGEAUX: -- a single N-Number that's in  
17 multiple hangars?

18 MR. KIRA: I think that she just said that, is  
19 that --

20 CHAIRMAN GREEN: That they could move around  
21 like from hangar one to hangar --

22 MR. MIRGEAUX: Yeah, is there -- like if we  
23 took the list of N-Numbers that we have hangared on  
24 an airplane right now and we just ran a D  
25 duplicate, would we -- would we -- if we highlight



1 the duplicates on an Excel spreadsheet, would we  
2 see duplicates? Like indicating that there's a  
3 single N-Number that's in multiple hangars? At  
4 least one -- more than one hangar.

5 MR. WUELLNER: Yes, but it would be the same  
6 lessee.

7 MR. MIRGEAUX: That's fine. Okay. But then  
8 that --

9 MR. WUELLNER: It would show up that way.

10 MR. MIRGEAUX: So the problem is in that  
11 instance, is that you've got double the hangar  
12 space for one aircraft because --

13 MR. WUELLNER: No. In this case they have,  
14 for instance, three hangars, three aircraft, and  
15 they're simply listing they can put it in each --  
16 in any one of the three hangars.

17 MR. KIRA: At any time.

18 MR. MIRGEAUX: Okay. But then you've got  
19 three aircraft and three hangars --

20 MR. WUELLNER: Exactly.

21 MR. MIRGEAUX: -- so, you know --

22 MR. WUELLNER: It's still technically single  
23 each. I mean, it just provides that particular  
24 tenant the flexibility to move it between their own  
25 hangars.

1           MR. MIRGEAUX: So, I mean, correct me if I'm  
2 wrong, but the problem that we're trying to solve  
3 here with the changes to the lease is, number one,  
4 to make sure that we're not having sublease  
5 problems, which would be an issue. We don't want  
6 that.

7           MR. WUELLNER: Correct.

8           MR. MIRGEAUX: And, number two, to make sure  
9 that -- because hangar space is at a premium, we  
10 have a limited amount, we have -- the demand is  
11 outstripping the supply --

12          MR. WUELLNER: Correct.

13          MR. MIRGEAUX: -- even though we're building  
14 hangars, that we've got -- on the books right now,  
15 we've got two hangar bays, T-hangars or box hangars  
16 or a combination thereof, that had a single  
17 aircraft in them, whether there is -- whatever the  
18 lessee relationship is with those aircraft or not,  
19 but there is N123456 is in multiple hangars.

20           And I don't mean like, oh, no, it's owned by a  
21 group or a consortium and they own three aircraft  
22 and they have three hangars and it rotates. No, I  
23 don't mean that. I mean that aircraft is on the --  
24 on paper exists simultaneously in more than one  
25 hangar.

1           MR. BURNETT: It was presented to us to do  
2 that --

3           MR. MIRGEAUX: Right.

4           MR. BURNETT: -- and that's what started this,  
5 and so let me jump in on that. I guess we got a  
6 spreadsheet -- not really a spreadsheet, a list --

7           MR. MIRGEAUX: Uh-huh.

8           MR. BURNETT: -- where the aircraft would go  
9 in potentially four different hangars, and that's  
10 what kind of started it.

11           This -- and the example of -- and I think I  
12 recall Mr. Tucker saying this, that one hangar has  
13 sufficient electric to run the compressor, one  
14 hangar doesn't, so you take an aircraft and put it  
15 in the other hangar so that you can do the  
16 maintenance that you need to do and run the  
17 compressor and you put the other aircraft in the  
18 other and you do that temporarily. That's not the  
19 situation we're trying to prevent.

20           MR. MIRGEAUX: And that -- I don't -- in my  
21 mind, I don't think that that's a problem.

22           MR. BURNETT: No, I don't we care -- we  
23 don't --

24           MR. MIRGEAUX: It's just the day-to-day  
25 operation of, you know, somebody that's got access

1 to multiple hangars.

2 Even if it's a, you know, a friend or a fellow  
3 SAAPA member, hey, your electric is stronger than  
4 mine or you've got shade in the afternoon and I  
5 don't, let's -- you know, it's easier for me to  
6 work over there for the time being or whatever, you  
7 know.

8 MR. BURNETT: Yeah. And I don't think any  
9 part of this prevents that.

10 What it does -- what it does require is if you  
11 take your aircraft from one hangar and move it to  
12 another hangar ten -- within ten days of making  
13 that move, then you need to notify us that that's  
14 where you're going to start housing the aircraft.

15 MR. MIRGEAUX: Right. So when you say like  
16 housing the aircraft, where the aircraft are housed  
17 is what we want to keep on the paperwork.

18 MR. WUELLNER: Correct.

19 MR. MIRGEAUX: So we shouldn't have a single  
20 aircraft that's in multiple hangars simultaneously  
21 according to our paperwork. Every hangar -- so is  
22 that the problem that we're trying to solve --

23 MR. WUELLNER: Yes.

24 MR. MIRGEAUX: -- with the changes?

25 MR. WUELLNER: Yes.

1           MR. MIRGEAUX: And do you feel that the  
2           verbiage changes, including the latest addendum  
3           based on your conversation with Len today, that it  
4           will accomplish that?

5           MR. BURNETT: I think this is a reasonable  
6           thing. Obviously if there's something we need to  
7           address in the future, we'll bring it back to you.

8           There's some -- some language that was in here  
9           before that could have been interpreted to one  
10          extreme or the other extreme, and this kind of  
11          tries to strike a balance between those two  
12          extremes of how you could interpret the existing  
13          policy.

14          MR. MIRGEAUX: There was some discussion last  
15          time -- and I'm sorry to change the subject, I hear  
16          what you're saying -- about hangar queens and, you  
17          know, essentially aircraft is being stored. Does  
18          that have any impact on that at all or --

19          MR. BURNETT: No, because our hangars and the  
20          use of the hangars, someone could build an  
21          aircraft, someone could have a hangar queen. We're  
22          not going to prevent that.

23          The -- you know, we have -- it's problematic  
24          to even try and begin to prevent someone from being  
25          having an aircraft. How often are you required to



1 Pilots Association, so I get nominated by some  
2 people to come up and speak on their behalf.

3 I think Doug and I worked out a very workable  
4 arrangement which satisfies the needs for  
5 restrictions on subleasing and the concerns there  
6 as well as being able to deal with situations where  
7 people may own more than one aircraft and have them  
8 under different LLCs and not be too restrictive in  
9 those arrangements.

10 The only remaining issues which we needed to  
11 address, and I discussed this briefly with  
12 Suzanne Green, is concerning this very -- the  
13 verification of the ownership arrangements.

14 And my concern is of course I think it's been  
15 well-established from previous board members here  
16 that we didn't really want to bring shareholder  
17 agreements, partnership arrangements and agreements  
18 down for public inspection or for even airport  
19 inspection since these are not public record  
20 documents.

21 A compromise I think that was suggested was  
22 that there could be a certification of ownership  
23 which would involve a couple of witness signatures  
24 and a notary public and the parties involved to  
25 certify that that's the ownership arrangement, and

1 I think that would be fine to implement that as a  
2 policy or a requirement to satisfy that  
3 verification need.

4 You know, I know Doug and I had discussed the  
5 possibility of bringing the shareholder agreement  
6 down and redacting all the parts except for this  
7 part and that part and, you know, I just think that  
8 that's getting a little too cumbersome.

9 My own corporation, the shareholder agreement  
10 hasn't changed very much since it was initially  
11 created, but I have had shareholders change and  
12 we'd have to go to the stock records and go through  
13 that and I just don't think that's something I want  
14 to bring out and start having to go through. It  
15 would be much easier to deal with it in the  
16 certification process. So if we can agree on that  
17 being an acceptable alternative to bringing books  
18 and records to the corporation down here, I think  
19 that would be a benefit.

20 The other thing which I wanted to address here  
21 was the issue which has been brought up and hadn't  
22 previously been discussed but I think I sent it out  
23 in an e-mail, the last paragraph where there was a  
24 restriction to placing one airplane in a T-hangar.

25 And I don't think that the reality -- because



1 as I discovered, there's probably more than one or  
2 two T-hangars here that have more than one aircraft  
3 in it, there are aircrafts small enough to fit  
4 multiple aircraft in a T-hangar, and in these  
5 instances the same owner owns both of these  
6 aircraft.

7 I don't think you need to have that  
8 restriction there. The physical restriction of the  
9 size of the aircraft and the size of the hangar is  
10 going to satisfy that need. Nobody's going to  
11 squeeze in airplanes to the point that they're  
12 going to damage each other getting them out of  
13 there. That's more an issue than any of the other  
14 arrangements.

15 So the physical limitations of the size of the  
16 aircraft just because you've got one small enough  
17 where even if you had a glider that breaks down and  
18 wheels in in a very narrow constraint doesn't  
19 preclude the fact that you could have another  
20 airplane in there. And so I think you need to  
21 probably review that limitation, particularly in  
22 light of the fact that we know that there are some  
23 that have those aircraft that size that can be  
24 hangared. Thank you.

25 CHAIRMAN GREEN: Thank you. Ms. Ludlow, Reba?

1 MS. LUDLOW: Yeah. Thank you. Can you hear  
2 me? Reba Ludlow, SAAPA, Ponte Vedra Beach.

3 I just -- I agree with everything Len said of  
4 course, but one thing I do want to bring up so that  
5 it is in the minutes is that I'm so happy to see  
6 the last line intended to preserve lease  
7 administration integrity and the waiting list.

8 You know, we tried for years to get attention  
9 to the waiting list, and now that we're getting it,  
10 I would presume the reason is if you get a new  
11 person in, the -- they would automatically go in at  
12 a higher rent than the ones that are in there stay  
13 and we get raised by increments. Is that -- does  
14 that have any bearing on it?

15 CHAIRMAN GREEN: Do you -- I mean, that's in  
16 our new lease agreements.

17 MR. WUELLNER: I mean, that's -- that's a true  
18 statement. I'm not sure what you mean by have any  
19 bearing on it. Bearing on what? I'm not following  
20 the question.

21 MS. LUDLOW: If a new tenant is in a -- gets a  
22 hangar, then they go in at a different rate than  
23 the -- another tenant that's been there for ten  
24 years that you're raising by increments.

25 MR. WUELLNER: That's correct.

1 MS. LUDLOW: So you would automatically get  
2 more money from the waiting list than you would  
3 from the tenants that have been there for ten  
4 years.

5 MR. WUELLNER: That's true. Yes.

6 MS. LUDLOW: Right.

7 MR. WUELLNER: Yeah.

8 CHAIRMAN GREEN: Bob?

9 MR. MELEHAN: Yeah. I have to be this tall.

10 MS. LUDLOW: I'm sorry.

11 MR. MELEHAN: That's okay. My name's Bob  
12 Melehan. I've been on the airport for about 19  
13 years or so. In addition to being a private pilot,  
14 I'm a commercial pilot as well and I have a small  
15 airplane management business from time to time as  
16 demand dictates.

17 Before I ask my question of the board, I'd  
18 like to thank Ms. Hollingsworth and Kevin and the  
19 rest of the folks here for their professionalism.  
20 Everybody has been just terrific. So I think the  
21 board is well served by the folks that are here in  
22 the field.

23 Having said that, the first question that I  
24 have, and I have to refer to my notes because I  
25 have to, I need -- I'd like to know how many

1 different classifications there are for waiting  
2 list for commercial hangar space.

3 MR. WUELLNER: How many different waiting?

4 CHAIRMAN GREEN: Classifications.

5 MR. MIRGEAUX: Classifications.

6 MR. WUELLNER: For commercial hangar space?

7 Is that what you're --

8 MR. MELEHAN: Yeah. The wait -- and I've been  
9 on a list now for about eight years. I've been  
10 number one on that list for about eight years and  
11 other hangars have come and gone that meet the  
12 criteria of 60 feet wide and 50 feet deep with a  
13 12-foot-high hangar.

14 MR. WUELLNER: Okay.

15 MR. MELEHAN: But it seems like I never fell  
16 into the classification of the hangar that became  
17 available. So I'm wondering are the lists  
18 published and how do I get on the waiting list for  
19 the right hangar? I mean, I just don't know. It  
20 just seems like it's a moving fuzzy target.

21 MR. WUELLNER: It's not really, but I tell you  
22 what. Check in with us tomorrow or whenever it's  
23 convenient and let us go through it with you in  
24 detail. It's -- it's very easy to -- I don't have  
25 the list in front of me, so --

1 MR. MELEHAN: I guess when I --

2 MR. WUELLNER: -- I'm kind of flying  
3 blindly --

4 MR. MELEHAN: -- first went on the list, I  
5 wanted to be on the list for commercial use as an  
6 airplane manager. And so as things came up, it  
7 seemed like, well, that fell under that category or  
8 that -- that one that became available went to  
9 someone else who fell in that category. Okay. How  
10 many categories are there? I mean, that's what I'd  
11 like to know. Whoop. And that's my question.  
12 Thanks.

13 MR. TUCKER: Can I have 30 seconds for a  
14 moment?

15 CHAIRMAN GREEN: Yeah, sure. I don't know  
16 what Len wants, though.

17 MR. TUCKER: Len Tucker. There was one  
18 follow-up item that I wanted to bring up.

19 Since it appears that we're going to be more  
20 in the stance of trying to make this work and get  
21 everything in line with the new process, I would  
22 request that we might be a little lenient, like a  
23 60-day or 90-day period, where if somebody has to  
24 change some paperwork such as the lessee on the  
25 lease --

1 MR. WUELLNER: Sure.

2 MR. TUCKER: -- in order to bring it in line  
3 with these new guidelines, that they be allowed to  
4 do that in that time period just because, you know,  
5 we can put it out there, you know, you need to get  
6 all of this paperwork straight and have it in  
7 proper order before it goes on. Does that seem  
8 like a reasonable request?

9 CHAIRMAN GREEN: Yeah, to me it does. I'm not  
10 speaking for the board.

11 Okay. I have no more public comment, so we're  
12 back to the board. We have a motion. There's a  
13 suggested staff motion to approve the amendments to  
14 that section which has been presented to you.  
15 6.3.1.4.a. and j.

16 MR. KIRA: I move we accept the recommendation  
17 of the -- of staff to accept -- to approve  
18 amendments to Section 6.3.1.4.a --

19 MR. WUELLNER: J.

20 MR. KIRA: -- and j.

21 CHAIRMAN GREEN: And then there's a second  
22 portion of that to incorporate the new standard  
23 form leases that we have.

24 MR. KIRA: Yes. To incorporate the revised  
25 standard form leases for T-hangar and box hangar

1 units into the policy Section 9.3.

2 MR. BURNETT: And include the change where I  
3 made where we'd strike the language "provided that  
4 if an entity, the tenant, is --"

5 MR. WUELLNER: Right.

6 MR. BURNETT: "-- the owner of the entity."

7 MR. KIRA: So struck.

8 MR. MIRGEAUX: Second.

9 CHAIRMAN GREEN: Any further board discussion?

10 I don't think we need to -- this is  
11 discussion. I don't think we need to do anything  
12 here other than just Mr. Tucker's we'll incorporate  
13 this so people have some time to move around if  
14 that's an issue.

15 MR. WUELLNER: No problem.

16 CHAIRMAN GREEN: Then all in favor?

17 MR. KIRA: Aye.

18 MR. MIRGEAUX: Aye.

19 CHAIRMAN GREEN: Aye. Any opposed?

20 (None.)

21 CHAIRMAN GREEN: Okay. Staff's recommendation  
22 passes. Next agenda item is our grant.

23 FAA SUPPLEMENTAL GRANT

24 MR. WUELLNER: Yes, ma'am. I've got three of  
25 them for you today.

1           Forgive us for having so many agenda  
2           modifications at the last minute, but that's just  
3           kind of how they hit our desk, and given the  
4           lateness of the time to this meeting and how long  
5           it would be till the next meeting, we felt like it  
6           made sense to go ahead and try and get it on this  
7           month's agenda. So I'll start with the largest of  
8           the three grants.

9           We got notification late Friday that the  
10          announcement has been made through the  
11          congressional offices, which means there's been  
12          a -- I forget what it is, a three- or four-day  
13          suspense where they have the ability to get out  
14          ahead of it and issue media releases, which  
15          Representative Rutherford did on Friday.

16          So we're expecting grant documents from the  
17          FAA this week still for that. And the grant award  
18          is for the terminal apron rehab. The amount is  
19          \$3,266,493, which represents 90 percent of the  
20          project cost. That would leave approximately  
21          \$181,500 of Airport Authority and an additional  
22          amount like that for FDOT to fully fund the  
23          project.

24          We'll advise when we have the FDOT grant  
25          documents for you for -- to do a resolution also.



1 I do not have that as of today, given how that  
2 happened on Friday. This would accept that grant  
3 in advance of getting it and authorize executive  
4 director's signature and acceptance of the grant  
5 documents back to FAA to tie up the money.

6 Our preliminary meetings with the contractor  
7 on this very tentatively would have a construction  
8 start date approximately February 1st on this.  
9 It's a fairly short suspense project, and they tell  
10 you 90 to 120 days max for the project.

11 CHAIRMAN GREEN: Okay. Board discussion?

12 MR. WUELLNER: This is that supplemental --

13 CHAIRMAN GREEN: Right.

14 MR. WUELLNER: -- grant we've been looking for  
15 for a while.

16 CHAIRMAN GREEN: Right.

17 MR. KIRA: How does that refer to the Elaine  
18 Chao announcement of giving us a \$3.51 million  
19 grant?

20 MR. WUELLNER: This is the actual number based  
21 on the bids and the grant, so --

22 MR. KIRA: So that's --

23 MR. WUELLNER: -- that number's --

24 MR. KIRA: -- the one and that -- it came out  
25 from 3.51 to 3.266.

1 MR. WUELLNER: 266, yeah.

2 MR. KIRA: Okay.

3 CHAIRMAN GREEN: Any other board questions?

4 (None.)

5 CHAIRMAN GREEN: Ms. Ludlow, you were the only  
6 one that had --

7 MS. LUDLOW: No comment.

8 CHAIRMAN GREEN: Okay. Then we're back to the  
9 board and a motion regarding the acceptance of the  
10 grant award?

11 MR. KIRA: I move we accept it. I move it  
12 without any adieu.

13 CHAIRMAN GREEN: Is there a second?

14 MR. MIRGEAUX: Second.

15 CHAIRMAN GREEN: All in favor?

16 MR. KIRA: Aye.

17 MR. MIRGEAUX: Aye.

18 CHAIRMAN GREEN: Aye. Any opposed?

19 (None.)

20 CHAIRMAN GREEN: This came out in the  
21 St. Augustine Record Friday.

22 MR. WUELLNER: Yeah.

23 RESOLUTION 2019-10

24 MR. WUELLNER: Next one I have for you is  
25 FDOT. It's Resolution 2019-10 -- I hope I didn't

1 skip over it -- 10, which is the design and  
2 construction of the east terminal access road.

3 This is only the current-year funding, which  
4 is a -- effectively a design-only component of  
5 \$20,000 each. It's budgeted. It's 20 -- or 20  
6 each FDOT and the Airport Authority.

7 This will eventually next year, which would be  
8 after July for FDOT, there'll be an additional  
9 \$1 million of match grant money, and then the  
10 following year another \$500,000 of match grant  
11 money from FDOT.

12 This is all proposed to do a complete overhaul  
13 and modification and modernization of the whole GA  
14 parking lot, terminal access, tie in Grumman, get a  
15 light there, do the whole -- do this whole thing.

16 So the first year of funding will probably not  
17 really get going on much until after probably March  
18 or April. So it's closer and more tied to the next  
19 stream of funding as it comes available. Would  
20 probably not do construction for at least a year  
21 before this comes back in. So you have another  
22 budget cycle related to the larger amounts of  
23 money. Probably two budget cycles, frankly.

24 This has been programmed for -- for a couple  
25 of years, anyway. This is money that's coming out

1 of the multimodal office versus the aviation  
2 program. So this is money that we don't have a lot  
3 of flexibility in the descriptions and the like.  
4 And it's coming from a different source than the  
5 aviation money, which is a nice change for a  
6 project here on the airport. And it would be our  
7 recommendation you -- you accept it.

8 CHAIRMAN GREEN: Board discussion? Mr. Kira?

9 MR. KIRA: None.

10 MR. WUELLNER: I tried to give you a little  
11 sketch, I'm going to pull it up, just to give you  
12 an idea.

13 This is predesigned, so please don't hold us  
14 to any of the -- of the layouts. But it would  
15 allow for a completely different kind of pattern  
16 through there.

17 Lower left corner, the green, would be the  
18 intersection, the lighted intersection onto U.S. 1.  
19 That would move that left -- left turn going  
20 northbound on U.S. 1 from in front of that very  
21 short intersection that's occurring down closer to  
22 the GA entrance or one entrance south, if you will.  
23 That's a very difficult entrance for people to  
24 maneuver around. It doesn't provide the stacking  
25 and staging required for a light. So it's a way --

1           it's a way of solving all of these issues.

2           It also, excuse me, is intended to have  
3           Grumman close their southernmost entrance, which is  
4           basically a warehousing kind of entrance there,  
5           move that down to the signalized entrance, and  
6           allow their employees the ability to exit at a  
7           light at that location, too, safely. And enter,  
8           for that matter.

9           CHAIRMAN GREEN: Uh-huh.

10          MR. KIRA: This is the road and these are  
11          parking areas?

12          MR. WUELLNER: It's a combination of parking  
13          and road, yes.

14          MR. KIRA: Is the parking on the road, too?

15          MR. WUELLNER: I'm not sure. Up close it  
16          looks like the one to the --

17          MR. KIRA: I was looking -- I got the chart,  
18          but I couldn't make heads or tails of it.

19          MR. WUELLNER: Yeah. And this -- this was  
20          just enough to get an understanding of can it work.

21          MR. BURNETT: The existing parking places are  
22          ghosted in under those ones --

23          MR. WUELLNER: Yeah, it looks like it's  
24          underneath it.

25          MR. BURNETT: One is the in, one is the out.

1           The one on -- the two lanes on the left, those are  
2           the outs.

3           MR. KIRA:   Right.  That's the arrows.  Good.

4           MR. WUELLNER:  Yeah.

5           MR. BURNETT:  Yes, sir.

6           MR. KIRA:   And that's an in?

7           MR. BURNETT:  Yes, sir.

8           MR. KIRA:   Do we lose the parking?

9           MR. BURNETT:  That's the way that drawing is.

10          MR. KIRA:   So the two lanes coming in up here  
11          and going around and --

12          MR. WUELLNER:  Well, that's just part of what  
13          we're discussing with Grumman, is the --

14          MR. KIRA:   Okay.

15          MR. WUELLNER:  -- because they have the  
16          adjacent --

17          MR. KIRA:   I was wondering how you're going to  
18          wind up with no -- with no space out there at all.

19          MR. WUELLNER:  Right.

20          MR. KIRA:   You were going to like do magic or  
21          something to make that happen.

22          MR. WUELLNER:  Right.

23          MR. KIRA:   Because this is great if you can  
24          make it happen.

25          MR. WUELLNER:  Yeah.

1           CHAIRMAN GREEN: Yeah, I think this is all  
2 conceptual right now.

3           MR. WUELLNER: It is.

4           CHAIRMAN GREEN: Right.

5           MR. WUELLNER: It is very predesigned.

6           MR. KIRA: It's good, because the other one is  
7 confusing.

8           MR. WUELLNER: Yeah.

9           CHAIRMAN GREEN: Okay. Any further board  
10 discussion?

11          MR. MIRGEAUX: We're voting on --

12          CHAIRMAN GREEN: We have to open it to public  
13 and then we're going to vote on the resolution to  
14 accept the funding that comes --

15          MR. WUELLNER: First-year funding.

16          CHAIRMAN GREEN: The first-year funding of the  
17 \$20,000. Reba, you're the only --

18          MS. LUDLOW: No comment.

19          CHAIRMAN GREEN: Okay. No public comment.  
20 Then we'll entertain a motion.

21          MR. KIRA: Motion to accept \$20,000 in funding  
22 from the federal government to --

23          MR. WUELLNER: Well, it's stayed and it's  
24 technically you're accepting the Resolution --

25          MR. KIRA: Okay.

1 MR. WUELLNER: -- for 2019-11 (sic).

2 MR. MIRGEAUX: Second.

3 CHAIRMAN GREEN: 10.

4 MR. WUELLNER: I'm sorry, 10.

5 MR. MIRGEAUX: Second.

6 CHAIRMAN GREEN: Okay. That's to accept's  
7 staff's Resolution 2019-10. All in favor?

8 MR. KIRA: Aye.

9 MR. MIRGEAUX: Aye.

10 CHAIRMAN GREEN: Aye. Any opposed?

11 (None.)

12 CHAIRMAN GREEN: The resolution's accepted.

13 RESOLUTION 2019-11

14 MR. WUELLNER: All right. In a last-minute  
15 effort, we were able to get some funds that were  
16 left over in the general aviation apron project.

17 There was approximately \$20,000 of Florida DOT  
18 money that was left in this project, and rather  
19 than surrender it back to the State of Florida, we  
20 went to our district office folks and were able to  
21 amend the grant description through a supplemental  
22 agreement that allows us to do a complete rehab of  
23 a problematic gate between the line shack and the  
24 FBO.

25 It could be matched by DO -- by



1 Airport Authority dollars but you get 50/50 funding  
2 on this and it would replace the gate and the  
3 access point, there's a walk-through gate at that  
4 location, and it would just be a wholesale  
5 replacement of that. But this facilitates using  
6 the \$20,000 rather than returning it to DOT, and we  
7 recommend approval. Excuse me.

8 CHAIRMAN GREEN: Board discussion?

9 (None.)

10 CHAIRMAN GREEN: Any discussion?

11 MR. MIRGEAUX: Which gate is this? Is this  
12 Gate 3?

13 MR. WUELLNER: Kevin?

14 MR. HARVEY: Yes, 3W and 3WA.

15 MR. WUELLNER: 3W, thank you.

16 MR. MIRGEAUX: Is this the same gate where we  
17 had the access issue earlier?

18 MR. WUELLNER: Uh-huh.

19 MR. MIRGEAUX: Is this going to fix that  
20 problem, hopefully?

21 MR. WUELLNER: That's the theory.

22 MR. HARVEY: If you could fix the driver  
23 problem.

24 MR. MIRGEAUX: Make the drivers get off their  
25 cell phones? Okay.

1 MR. WUELLNER: One of many problems.

2 CHAIRMAN GREEN: Any further board discussion?

3 (None.)

4 CHAIRMAN GREEN: Public discussion?

5 Ms. Ludlow?

6 MS. LUDLOW: (Shakes head.)

7 CHAIRMAN GREEN: Okay. Back to the board and  
8 I'll entertain a motion.

9 MR. MIRGEAUX: I move to approve  
10 Resolution 2019-11.

11 CHAIRMAN GREEN: Is there a second?

12 MR. KIRA: Second.

13 CHAIRMAN GREEN: Any further board discussion?

14 (None.)

15 CHAIRMAN GREEN: All in favor?

16 MR. KIRA: Aye.

17 MR. MIRGEAUX: Aye.

18 CHAIRMAN GREEN: Aye. Any opposed?

19 (None.)

20 CHAIRMAN GREEN: Resolution passes.

21 MR. WUELLNER: Thank you.

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: Yeah, I'm hoping.

24 MR. KIRA: You need a cold one.

25 MR. WUELLNER: No, that's the last thing I

1 need.

2 PUBLIC COMMENT - GENERAL

3 CHAIRMAN GREEN: The only one I have for  
4 public comment is Mr. Tucker. Did you have  
5 anything else?

6 MR. TUCKER: Just general comment? No, not at  
7 this time.

8 CHAIRMAN GREEN: Okay. All right. Then to  
9 board comments. Mr. Kira, TPO?

10 AUTHORITY MEMBER COMMENTS & REPORTS

11 MR. KIRA: Yes. I have to thank Carol for  
12 sending out that notification right before my board  
13 meeting, and I was able to entertain them for a  
14 while.

15 I mentioned the following to them, the fact  
16 that -- that on November 22, Elaine Chao gave money  
17 to the state and we're supposed to be in receipt of  
18 \$3.51 million. I put -- I gave that to them.

19 I notified them about the November 23-24 bike  
20 multiple sclerosis event that we were able to --  
21 that it generated \$912,000 in monies. I mentioned  
22 to them that there is a conference scheduled,  
23 Volaire Air Service Forum in St. Augustine on  
24 April 15th to 17th. And told them that we're -- we  
25 had 135,000 year-to-date operations at the airport

1 and hopefully shooting for 150,000 if the weather  
2 holds. And that was it.

3 CHAIRMAN GREEN: Okay. Thank you.

4 Mr. Mirgeaux, Aerospace?

5 MR. MIRGEAUX: Just to -- a shout-out to the  
6 board and to the public. There are currently seven  
7 opportunities to join the Aerospace Academy speaker  
8 series in the spring starting in late January, and  
9 they proceed to the end of the school year.

10 But if anybody that is interested in speaking  
11 to enthusiastic high school students about aviation  
12 opportunities or your career in aviation or just  
13 anything at all that are -- that is  
14 aviation-related, you will have an excited and  
15 100 percent encapsulated audience, to reach out to  
16 me directly or if you can contact Sherry Gaynor,  
17 who is the -- she is the coordinator for the --  
18 career program specialist for Dr. Masson who  
19 teaches at -- who runs the Aerospace Academy at  
20 St. Augustine High School.

21 CHAIRMAN GREEN: Thank you.

22 I have just one comment on that. I've done  
23 that and I don't know if Mr. Burnett's done that or  
24 not, but even from a non-pilot, non-aviation, but  
25 there are other areas you can entertain aviation

1           like being on the board, being an attorney for the  
2           board, they're interested in that stuff, too.

3                    So anything anybody has had any kind of  
4           tangential like that, tower, anything, that would  
5           be great. Or even the SAAPA, I mean, being in  
6           promotions for it. It could be a PR person and  
7           being involved in aviation. So I just want to put  
8           that out there to the public. The kids like the  
9           speakers. They do. Mr. Kira?

10                   MR. KIRA: I want to add one more thing to my  
11           TPO tran -- TPO event. I had the honor of  
12           nominating for TPO board chairman Jimmy Johns and  
13           he was elected as TPO chairman for the following  
14           year.

15                   CHAIRMAN GREEN: Super. Okay.

16                   As far as EDC, I did attend the breakfast. We  
17           had a -- Mr. Mark Vickers from Wells Fargo who was  
18           there who's an economist.

19                   But what was interesting about his comments as  
20           he was talking about the nature of our economy and  
21           how the markets are -- in the U.S. is doing, but he  
22           mentioned aviation specifically and how he felt it  
23           was growing and how St. Johns -- and he compared  
24           St. Johns to different areas across the country,  
25           and it was all positive. But it was very

1 interesting information.

2 And I was -- if anyone's interested, I have  
3 his stack of things, but it's being utilized by  
4 somebody else at my house because they were very  
5 interested in it. But if anyone wants to see his  
6 numbers, I'd be glad to send it over.

7 Okay. Then we've done our agenda, so our  
8 proposed meeting, January 27th.

9 MR. KIRA: Is --

10 MR. WUELLNER: We're going to work on.

11 CHAIRMAN GREEN: Okay. So that's proposed.  
12 So send out e-mails for that. And then the next  
13 one is proposed for March 2.

14 All right. Not having any more business,  
15 thank you all for coming. We're adjourned.

16 (Meeting adjourned at 4:51 p.m.)

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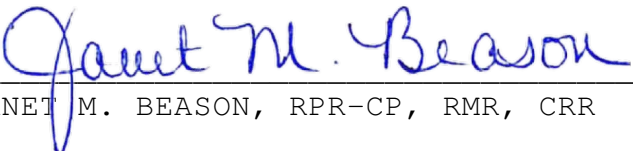
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## REPORTER'S CERTIFICATE

STATE OF FLORIDA        )  
COUNTY OF ST. JOHNS    )

I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 6th day of January, 2020.

  
\_\_\_\_\_  
JANET M. BEASON, RPR-CP, RMR, CRR

<p><b>CHAIRMAN GREEN:</b> [132] <b>MR. BEYERS:</b> [1] 18/5 <b>MR. BURNETT:</b> [22] 4/19 7/22 8/1 19/1 19/5 19/24 20/6 26/25 27/3 27/7 27/21 28/7 29/4 29/18 30/5 39/1 39/5 45/20 45/24 46/4 46/6 46/8 <b>MR. HARVEY:</b> [2] 49/13 49/21 <b>MR. KIRA:</b> [81] <b>MR. MELEHAN:</b> [6] 35/8 35/10 36/7 36/14 36/25 37/3 <b>MR. MIRGEAUX:</b> [71] <b>MR. TUCKER:</b> [6] 18/8 30/22 37/12 37/16 38/1 51/5 <b>MR. WUELLNER:</b> [87] <b>MS. ALBIN:</b> [2] 18/11 18/24 <b>MS. HOLLINGSWORTH:</b> [5] 23/13 23/24 24/1 24/3 24/12 <b>MS. 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<p><b>W</b></p> <p><b>WUELLNER [1]</b> 1/18</p> <p><b>X</b></p> <p><b>XYZ [2]</b> 20/25 21/4</p> <p><b>Y</b></p> <p><b>yeah [25]</b> 4/20 6/4 12/2 12/9 13/12 13/16 17/5 24/22 28/8 30/23 34/1 35/7 35/9 36/8 37/15 38/9 42/1 42/22 45/19 45/23 46/4 46/25 47/1 47/8 50/23</p> <p><b>year [15]</b> 11/7 12/18 16/2 18/16 18/17 43/3 43/7 43/10 43/16 43/20 47/15 47/16 51/25 52/9 53/14</p> <p><b>year-to-date [1]</b> 51/25</p> <p><b>years [7]</b> 34/8 34/24 35/4 35/13 36/9 36/10 43/25</p> <p><b>yellow [1]</b> 13/7</p> <p><b>yes [16]</b> 7/20 10/12 13/21 23/25 24/2 25/5 28/23 28/25 35/5 38/24 39/24 45/13 46/5 46/7 49/14 51/11</p> <p><b>yet [1]</b> 19/13</p> <p><b>you [118]</b></p> <p><b>you'd [1]</b> 20/24</p> <p><b>you'll [1]</b> 17/8</p> <p><b>you're [11]</b> 4/19 5/9 12/24 23/16 28/14 29/16 34/24 36/7 46/17 47/17 47/24</p> <p><b>you've [4]</b> 25/11 25/18 28/4 33/16</p> <p><b>your [6]</b> 4/11 4/21 28/3 28/11 29/3 52/12</p>				
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