

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, October 10, 2022

from 4:00 p.m. to 4:57 p.m.

* * * * *

BOARD MEMBERS PRESENT:

SUZANNE GREEN
JUSTIN MIRGEAUX, Acting Chairman
REBA LUDLOW
ROBERT OLSON

BOARD MEMBERS ABSENT:

BRUCE MAGUIRE, Chairman

* * * * *

ALSO PRESENT:

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

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

* * * * *

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

2 CHAIRMAN MIRGEAUX: Call to order. Reba, will
3 you lead us in the Pledge of Allegiance?

4 (Pledge of Allegiance.)

5 CHAIRMAN MIRGEAUX: All right. Next order of
6 business.

7 MS. LUDLOW: Welcome, Mr. Chairman.

8 CHAIRMAN MIRGEAUX: Thank you.

9 So I'll take the -- I'll take the welcome and
10 also clarify that I'm acting. So I'll just be
11 acting in capacity until -- insofar that we just
12 get through the next few meetings, okay? So thank
13 you.

14 MS. LUDLOW: Good. Maybe you can go get an
15 acting job and get paid for it.

16 CHAIRMAN MIRGEAUX: There you go.

17 MEETING MINUTES & FINANCIAL REPORT

18 CHAIRMAN MIRGEAUX: All right. Next order is
19 to approve the meeting minutes that were shared by
20 airport staff over the weekend. Did everybody get
21 a chance to review the meeting minutes?

22 MR. OLSON: Yes.

23 MS. LUDLOW: Yes.

24 CHAIRMAN MIRGEAUX: Without objection, can we
25 approve those?

1 MR. OLSON: I don't think we need to vote on
2 them, do we?

3 MS. LUDLOW: You have to make a move to --

4 MR. OLSON: Do we?

5 MS. LUDLOW: You don't?

6 MR. OLSON: I don't think we have --

7 MS. LUDLOW: Okay.

8 MR. WUELLNER: Not unless there's objection.
9 Otherwise, they --

10 MS. GREEN: No objection.

11 MS. LUDLOW: No objection.

12 CHAIRMAN MIRGEAUX: Seeing none, then we'll
13 approve the meeting minutes as shared earlier in
14 the week by staff.

15 Financial report from September and October,
16 did everyone get a chance to review those?

17 MR. WUELLNER: They are -- they were not
18 included in your package. They will be available
19 tomorrow morning.

20 MS. GREEN: Yeah.

21 MS. LUDLOW: In November.

22 CHAIRMAN MIRGEAUX: We'll go over those at the
23 November meeting.

24 MR. WUELLNER: Correct.

25 CHAIRMAN MIRGEAUX: Okay.

1 we can bring that back up. Oh, here we are.

2 Just to remind you that the facility was
3 closed from approximately Wednesday at noon through
4 Friday about 4:30, so a total of about 52 1/2
5 hours.

6 Power to the south GA area was out for the
7 majority of that period. It was restored about
8 3:00 in the afternoon on Friday. We fully reopened
9 on Friday at approximately 4:30. That follows --
10 we have some of these pictures.

11 This is kind of what it looked like at the
12 peak of the storm. You can see that this is the
13 southern end of the airport. This was about 11:30
14 in the morning, so it was 45 minutes or so before
15 high tide occurred. But you're going to see
16 already the water was on the edge of things and
17 getting close.

18 By about 12:00, by about noon, the water had
19 breached the edges of the runways and taxiways on
20 the southern end, and this little video gives you a
21 pretty good idea of how much water was across
22 airfield pavements.

23 That structure you're seeing kind of in the
24 center is actually an airfield sign in the taxiway.
25 So just a few inches of that sign was still above

1 water at that point. You can see the centerline if
2 you look closely there as you go down.

3 This is the kind of debris that washes up
4 during these events and then ends up -- ends up
5 stuck up there.

6 Another video here of the seaplane ramp -- or
7 seaplane ramp and the, whatever you call it,
8 structure, the seaplane --

9 MR. HARVEY: Dock.

10 MR. WUELLNER: -- dock, facility floating
11 dock. You can see that's taking a beating out
12 there in the storm, also. It held on, was -- ended
13 up fine, but to give you an idea how much water.

14 A couple of pictures to show you what was left
15 behind in the storm. Would you stop, please?
16 Thank you. You get an idea of the effort that went
17 into trying to get that mess cleared. If you've
18 not really dealt with --

19 MR. OLSON: Wow.

20 MR. WUELLNER: -- that kind of material, it's
21 super heavy because it's just absolutely soaked.
22 It's like almost a -- like dealing a wet sponge,
23 the whole material. Takes some pieces of heavy
24 equipment to get it pushed together and pushed off
25 the area as well as we employ -- I say "employ,"

1 but we work with the resources of Northrop Grumman
2 and their guys come out with the combination of
3 blow truck and -- and runway vacuum when we're done
4 and they're able to make a pretty good heading on
5 the -- on the small stuff that remains behind with
6 heavy equipment use. But it took the better part
7 of I think it was nine hours to completely clear
8 that debris off the runway, get it swept, get it
9 back operational.

10 A great deal, as we pointed out in the videos,
11 of the lighting system was under water and
12 inundated with saltwater, so we fully expect to
13 have some lighting problems over the course of the
14 next few years.

15 We are already in the process of getting in
16 the queue for grant assistance to be able to
17 replace or repair those runway -- that runway
18 lighting and taxiway lighting and signage over the
19 next few years as those grant funds become
20 available.

21 Hopefully we'll be able to keep it cobbled
22 together during that time. But once you get
23 saltwater on those circuits, it's just inevitable
24 that you're going to start seeing some failures.
25 Next one, Cindy.

1 Just some various shots around the airport.
2 You can see the amount of water in center area --
3 this is almost literally right outside the
4 conference center on the airfield side.

5 We did have one aircraft that lost its mooring
6 there and ended up being kind of shoved into the
7 ditch back on the edge of the ramp back here.
8 Another one with a door slapping around and we were
9 able to secure that during the -- during the
10 morning hours. But the amount of water was kind of
11 phenomenal.

12 That's actually -- the lower left corner is
13 actually that drainage retention pond as you drive
14 in here. Give you an idea how much water was --
15 normally it's pretty clean banks and get real
16 distinct land area, but not so much during the
17 storm. So give you an idea of just the kind of
18 stuff that goes during it.

19 Fortunately no building damage. Had zero
20 issues with buildings. Mostly it was
21 debris-related stuff, typically the kind of stuff
22 you see at your house, with the exception of what
23 was left after the tide went out on airfield
24 pavement, which took the majority of time to get
25 this reopened. Okay. Thanks, Cindy. That's it,

1 yep.

2 Just a quick review of operations for
3 September. Air traffic volume, 7,958.
4 Year-to-date we're at 92,323, I believe it is.
5 Fuel volumes are up for September now. So you get
6 a feeling for -- you know, most things are
7 progressing very well in terms of recovery back.
8 Nothing really remarkable about the numbers.

9 MS. LUDLOW: I have a question --

10 MR. WUELLNER: Yes, ma'am.

11 MS. LUDLOW: -- Mr. Chairman. On -- in the
12 month in 2022, what month is that?

13 MR. WUELLNER: It's all September at the top.

14 MS. LUDLOW: It's -- I see it is September at
15 the top. So, do we know what was August and -- I
16 mean --

17 MR. WUELLNER: You get those monthly --

18 MS. LUDLOW: -- he hasn't been here.

19 MR. WUELLNER: That's all right. I'm not sure
20 what that has to do with this, but we have --

21 MS. LUDLOW: Oh, I'm sorry. You're talking
22 about tower.

23 MR. WUELLNER: Tower and fuel sales.

24 MS. LUDLOW: Excuse me.

25 MR. WUELLNER: No worries. It's good.

1 MS. LUDLOW: Thank you.

2 MR. WUELLNER: Uh-huh. That's what I have for
3 you, unless you have additional questions.

4 MS. LUDLOW: Didn't have any on fuel.

5 MR. OLSON: I just -- where did all the real
6 heavy debris that the -- was pushed off the runway,
7 that had to be hauled out, right?

8 MR. WUELLNER: No. It goes to the marsh edge.

9 MR. OLSON: Oh really? Oh, okay.

10 MR. WUELLNER: It slowly degrades.

11 MR. OLSON: Oh, okay.

12 MR. WUELLNER: It's just a mess in the
13 interim.

14 MR. OLSON: Thanks.

15 CHAIRMAN MIRGEAUX: I have a question about
16 saltwater incursion and electronic equipment on the
17 airfield.

18 MR. WUELLNER: Uh-huh.

19 CHAIRMAN MIRGEAUX: I'm assuming all of the
20 lighting fixtures on the south end of the runway
21 were probably impacted. Any navigational aids that
22 were impacted or --

23 MR. WUELLNER: No.

24 CHAIRMAN MIRGEAUX: -- that we know of or --

25 MR. WUELLNER: No. There's -- there's nothing

1 located on the southern end.

2 CHAIRMAN MIRGEAUX: Okay.

3 MR. WUELLNER: Everything else seemed to check
4 out fine, so...

5 And everything is working. It's not a case of
6 there's, you know, a big chunk of lighting or
7 something that's not working right now.

8 CHAIRMAN MIRGEAUX: But the anticipation is --

9 MR. WUELLNER: It will -- it will eventually
10 start to have problems.

11 CHAIRMAN MIRGEAUX: So end of life --

12 MR. WUELLNER: I think after Matthew, we
13 chased ghosts for almost six months --

14 MS. GREEN: Yeah, I was going to say --

15 MR. WUELLNER: -- just little stuff --

16 MS. GREEN: -- we had the same issue with
17 Matthew.

18 CHAIRMAN MIRGEAUX: Yeah. Okay. Good. Thank
19 you.

20 BUSINESS PARTNER UPDATES

21 CHAIRMAN MIRGEAUX: Business partner updates?

22 MR. BURNETT: I think the first one is County
23 Commissioner Henry Dean. I did -- I was told that
24 Commissioner Dean couldn't make it tonight; he had
25 a medical appointment. Everything's fine, but he

1 needed to attend to that, so he sends his regards.

2 CHAIRMAN MIRGEAUX: Okay. Mr. Beyers?

3 MR. BEYERS: Yes. Vinny Beyers,

4 Atlantic Aviation.

5 I just want to commend Ed and his team for the
6 prompt cleanup they had post Ian. As you can see
7 from the pictures that were demonstrated here, I
8 mean, they did a phenomenal job getting this
9 airport up and running and getting us fully
10 operational. Thanks.

11 MR. WUELLNER: Thanks, Vinny.

12 CHAIRMAN MIRGEAUX: SAAPA, Mr. Topp or
13 Mr. Riera?

14 MR. RIERA: Jose Riera here.

15 Thank you for letting us use the facilities so
16 we can do the Young Eagles flight. And other than
17 that, nothing else.

18 CHAIRMAN MIRGEAUX: Thank you, sir.

19 Mr. McKendrick, Northrop, is he here?

20 MR. WUELLNER: I don't see anybody.

21 CHAIRMAN MIRGEAUX: Okay. Mr. Burnett?

22 MR. BURNETT: Nothing to report this month,
23 sir.

24 CHAIRMAN MIRGEAUX: That was quick and
25 painless. Old business items? Strategic business

1 plan.

2 STRATEGIC BUSINESS PLAN

3 MR. WUELLNER: Just want to -- just wanted to
4 make you re-aware of the dates that are set at this
5 point. And I'm sure we'll be getting more
6 information out to you about the meeting dates as
7 we agreed at the last presentation.

8 CHAIRMAN MIRGEAUX: Have they changed since
9 last month?

10 MR. WUELLNER: They have not. Just a quick
11 reminder of them. There were a lot of dates moving
12 around that day.

13 Board meeting reports -- or they'll make
14 reports at board meetings starting in November. So
15 you can expect to see an item at each Authority
16 meeting from that point on.

17 The workshops with the board are currently
18 scheduled for October 27, December 16th, and
19 February 1st at this point. And then the
20 stakeholder meetings will begin the week of
21 November 7th. They're probably three days in a
22 row. I do not have start times, but I believe
23 they're looking at afternoon times on those, but I
24 don't -- I'll firm that up with you very shortly.

25 Unless Mr. Olson has something he wants --

1 MR. OLSON: No, no. Nothing to add other than
2 that.

3 MR. WUELLNER: -- to say, that's pretty much
4 all we have for this.

5 CHAIRMAN MIRGEAUX: For the stakeholder
6 meetings, just to clarify, Mr. Olson, you're going
7 to be at those meetings?

8 MR. OLSON: Yes.

9 MR. WUELLNER: Uh-huh.

10 CHAIRMAN MIRGEAUX: Okay.

11 MS. LUDLOW: And -- but everybody should be at
12 the meetings, right?

13 CHAIRMAN MIRGEAUX: Not the stakeholder
14 meetings, as I understand it. That's for --

15 MR. WUELLNER: You are welcome to attend.
16 They're -- they're input-gathering sessions from
17 users.

18 CHAIRMAN MIRGEAUX: Oh, okay.

19 MS. LUDLOW: And that -- that's the 16th and
20 February 7th?

21 MR. WUELLNER: A week -- that's the week of
22 the 7th of November. There'll be three days in a
23 row.

24 CHAIRMAN MIRGEAUX: So it's not a restriction
25 to have more than one board member there? They're

1 going to be --

2 MR. WUELLNER: You're not participating. So
3 as long as you're not --

4 MR. OLSON: Observing.

5 CHAIRMAN MIRGEAUX: Okay.

6 MR. WUELLNER: And we can advertise it that
7 you may or may not be in attendance, so that would
8 meet the -- the requirements.

9 CHAIRMAN MIRGEAUX: Okay. Sounds good.

10 MS. LUDLOW: Thanks.

11 ADMINISTRATIVE POLICY - MEETING ROOM USE

12 CHAIRMAN MIRGEAUX: Next business item,
13 administrative policy, meeting room use,
14 Article VIII.

15 MR. WUELLNER: Yeah, we're -- we're back.

16 You've had -- had this for about a month. Let
17 me walk through just some -- some details. You
18 asked us to bring back a little bit of additional
19 information and we've tried to do that for you.

20 Summarize it in the slides here, but this room
21 holds about 75 people. That's kind of the fire
22 code max for this building. Current use fees set
23 at about \$75 per event for the first three hours
24 and \$35 an hour after that. Next slide, Cindy.

25 This gives you kind of an idea of what the

1 usage looked like pre COVID, so you have an idea of
2 what the kind of historical things per month. This
3 is -- this is really a monthly kind of snapshot.

4 So you see that there's typically about five
5 meetings a month, with Airport Authority meetings
6 and/or staff-related kinds of meetings, which could
7 be anything from contractor meetings during
8 projects, anything like that. There -- they tend
9 to be contract-driven kinds of additional meetings.
10 And they're staff-related, not Airport Authority
11 meetings.

12 MS. LUDLOW: Okay. I have a question.

13 MR. WUELLNER: Sure.

14 MS. LUDLOW: Does this mean that the doors are
15 open like for the tenants if we need to come up and
16 have a meeting?

17 MR. WUELLNER: This does not mean that.

18 MS. LUDLOW: Okay. I'll wait until the next
19 page.

20 MR. WUELLNER: Okay. We have approximately
21 six meetings a month with various air -- I should
22 say airport tenants use the facility for various
23 things, various meetings. We do approximately six
24 CDD ent- -- entities per -- meetings per month.

25 Those aren't governmental, technically;

1 they're elected positions. If you -- occasionally
2 if you live a development, you'll see that you're
3 electing members to the CDD boards. And they --
4 they typically govern things like water, sewer,
5 and/or street lighting, things like that in a
6 particular development. You have three homeowner
7 entities -- homeowner association entities that
8 have historically met here.

9 We have more often than not hosted the Civic
10 Round Table for a while. Coast Guard boater
11 education and their auxiliary typically occupy
12 about three meetings a month.

13 School District, probably about once a month
14 at this point there'll be something related to the
15 School Board. Used to hold the Aerospace Academy
16 board meetings here, but they're doing that either
17 on their site or virtually these days.

18 We occasionally have a private event of some
19 sort. Basically averages about one a month,
20 probably. And then occasionally public events,
21 assemblies or something like that that might be
22 held here. That's not a real often use.

23 So all total, there's about 72 hours of use on
24 average per month. This is again pre COVID. The
25 revenue generated for that is about \$410, round

1 numbers.

2 This gives you an idea of what we see the cost
3 or typical time committed to these events. So this
4 again is a monthly snapshot. So you have about 13
5 hours in room setup in the course of a month and
6 about the same amount in teardown a month.

7 Cleaning dedicated is about 40 1/2 hours.
8 This is pre -- pre events and post events. It just
9 depends on the kind of event that's been here.
10 Sometimes that's very simple. Sometimes it's a
11 little more complicated. Obviously bigger events
12 or events that have food or some other type thing
13 are taking significantly more staff time to do.

14 MR. OLSON: So, just -- or just what you said.
15 There's -- under the current policy, which I guess
16 is reflected here, it's a net cost to the Authority
17 to have -- to offer the --

18 MR. WUELLNER: It is.

19 MR. OLSON: Okay. Yeah.

20 MR. WUELLNER: In -- in total, it is.

21 MR. OLSON: Yeah.

22 MR. WUELLNER: The additional expenses in the
23 mix include things like tablecloths typically for
24 the public events, because we do recover the cost
25 of tablecloths in many of the private events if we

1 are indeed even providing them.

2 Trash bags, bathroom supplies. You can
3 imagine larger events take a number on bathroom
4 facilities, absolutely do require a lot of
5 attention following, especially larger events or --
6 or events that are over a longer period of time.
7 We've had some of those, too, that are eight-hour
8 events. You can imagine it gets visited quite a
9 bit during an eight-hour -- eight-hour day.

10 And these are the items that we see you may
11 want to look at or talk about with respect to
12 the -- the current policy. You may or may not want
13 to make any adjustments to it.

14 The policy by and large in my opinion works
15 for the most part. We could be looking at a little
16 stronger financial recovery at times off of it.
17 But the use of the building or the use of the area,
18 the priorities, it's of general availability, has
19 seemed to work.

20 The only time it really kind of broke down was
21 during what I would call COVID where we were doing
22 significantly more intense cleaning and, you know,
23 we were having a hard time just keeping staff
24 and -- like everyone else. So it just -- it's a
25 difficult time.

1 So now that we're back kind of running just
2 the way we were prior to COVID, you know, it's
3 really up to you whether you want to make
4 significant adjustments in that. But that
5 includes, you know, room fees, equipment fees, food
6 and beverage.

7 You know, are we changing the rules on that in
8 any way? Insurance requirements that may or may
9 not want to be adjusted. Scheduling and priority,
10 if there's any changes you want to tweak on that.
11 And then anything else you might come up with you
12 want to insert or take out or otherwise just
13 address in the policy.

14 Probably the one that's the most -- I think we
15 need to really seriously look at would be under the
16 equipment use. You know, our -- our equipment, as
17 I mentioned last meeting I believe it was, that,
18 you know, some of it's reaching end of life in
19 terms of the technology interface with people who
20 use it.

21 You've probably noticed during Authority
22 meetings we have screens that shut down,
23 connectivity, things of that nature. The
24 technology for the most part in this room is 13, 15
25 years old. So, it's not unusual to start looking

1 at some sort of technology upgrade.

2 We have some ideas for that. Make it simpler
3 for everyone that wants to use it. The question
4 is, do you want to make it available to nonairport
5 kinds of uses? That's a question that's kind of at
6 the core. Or just allow people to use the room and
7 if they wish AV equipment or something else, they
8 can -- they can access it themselves.

9 Now I'm not -- I'm talking more AV and
10 electronic equipment versus tables and chairs.
11 We -- we have no real issues with tables and chair
12 uses, those kinds of things. But with that, I'm
13 not sure where you want to go with it or if you
14 want --

15 MR. OLSON: I have -- I have some other
16 questions.

17 The use experience that you listed in that
18 spreadsheet --

19 MR. WUELLNER: Uh-huh.

20 MR. OLSON: -- that was -- was that before
21 this room shrunk in half or not? Because --

22 MR. WUELLNER: That was --

23 MR. OLSON: -- that was 2019, I think, when
24 the construction -- when this room was changed.

25 MR. WUELLNER: It -- no, it's older than that.

1 MR. OLSON: The -- the lease with --

2 MR. WUELLNER: Was it 2019?

3 MR. OLSON: -- was struck in 2018 and then the
4 construction started. I -- I guess I'm just
5 thinking that some of -- some of the experience of
6 use was when this was almost twice the size.

7 MR. WUELLNER: Honestly, the majority -- I
8 would tell you the use profile really didn't
9 change. The only type of event that was ultimately
10 impacted were the larger events. You know --

11 MR. OLSON: Yeah, obviously.

12 MR. WUELLNER: -- something like a wedding
13 reception or something like that where you don't
14 have the square footage any longer. But the other
15 kinds of meetings, CDDs, HOA's, even -- even
16 training uses for others, those were all still
17 perfectly sized in here.

18 MR. OLSON: Okay. Well, it's easy to see the
19 rationale for the Authority supporting a range of
20 uses that's certainly governmental. The Authority,
21 governmental partners and airport tenants, airport
22 businesses.

23 I guess the question that seems to be there is
24 purely social events not related to the airport,
25 such as wedding receptions. I mean, even the

1 homeowner associations, I -- presumably those are
2 nearby neighborhoods, so that's a -- that's a
3 connection you could say, sort of community
4 connection.

5 But I guess my question is, purely social
6 seems to be entities that could be elsewhere, in
7 event centers, hotels that -- and are we competing
8 with them? And do we want to subsidize competing
9 with them, is the question I have about that.
10 And -- and those are probably the most involved to
11 clean up after and all -- all of that.

12 MR. WUELLNER: True. And they tend to --
13 those kinds of events tend to trigger the insurance
14 requirements --

15 MR. OLSON: Yeah.

16 MR. WUELLNER: -- also, so there's obviously
17 additional expense for the party having them.

18 MS. LUDLOW: But I would say that is like on
19 the bottom of priority list.

20 MR. OLSON: Yeah. But, I mean, it's still
21 there and --

22 MS. LUDLOW: Oh, yes. Right. I totally
23 agree.

24 MR. OLSON: So when they call our -- Ed or
25 call into the office, they -- if they were -- if

1 they were -- if the calendar was clear for them,
2 they would under this current policy say, yeah, we
3 can accommodate -- depending on what they have. So
4 that's the policy question.

5 MS. LUDLOW: Well, I do agree that I think
6 they should charge for that. You know, anything
7 nonairport related, nongovernmental related, they
8 should charge for the -- they should charge.

9 Usually what happens I understand is Civic
10 Round Table, Coast Guard, those people, is that
11 they're very tidy. They come in, they have their
12 meeting --

13 MR. OLSON: Yeah.

14 MS. LUDLOW: -- they leave it exactly like it
15 was --

16 MR. OLSON: Yeah.

17 MS. LUDLOW: -- and I would like to see that
18 grandfathered in.

19 MR. OLSON: Yeah, I -- again, I -- when I was
20 asking the question, I was thinking about weddings
21 and bar mitzvahs and whatever.

22 MS. LUDLOW: We didn't get a lot of those.

23 MR. OLSON: Well, they're -- okay.

24 MS. LUDLOW: They're running out of places,
25 right? So we might start getting a lot of them.

1 CHAIRMAN MIRGEAUX: Any other board comment?

2 MS. GREEN: I --

3 MS. LUDLOW: Yes.

4 MS. GREEN: Oh, did you -- I was just going to
5 say like I kind of agree. If it's an
6 airport-related function or Coast Guard and we
7 haven't been charging for that, so...

8 MS. LUDLOW: And that's the way I feel,
9 because you can be sure -- and thank you for
10 looking all that up for me, and you and Doug have
11 stuff down pat now. Anything from back to 2010, if
12 somebody put a word in and it gives you everything
13 you want.

14 So number one is Official Airport Business,
15 all types of Authority and staff uses, right?

16 MR. WUELLNER: Uh-huh.

17 MS. LUDLOW: Okay. Does that include tenant?
18 Staff --

19 MR. WUELLNER: It would not.

20 MS. LUDLOW: That does not include tenants.

21 Okay. Then governmental uses by local, state,
22 or federal agencies, does that include Coast Guard,
23 Round Table, Sheriff's Department, Fire and Rescue,
24 School Board?

25 MR. WUELLNER: If I can hit it those

1 individually. The only one that I heard you say
2 that would not be considered governmental would be
3 the Round Table. The balance of those appear to be
4 governmental.

5 MS. LUDLOW: Uh-huh. Aviation Groups.
6 Another -- like another EAA chapter could come have
7 a meeting --

8 MR. WUELLNER: SAAPA.

9 MS. LUDLOW: -- and Power could come have a
10 meeting or anything like that.

11 MR. WUELLNER: If you're -- correct.

12 And the original classification was kind of
13 made -- when the policy was drafted, SAAPA was
14 using this as the meeting location back then, so it
15 certainly includes those kind of uses.

16 MS. LUDLOW: We had great Christmas parties
17 here.

18 MR. WUELLNER: Yep.

19 MS. LUDLOW: I'll tell you that.

20 MR. WUELLNER: And other places.

21 MS. LUDLOW: Okay. So where -- where are the
22 tenants? Where do they fall right there?

23 MR. WUELLNER: They would be considered
24 Private Meeting Groups. They're not -- they're --

25 MS. LUDLOW: Not Outside Governmental, not

1 aviation-type meetings?

2 MR. WUELLNER: Correct.

3 MS. LUDLOW: They would be considered private
4 meetings? Tenants would --

5 MR. WUELLNER: Tenants would be, sure.

6 MS. LUDLOW: -- be considered private
7 meetings?

8 MR. WUELLNER: Yeah, sure. They're not
9 governmental and they're not Airport Authority.

10 MS. LUDLOW: Our tenants that pay --

11 MR. WUELLNER: I don't think they --

12 MS. LUDLOW: -- us like --

13 MR. WUELLNER: -- themselves consider
14 themselves governmental.

15 MS. LUDLOW: Our tenants that have been here
16 for 25 or 30 years are relegated down to Private
17 Groups. I would think they would be like
18 unofficial airport business.

19 MR. WUELLNER: You're -- yeah, and I might --
20 I'm answering you in the context of what it would
21 be today. There's certainly no reason you couldn't
22 create a different classification or do something
23 different.

24 CHAIRMAN MIRGEAUX: What -- what would you
25 propose?

1 MS. LUDLOW: Pardon?

2 CHAIRMAN MIRGEAUX: What would you propose?
3 Where should airport tenants be on that list?

4 MS. LUDLOW: Right. I propose that if one
5 tenant in this -- on this airport has a passkey to
6 that door, then everybody should have or one tenant
7 should not have.

8 MR. WUELLNER: Okay.

9 CHAIRMAN MIRGEAUX: This isn't --

10 MR. WUELLNER: Let me just clarify the
11 specific case you're talking about.

12 That provision was made as a part of a lease
13 agreement, not as a part of the meeting use policy.
14 The provision for that -- their use of this
15 facility was an extension of their lease --

16 MS. LUDLOW: That's not right.

17 MR. WUELLNER: -- if you read their lease.

18 MS. LUDLOW: Well, I want that added to my
19 lease.

20 MR. WUELLNER: Well, let's --

21 MS. LUDLOW: I mean, the very idea, I can't
22 imagine that this -- this room gets added to
23 Passero's lease so they can use it as -- at whim --

24 MR. WUELLNER: It's --

25 MS. LUDLOW: -- but we can't.

1 MR. WUELLNER: Well, it's still scheduled with
2 us. It's not just --

3 MS. LUDLOW: He walks right in here. I walked
4 in here with him.

5 MR. WUELLNER: Well, I think they use the sink
6 and the refrigerator.

7 MR. OLSON: It's not on Passero's lease, I
8 don't think.

9 MR. WUELLNER: It is not.

10 MS. LUDLOW: Oh, I thought you said it was in
11 their lease.

12 MR. WUELLNER: It's included in the lease but
13 not as leased space. The use --

14 MS. LUDLOW: Right.

15 MR. WUELLNER: -- of it is included.

16 MR. OLSON: Well --

17 MS. LUDLOW: But it's included in their lease.
18 So they can walk in here in and out any time but
19 nobody else can.

20 MR. WUELLNER: All we can say is we can try to
21 fix that in the lease when the lease comes up for
22 renewal.

23 MS. LUDLOW: I think it should be one for all
24 and all for one. I don't think that's fair. You
25 know, I think -- I think at least the Coast Guard,

1 Civic Round Table, and School Board --

2 MR. WUELLNER: If I could -- I'm sorry, but
3 I -- if I could add one more dimension to that.

4 Part of the -- you -- part of it is
5 understanding what Passero does relative to the
6 Authority.

7 So, many of the meetings that are conducted in
8 this space are done at our be -- for -- for the
9 Airport Authority. So they're meetings with
10 vendors, contractors, providers, suppliers, other
11 engineering firms, things of that nature and
12 they're -- they're just utilizing space. In many
13 of those cases, one of us is in attendance.

14 MS. LUDLOW: And what about if there's another
15 business on the field and they just want to bring
16 their people in; do they have to the same option?
17 Do they have the same passkey?

18 MR. WUELLNER: They do not currently, but they
19 have access when they make arrangements for the
20 space. They're also not a tenant in this building.
21 We only have two tenants in the building.

22 MS. LUDLOW: I know.

23 MR. WUELLNER: But that's what you can address
24 in the policy now. That's --

25 MS. LUDLOW: Okay. All right. So what I

1 would suggest in the policy, for Official Airport
2 Business, if one tenant has access, unaccompanied
3 access, then every tenant should have it.

4 And in Governmental Uses, I think Coast Guard
5 Auxiliary, Civic Round Table and School Board,
6 those should be grandfathered in. They've been
7 trying -- doing it for years, and then all of a
8 sudden you stopped it and they have no way to
9 recover.

10 So if you want to charge \$75 from then on,
11 that's -- that's a -- that's a different thing.
12 But I think those three were faithful. They would
13 give us space if we needed it. And then the
14 not-for-profit, what's an example of that? Visitor
15 and Business Bureau?

16 MR. WUELLNER: Who -- who would be
17 not-for-profits?

18 MS. LUDLOW: Yes.

19 MR. OLSON: Well, the Civic Round Table would
20 be a not-for-profit.

21 MR. WUELLNER: SAAPA.

22 MR. OLSON: It's a (c) (3), I think.

23 MR. WUELLNER: SAAPA, EAA --

24 MS. LUDLOW: Okay.

25 MR. WUELLNER: -- groups like that.

1 The only -- only thing right now is the way
2 it's described, it would be an Aviation Group. But
3 that would be the place to expand it, I would
4 believe --

5 MS. LUDLOW: Right.

6 MR. WUELLNER: -- for Civic Round Table.

7 MS. LUDLOW: And where it says Outside
8 Governmental Uses, it actually should say Other
9 Governmental Uses --

10 MR. WUELLNER: That's fine.

11 MS. LUDLOW: -- shouldn't it?

12 MR. WUELLNER: It's just --

13 MS. LUDLOW: Instead of Outside. So Aviation
14 Groups you're saying would be SAAPA, EAA --

15 MR. WUELLNER: Uh-huh.

16 MS. LUDLOW: -- AOPA --

17 MR. WUELLNER: Uh-huh.

18 MS. LUDLOW: -- the boys CAP.

19 MR. OLSON: Could be a state or federal agency
20 needing to meet here.

21 MR. WUELLNER: Uh-huh.

22 MS. LUDLOW: Okay. I -- and -- and that --

23 MR. WUELLNER: CAP would actually --

24 MS. LUDLOW: I'm really happy with that --

25 MR. WUELLNER: -- fall under the Governmental,

1 probably.

2 MS. LUDLOW: -- you know. And I don't mind
3 charging for outside things. But I don't think
4 that you should change the procedure for the ones
5 that have been here. That -- that's my feeling.

6 CHAIRMAN MIRGEAUX: Any other board
7 discussion?

8 MS. GREEN: I just want to comment. Do we
9 know what the going rate for renting rooms like
10 this?

11 MR. WUELLNER: I -- I do not personally.

12 MS. GREEN: I would be interested to see what
13 the average for outside room --

14 MR. WUELLNER: We can do a little looking.

15 MS. LUDLOW: Doing Vicky Oakes pay for polling
16 stations?

17 MR. WUELLNER: Not here.

18 MS. LUDLOW: I mean, other -- are there other
19 city owned --

20 CHAIRMAN MIRGEAUX: I can answer that. Yes,
21 she does.

22 MS. LUDLOW: She does?

23 CHAIRMAN MIRGEAUX: Some of them, yeah. But
24 so, public library, no. But if it's a private
25 church, she would. Absolutely.

1 MR. OLSON: One of the polling stations is
2 Serenata. I assume they pay for that.

3 MS. LUDLOW: Uh-huh.

4 MR. WUELLNER: We -- we used to host one, but
5 it doesn't work for them anymore.

6 MS. LUDLOW: I'm saying that a lot of
7 companies with the county and city, you know, do
8 not pay for their meetings or something like that.
9 We're only asking a very few. You know, that's all
10 I'm asking, is a very few.

11 I don't have any problem with the reservation
12 process. I mean, we did this way back, you know.
13 I remember. I still have my original papers. And
14 I don't see any problem with -- with that at all.

15 The -- you know, the only -- the order of
16 priority and -- and who you're going to grant
17 special privileges is a problem. I don't think
18 anyone should have special privileges.

19 MR. WUELLNER: Well, previous boards obviously
20 disagreed with you and granted it, but nonetheless.

21 MS. LUDLOW: No, they haven't disagreed with
22 me yet.

23 MR. WUELLNER: They must have disagreed. What
24 I mean is they felt like it could be included in
25 the lease. It wasn't problematic then. But it's

1 certainly something that can be addressed with
2 renewal later. But you're bound by the terms of
3 the lease at this point.

4 MS. LUDLOW: Okay. Then -- then the -- that
5 clause should be added into every lease.

6 MR. WUELLNER: That's, again, a board decision
7 whether you want to add that to all of your leases
8 or do not.

9 MS. LUDLOW: What I'm saying is --

10 MR. WUELLNER: It's not my decision.

11 MS. LUDLOW: -- favoritism is being shown and
12 that's not right. That's what I'm saying.

13 MR. WUELLNER: Can I get clarification,
14 though, on -- are we creating a new category for --

15 CHAIRMAN MIRGEAUX: Well, hold on. Hold on.
16 Hold on, Ed. We have a request for public comment.
17 So I don't think we're done with board
18 discussion --

19 MR. WUELLNER: Okay.

20 CHAIRMAN MIRGEAUX: -- so I'm going to reserve
21 the right for additional board discussion after the
22 public comment period. But we have a request for
23 public comment in this matter. Did you want to
24 come up, sir? Did you fill out a card?

25 MR. LIOTTA: Matt Liotta, 93 Lake Mist Court,

1 St. Johns.

2 I've done some extensive public record
3 requests related to this issue, so I have a lot of
4 facts related to it. Probably can't share all of
5 those facts in the three minutes that are
6 allocated, but you should be aware of a few things.

7 One thing is when this space was being divvied
8 up, Ms. Ludlow asked Ms. Green, who was the
9 chairman at the time, will Passero get this entire
10 space and she answered no. And now we understand
11 that the lease in fact gives them access to this
12 entire space.

13 Additionally, apparently a policy changed
14 after COVID restricting the use of this room. We
15 have not been able to obtain any policy changes
16 made by the board, but clearly this room stopped
17 being available to anybody like it was previous to
18 COVID.

19 During that time, we saw all the requests that
20 were made that were provided, and one request was
21 granted, all the others were denied, so there's
22 some more of that difference in how people are
23 treated.

24 We also do have the badge swipes of every time
25 somebody was in this room that was not Airport

1 Authority, and it is pretty extensive. I've been
2 in here with not conducting airport business, you
3 know, and I know others have told me the same
4 thing. So that is pretty normal.

5 I would tell you that the FAA tells us that
6 granting an exclusive right to one tenant over
7 others is not allowed per the assurances. So that
8 would be a violation of the assurances if you do in
9 fact have an exclusive right to that.

10 From my perspective, we've been charged as a
11 tenant to use this room, and I know that other
12 tenants are not charged. Doesn't really matter to
13 me whether we charge tenants or not. I think we
14 should treat everybody the same.

15 We're happy to pay and we're happy to pay
16 what's fair. We don't need to be subsidized, but
17 we think we should be treated the same as others,
18 and the FAA agrees. And that's one of the other
19 assurances clauses, that you have to treat
20 everybody the same. Thank you.

21 CHAIRMAN MIRGEAUX: Mr. Gorman?

22 MR. GORMAN: Sure. I'll be short and sweet.

23 MS. LUDLOW: Once you get there.

24 MR. GORMAN: Once I get there.

25 Tenants contribute thousands of dollars to the

1 Airport Authority and -- every year, and I think
2 that probably to echo what Mr. Liotta said, should
3 take a precedence; in other words, shouldn't have
4 to pay and with the proper reservation, should be
5 able to have access to this relatively easily
6 without designating themselves as a government
7 entity.

8 In other words, if you've got a group of
9 people that want to meet in here, they are tenants
10 and they are paying tenants, I think they should
11 have some type of precedence, you know, along
12 with -- and included in board -- in the board
13 policy. They're a tenant and they're paying. It's
14 not like your public or a wedding group. That's
15 it.

16 CHAIRMAN MIRGEAUX: Thank you, sir.

17 MS. LUDLOW: Thank you, Jack.

18 CHAIRMAN MIRGEAUX: Will you fill out a card?

19 MR. HOLESKO: Good afternoon. I'm Andrew
20 Holesko. I'm the CEO of Passero Associates. And I
21 just want to clarify a few things that I -- that
22 I'm hearing.

23 So, first of all, when we -- when we became
24 the tenant on the other side of the wall, there's
25 no water in our office. We don't have a sink. So

1 if someone simply needs to clean or rinse a dish
2 and be sanitary, we come and we rinse it in this
3 room.

4 If -- and the reason we did that was because
5 we didn't think that you wanted us to come rinse
6 our dishes in your public restroom because that
7 really isn't a standard normal thing to do, to be
8 rinsing your dishes. But there is no water in our
9 entire office, so that's -- this is our source of
10 water or we can use the restrooms.

11 The last time I was in this room was your
12 board meeting. The last time I was in this room
13 before then was your board meeting before then.
14 There -- this is not Passero's overflow meeting
15 room, Passero's overflow conference room.

16 If we schedule a meeting, we contact Cindy and
17 we do it. Sometimes it's available; sometimes it's
18 not. We don't just come in and swipe and come in
19 and have a casual meeting. We always check with
20 the Airport Authority first.

21 Unless there's something I don't know with my
22 staff, I don't see there being a lot of swipes,
23 like we have this unbelievable favoritism towards
24 Passero. It's access to the water behind that wall
25 and coming in here when we have a meeting and we

1 follow a procedure. We don't just slide over here
2 like this is an extension of our office.

3 And the space that we're in is not Passero
4 space. Our space is on the other side of the wall,
5 not this space. So I just wanted to clarify a few
6 things. Thank you.

7 CHAIRMAN MIRGEAUX: Thank you. All right.

8 MR. NEWSTEDER: Can I add one comment based
9 on?

10 CHAIRMAN MIRGEAUX: Can I get you to fill one
11 of these out? You can do it after the fact.

12 MR. NEWSTEDER: Okay.

13 CHAIRMAN MIRGEAUX: That's fine.

14 MR. NEWSTEDER: Okay. Josh Newsteder,
15 Jacksonville, not St. Augustine, sorry to say.

16 Quick question, though. When you schedule
17 those meetings, what do you pay for them?

18 MR. HOLESKO: I'm sorry?

19 MR. NEWSTEDER: When you schedule those
20 meetings, what does Passero pay for them?

21 MR. HOLESKO: Zero.

22 MR. NEWSTEDER: Oh. Well, see that's --

23 MR. HOLESKO: Actually, we pay \$40,000 a year.

24 MR. NEWSTEDER: Say again.

25 MR. HOLESKO: \$40,000 a year. That's our --

1 that's our rental on the other side of the wall.

2 MR. NEWSTEDER: So, at a certain amount of
3 rent -- at a certain amount --

4 CHAIRMAN MIRGEAUX: Sir, public comment is
5 public comment for the board. It's not a
6 discussion between you --

7 MR. NEWSTEDER: Okay. All right.

8 CHAIRMAN MIRGEAUX: -- and a member of the
9 audience.

10 MR. NEWSTEDER: Okay. So --

11 CHAIRMAN MIRGEAUX: If you want to have that
12 discussion, you're free to do that --

13 MR. NEWSTEDER: I got it.

14 CHAIRMAN MIRGEAUX: -- but it's not --

15 MR. NEWSTEDER: Point taken.

16 At what amount of rent do we to pay as tenants
17 of the airport then in order to get the same
18 experience that they get where they don't have to
19 pay for the room?

20 So there should be a certain number now, a
21 criteria, since they pay an enormous amount of rent
22 next door that gives them the authority to use this
23 without being charged. So I'd like to know what
24 that number is.

25 CHAIRMAN MIRGEAUX: Understood. Thank you.

1 If I could get you to fill one of these out.

2 MR. NEWSTEDER: Yeah, of course.

3 CHAIRMAN MIRGEAUX: Thank you.

4 All right. Additional board comment?

5 MR. NEWSTEDER: Thanks.

6 CHAIRMAN MIRGEAUX: These are filled out.

7 MR. NEWSTEDER: Oh.

8 CHAIRMAN MIRGEAUX: You have to get one --

9 MR. WUELLNER: They're right outside the door.

10 MS. GREEN: I mean, I kind of agree with the
11 gentleman that just spoke. Just I'd like to have
12 a -- a look at what the going rate is for -- I
13 mean, if \$75 is low, high, whatever, just to see
14 where we're competitive for people coming out.
15 Most of those are for outside groups.

16 MR. OLSON: Yeah, that would normally go --
17 their options are an events center --

18 MS. GREEN: Right.

19 MR. OLSON: -- something like that, yeah --
20 for -- yeah.

21 MS. LUDLOW: But the tenants are not an
22 outside group. And like he said, the amount we pay
23 a year, you know, then I think is that -- you know,
24 we did have the whole floor but now we don't. So
25 it keeps whittling down and it keeps adding more

1 caveats against the general aviation hangars.

2 CHAIRMAN MIRGEAUX: Do you have the room
3 policy in front of you there?

4 MS. LUDLOW: Sure do.

5 CHAIRMAN MIRGEAUX: Do you mind -- let me see
6 it.

7 MS. LUDLOW: Don't read my notes.

8 CHAIRMAN MIRGEAUX: Wouldn't want to do that.

9 So, order of priority, Official Airport
10 Business is top priority. Then after that, you
11 have Governmental Uses, Other Governmental Uses, or
12 Outside Governmental Uses. And then after that,
13 Aviation Groups, which could or may not include
14 members/tenants of the airfield.

15 So if what I'm hearing correctly from other
16 board members and from the public is that they
17 would like tenants to be on this list, so I think
18 that should probably some -- fall somewhere either
19 right below or right above Other Governmental Uses.
20 So I'm comfortable with creating a new group,
21 priority group essentially the, you know, third
22 tier priority.

23 So, number one would be our meetings and
24 Official Airport Business. Number two would be
25 Other Governmental Uses or Outside Governmental

1 Uses, is what we're calling it now, to include
2 Coast Guard Auxiliary, Civic Round Table,
3 et cetera. And then after that, current aviation
4 tenants. So if we have -- you know, current
5 tenants at the airfield.

6 MR. WUELLNER: You want to just expand the
7 Aviation Groups definition?

8 CHAIRMAN MIRGEAUX: Sure. That -- I mean, if
9 it's easier to do it that way. But again, this is
10 something that I think you've got -- staff has wide
11 discretion. So as long as it's being, you know,
12 conducted in a manner of, you know, transparency
13 and fairness, we're not going to have a problem.

14 And in terms of whether it's a loss leader or
15 whether it makes money for the airfield, I mean,
16 obviously that's not the point of this room. The
17 point is, is to, you know -- you know, it's a
18 benefit. It should be a benefit for all tenants,
19 not just a few.

20 MR. WUELLNER: I think the only clarification
21 I need in that -- that area is what are we -- how
22 are we treating group like -- a group like the
23 Civic Round Table?

24 They are in no way governmental, so do you
25 want to just put them down -- and I'm not

1 suggesting we need to charge them. What I'm saying
2 is we need to find a spot for them in this --

3 MS. LUDLOW: So --

4 MR. WUELLNER: -- if you want to accommodate
5 them.

6 CHAIRMAN MIRGEAUX: Are they currently in
7 priority group 3 or C or --

8 MR. WUELLNER: I think when they first started
9 here, we probably erroneously were treating them
10 like outside governmental. But they really have
11 absolutely no -- they're --

12 MS. LUDLOW: Right. But that could be Other
13 Governmental Uses instead of Outside.

14 MR. OLSON: Well, they --

15 MR. WUELLNER: That's fine. We can change --

16 MR. OLSON: -- would sort of be in the same
17 class -- if we're hosting three HOA meetings a
18 year, they would be in that class, a private
19 nonprofit and -- like an HOA is a private
20 nonprofit.

21 CHAIRMAN MIRGEAUX: I don't even know what
22 that is. Is that like a 501(c)(6) or something
23 like that?

24 MR. OLSON: I'm not sure what an HOA is
25 organized under, but I believe Civic Round Table is

1 a (c) (3). I believe it is, yeah, because it
2 doesn't -- its members don't elect their offices or
3 board; they're -- it's a self-perpetuating board.

4 CHAIRMAN MIRGEAUX: I think Civic Round Table
5 sounds like something that would probably fall
6 above the priority list of private Reception
7 groups --

8 MR. OLSON: Yeah.

9 CHAIRMAN MIRGEAUX: -- but below airport
10 tenants and aviation-related business.

11 MS. LUDLOW: And if you change Governmental
12 Uses to Other Governmental Uses, because Outside
13 kind of infers that it -- kind of infers it has
14 nothing to do with the airport. But then it is
15 still, you know, a -- another governmental agency
16 like the Coast Guard and the School Board and
17 things like that.

18 MR. WUELLNER: I think we can work them into a
19 redescription of C. Under what is currently called
20 Aviation Groups, I think we can revise that header
21 and be a little more inclusive in the definition
22 there and accommodate all of those things --

23 MS. LUDLOW: Okay.

24 CHAIRMAN MIRGEAUX: Is that sufficient --

25 MR. WUELLNER: -- ahead of Private.

1 CHAIRMAN MIRGEAUX: So --

2 MR. WUELLNER: Yeah, we'll bring the final
3 wording back to you in November --

4 CHAIRMAN MIRGEAUX: Okay. Great.

5 MR. WUELLNER: -- but we'll proceed that
6 direction.

7 Any other material changes to the policy you
8 want to deal with at this point or just we'll keep
9 plugging at it?

10 MS. LUDLOW: No.

11 MS. GREEN: I think keep plugging at it and
12 let us see what you're presenting --

13 MR. WUELLNER: We'll come back with some --

14 MS. GREEN: -- because then we can pick it
15 apart --

16 MR. WUELLNER: -- some sampling of rental
17 rates for you and then we'll tweak that definition
18 and then see where we go.

19 MS. LUDLOW: But I have to tell you, it was so
20 pleasant that you went back in the minutes to like
21 2009 and 2010 to hear Buzz George and --

22 MR. WUELLNER: Yeah, it was.

23 MS. LUDLOW: -- all of those people talking
24 about, Well, I don't know now. Maybe we shouldn't
25 do that. And Jim Werter --

1 MR. WUELLNER: Yeah.

2 MS. LUDLOW: -- you know, our old buddies and
3 they're sitting here. Because it was brand new, so
4 they had to kick the whole ball around.

5 MR. WUELLNER: That's right.

6 MS. LUDLOW: That was good. Thank you.

7 MR. WUELLNER: I feel like we've got some
8 direction, so...

9 PUBLIC COMMENT - GENERAL

10 CHAIRMAN MIRGEAUX: All right. Well, that's
11 the last item for new business. We're on to public
12 comment, general public comment. Mr. Liotta?

13 MR. LIOTTA: Real quick. On the last item, we
14 did make a request for -- a public record request
15 for all requests to use this room and we didn't
16 receive any responses that involved Passero. So
17 either that was an improper public records response
18 or they didn't make them.

19 But on to our public comment, I asked to -- to
20 present to this board more than once --
21 specifically we sent a letter on the 27th asking to
22 present in front of you...

23 That was not a drop-the-mic moment. All
24 right. Hopefully it still works.

25 So I sent a letter on the 27th. I was told

1 that we are not going to be on your agenda today.
2 I did speak with Chairman Maguire about it. He
3 told me that you guys were going to follow the
4 standard procedure that you always follow. I know
5 he's not here to agree or refute. I guess he's at
6 his -- his fraud trial that started today.

7 But when I look back at the history here, we
8 had basically a March 22nd meeting where
9 Chairman Maguire said that -- in response to
10 Ms. Ludlow, when she was asking about presenting
11 about the east side development, he said that it's
12 not ready to be developed yet. When it's ready,
13 the board will hear it for presentation.

14 On April 14th, I made a request to the
15 director to present to the board. Then we had the
16 April 22nd meeting where you had the Performing
17 Arts Center on the agenda about presenting.

18 Obviously you know how that voted, you decided
19 to get some more information and as part of that
20 information, you asked the director how it got on
21 the agenda. He said he received it and was
22 bringing it forward as an agenda item. May 22nd,
23 Performing Arts Center back on the agenda again and
24 ultimately you decide -- denied their ability to
25 present.

1 MS. LUDLOW: Oh, oh. I'm still on the other
2 one, though.

3 Do we still have board discussion on -- on the
4 tenant? Yeah, because they had public -- public
5 comment. So should -- it should come back to the
6 board.

7 MS. GREEN: I think Ed has direction. He said
8 he had direction.

9 CHAIRMAN MIRGEAUX: We don't have anything to
10 vote on with respect to the meeting room policy, so
11 what we did was, is gave staff direction, which was
12 what we have on the agenda. He's going to come
13 back with new verbiage for us to review and vote
14 on --

15 MS. LUDLOW: I understand.

16 CHAIRMAN MIRGEAUX: -- at a future meeting.

17 MS. LUDLOW: So can I make a comment on it?

18 CHAIRMAN MIRGEAUX: Well, now we're on the
19 board member comments; we're in the meeting. So
20 this is general comments for you, Reba. The floor
21 is yours.

22 MS. LUDLOW: I can say anything?

23 CHAIRMAN MIRGEAUX: You can say anything.

24 MS. LUDLOW: I always wanted to do that. I
25 tell you, you guys need to have more fun. Of

1 course you might break an ankle, but at any rate.

2 I will report on my Aerospace Academy, my TPO,
3 and my Safety Review Committee report, but first I
4 want to say -- I can't read my writing.

5 Grandfathered in. Like with -- when Liotta
6 asked for a -- when he asked to do a presentation,
7 I mean, I've been here, so I know he has asked to
8 do a presentation. And I was one that said, you
9 know, it's okay, but why should we listen to
10 shell -- I call it the shell guy -- seal, sale,
11 C-e-y -- C-h-e-y-l-l-e-s.

12 I said why should we listen to someone else,
13 you know, when we don't give, you know, our own
14 tenants who are paying, you know, good hard-earned
15 money -- that we should give them the same
16 privilege of doing a presentation.

17 Now, how Doug's one-hour presentation got in
18 there, I have no idea. I mean, that wasn't thought
19 of, app -- approved. It just popped up and we were
20 trapped, so there wasn't anything we can do.

21 So if Doug can stand up there and give a
22 one-hour presentation, then I think our tenants
23 certainly deserve some time to do their own
24 presentation.

25 Okay. That's all I'm going to say.

1 CHAIRMAN MIRGEAUX: Anything for TPO or
2 Safety?

3 MS. LUDLOW: Yeah.

4 So Aerospace Academy, we've not had another
5 meeting. They're -- they're organizing and they're
6 really doing extremely well. I'm -- I'm always so
7 proud of them.

8 Is there anybody here that would like to go
9 speak to that school? You know, they just -- they
10 just soak it up. You know, it's like you only have
11 to stay there an hour at the most and -- and what
12 you see those kids is just really -- it's just
13 really amazing.

14 So sometimes they send things like pencils or
15 cups or something like that and they'll have a -- a
16 question, a duel or something, and whoever wins the
17 pencil is the man of the day. I mean, it isn't
18 that, it's just, you know, getting them together
19 with it.

20 TPO, I have a meeting tomorrow -- Thursday.
21 Thursday.

22 And Safety Review Committee, nothing to report
23 at this point.

24 CHAIRMAN MIRGEAUX: Mr. Olson?

25 MR. OLSON: Nothing to report.

1 CHAIRMAN MIRGEAUX: Ms. Green?

2 MS. GREEN: We had the EDC meeting --

3 MR. OLSON: Yeah.

4 MS. GREEN: -- that Mr. Olson and I went to.

5 It was very informative about the labor force in

6 St. Johns County and where we are.

7 There's -- has not been another meeting since
8 then, which they'll have probably one before the
9 end of the year. And I did bring brochures, if
10 anyone's interested in --

11 MR. OLSON: It was a really good program.

12 MS. GREEN: -- what was brought up.

13 But it just talks about where displaced
14 workers are, what the economy's providing. And it
15 really affected the airport, too. So it was very
16 well done. It was Robert -- no, Ron Hetrick,
17 senior labor economist. It was very informative.

18 MS. LUDLOW: Did you go to the classic car?

19 MS. GREEN: No. They canceled that, I
20 believe --

21 MS. LUDLOW: Okay.

22 MS. GREEN: -- and it's rescheduled.

23 MS. LUDLOW: Thank you.

24 MS. GREEN: I think it's rescheduled to
25 October 25th.

1 MS. LUDLOW: Thank you. And that's -- and
2 then there's Justin.

3 CHAIRMAN MIRGEAUX: Well, I would like to
4 extend the actual chairman a hearty happy birthday
5 for not showing on his birthday, so there you go.
6 I think that's his birthday gift to us, is that
7 he's not here today.

8 So -- and in -- on a more serious note, I -- I
9 got a chance to go to the breakfast as well, and it
10 was interesting to hear the senior labor
11 economist's perspective that 1.8 percent of
12 employment, which is currently what
13 St. Johns County is, is actually a problem.

14 So you would think that, you know, lower is
15 better, but not necessarily. It's -- when it gets
16 that low, they consider it critical in terms of
17 businesses finding qualified talent.

18 So it's not necessarily a good thing when you
19 see it get that low. There's actually a healthy
20 level. So interesting times that we live in. And
21 it was interesting to -- to hear his perspective
22 how we're doing nationally and then also locally.

23 I don't think we've got anything else other
24 than that.

25 MR. WUELLNER: Just a quick review of your

1 regular meeting dates as they currently are
2 calendared.

3 CHAIRMAN MIRGEAUX: Next meeting
4 November 14th, does anybody have a problem with
5 November 14th?

6 MS. LUDLOW: No. But would somebody remind me
7 why we switched to the 10th?

8 CHAIRMAN MIRGEAUX: Because it was Bruce's
9 birthday. That's why.

10 MS. LUDLOW: I know that.

11 MR. WUELLNER: It -- it's schedule and travel
12 conflicts.

13 MS. LUDLOW: Oh. Because I thought all day
14 this is Columbus Day, and I always think
15 Columbus Day is the 12th or something. So it's
16 like, what, I have a meeting?

17 All right. Sorry. November 14.

18 CHAIRMAN MIRGEAUX: So the next regular
19 meeting is November 14th. We talked about the
20 workshops that are going to be interspersed
21 throughout. So keep -- keep your ear close to the
22 ground for those or be checking your e-mail for
23 updates on when those are.

24 November 14th for the next regular meeting.
25 December 12th. After that, January 9th and

1 February 13th, for those of you who are on the
2 board at that time, so...

3 MS. LUDLOW: You are going to be here through
4 Christmas, right?

5 CHAIRMAN MIRGEAUX: Yes, ma'am. I'll be here
6 I think up until January.

7 MS. LUDLOW: Oh, January. Okay. Good.

8 CHAIRMAN MIRGEAUX: Okay. And that's it.

9 Meeting adjourned.

10 (Meeting adjourned at 4:57 p.m.)

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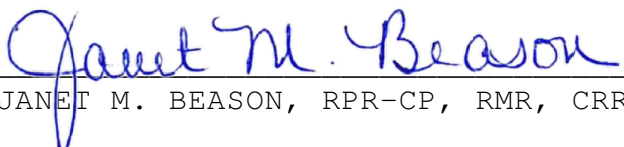
REPORTER'S CERTIFICATE

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STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 14th day of October, 2022.



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

<p>CHAIRMAN MIRGEAUX: [86] MR. BEYERS: [1] 13/3 MR. BURNETT: [2] 12/22 13/22 MR. GORMAN: [2] 38/22 38/24 MR. HARVEY: [1] 7/9 MR. HOLESKO: [5] 39/19 41/18 41/21 41/23 41/25 MR. LIOTTA: [2] 36/25 49/13 MR. NEWSTEDER: [15] 41/8 41/12 41/14 41/19 41/22 41/24 42/2 42/7 42/10 42/13 42/15 43/2 43/5 43/7 51/13 MR. OLSON: [45] 3/22 4/1 4/4 4/6 5/4 7/19 11/5 11/9 11/11 11/14 15/1 15/8 16/4 19/14 19/19 19/21 22/15 22/20 22/23 23/1 23/3 23/11 23/18 24/15 24/20 24/24 25/13 25/16 25/19 25/23 30/7 30/16 32/19 32/22 33/19 35/1 43/16 43/19 46/14 46/16 46/24 47/8 54/25 55/3 55/11 MR. RIERA: [1] 13/14 MR. WUELLNER: [116] MS. GREEN: [22] 4/10 4/20 5/5 12/14 12/16 26/2 26/4 34/8 34/12 43/10 43/18 48/11 48/14 51/22 51/25 52/7 55/2 55/4 55/12 55/19 55/22 55/24 MS. LUDLOW: [109]</p>	<p>139 [1] 5/20 13th [1] 58/1 14 [2] 2/10 57/17 14th [6] 50/14 57/4 57/5 57/19 57/24 59/10 15 [1] 21/24 16 [1] 2/10 16th [2] 14/18 15/19 17 [1] 1/23 1st [1] 14/19</p>	<p>ability [1] 50/24 able [6] 8/4 8/16 8/21 9/9 37/15 39/5 about [35] 6/4 6/4 6/7 6/13 6/18 6/18 10/8 10/22 11/15 14/6 16/16 16/21 16/23 17/4 18/12 18/13 18/19 18/23 18/25 19/4 19/6 19/7 20/11 24/9 25/20 29/11 31/14 48/24 50/2 50/10 50/11 50/17 55/5 55/13 57/19 above [3] 6/25 44/19 47/6 ABSENT [1] 1/12 absolutely [4] 7/21 20/4 34/25 46/11 Academy [3] 18/15 53/2 54/4 access [7] 22/8 31/19 32/2 32/3 37/11 39/5 40/24 accommodate [3] 25/3 46/4 47/22 across [1] 6/21 acting [4] 1/10 3/10 3/11 3/15 actual [1] 56/4 actually [8] 6/24 9/12 9/13 33/8 33/23 41/23 56/13 56/19 add [4] 15/1 31/3 36/7 41/8 added [3] 29/18 29/22 36/5 adding [1] 43/25 additional [7] 11/3 16/18 17/9 19/22 24/17 36/21 43/4 Additionally [1] 37/13 address [2] 21/13 31/23 addressed [1] 36/1 adjourned [2] 58/9 58/10 ADJOURNMENT [1] 2/13 adjusted [1] 21/9 adjustments [2] 20/13 21/4 administrative [3] 2/10 16/11 16/13 advertise [1] 16/6 Aerospace [3] 18/15 53/2 54/4 Aerospace Academy [3] 18/15 53/2 54/4 affected [1] 55/15 after [11] 9/23 12/12 16/24 24/11 36/21 37/14 41/11 44/10 44/12 45/3 57/25 afternoon [3] 6/8 14/23 39/19</p>	<p>again [7] 18/24 19/4 25/19 36/6 41/24 45/9 50/23 against [1] 44/1 agencies [1] 26/22 agency [2] 33/19 47/15 agenda [12] 2/5 5/1 5/3 5/7 5/10 50/1 50/17 50/21 50/22 50/23 51/25 52/12 agree [5] 24/23 25/5 26/5 43/10 50/5 agreed [1] 14/7 agreement [1] 29/13 agrees [1] 38/18 ahead [1] 47/25 aids [1] 11/21 air [2] 10/3 17/21 aircraft [1] 9/5 airfield [9] 5/25 6/22 6/24 9/4 9/23 11/17 44/14 45/5 45/15 airport [32] 1/1 1/17 3/20 5/25 6/13 9/1 13/9 17/5 17/10 17/22 23/21 23/21 23/24 26/6 26/14 28/9 28/18 29/3 29/5 31/9 32/1 37/25 38/2 39/1 40/20 42/17 44/9 44/24 47/9 47/14 51/10 55/15 Airport Authority [6] 17/5 17/10 28/9 31/9 39/1 40/20 airport-related [1] 26/6 all [42] 3/5 3/18 5/2 5/9 10/13 10/19 11/5 11/19 15/4 18/23 23/16 24/11 24/11 26/10 26/15 30/20 30/23 30/24 31/25 32/7 35/9 35/14 36/7 37/4 37/19 37/21 39/23 41/7 42/7 43/4 45/18 47/22 48/23 49/10 49/15 49/23 51/4 51/16 51/19 53/25 57/13 57/17 All right [6] 3/5 5/2 31/25 41/7 49/10 51/19 ALLEGIANCE [3] 2/3 3/3 3/4 allocated [1] 37/6 allow [1] 22/6 allowed [1] 38/7 almost [4] 7/22 9/3 12/13 23/6 along [1] 39/11 already [2] 6/16 8/15 also [7] 1/15 3/10 7/12 24/16 31/20 37/24 56/22 always [5] 40/19 50/4 52/24 54/6 57/14 amazing [1] 54/13 amount [8] 9/2 9/10</p>	<p>19/6 42/2 42/3 42/16 42/21 43/22 Andrew [1] 39/19 ankle [1] 53/1 another [8] 7/6 9/8 27/6 27/6 31/14 47/15 54/4 55/7 answer [1] 34/20 answered [1] 37/10 answering [1] 28/20 anticipation [1] 12/8 any [17] 5/6 11/4 11/21 20/13 21/8 21/10 23/14 26/1 30/18 34/6 35/11 35/14 37/15 48/7 49/16 51/16 53/1 anybody [4] 13/20 37/17 54/8 57/4 anymore [1] 35/5 anyone [1] 35/18 anyone's [1] 55/10 anything [12] 17/7 17/8 21/11 25/6 26/11 27/10 52/9 52/22 52/23 53/20 54/1 56/23 AOPA [1] 33/16 apart [1] 48/15 app [1] 53/19 apparently [3] 37/13 51/3 51/4 appear [1] 27/3 appointment [1] 12/25 APPROVAL [2] 2/5 5/1 approve [4] 3/19 3/25 4/13 5/10 approved [1] 53/19 approximately [4] 6/3 6/9 17/20 17/23 April [2] 50/14 50/16 April 14th [1] 50/14 April 22nd [1] 50/16 are [48] 4/17 5/16 6/1 8/15 10/5 10/6 14/4 14/17 15/15 17/14 19/13 20/1 20/6 20/7 20/10 21/7 24/1 24/7 24/10 27/21 28/16 31/7 31/8 34/18 36/14 37/5 37/22 38/12 39/9 39/10 43/6 43/15 43/17 43/21 45/21 45/22 45/24 46/6 50/1 51/9 53/14 55/6 55/14 57/1 57/20 57/23 58/1 58/3 area [6] 6/6 7/25 9/2 9/16 20/17 45/21 aren't [1] 17/25 around [4] 9/1 9/8 14/12 49/4 arrangements [2] 5/22 31/19 Article [1] 16/14 Arts [3] 50/17 50/23 51/3 as [30] 4/13 5/10 7/2</p>
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