

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, January 10, 2022

from 4:00 p.m. to 5:34 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman  
SUZANNE GREEN  
JUSTIN MIRGEAUX  
REBA LUDLOW  
ROBERT OLSON

\* \* \* \* \*

ALSO PRESENT:

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

\* \* \* \* \*

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

2 CHAIRMAN MAGUIRE: All right. Call to order.

3 Okay. Reba, since -- Reba, since you're  
4 standing up, you can lead us in the Pledge of  
5 Allegiance.

6 (Pledge of Allegiance.)

7 MEETING MINUTES8 CHAIRMAN MAGUIRE: All right. Meeting  
9 minutes. I assume everybody's read the minutes.  
10 Anybody have any changes/modifications that are  
11 relative to the minutes?

12 MS. GREEN: No.

13 CHAIRMAN MAGUIRE: Okay.

14 MS. GREEN: I went through them all.

15 CHAIRMAN MAGUIRE: Then they will stand as  
16 presented.17 FINANCIAL REPORT18 CHAIRMAN MAGUIRE: The financial report, if  
19 you noticed on your -- on your -- if you got your  
20 stuff off the -- it is not ready today; it will be  
21 ready at the February meeting, okay?22 AGENDA APPROVAL23 CHAIRMAN MAGUIRE: Agenda approval. Anybody  
24 have suggested changes --

25 MR. OLSON: No.

1 CHAIRMAN MAGUIRE: -- or requirements for the  
2 agenda?

3 MS. GREEN: No.

4 CHAIRMAN MAGUIRE: All right. It will stand  
5 as going.

6 STAFF REPORTS

7 CHAIRMAN MAGUIRE: Then staff reports. You  
8 probably noticed that we're missing Ed. Ed has  
9 COVID and/or Doug is going to take over, but we are  
10 not going to have staff reports today because --

11 MR. OLSON: He's been -- I understand that  
12 he's been exposed --

13 CHAIRMAN MAGUIRE: He's been exposed.

14 MR. OLSON: -- to someone who has COVID.

15 MS. GREEN: Yeah, he had to go to a fancy  
16 wedding.

17 MS. LUDLOW: His wife.

18 CHAIRMAN MAGUIRE: Somebody in the family --

19 MR. BURNETT: Yeah.

20 CHAIRMAN MAGUIRE: -- yeah.

21 MR. OLSON: All right.

22 CHAIRMAN MAGUIRE: All right. So Doug will be  
23 taking all the heat today and doing all the  
24 presentations, and we'll start off with Carol.  
25 Where is Carol? You can go first, Carol, for the

1 legislative update.

2 MS. LUDLOW: Can -- do we have a loud volume?

3 MR. HARVEY: If you'd speak into your  
4 microphone and speak up a little bit, otherwise,  
5 it's -- you're going to have squelch; it just gives  
6 your nothing but feedback.

7 MS. LUDLOW: Okay. If you can't hear in the  
8 audience, tell us.

9 MR. HARVEY: You're too afar away from your  
10 microphone.

11 MS. LUDLOW: If you can't hear in the  
12 audience, tell us.

13 CHAIRMAN MAGUIRE: And if you don't want to  
14 hear in the audience --

15 MS. GREEN: You'll tell us.

16 CHAIRMAN MAGUIRE: -- we'll move the other  
17 way.

18 MS. SAVIAK: I'll try to -- I'll try to lean  
19 in. Can you hear me?

20 CHAIRMAN MAGUIRE: Yes.

21 MS. LUDLOW: Thank you.

22 MS. SAVIAK: Well, happy to be here in the new  
23 year to give the government relations update.

24 December 31st, we have had a little bit of  
25 national interest and concern regarding the rollout

1 of 5G broadband, and so some of the national  
2 airline associations and pilots associations have  
3 weighed in, and so we're in a two-week hiatus, if  
4 you will, between the rollout of 5G broadband that  
5 was slated to be originally December 5th and then  
6 it was moved to January 5th and now is moved to  
7 January 19th.

8 And the FAA is working with AT&T and Verizon  
9 regarding some mitigation opportunities to assist  
10 with that and work through that transition, which  
11 is planned for this year and planned for earlier  
12 later year. But that was kind of larger national  
13 news for the aviation industry.

14 And then in early December, FDOT secretary  
15 announced \$2.8 billion, actually \$2.89 billion, in  
16 national airport funding through the Bipartisan  
17 Infrastructure act. And there'll obviously be more  
18 to follow on that because it's a \$15 billion total  
19 appropriation, but they've announced \$2.8 billion  
20 to start for fiscal year 2022.

21 The state level is very exciting with the  
22 legislative session scheduled to begin tomorrow,  
23 January 11th. Interim committee weeks had ended in  
24 December 3rd. And the Florida Airports Council has  
25 a large agenda this year, and we have provided that

1 to the board on several occasions from the summer  
2 into the fall, continuing to monitor bills as  
3 they're filed and now begin to move to see which  
4 bills are actually live or not live. We typically  
5 try to provide that list, and we'll keep you posted  
6 on anything that requires board action or a chair  
7 letter, which we have done in the past.  
8 Operational update is in that.

9 For operations, on behalf of our operations  
10 team, Kevin has announced a maintenance closure of  
11 Runway 13/31 from January 11th to 13th for some  
12 maintenance of runway markings.

13 And then also tomorrow -- or actually  
14 Wednesday January 12th, the Florida Mosquito  
15 Control Association will be hosting an aerial  
16 spraying demonstration briefly in the morning. And  
17 so we have a C-130 parked on the airfield right  
18 now. That will be part of that state association  
19 conference briefing for them. So those are a few  
20 of the things, so thank you.

21 MS. LUDLOW: What's (inaudible) going to do  
22 with spray?

23 CHAIRMAN MAGUIRE: Reba, say it again in the  
24 microphone.

25 MS. LUDLOW: I have a question for Carol,

1 please.

2 CHAIRMAN MAGUIRE: Yes.

3 MS. LUDLOW: And the question is, on the C-130  
4 and the mosquito control spray, do you have any  
5 idea what time that's going to be and if it will  
6 affect traffic?

7 MS. SAVIAK: I think it's a brief time period.  
8 Kevin?

9 MR. HARVEY: The event's between -- the  
10 event's between 8 a.m. and 10 a.m. Wednesday  
11 morning. It will just be two passes. So if  
12 there's any operational problems, they'll be brief.  
13 Tammy will be handling that with her folks.

14 MS. LUDLOW: Thank you.

15 CHAIRMAN MAGUIRE: Did you all get that?  
16 Okay.

17 MR. OLSON: So the operational update, that's  
18 for -- that shows -- this is -- these would be the  
19 annual in the right column, right, for the entire  
20 year?

21 MS. SAVIAK: Correct. So our monthly report  
22 that usually has both the monthly and then  
23 year-to-date column is -- is correct there.

24 MR. OLSON: So that's annual.

25 I -- I guess I'm curious as to maybe it's a



1 tower question, but what's our activity on  
2 international flights coming -- basically flights  
3 leaving or coming through that relate to the  
4 Customs function and all that? The -- maybe that's  
5 part of the tower report or --

6 MS. SAVIAK: Yeah.

7 MR. OLSON: I'd be interested to know that  
8 figure because I saw one for another airport in  
9 Florida.

10 MS. SAVIAK: Okay. I'd be happy to try to get  
11 that for you if Tammy doesn't desire to speak to  
12 that briefly. But if not, we can follow up and get  
13 you something that -- that's available.

14 MR. OLSON: Okay. Just an observation, that  
15 it -- it's nice to see the French are still buying  
16 military hardware given the (inaudible).

17 (Court reporter interruption.)

18 CHAIRMAN MAGUIRE: Bob, talk into the  
19 microphone.

20 MR. OLSON: It's right here.

21 I just commented that it's nice to see the  
22 French are still buying military hardware from the  
23 U.S., given the submarine deal that they have been  
24 put up about.

25 CHAIRMAN MAGUIRE: Okay. Any other comments,

1 questions?

2 MR. MIRGEAUX: Yeah, a question about that  
3 closure of Runway 13/31. It's an overnight  
4 closure, so I guess it's directed to Kevin. Not to  
5 put you responsibility spot, but --

6 MR. HARVEY: We have three nights, Tuesday,  
7 Wednesday, Thursday.

8 MR. MIRGEAUX: What type of maintenance are we  
9 talking about?

10 MR. HARVEY: Oh. We're having to clean the  
11 edge stripes and the chevrons.

12 MR. MIRGEAUX: So no re -- no painting.

13 MR. HARVEY: No, it's just cleaning.

14 MR. MIRGEAUX: Thank you.

15 CHAIRMAN MAGUIRE: Seeing no more questions.  
16 Thank you, Carol.

17 BUSINESS PARTNER UPDATES

18 CHAIRMAN MAGUIRE: All right. Let's go to  
19 business partner updates. Henry Dean, is he here?  
20 Here he is.

21 COMMISSIONER DEAN: Good afternoon. Hope  
22 everybody's got off with a good start for the new  
23 year. I'll be brief and then an -- try to answer  
24 any questions, but I do want to highlight what for  
25 me was a very exciting news Saturday morning.

1           We had a group of us who met Reba at the  
2           Serenata Beach Club hall. The homeowners, the  
3           interested stakeholders and homeowners who are  
4           interested in continuing beach renourishment  
5           activities from roughly Serenata Beach Club all the  
6           way north up to Duval County, the specific meeting  
7           was about the area between Serenata Beach Club and  
8           about two miles north of that Exxon station, what  
9           used to be a Gate station.

10           That was an area where the legislature in 2017  
11           after Matthew allocated up to \$10 million for a  
12           one-time sand placement to basically build up the  
13           berm to pre-storm conditions. And it's taken a lot  
14           of effort on the part of local, state, and federal  
15           government, but we are now ready at the -- our  
16           board meeting next week to approve a contract to  
17           start that project.

18           But the representative from the Corps of  
19           Engineers, Jason Harrah, was there and he gave us  
20           an update that based on the storms we had -- if  
21           y'all remember the nor'easters we had in early  
22           November 5th, 6th and 7th -- they really did a lot  
23           of damage to not only the federal project which was  
24           just finished a year ago -- you-all remember the  
25           dredge that was in the St. Augustine inlet that was

1 moving sand, hydraulic dredge that was moving sand  
2 along the beach. That was the Vilano to Serenata  
3 federal project. It was very successful. It  
4 worked. And when we had the nor'easters, it really  
5 had a major impact, but it sort of sacrificed  
6 itself to save the homes and the businesses in  
7 A1 -- and A1A.

8 We also had similar impacts at  
9 St. Augustine Beach, which sort of interests Doug  
10 and me, and really really severe erosion, critical  
11 erosion following those nor'easters that are -- the  
12 nor'easter over days.

13 So Jason indicated, Jason Harrah with the  
14 Corps who is the project manager for  
15 Northeast Florida for beach renourishment, that his  
16 staff over the Thanksgiving and Christmas holidays  
17 worked through the holidays and came up with enough  
18 evidence, enough facts, enough surveys of those --  
19 of those impacts that he has recommended to his  
20 chief, and it will be forwarded to the headquarters  
21 in Washington and the 3-star general, to basically  
22 trigger the agreement that we have had locally with  
23 the Corps, that if we have a federal project that's  
24 been constructed initially -- and both of these  
25 have, St. Augustine Beach and Vilano to Serenata --

1 and you have a major storm that critically impacts  
2 the beaches, the Corps will basically immediately  
3 within the next six months come in on their own  
4 dime, no local or state funding, and restore those  
5 to pre-storm condition. And he made that  
6 announcement at our meeting Saturday morning.

7 And he caveated, he said, I really really  
8 think that this will be approved, but until the  
9 general signs the papers, we can't, you know, open  
10 the champagne bottles. But we will -- because we  
11 have those two federal projects that went through  
12 the process, had their initial phase --  
13 St. Augustine did some time ago, but we just  
14 finished the first construction of Vilano to  
15 Serenata literally last January.

16 So they now -- we think, based on Jason's  
17 comments, they both will be fully restored at the  
18 cost of the federal government, not  
19 St. Johns County, our taxpayers, or even the state.  
20 So that's kind of good news.

21 I asked him, I said, Jason, do you have any  
22 idea what that figure might be for both projects?  
23 And he said, caveat, he -- this is just an  
24 estimate, it may be as much as \$60 million.

25 So, I mean, it's a big deal for those who have

1 followed beach renourishment, not only for  
2 environmental purposes but economic purposes to  
3 keep our beaches healthy.

4 And we have a meeting next Tuesday, a week  
5 from tomorrow, on the 18th. We have a new  
6 commissioner who was appointed before Christmas --  
7 actually before Thanksgiving, if you had heard. I  
8 really just had a chance to meet her and say hello,  
9 Sara Arnold. Seems like a wonderful lady. I think  
10 she'll do a good job. The Governor appointed her  
11 around November 2nd, I think.

12 So if there aren't any questions, those are  
13 the highlights I wanted to hit.

14 CHAIRMAN MAGUIRE: Any questions for  
15 commissioner?

16 MS. LUDLOW: I do want to just say accolades  
17 to Henry Dean, you know, for working with the Corps  
18 so much, because he has been behind that all the  
19 way, and we can't just say enough good things about  
20 that.

21 CHAIRMAN MAGUIRE: Good.

22 MR. OLSON: You sure have.

23 CHAIRMAN MAGUIRE: Thank you.

24 COMMISSIONER DEAN: Let me give you a couple  
25 of dollars.

1 CHAIRMAN MAGUIRE: Go outside.

2 COMMISSIONER DEAN: If there aren't any other  
3 questions, Bruce, I have a 5:00 meeting and I'm  
4 going to go prepare for it if y'all don't mind, my  
5 next one.

6 CHAIRMAN MAGUIRE: Go right ahead. Thank you.

7 COMMISSIONER DEAN: See y'all at the next  
8 meeting.

9 CHAIRMAN MAGUIRE: Thank you for taking the  
10 time.

11 MS. LUDLOW: Thank you.

12 MS. GREEN: Thank you, Mr. Dean.

13 CHAIRMAN MAGUIRE: Okay. Next one,  
14 Mr. Beyers?

15 MR. BEYERS: No comment.

16 CHAIRMAN MAGUIRE: No comment. Mike Thompson  
17 or Jaime Topp, whichever one. SAAPA?

18 MS. LUDLOW: He's working on it.

19 CHAIRMAN MAGUIRE: Oh, there he is. Okay.

20 MR. THOMPSON: I didn't realize I was that  
21 easy to miss.

22 MS. LUDLOW: And we welcome Gunner as the new  
23 liaison for SAAPA.

24 CHAIRMAN MAGUIRE: Uh-huh.

25 MR. THOMPSON: Thank you, Ms. Ludlow.

1           First I want to say it's certainly an honor to  
2 again for me to represent the Pilots Association --

3           CHAIRMAN MAGUIRE: Say your name so they know  
4 and can record it.

5           MR. THOMPSON: I'm sorry. I thought you just  
6 said so. Mike Thompson.

7           CHAIRMAN MAGUIRE: Well, I had two names and I  
8 just wanted to make sure she got the right one.

9           MR. THOMPSON: Oh. Okay. Nice to meet you.

10           It's an honor for me to again represent the  
11 association to this -- to this board and also the  
12 board back to the association.

13           I'm in a bit of a unique position in that I've  
14 been kind of AWOL from the airport for some years,  
15 and when I went to the SAAPA first Friday and then  
16 the SAAPA regular monthly membership meeting on  
17 Saturday, occasionally those two things happen in  
18 tandem, I had an opportunity to talk to people that  
19 I've known for a number of years but haven't had a  
20 chance to talk to.

21           And as I went from group to group, I've always  
22 said that if you ask ten pilots their opinion about  
23 something, you'll get 13 opinions. And I was  
24 really surprised when I -- my question was  
25 basically, what do you see that's going on at the



1           airport?  What makes you happy?  What makes you  
2           unhappy?  You know, what do you think?

3                   And there was almost a unanimity of opinion  
4           that more hangars are needed with a seven-year  
5           waiting list and it really discourages people from  
6           coming here.  We've got very little turnover, as is  
7           obvious.

8                   And, you know, we've identified an area  
9           where -- where we could put actually 40 more  
10          hangars.  It would require the destruction of five  
11          of those port-a-port hangars, I guess, the real old  
12          ones, so again 35 hangars.  That would go a long  
13          way towards alleviating that waiting list.

14                   And that's the one thing that I came away with  
15          Friday night and Saturday that the association as a  
16          group is concerned about.  And sure there's other  
17          things, but that seems to be the one big thing.

18                   There was some concern about the amount of  
19          money that's being diverted away from general  
20          aviation to these airline projects.  I'm not sure  
21          why that's considered so important by this board,  
22          but it obviously is.  But remember that your  
23          tenants are the ones that are funding that.

24                   This -- and I stood before this board -- oh,  
25          I'm sorry.  I stood before the county commission

1 several years ago when Commissioner Manuel was  
2 determined to take over the operation of the  
3 airport and I told him that one of the awesome  
4 things about having an airplane based here is when  
5 I'm out traveling, people would say to me, where  
6 are you based? Where do you live? St. Augustine,  
7 Florida. Oh, no kidding? That's the greatest  
8 airport in the country.

9 And it seems that we can no longer say that.  
10 They're just not -- there's no longer an emphasis  
11 on general aviation here. And that -- that showed  
12 up. Other than that, there wasn't anything major  
13 that I want to mention.

14 If there's anything that the board wishes for  
15 me to take back to the membership, please let me  
16 know either here or privately or by e-mail or  
17 whatever.

18 And I want to extend an invitation to all of  
19 you to come to the meetings. I heard this weekend  
20 without getting at the heart of the truth that  
21 y'all can't get an airport pass. So we'll be glad  
22 to escort you in and be your sponsor while you're  
23 at a meeting. We'd love to have you. It'd be an  
24 honor to have you. And maybe you'll get a little  
25 bit better idea about what the -- about what the

1 association does. Unless you have something for  
2 me, I'm done.

3 CHAIRMAN MAGUIRE: Any questions or comments?

4 (None.)

5 CHAIRMAN MAGUIRE: Thank you, very much, Mike.

6 MR. THOMPSON: Thank you, sir.

7 MS. LUDLOW: Thank you.

8 CHAIRMAN MAGUIRE: All right. Mr. McKendrick.

9 MR. MCKENDRICK: Nate McKendrick, no comment.

10 CHAIRMAN MAGUIRE: No comment?

11 MR. MCKENDRICK: Nope.

12 CHAIRMAN MAGUIRE: Okay. Tammy Albin. I saw  
13 her in the corner.

14 MS. ALBIN: Tammy Albin, RVA, air traffic  
15 control tower.

16 Let's see. In -- for our traffic numbers,  
17 we're still steadily slowly getting back to normal.  
18 For December of 2021, we had 10,572 operations over  
19 December 2020 that was 9,368 operations. For the  
20 entire year of 2021, was 1,022 -- or, I'm sorry,  
21 122,470 operations as opposed to 2020 where we only  
22 had 113,833 operations.

23 So we're slowly getting back up to where we  
24 were before COVID. We were about 133,000, I  
25 believe, to 140- to 150,000 before COVID a few

1 years leading into it. So we're slowly climbing  
2 back up to normal.

3 We had questions about the C-130 operation.  
4 We're going to work that in for regular flight ops.  
5 The only problem will be is when we're taxiing,  
6 we'll have to stop, you know, traffic so there  
7 won't be traffic at Taxiway Bravo or on  
8 Taxiway Bravo when they make their passes because  
9 they're going to do their passes over the taxiway  
10 instead of over the runway. So we'll still  
11 sequence everybody else as normal, but we'll have  
12 to stop taxi operations and make sure they have a  
13 clear path for the taxiway itself.

14 International flights, we do not keep track of  
15 that in the control tower. That would probably be  
16 something to get from Customs. But we do not keep  
17 track of how many.

18 And then the only -- what we normally keep  
19 track of is IFR versus VFR flights, and then we  
20 only keep track of the IFR strips that we get for  
21 15 days and then they go out --

22 MR. OLSON: Okay.

23 MS. ALBIN: -- okay? Was there something else  
24 that there were questions about that I missed?

25 CHAIRMAN MAGUIRE: I don't think so.

1 MS. ALBIN: Okay.

2 CHAIRMAN MAGUIRE: Questions?

3 MS. LUDLOW: I -- I might have one.

4 Talking about the international flights and  
5 you said you don't have the -- you don't keep track  
6 of the numbers, but I understand we cannot get that  
7 information from Customs --

8 MS. ALBIN: We don't always have the  
9 information --

10 MS. LUDLOW: -- that they don't share that  
11 information. So, how do we know?

12 MR. OLSON: The Boca airport know.

13 MS. LUDLOW: Right.

14 MS. ALBIN: And that's a different -- a little  
15 bit different system, though, too, with FAA versus  
16 non-FAA and things like that.

17 We don't keep -- we don't keep track of the  
18 numbers of who goes international and who doesn't.  
19 And sometimes we may not know that they're coming  
20 in from international until they do taxi in to  
21 Customs. We don't have a way of tracking that or  
22 of keeping that on record past 15 days.

23 CHAIRMAN MAGUIRE: The information you have  
24 for that 15-day period, is that open for public  
25 review or is that --

1 MS. ALBIN: I can give you numbers, but it's  
2 just flight strips, is all it is.

3 CHAIRMAN MAGUIRE: It is just --

4 MS. ALBIN: Yes --

5 CHAIRMAN MAGUIRE: Okay.

6 MS. ALBIN: -- flight strips. And like I  
7 said, unless we make note on it, we may not know  
8 that that is one of the aircraft that came from --  
9 you know, it gives us the last point where they're  
10 coming, not necessarily where they originated.

11 CHAIRMAN MAGUIRE: Gotcha. Okay.

12 MS. ALBIN: So we may or may not know until  
13 they taxi up and if we don't make known on the  
14 flight strip, and that would depend on how busy we  
15 are, so...

16 CHAIRMAN MAGUIRE: Okay. Thank you. Any  
17 questions?

18 (None.)

19 CHAIRMAN MAGUIRE: Thank you, Tammy.

20 MS. ALBIN: You're welcome.

21 CHAIRMAN MAGUIRE: Okay. Mr. Burnett?  
22 Partner first and then we'll move into the other  
23 stuff.

24 MR. BURNETT: Yeah. Nothing really to report.  
25 I think I'm probably going to speak enough tonight

1 on the actual agenda items.

2 CHAIRMAN MAGUIRE: Okay. All right. Move  
3 into the -- are you ready to move in?

4 MR. BURNETT: Yes.

5 CHAIRMAN MAGUIRE: Okay.

6 LEASE AMENDMENT - ATLANTIC AVIATION

7 MR. BURNETT: I guess looking at the item of  
8 the Atlantic Aviation lease amendment and the MOU  
9 that was before you last month, Mr. Mirgeaux, I  
10 recall pretty vividly having some questions about  
11 that, really wanting us to --

12 MR. TUCKER: We can hardly hear you.

13 MR. BURNETT: Really wanting us to work on the  
14 language --

15 MS. LUDLOW: Can you hear?

16 MR. BURNETT: A little better now?

17 MR. TUCKER: I'd say that's a little closer.

18 MR. BURNETT: Okay. Wanting us to work on the  
19 language. I'll show you where we were at before  
20 and then what we've come up with now in working  
21 with Michelle Hartmann at Atlantic Aviation and the  
22 other executives there.

23 The prior language on the bullet really of  
24 concern, this is the language that you had  
25 previously on the right of first refusal.

1 Admittedly it didn't address everything that you  
2 would want to address.

3 It talked about the right of first refusal  
4 would last until January 1st, 2036, which is the  
5 ultimate maximum date that the current FBO lease  
6 could extend to, but it didn't really narrowly  
7 define or try and define the area of right of the  
8 first refusal and the other issues related to it.

9 So putting that into context, we now have some  
10 new draft language, and you can see now we've taken  
11 from one paragraph to six different subparagraphs  
12 on, and I'll go through those individually.

13 The first one is really looking at, okay, what  
14 do they have for space? What would Atlantic want  
15 to have for space? And in those discussions with  
16 Atlantic, their number came out to 25,000 square  
17 feet roughly, is what they'd like to be able to  
18 build a structure of that type of square footage.

19 And so, we really talked in terms of the right  
20 of first refusal would be related to up to a  
21 25,000-square-foot structure and then try and  
22 pinpoint to say where would that be located.

23 On that particular issue, we did identify this  
24 area that's in the Airport Layout Plan, the current  
25 Airport Layout Plan, to say, okay, it would be



1 where it's already indicated for potential future  
2 FBO development, is where it would go.

3 And this contemplates this location where  
4 existing Hawkeye View runs without relocating  
5 Hawkeye View. So you can see here, Mr. Mirgeaux,  
6 you -- this area right here is what we'd identify.  
7 Once Hawkeye View is relocated, then this area  
8 could expand into the full area of the potential  
9 FBO development as identified in the ALP. So  
10 that's -- that's one thing that we addressed.

11 MR. OLSON: Hold on.

12 MR. BURNETT: Yes, sir?

13 MR. OLSON: I have a question right now.

14 Is there a practical issue about what -- the  
15 provision you just covered? And I'm -- the reason  
16 I'm wondering is the right of first refusal to  
17 build a new 25 hundred -- thousand square foot  
18 facility, they would only be here until 2036. That  
19 gives them -- depending on how quickly they could  
20 get that underway, only gives them about 12 years  
21 to amortize the cost, because in '36, they have to  
22 walk away and leave the facility broom clean.

23 I don't understand -- I mean, my thought is  
24 that there isn't a business reason for Atlantic to  
25 proceed with any new construction if they're going

1 to only have 12 years or even less to amortize and  
2 not recover anymore because of the terms of their  
3 departure.

4 So, I'm wondering that they would not act, but  
5 yet how would it be if a -- another entity wanted  
6 to come in and how would the right of first refusal  
7 operate under that situation? I guess I'm -- I'm  
8 real curious as to how that would work.

9 MR. BURNETT: I'll jump in and issue -- answer  
10 the business part. Maybe part of your other  
11 questions get answered as I go through the other  
12 points, but on a business side, in my experience on  
13 commercial leasing, a 10-year am is a good number.

14 MR. OLSON: Really?

15 MR. BURNETT: Yes, sir. And so, many times  
16 you have tenant improvements that take place under  
17 a ten-year amortization that their lease terms is  
18 in a ten-year.

19 MR. OLSON: Okay. Well, that --

20 MR. BURNETT: And I did in fact talk to them  
21 about that specific issue and the fact that, you  
22 know, a hangar, pick a number, \$2, \$3 million  
23 hangar, could be more, amortizing that over ten  
24 years, you know, and what that cost versus the  
25 monthly rent revenue from being able to lease space

1           within that hangar, and they were comfortable with  
2           that.

3           MR. OLSON:   Okay.

4           MR. BURNETT:   So -- and that's consistent with  
5           what I see in my private practice with commercial  
6           leasing.

7           MR. OLSON:   Okay.   Well, that leaves a nice  
8           capital asset for the Airport Authority.

9           MR. BURNETT:   Yes, sir, it does.

10          Now, what I would anticipate, to go one step  
11          further, and I think what you -- when you think  
12          about the capital asset of the Airport Authority  
13          beyond ten years, I think you instantly think,  
14          okay, well, if there's a right of first refusal and  
15          they exercise the right of first refusal, I think  
16          the Airport Authority in the ultimate lease  
17          document -- because right now we're talking a  
18          memorandum of understanding -- in a lease document,  
19          we would want to discuss architectural controls and  
20          we may want to discuss the building quality of the  
21          structure.   And I'd have to really rely on someone  
22          like Andrew Holesko and his company to give us the  
23          feedback to say we want a minimum of a  
24          such-and-such structure.

25          And if there's pushback on that because it's

1           only a ten-year am that they have a window -- you  
2           know, build it for two years, have ten years clean  
3           to sublease space within it or to use that space to  
4           rent to for hangar storage -- then it may be that  
5           the airport may need to kick in money to have a  
6           more substantial structure with a longer lifespan  
7           on it during the con -- built during the  
8           construction.

9           And so, those are the things that I don't know  
10          yet and will work to find out after today's meeting  
11          if we move forward with this memorandum of  
12          understanding, as part of the drafting of the lease  
13          document.

14          MR. OLSON: The reason I -- I mean, there  
15          could be -- I may be belaboring this, but what if  
16          another entity steps forward and agrees to build a  
17          30- or 20-year-life facility when Atlantic can't  
18          but that under a separate agreement with the  
19          Authority that new entity could? And then the  
20          Authority, following up on what you just said,  
21          wouldn't have to kick in any money to have a more  
22          substantial, more permanent building.

23          MR. BURNETT: True. And those are all things  
24          that I assume we discuss beyond today --

25          MR. OLSON: Yeah, another day.

1           MR. BURNETT: -- in the MOU and the details of  
2 it.

3           MR. OLSON: Another day.

4           MR. BURNETT: And I'm happy to meet with you  
5 and go through --

6           MR. OLSON: No. No, I'm --

7           MR. BURNETT: -- some of those issues.

8           MR. OLSON: Okay. Okay. No.

9           MR. BURNETT: Because I think it actually gets  
10 to be pretty involved at the -- at the end of the  
11 day.

12          MR. OLSON: Okay. Thanks.

13          MR. BURNETT: Yes, sir.

14                 The second paragraph that was added on here  
15 actually regulates the typical type of thing that  
16 you would have in a lease document regarding a  
17 right of first refusal.

18                 If some other entity comes along to do FBO  
19 development and they're going to make an offer to  
20 do some development in the FBO area and so  
21 therefore that's going to trigger this right of  
22 first refusal, we'd have to have the basic terms to  
23 say, hey, Atlantic here's the terms you have to  
24 meet in order to be able to exercise your right of  
25 first refusal. So we've got some limit -- some

1 detail language in there regarding that.

2 Reasonable time and how it's dealt with -- and  
3 of course if -- if they don't exercise the right of  
4 first refusal, then we can go forward to whoever  
5 made the offer originally. If they do exercise the  
6 right of first refusal, then we'll work in good  
7 faith to come up with a definitive lease agreement  
8 for the future development.

9 Made very clear with a separate Section 4 that  
10 this expires no matter what January 1st, 2036.  
11 Sort of following that up to say nothing shall  
12 operate to be construed -- to be an extension of  
13 their right under the lease, even as amended by  
14 this section, the maximum term beyond the  
15 January 1, 2036. So even if there's a right of  
16 first refusal, it still terminates then.

17 And then this doesn't apply to lessor  
18 initiated, meaning the Airport Authority's future  
19 development of FBO and FBO-related services that  
20 are intended for use by the Airport Authority or  
21 which are developed or planned for development to  
22 facilitate the Airport Authority operating as an  
23 FBO.

24 So if the airport starts to develop on the  
25 northeast side of the airport for brand new FBO

1 facilities, that doesn't trigger Atlantic's right  
2 to exercise an FBO. So if we get down to 2034 and  
3 the airport begins to undertake an operation to  
4 build new facilities on the east side of the  
5 airport, that's not triggering this right of first  
6 refusal; it's just the airport getting ready for  
7 whatever it's going to do at the end of the day  
8 from 2036 and beyond if that -- if the airport  
9 chooses to take that action and go that direction.

10 So, the action requested is approval of a  
11 letter of intent for a lease amendment and  
12 authorize staff to negotiate and proceed with the  
13 lease amendment consistent with what you've seen  
14 here. And that's it as to the MOU.

15 CHAIRMAN MAGUIRE: Okay. Any questions or  
16 comments?

17 MR. BURNETT: And --

18 MS. LUDLOW: Yes.

19 MR. BURNETT: -- hopefully we've addressed  
20 some of those issues that Mr. Mirgeaux and the rest  
21 of you raised at the last meeting.

22 CHAIRMAN MAGUIRE: Okay.

23 MS. LUDLOW: Okay. Should I address this part  
24 now or what is your next point? Am I going to  
25 address it as a whole or --

1           CHAIRMAN MAGUIRE: Do you want to address the  
2 individual points he talked about --

3           MS. LUDLOW: Yes.

4           CHAIRMAN MAGUIRE: -- or collectively as a  
5 whole?

6           MR. BURNETT: And I think, based on what the  
7 next item is where we talk about the hangar --

8           CHAIRMAN MAGUIRE: Uh-huh.

9           MR. BURNETT: -- teardown and the new  
10 infrastructure and the -- and the two bids awards  
11 that came in, it's up to the Chair, but if you  
12 want, I can -- we can go forward and I can do the  
13 rest of the presentation and then we can do  
14 comments of all of it together as one item or we  
15 can break it apart, however you --

16          MS. LUDLOW: No. I'd like to address this  
17 part first.

18          Okay. Yes, I do -- the hangar teardown and  
19 all the demolition, yeah, that -- that's another  
20 thing.

21          All of this is predicated by the road going  
22 in. If the road did not go in, the hangars would  
23 not be torn down. If the hangars were not torn  
24 down, Atlantic would not be in the driving seat of  
25 sending us their agreements or their stipulations



1 about a right of first refusal, first -- I always  
2 call it first right of refusal.

3 So it -- I just hope everybody understands it  
4 all goes back to this -- it all goes back to the  
5 road going in. If the hangars were not torn  
6 down -- Atlantic is the one that is dictating to  
7 the Airport Authority what they want and that's  
8 because they want -- Ed wants to tear down the  
9 hangars. If we don't tear down the hangars,  
10 Atlantic is not in a position to dictate to us that  
11 they want this four-plus acres over there held up  
12 for -- until 2036.

13 And go back to the other thing, the -- the --  
14 okay. So the -- this is what -- what -- will it  
15 talk? Okay. This is what you foresee as the  
16 potential FBO. This -- this is Hawkeye View Lane.  
17 Is that the next thing you're going to talk about,  
18 is Hawkeye -- you're saying this can't go through  
19 until Hawkeye View Lane is going to be restructured  
20 right here, which should be done within three  
21 years.

22 So we -- you're talking about there's only one  
23 corner of this going into Hawkeye View Lane. So it  
24 doesn't need to be restructured, as far as I can  
25 see.

1           This is the Gun Club property up here and  
2 these are wetlands up here. So, I don't know why  
3 we are holding aside the -- this much property  
4 when -- I don't know how to make that thing talk --  
5 when the Hawkeye View Lane does not have to be  
6 restructured to put this in here.

7           But even putting it in here, why are we  
8 putting four-plus acres -- holding four-plus acres,  
9 you know, for a 25,000 -- it doesn't matter what  
10 for. Why are we holding these -- this amount of  
11 acres just because if the road goes in and the  
12 hangars go down?

13           If the hangars don't go down, then the FBO is  
14 not holding us to a first right of refusal. If the  
15 hangars don't go down, they are not holding us to a  
16 first right of refusal.

17           So why are we tying up a -- making a first  
18 right of refusal? Why are we tying up property  
19 till 2036 all dependent on two hangars going down?  
20 I hope everybody has looked at this really closely.

21           CHAIRMAN MAGUIRE: Okay. Comments, Doug?

22           MR. BURNETT: I guess to clarify, it's my  
23 understanding the intent is that this box  
24 identifies the area that a right of first refusal  
25 would be subject to if some other entity came along

1 and proposed to do FBO development, then the right  
2 of first refusal could be exercised by Atlantic in  
3 this -- within this area. That's contemplating  
4 Hawkeye View doesn't get relocated.

5 If Hawkeye View gets relocated to either one  
6 of these directions, then this would grow into this  
7 box, the larger potential FBO development box.  
8 Because right now it can't grow into there because  
9 of the Hawkeye View existing area wouldn't have  
10 something up in this area that would be subject to  
11 the right of first refusal.

12 This, however, doesn't apply to the airport  
13 even constructing T-hangars, corporate hangars, box  
14 hangars. They couldn't exercise a -- a right of  
15 first refusal for the airport spending its money to  
16 develop a new hangar.

17 MS. LUDLOW: Has nothing to do with that  
18 whatsoever.

19 The other thing I want to say is that I have  
20 been advised it is illegal, and unless we have a  
21 grant assurance release from the FSDO FAA, then  
22 there is no way we can -- we can allocate a piece  
23 of property on our airport for one entity.

24 That is against the law. It is called land  
25 banking. The grant -- you cannot grant an FBO

1 exclusive right. It is called land banking. It is  
2 absurd. It is -- as long as you get grant --  
3 anyway, FSDO in Orlando will be up visiting us  
4 because they want to look it over, also. So I  
5 think all of this should be tabled until we get a  
6 legal opinion.

7 CHAIRMAN MAGUIRE: Where did you get your  
8 legal comment from? Say that again.

9 MS. LUDLOW: FSDO Orlando it is called. This  
10 is Bob Vernace, Rebecca Harper, Juan, the airport  
11 planners down there and environmental people. They  
12 will be happy to come visit us.

13 MR. BURNETT: And the opinion you received,  
14 was it specifically related to a first right of  
15 refusal or an option? Because we're -- at this  
16 stage, we're talking about a first right of  
17 refusal.

18 MS. LUDLOW: We're talking about -- we're  
19 talking -- you're right. But a first right of  
20 refusal you're saying for this amount of property,  
21 the airport is not -- is not able to set aside this  
22 much property for anything. It cannot designate  
23 this much property -- any amount of property for  
24 anything. We -- until we have a grant assurance  
25 letter from FAA, we are against the law. We cannot

1 tie up any property.

2 I'm sorry. I -- I -- I am for the airport and  
3 you think I don't work on this stuff, and I have  
4 met with other attorneys and, yes, it was suggested  
5 I ask Doug, you know, his idea on this, but I have  
6 the names and numbers.

7 I think it is illegal. I was advised it is  
8 illegal. Whatever you guys do, I'm against it  
9 until -- until we have some kind of assurance  
10 that -- that it is legal, that we can give  
11 anybody -- tie up any amount of property for  
12 anything, because we cannot.

13 MR. BURNETT: Mr. Chair? If the issue is an  
14 option on a parcel of property at the airport, then  
15 you have to charge fair market value for the  
16 option. If the issue is exclusivity that we would  
17 have a policy that Atlantic Aviation would be the  
18 exclusive FBO, we can't do that.

19 The Airport Authority has twice during my term  
20 as the attorney, maybe as co-attorney with George  
21 McClure previously, twice gone out for RFPs or RFQs  
22 for a second FBO. It's been a while since that was  
23 looked at, but in those two prior exercises,  
24 neither one produced a -- an acceptable option for  
25 a second FBO. It is lawful for the

1 Airport Authority to be the exclusive FBO like  
2 Naples has done.

3 MS. LUDLOW: But we're not saying --

4 MR. BURNETT: As far as a right of first  
5 refusal, those aren't unlawful, and we have a right  
6 of first refusal currently with Grumman for that  
7 portion of property on the east side of the airport  
8 where what's called the North 40 is located  
9 adjacent to it. In that area, no man's land if you  
10 will, between the big Grumman facility over there  
11 on the east side and the engine runup area on the  
12 east side, they've got a first right of refusal to  
13 that.

14 And -- and obviously in this situation, you're  
15 hoping to negotiate an amicable solution to  
16 removing the hangars and offering some concession  
17 to resolve this issue.

18 And I hate to mention the word, but while I'm  
19 being the lawyer for a moment and talking about  
20 lawyer stuff, you can, it is within your power to  
21 exercise your power of eminent domain as to the  
22 leasehold and take the property that way as well,  
23 but I don't know that anybody has the palate to do  
24 that.

25 CHAIRMAN MAGUIRE: The information you

1           presented, do you have that in writing you could  
2           pass that around to people?

3           MS. LUDLOW:  Oh.  Well, I -- I will be happy  
4           to give you a legal -- I will print out, but -- the  
5           part I printed out, but I don't have --

6           MS. GREEN:  I think what we're talking about  
7           is definitely an opinion, not your notes, but  
8           somebody -- something from down I think it was  
9           Orlando?

10          CHAIRMAN MAGUIRE:  Yes.

11          MS. LUDLOW:  I will have someone -- I can have  
12          someone contact.

13          CHAIRMAN MAGUIRE:  Here's -- here's my  
14          concern.

15                 If what you say is correct, then yes, I agree  
16                 we need to hold on.  And a legal opinion from an  
17                 attorney in Orlando does not spike me at all, okay?  
18                 Had you got the -- somebody from Tallahassee, you  
19                 know, in the justice department saying one thing or  
20                 FAA, that's a little bit more powerful.  The --  
21                 that's the reason I'd like to see where the  
22                 information came from, who it was --

23          MS. GREEN:  And them to put pen to paper so we  
24          know what we're talking about.

25          CHAIRMAN MAGUIRE:  Yeah.

1           MS. GREEN:  So we're talking about apples and  
2 apples and not -- I'm sure, Reba, you told them  
3 everything that we're doing, that's fine, but just  
4 make sure that they understand, because we don't  
5 even have our memorandum of understanding yet.  So  
6 I'm not even sure what they're even looking at.

7           CHAIRMAN MAGUIRE:  Correct.  I'm not sure,  
8 either.

9           MS. LUDLOW:  Well then, I would suggest the  
10 board delve into it themselves, instead of only one  
11 person delving into it.

12           But I will be happy to share all the  
13 information that I have, and I -- but it's from the  
14 FAA that these are the FAA rules.  Unless we have a  
15 grant assurance paper, we cannot allocate and hold  
16 property.

17           CHAIRMAN MAGUIRE:  Okay.  So you could provide  
18 that information to our attorney and he can do some  
19 research.

20           MS. LUDLOW:  But it -- and he can -- I can  
21 provide that information to the attorney and then  
22 he can have an opinion on it.  I'm sure he doesn't  
23 need to do any, well, research or whatever -- yeah,  
24 whatever.

25           I -- I -- I am convinced it is illegal for us



1 to go forward, it's illegal for us to -- to tie up  
2 land for that many years when we don't have an FAA  
3 grant assurance, bottom line that's one.

4 CHAIRMAN MAGUIRE: All right. Bob, do you  
5 have a comment?

6 MR. OLSON: Yeah. I mean, this is a -- a  
7 time-sensitive issue --

8 CHAIRMAN MAGUIRE: Yes.

9 MR. OLSON: -- correct? Because --

10 MS. GREEN: Yes.

11 MR. OLSON: -- I believe the MOU has the  
12 building delivered for demolition by the end of  
13 January; is that correct? I saw -- I think I saw  
14 January 22nd that the tenants --

15 MR. BURNETT: And -- and the added trigger of  
16 timing is the grant funds associated with the  
17 overall project has a February 16th date.

18 MS. GREEN: Carol's looking.

19 MR. BURNETT: I'm looking back at Mr. Holesko.  
20 I think it's a February 16th date for this to be  
21 executed and move forward on the bids that went  
22 out.

23 So -- and the dynamic we're dealing with --  
24 and I understand there's matching funds coming from  
25 the Airport Authority, but one dynamic in here to

1 keep in mind is this part of the roadway  
2 construction is from a different pot of money than  
3 what we usually deal with with FAA or FDOT.

4 This is from the transportation -- FDOT --  
5 excuse me, I said FAA earlier. This is from FDOT  
6 transportation funds not FAA aviation funds or FDOT  
7 aviation funds. It's the Department of  
8 Transportation actual transportation funds. So  
9 that's the unique issue with the grant that's  
10 before you.

11 MR. OLSON: Is there a drop-dead date or time  
12 sensitive --

13 MR. BURNETT: I'm not sure on the grant. I  
14 know as to the bids, it's a February 16th date.

15 MR. OLSON: Okay. Because I'm wondering,  
16 based on the discussion, whether we reconvene a  
17 special meeting after your analy- -- further  
18 analysis.

19 CHAIRMAN MAGUIRE: If we postpone this, we  
20 will reconvene as soon as Doug can give us  
21 information.

22 MR. OLSON: Okay.

23 CHAIRMAN MAGUIRE: We will.

24 MR. OLSON: Yes, thank you.

25 CHAIRMAN MAGUIRE: If that's permissible.

1           MR. BURNETT: My challenge on the information  
2 is in having compared notes, if you will, with  
3 Mr. Wuellner earlier today and speaking  
4 specifically to the issue of an option first right  
5 of refusal and the like, it is lawful for the  
6 Authority to do a first right of refusal.

7           MS. LUDLOW: Can you guys hear?

8           MR. BURNETT: So I'm not sure of the legal  
9 issue, the opinion, where it's coming from, case  
10 law or the like. And without having the benefit of  
11 that, then I'm not sure what the basis of the  
12 contrary position would be, if that makes sense.

13          CHAIRMAN MAGUIRE: Yeah, it does. Yeah.

14          MS. LUDLOW: Well, I -- I -- does Atlantic  
15 have any other first right of refusal of any of our  
16 property?

17          MR. BURNETT: I don't believe there's any  
18 first right of refusals that are active with  
19 Atlantic currently.

20          MS. LUDLOW: You don't believe.

21          MR. BURNETT: They had one, to my knowledge,  
22 previously.

23          MS. LUDLOW: Yes. There's a lot more to this  
24 than meets the eye.

25          CHAIRMAN MAGUIRE: Now, Reba, that's easy to

1 say, but you don't have a -- you don't have someone  
2 standing here today with proof positive that they  
3 can present to us.

4 MS. LUDLOW: I'm saying I -- you guys do  
5 whatever you want to do. I have my information. I  
6 shared it. That's up to -- you know, that's up to  
7 you.

8 CHAIRMAN MAGUIRE: Let's look at it the other  
9 way. If we approved it today, could we put a  
10 caveat that it's only in effect if you find that  
11 it's supported -- that it's legal?

12 MR. BURNETT: We can certainly do that. It's  
13 also -- it's the MOU portion, it's not the final  
14 agreement.

15 CHAIRMAN MAGUIRE: Well, that's true, too.

16 MR. BURNETT: So between now and the final  
17 agreement --

18 CHAIRMAN MAGUIRE: It's a nonbinding MOU,  
19 correct.

20 MR. BURNETT: Yeah. So between now and  
21 actually getting the lease amendment finalized, we  
22 could obtain the information -- I assume  
23 Ms. Ludlow's contacts could provide us whatever  
24 that opinion is, and we could even send them a  
25 draft of the document we're talk about and they

1           could certainly have the benefit.

2           The MOU, it was in your e-mail, it went out --  
3           just so you know, what Atlantic did that was nice  
4           with how they gave us the MOU, they did this  
5           redline. So the change where I'm showing you, they  
6           gave you a redline version. So you see the -- the  
7           revised language in there. But that language, you  
8           know, could easily be e-mailed to your contacts in  
9           Orlando, wherever that is, for them to review it.

10          MR. OLSON: Okay. This is -- this is the MOU,  
11          as you just pointed out. When do we need the final  
12          agreement done based on the time sensitivity? When  
13          does that have to be authorized and -- and executed  
14          by the Authority?

15          MR. BURNETT: Well, obviously the sooner the  
16          better because we're talking about the  
17          February 16th drop-dead date on the bids.

18          MR. OLSON: So that's before our next  
19          scheduled regular monthly Authority meeting.

20          MS. GREEN: Uh-huh.

21          MR. OLSON: Okay.

22          MS. GREEN: I'm just concerned that we're --  
23          we're comparing apple to apples and not options to  
24          first right of refusals and something's getting not  
25          translated in the communication.

1           So that's why I have concerns about wanting  
2 to -- I mean, I'd like to hear from whatever  
3 Orlando people, if they're getting the right  
4 information to make their decision. I'm not so  
5 sure that's there.

6           CHAIRMAN MAGUIRE: And that's my concern, too.  
7 It's one thing to say you can't do it, it's  
8 illegal, but when you really get down to the nuts  
9 and bolts, are they the same thing --

10          MS. GREEN: Right.

11          CHAIRMAN MAGUIRE: -- that we're talking about  
12 or is it slightly different?

13          MR. BURNETT: And if I may comment, we're  
14 talking about a 25,000-square-foot structure.

15          MS. LUDLOW: Four acres.

16          MS. GREEN: She's talking about holding the  
17 land.

18          MS. LUDLOW: Four-plus acres.

19          MR. BURNETT: 25,000 square feet --

20          MS. LUDLOW: Structure.

21          MR. BURNETT: -- typically is about two acres.  
22 And I understand the overall right of refusal area  
23 may be --

24          MS. LUDLOW: Right.

25          MR. BURNETT: -- roughly four acres, but it's

1 not four acres' worth of development, it's 25,000  
2 square feet.

3 MS. LUDLOW: Right.

4 MR. BURNETT: So whatever that fits on is  
5 whatever it fits on.

6 Obviously you have the supporting  
7 infrastructure of the taxiway pavement going to and  
8 from the hangar, and it is contemplated to come off  
9 of Taxiway A. But it's not over the entire area  
10 that there's the potential for FBO development.

11 MR. MIRGEAUX: Can you back it up to slide 8,  
12 please --

13 MR. BURNETT: The --

14 MR. MIRGEAUX: -- the drawing?

15 MR. BURNETT: Yeah.

16 MR. MIRGEAUX: So, first of all, thank you. I  
17 appreciate the clarification, the work that you've  
18 done to put this language into the amendment, the  
19 lease amendment.

20 Can you explain to me kind of in layman's  
21 terms the difference between the redline areas, the  
22 dash redline area and the solid redline area?

23 MR. BURNETT: I may have to get Andrew to  
24 answer some of the questions as to the dash and the  
25 solid area because it comes from the Airport Layout

1 Plan.

2 CHAIRMAN MAGUIRE: Well, we can bring Andrew  
3 up if you want.

4 MR. MIRGEAUX: Yeah, that's fine.

5 MR. BURNETT: The -- the main key on here is  
6 you -- this actually has Hawkeye View Lane still --  
7 it's overlaid in the aerial loosely. And so it  
8 would be relocated up into this area or up into  
9 this area. And so then that expands the  
10 availability of FBO potential development --

11 CHAIRMAN MAGUIRE: Just under there where  
12 Hawkeye View Lane is?

13 MR. MIRGEAUX: So what you're saying is, is  
14 that we're talking the -- the solid redline area is  
15 where it exists now and then if they relocate  
16 Hawkeye Lane, it's going to include the dash line  
17 area; is that right? Am I understanding that  
18 correct?

19 MR. BURNETT: No. This red dash line?

20 MR. MIRGEAUX: Yes.

21 MR. BURNETT: I don't believe so.

22 MR. MIRGEAUX: So that's not --

23 MR. CLARK: That's the airport boundary. The  
24 solid red and the dash --

25 MR. BURNETT: We -- it -- and what it does, I



1 believe, and I can look back at the shot, I think  
2 the intent is that it expands over this square. Is  
3 that what we're talking about, Michelle?

4 MS. HARTMANN: I'm sorry?

5 MR. BURNETT: It -- it expands over this  
6 square on the other side of Hawkeye View Lane.

7 CHAIRMAN MAGUIRE: She has to come up --

8 MR. BURNETT: And I'm asking -- I'm asking  
9 Michelle Hartmann from Atlantic Aviation.

10 CHAIRMAN MAGUIRE: Yeah. Get to the  
11 microphone, please.

12 MS. GREEN: The microphone.

13 MS. HARTMANN: Ask your question, again.

14 MR. BURNETT: The intent is for this to expand  
15 to the entire square in this area.

16 MS. HARTMANN: Well, eventually. I mean, I  
17 originally asked for the block not to be there and  
18 just use the normal ALP layout, okay?

19 And as we grew and as this went on, then it  
20 would be determined what area would fit best with  
21 the airport. But it was decided just to use that  
22 as a scope for the board to kind of potentially  
23 know where the FBO -- or the hangar would be.

24 So we don't have intentions to go over Sky  
25 Hawk Lane, or View, Lane, Road, or anything like

1           that.  You know, we want to continue to work with  
2           the air -- with the airport and the best areas to  
3           develop with the hangars that are being demolished.  
4           So we're not set in stone on that spot, so...

5                   MR. BURNETT:  Your -- your key from our  
6           discussions as I recall is just to get a spot for a  
7           25,000-square-foot hangar.

8                   MS. HARTMANN:  Yes, yes.

9                   MS. LUDLOW:  Three years.  So what does the --  
10          but does the -- in the event the company does not  
11          exercise its right, proceed -- would the Authority  
12          proceed with relocating Hawkeye View Lane, which is  
13          anticipated to occur within three years?  Then the  
14          company's right of first refusal will be relocated.

15                   So, I -- I don't know why anything is in here  
16          about relocating Hawkeye View Lane, because as it  
17          says, if we don't relocate it, then they are going  
18          to move somewhere else.  Which is even more scary  
19          because we don't know where they might want to move  
20          next.  There's enough -- there's enough questions  
21          here that it needs to be researched.

22                   MR. BURNETT:  Well, on that particular  
23          issue -- and again, Michelle can come up and answer  
24          it -- but I believe the intent was that once  
25          Hawkeye View's relocated, this square would move to

1           this square.

2           MS. LUDLOW:   But why?

3           MR. BURNETT:   But -- but the thing that I  
4           haven't asked, and maybe this is based on your  
5           comment, would Atlantic be -- would it be  
6           sufficient for them that it just remain at this  
7           square?  I haven't asked that question.

8           MS. HARTMANN:  Either location is fine.  If  
9           the airport decides within the three years they  
10          want to relocate Hawkeye View Lane, relocate it.

11          If they want to -- if at their request they  
12          want to build inside the square, they would just  
13          say -- kindly say, Atlantic we have plans to build  
14          in the site in this area, this square area.  Do you  
15          have plans already in the works?  You know, we want  
16          to develop, okay?  Or -- and/or offer it to a third  
17          outside party, which they have to build something  
18          similar and all that.  That's already in the  
19          agreement, that they have to be -- we have to be  
20          offered something.

21          If we're not ready to build or anything and  
22          the airport wants to build hangars, then the  
23          airport -- we will say, okay, we're not ready, but  
24          then you just have -- you will offer us another  
25          location within the -- in the development area,

1 saying, okay, we're not developing here, so let's  
2 move you over here. We're not necessarily  
3 dictating the spot right now.

4 MS. LUDLOW: So why are we tied into a first  
5 right of refusal?

6 MR. BURNETT: I think the first right of  
7 refusal is --

8 CHAIRMAN MAGUIRE: Don't do that again.

9 MS. HARTMANN: It's under consideration for  
10 the removal of the hangars.

11 You guys passed a letter back in June of last  
12 year authorizing us to receive a letter saying that  
13 these hangars are going to be demoed. You asked  
14 earlier about a date in which we needed to have the  
15 hangars vacated.

16 It was January 31st of this month by the end  
17 of the day, close of business. January 31st, 2022  
18 we had to have these hangars vacated; everything  
19 removed. And we were to give our tenants a 90-day  
20 notice, written notice, of what was going on.

21 We have done so. We have -- we have no  
22 tenants in there. We are not making any revenue on  
23 those hangars. Those hangars in our eyes as of  
24 January 31st now belong to the airport.

25 If it is not going to continue and we're going

1 to be billed for those hangars and pay rent on  
2 those hangars, we might as well just keep the  
3 hangars, forget the road, forget all of this.

4 So we want to work with the airport. We want  
5 to work in partnership in growth at the airport.  
6 And so, under our understanding and -- you know, if  
7 you will, we said, okay, we'll give you these  
8 hangars, we understand your point, we still want  
9 the opportunity to grow. That's why the right of  
10 first refusal.

11 MS. LUDLOW: And it does say first right of  
12 refusal favors the tenant, first right of offer  
13 favors the airport. Atlantic of course is writing  
14 the information. Atlantic is writing the documents  
15 and sending them to us to approve. We have not put  
16 in a first right offer to Atlantic.

17 MR. BURNETT: I will say in fairness to  
18 Atlantic that I had a pretty significant hand in  
19 drafting the language that's in the redline and  
20 negotiating that with Atlantic. I think a good  
21 number of those provisions are ones that I penned.

22 I -- for the first right of refusal, I think  
23 knowing we were going to be here and knowing that  
24 the board had expressed what it expressed at the  
25 last meeting, I was certainly conscientious to

1 understand what it was they were looking for as far  
2 as what they would build, what they could amortize  
3 over ten years and expect to get a rate of return  
4 on, and that number came out at the  
5 25,000-square-foot number. And so, I plugged that  
6 into here so that we would have a good idea on what  
7 their potential square footage would be, knowing  
8 that that footprint of what the airport could build  
9 would be significantly larger than  
10 25,000-square-foot space.

11 And we're talking a -- a limited number -- a  
12 limited number of years that they would have on  
13 that space. And it's them building the structure.  
14 It's -- it's not the airport's building the  
15 structure for them to lease, it's -- it's their  
16 cost.

17 MS. LUDLOW: And we've had offers like that  
18 before, you know, that people would like to build  
19 their own facility.

20 CHAIRMAN MAGUIRE: We're going to have to move  
21 this forward either one way or the other.

22 The Atlantic Aviation's got a lot on the line  
23 and we have to move forward. We're not signing or  
24 agreeing to anything that's going to be binding, is  
25 my understanding, at this meeting; is that correct?

1 This is a nonbinding MOU?

2 MR. BURNETT: I think as it was originally  
3 worded, it would be this MOU would form the  
4 framework that the amendment and we would move  
5 forward -- Mr. Wuellner would be authorized to move  
6 forward with the final lease amendment document and  
7 executing that.

8 CHAIRMAN MAGUIRE: Okay.

9 MR. BURNETT: I think that's the action that's  
10 requested in the agenda, is authorize staff to  
11 negotiate and proceed with the lease amendment.

12 CHAIRMAN MAGUIRE: Okay.

13 MR. BURNETT: If you wanted to have it come  
14 back to you, then I think you may need to look at  
15 juggling your meetings in February.

16 CHAIRMAN MAGUIRE: If -- if we're going to  
17 have to do that in order to bring it back, we will  
18 have a special meeting called.

19 MR. BURNETT: Or -- or move the meeting that's  
20 currently scheduled to earlier in the month, yes,  
21 sir.

22 CHAIRMAN MAGUIRE: And we'll -- we'll do a  
23 special meeting.

24 MS. LUDLOW: And right now it's scheduled  
25 February 28th for the next meeting.

1           CHAIRMAN MAGUIRE: Okay. Personally, I'd like  
2 to see this thing approved so we can move forward.  
3 If it's not approved, it's going to be stagnate,  
4 it's going to come back up again, and I foresee  
5 that it may not have all the answers when it comes  
6 back up again.

7           I'd like to get it approved so we can move  
8 forward and if something comes up -- or we can go  
9 ahead and establish a special meeting tonight to be  
10 held no later than two weeks.

11          MS. LUDLOW: Every time it comes back up  
12 again, there's been headway and there's been  
13 negotiation and there's been changes in language.  
14 So there's nothing wrong with it coming back up  
15 again because it gets modified to --

16          CHAIRMAN MAGUIRE: I don't mind it -- I don't  
17 mind it coming back up again, but I don't want to  
18 be pushing too late. Atlantic Aviation has a lot  
19 on the line here.

20          MS. LUDLOW: We have the same hangar right  
21 beside them, so we're losing the same amount of  
22 money.

23          CHAIRMAN MAGUIRE: So I would like to see it  
24 move forward. Bob, do you want to say something?

25          MR. OLSON: Well, it seems that maybe the



1 special meeting is the best option for us, then,  
2 because if -- if the last time that we will see  
3 this without a special meeting and if we were to  
4 approve this MOU would be -- this would be the last  
5 time because we'd be authorizing our executive  
6 director to execute an agreement. So if there's a  
7 question about this, it seems like that we need a  
8 little bit more --

9 CHAIRMAN MAGUIRE: Okay.

10 MR. OLSON: -- of time of our counsel to  
11 report back to us.

12 CHAIRMAN MAGUIRE: And I agree with that. I  
13 think we need to get this one issue resolved that  
14 she brought up.

15 MR. OLSON: Yes.

16 CHAIRMAN MAGUIRE: I don't want to push the  
17 time factor to the point that Atlantic Aviation  
18 loses something or we lose something.

19 MR. OLSON: Right.

20 CHAIRMAN MAGUIRE: So we need to have answers  
21 promptly --

22 MR. OLSON: Right.

23 CHAIRMAN MAGUIRE: -- okay?

24 So if there's not anything else from the board  
25 right now, I have two people that would like to

1 speak, okay? Len Tucker, you want to speak on the  
2 lease amendment?

3 MR. TUCKER: Yes. Is it public comment now?

4 CHAIRMAN MAGUIRE: It would be public comment  
5 for you, yes. Only on the lease amendment for now.

6 MR. TUCKER: Right.

7 CHAIRMAN MAGUIRE: And a three-minute time  
8 limit.

9 MR. TUCKER: Yeah. Len Tucker.

10 I was concerned of course because it does seem  
11 like we are trying to rush this through. I went  
12 back to the -- the master agreement -- or the  
13 master, airport master. And so I went through  
14 there, and nowhere in the facilities recommendation  
15 page, which are Pages 450 and 451, does this appear  
16 as an item with any priority at all. It's not even  
17 on the list.

18 So I went to the implementation plan for  
19 short-term development. Nowhere on the list. And  
20 that goes up through 2025.

21 In the intermediate term plan is where this  
22 now appears on the list. It's kind of far down,  
23 and all of a sudden it seems like we've got to just  
24 rush it through.

25 I'm not even sure with the information I just

1 got that one of those hangars isn't the  
2 Airport Authority's. I think that's the one that's  
3 in the way. It wouldn't cost anything to remove  
4 that one; it's your hangar.

5 So the other hangar, I'm just not so sure  
6 whether it's in the way or not. I've been on that  
7 road several times and it's the one that I believe,  
8 the farther one, the older one, that is certainly  
9 in the way. Whether or not the other one is in the  
10 way is questionable at this point in time. I'm not  
11 seeing any plans as far as what the road  
12 development's going to be.

13 Again, this is a project which has -- we've  
14 identified close to \$3,600,000 in hard costs going  
15 into it. There's \$544,000 in rent relief that  
16 you've given Atlantic. There's probably another  
17 half million dollars, if that is in fact the  
18 airport's hangar, that you're going to lose in rent  
19 from that hangar. So you're rapidly approaching a  
20 \$4 to \$5 million project to make a road pretty for  
21 an airline terminal, and they had 13 passengers get  
22 off the plane last Friday.

23 I don't think it's an overbearing thing to say  
24 let's delay it until we actually see the need for  
25 it. There's a need for a lot of other things on

1           this airport other than this road, and I think  
2           that's why we need to evaluate it a little better.

3           Also, I did a little research, just to bring  
4           you up to date. There -- Elite apparently is  
5           discontinuing one of the flights per week beginning  
6           next week on -- I believe starting January 17th,  
7           they'll only have one flight a week.

8           I also went and checked what competitive  
9           flights there are out of Jacksonville. There are  
10          41 flights between Newark and Jacksonville every  
11          day. 40 of those flights are cheaper than the  
12          cheapest rate that Elite has. Two-thirds of those  
13          are less than half of the cost of Elite's flight.

14          Now, if I lived in the north side of the  
15          county, it doesn't matter to me which I go to, I'd  
16          be going up to Jacksonville, because at 40 flights  
17          a day, I can get the connection I want. One per  
18          week, that ain't going to cut it. So we've got a  
19          poor poor plan here and we're trying to rush a road  
20          through that just doesn't seem to make sense.

21          Thank you.

22                 CHAIRMAN MAGUIRE: Thank you. Mr. Liotta?

23                 MR. LIOTTA: Hi. I'm Matt Liotta here.

24                 So, first of all, kudos to Ms. Ludlow for  
25          contacting the Orlando FSDO. I would highly advise

1           that you invite them here to give you lots of  
2           guidance. It's free. Why not take the FAA's  
3           guidance?

4                    To the extent that first right of refusal  
5           might be a violation of the grant assurances, we're  
6           certainly going to look into that now. Thank you  
7           for letting us know, Reba. And we'll also be  
8           making a public record request for any other first  
9           right of refusals you may already have to find out  
10          if you've already violated.

11                   But with all that aside, it appears that this  
12          plan interferes with the master plan. The box  
13          there seems to not match what the master plan's  
14          going to say you're -- you're thinking about doing  
15          as far as where the FBO is and where other  
16          potential buildings are.

17                    It mentions having a written proposal as  
18          triggering the right of first refusal, but what is  
19          a written proposal? What is the definition of  
20          that?

21                    We've had our attorney send multiple e-mails  
22          to the airport attorney indicating our willingness  
23          to develop land. Is that a written proposal? What  
24          is a written proposal? Because we certainly  
25          haven't gotten any response to our interest in

1           developing land.

2           And I would think that you would want to  
3           consider, if you're going to potentially lose an  
4           FDOT grant, what you might lose on the FAA grant  
5           side if you violate the assurances. I'm not sure  
6           that you have any of this. Maybe the airport  
7           should actually have aviation counsel available to  
8           them that could give them insight into FAA  
9           regulation.

10           At the end of the day, I think Mr. Tucker made  
11           some great points. And we've heard from Michelle  
12           about their interest in growing. Why don't we keep  
13           the hangars that we already have and build some  
14           more? Then everybody wins and the only thing that  
15           loses is a road that nobody wants. Consider that.

16           CHAIRMAN MAGUIRE: Thank you, very much.

17           MS. MARTIN: Are we going -- gonna be given  
18           more time for public comment further on?

19           CHAIRMAN MAGUIRE: Not on this issue. If you  
20           have public comment, please speak up.

21           MS. MARTIN: Okay. Where do you get the  
22           forms?

23           CHAIRMAN MAGUIRE: Step up and give your name  
24           and comment, and then we'll get a form for you to  
25           fill out. Do you need a form if she says it?

1 MS. GREEN: Carol's getting it.

2 MS. LUDLOW: She's getting it.

3 CHAIRMAN MAGUIRE: Oh.

4 MS. MARTIN: Somebody's very tall here.

5 Okay. Can -- regarding the construction of  
6 the commercial terminal road, you know, the board  
7 really might be blindsided with a  
8 build-it-and-they-will-come concept here.

9 Except for Skybus in 2007 where the airline  
10 went out of business one Sunday night, the other  
11 airlines which have served the Northeast Florida  
12 airport have all left after the money from the  
13 stimulus grant stopped.

14 American Eagle would not come here without  
15 guaranteed income stimulus money, which means  
16 they're gone if the stimulus stops. I mean, that's  
17 what you have to understand that might happen.

18 If I was traveling from Newark to either  
19 Jacksonville or St. Augustine and my destination  
20 were truly St. Augustine, what would I choose? Len  
21 has just given you the numbers on that. You know,  
22 it would be half the price, seven days a week with  
23 connections if I were coming from Newark, unless I  
24 specifically wanted to go to St. Augustine.

25 \$4 million from our Authority revenues would

1 be needed for the road, but historically revenues  
2 have always primarily come from our general  
3 aviation operations. This new road would interrupt  
4 FBO operations, reduce future income by so much per  
5 month for the FBO in satisfaction of taking out the  
6 hangars, and eliminate scarce hangar space.

7           Instead, why not spend those \$4 million to  
8 build 40 general aviation hangars located on  
9 existing identified property here where it would  
10 help with our very long hangar waiting list and  
11 provide immediate payback?

12           Just because if this project is already sort  
13 of underway, which we're seeing here now, it's not  
14 too late to redirect to what is actually needed  
15 here and makes more sense.

16           And at the same time I want to ask the  
17 question, you know, what are the -- what's the  
18 contract or the obligations from Grumman for the  
19 shared use of the road and work? Are they helping  
20 pay for that road?

21           CHAIRMAN MAGUIRE: Thank you. Are there any  
22 other public comments?

23           MR. VILLARREAL: Yes.

24           CHAIRMAN MAGUIRE: Please give your name and  
25 address, please.



1           MR. VILLARREAL:  Yes.  My name Juan Villarreal  
2           from 66 Ferrol Road in St. Augustine.  And I'm a  
3           student pilot as well, and I have actually two  
4           comments.

5           Leasing and running a private airport for  
6           funding and representing clients, I usually  
7           represent my clients -- I don't ask them to give up  
8           their money, in this case referring to the -- the  
9           demolishing or taking down of hangars that are  
10          creating already a fixed amount of revenue for  
11          general aviation.

12          And if there is a negotiation, I would say,  
13          well, if you want me to reduce \$38,000 a month or a  
14          year, a day, I better ask for \$52,000 from the --  
15          from the other side as a guarantee.

16          That said, I -- I would just make an opinion  
17          and say that it seems that the -- you know, is the  
18          board more interested in making an error that will  
19          cost greatly or do we rather -- or would you rather  
20          err on the side of caution?

21          It just seems that it's an all or nothing.  
22          But at this time, I mean, the airport has the  
23          leverage and that you're giving away your leverage  
24          to a single right of -- first right of refusal.  
25          That's my opinion.

1           On the other hand, what I also want to comment  
2 is if commercial airlines are not being charged  
3 fees, then how about their incentives for them to  
4 provide service and -- you know, to and from  
5 St. Augustine Airport? But what about incentives  
6 for even encouragement to do charter services?

7           Excursion charter operators could have a great  
8 future here with opportunities for growth of their  
9 business. Also opportunity for increased use of  
10 Customs, and one of the most popular destinations  
11 is the Bahamas and the Caribbean from here.

12          That's my opinion, and if you have any further  
13 questions, I would like to defer to Len Tucker or  
14 to Bruce Kreis.

15          CHAIRMAN MAGUIRE: Thank you. Any other  
16 public comment?

17                                   ( None, )

18          CHAIRMAN MAGUIRE: Okay. Bring it back to the  
19 board for further discussion and a motion either  
20 direction.

21          MR. MIRGEAUX: To clarify -- can we go back to  
22 slide 8 again? The area that we're talking about  
23 as it exists now is the solid red boxed area; is  
24 that correct?

25          MR. BURNETT: Loosely it could be defined as

1           that.  It -- it could be a parallelogram, you know,  
2           if --

3           MR. MIRGEAUX:  That's --

4           MR. BURNETT:  It could be backed off of the  
5           two purple.  If I -- actually maybe the pointer  
6           will work from here.

7           It could be backed off of these two so you'll  
8           leave these two open and available for corporate  
9           development, commercial development here, and then  
10          this orange square off of directly accessing  
11          Taxiway A.

12          MR. MIRGEAUX:  And the orange -- and --

13          MR. BURNETT:  Because as I understand it, this  
14          drawing comes from the Airport Layout Plan, which  
15          is part of one of the exhibits that's on our -- the  
16          Airport Authority's website that was adopted as  
17          part of the master plan update.

18          MR. MIRGEAUX:  Got it.  And the area that  
19          we're talking about if you relocate Hawkeye View  
20          Lane is the orange square that's kind of  
21          overlapping.

22          MR. BURNETT:  Correct.  Yes, sir.

23          MR. MIRGEAUX:  Okay.

24          CHAIRMAN MAGUIRE:  Okay.  Comments from the  
25          board?

1 (None.)

2 CHAIRMAN MAGUIRE: Anybody want to make a  
3 motion?

4 MS. GREEN: Well, I was just looking at the  
5 calendar to see if we wanted to move -- not maybe a  
6 special meeting, but move our February meeting up  
7 rather than having a special meeting so we can deal  
8 with this.

9 But I have no problem having Doug speak to  
10 whomever Ms. Ludlow spoke with down in Orlando so  
11 that we're all on the same page with this.  
12 Unfortunately, I just don't know if we are or  
13 not --

14 CHAIRMAN MAGUIRE: Correct.

15 MS. GREEN: -- because that just come out of  
16 somewhere that says what we're doing is illegal  
17 because somebody said so, but I'm hearing options,  
18 I'm hearing first right of refusals, I'm hearing  
19 FAA grants. I mean, nothing is consistent.

20 So I have no problem doing this, Doug, if you  
21 have a week to talk to these people or ten days or  
22 something like that, so we can be on the same page  
23 with all this and still comply with our  
24 February 16th deadline.

25 MR. BURNETT: Yeah, I -- I would think so.

1           The document, we should be able to e-mail it,  
2           follow up with a call --

3           MS. GREEN:   Right.

4           MR. BURNETT:  -- and ask them their opinion of  
5           the document.

6           MS. GREEN:  What do they think about it?  So  
7           this is the 10th.  So we could do something the  
8           24th, two weeks?

9           CHAIRMAN MAGUIRE:  Do you want to make that a  
10          motion?

11          MS. GREEN:  I will.  I make a motion we have  
12          our next meeting, which will be January 24th, to  
13          get the information so that we can decide on  
14          this -- on this MOU.

15          CHAIRMAN MAGUIRE:  And that would include  
16          postponing this until that meeting.

17          MS. GREEN:  Right.

18          CHAIRMAN MAGUIRE:  With the direction that he  
19          research the particular issue that Reba brought up.

20          MS. GREEN:  Correct.

21          MR. OLSON:  I second that motion.

22          CHAIRMAN MAGUIRE:  Okay.

23          MR. BURNETT:  And if I might, Mr. Chair.  I  
24          would assume that if I could jump forward, that  
25          would also postpone the two related items --

1 MS. GREEN: The bids.

2 MR. BURNETT: -- on the contract award for the  
3 terminal access.

4 MS. GREEN: I would think it would have to.

5 MR. BURNETT: Yeah, I just wanted to make  
6 sure --

7 MS. GREEN: But that still gives us a month,  
8 basically, three and a half weeks.

9 MR. BURNETT: And I just want to make sure  
10 that would be included in the maker's motion and  
11 the second would also --

12 MS. GREEN: Yes, to include the bids on -- on  
13 the agenda.

14 CHAIRMAN MAGUIRE: Okay. Does everybody  
15 understand the motion or does anybody not  
16 understand it? Understand it? Doug, you do?

17 MR. BURNETT: Yes, sir.

18 CHAIRMAN MAGUIRE: Okay. All right.

19 Discussion for the board on the motion?

20 (None.)

21 CHAIRMAN MAGUIRE: All in favor?

22 MS. GREEN: Aye.

23 MR. MIRGEAUX: Aye.

24 MS. LUDLOW: Aye.

25 MR. OLSON: Aye.

1 CHAIRMAN MAGUIRE: Aye. Opposed?

2 (None.)

3 CHAIRMAN MAGUIRE: Unanimously passed.

4 MS. GREEN: And I just haphazardly picked a  
5 day, so I'm not sure what the board wants to do as  
6 far as dates.

7 CHAIRMAN MAGUIRE: The key here making sure  
8 everybody knows that the 24th is now a meeting  
9 date.

10 MS. GREEN: Correct. That would be Monday,  
11 January 24th.

12 CHAIRMAN MAGUIRE: Okay. And that will be at  
13 4:00? And then we'll -- if we get a resolution to  
14 this issue, that will take place at the February  
15 meeting. If it doesn't resolve this issue, we will  
16 probably have to look at another meeting shortly  
17 thereafter.

18 MR. BURNETT: And specifically those two items  
19 are being continued to that date.

20 CHAIRMAN MAGUIRE: They are being continued.

21 MS. GREEN: The bids.

22 CHAIRMAN MAGUIRE: Correct.

23 MS. LUDLOW: Okay. So at that meeting, only  
24 these items are going to be discussed and we're  
25 keeping our February 28th --

1 CHAIRMAN MAGUIRE: 28th.

2 MS. LUDLOW: -- meeting?

3 CHAIRMAN MAGUIRE: Uh-huh.

4 MS. LUDLOW: So the January 24th is for  
5 discussion on these items.

6 CHAIRMAN MAGUIRE: Right. All right.

7 MS. LUDLOW: Thank you.

8 CHAIRMAN MAGUIRE: Okay. So the two business  
9 items are over with. Any other issue that you  
10 would like to bring up, Doug?

11 MR. BURNETT: I think that's it.

12 PUBLIC COMMENT - GENERAL

13 CHAIRMAN MAGUIRE: I'm looking at --  
14 all right. Now, Juan, you've already had public  
15 comment.

16 Anybody have a public comment on issues other  
17 than what we've already talked about? If you want  
18 to talk about what we've already talked about, it's  
19 too late.

20 Okay. Go up and fill out -- did you?

21 MR. LIOTTA: I filled it out already.

22 CHAIRMAN MAGUIRE: You've already got it.

23 MR. LIOTTA: So, during 2021, I had  
24 unfortunately experienced the open hostility from  
25 the Airport Authority that seems to be business as



1 usual around here. I've also found that the board  
2 was generally naive, or worse, indifferent to the  
3 poor treatment of most tenants at this airport.

4 I've provided the board with examples of the  
5 director violating policies and law. Examples of  
6 this include the director creating policy without  
7 authorization, violating Florida Sunshine Laws, and  
8 violating FAA's assurances.

9 Beyond that, I've recently discovered that the  
10 director may be engaged in an ongoing campaign of  
11 tax fraud related to improper assessment and  
12 collection of sales tax on operating agreements at  
13 the airport.

14 I've shared this information with the  
15 airport's attorney who has never responded. At  
16 multiple board meetings, I've asked the board to  
17 hold the director accountable. There has only been  
18 silence as the response.

19 Now that we are in 2022, I am asking for the  
20 last time for the director to be held accountable  
21 via public comment at the board meeting. The board  
22 should immediately form a committee to investigate  
23 the allegations against the director. At this late  
24 date, failing to investigate them will be  
25 considered malfeasance and potentially breach of

1           fiduciary duties.

2           If the board, and for that matter the  
3           director, continue to follow the same course of  
4           action from 2021, I have no choice -- I can't  
5           continue to just make public comments -- I'll be  
6           forced to seek administrative and judicial  
7           resolutions to this very serious behavior.

8           I have even advised the airport attorney on  
9           his ethical obligations that transcend his  
10          professional duties to the airport. Unfortunately,  
11          he continues to ignore that as well, and  
12          unfortunately, that leaves me with no option other  
13          than to file a substantial ethics complaint with  
14          the Florida Bar.

15          So I hope that you take these words seriously.  
16          You now have another board meeting scheduled on the  
17          24th where you can also take the opportunity now to  
18          investigate these allocations -- allegations and  
19          deal with them at the next board meeting, and I  
20          would ask that you each handle yourself  
21          accordingly. Thank you.

22                 MS. LUDLOW: I have a -- I have question.

23                 CHAIRMAN MAGUIRE: Okay.

24                 MS. LUDLOW: Can I have a question with  
25          whoever is speaking, Matt?

1           Yes, Matt, I -- I do hear you and, yes, you  
2           have said that many times, you know. And I do  
3           believe the board should work as a unit. It -- you  
4           know, we should work and advise our executive  
5           director.

6           Somehow -- you know, I just wanted to say, do  
7           you have any suggestions on exactly how to do that?  
8           I mean, other than set in Ed's lap or write down  
9           something? I mean, what are the suggestions? You  
10          keep telling us to -- to do something about it, but  
11          I mean, what can we do? What can we do?

12          MR. LIOTTA: Well, I mean, certainly if any of  
13          the allegations that I've made are concerning to  
14          you, you can ask your attorney for a legal opinion  
15          on them and he would advise you, as is his duty.  
16          And you can, based upon the information that you  
17          learn from counsel and maybe your own  
18          investigation, determine for yourself if the  
19          allegations are true or not.

20          But I don't think that it's fair to anybody to  
21          have allegations that have gone unanswered.  
22          Somebody should decide, are these statements true  
23          that I'm making? Because if they're not true, I  
24          should stop making them. But also, if they are  
25          true, you should do something about it.

1 MS. LUDLOW: Then I'm -- Bruce, even and Matt,  
2 I mean, it -- we're under the Sunshine Law. We  
3 can't really talk to each other, and so --

4 MR. LIOTTA: Well, I believe you can form a  
5 committee to investigate it and the members of the  
6 committee can talk to each other during that  
7 investigation. But again, you've got counsel to  
8 advise you on what you can do.

9 MS. LUDLOW: That would have to be tell -- I  
10 mean, publicized, okay, to form a committee to give  
11 to it.

12 CHAIRMAN MAGUIRE: Okay. Any other comments  
13 or questions?

14 MS. LUDLOW: Thank you, Matt. That's it.

15 CHAIRMAN MAGUIRE: And I want -- I usually try  
16 to hold my tongue, but I'm going to say what I  
17 believe right now, okay?

18 I do not respond to threats. If someone has  
19 an allegation, if you have an allegation, Matt, or  
20 anybody else, I suggest you go straight to the  
21 courts, because it is not up to this board to be  
22 the judicial arm to find out if there's an  
23 allegation that's true or not true --

24 MR. LIOTTA: Actually, it's your job.

25 CHAIRMAN MAGUIRE: -- okay?

1           It's -- so if someone wants to make an  
2 allegation or a claim, don't come to us and expect  
3 us to be the judicial system to resolve it. That's  
4 the reason they have a court system. It's that  
5 simple.

6           MS. LUDLOW: So, Bruce, how do we work  
7 together?

8           CHAIRMAN MAGUIRE: We -- we can work together.

9           If he has an allegation or anybody else there  
10 has an allegation against anybody, not just him or  
11 Ed or with anybody on this board, it's not up to us  
12 to make a decision if it's a valid or not valid  
13 allegation. There's a judicial system designed for  
14 that. And if there's an allegation, use the  
15 judicial system; don't come expecting us to be  
16 judge and jury.

17          MS. LUDLOW: But the board should work as a  
18 unit. It's really hard to work as a unit.

19          CHAIRMAN MAGUIRE: That -- that's true. But  
20 that's different than what he's talking about with  
21 the allegations.

22          MS. LUDLOW: I'm not talking about that.

23          CHAIRMAN MAGUIRE: Tax fraud, that's a major  
24 major allegation, okay? That's not something we  
25 sit down around this table and make a decision and

1 we don't form a committee.

2 We are naive? I take that as a personal  
3 affront. I don't mind somebody coming up and  
4 saying the airport is inefficient and this and  
5 that. But when you start making personal comments  
6 about the people, whether it's the director, the  
7 board members or the staff, I take affront to that.  
8 We are not naive --

9 MR. LIOTTA: I think you misunderstand the  
10 word "naive."

11 CHAIRMAN MAGUIRE: I think we -- we are not  
12 naive. We know what we're doing for the most part.  
13 If we don't know what we're doing, then somebody --  
14 if any of the board members feel like they don't  
15 know what they're doing, they should step off the  
16 board. You're here because you were elected based  
17 on your experience and people want you, okay?

18 MS. LUDLOW: Next.

19 CHAIRMAN MAGUIRE: So, any other comments?

20 MR. CLARK: I have a comment.

21 CHAIRMAN MAGUIRE: All right. Public  
22 comment's over, but I'll let you speak. Give your  
23 name and address and fill out a card.

24 MR. CLARK: My name is Dennis Clark, and I'm a  
25 resident of St. Johns County. I -- I'm also a

1 pilot. I have a -- a plane and rent the hangar  
2 here with my partners.

3 And I've been to about four or five board  
4 meetings. And, you know, I've been -- since I  
5 retired, I'm more interested in what's going on.  
6 And this is at least the third meeting where I've  
7 heard Mr. Liotta level his comments.

8 I'm a voter and a taxpayer. And as a tax --  
9 and as a voter, we elected the five of you to  
10 represent the voters of this county. We own this  
11 airport. You represent us. The executive director  
12 takes direction from you. If you don't take that  
13 seriously, then I agree with you, you should step  
14 down.

15 Now he's made some allegations that are very  
16 serious, shocking, and you need to do something  
17 about it. It's not a judicial matter. If you want  
18 to form a committee --

19 CHAIRMAN MAGUIRE: So you --

20 MR. CLARK: If you want to form -- I'll finish  
21 when I'm -- I'll let you know when I'm done.

22 If you want to form a committee of citizens to  
23 help in your -- in this investigation because  
24 they're very serious and they need to be dispelled,  
25 I'll be happy to volunteer and I'm sure some other

1 people in this room would help you with -- would  
2 help look into it and settle the matter.

3 But it's your responsibility. You represent  
4 us. You represent me. I'm a taxpayer and a voter.  
5 Work with me. That's all I have to say.

6 CHAIRMAN MAGUIRE: Fill out a name -- a piece  
7 of paper, please. Any other comments or questions?

8 (None.)

9 MEMBER COMMENTS AND REPORTS

10 CHAIRMAN MAGUIRE: All right. Going to the  
11 comment by the board members themselves. Reba?

12 MS. LUDLOW: I -- actually, I feel rather  
13 heartened that hopefully the board can -- can begin  
14 working together.

15 I am -- I'm happy that Doug is pliable enough  
16 to -- whether he agrees or not agrees, but he's --  
17 you know, he's willing to work with -- with the  
18 board. So I'm -- I think we're -- I think we're  
19 heading in the right direction.

20 CHAIRMAN MAGUIRE: Okay. Specifically the  
21 transportation authority?

22 MS. LUDLOW: Oh. I'm sorry.

23 CHAIRMAN MAGUIRE: It's that time.  
24 Aerospace Academy and TPO.

25 MS. LUDLOW: I'm sorry.



1           We've had no meeting for the Aerospace Academy  
2 and TPO postponed their meeting, so we don't meet  
3 until February. Thank you.

4           CHAIRMAN MAGUIRE: Okay. Mr. Olson?

5           MR. OLSON: Yes. Just to report that there's  
6 a lot of groundwork that's being done on the  
7 business planning -- business plan matter, and the  
8 hope is that there will be a good amount of detail  
9 to bring to the board to look at a path forward at  
10 the February meeting.

11          CHAIRMAN MAGUIRE: Okay. Ms. Green?

12          MS. GREEN: We didn't have an EDC this month.  
13 It will be February 25th at World Golf Village.  
14 That's our next meeting.

15          CHAIRMAN MAGUIRE: Mr. Mirgeaux?

16          MR. MIRGEAUX: Just to follow up with regard  
17 to the hangar demo, to the GA terminal paving and  
18 improving, and the work that -- Doug, that you've  
19 done with the right of first refusal and the  
20 changes to the language of the contract, I  
21 appreciate the direction that you're going.

22                 I understand that most of the people that come  
23 to these meetings are interested in general  
24 aviation and you've got the biggest stake in what  
25 this airport looks like now and how you want this

1           airport to look like in the future. This is a GA  
2           airport. I recognize that and I understand that.  
3           But it's not just a GA airport.

4                     We've got other stakeholders. We've got a  
5           growing county, people that want to fly commercial  
6           and they want to fly out of St. Augustine. We've  
7           got a military tenant here as well. So we are  
8           balancing the interests of all of the owners of  
9           St. Johns County, not just the general aviation  
10          community.

11                    So while I recognize that you've got an  
12          outside stake in the operation of this airport and  
13          you are well represented at these meetings, I also  
14          understand that you're not the only stakeholder at  
15          these meetings, and we're doing the best we can to  
16          balance your interests against the rest of the  
17          county's interests.

18                    CHAIRMAN MAGUIRE: Okay. Thank you.

19                    And contradicting some of the comments made  
20          tonight, I talked with Bill Lennon this morning.  
21          Bill Lennon flew out on Elite Airlines a week ago,  
22          two weeks ago up to Newark to visit his wife's  
23          family, and he came back saying that he has never  
24          had such a wonderful flight.

25                    The people were wonderful. The flight was

1           wonderful. There was no parking fees to park your  
2           car. There were no long lines that you had to wait  
3           in line to go through any problem, security for  
4           flying.

5           They came back. They were full going up,  
6           almost full going back. Had a 15-minute delay  
7           departing here because of the traffic control --  
8           the traffic issues. Had an hour delay coming out  
9           of Newark coming back here, same issue up there, he  
10          said, but he has never enjoyed a flight more. And  
11          he -- he said that he would not go to Jacksonville  
12          to fly to Newark again.

13          MS. LUDLOW: And would like to see the date of  
14          that to make sure that that flight was almost full  
15          because that would be a first.

16          CHAIRMAN MAGUIRE: It may be, but that's what  
17          he said.

18          MS. LUDLOW: I hope so.

19          CHAIRMAN MAGUIRE: The point being, depending  
20          on what side you want to take, you can find all the  
21          data you want to find. The point being we have a  
22          company, Elite Airlines, and we need to do all we  
23          can to make it work out or cancel it, one or the  
24          other.

25          Okay. No other comments, the meeting's

1 adjourned.

2 (Meeting adjourned at 5:34 p.m.)

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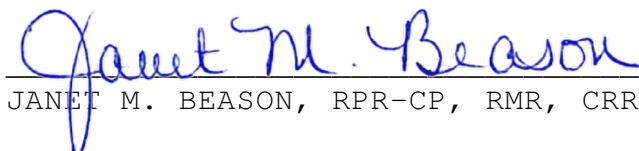
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REPORTER'S CERTIFICATE

STATE OF FLORIDA        )  
COUNTY OF ST. JOHNS    )

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

Dated this 19th day of January, 2022.

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

<p><b>CHAIRMAN MAGUIRE: [148] COMMISSIONER DEAN: [4]</b> 10/21 14/24 15/2 15/7</p> <p><b>MR. BEYERS: [1]</b> 15/15</p> <p><b>MR. BURNETT: [75]</b> 4/19 22/24 23/4 23/7 23/13 23/16 23/18 25/12 26/9 26/15 26/20 27/4 27/9 28/23 29/1 29/4 29/7 29/9 29/13 31/17 31/19 32/6 32/9 34/22 36/13 37/13 38/4 41/15 41/19 42/13 43/1 43/8 43/17 43/21 44/12 44/16 44/20 45/15 46/13 46/19 46/21 46/25 47/4 47/13 47/15 47/23 48/5 48/19 48/21 48/25 49/5 49/8 49/14 50/5 50/22 51/3 52/6 53/17 55/2 55/9 55/13 55/19 66/25 67/4 67/13 67/22 68/25 69/4 69/23 70/2 70/5 70/9 70/17 71/18 72/11</p> <p><b>MR. CLARK: [4]</b> 48/23 78/20 78/24 79/20</p> <p><b>MR. HARVEY: [6]</b> 5/3 5/9 8/9 10/6 10/10 10/13</p> <p><b>MR. LIOTTA: [7]</b> 60/23 72/21 72/23 75/12 76/4 76/24 78/9</p> <p><b>MR. McKENDRICK: [2]</b> 19/9 19/11</p> <p><b>MR. MIRGEAUX: [18]</b> 10/2 10/8 10/12 10/14 47/11 47/14 47/16 48/4 48/13 48/20 48/22 66/21 67/3 67/12 67/18 67/23 70/23 81/16</p> <p><b>MR. 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<p><b>W</b>  <b>way [14]</b> 1/4 5/17 11/6  14/19 17/13 21/21  35/22 38/22 44/9 54/21  59/3 59/6 59/9 59/10  <b>we [191]</b>  <b>we'd [4]</b> 18/23 25/6  29/22 57/5  <b>we'll [15]</b> 4/24 5/16 7/5  18/21 20/6 20/10 20/11  22/22 30/6 53/7 55/22  55/22 61/7 62/24 71/13  <b>we're [52]</b> 4/8 6/3  10/10 19/17 19/23 20/1  20/4 20/5 27/17 36/15  36/16 36/18 36/18 38/3  39/6 39/24 40/1 40/3  41/23 44/25 45/16  45/22 45/23 46/11  46/13 48/14 49/3 50/4  51/21 51/23 52/1 52/2  52/25 54/11 54/20  54/23 55/16 56/21  60/19 61/5 64/13 66/22  67/19 68/11 68/16  71/24 76/2 78/12 78/13  80/18 80/18 82/15  <b>we've [18]</b> 17/6 17/8  23/20 24/10 29/25  31/19 54/17 58/23  59/13 60/18 61/21  62/11 72/17 72/18 81/1  82/4 82/4 82/6  <b>website [1]</b> 67/16  <b>wedding [1]</b> 4/16  <b>Wednesday [3]</b> 7/14  8/10 10/7  <b>week [10]</b> 6/3 11/16  14/4 60/5 60/6 60/7  60/18 63/22 68/21  82/21  <b>weekend [1]</b> 18/19  <b>weeks [5]</b> 6/23 56/10  69/8 70/8 82/22  <b>weighed [1]</b> 6/3  <b>welcome [2]</b> 15/22  22/20  <b>well [25]</b> 5/22 16/7  26/19 27/7 27/14 38/22  39/3 40/9 40/23 43/14  44/15 45/15 48/2 49/16  50/22 53/2 56/25 65/3  65/13 68/4 74/11 75/12  76/4 82/7 82/13  <b>went [12]</b> 3/14 13/11  16/15 16/21 41/21 45/2  49/19 58/11 58/13  58/18 60/8 63/10  <b>were [17]</b> 19/24 19/24  20/24 23/19 27/1 32/23  33/5 52/19 53/23 54/1  57/3 63/20 63/23 78/16  82/25 83/2 83/5  <b>wetlands [1]</b> 34/2  <b>what [82]</b> 8/5 10/8</p>	<p>10/24 11/8 13/22 16/25  17/1 17/1 17/2 18/25  18/25 20/18 23/20  24/13 24/14 24/17 25/6  25/14 26/24 27/5 27/10  27/11 28/15 28/20  30/10 31/13 31/24 32/6  33/7 33/14 33/14 33/15  34/9 39/6 39/15 39/24  40/6 42/3 43/11 45/3  48/13 48/25 49/3 49/20  50/9 52/20 53/24 54/1  54/2 54/2 54/6 54/8  59/11 60/8 61/13 61/18  61/19 61/23 62/4 63/17  63/20 64/14 64/17 66/1  66/5 68/16 69/6 71/5  72/17 72/18 75/9 75/11  75/11 76/8 76/16 77/20  78/12 78/13 78/15  81/24 83/16 83/20  <b>what's [5]</b> 7/21 9/1  38/8 64/17 79/5  <b>whatever [10]</b> 18/17  31/7 37/8 40/23 40/24  44/5 44/23 46/2 47/4  47/5  <b>whatsoever [1]</b> 35/18  <b>when [19]</b> 12/4 16/15  16/24 18/1 18/4 20/5  20/8 27/11 28/17 34/4  34/5 41/2 45/11 45/12  46/8 56/5 78/5 79/21  79/21  <b>where [33]</b> 4/25 11/10  17/9 17/9 18/5 18/6  19/21 19/23 22/9 22/10  23/19 24/22 25/1 25/2  25/3 32/7 36/7 38/8  39/21 43/9 45/5 48/11  48/15 49/23 50/19  58/21 61/15 61/15  62/21 63/9 64/9 74/17  79/6  <b>wherever [1]</b> 45/9  <b>whether [5]</b> 42/16 59/6  59/9 78/6 80/16  <b>which [20]</b> 6/10 7/3 7/7  11/23 12/9 24/4 30/21  33/20 50/12 50/18  51/17 52/14 58/15  59/13 60/15 63/11  63/15 64/13 67/14  69/12  <b>whichever [1]</b> 15/17  <b>while [4]</b> 18/22 37/22  38/18 82/11  <b>who [10]</b> 4/14 11/1  11/3 12/14 13/25 14/6  21/18 21/18 39/22  73/15  <b>whoever [2]</b> 30/4 74/25  <b>whole [2]</b> 31/25 32/5  <b>whomever [1]</b> 68/10  <b>why [15]</b> 17/21 34/2</p>	<p>34/7 34/10 34/17 34/18  46/1 50/15 51/2 52/4  53/9 60/2 61/2 62/12  64/7  <b>wife [1]</b> 4/17  <b>wife's [1]</b> 82/22  <b>will [46]</b> 3/15 3/20 4/4  4/22 6/4 7/15 7/18 8/5  8/11 8/13 12/20 13/2  13/8 13/10 13/17 20/5  28/10 33/14 36/3 36/12  38/10 39/3 39/4 39/11  40/12 42/20 42/23 43/2  50/14 51/23 51/24 53/7  53/17 55/17 57/2 63/8  65/18 67/6 69/11 69/12  71/12 71/14 71/15  73/24 81/8 81/13  <b>willing [1]</b> 80/17  <b>willingness [1]</b> 61/22  <b>window [1]</b> 28/1  <b>wins [1]</b> 62/14  <b>wishes [1]</b> 18/14  <b>within [9]</b> 13/3 27/1  28/3 33/20 35/3 38/20  50/13 51/9 51/25  <b>without [6]</b> 18/20 25/4  43/10 57/3 63/14 73/6  <b>won't [1]</b> 20/7  <b>wonderful [4]</b> 14/9  82/24 82/25 83/1  <b>wondering [3]</b> 25/16  26/4 42/15  <b>word [2]</b> 38/18 78/10  <b>worded [1]</b> 55/3  <b>words [1]</b> 74/15  <b>work [24]</b> 6/10 20/4  23/13 23/18 26/8 28/10  30/6 37/3 47/17 50/1  53/4 53/5 64/19 67/6  75/3 75/4 77/6 77/8  77/17 77/18 80/5 80/17  81/18 83/23  <b>worked [2]</b> 12/4 12/17  <b>working [5]</b> 6/8 14/17  15/18 23/20 80/14  <b>works [1]</b> 51/15  <b>World [1]</b> 81/13  <b>World Golf [1]</b> 81/13  <b>worse [1]</b> 73/2  <b>worth [1]</b> 47/1  <b>would [85]</b> 8/18 17/10  17/12 18/5 20/15 22/14  24/2 24/4 24/14 24/20  24/22 24/25 25/2 25/18  26/4 26/5 26/6 26/8  27/10 27/19 29/16  32/22 32/24 34/25 35/6  35/10 37/16 37/17 40/9  43/12 48/8 49/20 49/20  49/23 50/11 50/25 51/5  51/5 51/12 54/2 54/6  54/7 54/9 54/12 54/18  55/3 55/3 55/4 55/5  56/23 57/4 57/4 57/25</p>	<p>58/4 60/25 62/2 62/2  63/14 63/20 63/22  63/25 64/3 64/9 65/12  65/16 65/19 66/13  68/25 69/15 69/24  69/25 70/4 70/4 70/10  70/11 71/10 72/10  74/20 75/15 76/9 80/1  80/1 83/11 83/13 83/15  <b>wouldn't [3]</b> 28/21  35/9 59/3  <b>write [1]</b> 75/8  <b>writing [3]</b> 39/1 53/13  53/14  <b>written [5]</b> 52/20 61/17  61/19 61/23 61/24  <b>wrong [1]</b> 56/14  <b>Wuellner [2]</b> 43/3 55/5</p> <hr/> <p><b>Y</b>  <b>y'all [4]</b> 11/21 15/4 15/7  18/21  <b>yeah [20]</b> 4/15 4/19  4/20 9/6 10/2 22/24  28/25 32/19 39/25  40/23 41/6 43/13 43/13  44/20 47/15 48/4 49/10  58/9 68/25 70/5  <b>year [18]</b> 5/23 6/11  6/12 6/20 6/25 8/20  8/23 10/23 11/24 17/4  19/20 26/13 26/17  26/18 28/1 28/17 52/12  65/14  <b>years [17]</b> 16/14 16/19  18/1 20/1 25/20 26/1  26/24 27/13 28/2 28/2  33/21 41/2 50/9 50/13  51/9 54/3 54/12  <b>yes [33]</b> 5/20 8/2 22/4  23/4 25/12 26/15 27/9  29/13 31/18 32/3 32/18  37/4 39/10 39/15 41/8  41/10 42/24 43/23  48/20 50/8 50/8 55/20  57/15 58/3 58/5 64/23  65/1 67/22 70/12 70/17  75/1 75/1 81/5  <b>yet [3]</b> 26/5 28/10 40/5  <b>you [246]</b>  <b>you'd [1]</b> 5/3  <b>you'll [4]</b> 5/15 16/23  18/24 67/7  <b>you're [21]</b> 3/3 5/5 5/9  18/22 22/20 33/17  33/18 33/22 36/19  36/20 38/14 48/13  59/18 59/19 61/14  61/14 62/3 65/23 78/16  81/21 82/14  <b>you've [10]</b> 31/13  47/17 59/16 61/10  72/14 72/22 76/7 81/18  81/24 82/11  <b>you-all [1]</b> 11/24</p>	<p><b>your [38]</b> 3/19 3/19  3/19 5/3 5/6 5/9 16/3  17/22 18/22 26/10  29/24 31/24 36/7 38/20  38/21 39/7 42/17 45/2  45/8 49/13 50/5 50/5  51/4 53/8 55/15 59/4  62/23 64/24 65/23  75/14 75/17 76/24  78/17 78/22 79/23 80/3  82/16 83/1  <b>yourself [2]</b> 74/20  75/18</p>
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