

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, August 20, 2007

6 from 4:00 p.m. to 5:58 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

9 WAYNE GEORGE

RANDY BRUNSON

10 JOHN "JACK" GORMAN

SUZANNE GREEN, Chairman

11 KELLY BARRERA, Secretary-Treasurer

12 \* \* \* \* \*

13 ALSO PRESENT:

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

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

17 BRYAN COOPER, Assistant Airport Director.

18 \* \* \* \* \*

19

20 JANET M. BEASON, RPR, RMR, CRR, FPR  
St. Augustine Court Reporters  
21 1510 N. Ponce de Leon Boulevard  
St. Augustine, FL 32084  
22 (904) 825-0570

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

## 1 INDEX

## 2 PAGE

3	2. PLEDGE OF ALLEGIANCE	3
4	3. APPROVAL OF MEETING MINUTES	3
5	4. FINANCIAL REPORT	3
6	5. AGENDA APPROVAL	4
7	6. COMMITTEE REPORTS	5
8	7. REPORTS	7
9	8. PROJECT UPDATES	23
10	9. ACTION ITEMS	
11	A. Corporate Hangar Signage Discussion	44
	B. Staff Position Request	61
12	C. Second FBO Discussion	76
13	10. PUBLIC COMMENT - GENERAL	104
14	11. AUTHORITY MEMBER REPORTS:	
15	A. Ms. Kelly Barrera, Secretary-Treasurer	112
	B. Mr. Randy Brunson	112
16	C. Mr. John Gorman	113
	D. Mr. Wayne George	114
17	E. Ms. Suzanne Green, Chairman	115
18	12. NEXT BOARD MEETINGS	117
19	13. ADJOURNMENT	117

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1           P R O C E E D I N G S

2           CHAIRMAN GREEN: Going to call to order the  
3           St. Johns County-St. Augustine Airport Authority  
4           board meeting. Stand for the Pledge, please.

5           (Pledge of Allegiance.)

6           3. - APPROVAL OF MINUTES

7           CHAIRMAN GREEN: Okay. First order of  
8           business is approval of the minutes. They were  
9           sent to us electronically and there's paper  
10          copies. Any objections, exceptions to the  
11          minutes?

12          MR. BRUNSON: I move we approve them as  
13          printed.

14          CHAIRMAN GREEN: No -- no objections or  
15          exceptions?

16          MS. BARRERA: Second.

17          CHAIRMAN GREEN: Okay. Then they will be  
18          approved as presented. Financial report?

19          4. - FINANCIAL REPORT

20 MR. BRUNSON: Now, that's a different story.

21 CHAIRMAN GREEN: Well, Kelly?

22 MS. BARRERA: I have reviewed the financial

23 report and sat down and gone over it, and I'm very

24 comfortable with it. I have no objections,

25 financial report.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. BRUNSON: I second.

2 CHAIRMAN GREEN: No other comment, exceptions  
3 or objections to the financial report? Questions?

4 (No exceptions or objections.)

5 CHAIRMAN GREEN: Okay. And we will accept  
6 the financial report as given.

7 5. - AGENDA APPROVAL

8 CHAIRMAN GREEN: Agenda approval. We see the  
9 meeting agenda in front of us. Buzz?

10 MR. GEORGE: I've got a couple of three items  
11 I'd like to see added on to today's agenda. As  
12 far as project updates, I'd like to get a status  
13 of the painting of the floor of hangar 10. Also,  
14 what's doing -- what's happening with the passes,  
15 gate passes for Civil Air Patrol or Coast Guard  
16 Auxiliary?

17 MR. WUELLNER: Okay.

18 MR. GEORGE: All right. When we get to  
19 project updates. I would also like to add on to

20 the action items, we have a facility here I think  
21 we're all proud of. And Ed and I have kicked it  
22 around, you know, before, that like the county and  
23 the city governments and everything, we don't have  
24 the proper recognition of the Airport Authority  
25 members from 1980, 1985 that have all contributed

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 to this. And I had suggested a plaque, you know,  
2 to be established, you know, on the grounds.  
3 Anyway, I'd like a discussion of that in the  
4 action items.

5 CHAIRMAN GREEN: Any other comments? I  
6 don't -- I don't know if we need to -- I don't  
7 think that's going to take much time. It won't  
8 push our agenda to much.

9 MR. GEORGE: No. No.

10 MR. BRUNSON: I have no objection.

11 CHAIRMAN GREEN: Is that all right, guys?  
12 We'll amend the agenda to add those three small  
13 items for discussion? The plaque, badges, and the  
14 painting.

15 Okay? Not hearing any objections, so we'll  
16 just add those three items to the agenda today.  
17 And the agenda will stand.

18 Committee reports. MPO.

19 6. - COMMITTEE REPORTS

20 MR. BRUNSON: MPO, very basic meeting, but  
21 very detailed that -- and I'm not going to bore  
22 you with it. But this is a list of the priorities  
23 for the surrounding counties in St. Johns County  
24 where we -- the projects that we believe are the  
25 most important, including 312 and -- and the

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 different roads around here.

2 So, this is available and will be here if you  
3 want to review it, if anybody wants to review it,  
4 with a list of priorities that we go over with the  
5 Department of Transportation and with the other  
6 county commissioners from the other counties and  
7 other board members for the MPO. Very simple, and  
8 it's -- it's available if we want to look at it.

9 And that's all I have for the MPO.

10 CHAIRMAN GREEN: So that's available. Where  
11 is it available? Like they could come here and  
12 look at it or --

13 MR. BRUNSON: Cindy, would you mind making it  
14 available?

15 MS. HOLLINGSWORTH: Sure.

16 MR. BRUNSON: Okay.

17 CHAIRMAN GREEN: Okay. EDC? Did they have a  
18 meeting?

19 MR. GEORGE: One of us is on that.

20 MR. GORMAN: Not me. No.

21 MR. BRUNSON: I -- I missed the last meeting,  
22 so I have nothing to report.

23 CHAIRMAN GREEN: Intergovernmental.

24 MR. GEORGE: Intergovernmental meets every  
25 other month, and they're supposed to meet again --

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. WUELLNER: September.

2 MR. GEORGE: A couple of weeks.

3 CHAIRMAN GREEN: Okay. St. Johns County  
4 Aerospace. We were scheduled to have a meeting on  
5 the 15th, and it was decided that that was not a  
6 good night, so they've postponed it until the 29th  
7 of August.

8 We have a special person coming. I'm trying  
9 to remember our agenda. Some interesting things  
10 that were coming up in that meeting. That will be  
11 6 o'clock. They were unsure if it was here or in  
12 St. Augustine High.

13 MR. WUELLNER: I think it's at the high  
14 school.

15 CHAIRMAN GREEN: Is it the high school?  
16 Okay. Okay. Reports?

17 7. - REPORTS

18 MR. WUELLNER: First up is Commissioner  
19 Sanchez.

20 CHAIRMAN GREEN: Ron? Commissioner Sanchez?

21 COMMISSIONER SANCHEZ: My gosh, my name in

22 lights. I haven't seen that. I might resort to

23 my old entertainment business and start dancing

24 and singing, you know.

25 MR. GEORGE: Please make it small letters

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     then.

2           COMMISSIONER SANCHEZ: I'll make it real  
3     short. It was my group, but they let me sing the  
4     last two songs to get everyone out of the lounge  
5     on time so, you know, it worked out well for  
6     everybody.

7           Well, our new administrator's on board, and  
8     he was -- I'm going to brag a little bit. He was  
9     my number one selection. And I'll tell you what;  
10    I am very, very pleased. We have a very  
11    intelligent person, very caring person. And he  
12    actually has a real sense of humor, which you need  
13    in that position. He's really a great person.  
14    And I don't know, have any of you met him yet?  
15    Has he been over here to the airport office yet?

16          MR. WUELLNER: Not yet.

17          COMMISSIONER SANCHEZ: I will see if I --  
18    he's really busy, but I'll see if I can bring him  
19    to the next board meeting, at least as

20 introduction.

21 CHAIRMAN GREEN: Or at our budget, I mean,

22 whatever.

23 COMMISSIONER SANCHEZ: But he really is.

24 He's -- he's going to work out fine. For the

25 first time in I think eleven years -- of course,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 Wally was there for a purpose of this transition  
2 and to make some changes and so forth, but let's  
3 say for ten years of actual someone that was an  
4 administrator, we really received our very first  
5 memorandum that contained all the facts on the  
6 subject we had questions on and had a  
7 recommendation from the administrator. You won't  
8 find that anywhere in the last ten years. So, our  
9 county is going to start healing in places it  
10 needs to heal.

11 Okay. I brought over a DVD that was -- I was  
12 asked by someone -- I can't remember who it was.  
13 I think it's your oldest member. Oh, it was  
14 Mr. Brunson, I'm sorry.

15 MR. BRUNSON: Best looking, oldest, most  
16 intelligent.

17 MR. GEORGE: Oh, be quiet.

18 COMMISSIONER SANCHEZ: This is my time. I'm  
19 only kidding you. But anyway, if we can -- are we

20 set to play that? The question was about  
21 Mr. Mica's meeting with the Board of County  
22 Commissioners. The expansion of the airport to  
23 the west came up and it was partially discussed.  
24 Instead of me being over here making up  
25 things, you're going to get to hear it.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 (Taped proceedings as follows:)

2 CONGRESSMAN MICA: I owe a lot of gratitude  
3 for you in moving forward when others were asleep  
4 at the switch in -- in getting that facility  
5 here --

6 COMMISSIONER SANCHEZ: He's talking about the  
7 veteran's hospital here.

8 CONGRESSMAN MICA: -- for the St. Johns  
9 County Veterans. So, that's just a little report.  
10 That doesn't raise any controversy.

11 Now, the airport. The airport's come to me  
12 with a plan, you know, to -- to extend the runway  
13 and to move both the rail tracks and -- and the  
14 highway. I don't have an official request, but  
15 it's been discussed.

16 Last year, I had the opportunity to visit the  
17 Skybus folks in Ohio, and I was pleased to see  
18 that they found as a potential future site our  
19 community and the airport there. But the

20 long-term -- the long-term viability of the

21 airport may rest in extension.

22 As you know, we can't go in the opposite

23 direction -- I guess it would be to the

24 southeast -- because of the environmental sense --

25 environmentally sensitive areas that we have

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     there.

2           But at some point, somebody's going to have  
3     to make a decision on what they want to do with  
4     the airport. It's not only a matter of commercial  
5     service and civil aviation, which also has  
6     dramatically utilized that, brought a lot of  
7     resources, jobs into there. But Northrop Grumman,  
8     to bring in a large array of aircraft, I do  
9     have -- we do have a problem. And I met with the  
10    military on several occasions. So, in the long  
11    term, we need to make a decision on where you want  
12    to go with that project or with the airport.

13           I know there's this board, an Authority, but  
14    I think you'll have a lot of influence in that  
15    decision. I want to know what the -- the  
16    community wants to do in the long term.

17           We don't have to -- you don't have to make a  
18    decision now, but I do need to hear from you on  
19    that accord.

20           We got a record -- Northrop Grumman had a  
21    record appropriation this year. Some of the --  
22    some of the equipment that they produce is in high  
23    demand, and they do an excellent job here. It's  
24    one of the highest paying manufacturing activities  
25    in the state, and we want to make certain that

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 we -- we don't keep them just for a short time,  
2 but also that we have some business for the  
3 future.

4 So, I met with their folks. I met with the  
5 Airport Authority, and I raised the issue with you  
6 for -- for the long term. Mr. Chairman?

7 COMMISSIONER RICH: Thank -- thank you very  
8 much, John. The -- the -- on that issue right  
9 now, as it appears to me on the surface -- and  
10 I've -- I've looked into it pretty deep -- the --  
11 the expansion of the airport to the western -- to  
12 the western side of A1A (sic), moving A1A, moving  
13 the -- the railroad?

14 COMMISSIONER SANCHEZ: U.S. 1.

15 COMMISSIONER RICH: I'm sorry?

16 COMMISSIONER SANCHEZ: Moving U.S. 1.

17 COMMISSIONER RICH: I'm sorry. U.S. 1.

18 That -- that --

19 COMMISSIONER SANCHEZ: I can see the phone

20 calls.

21 COMMISSIONER RICH: That's hugely -- that's

22 hugely -- that's just hugely expensive, and I'm

23 not sure that -- that you know, St. Augustine,

24 especially as close as we are to the -- to the --

25 to the tourist center of St. Augustine, I'm not

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1     sure that expansion of this area into a major  
2     transportation commercial hub is -- is exactly  
3     what the people of St. Augustine are expecting.

4           I know that the impacts of -- of expansion of  
5     the airport -- I'm sorry?

6           COMMISSIONER SANCHEZ: Yes.

7           COMMISSIONER RICH: I know that the expansion  
8     of the airport impacts on residential areas that  
9     have -- that have basically snuggled up against  
10    the airport, as well as moving the rail system and  
11    A1A (sic) to the west is -- it has huge -- has  
12    huge implications as far as impacts to residential  
13    areas.

14          The -- the ability to land aircrafts like  
15    C-130 aircraft, aircraft small -- the commuter jet  
16    aircraft, all of those things presently, you know,  
17    the -- the airport has all the facilities for  
18    doing that.

19          As far as jumbo aircraft, C-141s or -- or

20 C-5As or something of that nature, I'm sure  
21 that -- that we can't do that. But I -- I am also  
22 pretty sure that, at least from the citizens that  
23 I've talked to, we're not really interested in --  
24 in that, either.

25 CONGRESSMAN MICA: Well, again, I'll take the

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 guidance from both the Authority and from the  
2 Commission. And there are several other solutions  
3 we've looked at that can provide some safety  
4 cushions without a -- the larger project that  
5 might be options.

6 COMMISSIONER RICH: Right. Commissioner  
7 Manuel?

8 COMMISSIONER MANUEL: Thank you,  
9 Mr. Chairman. Congressman, I think it'd be very  
10 ill-advised to expand the St. Augustine Airport.  
11 I think it's severely limited, you know, to the  
12 east and severely limited to the west.

13 I have begun serious of discussions on a  
14 regional basis, because I'm very concerned about  
15 Hastings and Putnam and the southern areas of  
16 Clay. Airports bring economic vitalization. And  
17 I would like to see a study done of relocating a  
18 regional airport into the southern part of St.  
19 Johns or into Putnam, which certainly is an area

20 that requires investment by this state and this  
21 federal government, or in the southern portion of  
22 Clay.

23 As you know, the northern portion of Clay has  
24 significant traffic issues which I'm not sure  
25 there's enough money in the world to fix. And

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 what you need to do is create job centers that are  
2 south of Jacksonville.

3 And you mentioned the vital word to me, which  
4 was long-range. And in the long range, in the  
5 next 25 to 30 years, I think we need to begin that  
6 discussion today. Thank you, sir.

7 CONGRESSMAN MICA: Might just say in that  
8 regard -- and again, it's with -- I don't make the  
9 decisions. You would have to make the decisions  
10 on that. But there has been a reluctance to  
11 expand the facility, and I recognize that.

12 Yesterday, we announced in Palatka just under  
13 a million dollar grant, FAA grant, to expand that  
14 airport. We're going to try to replicate what we  
15 have in St. Augustine in Palatka. And they do  
16 have the land.

17 We've already acquired assistance for access  
18 for improvement for construction of terminal and  
19 runways. So, we are looking at other options.

20 And -- and we announced yesterday, again, a major  
21 effort toward expansion of the -- the Palatka  
22 airport as a regional airport.

23 COMMISSIONER MANUEL: And as you know in  
24 Clay, there's already an airport that's, you know,  
25 associated with the Reynolds Aluminum, and so

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     there are some FAA licenses, which as you know are  
2     quite difficult to get, that I think would permit  
3     a -- and I'd like to see a study of that, to be  
4     perfectly honest with you, to see the long-term  
5     economic impacts on three areas that we are all  
6     concerned about. But we need a program of  
7     vitalization to make them long-term economically  
8     viable.

9         Now, whether that means we get into the  
10     biofuel business -- the agrarian industry in  
11     southern St. Johns County and in Putnam County and  
12     in southern Clay is a billion dollar industry  
13     today. And it's one of the largest businesses  
14     that we have in our region. And I think that we  
15     should be looking at ways to support and vitalize  
16     that community.

17         And one of the discussions that I'm hoping to  
18     have with Secretary Brunson is the -- and I had it  
19     with Secretary Pelham yesterday at the DCA, is

20     there a broader discussion of biofuel and  
21     investments by the federal government and the  
22     state and the local authorities into real economic  
23     vitality. So, I would urge you to -- you know, to  
24     consider that.

25            CONGRESSMAN MICA: Well, thank you. And we

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 do have -- of course, we have major legislation  
2 pending in Congress right now on alternative  
3 fuels. And Florida actually has the potential  
4 to -- to be a leader in that regard.

5 Remember some conversations with, not Mayor  
6 Peyton, but his dad, was actually looking at  
7 getting into that business, but as the price goes  
8 up -- unfortunately right now, we're subsidizing  
9 every gallon of -- of production of ethanol at 51  
10 cents. And we also get less tax and which is also  
11 bankrupting the way we finance the highways.

12 So, right now, we're looking at a \$3.6  
13 billion deficit in the trust fund in 2009. So,  
14 it's -- it's -- it's difficult. And we're  
15 requiring cars to go further on one gallon of gas,  
16 is the basis on which we -- right now have our  
17 revenue. So, they go twice as far, tear up the  
18 roads. Charlie will tell you how much it costs to  
19 maintain them. It's four times the -- or to five

20 times the amount to construct them over the life

21 cycle. So, it is --

22 UNIDENTIFIED SPEAKER: They need to take the

23 bus.

24 CONGRESSMAN MICA: It's sort of a -- exactly.

25 (End of tape.)

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1           COMMISSIONER SANCHEZ: That was all about the  
2           airport. Anyway, I did want you to hear the part  
3           about the biofuel, because the studies I have read  
4           said it's going to take an acre of corn to produce  
5           50 gallons of biofuel. And in order to produce  
6           enough to even make a dent, we'd have to do away  
7           with all the trees in the United States and plant  
8           corn. So, think about that.

9           But anyway, I -- Mr. Brunson asked me and I  
10          wanted y'all to -- to see the tape. And at least  
11          you got some thoughts and so forth about what  
12          happened.

13          If there's anything else you want to know  
14          about the County, our amphitheater is finished.  
15          We have the CO. And as a contractor, I can tell  
16          you those are hard to get sometimes. Isn't that  
17          right, Randy? I know someone else knows that.

18          Anyway, we're up and running over there and  
19          have a big show coming up September 2nd. So,

20 anything else from the County you want to know?

21 The health issue is up and running, but I

22 guess everyone understands that sometimes you have

23 to make a political decision to get people to the

24 table. And we did; we cut their money long

25 enough. They all came to the table, and we're

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 going to have something worked out. So, anyway,  
2 any questions?

3 CHAIRMAN GREEN: John? Do you have  
4 something?

5 COMMISSIONER SANCHEZ: Yes.

6 MR. GORMAN: I just have one. And it -- it's  
7 just a -- it's a cage-rattling question about  
8 overall insurance costs for the county are  
9 catastrophic. Have we -- have we made any headway  
10 along those lines --

11 MR. WUELLNER: Well --

12 MR. GORMAN: -- as far as what the County  
13 pays and what this airport's paying?

14 COMMISSIONER SANCHEZ: She's trying to --

15 CHAIRMAN GREEN: They can't pick you up.

16 COMMISSIONER SANCHEZ: Want you to talk in  
17 your microphone. They can't pick you up.

18 MR. GORMAN: I'd like to see if they're -- if  
19 the County has made any headway as to the

20 catastrophic -- the catastrophic costs for  
21 insurance. In other words, the insurance, of  
22 course, on this airport's very high. The County,  
23 of course, their costs are very high. And if  
24 there's been any headway made towards  
25 self-insurance or towards cutting those costs.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 That's all.

2 COMMISSIONER SANCHEZ: I don't have the  
3 answer to that right now. A lot of things like  
4 that, we sort of purposely placed on the back  
5 burner until our new administrator got here. And  
6 I think things will start happening pretty quick  
7 on all of those pending subjects. But I don't  
8 have the answer for that today.

9 MR. GORMAN: Thank you.

10 MR. GEORGE: Ron, just a quickie. Seven or  
11 eight months ago, we were talking about the County  
12 allowing the Airport Authority to join the health  
13 insurance plan that they have. And do you happen  
14 to know --

15 COMMISSIONER SANCHEZ: I don't have an answer  
16 on that yet, either. I think when that came up,  
17 we -- you said you went through all the process,  
18 and then it ended up in the attorney's office and  
19 stayed there forever and the answer was no. Well,

20 I told you I would start out at the attorney's

21 office. Well, that's where I started, so --

22 MR. GEORGE: Yeah. All right. Okay. Good.

23 COMMISSIONER SANCHEZ: Anyway, we're -- but

24 he -- believe me, Pat McCormack has been more than

25 busy. So, that will come out, too, very soon.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1           But again, I also wanted the new  
2 administrator's input, because he has a lot of  
3 experience in -- in government and insurances and  
4 even in health situations.

5           MR. GEORGE: Good.

6           COMMISSIONER SANCHEZ: So, I kind of want him  
7 to rely on some of his experience.

8           MR. GEORGE: Sounds good. Thanks.

9           COMMISSIONER SANCHEZ: Thanks.

10          MR. BRUNSON: Madam Chairman?

11          CHAIRMAN GREEN: Yes.

12          MR. BRUNSON: Just a real quick comment. I  
13 asked Ron, in case some of the board members or  
14 some of the public did not attend this meeting at  
15 the County Auditorium, I thought it was just a  
16 good idea for us to see how many personal opinions  
17 that different people have on the airport and what  
18 each commissioner's thinking may be and -- and  
19 just to be aware of some of the personal things

20 that they're thinking about. And that's the only

21 reason I wanted this presented.

22 CHAIRMAN GREEN: All right. Galaxy, Michael?

23 MR. SLINGLUFF: Nothing to report.

24 CHAIRMAN GREEN: Too busy?

25 MR. SLINGLUFF: Yeah.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 CHAIRMAN GREEN: Northrop?

2 MR. NEHRING: Nothing. We're enjoying the  
3 new truck.

4 CHAIRMAN GREEN: Good. Mike, SAAPA?

5 MR. THOMPSON: Nothing.

6 CHAIRMAN GREEN: Bjorn?

7 MR. OTTESEN: Nothing to report.

8 CHAIRMAN GREEN: Doug?

9 MR. BURNETT: I have a number of things to  
10 report, but I guess the biggest one is we've got a  
11 shade meeting scheduled for Thursday of this week  
12 to discuss Earth Tech litigation.

13 Other than that, we've been working on a  
14 number of -- some -- some closeout matters related  
15 to the new terminal facility, but also the Grumman  
16 lease amendment. So, anyways, working with the  
17 folks at Grumman on those issues.

18 CHAIRMAN GREEN: That hasn't been signed yet?  
19 Still ironing out?

20 MR. BURNETT: Yeah. It's minor. But I

21 don't -- I anticipate it will go pretty quickly

22 from here on.

23 CHAIRMAN GREEN: David's chart?

24 MR. WUELLNER: At your request. 7,695 total

25 ops last month. Did have a period of some rainy

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 weather the first part of that month, but since --  
2 since we can't get a drop now. Plus, overall fuel  
3 prices impacting total operations in general  
4 across the state. So, it's a pretty healthy  
5 number.

6 CHAIRMAN GREEN: Okay. Project updates.

7 MR. WUELLNER: It says I'm on. I'm not on?  
8 Now? Do you have another regular mic?

9 MR. BURNETT: Maybe it broke it.

10 MR. WUELLNER: Yeah. Snagged it on the  
11 filing cabinet on the way in here. So, it's  
12 probably -- toasted it for the day.

13 MR. MARTINELLI: Ed, use this one.

14 MR. WUELLNER: Just get me another one here.  
15 Should be able to plug it right in here. That  
16 should do it, hopefully. All right.

17 8. - PROJECT UPDATES

18 MR. WUELLNER: All right. Project updates,  
19 if there aren't any other questions on Dave's

20 chart. Projects we've got for you to just go over  
21 quickly are south area apron development project;  
22 T-hangar development; terminal development;  
23 marketing and public relations; and airport  
24 leasing activities. And Mr. George has added  
25 the -- see, I wrote them down, the other one.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 CHAIRMAN GREEN: Painting the hangar 10?

2 MR. GEORGE: Paint floor, hangar 10?

3 MR. WUELLNER: Okay.

4 CHAIRMAN GREEN: Passes for Civil Air Patrol.

5 MR. WUELLNER: Gate card policy. Yeah.

6 Okay. If you'll remind me of those two at the

7 end --

8 CHAIRMAN GREEN: And the plaque.

9 MR. WUELLNER: -- which I'm sure I'll skip

10 over.

11 Okay. Taxiway B, the intersection work's

12 finished. Edge -- edge lighting work is finished.

13 Signs are installed, a few of them having to

14 reorder panels on them. But otherwise they're in

15 there. Striping should happen in -- within the

16 next two weeks. They typically like to allow

17 about 30 days after paving before they paint.

18 That should be coming very shortly.

19 They're doing the edge dressing and sod work

20 and -- and the like, basically coming up on  
21 completion of the FAA project back in that area.  
22 So, we'll be rapidly moving into the next phase of  
23 that work back there. So, everything looks good.  
24 Real pleased with the work. And it's going to be  
25 a great asset or great addition to the assets

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 here.

2 MR. GEORGE: What are we going to use it for  
3 until we get the hangars?

4 MR. WUELLNER: Initially, the area will be  
5 available for special use, any type of aircraft  
6 activity that needs overflow parking or the like  
7 back there. But it can be used by anything;  
8 otherwise, we'll -- we'll barricade it off until  
9 we're ready to use it, just to keep --

10 MR. GEORGE: Excuse me.

11 MR. WUELLNER: -- people from driving back  
12 there.

13 MR. GEORGE: Do we need to consider a program  
14 of tie-downs, renting tie-downs to people? I  
15 don't know what the market's like for that.

16 MR. WUELLNER: I -- I suppose we could.  
17 Based on what I, you know, see at the FBO ramp, I  
18 don't see any real shortage of tie-downs at this  
19 point that might -- but it certainly -- you could

20 do that. I mean, just based on what I -- what I

21 see on the apron, there's still plenty of places

22 to park on the apron.

23 And I'm not trying to steer the business over

24 there. I'm just simply saying maybe there's not

25 enough demand. But -- but we certainly could do

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 it.

2 MR. GEORGE: I've just seen at every other  
3 airport I go in, there's a tie-down area. And I  
4 would imagine that tie-down area generates 95, a  
5 hundred bucks a month?

6 MR. WUELLNER: I don't know that it generates  
7 quite that here. But --

8 MR. GEORGE: Okay.

9 MR. WUELLNER: But -- but certainly, it -- it  
10 could be a revenue producer if we get down to  
11 that.

12 CHAIRMAN GREEN: Especially if there's a  
13 period of time we're waiting for the hangars to --  
14 significant period of time.

15 MR. GEORGE: Yeah.

16 MR. WUELLNER: And -- and typically we have  
17 more aircraft going into the winter months down  
18 here than we, you know, do have sitting around  
19 baking in the sun this time of year, so...

20 MR. GEORGE: Right.

21 MR. WUELLNER: You know, it may pick up to

22 where it -- it makes some sense towards spring.

23 T-hangars, contract's awarded. FDOT has

24 concurred in that award. And we have executed the

25 contract documents for that. It will be up and

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 running in terms of getting the final permitting.  
2 They have to go get their -- pull their actual  
3 building permit. And I suspect it won't be too  
4 long that the shop drawings are here and things  
5 will be moving along very quickly from this point  
6 on. So, looks pretty good.

7 CHAIRMAN GREEN: Buzz?

8 MR. GEORGE: I have a concern.

9 MR. WUELLNER: Uh-huh.

10 MR. GEORGE: And I'll voice it again later on  
11 in the meeting. We originally started this --  
12 these project updates out by saying the hangars  
13 would be available by the end of the year.

14 MR. WUELLNER: Uh-huh.

15 MR. GEORGE: And then it was they're going to  
16 be available by the end of January. And now we're  
17 seeing early 2008.

18 MR. WUELLNER: Well, until they actually  
19 start construction, which is subject to a lot of

20 things --

21 MR. GEORGE: Yeah.

22 MR. WUELLNER: -- the time on the contract

23 doesn't start, so it's --

24 MR. GEORGE: Well, my concern is that there's

25 office condos out on 312 that have a big sign that

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 says they'll be available in late 2006. I don't  
2 know what we need to do, but we've -- we've had a  
3 lot of people on the waiting list for a long time,  
4 and we need to accelerate, even if it's asking  
5 somebody from the County for permits or whatever  
6 we need, we need to put some pressure on that.

7 MR. WUELLNER: Okay. Terminal project,  
8 dedication is scheduled for September 22nd at this  
9 point. It's a Saturday.

10 Oh. It's changed again. It is now the 29th,  
11 it would appear. And Congressman Mica will be  
12 able to attend on the 29th, so -- it's a Saturday  
13 morning, September 29th.

14 MR. GEORGE: I'll be out of town, both of  
15 them.

16 MR. WUELLNER: September 29th?

17 CHAIRMAN GREEN: That's the --

18 MR. GEORGE: I'll be out of town both of  
19 them, the 22nd and the 29th, but --

20 CHAIRMAN GREEN: Not that it matters to us if  
21 it's in the morning, but that's the huge  
22 Florida-Auburn football game. Everyone will be  
23 over in Gainesville. Not that, you know, it's  
24 a -- that's a big weekend.  
25 MR. WUELLNER: Okay.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 MR. GEORGE: Maybe we can have breakfast that  
2 morning before you leave.

3 CHAIRMAN GREEN: I'm not going, but...

4 MR. WUELLNER: It is a breakfast  
5 dedication --

6 CHAIRMAN GREEN: Yeah.

7 MR. WUELLNER: -- and we'll be out of here.  
8 So --

9 MR. GEORGE: Well, are you saying it's the  
10 29th?

11 CHAIRMAN GREEN: 29th.

12 MR. WUELLNER: 29th, in the morning.

13 MR. GEORGE: Okay.

14 CHAIRMAN GREEN: Early in the morning.

15 MR. WUELLNER: I probably said the 22nd  
16 again, but...

17 Parking revenue generating equipment will be  
18 installed within the next two weeks in the  
19 terminal. So, we'll begin the actual revenue off

20 of parking at that point. It's been on order for  
21 some time, but I understand it's due in here next  
22 week and will be installed shortly thereafter and  
23 begin collecting parking revenues over there.

24 I did provide you with a -- a printout of the  
25 monthly reports we get from -- from Skybus related

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 to landing operations here. And you can see for  
2 the first 14 days -- or the 14 days they were  
3 in -- in here in October, you had --

4 CHAIRMAN GREEN: October? July?

5 MR. WUELLNER: July. Yeah, get my month. In  
6 July, and it was 1308 outbound passengers and 1534  
7 inbound passengers. So, you can see it average --  
8 it's averaging about a hundred a day out and a  
9 little more than a hundred inbound daily. And  
10 those numbers actually got quite a bit better even  
11 moving into August. So, be anxious to see what  
12 the end-of-month August numbers are.

13 And we'll -- we'll continue to provide those  
14 to you monthly just as a way of keeping everybody  
15 in the loop on what -- how -- how well they're  
16 doing here. Things look very good there. And  
17 we're due to go up there and see them week -- week  
18 after next about how things are and what  
19 they're -- what they're thinking for -- for

20 service here in St. Augustine moving forward. And

21 we'll get that back to you as soon as we know

22 something definitive.

23 CHAIRMAN GREEN: Do we have any feelings on

24 what that means revenue-wise? Any feel for it

25 yet?

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. WUELLNER: I think their uptake --  
2 Michael did some quick math on it, but it was --  
3 it's something in the area of 12- to 1500 gallons  
4 daily uplift on it and at 8 cents a gallon, so  
5 it's --

6 MR. SLINGLUFF: That's about right.

7 MR. WUELLNER: About \$200 --

8 MR. SLINGLUFF: About \$200 a day.

9 MR. WUELLNER: About \$200 a day minimum  
10 uptake on just the fuel flowage side of it. I do  
11 not have any definitive numbers yet on  
12 concessions. That will be in shortly. We know  
13 we're looking about three times the rental car  
14 activity that was here prior to them starting.  
15 So, you know, I think we're just starting to get a  
16 feel for what the numbers are going to look like  
17 moving forward with one flight, so... Excuse me.  
18 Terminal dedication, just mentioned. We've  
19 had a number of press releases and -- and a fair

20 amount of assistance from Sacha, whose name just

21 jumped out of my head.

22 MS. BARRERA: Martin.

23 MR. WUELLNER: Martin. Who has been just a

24 tremendous help. I believe she has --

25 MS. BARRERA: Phenomenal.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. WUELLNER: -- a great background in  
2 marketing, PR, news reporting, all kinds of  
3 things. And she's just been volunteering her time  
4 and -- and helping out getting press releases and  
5 helping us put together functions like the  
6 dedication. So, she's -- she's been a tremendous  
7 asset and she's been a pleasure to work with and  
8 very, very upbeat. And most of us struggle to  
9 keep up with her, to be honest with you.

10 MS. BARRERA: Would you have her stand so the  
11 other board members --

12 MR. WUELLNER: Is she here?

13 MS. BARRERA: -- who may not recognize her  
14 will --

15 MR. WUELLNER: Sacha Martin.

16 MR. GEORGE: Oh, there she is.

17 MR. WUELLNER: She does a great job for us.

18 MR. GEORGE: Thank you very much.

19 MR. BURNETT: Ed, while we're on that slide,

20 if you're finished --

21 MR. WUELLNER: Yeah.

22 MR. BURNETT: One thing I wanted to add, just

23 so you know, for marketing and public relations,

24 we had mentioned before at the last Airport

25 Authority meeting the November Chamber mixer.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1       We're working -- my law firm, working with  
2       Michael and the folks at Galaxy to switch the  
3       Chamber mixer from the one that was going to occur  
4       at my law firm here in town to the terminal  
5       building. So, it looks like that's going to  
6       happen. We got the green light from the Chamber.  
7       So, looks like November, we'll have a Chamber  
8       mixer here.

9       MR. GEORGE: Sounds great.

10      MS. BARRERA: That's wonderful.

11      MR. WUELLNER: And finally on the PR, a  
12      reminder the MS 150 will be the 29th.

13      CHAIRMAN GREEN: Does that conflict at all?

14      MR. WUELLNER: Well, indirectly. But I think  
15      it --

16      CHAIRMAN GREEN: But not parking or any  
17      problem with --

18      MR. WUELLNER: No. They're distinctly  
19      different in that respect.

20 CHAIRMAN GREEN: Yeah.

21 MR. WUELLNER: And nothing new on the leasing

22 activity. We do have your -- I think the next

23 slide is for -- okay. So, these are where we pick

24 up the two -- two additional items.

25 Hangars 8, 9, and 10. The company that did

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 the hangar 11 floor, we had them evaluate that  
2 floor. They have come back with a couple of  
3 methodologies to do that. It's in the area of --  
4 I believe it was around \$4 a square foot to redo  
5 that floor. Essentially, they can -- they've got  
6 some -- some materials that will clean up the  
7 imperfections in the concrete.

8 A part -- I don't know if all of you know the  
9 history of what the problem was out there on 8, 9,  
10 and 10, but the original specifications for the  
11 hangar did not -- did not provide for the level of  
12 concrete finish that we would normally do inside a  
13 corporate hangar.

14 As a result, when the material was applied  
15 for the hangar coating of the floor, you've got  
16 all of the imperfections of concrete that would be  
17 normally okay on the outside but really didn't do  
18 well on the inside.

19 And despite the company coming out and

20 recoating it, it -- it just isn't going to get the  
21 level that -- that we've come to expect from  
22 the -- on those corporate hangars and -- and is  
23 going to be ultimately satisfactory to the tenants  
24 there.

25 So, our intent is to try to go out to bid

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 here very shortly. We now have specifications on  
2 how to get the floor to what it needs to be. Go  
3 out, get some quotes on doing that floor, and go  
4 ahead and redo the entire floors on 8, 9, and 10  
5 and get them to where they should be.

6 They're the highest generating, you know,  
7 square -- dollars-per-square-foot hangars we've  
8 got, and it doesn't make any sense to -- to not do  
9 those floors the way that they were all expecting  
10 it to be done, also.

11 MR. GEORGE: Yeah, I think -- yeah.

12 MR. WUELLNER: It just isn't right. We knew  
13 that from the beginning. And there was a lot  
14 of --

15 MR. GEORGE: So, what time -- so, what time  
16 frame are you looking at?

17 MR. WUELLNER: It's a very short -- they told  
18 us they could -- this particular company we were  
19 quoting told us it was approximately a one-week

20 project once they start because they would just

21 kind of move from unit to unit to unit.

22 MR. GEORGE: Okay.

23 MR. WUELLNER: But it -- it really could be

24 done in as little as I think two weeks to 30 days

25 from being able to give somebody a contract on it,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     which it's a -- the value is such that it will  
2     have to be sealed bids, and as such, it -- you  
3     know, it takes about 30 days to do it.

4             So, probably by this time next month, we --  
5     we can get to a point where we could award -- you  
6     know, make a recommendation to y'all to go ahead  
7     and do the floor. And shortly thereafter, I would  
8     think within two weeks, we could be on -- they  
9     could be on work doing it. It's not -- it's not  
10    complicated. It's just expensive to fix.

11            MR. GEORGE: I understand. So, at \$4 a foot,  
12    we're talking about \$70- -- \$70- to \$80,000.

13            MR. WUELLNER: That's correct.

14            MR. HOLIDAY: You could tile the place for  
15    less than that.

16            MR. WUELLNER: Well, really, you can't, but  
17    it's a nice idea.

18            MR. GEORGE: I would hope our drawings --

19            MR. WUELLNER: And we -- we've had --

20 MR. GEORGE: Future ones will specify --

21 MR. WUELLNER: Yeah. Yeah, we've -- we've

22 taken that remedial action --

23 MR. GEORGE: Okay. Fine.

24 MR. WUELLNER: -- already.

25 MR. GORMAN: That's my question. Who is

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 paying, us?

2 MR. WUELLNER: Yeah.

3 MR. GORMAN: And the discrepancy is --

4 MR. WUELLNER: It was put down in the

5 specifications --

6 MR. GORMAN: -- due to an engineering -- lack

7 of an engineering specification, in actuality?

8 MR. WUELLNER: Yes.

9 MR. GORMAN: All right. Thank you.

10 MR. WUELLNER: And what was the other?

11 Floor, 8, 9, 10?

12 MR. GEORGE: I just need to know what was

13 Civil Air Patrol and Coast Guard Auxillary, their

14 badges?

15 MR. WUELLNER: I had -- yeah, I had asked --

16 had several conversations with members of -- of

17 that, and I -- I suggested to them, I said, the

18 problem I've got is within the confines of the

19 existing policy, they are not a tenant on the

20 airport, and as -- and we attempted to -- to  
21 convince them or talk them into using -- because  
22 they also use that facility, use the Pilots  
23 Association membership as -- as a way of  
24 legitimizing the access onto the airport.  
25 Believe me, I have no issues with them having

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 access, but the policy didn't allow it. And I had  
2 asked them to get me a letter some months ago  
3 to -- to bring forth, get the policy changed to  
4 where we could -- we could broaden that and allow  
5 just direct badging of them. And so far, I  
6 haven't gotten that letter from them.

7 I would be perfectly happy to bring it back  
8 to the Authority, amend the policy, and we can get  
9 it done. It's -- again, I don't have any issues  
10 with them being on here. It's just under current  
11 policy, I don't have any way of giving them  
12 access --

13 MR. GEORGE: Yeah.

14 MR. WUELLNER: -- the way it's currently  
15 written.

16 MR. GEORGE: But the policy --

17 MR. WUELLNER: Directly, because they're not  
18 a tenant.

19 MR. GEORGE: But the policy could be changed

20 because --

21 MR. WUELLNER: Absolutely.

22 MR. GEORGE: -- we're doing it for SAAPA, and

23 SAAPA is responsible --

24 MR. WUELLNER: But they're a tenant.

25 MR. GEORGE: I realize that.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. WUELLNER: Yeah.

2 MR. GEORGE: But it could be a nontenant  
3 option.

4 MR. WUELLNER: Yes, absolutely. You -- we  
5 can broaden that.

6 MR. GEORGE: If we could get some help from  
7 the SAAPA members to get the CAP guys to send that  
8 letter in. You know, sometimes it's difficult to  
9 write letters.

10 MR. WUELLNER: Yeah. We're not trying to  
11 complicate it. It's just under the current -- I  
12 didn't have the authority to badge them per se  
13 directly. We tried to convince them to do it the  
14 other way. It's -- you know, it just -- I  
15 understand the issues on there, so...

16 MR. GEORGE: Yes. Where you've talked to a  
17 bunch of people --

18 MR. WUELLNER: You're hearing it, too.

19 MR. GEORGE: -- all of us get talked to,

20 also.

21 MR. WUELLNER: I'm sure.

22 MR. GEORGE: So, we -- we need to help the

23 process along.

24 MR. GORMAN: And the -- both the CAP and

25 the --

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GEORGE: Coast Guard Auxiliary.

2 MR. GORMAN: -- Coast Guard Auxiliary, which  
3 actually I'm active in, are a public service, and  
4 these are all volunteers. And whatever we can do  
5 to expedite this, because all these people have  
6 tremendous security background checks to even be  
7 in the services.

8 MR. WUELLNER: I understand.

9 MR. GORMAN: So, yeah.

10 MR. WUELLNER: I really don't have an  
11 issue --

12 MR. GORMAN: I know you're on the page, Ed.  
13 Whatever you do.

14 CHAIRMAN GREEN: Not because you're --

15 MR. BRUNSON: Let -- let us know what we need  
16 to do.

17 MR. WUELLNER: We -- we will have -- assuming  
18 I get something from one of those agencies, we'll  
19 have something back to you next month, you amend

20 the policy and we'll issue badges.

21 MR. GEORGE: Are you a member of one of those  
22 organizations?

23 MR. GORMAN: Yes.

24 MR. GEORGE: Would you write him a letter and  
25 e-mail it to him?

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 MR. GORMAN: Certainly. Done.

2 MR. WUELLNER: I'll do it off an e-mail.

3 MR. BRUNSON: And I am, too, and I'll sign it  
4 with you.

5 MR. WUELLNER: Cool.

6 MR. GEORGE: You can't talk to him.

7 MR. BRUNSON: I can't talk to him. You're  
8 right.

9 MR. GEORGE: Thanks, Ed.

10 MR. WUELLNER: He knows that. Did you want  
11 to do your other agenda item first?

12 CHAIRMAN GREEN: Did you want to do the  
13 plaque thing to recognize prior board members now?

14 MR. WUELLNER: That -- that would be a  
15 regular --

16 MR. GEORGE: I can do it at the end. Do you  
17 want to do it now --

18 MR. WUELLNER: That's fine.

19 MR. GEORGE: -- or is there -- are there

20 public comments in between project updates and

21 action items or --

22 MR. WUELLNER: I'm finished with the updates,

23 so I'd be --

24 CHAIRMAN GREEN: That's right.

25 MR. WUELLNER: -- moving into action items.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 So, if you want to --

2 MR. GEORGE: Okay. Basically, I think I went  
3 over everything I was trying to get when I was  
4 moving it to get to the agenda. We do have a  
5 facility that I think we're all proud of. You  
6 know, now with -- with commercial activity coming  
7 here, it's just taking us one more step. And I'd  
8 like to see some recognition for all of the people  
9 that have been on the board, you know, since the  
10 board was -- since its inception, because every  
11 one of those guys have contributed, you know. And  
12 a lot of them are still around, hanging around  
13 town. And I think, Kelly, through your efforts,  
14 they were being invited to the, you know, various  
15 functions. That's -- that's a great way to get  
16 them, you know, back involved because they --

17 MS. BARRERA: We want to continue that.

18 MR. GEORGE: Yeah. So, I would like to  
19 propose that we give direction to Staff to come up

20 with, you know, a program that could give the  
21 recognition, you know, to the board members  
22 from -- since day one.

23 CHAIRMAN GREEN: Put it in the terminal?

24 MR. GEORGE: And put it where they think is  
25 best, yeah. But the terminal would be the logical

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 place.

2 MR. WUELLNER: We could -- hopefully the time  
3 will allow us to unveil that in -- at that  
4 September event if you'd like.

5 MR. GEORGE: That would be great.

6 CHAIRMAN GREEN: That would be great, if you  
7 could get it. I mean, that's --

8 MR. WUELLNER: Because they'd be on the  
9 invitee list anyway.

10 MS. BARRERA: They already are.

11 MR. BRUNSON: And the -- and the years  
12 served?

13 MR. WUELLNER: Some of that --

14 MR. GEORGE: Whatever the records they have.

15 MR. WUELLNER: Yeah.

16 MR. GEORGE: Right.

17 MR. WUELLNER: Yeah, we don't --

18 MR. GEORGE: I make a motion we do that, we  
19 ask Staff to take a look and do that.

20 MR. BRUNSON: I certainly would second that.

21 CHAIRMAN GREEN: Any further discussion?

22 (No further discussion.)

23 CHAIRMAN GREEN: All in favor?

24 MR. BRUNSON: Aye.

25 CHAIRMAN GREEN: Aye.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GEORGE: Aye.

2 MS. BARRERA: Aye.

3 MR. GORMAN: Aye.

4 CHAIRMAN GREEN: Any opposed?

5 (No opposition.)

6 CHAIRMAN GREEN: Passes.

7 MR. GEORGE: Thanks.

8 9.A. - CORPORATE HANGAR SIGNAGE DISCUSSION

9 MR. WUELLNER: First item was the corporate  
10 hangar signage at the request of Mr. George. And  
11 he asked to have this on here at the last meeting.

12 And it's kind of a --

13 MR. GEORGE: Yes?

14 MR. WUELLNER: It's an item that's of ongoing  
15 discussion with Mr. George and I over the last  
16 several years. I don't even want to guess how  
17 long. But --

18 MR. GEORGE: Six.

19 MR. WUELLNER: The issue, as I understand

20 it -- and unfortunately, I don't have, you know,

21 particularly clean solution.

22 What has gone on is I guess a point of

23 confusion in having meetings with the Authority,

24 addressing of buildings, references to grants, all

25 kinds of things that frequently -- and even the

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 tenants' names, frequently referring to specific  
2 hangars, corporate hangars, in particular, out  
3 there. And the wires get crossed when, you know,  
4 sometimes we're in Staff referring to it as the  
5 FDOT project, being say hangar number 7, and then  
6 we just change our mind and start talking about it  
7 in terms of the tenants' name and then -- you  
8 know, in hangar number 7's case, you know, we'd be  
9 talking about Regency Electric out there or  
10 Infinity. And -- and then the next thing you know  
11 we're talking about, what is it, 121 Gun Club Road  
12 in -- in the mix there, too.

13 And we're frequently stepping all over  
14 ourselves in describing what the hangars are and  
15 then being able to easily reference so that  
16 everybody's talking about the exact same building  
17 every time we're -- we're building -- or every  
18 time we're, you know, having discussions here in  
19 particular.

20           And -- and when we -- you know, it's kind of  
21           a fault of when you work with it all day long,  
22           they all mean the same thing to you and you don't  
23           really even make the distinction. But it would be  
24           very easy to see how things get confused when --  
25           when we just start flitting around with the

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 description.

2 So, we've been asked to kind of bring it to  
3 the table today, come up with a uniform method  
4 of -- of describing those hangars for discussions  
5 and -- and -- and documentation and -- and the  
6 like, and indeed place some sort of sign or  
7 something on those particular hangars so that  
8 Authority members, members of the public, whomever  
9 driving by those facilities can make -- make the  
10 connection as to what building, you know, we've  
11 been talking about or what's been referenced  
12 perhaps even in a -- in a newspaper article.

13 Obviously, the most permanent type of  
14 discussion would probably be best related to the  
15 address, the street addresses. There's a 911  
16 address that ends up assigned to each one of  
17 those -- each one of the corporate hangars.

18 It does -- you know, there is a, you know,  
19 normal addressing logic to it relative to evens

20 and odds and, you know, whatever -- whatever they

21 tell us the -- whatever that is. And that's --

22 that's only determined by the County at the 911

23 office. Those folks assign an address to the

24 property.

25 The other method would be to continue along

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 the grant reference, which is typically where we  
2 start going hangars 8, 9, 10, or -- or hangar 11  
3 or -- or the like.

4 The problem with that is, while -- the first  
5 two or three hangars, that worked real well  
6 because they were all in the same area and they  
7 were largely next to each other and things made  
8 perfect sense till we had to move into a new area,  
9 we built that one out. And the numbering kept  
10 going, but the location was different on the  
11 airport. And then, you know, one fit in the  
12 middle and it ended up, you know, out of sequence.

13 And next thing you know, we've got literally  
14 11 or 12 or 13 corporate hangars out there, not  
15 all of which even had a grant originally, and  
16 they're scattered all over. And I could easily  
17 see where that, you know, smattering doesn't  
18 really make sense.

19 The other is we could come up with something,

20 if you want. We could try to come up with  
21 something that's more proprietary to the airport  
22 that, in effect, renumbers, relabels, re-, you  
23 know, maybe develops areas and refer to them as  
24 eastside number one or -- you know, I'm just  
25 making this up as we go here. But you could come

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 up with some kind of a proprietary labeling system  
2 that, again, ends up with a sign on each unit.  
3 But, you know, we try to -- try to create some  
4 sort of uniform presentation of what the buildings  
5 are -- are labeled.

6 Makes sense in hangar -- T-hangars, but it  
7 gets -- it gets muddled when you get to  
8 stand-alones out there.

9 CHAIRMAN GREEN: Okay.

10 MR. WUELLNER: Go ahead. So, whatever input.

11 CHAIRMAN GREEN: Public -- Vic, do you have  
12 any? You're the only one that gave me a card for  
13 that. Any comment? Any other public comment?

14 MR. COOPER: I'd like to make a comment.

15 CHAIRMAN GREEN: Are you public?

16 MR. WUELLNER: Hardly.

17 CHAIRMAN GREEN: Okay.

18 MR. BRUNSON: Going to say, who is this guy?

19 MR. COOPER: One of the other issues that we

20 had talked about on this is that the fire  
21 department has a difficult time identifying where  
22 to go on some of these calls.  
23 I've worked with the fire department for a  
24 number of years now in airfield orientation. And  
25 each time -- every time I have a class with them,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 this is brought up as an issue that -- that they  
2 would like us to do something different.

3 And so I'd like to see us, when we do this,  
4 think about the fire department and ambulance  
5 services. It's difficult sometimes to describe to  
6 them where to go. And hangar number 7 doesn't  
7 mean anything to them. And our addresses assigned  
8 to 911 works on some of our hangars but not all of  
9 this. For example, all of the hangars down on  
10 this side over here, including some that are  
11 called corporate hangars, have the same 911  
12 address, 270 Estrella Avenue or something like  
13 that. And there's, you know, a hundred-plus  
14 hangars there.

15 So, we need to think about those things if  
16 we're going to come up with a new system. But  
17 what we have now, we've outgrown.

18 CHAIRMAN GREEN: Any other board discussion?

19 Jack?

20 MR. GORMAN: I think Mr. Cooper just answered  
21 my question. Whatever is the easiest for the  
22 emergency services to be able to expedite the  
23 delivery of services is the way to go.

24 MR. WUELLNER: We might be able to  
25 approach -- and we haven't done this yet, but

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     maybe we can approach the E-911 office and see if  
2     they could assign some additional addresses to --  
3     especially on the south end. He's absolutely  
4     correct; I mean, we have probably three street  
5     addresses for the entire block that are assigned  
6     for aviation uses, and then it, you know, falls  
7     apart rapidly from there once you're in the gate  
8     or in the fence. So, they may be able to broaden  
9     the street address component going down there and  
10    see if, you know, that helps for purposes.

11        Now, that opens, though, let's say we do go  
12    with the 911 type approach, but it opens up the,  
13    all right, is that -- do we maintain two separate  
14    systems in particular to T-hangars? Because it is  
15    a whole lot easier to find -- you know, most  
16    people understand the A, B, C, D, you know,  
17    concept that's going on currently.

18        Now that, again, falls apart as we get into  
19    the new hangar area down here, because while

20 they're logically lettered, they're not as  
21 obviously -- they won't be as obvious in terms of  
22 how they're labeled.

23 MR. GORMAN: Certainly there's a difference  
24 in activity level in a T-hangar than a corporate  
25 hangar. A corporate hangar would need EMS access,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 while a T-hangar is almost one big entity. You  
2 know, they're just big storage facilities.

3 CHAIRMAN GREEN: Could their 911 address be  
4 595 whatever, A through D or -- you're saying the  
5 alphabetical thing doesn't work?

6 MR. WUELLNER: We don't need to do it -- like  
7 in the case of T-hangars, we don't need to do each  
8 individual T-hangar unit in a building. But --

9 CHAIRMAN GREEN: That's what I was thinking.

10 MR. WUELLNER: -- you need to do the  
11 entire -- right now, we don't even do the -- I say  
12 "we." The entire building is not even identified  
13 other than our identification of it as hangar  
14 row -- or hangar building A or B or whatever it  
15 is.

16 And that's -- the A, B, C thing, you know,  
17 could still exist independently for purposes of  
18 directing someone to their hangar unit.

19 I think the real breakdown -- and correct me

20 if I'm wrong, Mr. George, but I think the real  
21 breakdown was in following the bouncing ball in  
22 the corporate areas, because it -- it really  
23 got -- you know, we really started hopping around  
24 as -- as -- as some areas got built out and -- the  
25 labeling did. And then we never really got our

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 arms back around how to label them. So, it --  
2 we -- you know, we could even just refer to them  
3 as tenant.

4 MR. GEORGE: My major issue is with  
5 consistency.

6 MR. WUELLNER: Uh-huh.

7 MR. GEORGE: If you're an organization, you  
8 know, and you've got one way of doing it over here  
9 and another way of doing it over here and another  
10 way of doing it over there, you are perceived as  
11 being unorganized.

12 But if you're consistent -- you know, there  
13 is a plan. And every airport that I have been  
14 on -- and I have not been on them looking for  
15 hangar numbers -- but they have buildings that are  
16 identified by letters and numbers that mean  
17 something to them that is an easy identification  
18 system and it's consistent. You know, our A, B,  
19 C, D did that we have here could be brought into

20 SD for Southern Development A-A, B, C, D.

21 The corporate area could be Corp 1, Corp 2,

22 Co -- but something that is consistent. You start

23 using the addresses, and I think a lot of people

24 more than just the fire department's going to have

25 problems with them. And if you're going to use

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 the addresses, you at least ought to require that  
2 the house number or the building number be printed  
3 on the road that the fire department comes up to  
4 so that they can find it.

5 But I think for consistency sake, we need a  
6 plan of identifying them with -- with numbers and  
7 letters throughout the whole place.

8 CHAIRMAN GREEN: That's what I was saying,  
9 that if corporate hangars whatever through  
10 whatever are given an address for the E-911, but  
11 the address is 595 U.S. 1-A through F or whatever.  
12 So, both of them are listed with E-911 or 911  
13 calls, but we could still have an internal  
14 identification thing here.

15 MR. GEORGE: Yeah. Well -- yeah. And if you  
16 have something that's A through whatever --

17 CHAIRMAN GREEN: Right.

18 MR. GEORGE: -- make that the Corp suffix.

19 CHAIRMAN GREEN: Right.

20 MR. GEORGE: But I think if we --

21 CHAIRMAN GREEN: By department number.

22 MR. GEORGE: If we try to put up on the side

23 of the building, you know, the street address, you

24 know, and some other identification, because

25 there's just going to be so much garbage up there,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 it's going to be hard to -- hard to recommend --

2 or to see.

3 And I guess -- when I was in the military,  
4 going from base to base to base, it -- you know,  
5 well, where's the sheet metal shop? Well, they're  
6 down in D-12. I know where the D row is and I can  
7 find it from that, you know?

8 CHAIRMAN GREEN: Should we get direction  
9 from -- or do you want to even talk to them? Have  
10 you spoken with the emergency?

11 MR. WUELLNER: No, we haven't with regards to  
12 improving the addressing on the south end. The  
13 north -- north end's taken care of, and the east  
14 side's taken care of because, all of those are  
15 relatively new hangars. They fell into the 911  
16 system.

17 MR. GEORGE: I defy you -- I defy you to find  
18 a house number out in front of RingPower's hangar.  
19 All it says is "RingPower" and there's no --

20 anything.

21 MR. WUELLNER: I think it's up there. I know

22 the ones on Gun Club are, because that's part of

23 the CO now, is you've got to have the silly

24 numbers hanging up there --

25 MR. GEORGE: Yeah.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. WUELLNER: -- to even get your CO. But  
2 even if it's not --

3 MR. GEORGE: Well, the pictures I took, I  
4 couldn't find it.

5 MR. WUELLNER: -- it could certainly be put  
6 up there. And I'm not suggesting that's the --  
7 because I think -- you've got the 911 system, and  
8 it's not like you can just abandon the 911  
9 system --

10 CHAIRMAN GREEN: Right.

11 MR. WUELLNER: -- and do what you want. You  
12 know, that's got to remain in place no matter  
13 what. Whether we use it or don't use it is -- is  
14 largely a matter of preference.

15 I -- I don't have any problem with -- you  
16 know, you're right. I mean, a lot of bases,  
17 old -- you know, some of the old military drawings  
18 we've seen, you know, refer to them as, you know,  
19 either with a letter, number, a combination or --

20 or even a higher level number, you know. And  
21 that -- that works fine. And that's fine. We can  
22 renumber those and, you know, make sure everybody  
23 gets a sketch of that internally and -- and --

24 MR. GEORGE: And also the 911 people could  
25 also have that in their system.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. WUELLNER: Because ultimately hangar 11  
2 doesn't mean a thing once the grant's closed out.  
3 It was simply a delineation for purposes of a  
4 grant, and it -- it means nothing else after that.

5 MR. GEORGE: Yeah.

6 MR. WUELLNER: We continue to use it, and  
7 more often probably refer to it by the tenant's  
8 name that's in it rather than the -- the hangar  
9 number, so...

10 MR. GEORGE: Well, that's the way it was when  
11 I started here five years ago. It was, Oh, you  
12 know, it's the old Army National Guard hangar.

13 MR. WUELLNER: Right.

14 MR. GEORGE: Well, which one is that? Well,  
15 it's the one that they're in now because they  
16 moved. They switched with so and so and they've  
17 moved.

18 MR. WUELLNER: That's exactly what's  
19 happened, too. I mean, you know, RingPower's got

20 two. And, you know --

21 MR. GEORGE: Right.

22 MS. BARRERA: I have --

23 CHAIRMAN GREEN: Go ahead.

24 MS. BARRERA: I just want to verify that when

25 we talk about this, we're talking about a system.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 But we're not -- when we're looking at this, I'm  
2 looking at it as a simplistic system and a -- and  
3 a very economical process. We're -- we're -- when  
4 we talk about this, is when we're looking at a  
5 funding standpoint, are we -- how much money are  
6 we talking about?

7 MR. WUELLNER: Probably just --

8 MS. BARRERA: Minimum?

9 MR. WUELLNER: A few hundred dollars a pop.  
10 Sign material.

11 MR. GEORGE: A few hundred dollars.

12 CHAIRMAN GREEN: Signage.

13 MS. BARRERA: Okay. Okay. I just want to  
14 make sure, because something like this can go from  
15 one thing and can jump up to another.

16 MR. WUELLNER: We do it inside.

17 MS. BARRERA: And I want to feel comfortable  
18 with it.

19 MR. WUELLNER: We do all that those -- that

20 kind of signage in-house.

21 MS. BARRERA: In-house. Okay.

22 MR. GEORGE: The other signs that are on A,

23 B, C, D down there, we're talking about a sign

24 something like that on all of the corporate

25 hangars.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MS. BARRERA: Okay.

2 MR. GEORGE: But you've got to have a scheme.

3 MS. BARRERA: I understand. I just wanted to  
4 clarify that and make absolutely sure.

5 CHAIRMAN GREEN: Buzz, do you have a motion  
6 you want to -- I'm sorry, Randy.

7 MR. BRUNSON: I had -- to me, it's extremely  
8 simple. I had a reason to look at every site in  
9 our state park today down on Anastasia Island.

10 And I can go to my truck and I can show you a map  
11 of the streets and the layouts. And they start  
12 with number 1. And if you want to go to 20, you  
13 looked at the map and you saw where it is. So,  
14 whose -- if we do this thing, just keep it simple.

15 Now, the problem with that, we can have all  
16 of this numbering system real good, and then you  
17 throw in number 22 on us and then that changes the  
18 whole thing. But I think --

19 MR. GEORGE: Pick up the little 12-inch

20 square sign and move it.

21 MR. BRUNSON: But -- but I think just a map,  
22 and start with number 1. And we don't care if  
23 it's RingPower or if it's your hangar; you've got  
24 a number and they know where to go to if you have  
25 a fire.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GORMAN: Could we just start with giving  
2 the staff direction to ask what the EMS says and  
3 then we'll discuss it further after we get the EMS  
4 input?

5 MR. GEORGE: Absolutely.

6 MR. BRUNSON: Good idea.

7 MR. GEORGE: I second that motion.

8 CHAIRMAN GREEN: Okay. Mr. Sanchez had a --

9 COMMISSIONER SANCHEZ: The only thing I was  
10 going to say is it's real simple to create zones.  
11 And I spent 14 years on the fire department.  
12 Believe you me, there was nothing better than to  
13 be able to identify zones like in a condominium.  
14 And once you knew the zone, if you get a fire call  
15 in, you know that's where you go. So, you're  
16 already going to the problem. And the exact  
17 location will come to you over the radio while  
18 you're on your way there. But you know when you  
19 pull in here, you have to go to zone C. And you

20 know exactly what it is as to the type of building

21 or what might be in it.

22 So -- and that's real simple to just create

23 zones, and then numbers follow in that. And no

24 matter who moves where, that building maintains

25 that number. The place doesn't take it with them.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 CHAIRMAN GREEN: I think that lends credence

2 to what --

3 MR. GEORGE: Good suggestion.

4 CHAIRMAN GREEN: -- I was espousing and Jack

5 brought up. But let's talk to -- see what the 911

6 emergency people say first.

7 MR. WUELLNER: They may be able to help us

8 completely.

9 CHAIRMAN GREEN: Yeah. All right. There's

10 any further board discussion?

11 (No further board discussion.)

12 CHAIRMAN GREEN: All in favor of Mr. Gorman's

13 motion?

14 MR. BRUNSON: Aye.

15 MR. GEORGE: Aye.

16 CHAIRMAN GREEN: Aye.

17 MS. BARRERA: Aye.

18 MR. GORMAN: Aye.

19 CHAIRMAN GREEN: All opposed?

20 (No opposition.).

21 CHAIRMAN GREEN: Okay. So, that's Staff  
22 direction to speak with emergency and see what's  
23 best with them and us.

24 MR. GEORGE: I will be most happy to make  
25 myself available to commiserate with you, Ed.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 MR. WUELLNER: Thank you. I look forward to  
2 actual progress this time, right?

3 9. B - STAFF POSITION REQUEST

4 MR. WUELLNER: Next item was another item  
5 requested by Mr. George, and it had to do with  
6 Staff assistance or Staff position request.

7 And --

8 MR. GEORGE: Good way of putting it. While I  
9 was in the hospital, I had plenty of time to  
10 think, and that's the reason I came up with all of  
11 these harebrain ideas.

12 CHAIRMAN GREEN: We have to keep you well.

13 MR. GEORGE: That's right. Yeah.

14 MR. WUELLNER: Amen.

15 MR. BRUNSON: I didn't, and I was in the  
16 hospital.

17 MR. WUELLNER: You had better drugs.

18 MR. BRUNSON: Yeah.

19 MR. GEORGE: In February of 2007, we approved

20 scheme number 2 for the T-hangars to be 11, 3,000  
21 square foot hangars and 42 T-hangars with an  
22 estimated revenue of \$349,000. That's \$30,000 a  
23 month.

24 Right now, that project has slipped from the  
25 end of the year completion to the end of January

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 completion and now to 2008 completion.

2 I think that alone has done two things. It's  
3 demonstrated what we're asking our present staff  
4 to do, the amount of time that they're having to  
5 spend on the projects that we dream up for them,  
6 plus the projects that are already on the books.

7 The Skybus project really drained us of -- of  
8 some resources. And I'm thinking that another  
9 staff position as an assistant -- if he could get  
10 our hangars done 60 days earlier, there's \$60,000  
11 of revenue coming in that we wouldn't be getting.

12 We all have done -- or seen the airport  
13 expand and expand and expand, and I think that we  
14 owe a lot of that to Mr. Ed Wuellner. I usually  
15 go to the conferences with him to go around behind  
16 him and pick up his resumé when he drops them off,  
17 if he does drop them off. But I think at some  
18 point down the road, there's going to be other  
19 people that are going to recognize his talents,

20 and that probably will coincide with his last  
21 child graduating from school here. Just thought  
22 I'd throw that in.

23 But we have his contract coming up again, and  
24 we need to start giving him some help and also  
25 training someone so that in the event that

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 somebody does come in and steal him and we can't,  
2 you know, convince him otherwise, that we have  
3 somebody here that can keep the ball rolling.

4 So, that's why I'm recommending a -- to add  
5 to the budget before we present it, you know,  
6 another position as an assistant to the executive  
7 director for construction projects and -- and the  
8 like.

9 CHAIRMAN GREEN: I don't have any public  
10 discussion cards. Board discussion?

11 MR. GORMAN: Specific to construction? In  
12 other words, someone that is astute to  
13 engineering, drafting, and development?

14 MR. GEORGE: Well, I think they have to --  
15 they have to ultimately be oriented toward the,  
16 you know, entire airport the way Bryan and Ed are.  
17 But that could be a training.

18 You know, I think that initially we get the  
19 position paid for by the work and the benefit that

20 they can do in the construction arena, but the job  
21 description has got to be of such a broad spectrum  
22 that the education is there to get that person  
23 educated in all aspects, you know, of the airport.

24 MR. GORMAN: Do you think that level of  
25 staffing would be conversant with other levels of

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 staffing with other airports of this size? That's  
2 my only last -- last -- last question.

3 MR. GEORGE: I -- I do not know what other  
4 airports have. I just saw \$60,000 being lost in  
5 early 2008. If you turn now to July, that's a lot  
6 more than \$60,000 that we're losing in revenue  
7 coming in. And it could impact our financial  
8 plans.

9 CHAIRMAN GREEN: Kelly?

10 MS. BARRERA: My question would be have we  
11 lost the \$60,000 because of lack of planning from  
12 a staff standpoint?

13 MR. GEORGE: We originally were going to open  
14 bids in June, and the bids were opened in July,  
15 even though all the bids I think were in in June.  
16 And that's not any outside forces telling us that  
17 you can't open these for another three weeks. I  
18 think we had too many other things on our plate,  
19 you know --

20 CHAIRMAN GREEN: Skybus.

21 MR. GEORGE: -- was the reason they couldn't

22 get opened. Well, if you don't open the bids for

23 three weeks, the contracts don't get assigned for

24 three weeks. That's three weeks lost right there.

25 And all I'm saying is somebody to stay on top of

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 it.

2 We don't need another fiasco like we did with  
3 the terminal five, six years ago. But someone  
4 that they can spend more time, you know, working  
5 with those, and maybe pick up some of the  
6 assignments that we're presently contracting out  
7 to the, you know, designers and stuff like that.  
8 I just think that he can pay -- he or she could  
9 pay for themselves, you know, very easily.

10 CHAIRMAN GREEN: Any other board discussion?

11 Buzz, are you looking for an action -- I mean,  
12 it's on the action items.

13 MR. GEORGE: Well, we have the budget coming  
14 up, and if we're going to do it, it needs to be an  
15 item in the budget.

16 CHAIRMAN GREEN: I'd like to see something,  
17 and maybe from Staff and from you, if you have an  
18 idea, as to maybe a job description so we know  
19 what kind of monetary salary we're looking at.

20 Obviously, if you want someone with  
21 engineering or whatever and FAA grant, DOT grant  
22 background, that would be one thing versus someone  
23 that's more new and wants to train. I would like  
24 to see a job description so we can equate that  
25 with the budget and what we would --

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GEORGE: Well, I don't think we're going  
2 to have time to do a -- that depth of analysis  
3 before the budget gets around for its approval.

4 CHAIRMAN GREEN: I think we could do it  
5 cursorily, though. I mean, if you're saying  
6 someone's got an engineer, we could probably  
7 look --

8 MR. GEORGE: I'm not so sure we shouldn't do  
9 it with promoting from within.

10 CHAIRMAN GREEN: Yeah.

11 MR. WUELLNER: You might be looking at just,  
12 at this point, a placeholder kind of item in the  
13 budget.

14 CHAIRMAN GREEN: Right.

15 MR. WUELLNER: It's not, you know, to where  
16 it allows you --

17 MR. GEORGE: Yeah.

18 MR. WUELLNER: -- to finish the -- the  
19 preparation for it.

20 CHAIRMAN GREEN: No, I just wanted to --

21 MR. GEORGE: I'll be glad to work on that --

22 CHAIRMAN GREEN: Yeah.

23 MR. GEORGE: -- for the budget. First budget

24 presentation is what?

25 MR. WUELLNER: Coming up.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GEORGE: It's coming up.

2 MR. WUELLNER: 19th.

3 MR. BRUNSON: Madam Chairman?

4 CHAIRMAN GREEN: Yes.

5 MR. BRUNSON: I'd like to reserve my comments

6 until I could talk to our director and get some

7 insight to his thoughts on it and -- because I

8 have some thoughts on it, too.

9 CHAIRMAN GREEN: Well, that's what I meant.

10 MR. GEORGE: Why can't he share his thoughts

11 with us in the open?

12 MR. BRUNSON: Well, I want one on one.

13 MR. GEORGE: Okay.

14 CHAIRMAN GREEN: That's what I meant; I'd

15 like a little feedback from what is needed, what

16 the parameters are in there. What's our

17 placeholder? Are we talking about a part-time,

18 three day a week? Are we talking full time,

19 salary, benefits, whatever? That's fine.

20 MR. GEORGE: Okay.

21 CHAIRMAN GREEN: I just would like to know

22 where we are budgetwise.

23 MS. BARRERA: And do we have enough work that

24 would keep somebody like that busy? Because when

25 you have somebody like that, their -- you have to

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 pay them to do what their specialty is or else  
2 you're wasting everybody's money. That would be  
3 my question.

4 MR. GEORGE: Yeah. Well, Ed, what do you  
5 think about having another position on your staff?

6 MR. WUELLNER: I'm not opposed. I'm not sure  
7 I'm a hundred percent behind the focus of that  
8 position yet.

9 CHAIRMAN GREEN: Right. That's my question.

10 MR. GEORGE: Okay.

11 MR. WUELLNER: But that's something to be, I  
12 think, talked about. And the -- the secondary  
13 reason is that, you know, as you've added airline  
14 service and you -- you -- you begin to need an  
15 operational focus and -- and somebody that's on  
16 top of that, because there's simply too many  
17 requirements in that arena that -- that have to be  
18 maintained all the time. And -- and it's not an  
19 area you can just decide you're not interested in

20 and don't want to do anymore in terms of managing

21 that part of it.

22 So, it may very well be that that -- that is

23 an area to bolster and -- and thereby freeing up

24 other Staff time to do the other -- to do what

25 you're talking about. So --

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 MR. GEORGE: Yeah.

2 MR. WUELLNER: -- anyway, I think it just  
3 needs to be developed and mature the idea a little  
4 bit.

5 MR. GEORGE: I'll try to put some bullets  
6 together as part of the scope of work before the  
7 September the 10th meeting.

8 CHAIRMAN GREEN: Jack?

9 MR. GORMAN: Just one thing a little bit out  
10 of the box. You've heard of these virtual offices  
11 and things like that. For instance, one of my  
12 observations has been like when Ms. Hollingsworth  
13 answers the phone constantly. You know, she's a  
14 good administrator. You just sub out some of this  
15 phone answering service so that she doesn't have  
16 to still answer the phone and can be an  
17 administrator rather than just a phone -- you  
18 know, phone answering, without adding -- continue,  
19 you know, adding a staff member completely. It's

20 kind of an as-needed thing. Just --

21 MR. GEORGE: Yeah.

22 MR. GORMAN: -- thinking along those terms.

23 Maybe for just engineering.

24 MR. GEORGE: I don't know. Let me put

25 together what I think the scope of work is. I

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     just -- seems to me that I saw the strain on the  
2     organization for what Skybus put on us, and I saw  
3     the resulting lost revenue because of contract  
4     slippages and everything. If we don't have the  
5     manpower to do it, we can solve that. So...

6           CHAIRMAN GREEN: Any further discussion?

7           MR. BRUNSON: I have none.

8           CHAIRMAN GREEN: Okay. We can sit down  
9     and -- individually, if you want to talk to Ed, or  
10    you'll give us -- or we'll give Ed our input, if  
11    we want, and he can give us ours.

12          MR. GEORGE: I will try to get the bullets  
13    out that so Cindy or Ed can distribute them  
14    easily, that you'll have them before the September  
15    the 10th meeting so you can think about it.

16          MR. BURNETT: I will make one comment, if I  
17    can, or really two. If you go back four or five  
18    years ago -- Ed is currently running leaner than  
19    he has in the past for his office --

20 CHAIRMAN GREEN: Yeah, Christine.

21 MR. BURNETT: Yeah, because there was that

22 secretary/receptionist-type role. And the other

23 thing is it's difficult -- and we come up with

24 this every time we look at the executive

25 director's compensation, to look around and find

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 other airports as to where they run at, but that  
2 may be something to look at, as well, as to how  
3 many staff folks they have.

4 CHAIRMAN GREEN: I think --

5 MR. BURNETT: But again, it's another  
6 difficult one again because --

7 MR. GEORGE: It is.

8 MR. BURNETT: -- the airport's so unique  
9 and -- and with commercial service here.

10 CHAIRMAN GREEN: Well, when Jack -- I  
11 remember long ago, we -- we have those numbers.  
12 We did comparisons. We looked at employees  
13 airport to airport. So, we have that data.

14 MR. GORMAN: We've got lots of numbers. We  
15 never came to any conclusion.

16 CHAIRMAN GREEN: No.

17 MR. GORMAN: But we did get lots of numbers.

18 CHAIRMAN GREEN: But it's easier to look at  
19 maybe look at flight ops and -- or construction or

20      whatever and number of employees than it is what  
21      we were trying to do, which was budget and all of  
22      that. But that information is here.

23           MR. GEORGE: Speaking of looking at other  
24      airports, Mr. Wuellner's contract is coming up,  
25      and it kind of ties along with the budget year

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 that's going in. And for the last five years,  
2 I've kind of taken the lead in getting in with  
3 other airports in the area, you know, executive  
4 salary reviews and stuff like that.

5 And I would like for somebody else to take  
6 that this time so -- and feed all of the  
7 information and the contacts we've had from  
8 before. But I think that there's somebody other  
9 than me that needs to get up to spec on what a  
10 position like his in an airport like we're running  
11 here and plan on running, you know, what it needs.

12 Madam Chairman.

13 CHAIRMAN GREEN: I was just going to ask,  
14 Jack, since you were --

15 MR. BRUNSON: Noted.

16 CHAIRMAN GREEN: You've done a lot of the  
17 comparisons with the airports before. Do you have  
18 time to do that or --

19 MR. GORMAN: I'll take a cursory look at it.

20 And let's -- let's -- let me volunteer to take a  
21 cursory look at it and then I'll holler if I need  
22 some more help --  
23 CHAIRMAN GREEN: Okay. All right.  
24 MR. GORMAN: -- because it's -- it's  
25 involved.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 CHAIRMAN GREEN: Sure.

2 MR. GORMAN: What we did decide the last time  
3 we looked is it was more involved than we  
4 decided -- than we thought.

5 MR. GEORGE: Yeah.

6 MR. GORMAN: It's really true. Let me  
7 volunteer for a cursory look and then we'll  
8 discuss it.

9 CHAIRMAN GREEN: Doug?

10 MR. GEORGE: Cindy has the old files with the  
11 old name and addresses. Let's don't lose them.

12 CHAIRMAN GREEN: Doug, we can't -- I mean, if  
13 Jack needs help, we can't do it together?

14 MR. BURNETT: No.

15 CHAIRMAN GREEN: Yeah.

16 MR. BURNETT: No. The thing I was leaning  
17 over to Ed to -- to ask was, I mean, it may be the  
18 kind of thing that you could task one of your  
19 continuing consultants to actually -- to at least

20 do the fact-finding to get some of the information  
21 together for you. And then from there, you, as  
22 the board members -- you know, they could  
23 circulate that out.

24 But take Passero, for example, they could at  
25 least do the fact-finding gathering, and circulate

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 that information out on a spreadsheet to you guys  
2 so you'd all have the basic information, which  
3 would eliminate some of that burden.

4 MR. GEORGE: Yeah.

5 MR. BURNETT: Because it's a task to try and  
6 contact the folks, get the information --

7 CHAIRMAN GREEN: Yeah.

8 MR. BURNETT: -- and put it together.

9 MS. BARRERA: My question would be, does AAAE  
10 or any like the Florida Airports Council, do any  
11 of them provide that type of support service?

12 MR. GEORGE: Three-year-old data.

13 MR. WUELLNER: Yeah, it's probably --

14 MR. GEORGE: When I looked to them, it was  
15 three-year-old data.

16 MR. WUELLNER: And the state doesn't do one.  
17 FAC does.

18 MR. GORMAN: There's also a reluctance for  
19 that -- for them to actually publish those and --

20 and try to do those comparative, you know,  
21 situations, because they really don't want any  
22 internal strife. In other words, they don't  
23 really -- I've talked to several of them at the  
24 one of -- the last conference I went to -- and I  
25 kind of like Doug's idea of just saying, this

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 airport, this much; this airport, this much. Just  
2 raw data, give it to us that way. And then --  
3 including me. And then, then we can try to figure  
4 out the job descriptions from there.

5 AAAE was -- I asked several people, and I  
6 didn't get the answers that I thought were going  
7 to accomplish what we needed. Unfortunately,  
8 you'd think they would, but it didn't work.

9 MR. GEORGE: Yeah.

10 CHAIRMAN GREEN: What kind of cost do you  
11 think we're looking at if we have them pull the  
12 data? Because you said it's time consuming.

13 MR. BURNETT: Yeah. I guess it's a question  
14 for --

15 CHAIRMAN GREEN: Passero?

16 MR. BURNETT: If you -- whoever can take it  
17 upon themselves to ask Passero as a continuing  
18 consultant to see if they can give us a ballpark,  
19 you know.

20 CHAIRMAN GREEN: I -- I'll do that.

21 MR. GORMAN: Something simple.

22 CHAIRMAN GREEN: I'll talk to LPA and Passero

23 and see what --

24 MR. BURNETT: Yeah.

25 MR. GORMAN: Yeah, something simple.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 CHAIRMAN GREEN: Yeah. Right. I'll do that.

2 I will talk to --

3 MR. BURNETT: I mean, I know we've got hourly

4 rates. You know, and usually they'll give us a

5 cost not to exceed. But they also work by the

6 hour, so...

7 CHAIRMAN GREEN: Or we could say give us what

8 you can and give it so we'll afford five hours of

9 work or whatever, ten, or whatever it is. We can

10 set the limits on that, just like we do other

11 consultants.

12 All right. I'll -- I'll volunteer to do

13 that. I'll talk to -- Ed, I'll talk to you or

14 Cindy about everybody, Passero or LPA. David's

15 number is -- I know. Okay. I will do that.

16 9.C. - SECOND FBO DISCUSSION

17 MR. WUELLNER: Okay. Last item of the day

18 that I have is a return trip based on last month's

19 discussion on second FBO. And I was asked to

20 provide or develop a list of activities or typical  
21 FBO activities that -- that we would expect that  
22 an FBO would be involved in ordinarily. And I --  
23 I provided that. It's in the PowerPoint. I think  
24 I -- yeah. It's the PowerPoint, next slide. I'll  
25 get to it in just a second.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1       My suggestion in -- in developing this is --  
2       and I'm not trying to represent this is absolutely  
3       inclusive of everything, so if you have some other  
4       things that you would consider typical FBO  
5       functions that aren't loosely already covered, you  
6       know, we can certainly add them. It's not -- not  
7       designed to -- there's certainly nothing  
8       proprietary in the list.

9       My suggestion was that, you know, the -- the  
10      ongoing assertion from -- from the folks I talked  
11      to and certainly the -- the background chatter,  
12      the light noise, so to speak, from the airport is  
13      that there are, you know, things that aren't  
14      either provided on the airport or, you know,  
15      aren't provided well or whatever.

16      And one of the things I thought you might  
17      want to do is take that activity list or an  
18      improved version thereof and develop a survey in  
19      one of two formats; one, you know, asking for

20 what -- you know, how they feel about those  
21 services on the airport and how they're offered  
22 and those kind of things; or, the other approach  
23 would be relative to, are those services  
24 adequately represented on the airport? You  
25 could -- you could take it from either direction

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 and get, I think, the same kinds of conclusions.

2 And then use that data to kind of refine exactly

3 what an RFP might look like. You know, what is it

4 you're trying to ask this second FBO to be?

5 And -- and at that point, I think it's

6 appropriate after the RFP's development, to then

7 kind of shake the bush and see who's -- who's

8 really interested where -- you know, we're --

9 we're interested now.

10 The second component of that -- that effort

11 in developing the RFP is that -- that discussion

12 on funding. And to be honest, we haven't -- we

13 haven't gotten into that in any great detail.

14 I can tell you that, you know, in -- in a

15 broad picture, the type of project that would

16 likely come out of the -- an FBO or second FBO

17 would be eligible for FDOT participation.

18 We do have some projects starting out, you

19 know, about three years and beyond that are

20 somewhat placeholder in nature, wherein you could

21 adjust the -- the project descriptions before the

22 grants are written and -- and get that to be more

23 FBO related, if you want to do that.

24 To get new projects into the work program is,

25 while we can add them all the time, there's a

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     finite or a very fixed amount of money that gets  
2     divided up among the airports. And once it's  
3     divided, which is, you know, basically they add a  
4     new year each year, and it's at year 5, year 6.

5     And to get new projects in that scheme is, you  
6     know, is easy, but if you're willing to wait five  
7     years for it.

8         Otherwise, it requires you to somewhat  
9     finesse what you have programmed, the dollars you  
10    do have identified, and -- and prioritize them to  
11    whatever you'd like. And it doesn't have to be an  
12    FBO. But that's kind of what we do every day.

13        You know, when you sometimes think we pull a  
14    miracle, well, it's a project that's out there  
15    that's not likely to get done in the way it's  
16    described, so we'll reclassify the money a little  
17    bit into -- into something that's more important,  
18    or at least is important at that time.

19        So, we can get it in there, but you're

20 looking at something that's out maybe beyond where  
21 you want to be in terms of time. We can make some  
22 adjustments in the work program on a shorter time  
23 line. May or may not provide all of the match  
24 you're looking for, depending on the value of the  
25 project. There's always the alternative, you

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 know, funding, you know, everything from -- from  
2 borrowing to just committing, you know, collected  
3 ad valorem. Yeah, you've got all of those --  
4 those tools in the -- in the box, so to speak.

5 So, I think until we have an idea and firmed  
6 up exactly what this FBO's going to be and what  
7 the square footage requirements might need to be  
8 to do that, you know, it's really hard to get  
9 dollars into the equation. A lot of the  
10 infrastructure's in place. So, it -- you know,  
11 it's -- you know, it's really hard.

12 I mean, I can tell you that in just doing  
13 something as reasonably simple as -- as what we  
14 did out there at hangar 11 is, you know, is very  
15 expensive per square foot. I mean, and -- and  
16 it's not much too that. But that's what things  
17 are running these days. Everything's gone through  
18 the roof in terms of construction dollars.

19 So, you're getting a lot less for what you

20 were in terms of square footage. Fortunately,  
21 your rates have been able to keep up with the  
22 other end of it. So...

23 CHAIRMAN GREEN: Okay. Well, I'm going to  
24 open up to public because we have a lot of public  
25 discussion. Mr. Martinelli?

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 MR. MARTINELLI: Really, two -- two issues.  
2 One issue has to do with services that might be  
3 lacking on the airport. And as an airport tenant,  
4 as a pilot with an airport here, and using the  
5 services on the airport, there are two major ones  
6 that affect us. One is fuel and the other is  
7 maintenance.

8 And at the present time, with the Airport  
9 Authority's self-fuel and -- and Galaxy's fuel  
10 service, I believe that most of us are well  
11 satisfied with that service.

12 As far as maintenance is concerned, since  
13 Wind Dancer has now been on the field and -- and  
14 from what I gather, from the users of that  
15 service, it's very adequate. I think that was a  
16 blank spot for quite a while until Wind Dancer  
17 came on the field here. But now I believe that's  
18 taken care of.

19 So, I don't believe that there's urgency to

20 take care of those needs. We also, of course,  
21 have a flight school. And Bjorn has -- has and is  
22 doing an excellent job there. There's charter  
23 service, and that's available.

24 And so I think that since this is a very,  
25 very important decision that you folks will make

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 because it's going to affect what's on this field  
2 for the next 30 or 40 years, that it be done  
3 methodically and properly, considering all the  
4 alternatives.

5 I think that the idea that Ed came up with of  
6 taking a survey is more input into that, and I  
7 think that's the way to go.

8 So again, I don't think there's any urgency.  
9 I think it should be done and done methodically  
10 and done properly. And when an RFP is finally  
11 crafted and it goes out, it will be one that  
12 everyone can respond to and with -- with no  
13 questions. Thank you.

14 CHAIRMAN GREEN: Thanks. Ms. Sutherland?

15 MS. SUTHERLAND: Alise Sutherland, and I just  
16 wanted to speak in support of the second FBO.  
17 I -- I sort of think there is an urgency.

18 I think the direction of aviation, especially  
19 business aviation, and now you've opened up the

20 floodgates with Skybus, I think that putting all  
21 these things on one FBO, with the future growth  
22 that's going to come about with these things, is  
23 just almost an impossibility. And I think that a  
24 second FBO on the field is absolutely urgent. So,  
25 thank you.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 CHAIRMAN GREEN: Thanks. Dan?

2 MR. HOLIDAY: Good afternoon.

3 MR. GEORGE: Dan Holiday.

4 MR. HOLIDAY: Sometimes you can't see the

5 tree for the woods, you're so close to it. But

6 it's so glaringly obvious. Mike here has got his

7 hands full with the jets, right? You're not --

8 you're not focussing on light general aviation.

9 Just in the very short time that Gene's been

10 working over in his new facility, he's slammed.

11 He's growing out of it. Am I not right?

12 MR. POWERS: Yes, sir.

13 MR. HOLIDAY: And in business, you find a

14 need and fill it. Well, the need's here. We

15 don't need to duplicate what we've already got,

16 but we do need to grow in the area of light

17 general aviation, internal combustion engines.

18 A lot of us are kind of hanging on by our --

19 by our toenails as far as, you know, the fuel

20 prices and everything else.

21 I was very relieved when Gene took over. I

22 no longer have to take my plane to Bartow to get

23 it annualled. But there's -- there is -- everyone

24 sitting at this table here that's a pilot

25 recognizes -- Randy Brunson's a pilot. Buzz is a

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 pilot. Captain Jack's a pilot. You're a pilot.  
2 Kelly's a pilot. And you're all -- you're not  
3 flying jets; you're flying single-engine aircraft,  
4 twin-engine aircraft. And I know, myself, after  
5 being out here for almost 40 years, that there is  
6 a tremendous vacuum. Am I not correct in saying  
7 this? A tremendous vacuum. And that's when you  
8 define an FBO.

9 Immediately you want to talk about jet fuel.  
10 We're talking about an FBO for small general  
11 aviation. And if there's enough of us, just  
12 signing up the people that are waiting on the list  
13 for hangars, most of those aircraft are sitting in  
14 Craig and Herlong and Palatka and you name it,  
15 waiting for hangars here. Am I not correct in  
16 saying that, Randy? You know this yourself.  
17 There's even planes sitting over in Hastings  
18 International that would be here if they had a  
19 hangar. So, that's what we need.

20           And when you start getting these people here,  
21           the additional new hangars going out and clearing  
22           that area with -- I call it shanty town, the  
23           little T's are in rough shape -- start building  
24           some new hangars in shanty town, where shanty town  
25           is, you're going to end up with probably another

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 hundred small general aviation pilots, which is --  
2 they're from St. Johns County. These people are  
3 not from the moon. You look at that list and look  
4 at their addresses. They're in St. Johns County,  
5 and that's what we're here to do is serve St.  
6 Johns County.

7 It makes the hair stand on my arms to see a  
8 U.S. Congressman stand there and talk about  
9 building a place over in the zuzu grass and the  
10 giggly weeds.

11 This is our -- this is our -- this is our  
12 airport. And it's a general aviation airport.  
13 And, you know, welcome, Skybus. I mean, this guy  
14 here, I know they -- they really strained  
15 themselves tremendously putting that Skybus thing  
16 together. And I can understand why things have  
17 been put on a back burner.

18 But that's up and running now, and I guess  
19 it's going to be a success, and I'm very happy

20 about it. A little skeptical, but a little -- but  
21 I'm happy. But we need it. Find a need and fill  
22 it. And we need leadership in this Airport  
23 Authority. And we need to take this and do it.  
24 Don't put it off.  
25 I mean, to spend an hour here talking about

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 addresses in this airport is ridiculous. Think  
2 about that. Zone A, 1, 2 3, 4, 5. Zone B, 1, 2,  
3 3, 4, 5. Simple. Everybody else does it. Thank  
4 you very much.

5 CHAIRMAN GREEN: Dan, question? What do you  
6 think about the survey issue, you know?

7 MR. HOLIDAY: Who are you going to survey?

8 CHAIRMAN GREEN: SAAPA tenants. You know,  
9 people --

10 MR. HOLIDAY: I'll tell you right now that --  
11 that you're going to have a huge amount of SAAPA  
12 is for it, 100 percent.

13 CHAIRMAN GREEN: Well, that would just lend  
14 credence when we start discussing --

15 MR. MARTINELLI: What do they want? Not just  
16 for it, but what, specifically?

17 MR. HOLIDAY: What does SAAPA want?

18 MR. MARTINELLI: Specifically with an FBO.

19 CHAIRMAN GREEN: With a second FBO.

20 MR. HOLIDAY: In an FBO.

21 MR. MARTINELLI: That's right. That's --

22 that's the question.

23 MR. HOLIDAY: Do we want -- do we want a

24 duplication of Galaxy?

25 MR. MARTINELLI: Obviously not.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. HOLIDAY: Okay. Right, Mike?

2 MR. SLINGLUFF: Right.

3 MR. HOLIDAY: Okay. Do we -- do we want to  
4 have an Embry-Riddle here? Okay.

5 MR. MARTINELLI: I don't want to get into a  
6 debate between you and me, Dan.

7 MR. HOLIDAY: Because I'll win.

8 CHAIRMAN GREEN: What we're talking about is  
9 what Ed presented here. These are different  
10 areas.

11 MR. HOLIDAY: That -- that basically is great  
12 and wonderful, but that's -- it's so obvious,  
13 isn't it? Or am I just sitting here with my head  
14 in the clouds like most pilots? It's -- it's just  
15 that simple. It's that simple.

16 Yeah, you can go out and ask questions, but  
17 find a need and fill it.

18 CHAIRMAN GREEN: Thanks.

19 MR. HOLIDAY: Bjorn, don't you agree?

20 MR. OTTESEN: Yeah, sure.

21 CHAIRMAN GREEN: Mike?

22 MR. MICKEL: Let me know if I get too loud.

23 Sometimes I get a little passionate about this

24 business, so I've had this microphone which I

25 probably don't need.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. BURNETT: If you would, and so we get  
2 back on track for the rest of the meeting, if  
3 folks would, when they come up to speak, give your  
4 name and address.

5 MR. MICKEL: Okay. I'm going to read a  
6 little bit today. It's very brief, so bear with  
7 me. I just have some points I'd like to make sure  
8 I make.

9 MR. BURNETT: And, sir, we're trying to get a  
10 record, so I've got to interrupt you again. If  
11 you would, please.

12 CHAIRMAN GREEN: Mike Mickel.

13 MR. BURNETT: Give your name and address.

14 MR. MICKEL: I'm going to do that.

15 MR. BURNETT: All right, sir.

16 MR. MICKEL: Madam Chairman, members of the  
17 Authority, Mr. Wuellner, my name is Mike Mickel,  
18 and as many of you know, I operate -- own and  
19 operate an aviation business in Richmond,

20 Virginia. And I also maintain a second residence  
21 here locally at 201 South Ocean Grande Drive in  
22 Ponte Vedra Beach.

23 For the many years I've been part of this  
24 community, I have watched it successfully grow and  
25 flourish, and I am sincerely optimistic about the

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 future. I've observed this airport grow from when  
2 it primarily emphasized smaller sport and general  
3 aviation aircraft to today with its increasing  
4 corporate jet and airline service.

5 As a businessman, I have to take the  
6 responsibility to make long-range business  
7 decisions based on present-day facts and  
8 opportunities.

9 Based on my years of experience and my market  
10 research, and as contained in my May 2nd proposal,  
11 which I thought was a response to an RFP, I am  
12 confident in the long-term growth and economic  
13 potential not only here at this airport but in  
14 St. Augustine and St. Johns County.

15 The decision to add a second fixed-base  
16 operator is not about whether you have one  
17 operator, two operators, or three. It's not  
18 whether the existing operator is doing a good job  
19 or a bad job. And quite candidly, I think Galaxy

20 is doing a good job. That is not the main issue.

21 And I do not believe that should be the basis of

22 your decision in addressing the long-term economic

23 potential of the region, this region and the

24 airport.

25 What I do believe should be the primary focus

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 to help attract activity in your area, whether it  
2 be business, tourism, is to give choices.

3 Consumers, just as you, demand options that  
4 favor communities that embrace a competitive  
5 environment. The communities that are winning  
6 today are the ones that create competitive markets  
7 that attract long-term capital investments.

8 Successful communities do not subscribe to  
9 the fixed pie model. They embrace and endorse a  
10 growing pie. And ladies and gentlemen, the pie  
11 can get very big.

12 Your vision can make way for tremendous  
13 increase in economic diversity and prosperity. I  
14 see a future of multiple FBOs, multiple airlines,  
15 and employment growth that subscribes to these  
16 services. It will be driven by the market and it  
17 will be driven by demand.

18 You will have made it possible. You will be  
19 right in the middle of the growth and progress of

20 this area. If you diversify your aviation-based  
21 business and your transportation links to the  
22 outside world, these capabilities and choices  
23 demonstrate that you're a growing community with a  
24 vision for the future, a future that includes not  
25 just expanding aviation services, but businesses

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 in general.

2 You're in a unique position to make some  
3 really long-range decisions that will play a vital  
4 roll in the future of this airport. Additionally,  
5 I believe my concept for an FBO will be  
6 complementary to what is already provided, yet  
7 provide an array of additional services.

8 I hope you'll decide to move this second FBO  
9 project on as soon as possible. There is a much  
10 bigger decision on the table. How you choose to  
11 lead and grow this airport and this region in the  
12 future is your decision and your choice. Thank  
13 you for your time.

14 CHAIRMAN GREEN: Thanks, Mr. Mickel. I have  
15 no other public discussion.

16 Board discussion?

17 I like the survey idea. I'd like to make it  
18 short and concise and say return it within a  
19 period of time. But I would like to know what the

20 tenants -- since I'm not a pilot and I'm not on  
21 the airport every day -- what they feel they need.  
22 I know maintenance was a huge issue that we  
23 talked about before. But I would like to hear  
24 that, because we have discussed at this board,  
25 well, we don't want to give parameters to a second

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 FBO; yes, we do want to give parameters. So, I --  
2 I really like Ed's idea of that. I'd like to not  
3 only -- maybe a hybrid of what you were saying.  
4 This is what we have; how do you feel these  
5 services are? Are there others that we need? I  
6 mean, what are you looking for?

7 I don't disagree with our public comment.  
8 There's a need. I mean, we are growing, there's  
9 no question. But at what capacity and in what  
10 areas that we want to focus? Jack?

11 MR. GORMAN: As elected officials, we're  
12 supposed to represent the public. And the idea  
13 of -- of a survey certainly then gives credence to  
14 that, that you're actually trying to represent the  
15 public by trying to actually act on what they feel  
16 is their needs.

17 I also agree with Mr. Martinelli, although  
18 once we get those needs, I don't see a tremendous  
19 urgency here. I see some -- an urgency to -- I

20 mean, we need to continue to move forward. But an  
21 urgency to make a decision and put an FBO on  
22 the -- you know, on the plans and -- and right  
23 away, I don't see that. I can see a survey being  
24 necessary, and I agree with you.

25 CHAIRMAN GREEN: The only urgency I see is

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 what Ed is saying, that down the road, if we're  
2 looking for matching funds, funding, we need to  
3 decide now --

4 MR. GORMAN: He needs to put place markers in  
5 for funding, yes. That's true.

6 MS. BARRERA: I agree.

7 MR. GEORGE: Maybe I'm missing the part of  
8 the survey. But if the main people that you're  
9 going to survey are the people that are the  
10 tenants on this field, I think that Mr. Martinelli  
11 put it well. He said the two issues are fuel and  
12 maintenance.

13 Fuel, we've got it covered with the  
14 self-service. We are the lowest of anybody in  
15 Florida, and people come down and stop for fuel  
16 and keep right on going. And it's over there by  
17 the hangars. I don't think we have a problem with  
18 that.

19 CHAIRMAN GREEN: It's lowest price or lowest

20 consumption?

21 MR. GEORGE: I'm sorry?

22 CHAIRMAN GREEN: It's price he's talking

23 about, not consumption, right?

24 MR. GEORGE: Yes, price. I'm sorry. But the

25 second thing that they're going to say they want

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 is maintenance. What kind of airplanes do they  
2 have? Do they have jets? Do they have  
3 turboprops? 99.9 percent of them have internal  
4 combustion engines. So, that's the kind of  
5 maintenance that they're going to want.

6 So, I think the survey is fairly clear as the  
7 nose on the end of our -- the end of our nose on  
8 our face. I don't see any sense in doing it. But  
9 if you want to do it just to stall, that's not a  
10 bad idea.

11 CHAIRMAN GREEN: Well, I mean, I understand.  
12 I'm not stalling. I'm looking -- you're telling  
13 me, because you're a pilot and you see it all the  
14 time, fuel and maintenance. And I know that from  
15 working with this with the board.

16 But now we're looking at it's more of a light  
17 general aviation focus and not to duplicate what  
18 Galaxy -- that's what I wanted to hear from what,  
19 you know, our tenants may have and our pilots and

20 SAAPA and whatever, just a couple of ideas of what

21 is our big, big need. What do you wait for?

22 MR. GEORGE: Yeah.

23 MR. GORMAN: Well, agreeing in principle with

24 Mr. George, because that's pretty obvious that,

25 you know, that so far that's the discussion. But

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 then I -- you'll have to ask our director why he  
2 wants it. Because I do trust that he's trying to  
3 do things, you know, step by steps to put all of  
4 the boxes stacked in order.

5 MR. GEORGE: Yeah.

6 MR. GORMAN: If he wants one, then I would  
7 say, well, go with his expertise and let's do  
8 this. I mean, although in principle, I agree with  
9 you. I mean, you know, I don't think it's a  
10 stall. I think it's a matter of almost a  
11 documentation.

12 CHAIRMAN GREEN: I think the survey's so  
13 simple, you get it and return it in ten days. And  
14 if you don't turn it back in, okay.

15 MR. WUELLNER: We ought to try and do it  
16 online so it's just a matter of logging on --

17 CHAIRMAN GREEN: Yeah.

18 MR. WUELLNER: -- and entering your  
19 information and moving on.

20 CHAIRMAN GREEN: Randy?

21 MR. BRUNSON: I'm extremely optimistic about

22 the need for a second FBO. Having said that, I

23 think the loyal pilots that have been here year

24 after year after year and have supported this

25 facility in meetings and buying fuel, they should

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 be -- in my opinion, should be number one in our  
2 thoughts to provide piston mechanics and keep the  
3 fuel costs down.

4 And I had this on my comments for closing,  
5 but number 5 was the loyalty of the pilots, but --  
6 and then number two is the second FBO. I think we  
7 have a need, but we need to be methodic and make  
8 sure we do the right thing for the second FBO and  
9 do it slow, but in a -- in the right way. That's  
10 my comment.

11 CHAIRMAN GREEN: Kelly?

12 MS. BARRERA: My -- my suggestion would be is  
13 if we do send out or if we do have an online  
14 survey, this was something that we had talked  
15 about before as a part of a larger picture as far  
16 as the PR, is also find out what -- what people  
17 like about this airport, to add that onto the  
18 survey. Because if we did do a quick turnaround,  
19 those type of things, what needs are being met,

20 what -- what things that the airport can tout in  
21 the community that is currently being accomplished  
22 here. I would like to see that as a part of that  
23 survey.

24 CHAIRMAN GREEN: Like rental cars. May not  
25 be all pilots that rent cars or passengers. May

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 be other public people that do.

2 MS. BARRERA: And fire services. And my  
3 second thing on that is I know that I was given  
4 the opportunity to tour Dominion Aviation when I  
5 was up in the vicinity of Richmond. And I would  
6 like to have the opportunity to do that with other  
7 facilities.

8 I've been to the Sky Harbor facility many  
9 times. But when we get down to -- to selecting an  
10 FBO, and even in the process, I think that it  
11 would be beneficial for all the board members to  
12 have that opportunity so that we can have a true  
13 picture of what we're looking at from a business  
14 standpoint of people who are interested, and also  
15 with the services that they're looking at  
16 providing.

17 CHAIRMAN GREEN: Board discussion? Jack?

18 MR. GORMAN: I agree with Kelly. If you're  
19 going to see what a particular entity, as a

20 business entity has created before, then you can  
21 one on one, you know, see what they really, you  
22 know, intend, you know, what they're going to do.

23 MR. GEORGE: You need to expand this survey  
24 to the tenants --

25 MS. BARRERA: Agreed.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GEORGE: -- the corporate guys.

2 CHAIRMAN GREEN: Absolutely.

3 MR. GORMAN: Yeah. That's another point.

4 MR. GEORGE: And maybe even have it as  
5 something for transients coming in, as anything  
6 that they see that they would like to have.

7 I'd like to remind everybody of the last  
8 meeting. The last meeting, the concern was that  
9 where the money is in an FBO is pumping jet fuel  
10 and services to them. And we were concerned that  
11 we're losing the -- the objective of what we, the  
12 tenants, of this airport right now need.

13 And I have a question to Mr. Burnett. Can we  
14 put together an FBO contract that says you can't  
15 ship -- you can't --

16 CHAIRMAN GREEN: You only do light --

17 MR. GEORGE: -- fuel jet A? That you can't  
18 do this and you can't do this?

19 MR. WUELLNER: Sure.

20 MR. GEORGE: Because we were all concerned  
21 that, you know, all of these companies -- Mike  
22 and -- are going to tell you what you want to  
23 hear. And if you want to hear, well, I'm going to  
24 take care of the piston guy, I'm going to take  
25 care of the piston guy, you know, in two weeks,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 I'm going to be pumping jet A somehow or another,  
2 and the -- and the emphasis of what we are saying  
3 we want is going to be drawn away from it. So,  
4 can we put together an FBO that says this is the  
5 type of facilities that we need, and therefore,  
6 this is what you're limited to?

7 MR. BURNETT: One of my notes, going away  
8 from this, which was a follow-up to another note  
9 that I had had before, which I had actually done  
10 some research on, but I need to research that just  
11 a little bit more to give you the detail as to how  
12 restrictive we can be. I want to be able to give  
13 you the parameters as to how restrictive you can  
14 be.

15 You can clearly identify what's important to  
16 you and target an FBO that's proposing to give you  
17 those things and -- and favor that one over others  
18 because these are the factors that are important  
19 to you, the airport. How -- how restrictive you

20 can be in the actual contract, I need to be able

21 to -- I need to do a little more work on --

22 MR. GEORGE: Yeah.

23 MR. BURNETT: -- before I can give you that

24 answer.

25 CHAIRMAN GREEN: Even if it's said you can't

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 do this, or the majority or percentage of your  
2 profits --

3 MR. GEORGE: Okay. Of your revenue --

4 CHAIRMAN GREEN: -- have to be for --

5 MR. GEORGE: -- has to come from this area,  
6 right?

7 MR. BURNETT: Yeah.

8 MR. GEORGE: You know, another way of doing  
9 it, if we don't want to just open the box and say,  
10 okay, here's the shopping list and we're looking  
11 for somebody that will do 90 percent of these with  
12 the priorities, if we're going to start building  
13 facilities ourselves, which is the best revenue  
14 that comes in to us, maybe we pick what we want to  
15 have done first and we start building those  
16 facilities with the reservation of land next to it  
17 that could be expanded as our airport grows to get  
18 into some of these other things.

19 But that way, you would be having a second

20 FBO, and your facilities would restrict them to  
21 what they're doing, which should coincide with  
22 what you want.

23 CHAIRMAN GREEN: Meaning building something  
24 that would allow them to pump jet A fuel or --

25 MR. GEORGE: Building -- building a second

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 FBO that has a very large maintenance shack on it.

2 MR. BURNETT: Yeah. And -- and you -- going  
3 one step further in that, I doubt you're going to  
4 find this, but maybe I don't know the market that  
5 well, but maybe someone's going to propose that  
6 they would actually build something.

7 CHAIRMAN GREEN: Oh, they have. I mean,  
8 that -- that's --

9 MR. GEORGE: Oh, yeah, that's -- that's an  
10 option. Right. Yeah.

11 MR. BURNETT: One other thing, and -- and for  
12 what this is worth, and Ed's got these on file,  
13 but the existing FBO lease has quite a laundry  
14 list in it for services, if anybody's looking to  
15 see what -- what the potential services are. It's  
16 pretty interesting. Some of them --

17 MR. GEORGE: What the potential of services  
18 are.

19 MR. BURNETT: Some of them, I hadn't thought

20 of, to be honest with you.

21 MR. GEORGE: Yeah.

22 MR. BURNETT: The services that -- and uses

23 and -- and those kinds of things under the

24 existing FBO, it's -- it's a laundry list, like

25 you said earlier.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 MR. GEORGE: Yeah.

2 CHAIRMAN GREEN: Right. But we're looking  
3 at, okay, that's fine, but what do we need --

4 MR. BURNETT: Yeah.

5 CHAIRMAN GREEN: -- of those services? What  
6 are the focus?

7 MR. GEORGE: Yeah. If -- if my hourly rate I  
8 get for a jet engine mechanic is 250 bucks an  
9 hour, and my hourly rate that I get for a piston,  
10 you know, is \$75 an hour, which one do you think  
11 I'm going to push for?

12 MR. BURNETT: Sure.

13 MR. BRUNSON: I just want to comment that in  
14 my opinion, we need to keep this a level playing  
15 field. Put in what we request people to do and  
16 the percentages and these kind of things. But  
17 it's got to be a level playing field or we're  
18 going to ask for trouble.

19 CHAIRMAN GREEN: Well, that's where we were a

20 month ago. We had talked about that the  
21 competition still has to stay there. Well, that's  
22 for discussion. Is there a motion with regards?  
23 I don't know if we need one.  
24 I -- I would like to see a very short, get it  
25 to the public type of survey. Just tell me what

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     you believe our needs are, here's some ideas, and  
2     market. And add other.

3           MS. BARRERA: And I'd like for it to -- it to  
4     also have a spot on there about what -- what is  
5     good about St. Augustine Airport.

6           CHAIRMAN GREEN: Uh-huh.

7           MR. GEORGE: Yeah. And maybe from that, we  
8     could wind up putting together an RFP that defines  
9     percentages that coincides with what this field  
10    wants, but still leaves the open for them to get  
11    into those other areas, but with us having a  
12    strict control over where that revenue is coming  
13    from.

14          CHAIRMAN GREEN: Anybody want to make a  
15    motion? Or, Ed, do you need anything further than  
16    that from us?

17          MR. BRUNSON: I don't think we need a motion.

18          CHAIRMAN GREEN: Okay.

19          MR. WUELLNER: I'm fine.

20 CHAIRMAN GREEN: Okay.

21 MR. BURNETT: And -- and I will do the  
22 research to come back and give you an opinion  
23 related to how restrictive. I want to give you  
24 the parameters.

25 MR. GEORGE: Okay. Thank you.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 CHAIRMAN GREEN: Okay.

2 MR. WUELLNER: We skipped -- there's the  
3 list. We didn't even get past it. But I'll have  
4 some copies available.

5 COMMISSIONER SANCHEZ: Chair, I have another  
6 commitment. I'm going to slip out. I appreciate  
7 the opportunity to be here.

8 CHAIRMAN GREEN: I'll see you.

9 MR. WUELLNER: Okay. You're at general  
10 public comments.

11 CHAIRMAN GREEN: The housekeeping took care  
12 of itself.

13 MR. WUELLNER: Yeah. I really incorporated  
14 it in the update earlier.

15 10. - PUBLIC COMMENT - GENERAL

16 CHAIRMAN GREEN: Mr. Tucker? Len? You had  
17 public comment, sir?

18 MR. TUCKER: Yeah, Len Tucker, 223 South  
19 Matanzas Boulevard.

20 I had two basic comments, one on behalf of  
21 the Pilots Association, I forwarded a letter to Ed  
22 today requesting that the board consider adding  
23 some sort of a permanent use public facility  
24 either in the hangar area that's being built or in  
25 some other area that might be designated a

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 facility that could be used by groups like the  
2 Civil Air Patrol, the EAA chapter, the Pilots  
3 Association, and any other group. And, of course,  
4 the Pilots Association also would be willing to  
5 coordinate housekeeping at that and, you know,  
6 whatever else might need to be done to kind of use  
7 that facility. But I think it would be good PR if  
8 we had this.

9 I mean, even the Aerospace Academy might be  
10 able to come in and have meetings there. It's a  
11 great venue for that sort of thing, keeps the  
12 aviation interest up, and at the same time,  
13 extends the PR value from the airport to those  
14 groups to keep it going. So, I did have that  
15 formal request that I sent in to him.

16 And then in -- also in a related matter,  
17 where I understand we needed a formal request from  
18 the Civil Air Patrol, being a member of the Civil  
19 Air Patrol, I have now created a written letter,

20      which --

21           MR. WUELLNER: Thank you, sir.

22           MR. TUCKER: -- I will give you,

23      requesting --

24           MR. GEORGE: Is it signed?

25           MR. TUCKER: -- that they have gate access

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 onto the facility, which again, this is an issue  
2 that I -- I tell you, these guys that come out  
3 here and do training all on their own spare time,  
4 and they're paying their own dues out here and  
5 everything else. And to try to create some  
6 hurdles for them getting out here to do their job  
7 I think just is something we have to address,  
8 because it's a great organization, and certainly  
9 we can't -- you never want to turn away a  
10 volunteer and say, you know, don't come out here  
11 and try to search for somebody --

12 MR. GEORGE: Right.

13 MR. TUCKER: -- and help us out. Thank you.

14 CHAIRMAN GREEN: Thank you. I have no other  
15 public comment. Okay. Joe?

16 MR. JONES: It didn't say public comment on  
17 the card.

18 CHAIRMAN GREEN: I don't have yours.

19 MR. JONES: It didn't say public comment. It

20 said only the action items.

21 CHAIRMAN GREEN: Yeah, this is what we do.

22 I'll write your name down.

23 MR. JONES: Thank you. Joe Jones, 4672 North

24 Boulevard. I was just curious about your south

25 development. You know, as far as the clearing and

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 the infrastructure and everything, you know, you  
2 said you did request the pricing from your  
3 contractor you have now.

4 I don't know if y'all are settled on him or  
5 not. And just, you know, what was -- what'd the  
6 bid come in at?

7 MR. WUELLNER: We're still evaluating that.

8 In fact, we're trying to make sure that that  
9 remains within the scope of the budget for the  
10 site development. You're referring to the site  
11 development component.

12 MR. JONES: The site development, right. I  
13 mean, do you have like a ballpark?

14 MR. WUELLNER: Actually, I think he's got an  
15 initial blush of about \$2 million, which exceeds  
16 the budget currently, but it -- it involves a  
17 larger scope than is necessary to do the hangars,  
18 so --

19 MR. JONES: Right. That's taxiways and

20 everything else here --

21 MR. WUELLNER: Yeah. The T-hangar access.

22 MR. JONES: -- the hangars and everything

23 else here?

24 MR. WUELLNER: Yeah. Exactly. Water.

25 Sewer. All of that stormwater and all of those

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 things. Yeah. And including pavement.

2 MR. JONES: All right. So, you might be  
3 still a couple of months off even doing anything.

4 MR. WUELLNER: No, it won't take long to  
5 value engineer -- yeah, they'll value engineer  
6 that down very quickly, because it -- it includes  
7 the complete development back there in terms of  
8 scope. And that's obviously going to exceed the  
9 budget we have for it.

10 MR. JONES: Do you have a certain map that  
11 you can give as a change order since you already  
12 have -- I mean, I know there's like you can't  
13 exceed so much of percent of, you know, your --  
14 your original contract was \$4 1/2 million for the  
15 people? So, you have to stay within a certain  
16 percentage of that?

17 MR. WUELLNER: Actually, no, we don't have  
18 to. You could change order any quantity you  
19 wanted back into the job.

20 MR. JONES: I thought you -- like when you do  
21 a contract, I thought, like with government, like  
22 if the government's giving you money or state  
23 money or county money -- I know like county jobs  
24 and stuff like that, you ain't supposed to exceed  
25 like 10 percent or something?

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 MR. WUELLNER: Yeah, you've got -- you've got  
2 two different -- you're confusing two different  
3 things. One may be a condition of a grant that's  
4 involved.

5 In this case, the original grant that we are  
6 talking about change ordering is -- is an FAA  
7 grant, a federal grant, and we're -- we're adding  
8 work that's not federal in scope. So, it's coming  
9 from a different funding source. It would be  
10 coming from Florida DOT as a match to the Airport  
11 Authority's.

12 And since FDOT has some money in the FAA job,  
13 we've already run it by them in concept, and they  
14 don't have any problem at all adding it as change  
15 order. Again, we don't know what the exact  
16 value --

17 MR. JONES: Right. That's why I was curious.  
18 And if -- because if you get state money, and it's  
19 such a small number of that \$4 1/2 million --

20 what, it was 2 1/2 percent of the 4 -- 4 1/2?

21 MR. WUELLNER: Right.

22 MR. JONES: I mean, so you'd be, what,  
23 quadrupling the original contract.

24 MR. WUELLNER: Well --

25 MR. JONES: Seems like it'd just have to go

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 back out to bid.

2 MR. WUELLNER: No. It -- even at \$2 million  
3 it would be, you know, roughly 35 percent of the  
4 original contract value. You remember the  
5 original contract value was \$4 1/2 million.

6 MR. JONES: Right. Well, that's -- I mean,  
7 you were saying you have the state part of the  
8 original and then now you've got the state part of  
9 the T-hangars.

10 MR. WUELLNER: Oh, you're referring to the  
11 state. Okay.

12 MR. JONES: You go back with the state, not  
13 with the federal.

14 MR. WUELLNER: I understand. You're  
15 comparing the state shares.

16 MR. JONES: Okay. Okay. I was just curious  
17 where we were at, you know, what you're --

18 MR. WUELLNER: It is -- it's not -- from a  
19 DOT standpoint, it is not a change order. From

20 DOT standpoint, it's a separate stand-alone grant.

21 So, all you're doing is using the change order to

22 make -- to be able to use the grant that's in

23 place. So, it's -- you're confusing two

24 different --

25 MR. JONES: Okay. They don't make you put it

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 back out to bid. That's all I was curious about.

2 MR. WUELLNER: They won't make it, but the  
3 market may force it there if we can't get numbers  
4 that work.

5 MR. JONES: Okay. Thank you.

6 CHAIRMAN GREEN: Mr. Martinelli?

7 MR. MARTINELLI: I'd like to go back to an  
8 earlier comment that was made by Mrs. Barrera.  
9 Visiting sites and doing due diligence before  
10 making decisions is always good.

11 I think in the public arena, as it stands  
12 today, that when this is done, if it's done at  
13 personal expense, if it's done at Airport  
14 Authority expense, or if it's being offered by a  
15 contestant for a position on the airport, I think  
16 that should all be brought before the public just  
17 to clarify it and make sure that everything is --  
18 is agreed to ahead of time. Because I know that  
19 down the road, that can come back and haunt you.

20           So, I would like to suggest to you folks that  
21           you set a policy that either these visits will be  
22           made at your individual expense or at Airport  
23           Authority expense, or if it's offered by a  
24           prospective FBO or contestant for a position on  
25           the airport, that it be clarified and approved by

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 the board ahead of time. I think that would be in  
2 good order.

3 CHAIRMAN GREEN: Okay. No further public  
4 comment? Authority members. Closing. Kelly?

5 11.A. - MS. KELLY BARRERA

6 MS. BARRERA: I just wanted to reiterate  
7 again how much we appreciate Sacha Martin's help  
8 as far as all the PR consulting that she's been  
9 doing and helping out with the terminal  
10 dedication, the Skybus dedication, the press  
11 releases that she's helped us put together.

12 And when we talked about recognizing the  
13 previous board members -- and maybe as an idea  
14 going forward -- to send those, if we can collect  
15 their e-mail addresses and send those out to them  
16 so that they know when we know that this press  
17 release is coming out. That's something to go  
18 forward with.

19 CHAIRMAN GREEN: Thanks. Randy?

20           11.B. - MR. RANDY BRUNSON

21           MR. BRUNSON: Okay. I also, Kelly, if

22           nobody's looked at this North Shore News, and the

23           pictures that Sacha -- and I again just appreciate

24           that. And Len Tucker also, very involved in the

25           First Flight. But that one little picture there

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1 of that young man sitting up in the cockpit does a  
2 thousand words. This whole North Shore is full of  
3 great pictures for good PR for the airport. So,  
4 Sacha, thank you again, my good friend.

5 And again, I'll probably say it again, I  
6 can't say enough for Ed and Staff on putting this  
7 terminal together so -- so fast and making the  
8 deadline. It was just unbelievable.

9 And this is great news about the percentages  
10 on the Skybus. The only thing negative I can say  
11 about today is I was disappointed to hear about  
12 the -- the \$70- to \$80,000 we're going to have to  
13 spend on the concrete.

14 I'm in the construction business and  
15 sometimes these things happen. But if any way we  
16 can hedge that -- and I think we -- we don't need  
17 to be taught as much as we need to be reminded.

18 And so that's just a reminder to do that. But  
19 good meeting, and that's all I have.

20 CHAIRMAN GREEN: Thanks. Jack?

21 11.C. - MR. JACK GORMAN

22 MR. GORMAN: I thought it was a good meeting.

23 We're getting things done. I really like Mr. Len

24 Tucker's idea for a public use building, and I

25 really would like to continue to put in front of

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 this board the idea of -- of setting aside some  
2 area that's right on the water for an  
3 observational park for the public. And we can tie  
4 that into this -- this public use building. And  
5 I'd like to add that to an agenda item and -- for  
6 maybe the next meeting or whenever Ed thinks it's  
7 a good idea to continue to put it in front of the  
8 board, this park. And it'll be giving the public  
9 something out of this airport that they can  
10 actually get to, the nonpilots if they need to. I  
11 would think that would be a good idea. But let  
12 kids watch airplanes take off. Park and building.

13 MR. BRUNSON: Amen.

14 CHAIRMAN GREEN: Buzz?

15 11.D. - MR. WAYNE GEORGE

16 MR. GEORGE: I thought also it was a good  
17 meeting. Jack and I agreed on two things. That's  
18 a first.

19 MR. GORMAN: That's a record.

20 MR. GEORGE: As far as the park goes, Ed,  
21 is -- is that included in the budget for next  
22 year?

23 MR. WUELLNER: You have --

24 MR. GEORGE: Work on the park?

25 MR. WUELLNER: My recollection is you have

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1     some preliminary money in there to do engineering,  
2     site development, those -- it's the preliminary  
3     work that needs to go into -- to locating it,  
4     scoping what it is and -- and doing those things.  
5     There's some money that's currently placed in the  
6     budget. And, you know, it's subject to your  
7     ratification in there in the budget process, but  
8     there is some -- some funds set aside for that in  
9     the budget.

10       MR. GEORGE: Well, I'd like to echo Jack's  
11     anticipation of the benefit that we would get. We  
12     have been talking to the public and -- and all of  
13     the news for three years that we're going to have  
14     a park, you know. And I'm getting questions,  
15     "When? When is it going to happen?"

16       So, I would like to see it accelerated into  
17     the schedule to get that road infrastructure in  
18     back there and present to SAAPA the -- the  
19     possibility of a building on that particular site,

20 you know, maybe a second-story observation deck.

21 Other than that, that's all I have.

22 11.E. - CHAIRMAN GREEN

23 CHAIRMAN GREEN: Just on a point with that,

24 it reminded me when I was in Orlando at FAC, I

25 was -- the old golf pro shop is now a restaurant,

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1 and you can either sit outside or sit by the  
2 windows or whatever. And there were a number of  
3 kids there that were either -- consultants or  
4 whatever, their kids there for the conference, and  
5 one of the pilots was explaining what a string of  
6 pearls was, because they were sitting there just  
7 watching all of the flights landing. And these  
8 kids were mesmerized just to sit there and watch.  
9 So, that's really a good idea for the public with  
10 that.

11 Sacha, thank you for your help. I'm reading  
12 your e-mails. I copied three copies today and  
13 gave it to my clients, because I'm reading it and  
14 I'm going, "My goodness, this is so much  
15 information."

16 So, I gave it to clients. And we're trying  
17 to get word out, even your information about the  
18 dedication, everything. That's wonderful.

19 MS. MARTIN: We still have a lot of work

20 ahead of us in a short period of time, putting

21 just little invitation lists together.

22 CHAIRMAN GREEN: I know September 29th is

23 coming quickly. Your date is coming quickly.

24 MS. MARTIN: Yes. Exactly.

25 CHAIRMAN GREEN: Yes.

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007



1           12. - NEXT MEETING DATES

2           CHAIRMAN GREEN: All right. Just remind, we  
3 have our first public budget meeting September  
4 10th at 5:01. That will be published, but just to  
5 remind everybody here.

6           Our regular meeting will be the 19th at 4:00.  
7 Then our last budget, our second and final one,  
8 will be the 19th at 5:00. So, we'll have our  
9 regular meeting, we'll interrupt it with the  
10 budget, and then if we need to go back to finish  
11 our regular meeting, we will.

12          To remind the board members, we have a shade  
13 meeting Thursday at 11:30. That is this Thursday.

14          MR. BRUNSON: Will lunch be provided?

15          MR. WUELLNER: If you bring it.

16          CHAIRMAN GREEN: I may need to. All right.  
17 Nothing else, meeting's adjourned.

18          (Meeting adjourned at 5:58 p.m.)

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007

1           REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA    )

4 COUNTY OF ST. JOHNS )

5

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

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12       Dated this 28th day of August, 2007.

13

14

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

15

16

17

18

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - AUGUST 20, 2007