

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, March 19, 2007

6 from 4:07 p.m. to 6:00 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

9 RANDY BRUNSON

JOHN "JACK" GORMAN

10 SUZANNE GREEN, Chairman

KELLY BARRERA, Secretary-Treasurer

11 \* \* \* \* \*

12 BOARD MEMBERS ABSENT:

13 WAYNE GEORGE

14 \* \* \* \* \*

15 ALSO PRESENT:

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

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

19 BRYAN COOPER, Assistant Airport Director.

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JANET M. BEASON, RPR, RMR, CRR, FPR

22

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1           P R O C E E D I N G S

2           MS. BARRERA: Hello, everyone. We'd like to  
3 go ahead and call this meeting to order. It's  
4 4:10. Before we get started, we want to remind  
5 everyone that if you have any comments to make or  
6 any information that you'd like to put -- have  
7 input on, we have the slips over on the table.  
8 You'll want to fill those out and bring them to  
9 the front.

10          As of right now, I have no slips here for the  
11 chairman's position when she arrives that anyone  
12 has filled out that they'd like to discuss on any  
13 of the agenda items. So, I just wanted to remind  
14 everyone.

15          If I could have everyone stand for the Pledge  
16 of Allegiance.

17                 (Pledge of Allegiance.)

18          3. - APPROVAL OF MEETING MINUTES

19          MS. BARRERA: Okay. We have the approval of

20 the minutes from our last meeting. Has everyone  
21 had a chance to review the minutes from the last  
22 meeting?

23 MR. BRUNSON: I make a motion we approve the  
24 minutes. Did you read them, Jack?

25 MR. GORMAN: I read them. I have -- I think

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1 that at times when everyone talks all at once,  
2 that we have a tremendous difficulty and it makes  
3 it tremendously difficult for the court reporter  
4 to -- the court reporter, I'm sorry -- to be able  
5 to get them accurate.

6 I didn't see that they were completely  
7 accurate, but they were -- certainly the gist was  
8 there. And hats off to our ability to do at least  
9 that. So -- yes, I would second the motion to  
10 approve them.

11 MS. BARRERA: Okay. Then the minute -- the  
12 minutes will stand approved.

13 4. - APPROVAL OF FINANCIAL REPORT

14 MS. BARRERA: On the financial report, I  
15 reviewed the financial report. I didn't find any  
16 discrepancies. Anyone else?

17 MR. BRUNSON: Do we have a copy?

18 MS. BARRERA: It's right there.

19 MR. BRUNSON: Right.

20 MS. BARRERA: In the center.

21 (Pause in the proceedings.)

22 MS. BARRERA: Do we have a motion to approve

23 the financial report?

24 MR. BRUNSON: I have a question. Ed,

25 where -- where does it show our reserve?

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1 MR. WUELLNER: It would be on your page 2,  
2 the numbered page 2.

3 MR. BRUNSON: Uh-huh.

4 MR. WUELLNER: And would be the currently --  
5 we don't have a stand-alone account for that, but  
6 you can see it's the combination of the two SBA  
7 account line items there --

8 MR. BRUNSON: Okay.

9 MR. WUELLNER: -- of \$463,000 and \$3,041,000  
10 currently.

11 MR. BRUNSON: So, this -- this includes --

12 MR. WUELLNER: Includes reserve.

13 MR. BRUNSON: -- the reserve of the -- the  
14 millage rate we approved?

15 MR. WUELLNER: Correct.

16 MR. BRUNSON: Okay. I make a motion we  
17 approve.

18 MS. BARRERA: Do we have a second?

19 MR. GORMAN: Second.

20 MS. BARRERA: Okay. Financial report will be  
21 approved as submitted.

22 5. - APPROVAL OF AGENDA

23 MS. BARRERA: We have the agenda before us.  
24 Has everyone had a chance to look over the agenda?

25 MR. BRUNSON: Yes.

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1 MS. BARRERA: Do we have a motion to approve  
2 the agenda as it stands?

3 MR. BRUNSON: Do we have anything we want to  
4 add?

5 MR. WUELLNER: Not as an agenda item, no.

6 MR. BRUNSON: Okay. I make a motion we  
7 approve the agenda.

8 MS. BARRERA: Okay.

9 MR. GORMAN: Second.

10 MS. BARRERA: Okay. Then the agenda will be  
11 approved as stand -- stands. Reports?

12 7. - COMMITTEE REPORTS

13 MR. BRUNSON: The MPO, we've had two of these  
14 meetings kind of back to back. And so the -- we  
15 have not had another MPO meeting since then. So,  
16 everything is -- is the same as last reported.

17 MS. BARRERA: Okay.

18 MR. BRUNSON: And on the EDC, the -- about  
19 the same thing; nothing new to report there.

20 MS. BARRERA: Okay. On the

21 Intergovernmental?

22 MR. WUELLNER: I think Mr. George attended

23 that on your behalf, and of course he's not in

24 attendance today.

25 MS. BARRERA: Okay. And on the SJC Aerospace

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1 Academy?

2 MR. WUELLNER: They have not had a meeting  
3 since the last Airport Authority meeting. I  
4 believe they're Wednesday of this week or  
5 Wednesday of next week. I'm not sure which.

6 MS. BARRERA: Okay. But they did have the  
7 exposition.

8 MR. WUELLNER: I believe they did for the  
9 incoming seventh and eighth graders, or eighth  
10 graders into the -- into St. Augustine High  
11 School.

12 MS. BARRERA: And from what I understand,  
13 that was very well received by the community.  
14 Okay. Project -- no.

15 MR. WUELLNER: Need your other reports.

16 6. - REPORTS

17 MS. BARRERA: Other reports. Mr. Sanchez?  
18 County Commission? Do you have any reports?

19 MR. BRUNSON: Where's our speaker?

20           COMMISSIONER SANCHEZ: The only thing is I  
21    think at my very first meeting, someone asked  
22    about a insurance deal with the County. And I  
23    reported to you that we weren't sleeping on that  
24    but legal was very, very busy.  
25           It's my understanding now that that has gone

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1 out of legal and has gone to the insurance agent  
2 that handles insurance for the County. So, that's  
3 where that sits. There's no answers or anything  
4 on it yet, but that's where it is.

5 MR. GORMAN: May I say one thing or --

6 COMMISSIONER SANCHEZ: Sure.

7 MR. GORMAN: If it goes to the insurance  
8 agent, it goes into a closed loop. In other  
9 words, because to actually go back into using  
10 insurance agencies rather than self-insuring,  
11 you've -- you've just reevolved yourself into the  
12 problem again.

13 COMMISSIONER SANCHEZ: Well, I'm sorry if I  
14 said "agent," but there is an insurance agency  
15 that handles our self-insurance fund. I think  
16 that's required by state law. And we do have a  
17 local person that handles that, and that's who has  
18 it now. So...

19 MR. GORMAN: I understand.

20 MR. BRUNSON: Thank you, Ron.

21 MS. BARRERA: Okay. Thank you, Mr. Sanchez.

22 Mr. Slingsluff?

23 MR. WUELLNER: I don't see him.

24 MS. BARRERA: He's not here. Mr. Daniel

25 Nehring?

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1 MR. NEHRING: Nothing.

2 MS. BARRERA: Okay. Mr. Thompson with  
3 S.A.P.A.?

4 MR. THOMPSON: Thank you. It's my practice  
5 to ask if people have anything that they want to  
6 say to the board, anything that they want brought  
7 up. And I got a pretty good response this time.

8 I think probably unanimously from all the  
9 club members, we want to thank Ed for his -- his  
10 fuel price management. And, you know, we got --  
11 got the warning about an increase here a few days  
12 ago, but it has been so good for so long, I've  
13 heard absolutely no complaints, and we appreciate  
14 it very much.

15 The Coast Guard Auxiliary and Civil Air  
16 Patrol also appreciate the space and the effort  
17 that's made by the airport, and particularly  
18 Galaxy, who apparently is donating a lot of cups  
19 of coffee to the Coast Guard Auxiliary folks and

20 have been very, very flexible in scheduling

21 facilities and conference room.

22 The new card access system continues to get

23 rave reviews, both for the way the system's been

24 implemented and the speed of the gates. You know,

25 stopping -- I'm hoping we're seeing better

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1 compliance with people stopping. I think that's  
2 one of the reasons. The gate opened, you could go  
3 through and stop, and the gate closes, and it's  
4 not sitting there wondering if something broke  
5 before the -- before it starts to push closed.

6 The only thing in line of a complaint was  
7 maybe a new vendor for the Coke machine, soft  
8 drink machines at the base of the tower. The note  
9 I got here is "continually inop." I don't know  
10 whether that's true or not. But there's a -- I  
11 never get fuel over here that I don't find -- run  
12 into somebody buying fuel who is not from here,  
13 not from anywhere close to here, but they heard  
14 about St. Augustine and the fuel prices and the  
15 nice facilities.

16 And, you know, the guy that I ran into most  
17 recently was last Wednesday, had been to Orlando  
18 and was headed back to Memphis and stopped in here  
19 to get fuel.

20           So, that's -- the reputation is -- is  
21           spreading, and maybe an operative Coke machine  
22           would be a better thing. And that's it. Thank  
23           you all very much.

24           MS. BARRERA: Thank you, Mr. Thompson.

25           MR. GORMAN: Can I? I'm wasting our time,

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1 but can I tell you the Coke machine never works?

2 I'm out about \$10 in change because everybody's so  
3 darn thirsty and they keep looking to me.

4 MR. WUELLNER: Okay. Well, we'll follow up  
5 on that.

6 MR. GORMAN: All right.

7 MS. BARRERA: Mr. Ottesen from Florida --

8 MR. WUELLNER: I don't see him.

9 MS. BARRERA: No? And Mr. Burnett?

10 MR. BURNETT: Other than just to report --  
11 we're working on a number of things for you right  
12 now, including attempting to collect a judgment,  
13 an old judgment for not too much money, \$14,000.  
14 But none -- needless to say, it's taxpayer money,  
15 so we're trying to collect that for you.

16 And then dealing with some issues related to  
17 neighboring property owners and their plans for  
18 development and trying to make sure your interest  
19 is protected in that regard and advising Ed in

20 those matters. So, that's mostly what's going on

21 right now from our end.

22 MS. BARRERA: Thank you, Mr. Burnett. Jack?

23 MR. GORMAN: When we're talking about, again,

24 avigation easements and applying them to any

25 development that goes on in the area --

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1 MR. BURNETT: Yes. Naturally, that's sort of  
2 the baseline as to what -- what we understand from  
3 the Authority would be their -- their -- their  
4 minimum requirement, would be to have that kind of  
5 avigation easement like what was done on Madeira,  
6 the Ponce.

7 MR. GORMAN: Right, which was done very well.  
8 And what -- can I say, now that we've got two  
9 county commissioners in here, is there any help  
10 that you might need from them to make sure that --  
11 to expedite any of that ever happening, to make  
12 sure it does happen?

13 MR. BURNETT: Yeah. I'm -- I'm not sure --  
14 so sure at this stage, we've gotten to a point  
15 where -- where we need it, because I think we've  
16 had willing folks on the other side saying, yeah,  
17 we'll do it.

18 MR. GORMAN: All right.

19 MR. BURNETT: There's been some questions

20 related to the actual, some of the specific  
21 language that was used in the Ponce. But other  
22 than that, we've had -- have been dealing with a  
23 willing party.

24 MR. GORMAN: That's great. That's great  
25 news. Great.

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1 MR. WUELLNER: And -- and we're going to ask  
2 to workshop that here in a few minutes. We'll get  
3 a date set for that.

4 MS. BARRERA: Okay. Thank you, Mr. Burnett.  
5 Mr. Knight, I don't see him. Ed, will you be  
6 presenting on his behalf?

7 MR. WUELLNER: Well, yeah. The -- through  
8 February -- or excuse me, for the month of  
9 February, operations for the month were 8,120, as  
10 reported by the tower. So, that reflects the  
11 daytime 7 a.m. to 9 p.m. numbers. Okay.

12 MS. BARRERA: Okay. Thank you. And we'll go  
13 on to project updates.

14 8. - PROJECT UPDATES

15 MR. WUELLNER: Yes, ma'am. Outstanding  
16 projects currently are south area apron  
17 development; the T-hangar development project;  
18 hangars 8, 9, and 10; the seaplane ramp; marketing  
19 and public relations; and airport leasing

20 activities.

21 First with the south -- south area Taxiway F

22 and apron, as you recall, this is the FAA project,

23 or the project that's largely funded by the FAA in

24 the State of Florida. At this point, work

25 continues out there.

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1       The lime rock is just about finished up on  
2       the main portion of the amp -- the ramp and the  
3       lead-in taxiways. In fact, I understand they're  
4       going to be doing the prime coating, which is the  
5       sealant and adhesive material that's placed right  
6       before actual laying of asphalt on the taxiway  
7       portions within the matter of days. And they're  
8       finishing the final lift of lime rock into the  
9       apron area, especially in the west end of the  
10      apron. So, I think they're -- everything's moving  
11      along very well and -- and don't expect any real  
12      problems now.

13      And paving, I would think within, you know, a  
14      matter of weeks should at least get the first --  
15      first course of that on. There's a total of six  
16      inches of pavement that goes back there. So,  
17      it -- it will go in two-inch lifts, so,  
18      effectively pave it three times with two inches.  
19      So, it will take a while to pave.

20 Next project's T-hangar, that T-hangar  
21 development project that is currently at County  
22 DRC. Preliminary meeting was held with the  
23 engineers. At that point, no major issues were  
24 identified as a part of the DRC. They're  
25 responding with a few comments that were made.

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1           And as soon as that is released out of DRC,  
2           we will begin the bidding process for the  
3           development of those buildings. Once that's  
4           complete, obviously we'll be back to you for award  
5           of that contract. And then hopefully we're still  
6           looking at a time line of about the end of this  
7           calendar year, December, for occupancy on the  
8           T-hangars back there.

9           And to refresh your memory, that's, I  
10          believe, 42 and 11 or 44 and 11, I think is how  
11          it --

12          MR. BRUNSON: Forty-four?

13          MR. WUELLNER: -- shapes up as of -- as of  
14          last month, so -- and that's the last time you'll  
15          see anything about the layout of that particular  
16          area.

17          All right. Hangars 8, 9, and 10, very close  
18          to totally complete. I believe they've got  
19          another coating of the floor, hangar floor, to do

20 the coating that's being applied there. Paving's  
21 complete. They were doing exterior cleanup. The  
22 interior cleanup's been accomplished.

23 I really expect that if they have not already  
24 applied for it, that they would be very close to  
25 having it -- the DRC approval of that project --

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1     excuse me, DRC -- excuse me -- the CO from the  
2     County on those buildings very shortly. We're  
3     still expecting approximately April 1st occupancy,  
4     based on the leases that were approved last month.

5           Seaplane ramp, this morning, the -- all of  
6     the aluminum structures arrived on-site. Most of  
7     the floating dock material and pilings are in --  
8     in -- are on the airport now. And he's supposed  
9     to be out there within a matter of days to get  
10    that done.

11          The freshwater well out there for rinse-down  
12    is completed. And the electrical service is in  
13    place to -- to power that. So, it's coming along.  
14    It will go together very quickly based on what  
15    I've seen out there, and still looking really a  
16    matter of -- he told us less than a week or so to  
17    do the actual construction in -- in place. So,  
18    should still meet our schedule of the end of the  
19    month.

20           You have an agenda item on marketing and  
21   public relations coming up. And as I mentioned  
22   last month, we were making a presentation to the  
23   North Vilano Beach -- or what do they call it,  
24   North Shores --  
25           MR. BURNETT: Improvement Association.

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1 MR. WUELLNER: -- Improvement Association or  
2 whatever it is. We did that last -- week ago  
3 Monday.

4 MS. BARRERA: Was it well attended?

5 MR. WUELLNER: Let's see. Commissioner  
6 Bryant was there, along with one of the County  
7 attorneys to talk about something else up there.  
8 And I want to say there was 30, 35 maybe in  
9 attendance. Couldn't have been much more than  
10 that.

11 MR. GORMAN: Again, did the board members get  
12 an e-mail a couple of days in advance of that?

13 MR. WUELLNER: We didn't give you an e-mail  
14 because just a couple of days before it was the --

15 MS. BARRERA: PR.

16 MR. WUELLNER: Yeah, we let you know in the  
17 Authority meeting of the -- of doing that. It was  
18 on the -- in fact, in this place last --

19 MR. GORMAN: It was at the workshop.

20 MR. WUELLNER: Yeah.

21 MR. GORMAN: I understand.

22 MR. WUELLNER: Airport leasing activities,  
23 hangars I-2 and I-3 are on the agenda. Otherwise,  
24 that would be extent of the activity this month.

25 I do have an issue to talk to you about

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1 briefly and make sure no one has a problem with  
2 the approach, but it's under housekeeping later.  
3 Just to make sure there's no issues with the board  
4 before we move forward.

5 And that brings you to your first agenda  
6 item.

7 MS. BARRERA: Okay. Thank you, Mr. Wuellner.

8 9.A. - PR COMMITTEE LIAISON APPOINTMENT

9 MS. BARRERA: Agenda items, the PR committee  
10 liaison appointment. Mr. Wuellner?

11 MR. WUELLNER: I'm sorry?

12 MS. BARRERA: We had -- we're on the first  
13 agenda item, the PR committee liaison appointment.  
14 We had the workshop.

15 MR. WUELLNER: Yeah. This is largely your  
16 agenda item --

17 MS. BARRERA: Right.

18 MR. WUELLNER: -- to continue your discussion  
19 and take whatever action you -- you deem

20 appropriate relative to your workshop last week.  
21 Was it last week or week before last? Relative to  
22 handling future public relations activities, both  
23 for the Airport Authority proper and for engaging  
24 others in the community relative to their support  
25 for airport-related activities.

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1           And I'm not sure where y'all want to pick it  
2           up and make it actionable at this point. But this  
3           is that agenda item.

4           MS. BARRERA: Okay. Do we have any board  
5           member comment on the PR committee liaison  
6           appointment from the workshop?

7           MR. BRUNSON: What I would say is that I  
8           would like to continue with the theory that --  
9           that we have a liaison to the PR committee, and  
10          this PR committee be made up of citizens that are  
11          interested in doing PR for the airport and to --  
12          to -- speaking with -- and with civic  
13          organizations and all the things we talked about  
14          at the workshop, that I think that the -- this  
15          should be a thing that the -- the board members  
16          should be a liaison and not running the PR  
17          meeting.

18          And -- and I think that's pretty well what we  
19          decided at the workshop.

20 MS. BARRERA: Okay. Mr. Gorman, did you have  
21 any comments?

22 MR. GORMAN: I like the list. It's a good  
23 list. I would -- I would think it would be pretty  
24 key to get Grumman involved. I mean, that's my  
25 only thought, the caveat, the way I would really

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1 like to see Grumman really involved.

2 Warren's a great promoter. He's -- he joined  
3 the -- the Coast Guard Auxiliary, and he's already  
4 talking to Washington, and I think it's his second  
5 day. So, they're all good, like Reba. So, it's  
6 excellent. I just hope it keep lots of inertia.

7 MS. BARRERA: I think we've had a lot of --  
8 we had our workshop on the public relations item.  
9 We've had discussions before at the board meeting  
10 about the need for public relations for the  
11 Airport Authority to help educate the public about  
12 the airport and about its benefit and the value to  
13 the community.

14 So, it sounds to me that there's a lot of  
15 interest and support for that. And from the  
16 workshop, what I understand is that the -- the  
17 board was more in favor of trying to keep it as a  
18 separate thing from the board and focus through  
19 the Airport Authority on corporate communications

20 from a corporate standpoint and -- and have a  
21 liaison to the PR committee to assist in any flow  
22 of information that they would be able to use.

23 Do I have a motion?

24 MR. BRUNSON: I'd like to make one more  
25 comment.

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1           With this list of people that maybe would  
2           serve on the PR committee, I certainly want to try  
3           to include people in the business community that  
4           are interested, and not just us pilots. And so  
5           the liaison should keep that in mind, to try to --  
6           to help in that endeavor.

7           MR. GORMAN: You think that maybe some  
8           invitations could be extended by the committee  
9           here to, you know, members of the business  
10          community?

11          MR. BRUNSON: That'd be their decision, but I  
12          certainly hope they do. I think there's a lot of  
13          people out there with the EDC and with --

14          MR. GORMAN: Sure.

15          MR. BRUNSON: -- the Chamber and in the  
16          county that are interested and -- citizens, and  
17          that's where -- the pilots do an excellent job of  
18          PR, but I certainly hope we -- commend that.

19          Having said that, I'd like to make a motion

20 that we nominate Kelly to be our PR liaison for

21 the airport board.

22 MR. GORMAN: Second.

23 MS. BARRERA: I have a motion and a second.

24 Do I have any discussion?

25 MR. WUELLNER: You do. Go to the public.

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1 MS. BARRERA: Any public comment regarding

2 this?

3 (No public comment.)

4 MR. BRUNSON: Good luck, Kelly.

5 MR. GORMAN: We volunteered you again.

6 MS. BARRERA: Okay. Well, then --

7 MR. BRUNSON: All in favor?

8 MS. BARRERA: All in favor, say aye.

9 MR. BRUNSON: Aye.

10 MS. BARRERA: Aye.

11 MR. GORMAN: Aye.

12 MS. BARRERA: All opposed?

13 (No opposition.)

14 MS. BARRERA: All right. I will be the PR

15 liaison appointment.

16 MR. WUELLNER: Okay.

17 MS. BARRERA: The next agenda item is lease

18 I-2, the Wind Dancer Aviation, Incorporated.

19 9-B. - LEASE I-2 WIND DANCER AVIATION, INC.

20 MR. WUELLNER: That's -- I have two leases to  
21 bring to you today. The first lease is to Wind  
22 Dancer Aviation. This is -- yeah, the name just  
23 slipped out of my head. Gene Powers. Right out  
24 of my head. Gene Powers --  
25 MR. BRUNSON: The mechanic.

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1 MR. WUELLNER: -- who is principal of that.  
2 You've -- you've become familiar with Gene's  
3 operation. We've been talking about it for better  
4 part of a year in trying to figure out how to make  
5 that work.

6 Gene was next on the commercial hangar  
7 list -- this is the vacated hangar I-2 -- in that  
8 that tenant is moving over to the east side, over  
9 to -- I believe it's hangar unit 9.

10 This is a third -- 3,000 square foot hangar.  
11 This particular hangar has a little bit of office  
12 space that's built in there, along with restroom.  
13 The lease would -- and character would be a  
14 commercial lease. It would be restricted to  
15 aircraft maintenance, within that context.

16 The proponent has provided all of the  
17 requisite information and meets minimum standards  
18 for the operation as approved by you. It's  
19 looking for a five-year lease with three five-year

20 options. The lease would increase annually at

21 CPI.

22 Again, it's 3,000 square foot. It works out

23 to \$1,500 a square -- excuse me, per month, or

24 \$18,000 a year. That is at \$6 a square foot, is

25 what the rental rate would be for that facility.

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1 And it would be Staff's recommendation you approve  
2 that lease.

3 MS. BARRERA: Mr. Wuellner, this is above  
4 what the lease was previously --

5 MR. WUELLNER: Yeah. The lease was --

6 MS. BARRERA: -- is that correct?

7 MR. WUELLNER: -- at -- my memory's correct,  
8 about \$850 or \$900 a month, is what the vacated  
9 lease value was.

10 MS. BARRERA: So, it's substantially.

11 MR. WUELLNER: Yes.

12 MS. BARRERA: Okay. Board discussion?

13 MR. BRUNSON: And -- and this meets our ROI?

14 MR. WUELLNER: Oh, absolutely.

15 MR. BRUNSON: Without any problem?

16 MR. WUELLNER: Yeah, this is a 10- or  
17 11-year-old building and certainly exceeds those  
18 kind of numbers.

19 MR. BRUNSON: Good. Well, that's very well

20 needed, instead of coming under the fence and

21 working on airplanes. So -- so, long overdue.

22 MS. BARRERA: Do we have any other comment?

23 Mr. Gorman?

24 MR. GORMAN: Long overdue is -- is mine. I'd

25 encourage someone else to do it, too. We need

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1 more than one facility. But finally can get  
2 something fixed on the field. That's great.

3 MS. BARRERA: Instead of losing that business  
4 to other airports.

5 MR. GORMAN: Exactly.

6 MS. BARRERA: Do we have any public comment  
7 on this action item? Public comment? Mr. Sesona?

8 MR. SESONA: Yeah. I'd like to ask a  
9 question about general information about, you  
10 know, in-the-box activities. How does the tower  
11 record that type of air traffic? Is each pass  
12 recorded by the tower? Is there some special  
13 arrangement that is used for logging this air  
14 traffic? It's different than regular air traffic?

15 MS. BARRERA: Are you talking about transient  
16 traffic?

17 MR. WUELLNER: Aerobatics.

18 MS. BARRERA: Oh, aerobatics. Would that be  
19 a separate --

20 MR. WUELLNER: Yeah.

21 MS. BARRERA: -- item to discuss?

22 MR. WUELLNER: It's kind of -- kind of off

23 the topic, but it -- they're only recorded as

24 takeoffs and landings when they physically take

25 off or land. It's not bypass or anything like

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1 that.

2 MR. SESONA: Okay. Does the Airport  
3 Authority in any way subsidize stuff like that,  
4 provide fuel or --

5 MR. WUELLNER: No, sir. Not at all.

6 MR. SESONA: One -- one other thing. On the  
7 seaplane ramp, will air traffic in and out of  
8 there be recorded separately, or will that just  
9 melt into the general air traffic count?

10 MR. WUELLNER: I can't really speak for  
11 David. I -- my suspicion is it's recorded just  
12 like any other takeoff and landing and is not -- I  
13 don't know that he immediately distinguishes based  
14 on whether it's seaplane or land.

15 I think it's only based on type of aircraft,  
16 is the only way to distinguish, meaning  
17 single-engine, multi-engine, jet, military, that  
18 kind of distinction. They are logged that way.

19 MR. SESONA: I was kind of hoping that it

20 might be separately logged so that we could have  
21 some idea on whether or not, you know, the amount  
22 of money that we're spending for that is in any  
23 way justifiable.

24 We've got quite a bit of money that's going  
25 into that renovation. And since I don't see that

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1 much seaplane traffic, I was kind of wondering if  
2 we could have something separate done on that.

3 That's my comment.

4 MR. WUELLNER: Okay.

5 MR. SESONA: Thank you.

6 MS. BARRERA: Do we want to save any board  
7 member comments regarding that as a separate item  
8 since that wasn't a part of the action item?

9 Those comments weren't a part of the lease?

10 Okay. So, we'll save any -- any further  
11 comment on that as part of the public comment from  
12 the Authority members, because that's not a part  
13 of the -- the flow of the agenda.

14 Okay. Do we have a motion regarding -- do we  
15 have any further public comment regarding Wind  
16 Dancer Aviation's lease?

17 (No public comment.)

18 MR. BRUNSON: I make a motion we authorize  
19 the director to initiate the lease with Wind

20 Dancer as stated.

21 MR. GORMAN: Second.

22 MS. BARRERA: Okay. We have a motion and a

23 second to accept the lease for Wind Dancer

24 Aviation.

25 The next agenda item is the lease on I-3?

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1 MR. WUELLNER: You want to vote on that?

2 MS. BARRERA: Oh, I'm sorry. Vote. All in  
3 favor, aye?

4 MR. BRUNSON: Aye.

5 MS. BARRERA: Aye.

6 MR. GORMAN: Aye.

7 MS. BARRERA: All opposed?

8 (No opposition.)

9 MS. BARRERA: Then we will accept it.

10 9.C. - LEASE I-3 FLITEC, INC.

11 MR. WUELLNER: All right. Next -- next is  
12 the second -- second lease. This is for hangar  
13 I-3. Again, it's vacated, with the tenant going  
14 over to the other side of the field. Company name  
15 is Flitec, Inc. They -- it, again, is a lease,  
16 commercial lease. And it's specialized flight  
17 training. They do exclusively training in the  
18 Cirrus aircraft in particular.

19 There's a requirement within the insurance

20 industry related to Cirrus aircraft, because of  
21 the parachute that's on board, that specialized  
22 training be conducted, and this particular  
23 gentleman does that type of work.

24 We reviewed their information for compliance  
25 with minimum standards and find it acceptable.

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1 Again, they're looking for a five-year lease, with  
2 three five-year options, adjusted annually in CPI.

3 The unit is slightly larger in that it's  
4 3,250 square foot. However, this particular  
5 hangar has no office or restroom or any other  
6 facilities. It's strictly a hangar. It is their  
7 desire to build out that office to be compliant  
8 with your minimum operating standards. And as  
9 such, the rental rate was adjusted to \$5.50 a  
10 square foot, or \$1,490 per month, for a total of  
11 \$17,875.

12 And it would be Staff's recommendation for  
13 approval.

14 MR. BRUNSON: And -- and Flitec was in  
15 line --

16 MR. WUELLNER: Yes, sir.

17 MR. BRUNSON: -- with their sign-in?

18 MR. WUELLNER: Yes, sir.

19 MR. BRUNSON: So, they're not going ahead of

20 anybody?

21 MR. WUELLNER: No, sir.

22 MR. BRUNSON: And this is basically about the

23 same money as we're doing on 1 and 2 --

24 MR. WUELLNER: Yeah.

25 MR. BRUNSON: -- with them spending money.

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1 MR. WUELLNER: Yes. And --

2 MR. BRUNSON: Okay.

3 MR. WUELLNER: -- there's very little  
4 difference, really, 250 square foot difference in  
5 the hangar units.

6 MS. BARRERA: And they're going to be the  
7 ones paying for the office space?

8 MR. WUELLNER: Yes. Yes, ma'am.

9 MS. BARRERA: Do we have any other comment?  
10 Do we have any public comment regarding this  
11 action item with Flitec?

12 (No public comment.)

13 MS. BARRERA: Okay. Do we have a motion on  
14 the board to accept?

15 MR. GORMAN: I make a motion we accept it.

16 MR. BRUNSON: Second.

17 MS. BARRERA: We have a motion and a second.

18 The lease is accepted.

19 MR. WUELLNER: You need to vote.

20 MS. BARRERA: Everyone vote aye?

21 MR. WUELLNER: You need to --

22 MS. BARRERA: I mean, everybody in favor?

23 MR. BRUNSON: Aye.

24 MS. BARRERA: I'm counting the minutes.

25 Everyone in favor, say aye.

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1 MR. GORMAN: Aye.

2 MS. BARRERA: Okay. Anyone opposed?

3 (No opposition.)

4 MS. BARRERA: Then we'll accept the lease of

5 I-3.

6 MR. WUELLNER: Okay.

7 MS. BARRERA: The next item on the agenda is

8 the information flow?

9 9.D. - INFORMATION FLOW

10 MR. GORMAN: That was mine. I'm going to

11 keep it real simple. I'm going to bring it up

12 again later after we see how it works.

13 Just to keep it simple and keep it going, I

14 would like to encourage that board members to

15 e-mail to a central -- to Mr. Wuellner and, of

16 course, to our attorney to make sure everything's

17 legal schmegal, their thoughts on things. Because

18 during these meetings, we don't get to develop our

19 thoughts much. We don't -- in other words, the

20 meetings move on. We discuss agenda items.

21 And -- but there are things that other board

22 members might want to know that board members are

23 thinking. Not to discuss, but to think; in other

24 words, situations. And I'd like to encourage the

25 board members to do that.

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1 MS. BARRERA: And I'll hold your thought on  
2 that while I change positions.

3 (Suzanne Green enters the room.)

4 MS. BARRERA: As quickly as possible.

5 MR. GORMAN: It's reserved for Chairman.

6 MR. BRUNSON: Why don't you restate that,  
7 Jack?

8 MS. BARRERA: Yes. Please.

9 MR. GORMAN: That's fine.

10 MS. BARRERA: We're on information flow.

11 MR. GORMAN: Information flow. Again, I'd  
12 just like to keep it simple.

13 I'd like to encourage my fellow board members  
14 to keep -- to publish their thoughts in the form  
15 of e-mail, addressed to both Mr. Wuellner and our  
16 attorney, Mr. Burnett, so he can review and make  
17 sure there will be no reply requested to these  
18 things.

19 But I think that in effect, we don't have a

20 lot of -- of a thought pool going on here. In  
21 other words, we don't have enough input to be able  
22 to understand the depth of things that are going  
23 on.

24 And I think that with, for instance,  
25 paragraphs that are published by each board

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1 member, should you feel like doing that, that can  
2 be disseminated to the other board members and, of  
3 course, to the public at the same time, that that  
4 may be a good thing. That may encourage, during  
5 these board meetings, discussion at greater depth.  
6 And that is my reason for the information flow  
7 request.

8 I also again would like to request that  
9 any -- an e-mail for any public presentations by  
10 the staff -- I missed the -- for instance, I  
11 missed this workshop and so I didn't know about  
12 the Vilano presentation. It's not a big deal, but  
13 I would like -- I'd like to make that request.

14 CHAIRMAN GREEN: Is that all?

15 MS. BARRERA: Could you -- I'm not sure that  
16 you can share your -- what your thoughts are on  
17 anything --

18 CHAIRMAN GREEN: Well, I was going to open  
19 it -- if there -- if that was -- I didn't want to

20 cut off Mr. Gorman if that was --

21 MR. GORMAN: That's fine.

22 CHAIRMAN GREEN: I was going to open it. I

23 didn't see any -- I'm looking for if anyone --

24 information flow was not marked. So, there is no

25 public comment. So, I'll open it up to board

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1 comment then. So, I'm sorry, Kelly.

2 MR. BRUNSON: Go -- go ahead.

3 MS. BARRERA: Can you -- can you share what

4 your individual thoughts are regarding agenda

5 items with other board members, or can you --

6 instead, would it -- is -- would you be able to

7 e-mail questions to Ed to answer and disseminate,

8 if it's a technicality, like a -- you know, how

9 much will this be increased over that?

10 MR. GORMAN: Again, not requesting

11 discussion. Discussion being held for board

12 meetings. But thoughts. In other words, in-depth

13 thoughts and an analysis, in-depth analysis of a

14 situation that each board member has could be

15 disseminated to other board members and the

16 public. And it'd have to be disseminated to the

17 public at the same time. And that's my request.

18 CHAIRMAN GREEN: Are you saying --

19 MR. GORMAN: That would increase the depth of

20 our discussions on board meetings and increase the

21 public's input.

22 CHAIRMAN GREEN: Are you saying that let's --

23 and I'm just going to hypothetically say this.

24 MR. GORMAN: Sure.

25 CHAIRMAN GREEN: We've got an issue with

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1 hangar H, whatever. You want to be able to put an  
2 e-mail out to Ed which says we have to really  
3 discuss what's going on with hangar H, I see  
4 problems, and disseminate that everyone on the  
5 board think about hangar H.

6 MR. GORMAN: Exactly.

7 CHAIRMAN GREEN: Okay. Doug, can you  
8 explain? I'm asking Doug to explain to us what  
9 that, alone, that hypothetical...

10 MR. BURNETT: Yeah. And -- and I guess --  
11 let me preface this to go back. And every now and  
12 then I say this, so I'm -- although it's been rare  
13 in -- in recent years. But at one time, I was  
14 Assistant County Attorney over at the County and  
15 dealt with this quite a bit. I was over there in  
16 a controversial time during the time when Nocatee  
17 was getting approved.

18 And as you see now, from the media related to  
19 the county, it's often -- the sunshine law is a

20 real blessing for the public. It's also difficult  
21 to -- you hear folks expressing it's difficult to  
22 run a large organization when you have -- when  
23 you're bound by the sunshine law. It's something  
24 that can be perhaps frustrating at times.  
25 What I see happen at the County, and what I

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1 think you could do here, if you wanted, is I see  
2 where County Commissioners from time to time have  
3 issues that are of particular importance to them  
4 where they're even the presenter of those items.

5 They may draft a memo and have the memo  
6 included with the agenda as an agenda, part of the  
7 agenda package, and everyone gets that ahead of  
8 the meeting and they know what the issue is and  
9 they're able to discuss it and have the insight of  
10 what that, in that example, County Commissioners'  
11 thoughts are.

12 The risk you run, or the difficulty you have  
13 with this, is if we're dealing with e-mail, the  
14 risk -- and we've talked about that. This some  
15 time, a number of occasions, Mr. Gorman, and I  
16 know you know what I'm -- what I'm about to say,  
17 but I guess I'm saying this also for the public's  
18 benefit. The risk you run is if you send an  
19 e-mail, and that e-mail goes to an Authority

20 member, and then an Authority member responds to  
21 the e-mail, you then run afoul of the sunshine  
22 law. That's -- that's something we've got to be  
23 concerned about.

24 MR. GORMAN: And that's -- that -- that  
25 concern, I would think, is completely valid, and

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1 that would be -- have to be -- we're all adults

2 here. Just don't do it.

3 MR. BURNETT: Sure.

4 CHAIRMAN GREEN: Well, I think "respond"

5 could be a lot of ways, written, verbal,

6 accidentally talk about it. So, that's a

7 response. That's my concern.

8 MR. GORMAN: Not allowed.

9 CHAIRMAN GREEN: Well, that's been the rules

10 we've had. And it hasn't always been followed.

11 And that's my concern about start -- starting to

12 have board members send e-mails to each other.

13 I'm thinking about this -- whatever.

14 MR. GORMAN: Not each other. The public and

15 all of us. The public gets the e-mail.

16 CHAIRMAN GREEN: But then you wanted it

17 disseminated by Ed back to us. That's pretty

18 much --

19 MR. GORMAN: Well, then, just do it to the

20 public and -- and then do it to the board members  
21 to make sure that the board members are aware that  
22 the public has that information.

23 MR. BURNETT: Yeah. That's -- that's the  
24 difficulty, because of where you're -- and -- and  
25 I'm sorry, Ms. Chair, for just jumping in there.

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1           CHAIRMAN GREEN: I asked you.

2           MR. BURNETT: My -- the only concern I'd have  
3           there is the -- the public that you identify as  
4           being the copied recipient may not be the entire  
5           public, and the person who raises their hand up  
6           and says, "Wait a second, I didn't get copied on  
7           that e-mail," which inevitably will happen.

8           I'm not sure of a good example, other than  
9           perhaps sending them to Ed and having it as part  
10          of the agenda package. I mean, that -- that could  
11          be done. The agenda package is available to the  
12          public and available to everyone, and -- and so  
13          then that could happen.

14          I don't think you could have a response,  
15          though. And that's -- that's the real difficulty,  
16          that it's going to really call on all of you to  
17          exercise restraint in that regard, because you  
18          couldn't have someone convey their thoughts to the  
19          executive director, and the executive director

20 disseminate that information to the other  
21 Authority members, and then someone respond --  
22 another Authority member respond to it.  
23 And that's the real difficulty, because  
24 naturally, when someone communicates something  
25 that you feel like you need to respond to, you're

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1 going to want to respond.

2 MR. GORMAN: Well, you wait for a board  
3 meeting, for public board meetings to respond.  
4 Any response. Like we do now, is wait for a board  
5 meeting. In other words, the caveat that, oh, you  
6 could do something bad, doesn't -- to me, doesn't  
7 mean that you should not be able to develop  
8 thoughts, you know, in analysis of a situation,  
9 and disseminate that to both the public and to the  
10 other board members, making sure that everybody  
11 has that available to them.

12 And the caveat that you brought up as, oh,  
13 someone might raise their hand and say they didn't  
14 get it, well, it's because they didn't read it. I  
15 mean, that's not -- that's a point of law. And I  
16 understand as an attorney you bring up that point  
17 of law. But I don't see that's valid to not being  
18 able to disseminate it to the public.

19 CHAIRMAN GREEN: Randy?

20 MR. BRUNSON: Jack, I know what you're trying

21 to accomplish, I really do.

22 MR. GORMAN: Okay.

23 MR. BRUNSON: I think we might could do that.

24 But I think that we might be best to really think

25 what we want to -- to discuss and put it on the

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1 agenda well in advance so that I have notice of  
2 what you want to talk about and -- and learn more  
3 about what you want to talk about.

4 And -- and we might not accomplish this at  
5 this meeting on the first agenda, but it's a way  
6 to get it up front. Everything's legal, and we  
7 can keep going like we're going, would be my way  
8 of approaching this.

9 But I do know what you're trying to  
10 accomplish. But I think it's going to cause some  
11 problems with sunshine.

12 MR. GORMAN: I don't see how if the public's  
13 available. I would just disagree. I'm sorry.

14 MR. BRUNSON: Sure.

15 MR. GORMAN: Yeah.

16 CHAIRMAN GREEN: I just did receive one  
17 public comment. I just want to remind everybody,  
18 I opened it up to public, so if you do want to  
19 speak on it, that was the time.

20           So, Mr. Martinelli, briefly, if you want

21           to -- you just handed me one on this topic.

22           MR. MARTINELLI: The reason I did was because

23           I really wasn't aware of where this was going.

24           So...

25           MR. BURNETT: Mr. Martinelli, we -- we need

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1 to get it on audio. Thank you, sir.

2 MR. MARTINELLI: Oh, okay. Victor  
3 Martinelli, 24 Carriage Lane, Ponte Vedra Beach.

4 I can speak, I think, from a little personal  
5 experience. It's not always a -- an exact  
6 violation of the sunshine law, but maybe a  
7 perceived violation. And having gone through the  
8 slings and arrows of being perceived to have  
9 violated the sunshine law as chairman of the Water  
10 and Sewer Authority and being damn near crucified  
11 for it, I want to tell you that it's not fun.

12 And you -- in my particular case, because I  
13 communicated with the executive director of the  
14 Water and Sewer Authority via e-mail, I had a writ  
15 of mandamus handed down to me by Judge Watson  
16 saying that my hard drive was going to be taken.  
17 And all of my personal information, of course, is  
18 on the hard drive. And so it was -- it was a  
19 pretty tough thing.

20           And so I would suggest that you avoid any  
21   appearance or perception of violation of sunshine  
22   law and stay squeaky clean.

23           And so coming back to the point that I think  
24   Doug made, who the public -- who is the public --  
25   or who are the public, and how do you reach all of

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1 the public becomes a pivotal issue. And so I  
2 would suggest that the path that Mr. Burnett  
3 outlined earlier, if you have something, put it on  
4 the agenda. Get with the executive director and  
5 put it on the agenda for discussion, specific  
6 discussion at the meeting. Thank you.

7 CHAIRMAN GREEN: Thank you, Mr. Martinelli.  
8 Any further board discussion?

9 MS. BARRERA: I'm -- I'm wondering, a  
10 possible compromise would be, for instance, if --  
11 if there was a board member who had a problem  
12 with -- or a question with hangar row 8 and  
13 something didn't clear, or they needed a point of  
14 clarification, if that point of clarification  
15 can't be part of the agenda when it's disseminated  
16 out to everyone. Does that make sense?

17 When you get the agenda package, if there was  
18 a question about what is the rate per square foot,  
19 instead -- since that was -- maybe Mr. Gorman

20 brought that up, maybe that's what you put down as  
21 one of your bullet points on the agenda, as a  
22 compromise, that then goes out to everyone. That  
23 way, that question and clarification is answered  
24 and it's disseminated out as a part of the agenda  
25 item. Would that be a compromise?

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1 MR. WUELLNER: I'm not sure. It's the -- I  
2 think he's talking about a different type of  
3 communication.

4 MS. BARRERA: Okay.

5 MR. GORMAN: That would also have to be  
6 disseminated to the public.

7 CHAIRMAN GREEN: Well, it is. Our agenda's  
8 published on our web site, so that's -- and  
9 published in the paper.

10 MR. GORMAN: And the preanalysis of the  
11 discussion --

12 MR. BRUNSON: Goes back to being on the  
13 agenda, right.

14 CHAIRMAN GREEN: Right. It goes back to  
15 being on the agenda, correct.

16 MR. GORMAN: Certainly all of these thoughts  
17 that would be published would be on the agenda  
18 as --

19 CHAIRMAN GREEN: I think, with Ms. Barrera,

20 that that's a compromise, and that's something --

21 I didn't want to speak for Mr. Martinelli, and

22 that's one of the reasons I went out of order and

23 asked him, because I was aware of that situation

24 he went through.

25 And I -- they are very, very strict about

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1 these sunshine laws. Any, any look of  
2 impropriety, whether it's -- and some board  
3 members who are friends that fly together or  
4 family friends, we have to be very careful. We  
5 may send e-mails, you know, going for a fly this  
6 afternoon. You know, what are we doing? It has  
7 nothing to do with board. They will monitor. I  
8 mean, that is very closely monitored.

9 So, I'm -- I'm with you, Kelly. I think we  
10 can put -- and I've gone to Ed over the years  
11 concerned about this. Can we put this on the  
12 agenda? If we want to be more specific about my  
13 major concern under corporate hangar space  
14 options, or I've been contacted three times by  
15 three different corporate people, these  
16 specifically, can we talk about them, because  
17 they're calling me every day? You know, something  
18 like that.

19 MR. GORMAN: Can those thoughts be

20 disseminated to the board members so they can  
21 reflect on them previous to -- without discussion  
22 previous to board meetings?

23 CHAIRMAN GREEN: On the agenda. On the  
24 agenda. Because then it gets disseminated to the  
25 board members and to the public at the same time.

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1 It just may mean we may have to get our thoughts a  
2 little quicker out there so that Ed will have --  
3 you know, the agenda is written at a certain time.  
4 We can't wait till the day before or a couple of  
5 days before, that type of thing.

6 Does that make sense, if we can get it to him  
7 so it gets on there?

8 MR. WUELLNER: If -- if you want it in -- you  
9 know, if you want it in -- in writing, for lack of  
10 better terms, you still can communicate that at  
11 the Authority meeting. So, if you --

12 CHAIRMAN GREEN: Oh, I understand that.  
13 He -- Mr. Gorman, I think, is just trying to get  
14 it out there earlier --

15 MR. WUELLNER: Uh-huh.

16 CHAIRMAN GREEN: -- so that we can have food  
17 for thought before we get here.

18 MR. GORMAN: Exactly.

19 CHAIRMAN GREEN: And so the only way I see to

20 do that is kind of what Kelly said, is let's put  
21 it out on the agenda, which gets disseminated to  
22 the public and to the board members, in enough  
23 time.

24 I mean, you know, I'm on the run a lot, but I  
25 do check my e-mails, and I'll pull the agenda with

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1 me so I go through, you know, okay, we've got to  
2 discuss this. I'll go back through my prior  
3 notes, look and see what my questions were. But  
4 it gives me enough time to do that.

5 I think it'd help the public, too, because we  
6 have these comments, and it would help the public  
7 know exactly. Because I had a question, too. I  
8 didn't know what information flow actually meant.  
9 I thought it was more PR stuff.

10 But I -- I think that's a good idea to try  
11 and do it in writing. I mean, we don't have to  
12 have a memo attached all the time if you feel it's  
13 important in our packet. But I think more bullet  
14 points, so we can narrow down the focus, might  
15 make the meetings run smoother, too, because the  
16 public would know what's coming. We will have  
17 done our research.

18 MR. GORMAN: Yeah. The point to the whole  
19 discussion being an analysis of each board member

20 in depth that will be available to read so that  
21 the discussions can be more in depth than these  
22 cursory discussions that I hear -- constantly I've  
23 heard for the last four years.

24 CHAIRMAN GREEN: Okay. I'm not following  
25 what you say by an analysis of each board member.

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1 MR. GORMAN: In other words, if you -- your  
2 thoughts. Your analysis of the situation can be  
3 published to each board member and then they'll  
4 have the time to reflect on that, and then when  
5 the board again convenes, then we'll be able to  
6 discuss the situation in depth.

7 CHAIRMAN GREEN: Okay. This is my --

8 MR. GORMAN: Because we don't have -- these  
9 are so short.

10 CHAIRMAN GREEN: This is my concern from our  
11 attorney is, well, I don't want to have written  
12 communication between board members.

13 MR. GORMAN: Not between. To. There's no  
14 between. There's no written between.

15 CHAIRMAN GREEN: If it's on the agenda, not a  
16 problem. It's in our packet, not a problem.  
17 Whatever's published to the public, I think we're  
18 okay, right, Mr. Burnett?

19 MR. BURNETT: Yes. My -- and I don't want to

20 go through too many war stories.

21 CHAIRMAN GREEN: Okay.

22 MR. BURNETT: But just to give you an

23 example -- Mr. Martinelli's example is a very good

24 one and a very real one. I can recall situations

25 at the County where The St. Augustine Record, for

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1 example, requested every e-mail, because again,  
2 they're public record, every e-mail by every  
3 county commissioner and some of the top County  
4 employees between a certain date and a certain  
5 day, and it was some 4,000 e-mails that they  
6 combed through. I don't know, you know, whether  
7 they -- how often they've done those. But I can  
8 remember a particular occasion. And then they  
9 printed in the paper certain excerpts from those  
10 e-mails.

11 So, this is something that -- that they do  
12 show up and -- and look at from time to time. And  
13 that's something we should be aware of and -- and  
14 understand. Because the real fear that any of us  
15 have is that someone sends an e-mail that someone  
16 then responds to.

17 Now, I understand your goal is to not have  
18 this happen. Human nature is something that I  
19 just caution you about. And -- and I guess the

20 effective way to do it is if there's an agenda  
21 item that you really need to talk about, to become  
22 the presenter of it or become the person who is  
23 part -- partially the presenter of and have your  
24 thoughts in there with the agenda item, and then  
25 it's open to the public and everybody knows what

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1 the communication is.

2 MR. GORMAN: And again, and for the last  
3 time, the logistics of the time frame. When -- if  
4 you just get it presented as an agenda item and  
5 you've got a four-page analysis of the situation  
6 that I have published that I want the rest of the  
7 board to read, they don't have the time to  
8 actually digest this to reflect on it. That's the  
9 reason for the prepublication.

10 CHAIRMAN GREEN: Well, and that's -- I heard  
11 Mr. Martinelli. I was thinking about that, too.  
12 The -- I mean, the problem with doing an agenda  
13 too far in advance is it is subject to change.  
14 And publication's an issue if we change it and  
15 then publish a different agenda.

16 How much time -- I mean, we've gone through  
17 volumes of minutes and records and what have you.  
18 What is it, about a week's head time you give us,  
19 Ed?

20 MR. WUELLNER: The -- the initial agenda's

21 out usually a week ahead.

22 CHAIRMAN GREEN: Yeah.

23 MR. WUELLNER: Just the baseline agenda. And

24 we try to fill it in with the blanks not later

25 than Thursday.

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1           CHAIRMAN GREEN: Well, I think to help with  
2           Mr. Gorman, Thursday right before is a little  
3           tough. I mean, if we had a good solid week that  
4           that person, that board member says, all right,  
5           these are my thoughts, this is my analysis, it  
6           will be on the agenda. Here it is Monday morning.  
7           Make sure it's on the preliminary agenda. Then  
8           we'll all get it electronically and to the public.  
9           It's there.

10          MR. WUELLNER: Well, the -- the other thing  
11          we -- we could do is, you know, is update the  
12          proposed agenda more frequently, start it sooner,  
13          as long as everyone realizes it's -- you know,  
14          it's likely going to change a number of times  
15          during the -- you know, the month period between  
16          meetings.

17          CHAIRMAN GREEN: I don't have a problem with  
18          that. I'm just trying to address the board  
19          members that are saying I want the other board

20 members to have enough time and the public to have  
21 enough time to digest what my concern is. That  
22 person should put it on the week before, I mean,  
23 get it to them as soon as possible.

24 If you get it to him the Friday before, and  
25 you expect everyone to have time to digest it,

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1 then we're running a risk, yeah.

2 MR. WUELLNER: Well, my -- my comment was  
3 that if we got the -- the -- what was going to be  
4 on the agenda, the agenda itself, out earlier,  
5 even though it may not be a hundred percent  
6 accurate at that point, then it would allow  
7 perhaps someone to -- you know, a board member to  
8 realize this topic is on the agenda and it would  
9 also give them some time to prepare what -- what  
10 they want to put with it.

11 CHAIRMAN GREEN: Okay.

12 MR. BURNETT: You know, and if I might, one  
13 other thing to add is you could show up at a  
14 board -- at a meeting, such as this one, and say  
15 these are my thoughts on an agenda item that's  
16 coming up, and go ahead and produce them at -- at  
17 an Authority meeting. Then it's available. It's  
18 public record. Anybody can come see it. And then  
19 everybody knows well in advance of what the issues

20 are and what your thoughts are. Then they have  
21 time to be prepared for the next Authority  
22 meeting.

23 MR. GORMAN: In other words, publish it  
24 previous to the meeting. In other words, the  
25 meeting before, you're saying?

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1 MR. BURNETT: Yes, sir.

2 MR. GORMAN: That's fine. I understand.

3 CHAIRMAN GREEN: At a public meeting.

4 MR. GORMAN: I understand that.

5 CHAIRMAN GREEN: That could probably go

6 under --

7 MR. GORMAN: That's better than what we've

8 got now.

9 CHAIRMAN GREEN: -- comments or something.

10 MR. WUELLNER: Under your individual

11 comments.

12 CHAIRMAN GREEN: Yeah. That's -- I meant

13 that, yeah.

14 MR. BRUNSON: Ms. Chairman?

15 CHAIRMAN GREEN: Yes, Randy.

16 MR. BRUNSON: The only other comment I want

17 to make is that these agendas are very brief. And

18 what I do, and most of you do, is I meet with Ed,

19 like we did today, to get some clarification on

20 these agenda items. And I think that he can give  
21 us a lot of information to make the meetings more  
22 productive.

23 CHAIRMAN GREEN: Does that help, Mr. Gorman?

24 MR. GORMAN: What does happen right now is  
25 the only conduit for information, and probably

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1     rightly so, between board members, and rightly so,

2     is the director. But that doesn't mean --

3           CHAIRMAN GREEN: Or Doug.

4           MR. WUELLNER: No.

5           MS. BARRERA: He's not the conduit.

6           MR. WUELLNER: No, I'm not the conduit for

7     information between you. I may be -- you may be

8     able to talk to me --

9           CHAIRMAN GREEN: Source.

10          MR. WUELLNER: -- but I'm not --

11          MR. BRUNSON: It needs to be talked out here.

12          MR. GORMAN: I understand that.

13          MS. BARRERA: He doesn't -- he doesn't share

14     with us what other board members are thinking. He

15     doesn't share with us what --

16          MR. GORMAN: No.

17          MS. BARRERA: -- other board members'

18     perspectives are. So, he's not a conduit in that

19     sense. He's the resource for information for

20 questions that we might individually have but not

21 collectively.

22 CHAIRMAN GREEN: And both collectively at

23 board member meetings.

24 MS. BARRERA: At meetings, right.

25 MR. GORMAN: And the -- okay. I'm just

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1 laboring on it --

2 CHAIRMAN GREEN: All right. Well, that --  
3 that may help us. So, if we have something that's  
4 a little more in length, then it's a good idea to  
5 bring, these are my thoughts, it's going to be  
6 coming up in an agenda because I'm going to put it  
7 on there next week or next meeting or whatever.  
8 Take it food for thought, the public knows, and  
9 then it will be on the next agenda.

10 And if you don't have that much leeway, then  
11 at least put it as much as possible so we can have  
12 it on the agenda item, all right? Okay.

13 I guess next we have the G row rental rate?

14 9.E. - "G" ROW RENTAL RATE PLAN

15 MR. WUELLNER: Yes, ma'am. The -- we have  
16 six hangars out there, which are entitled the "G"  
17 row hangars because that's the row they occupy.  
18 But these hangars are 2500 square foot in size.  
19 They're 50 x 50.

20 Four of the six are, I honestly don't know  
21 the age of the hangars, but they've been around  
22 quite a while. The two that are higher ceilinged  
23 or have a higher door system to it are  
24 approximately 10 years old, built by the Airport  
25 Authority.

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1           The rental rates out there for those  
2 facilities, they're the last of the hangars that  
3 are probably performing at below market. And  
4 currently the rental rates range from a low of  
5 \$1.63 per square foot to \$2.40 a square foot.

6           The market survey that we did, or was done on  
7 our behalf back before the first of the year,  
8 indicated that the range should be between \$2.65  
9 and \$6. And the \$6 end would be reflective of a  
10 different character of hangar, meaning more of a  
11 commercial in nature versus a true storage.

12           Our proposal to you is that we systematically  
13 increase that rate from -- from that low \$1.63 to  
14 \$2.40 range up to \$3.84 to \$4.08, which is  
15 effectively changing it from \$340 a month to \$800  
16 a month.

17           But rather than try and do that and -- and  
18 perhaps unfairly try to do that as a single  
19 rental-year jump, that we were suggesting that the

20 Airport Authority take a -- perhaps a five-year  
21 approach to systematically increasing that rent.  
22 It would range from \$70 to \$92 a month increase  
23 for each year.  
24 Notify those tenants now of that. That lease  
25 ordinarily would have those adjustments applied

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1     October 1st of each year, so we're giving them,  
2     you know, better part of six months' notice that  
3     that would happen.

4             Those tenants currently would have the  
5     ability to be on the lateral transfer list so they  
6     could, if -- if that is a financial hardship, we  
7     could certainly get them into a standard T-hangar  
8     as a part of that lateral -- lateral list.

9             We do have plenty of names on a list waiting  
10    for space that could use that. So, you know, in  
11    the event that that just is financially a problem  
12    or becomes financially a problem over the years as  
13    the rent goes up, I feel very comfortable that  
14    they could be rerented. And obviously any  
15    vacancies would be rented immediately at the new  
16    rate, not -- not join the step-up.

17            So, if that's acceptable, it would be our  
18    recommendation to do that over the course of the  
19    next five years.

20 CHAIRMAN GREEN: I have no public comment.

21 Board comment?

22 MR. WUELLNER: It's about a 20 -- just round

23 numbers, about 20 percent, 21 percent increase per

24 year. So, it's -- it is significant in terms of

25 the dollars, or percentage, anyway.

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1 CHAIRMAN GREEN: Mr. Brunson?

2 MR. BRUNSON: I would recommend that -- we do  
3 have people waiting for these hangars?

4 MR. WUELLNER: Sure. Yeah.

5 MR. BRUNSON: And they've been under market?  
6 They've been realizing the advantage of that. But  
7 I still think that maybe we should not raise it to  
8 market rate immediately, but instead of five  
9 years, I would recommend personally -- that I've  
10 looked at this -- is maybe three years. And --  
11 and if they need to go to another hangar, then we  
12 get market rate for this immediately.

13 MS. BARRERA: Mr. Wuellner, how many -- how  
14 many tenants are we talking about?

15 MR. WUELLNER: There's a grand total of six  
16 tenants affected or six, and the -- there are only  
17 six hangar units there.

18 MS. BARRERA: All right. And one other point  
19 for clarification. These are the only hangars

20 that are this below market?

21 MR. WUELLNER: Correct. Yeah.

22 MS. BARRERA: Right. Okay.

23 MR. WUELLNER: Everything else has kept pace.

24 MS. BARRERA: Everything else is at market

25 rate or above?

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1 MR. WUELLNER: Correct.

2 CHAIRMAN GREEN: Mr. Gorman?

3 MR. GORMAN: I would agree with Mr. Brunson,  
4 that three years is certainly an adequate time to  
5 be able to span so that there is no economic  
6 impact to the individual tenant. Three is more  
7 timely.

8 CHAIRMAN GREEN: Are these annual leases?

9 MR. WUELLNER: Yes. Currently.

10 CHAIRMAN GREEN: I made my notes, the same  
11 thing. I was three or under, because as our rates  
12 are going up, so is the market rate. So, by the  
13 time we got there, in five years, we'd still be  
14 behind the 8 ball. So, I'd say no more than  
15 three.

16 MR. BRUNSON: Is there anything that  
17 prohibits this in the lease, that prohibits this  
18 rate increase?

19 MR. WUELLNER: No.

20 MR. BRUNSON: Okay.

21 MR. WUELLNER: You set rate increases as you

22 see fit.

23 MR. BRUNSON: Okay.

24 CHAIRMAN GREEN: Any further board

25 discussion?

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1 MR. WUELLNER: I don't know if there's any  
2 statutory issue on it.

3 MR. BURNETT: No. They're -- they're  
4 yearly -- these are the yearly leases.

5 MR. WUELLNER: Yearly leases.

6 MR. BURNETT: So, this would be at October --

7 CHAIRMAN GREEN: That's why I asked the term  
8 of the lease.

9 MR. WUELLNER: It would be their option.  
10 They could, you know, get out of the lease at that  
11 point or -- or accept a new rate.

12 CHAIRMAN GREEN: That's why I asked if it was  
13 an annual or five-year, whatever the term was.

14 MR. BRUNSON: We need the money.

15 CHAIRMAN GREEN: Absolutely. All right.  
16 I'll entertain a motion.

17 MR. BRUNSON: I make a motion that we grant  
18 the director to notify the tenants within 30 days  
19 of their rate increase, but to be done with a

20 three-year annual adjustment.

21 CHAIRMAN GREEN: Is there a second?

22 MR. GORMAN: Second.

23 CHAIRMAN GREEN: Any further discussion?

24 (No further discussion.)

25 CHAIRMAN GREEN: All in favor of the

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1 recommendation for the increase within the ranges  
2 over a three-year period instead of five, all in  
3 favor?

4 MR. BRUNSON: Aye.

5 CHAIRMAN GREEN: Aye.

6 MS. BARRERA: Aye.

7 MR. GORMAN: Aye.

8 CHAIRMAN GREEN: All opposed?

9 (No opposition.)

10 CHAIRMAN GREEN: Hearing none, motion passes.

11 9.F. - CORPORATE HANGAR SPACE OPTIONS

12 MR. WUELLNER: Thank you. The next agenda

13 item I have here was actually placed here by

14 Mr. George at last meeting or requested to be

15 placed on here. With discussions of -- of him as

16 to what it was he was trying to accomplish, he had

17 two goals.

18 One was to make sure the Airport Authority

19 begins thinking about the next infrastructure

20 development relative to, in particular, corporate  
21 hangar space as they -- we're talking larger  
22 hangars, not -- not small -- in that we  
23 effectively, with hangar project 8, 9, and 10,  
24 have built out the east side development at this  
25 point, and sites basically do not exist at this

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1 point without the investment in additional  
2 infrastructure.

3 To that end -- and also, he wanted to make  
4 sure we began talking in earnest about the  
5 planning involved or beginning to discuss the --  
6 the -- the final phase of development in the south  
7 area here as it related to how the -- the park  
8 would integrate there, how the roads would  
9 integrate back in there, what if any additional  
10 hangars could be built back there and -- and begin  
11 talking about how that layout, at this point, even  
12 though funds have not been identified to do that,  
13 but to get the planning underway now so that  
14 everybody's on a -- on a clear course for what --  
15 what we're going to do there when we do get the  
16 funding in -- in place. To that end, I threw up a  
17 couple of slides on here, just to help in -- in  
18 the discussion, if necessary.

19 One is -- the first slide, I believe, just

20 shows that north corporate development area. And  
21 I'm sorry I didn't grab the pointer. Generally,  
22 we're talking about the area identified in this  
23 general area as the potential now. The -- the  
24 weak link in the plan, as it stands today -- and  
25 this -- the next slide shows you how -- it's the

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1 same area; it's just slightly twisted in terms of  
2 orientation.

3 But this was the plan that you ultimately  
4 adopted and placed in the Airport Master Plan in  
5 terms of the -- the amount of development over  
6 there or the potential development in that window  
7 of property.

8 These three hangars are -- would be 8, 9, and  
9 10 in today's plan. There is a possibility that  
10 another unit or two could be placed here. Do keep  
11 in mind that -- that there's an envelope here, and  
12 it's hard -- a little hard to follow, but the --  
13 the existing road line runs something about, I'm  
14 tracing here.

15 But a good portion of this was identified  
16 as -- as an isolated wetland area, and a little  
17 bit of it is in a conservation area. It's all  
18 freshwater wetlands as compared to the -- the  
19 saltwater issues and -- and the more difficult

20 mitigation involved there. But the area could be

21 developed that way.

22 We have had, over the years -- many of you --

23 I mean, this has come up and goes away

24 periodically, but over the past really ten years,

25 almost eleven years, the -- the Gun Club

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1 periodically approaches us -- that is the  
2 neighboring property owner here, approaches us  
3 about purchasing a portion of that property. And  
4 that -- that is again on the table, and they are  
5 interested in talking to us again about that  
6 relative to acquiring the property.

7 There is a -- in this particular site,  
8 though, there is, as you recall that discussion  
9 during the Master Planning process, there is a  
10 sliver there of -- of actual marsh or wetland  
11 impacts there of -- quite possibly that are  
12 saltwater, which, you know, could -- could have  
13 its own -- its own issues tied to it.

14 We're not representing today that it's  
15 entirely feasible that all of those units could be  
16 made to work back there at those densities, but  
17 that would be the general land area that I would  
18 think that is available, at least readily  
19 available, to begin that kind of planning effort

20 back there.

21 You know, it wouldn't necessarily -- you

22 know, just -- wouldn't have to be that linear

23 area, wouldn't have to be that dense, but just the

24 area more than anything else.

25 The other location, this -- I, unfortunately,

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1     couldn't find a sketch that showed -- showed the  
2     original iteration of the -- of the -- of the park  
3     down there, because I'm not sure that we  
4     ultimately, after the hangars were placed there  
5     after the last meeting -- I know we did not revise  
6     sketches to try and make all of that -- show all  
7     that on the sketch, but I think that's something  
8     that would be the logical next step, is to -- is  
9     to get that information on the aerial and -- and  
10    again look at the -- the wetland area, the  
11    borders, as well as the setbacks required and  
12    those variables, get them on the drawings and see  
13    what's left to -- that we can look at the planning  
14    on and do some iterations and gather input on and  
15    ultimately come to some -- some general plan.

16       My suggestion is we just -- you know, they've  
17    done a bang-up job for us, but we -- we, you know,  
18    kind of tag on to the hangar project there and  
19    let -- and -- and begin some iterations of that

20 and how that can -- how that can work.

21 You know, at this point, it's really -- it's

22 not really my agenda item. I'm not trying to

23 press the issue. But it seems -- it is entirely

24 prudent that we keep moving on this, because at

25 the end of the day, in a lot of ways, the Airport

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1 Authority is in the development business and it --  
2 you know, it is -- it is the path to -- to how we  
3 are self-sustaining at the end of the day.

4 So -- and in that business, when you're out  
5 of property or out of area to lease, we're -- you  
6 know, we're effectively out of the game. So, we  
7 need to be thinking, you know, in a logical manner  
8 of what we're going to do next. With that,  
9 I'll --

10 CHAIRMAN GREEN: Okay. I have public  
11 comment. Joe Jones?

12 MR. JONES: Joe Jones, 4602 Fifth Avenue. I  
13 was basically wanting to see what -- you know, I  
14 didn't know exactly what you were talking about  
15 this. And my comment now, I was really going to  
16 save it for the public comment, but might as well  
17 bring it up now.

18 The park issue, you know, setting some stuff  
19 aside and everything, you made a promise to the

20 people of St. Johns County from three, four years

21 now about this park. I think you need to -- it's

22 time to set this aside, to put the land aside.

23 This should be your next thing you're going

24 to build, the park. Even if you don't build it,

25 you need to dedicate the land. Somehow or another

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1 you need to get it to your lawyer here so no  
2 previous -- next board could come back and change  
3 it. Because that's all that's going to happen.

4 You're going to say, oh, yeah, this is going  
5 to be our pretty little park right here. It's  
6 going to be here and here. And then the next  
7 board is going to go up there and say, nah, let's  
8 build some hangars there. We don't really need a  
9 park.

10 Somehow or another, you got to get it to him  
11 and it's got to be set aside for no construction  
12 whatsoever. You need to go ahead and start  
13 setting some money aside, you know, to start  
14 showing the rows going in there, how it's going to  
15 operate and everything else. Because all you've  
16 ever heard, oh, yeah, we're going to put a park  
17 out to the south. A park -- you've never said  
18 where. It's just to the south, on the marsh, it's  
19 going to be beautiful. Never said how big, never

20 said what it's going to contain.

21 This is your perfect PR opportunity, is to do

22 this. People will believe what you say then.

23 That's your biggest problem with the PR, is show

24 them you mean what you say and that -- let that be

25 your next project.

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1           CHAIRMAN GREEN: Thanks, Mr. Jones. Board  
2           comment? I had a couple of questions of Ed.  
3           Funding, if we look at this, when do we make  
4           application, is this two years, three years,  
5           whatever?

6           MR. WUELLNER: It would really depend on the  
7           sources identified. And if -- if we tie or are  
8           able to tie this to some sort of -- as a part of  
9           some sort of aviation-related development --  
10          because if we can't tie it somehow to that, then  
11          literally you're looking at probably your own  
12          funding or -- or, you know, approaching the County  
13          in -- in assistance for just park development. I  
14          don't know what their -- you know, what they would  
15          be thinking or -- or would think of something like  
16          that. You know, no one's had those discussions at  
17          all.

18          The -- the type of grants we put together and  
19          the -- have limitations and -- and, you know, a

20 public park is not a -- is not going to be a grant  
21 with Florida DOT in this case and certainly not  
22 even on the scope for Federal Aviation  
23 Administration.

24 CHAIRMAN GREEN: I'm sorry. I was -- I was  
25 going back to the corporate hangar space out

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1     there.

2           MR. WUELLNER: The corporate. Yes,  
3     corporate, we actually have -- I don't know that  
4     we have any infrastructure programmed. You're  
5     probably on a four- to five-year kind of time line  
6     to -- to get in the -- get in the queue for that.  
7     There -- there may be some ways, depending on how  
8     the funding comes together, that you can  
9     accelerate in, you know, in some -- in some small  
10    ways.

11           But by and large, it's just barely in the  
12    just queue and it's in a very generic form as  
13    corporate hangars. It's not even specific about  
14    what or where or anything else. But that --  
15    that's what you do in this -- this planning  
16    exercise, is to firm up exactly what that project  
17    means.

18           CHAIRMAN GREEN: Right. That's why I was  
19    asking, if -- if there's something -- there's

20 something out there we have to make application

21 for within a year, we'll lose it or --

22 MR. WUELLNER: You do have a grant, and I'm

23 sorry, I don't remember exactly whether it's this,

24 beginning this summer, beginning July 1 fiscal

25 year of the state or the following year, you have

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1 some additional infrastructure money programmed  
2 with Florida DOT for the south, for the south  
3 area.

4 It could be -- I -- I don't know that the  
5 State would have any objection to redirecting that  
6 another place, or you can use that to support the  
7 infrastructure for whatever you -- whatever you  
8 envision down there, which -- which you haven't  
9 laid out, either, which could include elements of  
10 the park.

11 CHAIRMAN GREEN: That's what I was going to  
12 ask. Can it include some --

13 MR. WUELLNER: Could include elements of  
14 access. And those would certainly satisfy FDOT in  
15 terms of scope.

16 CHAIRMAN GREEN: Okay. Mr. Gorman?

17 MR. GORMAN: Yeah. I think we need to look  
18 at the bigger picture and the greater good, in  
19 other words, right now. In other words, if we tie

20 everything to funding with aviation  
21 infrastructure, then you're going to find an  
22 instant caveat and an instant stumbling block to  
23 ever developing a park, which is what  
24 Mr. Wuellner's saying.  
25 So -- and I have -- we have lots of County

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1 Commissioners in here. We're obviously probably  
2 going to need some help. And maybe they would be  
3 the -- would be someone to turn to --

4 MR. WUELLNER: Well --

5 MR. GORMAN: -- and, you know, so that  
6 they -- the project could be a joint project.

7 Would not just be aviation.

8 MR. WUELLNER: Right.

9 MR. GORMAN: And I couldn't agree with  
10 Mr. Wuellner more, going to need -- but that has  
11 to be studied. Let's tie them -- let's tie this  
12 whole thing together. Because it isn't -- I mean,  
13 you do have to get off the tax rolls. We're going  
14 to get off the tax rolls. But it isn't always all  
15 money.

16 The esoterics of how to build this area up  
17 and this town up, because it's a beautiful tourist  
18 area, are important. And they're important to the  
19 public because the -- the actual response to

20 building a park that -- for aviation view, has  
21 been tremendous. It's -- and I couldn't say it  
22 better than Mr. Joseph did; it's a -- it's a  
23 public relations opportunity.

24 CHAIRMAN GREEN: I know you've been, and I  
25 think Randy has -- and I don't even think it was

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1 built by the airport, the City of San Diego did  
2 it, that whole basin there right by the -- the  
3 airport. I mean, there are so many people that  
4 walk around there and stand there to watch the  
5 planes. I mean, it's very nice. I'm not sure if  
6 that may have been a joint thing. I don't know.

7 Randy, did you have any comment?

8 MR. BRUNSON: No comment. This is -- you  
9 know, this is -- this is a workshop-type thing.

10 CHAIRMAN GREEN: Sure.

11 MR. BRUNSON: We -- it's in just the infant  
12 stage, and so there's lot of work to be done.

13 CHAIRMAN GREEN: Okay. Ed, do you need any  
14 direction from us, other than, yes --

15 MR. WUELLNER: If -- if you'd like to begin  
16 just that kind of high level discussion stuff, we  
17 can -- we can begin to get some concepts thrown  
18 together, and then I guess you then take them  
19 where you go. And then we'll work -- once we know

20 exactly what y'all want to do, we can start

21 putting that together with where funding

22 sources --

23 MR. BRUNSON: Yeah.

24 MR. WUELLNER: -- might be or may not be.

25 CHAIRMAN GREEN: Especially with the south

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1 development of the park. I think --

2 MR. WUELLNER: Yeah. Yeah. I think the --  
3 the north area, or the east area, whatever you  
4 want to call it, is -- is pretty straightforward  
5 in terms of funding. The -- the south may have  
6 some -- some other opportunities in there.

7 CHAIRMAN GREEN: Mr. -- Kelly?

8 MS. BARRERA: How -- from my understanding --  
9 I walked that area with Bryan, and there is land  
10 that we have tentatively identified that will be  
11 that park as a -- as a -- by the wetland.

12 MR. WUELLNER: Right.

13 MS. BARRERA: The exact width and --

14 MR. WUELLNER: The details.

15 MS. BARRERA: -- the permitting that has to  
16 go along with all that hasn't been finalized. But  
17 that land has been identified.

18 MR. WUELLNER: Well, there -- there are  
19 pieces within that, especially along that edge

20       there, that do not lend themselves to any other --  
21       they don't allow themselves to building buildings  
22       in because of the depths or dimensions of that  
23       property, setbacks off the airfield, pavement,  
24       that kind of thing.  
25            So, certainly there are parcels all along

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1     there that are, you know, highly conducive to  
2     development of that kind of public space. It  
3     would be good for that kind of stuff. It may not  
4     be big enough to put a building in. There's  
5     some -- there are some spots there where  
6     potentially you could do a little bit of both,  
7     so...

8           MS. BARRERA: Okay.

9           MR. WUELLNER: Not many, but there are a few.

10          CHAIRMAN GREEN: Okay. Again, if you -- if  
11     you need to speak, I need to have a slip of paper.

12          COMMISSIONER SANCHEZ: Madam -- Madam Chair,  
13     I'm just going to excuse myself from the meeting.  
14     I have a dinner appointment. And unfortunately,  
15     I'm buying the dinner, so it's not that I want to  
16     leave, but...

17          CHAIRMAN GREEN: I'm going. I'm coming.

18          COMMISSIONER SANCHEZ: Thanks a lot. All of  
19     you would be invited, except I know you have to

20 finish your meeting, so...

21 CHAIRMAN GREEN: Ms. Stevenson, you had on

22 this topic, too.

23 COMMISSIONER STEVENSON: I just want --

24 everybody tells me I have a glass face, so I just

25 wanted to -- I blanched when that subject came up,

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1 because there was three of us in the room, and  
2 although this is your publicly noticed meeting;  
3 it's not our publicly noticed meeting.

4 That's -- I just -- and so, that -- if  
5 you-all want to bring that forward, I -- I  
6 suspect, you know, through the chairman or the  
7 liaison, it would have to come to us. And I don't  
8 know. It's so -- it's awkward, but I'm guessing  
9 it would have to be in a joint effort or you  
10 approaching our staff for that. So, I just didn't  
11 want to -- I just was looking at three of us, and  
12 I didn't want us to get in trouble.

13 CHAIRMAN GREEN: Thank you. Okay. Any  
14 further option -- or direction from us, Ed?

15 MR. WUELLNER: Well, if you would like us to  
16 get -- just we'll start periodically bringing  
17 something forward, and you guys can start picking  
18 it apart or adding to it or whatever you want to  
19 do.

20 CHAIRMAN GREEN: I think especially with  
21 the -- whatever funding we can grab on to for the  
22 south development.

23 MR. WUELLNER: It's just not our area of  
24 expertise in terms of identifying funding. I'm  
25 not saying it's not out there. I just -- we

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1 just --

2 CHAIRMAN GREEN: Just explore it. I mean --

3 MR. GORMAN: Can I ask one comment?

4 MR. WUELLNER: Sure.

5 MR. GORMAN: These sketches aren't going to

6 change again. What we've --

7 MR. WUELLNER: No, no, no. What you -- what

8 you approved is the base drawing. It doesn't

9 change.

10 MR. GORMAN: Just wanted to get that down

11 again on paper.

12 MR. WUELLNER: You're going to be hitting the

13 perimeter of it, primarily, now.

14 MR. GORMAN: Sure.

15 CHAIRMAN GREEN: Okay.

16 MR. WUELLNER: And I think that was it on

17 that.

18 9.G. - INSURANCE UPDATE & REQUEST

19 MR. WUELLNER: Last -- I don't know if it's

20 last or not. Let me see here. Among the last  
21 items is the -- as you recall, during our  
22 discussions of property and liability insurance  
23 coverage last, which we kind of had, you know,  
24 beat up pretty heavily last September, one of the  
25 things that was on the table as being problematic

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1 was the time of year we try to renew our insurance  
2 in that it is during hurricane season.

3 And one -- our -- our agent approached our  
4 current carrier about changing that effective date  
5 of the policy, and the carrier -- carriers, I  
6 guess in this case, have agreed to change that, if  
7 you'd like, to a April 1st time line.

8 They would adjust this year's insurance, you  
9 know, roll -- not roll it back but, you know,  
10 make -- truncate this year's insurance and rewrite  
11 and reexecute the policy based on an April 1st  
12 deadline. Or, it could be -- I'm sure it could  
13 vary a few days, whatever your pleasure would be.

14 That way, future -- so your -- your insurance  
15 would be renewed through April of next year, if  
16 that were -- if that were your selection, at which  
17 point, you could -- you know, you could  
18 continually revisit it if you'd like. But at  
19 least you'd be out of the hurricane season when

20     you're quoting in -- property insurance in

21     particular.

22             It's really up to you. But that was brought

23     forward by our -- our agent in trying to at least

24     get it out of that hurricane season.

25             CHAIRMAN GREEN: I have no public discussion.

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1 Board discussion?

2 MR. GORMAN: Again, like I -- I've been  
3 discussing before, and I pointed out to  
4 Mr. Sanchez, all insurance, all discussion of  
5 insurance has to go out of the box at some point  
6 in time. Otherwise, you are going -- you are  
7 marching down a road that is very expensive and --  
8 and has no return.

9 CHAIRMAN GREEN: I have a question, Ed.  
10 If -- our policy is what, October, September?  
11 October?

12 MR. WUELLNER: It's technically October 1, I  
13 believe it is.

14 CHAIRMAN GREEN: October 1 to October 1 at  
15 X rate. I should say X, X rate, whatever. If  
16 they do our renewal now, I was going to say, does  
17 that -- our renewal rate, which I'm sure is now  
18 going to be X, X, X rate, from April to April, are  
19 we cutting off or hurting ourselves with May,

20 June, July, August, September, five months of a

21 lower rate?

22 MR. WUELLNER: Well, the understanding --

23 maybe I misunderstood, but as I understood it,

24 they were renewing the policy as it was done in

25 October. So, it -- it shouldn't reflect any

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1 changes --

2 CHAIRMAN GREEN: So -- and actually, we --

3 MR. WUELLNER: -- relative to premium. It's

4 just, you've got to -- you're going to redo it as

5 of October 1st.

6 CHAIRMAN GREEN: April 1st.

7 MR. WUELLNER: April 1st.

8 CHAIRMAN GREEN: Okay. So, in other words,

9 we'll stay where we are at the rate we're at now.

10 MR. WUELLNER: Through the end of March next

11 year.

12 CHAIRMAN GREEN: Through the end of March.

13 Okay. I didn't know which way they were --

14 MR. WUELLNER: That gives you -- if you've

15 got alternatives you want to explore or whatever,

16 you've got basically a year.

17 CHAIRMAN GREEN: Okay.

18 MR. WUELLNER: If you choose that option,

19 you'd have a year to repackage what you want to

20 ask for. And -- and the good part, supposedly --  
21 I'm not an insurance guy, but supposedly the  
22 advantage would be, to be shopping outside of  
23 the -- the hurricane season per se, and in theory  
24 could -- I don't know that you'd actually get more  
25 favorable rates, but at least that's not over our

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1 head when we buy.

2 CHAIRMAN GREEN: Well, but what I was  
3 getting -- you seemed to answer my question, is  
4 that the rate we're at, assuming insurance rates  
5 don't go down --

6 MR. WUELLNER: Yeah.

7 CHAIRMAN GREEN: -- we'll be staying at our  
8 rate that we have.

9 MR. WUELLNER: That's my understanding.  
10 If -- if it is different, I -- I will -- I will  
11 get that to you right away.

12 CHAIRMAN GREEN: Okay. Randy, did you have  
13 something?

14 MR. BRUNSON: It's my understanding that we  
15 might pay a little more this year, but the --  
16 the -- the due date would change.

17 MR. WUELLNER: Yeah. The -- the -- the  
18 impact from your -- from your fiscal year is, yes,  
19 you would pay -- you would pay more this year

20 than -- because it's a -- you've prepaid. You've

21 got six months of --

22 MR. BRUNSON: Right.

23 MR. WUELLNER: -- lack of better terms,

24 credit from that.

25 MR. BRUNSON: In a two-year period,

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1 three-year period, it probably makes good business  
2 sense to -- to roll the dice of shopping for  
3 insurance not in hurricane season.

4 MR. WUELLNER: Well, it's at least another  
5 variable that's in your favor. Whether it amounts  
6 to money, I don't know.

7 CHAIRMAN GREEN: Okay. Any other board  
8 discussion?

9 MS. BARRERA: No.

10 CHAIRMAN GREEN: Do you need an answer from  
11 us now or --

12 MR. WUELLNER: If you're not in opposition,  
13 we'll take -- we'll take care of it. If it is --  
14 involve a rate change, we'll get that to you right  
15 away. We've still got a, you know, better part of  
16 two weeks to get -- get it done.

17 CHAIRMAN GREEN: Okay. So, if there's no  
18 action item, is anyone in opposition to Staff --

19 MR. BRUNSON: Just let us know --

20 CHAIRMAN GREEN: -- making sure there's no

21 rate change or --

22 MR. BRUNSON: If it's not like you perceived

23 it to be.

24 MR. WUELLNER: Okay.

25 CHAIRMAN GREEN: Okay.

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1           9.H. - WORKSHOP DATE REQUEST

2           MR. WUELLNER: Okay. Next item I have, as  
3 you recall, we deferred the workshop date for the  
4 FEC, or Flagler Development project, Cordova  
5 Palms, and related items as they pertain to the  
6 Authority. They have requested to try and get a  
7 workshop set up for April, and in theory, get some  
8 sort of agenda item on your April agenda for that.  
9 Two different things.

10          MR. GORMAN: Can I ask what -- besides an  
11 avigation easement, what business we'll have with  
12 Flagler Development? In other words --

13          MR. WUELLNER: Yeah.

14          MR. GORMAN: -- why do they concern us? In  
15 other words, as long as we get an avigation  
16 easement, then what other business is there?

17          MR. WUELLNER: Well, you -- you have several  
18 opportunities related to whatever they call the  
19 parent corporation, Flagler Corporation, of which

20 FEC and Flagler Development are kind of sister

21 companies.

22 The project is -- as Cordova Palms is, is

23 with Flagler Development Corporation. We -- that

24 has been used to leverage opening the door with

25 Flagler or with the East Coast Railroad relative

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1 to, you know, opportunities to continue to expand  
2 the airport west of U.S. 1 and re -- perhaps  
3 relocation of railroad infrastructure. They need  
4 to -- they've negotiated, or at least tentatively  
5 negotiated, an access agreement through the St.  
6 Johns Industrial Park property to feed Cordova  
7 Palms as an emergency entrance only.

8 MR. BURNETT: Yeah. As part of their DRI --  
9 and I'm sorry to jump in. Part of their DRI, they  
10 have to have access for emergency purposes from  
11 somewhere on the west side of the railroad tracks.  
12 Currently, they would have -- the emergency  
13 services would come from the east side of the  
14 railroad tracks. They need an alternative access  
15 point. And the way to get that is through your  
16 industrial property west of --

17 MR. GORMAN: We haven't granted that yet,  
18 though, have we?

19 MR. WUELLNER: No, that's -- that's --

20 CHAIRMAN GREEN: Oh, no, no, no. That's what  
21 the workshop's all about.

22 MR. GORMAN: And -- and, in fact, this  
23 industrial property is just a name that's bantered  
24 around. This is actually just airport land.

25 MR. WUELLNER: Well, in terms of -- in terms

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1 of ownership, yes.

2 MR. GORMAN: It's just airport land. It is

3 not --

4 MR. WUELLNER: It is zoned --

5 MR. GORMAN: -- been rezoned as an industrial

6 park.

7 MR. WUELLNER: Well, it is zoned IW.

8 MR. BURNETT: It's platted -- it's platted as

9 part of what was an industrial park.

10 MR. GORMAN: All right. Thank you.

11 MR. WUELLNER: Yeah, it's a, what do they

12 call it, unrecorded plat.

13 MR. BURNETT: Uh-huh.

14 CHAIRMAN GREEN: It -- it affects us not --

15 MR. WUELLNER: This is all --

16 CHAIRMAN GREEN: -- just by avigation.

17 There's leases involved. There's potential money.

18 There's potential future for the airport if the

19 further boards, future boards want it.

20 MR. WUELLNER: Yeah. And the purpose of the  
21 workshop is to put all of those -- those things on  
22 the table and --

23 MR. BRUNSON: Let's give it -- let's give it  
24 a date.

25 MR. BURNETT: And then -- and then give you

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1 an opportunity to digest it before it came back as  
2 an action item.

3 MR. BRUNSON: A date.

4 MR. WUELLNER: Yeah. We need a date.

5 MR. BRUNSON: Yeah.

6 MR. GORMAN: I just asked those questions in  
7 order to get those clarified on the table as part  
8 of the minutes, because I -- that's --

9 CHAIRMAN GREEN: Well, it will be more in  
10 depth in the workshop. That's why --

11 MR. WUELLNER: Oh, absolutely.

12 CHAIRMAN GREEN: Now, our next --

13 MR. WUELLNER: And they'll be here to  
14 participate, also, and answer your questions  
15 directly.

16 CHAIRMAN GREEN: The board meeting's the  
17 16th. So, if it's an agenda item they want for  
18 the 16th?

19 MR. WUELLNER: They would -- at this point,

20     yes.

21           CHAIRMAN GREEN: Okay.

22           MR. WUELLNER: And they're trying to do a

23     workshop --

24           MR. BURNETT: Prior to the 16th.

25           MR. WUELLNER: -- prior to the 16th.

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1 CHAIRMAN GREEN: What do you need, Ed, about  
2 two hours, you think?

3 MR. WUELLNER: I would block that much. I  
4 don't know that --

5 CHAIRMAN GREEN: I don't think you need -- I  
6 mean, they're pretty precise on their  
7 presentation.

8 MR. WUELLNER: Puts you out somewhere around  
9 the 9th, the ideal, 9th or before.

10 CHAIRMAN GREEN: Well, the week before is  
11 Easter week, just FYI.

12 MR. WUELLNER: Easter's the 8th; is that  
13 right?

14 CHAIRMAN GREEN: Easter's the 8th, right.  
15 And there's -- there's Passover and whatever.

16 MR. WUELLNER: Yeah. It doesn't have to be a  
17 Monday, either.

18 CHAIRMAN GREEN: Right.

19 MR. WUELLNER: That's really up to -- up to

20       you guys.

21           MS. BARRERA: I -- I'm available to attend a  
22       workshop anytime the week of the 9th during the  
23       day. The 10th, if we did it on the 10th, it would  
24       have to be around 3 o'clock or earlier.

25           CHAIRMAN GREEN: I mean, I prefer afternoon,

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1 too. That's much easier with -- that's just my  
2 schedule. I mean, how does the 9th look for  
3 people? That's the Monday after Easter. People  
4 should be back from wherever or --

5 MR. BRUNSON: What time?

6 CHAIRMAN GREEN: 3:00?

7 MR. BRUNSON: That's fine with me.

8 CHAIRMAN GREEN: 3:00 to 4:30?

9 MR. WUELLNER: That's fine with me.

10 MR. BRUNSON: Okay.

11 CHAIRMAN GREEN: Kelly?

12 MR. BRUNSON: 3 o'clock.

13 MS. BARRERA: I'm fine with the 9th. Jack,  
14 the 9th?

15 MR. GORMAN: Yeah, they're all equally bad  
16 for me, so I'll just --

17 CHAIRMAN GREEN: That whole week is tough for  
18 you?

19 MR. GORMAN: That's fine. The 9th is -- like

20 I said, I just take that day and pencil it out, so

21 that's fine.

22 MR. WUELLNER: 3 p.m.?

23 MS. BARRERA: I prefer to do it earlier in

24 the week, because that gives us a chance to

25 contemplate everything before it comes to the

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1 board meeting.

2 MR. WUELLNER: Plus, if there's any -- if  
3 there are revisions to written documents that I'm  
4 sure you'll just get to see as a part of that  
5 meeting, that we've got -- everybody's got a  
6 chance do that. And it's 3 p.m.?

7 CHAIRMAN GREEN: 3 p.m. We're going to  
8 publish that, right?

9 MR. WUELLNER: Oh, yeah.

10 CHAIRMAN GREEN: Yeah. Because I think it  
11 would be interesting for the public to see that.  
12 I'd like to get that information out. We're  
13 talking about growth around the airport and --

14 MR. WUELLNER: Uh-huh.

15 CHAIRMAN GREEN: All right. Housekeeping  
16 items?

17 10. - HOUSEKEEPING ITEMS

18 MR. WUELLNER: Yeah. I have a few extras  
19 from -- that I mentioned earlier.

20 I think you already were aware that the  
21 access badges and identification badges, that  
22 that's -- that implementation's continuing. In  
23 fact, we're working through the tower folks right  
24 now getting them badged and that -- that system up  
25 and running.

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1       Item I wanted to just bring to your attention  
2       and see if you have any issues with pursuing or --  
3       or proceeding from this point on the second FBO.

4       My suggestion, I think I've made it to a  
5       number of you individually, was to go back out  
6       with the list you have of interested parties and  
7       request of them market-related information on how  
8       they -- how they propose to develop the market in  
9       here and how they intend to at least make efforts  
10      to safeguard the existing business base on the  
11      airport as a result of putting a second FBO  
12      operation and -- and market forecast, that type of  
13      thing, and ask them to -- to get that back to you,  
14      and in effect, on a high level, prove to the  
15      Airport Authority that sufficient market exists to  
16      support a second FBO operation.

17      Assuming they meet that -- that test, then  
18      y'all can set the schedule relative to where you  
19      want to go, if anywhere, from there.

20           The -- the terms of -- and I guess Kelly had  
21           brought up -- or brought to my attention on the  
22           phone questioning how it interrelated to the  
23           financial forecast. And you -- you don't show  
24           revenue relative to second FBO until 2010-2011  
25           fiscal year. So, when we backed in construction

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1 and -- and the like, you -- you have really about  
2 a 20-month, 18- to 20-month window right now to go  
3 through the selection process and still meet the  
4 revenue expectations. So, of course, if that's  
5 completed sooner, then -- then likely the revenue  
6 would begin sooner than that, also.

7 But in order to keep it on track, you need to  
8 just keep thinking about it. We need to just keep  
9 kind of plugging away at this, if it's indeed  
10 going to be a revenue source as identified in the  
11 forecast.

12 CHAIRMAN GREEN: Yeah, I've spoken or -- and  
13 looked at a couple of the responses we had and --  
14 and basically understand that they were a little  
15 disappointed that we didn't follow up, say, okay,  
16 well, at least --

17 MR. WUELLNER: Something, yeah.

18 CHAIRMAN GREEN: -- thank you for your  
19 response, you know, we'll think about you,

20     goodbye.

21            But I think just as an airport for marketing

22     purposes, too, we need to respond to the handful

23     ten or whatever that we got, saying, thanks, what

24     have you done? Share with us your market

25     analysis.

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1       That was my first question when I spoke to  
2       one in particular. Did you do one, you know?  
3       Because we're looking at it. And apparently they  
4       have. Some have done some extensive. I think  
5       that's only good information. We don't have to  
6       act on anything, but I think we should find out  
7       what's out there and what they have looked at that  
8       they're saying it's feasible.

9       So, from a marketing standpoint and  
10      information, I think we should respond to those  
11      that responded to our inquest out there.

12      MR. WUELLNER: That's -- it's a very  
13      important decision you make as you move forward,  
14      because it's -- it's not one that typically a  
15      company walks away from. So, when you -- when you  
16      make that selection and they're here, you're  
17      dealing with them a long time. And choosing  
18      poorly can -- can haunt you for a lot of years.

19      Last item I have was if -- if no one objects,

20 we are in the preliminary discussions with U.S.  
21 Customs relative to the relocation and placement  
22 of the maintenance facility that's located just up  
23 the road.  
24 They would like to get that on airport  
25 property, in particular out on the point -- if you

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1 know where the old dairy is out on -- kind of  
2 behind Grumman North 40 out there, wherein they  
3 would like to have water access to the  
4 intracoastal from there, they would like to lease  
5 that property from us. It's strictly a ground  
6 lease in this case. We're not in -- we're not  
7 developing facility for them.

8 But as a part of the -- what they would like  
9 us to do is to facilitate the permitting, the  
10 environmental permitting out there at their  
11 expense, make it a part of the agreement that they  
12 reimburse the cost, even if they -- the lease  
13 ultimately -- you know, say at the end it couldn't  
14 be permitted, that they would still reimburse the  
15 cost of -- of doing the permitting work. But in  
16 the event it is done, then it's -- it's just a  
17 part of the lease document with us.

18 And we -- it's not been brought to you as a  
19 lease or anything. All we're trying to do is make

20     sure that that would be acceptable, rather than  
21     just throw it at you with a -- you know, a lease  
22     partially negotiated at that point. So, you know,  
23     tell me what you think.

24           MR. GORMAN: There's a tremendous caveat, as  
25     far as I'm concerned, in the fact that if you were

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1 going to actually lease them that piece of  
2 property, they would -- with water access, there  
3 is no water access there right now. I'm in the  
4 vessel business. I mean, then it's a complete  
5 tidal area, and you would have to dredge it and  
6 the dredging would be extensive. I'm not sure  
7 what they had in mind.

8 MR. WUELLNER: Yeah. Actually --

9 MR. GORMAN: That's just something to think  
10 about. So make sure this board isn't going to pay  
11 for anything with environmental whatsoever,  
12 because that is -- that's -- I can't imagine how  
13 they're going to do it.

14 MR. WUELLNER: What we're talking about, it  
15 would be -- other than facilitating the use of our  
16 consultants, we would have no -- we have no  
17 financial burden in this. They -- they -- they  
18 pick up all the tabs. So, it's just -- it's an  
19 easy way for them to contract, is what it amounts

20 to.

21 MR. GORMAN: And certainly to put to bed all

22 the environmental issues, we'd have to, before we

23 got in any depth of a discussion of a lease with

24 them, have to have their plan for what they were

25 going to do environmentally out there --

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1 MR. WUELLNER: Right.

2 MR. GORMAN: -- to be able to have water  
3 access.

4 CHAIRMAN GREEN: To see how it affects any  
5 other adjoining lands we have.

6 MR. GORMAN: Exactly. Exactly.

7 MR. WUELLNER: Right. They -- this  
8 particular area is -- is fairly close --  
9 relatively speaking now, it's relatively close to  
10 that -- what do they -- what do they call it? The  
11 Casa Cola Creek piece that comes off the main  
12 channel there?

13 MR. GORMAN: Yeah. That -- that whole area  
14 dries up completely dry in a low tide, that whole  
15 area.

16 MR. WUELLNER: Yeah. The area there, now, it  
17 isn't. But that particular area stays --

18 MR. GORMAN: If it's not dry, it's three  
19 inches of water.

20 CHAIRMAN GREEN: If they were doing a -- what

21 did you call it, Jack, a feasibility --

22 MR. GORMAN: A feasibility study.

23 CHAIRMAN GREEN: -- or whatever study, and

24 they want to facilitate use of our engineers,

25 whatever, would they --

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1 MR. WUELLNER: That's basically it. It's

2 just --

3 CHAIRMAN GREEN: Would they use ours for  
4 their feasibility study?

5 MR. WUELLNER: Yes. Yes.

6 CHAIRMAN GREEN: Okay. And then we're going  
7 back to the same engineers and say, now, see that,  
8 but how does it affect our land? I don't know if  
9 there's a conflict in there a little bit.

10 MR. GORMAN: A conflict of interest in there  
11 in who's paying who.

12 MR. WUELLNER: Well --

13 CHAIRMAN GREEN: Just on the feasibility  
14 part.

15 MR. WUELLNER: I'm not sure I understand the  
16 conflict here.

17 CHAIRMAN GREEN: Well, if they have an  
18 engineer who's looking at it saying it is feasible  
19 and you have do this, this, this, and this, and

20 that engineering company is doing that because  
21 they want the job, they want to go forward with  
22 it, whatever, and then we come back with the same  
23 engineering company and say, all right, now, tell  
24 us how that affects our lands, and they say, oh,  
25 not at all, don't worry about it, because they

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1 want this other job, I don't know if there's a  
2 conflict if we're using the same company.

3 MR. WUELLNER: I mean, they don't control the  
4 permitting at the end.

5 CHAIRMAN GREEN: I understand that. That's  
6 not what I'm looking at. I'm looking at -- we're  
7 asking them how --

8 MR. BURNETT: Well, if at the end of the day,  
9 a permitting agency were to say, for example, you  
10 had to have some other mitigation or off-site  
11 mitigation, you may just be in a situation where  
12 you don't get the permit because that mitigation  
13 is there and you're not willing to do it, or you  
14 you're in a situation where you're saying,  
15 Customs, if you want this, you're going to have to  
16 come up with the mitigation to make it happen,  
17 because we're not willing to do that.

18 As far as the issues of how much land you  
19 allow them to lease or what -- what the terms of

20 the lease are, the conditions of the lease for  
21 whatever land it is they -- they lease, I don't  
22 know that your engineers will go tell you anything  
23 that you wouldn't already be able to discern  
24 for -- I'm not sure I'm --

25 CHAIRMAN GREEN: That's not where -- it was

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1 prompted by Mr. Gorman's comment about, well, if  
2 they're going to do extensive dredging or  
3 whatever, how does this affect other lands that  
4 the airport owns? It could be further away. We  
5 don't know. Whatever --

6 MR. GORMAN: Might be positive, it might be  
7 negative. We don't know.

8 CHAIRMAN GREEN: Right. But the same  
9 company --

10 MR. BURNETT: Changing water flows or  
11 something.

12 CHAIRMAN GREEN: -- who wants the job --  
13 right. The same company that wants the job for  
14 U.S. Customs is going to do our, oh, don't worry  
15 about it; it's not going to affect the lands two  
16 miles down the road from you.

17 I'm just wondering, is there a conflict issue  
18 there? I may be putting the cart before the horse  
19 because we may not get there. But I'm just a

20 little concerned with that.

21 MR. GORMAN: Exactly, because --

22 MR. BURNETT: I'm not sure of the answer to

23 that one, to be honest with you.

24 MS. BARRERA: Yeah.

25 MR. BURNETT: I don't want to --

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1 MS. BARRERA: We'd have to look into that a  
2 little bit more.

3 CHAIRMAN GREEN: That's just something out  
4 there.

5 MR. WUELLNER: I mean, they're still several  
6 months away from even being to the point they  
7 could do a lease, so...

8 CHAIRMAN GREEN: Well, and there may be ways  
9 around it; they sign their own contract with our  
10 engineers' own separate whatever...

11 MR. WUELLNER: I think it's exactly what  
12 they're trying to avoid, only because of the  
13 difficulty in federally contracting this stuff.  
14 They've got to -- they've got to go out and do the  
15 same things we've already done to select a  
16 consultant. We're not -- this was -- this was not  
17 at our request, they do it this way.

18 CHAIRMAN GREEN: Sure. I understand.

19 MR. WUELLNER: But this was theirs. They're

20 trying to put it on the front burner and get it  
21 done. And if they go through their methods, you  
22 know, they could be six months or a year from even  
23 being able to identify a contract or let alone get  
24 a scope of work going. You know, it's no skin off  
25 my nose either way.

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1 MR. BRUNSON: They're going to pay for it.

2 They're going to give us a feasibility and --

3 MR. WUELLNER: My concern was the financial

4 risk and --

5 MR. BRUNSON: Yeah.

6 MR. WUELLNER: -- I don't -- I don't see

7 there is a financial risk. But there may be other

8 concerns.

9 MR. BRUNSON: And we'll evaluate it when we

10 know what we're doing.

11 CHAIRMAN GREEN: Okay.

12 MR. WUELLNER: We'll try to get -- get a

13 little more detail on that and see what... Okay.

14 CHAIRMAN GREEN: Is that it for housekeeping?

15 MR. WUELLNER: I think so. Yes, ma'am.

16 11. - PUBLIC COMMENT

17 CHAIRMAN GREEN: I have one for public --

18 public comment. Mr. Sesona? Al? You had public

19 comment?

20 MR. SESONA: I made it already.

21 CHAIRMAN GREEN: Oh, I'm sorry. It was at  
22 the bottom. That's fine.

23 MR. JONES: I put one in there, too.

24 CHAIRMAN GREEN: No, I did --

25 MR. SESONA: You didn't hear it. If you

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1 would like, I'll give it to you again.

2 MR. JONES: I had one more.

3 CHAIRMAN GREEN: Yes, Joe. You're on.

4 MR. JONES: I just wanted to ask you a little  
5 more about this park.

6 You're talking about now about having to get  
7 grant money, you know, to establish a park, you  
8 know, how would you get it through the State and,  
9 you know, as far as it being, you know, recognized  
10 with aircraft, you say you're trying to get some  
11 money. If you got the money to buy the land from  
12 the DOT, and now you want to make a park out of  
13 it, will that affect making it a park because you  
14 got the money from the DOT for an airport (sic)?

15 MR. WUELLNER: No. DOT understands there  
16 will be -- there will be elements of the property  
17 that aren't entirely usable for detailed aviation  
18 purpose. So, in this case, if the -- the property  
19 depth and -- that we're talking about isn't

20 sufficient to build a hangar on or do something  
21 else with, then, you know, then it becomes buffer  
22 or usable for other purposes.

23 MR. JONES: Right. Now, even if you don't  
24 get the grants or anything like that, I mean, is  
25 it still a problem to go ahead and identify where

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1     you're going to put this park?

2           MR. WUELLNER: No.

3           MR. JONES: And to set it off limits? And is  
4     it possible, that through the attorney, somehow it  
5     can be off limits to future boards?

6           MR. WUELLNER: I don't -- you know, he could  
7     comment better on this, but I think you got the --  
8     the over-the-top issue that, you -- you know, one  
9     board can't commit the other, you know, so it  
10    always exists the chance that they could change  
11    their mind. But there's a point in the -- in the  
12    process where it becomes highly unlikely; it just  
13    gets changed because --

14          MR. JONES: Right. Well, that's what I was,  
15    you know, just wondering if you think you got it  
16    set in stone, and then the next board just kind  
17    of -- just like your taxes, you know, the next  
18    board might not care about getting off the taxes.

19          MR. WUELLNER: In fairness, you're -- you

20 can't -- you can't quite --

21 MR. JONES: That's why I didn't know if they

22 could actually just kind of set it aside or

23 something like that and then just call it? Is

24 that a -- I know I think I was telling you before,

25 you know, y'all talked about just building so many

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1 corporate hangars back there, and now we've built  
2 a lot more, so I know things change constantly  
3 around here. You know what I mean?

4 You're going to do -- go one way, and then  
5 two more weeks later, you're heading in a  
6 different direction. And that's what I was  
7 wanting to say, at least you could go ahead and  
8 nail down this park, whether you build it or not,  
9 and say this is the land and we're not doing  
10 nothing with it till we get the money for a park.

11 MR. WUELLNER: Well, I think since the vast  
12 majority of the property we're going to be talking  
13 about in the park development is arguably not  
14 usable for direct aviation use, that -- that once  
15 it's nailed down and laid out, it's -- it's  
16 probably the use it will be. I just really  
17 don't -- since we couldn't -- you wouldn't cancel  
18 the park in favor of building, because the  
19 building still wouldn't fit.

20 MR. JONES: Well, I was just curious about  
21 the DOT money and stuff, because you're saying  
22 that you can't take DOT money to build a park.

23 MR. WUELLNER: Well, I couldn't go get DOT  
24 money for it.

25 MR. JONES: Right.

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1 MR. WUELLNER: If there's an element of this  
2 that becomes incidental to some other airport  
3 infrastructure project, then, you know, DOT  
4 would -- for instance, they might approve  
5 sidewalks as a part of -- of a road project, even  
6 though it's not the road itself. In some cases,  
7 you've got to go get money separately.

8 But that's the kind -- or landscaping along  
9 the road or --

10 MR. JONES: Do you think y'all will ever do  
11 it if you don't get grant money?

12 MR. WUELLNER: That's really -- I'm not the  
13 guy to ask.

14 MR. JONES: I was just curious. I was just  
15 curious if you're ever going to really do it.

16 MR. BRUNSON: Joe, we will take donations and  
17 we'll put it in your name.

18 MR. JONES: That's fine.

19 MR. WUELLNER: I would like to think that it

20 would all get done back there.

21 CHAIRMAN GREEN: Okay. Mr. Rich?

22 COMMISSIONER RICH: Ben Rich, County

23 Commission, St. Johns County.

24 I just wanted to mention one thing.

25 Mr. Wuellner spoke of the feasibility study using

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1 your engineering firms and whatnot. The federal  
2 government runs off of the FAR that you're  
3 familiar with.

4 And the one thing I would recommend to the  
5 board to be cautious of is that you're not getting  
6 reimbursement funds from the feds for monies that  
7 you expend in order for the feasibility study to  
8 go forward, because if they have end-run the FAR,  
9 it -- somebody triggers an investigation of some  
10 kind, your money's going to dry up and you're  
11 going to be on the hook.

12 Those feasible studies, as you know, can get  
13 extremely expensive. And if somebody's trying to  
14 avoid that normal acquisition process by using  
15 you, don't let yourselves get caught in the crack  
16 of being out of pocket, waiting for reimbursement,  
17 and then all of a sudden the hammer falls on you.

18 Also, you don't want to be viewed, in the  
19 event that there was something extraordinarily

20 wrong with the acquisition process, that you can

21 be used as a facilitator to allow that to take

22 place. So, those are two things you need to...

23 MR. WUELLNER: Good points. Thank you.

24 MS. BARRERA: Very good.

25 CHAIRMAN GREEN: Mary?

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1 MR. WUELLNER: Got it set at the perfect  
2 height for you again, don't we?

3 MS. WILLIS: Mary Willis, Araquay Park. I'll  
4 personally contribute a bench to that, Ed, when  
5 you get around to making the park. You made it  
6 very clear that DOT funds could not be used for  
7 that.

8 But I came up to the mic to share with you  
9 that I think you are very fortunate to have a  
10 director who recommended that you change your  
11 insurance to 1 April, expiring March 30th.

12 After my 20 years' experience as a  
13 commissioner on Mosquito Control, I started out my  
14 very first meeting January, they approved every  
15 insurance. We had health, liability, fleet  
16 insurance, everything. Then we had a stupid  
17 interim director who told us he wanted to change  
18 it to 1 October so it would coincide with the  
19 fiscal year.

20           Then when we did put it out to bid two or  
21           three years ago, we were told by Doug Wiles, you  
22           know, when we were hesitating to make a decision,  
23           this is hurricane season; as a matter of fact,  
24           there's one not too far off from Florida. No  
25           insurance company will accept you right now. So,

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1 you -- you're almost bound to renew the one you

2 have.

3 So, go forward in the spring and not in

4 October. Very --

5 MR. WUELLNER: Excellent. Thank you.

6 MS. WILLIS: I commend you.

7 CHAIRMAN GREEN: Thank you.

8 MR. BRUNSON: Very good. Thank you.

9 CHAIRMAN GREEN: Mr. RauHofer?

10 MR. WUELLNER: I think the battery died on

11 that one, so...

12 MR. RAUHOFER: Something died, but I think

13 everybody can hear me.

14 My -- my comment today is one on timing, and

15 the timing is very important in the fact that it

16 leads into money and time and everything else.

17 I'm talking about the -- the second FBO and any

18 other building projects we have, I recommend that

19 we move expeditiously towards any -- any building

20 projects that we have, like a second FBO and a --  
21 a maintenance facility and a maintenance workshop  
22 that the second FBO would bring and any other  
23 thing that they're going to bring along, because  
24 while we're building, it certainly is nice to have  
25 the whole thing built together, rather than to

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1 build one thing and then also -- all of a sudden  
2 be setting up cones and putting up signs saying  
3 "Pardon our mess but this inconvenience is for  
4 your --" In other words, do the thing together,  
5 because when we -- when you're building, you have  
6 flexibility.

7 I've had over 20 -- 35 years of being  
8 familiar with this with Westinghouse, General  
9 Electric, American Airlines and two -- and I'll  
10 tell you, it's -- it's a mess when you have to go  
11 in on the ground floor and start breaking up  
12 concrete and building when the thing's already  
13 done.

14 We have a perfect example of -- of right --  
15 right now with the southern expansion, where we  
16 could bring in an FBO if the board is expeditious  
17 about bringing somebody in, whatever, because we  
18 need a second FBO.

19 Reba Ludlow right now had to take her

20 airplane to some other base because it doesn't  
21 have a maintenance facility. Why should we have  
22 people like Reba and other people overfly this --  
23 our community when we could be having the business  
24 right -- right now?  
25 And that's all I'm asking, is that the -- the

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1 board really consider and forge ahead positively  
2 by getting -- asking questions of these -- of the  
3 people on the list, and having them in. It's a  
4 win-win situation, folks. I've already said this  
5 one time.

6 But just as soon as whoever gets the FBO and  
7 that -- they build their building and they build  
8 their -- their maintenance facility, they'll be  
9 dedicating it over to the airport. That's the way  
10 it's done. And then the airport will have a  
11 building. And if they make a mistake and they  
12 can't make it here, guess what? They're gone; the  
13 airport's still got a building. That's all I have  
14 to say. Thank you.

15 CHAIRMAN GREEN: Thanks. Okay. Ed, I was  
16 going to Authority members. Is that okay with  
17 you?

18 MR. WUELLNER: Uh-huh.

19 12. - AUTHORITY MEMBERS

20 CHAIRMAN GREEN: Kelly, any comment tonight?

21 MS. BARRERA: No. I think we went through

22 several things. I think having the workshop prior

23 to -- with enough time to prepare for the meeting

24 on the 16th will be good. And we have some areas

25 that we can kind of charge forward with.

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1           CHAIRMAN GREEN: Thank you. Randy, any  
2           comment?

3           MR. BRUNSON: The only -- I'm very excited  
4           about the PR committee. And I -- I think it will  
5           just be a vital thing that will quell some of  
6           these misconceptions of -- of like the articles  
7           that The Record puts in that the Airport Authority  
8           was interested in the Hasting Airport, which is  
9           not true, never discussed it with anybody. And  
10          the positive things that this airport does. And  
11          our sincere effort to get off the tax rolls, which  
12          80 percent of the people in the county don't  
13          realize that.

14          We've got to get that message out and -- and  
15          show them in -- in writing and graphs of what  
16          we're doing to do that. So, I'm addressing you  
17          because you're going to be the liaison. But --  
18          and -- and in doing graphs of how much tax dollars  
19          we spend for -- for the services we provide

20 compared to other agencies. And so I'm very

21 excited about that.

22 I would -- I would agree with you that it

23 would be nice to -- to track the seaplanes and to

24 see if we spent our money wisely. And I hope that

25 our director can work with the tower to facilitate

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1 that when it becomes operational. And I think it  
2 might be an easy thing. I hope that we're  
3 pleasantly pleased and -- with what happens with  
4 that, with people coming to use that facility.

5 I want to thank the County Commissioners for  
6 coming today. That's very important to me, that  
7 you listen to see what we're trying to do. And --  
8 and give us your good comments that -- the  
9 positive things that can happen.

10 The only other thing I would say is that I  
11 really appreciate the public comments. Sometimes  
12 I don't agree with everything that's said, but --  
13 but it kind of puts it on the table and we can  
14 discuss it. Good meeting. Thank you.

15 CHAIRMAN GREEN: Jack?

16 MR. GORMAN: I think, just like Randy did, I  
17 think public relations is -- it's key, because  
18 public relations seeds media attention. Media  
19 attention then can seed the -- an interest in

20 different intergovernmental agencies and doing

21 things like funding parks.

22 So, you start with public relations, and then

23 you get the media attention. The media gets the

24 public's attention, and then the public presses

25 for action, and then you actually get something

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1 like a park built. So, he's right; it's very key.

2 You're going to hear a lot more from me about  
3 information in the future. I hope I don't bore  
4 you with it. But that's -- you know, it's just of  
5 interest to me. I think that we could get a lot  
6 done should we have a lot more analysis on our  
7 plates before we go into these meetings. Yes, it  
8 was a very good meeting.

9 CHAIRMAN GREEN: Okay. I just had -- Ed,  
10 when you are getting back to these second FBOs --

11 MR. WUELLNER: Uh-huh.

12 CHAIRMAN GREEN: -- I don't know what  
13 exactly, other than, yes, we're interested. But  
14 when you get back to them and say thank you, tell  
15 us what your feasibility, what -- what can you  
16 bring to us? Can you be that detailed?

17 MR. WUELLNER: Yeah, absolutely.

18 CHAIRMAN GREEN: Or can you bring this, yes,  
19 we intend to build our own building, we intend to

20 have a maintenance shed, and we intend to  
21 whatever. They don't have to be a long -- I mean,  
22 I don't think we need to read 50 pages, but just  
23 little bullets of this is what we envision as  
24 coming here for. I think that will help those of  
25 us that -- I mean, I know what an FBO does, but

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1 what exactly will you do for my airport, as you've  
2 already looked at it?

3 And then I do encourage kind of what Randy  
4 was saying to public, to come to that workshop on  
5 the 9th. I have met with the Flagler Development  
6 and FEC in a joint meeting with Ed. It is very  
7 interesting to hear.

8 Doesn't all affect -- I mean, it all affects  
9 us, but it's not something -- it's not an airport  
10 project. But to hear what Cordova wants to do up  
11 there, to hear what the railroad's willing to do  
12 for us, to hear what's being developed around this  
13 airport is very enlightening.

14 I mean, this is something that's starting  
15 to -- that's going to explode. I think if they  
16 get all the permits, it doesn't affect us, but if  
17 they get everything with their DRI, it's a bigger  
18 picture of what's going to be right around us and  
19 how many, you know, more people are coming here

20 that we're going to be servicing. So, I encourage  
21 to get that out as much as we can. Can we put it  
22 on the web site and whatever we can to disseminate  
23 that meeting?

24 MR. WUELLNER: Oh, sure. Yeah.

25 CHAIRMAN GREEN: Thanks. Okay. All right.

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1 That's all I had.

2 12. - NEXT MEETING DATES

3 CHAIRMAN GREEN: Our next meeting is April

4 16th, but that workshop is at 3:00 on the 9th.

5 All right. Meeting adjourned.

6 MR. BRUNSON: Thank you.

7 (Meeting adjourned at 6 p.m.)

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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 26th day of March, 2007.

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

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