

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, March 19, 2012

6 from 4:00 p.m. to 6:28 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

- 9 KELLY BARRERA
- 10 CARL YOUMAN, Chairman
- 11 JAMES WERTER, Secretary-Treasurer
- 12 ROBERT COX
- 13 JOSEPH CIRIELLO

14 \* \* \* \* \*

15 ALSO PRESENT:

- 16 DOUGLAS N. BURNETT, Esquire, St. Johns Law Group, 509
- 17 Anastasia Boulevard, St. Augustine, FL, 32080, Attorney
- 18 for Airport Authority.
- 19 EDWARD WUELLNER, A.A.E., Executive Director.

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

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## 1 P R O C E E D I N G S

2 CHAIRMAN YOUMAN: Good afternoon. This is to  
3 call the St. Augustine-St. Johns County Airport  
4 Authority for the Northeast Florida Regional  
5 Airport meeting to order. And if we could stand  
6 for the Pledge of Allegiance, please.

7 (Pledge of Allegiance.)

8 CHAIRMAN YOUMAN: Good afternoon, everybody.  
9 I hope everybody's been having a fantastic day.  
10 It's sure has been a beautiful one. Next item --  
11 oh, just want to make sure everybody that's in  
12 the -- in the audience that wants to speak to sign  
13 a -- fill out a speaker card.

14 MEETING MINUTES & FINANCIAL REPORT

15 CHAIRMAN YOUMAN: The -- are there any  
16 corrections or amendments to the meeting minutes of  
17 the previous month?

18 (None.)

19 CHAIRMAN YOUMAN: If none, I declare that the  
20 minutes are approved as distributed. Mr. Werter,  
21 do you have a financial report?

22 MR. WERTER: Yeah, I just went over the -- the  
23 two outlays since the last meeting and nothing  
24 seemed out of order.

25 CHAIRMAN YOUMAN: Okay. Is -- do we accept

1 the financial report as presented?

2 (None.)

3 CHAIRMAN YOUMAN: I hear no nays. The  
4 financial report is approved as distributed.

5 AGENDA APPROVAL

6 CHAIRMAN YOUMAN: Meeting agenda approval.  
7 Are there any corrections or amendments to the  
8 proposed agenda?

9 (None.)

10 CHAIRMAN YOUMAN: I hear no objections and  
11 they're approved as distributed. We can proceed  
12 with the Executive Director's report.

13 EXECUTIVE DIRECTOR'S REPORT

14 MR. WUELLNER: Yes, sir. Just a couple of  
15 grant projects to update you on. The ARFF station  
16 has been closed out. We do have a CO on the  
17 building. We're working with Grumman to work on  
18 occupancy on that.

19 Other pro -- project is the Phase 2 of the  
20 safety area, which includes Taxiway Bravo's  
21 construction in it. That's proceeding according to  
22 schedule, and it looks like a May, early June kind  
23 of time line for the occupancy on that. And  
24 everything's on track, on budget. Everything's in  
25 good shape. So no issues with that.

1           And lastly, just to let you know, today and  
2 part of tomorrow anyway, we've got FAA's  
3 Atlantic -- Atlanta region airport safety  
4 inspectors on the airport. So they're doing their  
5 Part 139 inspection on the property. I'm confident  
6 we're in good stead there and we just have to  
7 endure the thing.

8           CHAIRMAN YOUMAN: That's the end of your  
9 report?

10          MR. WUELLNER: That's it. Thank you.

11          CHAIRMAN YOUMAN: Any questions?

12          MS. BARRERA: I have a question.

13          CHAIRMAN YOUMAN: Ms. Barrera.

14          MS. BARRERA: Ed, how are we doing on fuel,  
15 our takeoff and landing counts, and hangar space?

16          MR. WUELLNER: Appears the landings are still  
17 up. I don't know, I have not seen the fuel-related  
18 information.

19          MS. HOLLINGSWORTH: 100 low lead or  
20 self-service is right between 10 and 11,000 gallons  
21 a month sold.

22          MR. WUELLNER: Okay. And I want to say we  
23 were, I could get you the number here in an minute,  
24 but I want to say it's just shy of 12,000 takeoffs  
25 and landings for February.

1 MS. BARRERA: For February?

2 MR. WUELLNER: Yeah.

3 MR. WERTER: Did we -- did we get away from  
4 having a slide on that?

5 MR. WUELLNER: We don't include it in the  
6 meeting anymore. We do it in the news letter. Can  
7 you fix this?

8 MR. WERTER: I think it's my hearing aids.

9 MR. WUELLNER: No. No, it's everywhere.

10 MR. WERTER: Oh, is it?

11 MR. WUELLNER: It's not just in your head this  
12 time. It's where some of these mics are placed  
13 right now for some reason. I don't know why.

14 MR. WERTER: Maybe Joe's mic is a little bit  
15 too close to --

16 MR. WUELLNER: I don't know, but it's kind of  
17 crazy.

18 MS. HOLLINGSWORTH: Speak up loud.

19 MR. WUELLNER: Sounds better. I was going  
20 to -- oh, we're -- we're doing the newsletter.  
21 We're right now probably only going to do it about  
22 every other month right now only because the  
23 projects or the guts of the letter don't really  
24 change all that fast right now with a couple of  
25 updates. I thought we were sending a monthly

1 numbers count, but we'll do that, get it out to  
2 you.

3 It's -- everything looks great in terms of ops  
4 and everything's on track in terms of fuel sales.  
5 The jet fuel was down in February. It was really  
6 up in January. So it's still averaging above where  
7 we were last year. So if that helps. I'm sorry  
8 I'm vague with it in my head right now.

9 MS. BARRERA: That's what I wanted to know.

10 CHAIRMAN YOUMAN: Mr. Cox?

11 MR. COX: Ed, I don't know where the  
12 appropriate part of the meeting would be to -- to  
13 present this, but I've come in a couple of times at  
14 night, speaking of self-serve fuel, and the lights  
15 are completely out on that -- on those tanks. I  
16 mean, it's pitch-black over there. Like 8 --

17 MR. WUELLNER: On the --

18 MR. COX: -- 8 o'clock, 9 o'clock at night.

19 MR. WUELLNER: It's probably a timer issue  
20 ahead of daylight savings. They just went  
21 through --

22 MR. COX: No, this is before we did that.  
23 This is last month, so...

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

25 MR. COX: Yeah, it is a Daylight Savings Time

1 issue -- oh, okay.

2 MR. WUELLNER: It -- it was probably the timer  
3 was off on when they come on, so any time you see  
4 that kind of thing, just give us a call. It  
5 sometimes gets -- gets out of whack, power failure  
6 or whatever, timer doesn't restart. There's all  
7 kinds of reasons it gets out of -- it gets out of  
8 whack.

9 CHAIRMAN YOUMAN: Can we double-check that for  
10 Mr. Cox?

11 MR. WUELLNER: Yeah, absolutely.

12 MR. COX: Is there any way for a pilot to get  
13 those switched on if he needs to service his  
14 aircraft?

15 MR. WUELLNER: I don't think there's an  
16 external control on the ramp lights there at the  
17 self-fuel, but --

18 MR. COX: Okay. That's fine.

19 MR. WUELLNER: It's -- I think we've tried a  
20 couple of times with a photo cell.

21 MR. COX: Yeah.

22 MR. WUELLNER: The trouble is there's so much  
23 ambient light around that we can't get it to shut  
24 off -- or come on, I'm sorry.

25 MR. COX: Yeah.



1 does with good PowerPoint and a lot of good  
2 information on how an FBO operates, how Galaxy in  
3 particular is doing, lots of facts and figures,  
4 breakdown of fuel cost and really what it takes to  
5 run an FBO.

6 I think a lot of us general aviation guys, you  
7 know, we want to go grab self-serve and to heck  
8 with, you know, the high prices of fuel at some of  
9 the FBOs, what really goes into the cost of the  
10 fuel and how slim the margins are. So it was a  
11 very well done presentation.

12 Coming up for next month, our program is going  
13 to be put off a little bit and really most of the  
14 activities are going to be on April 21st where  
15 there's going to be a few different activities.  
16 One is the Aerospace Academy family fun day  
17 followed by the Alpha Eta Rho fraternity workshops.  
18 And then over at the area 51, Craig Fordham's  
19 hangar, they're going to be filming a pilot -- no  
20 pun intended, a pilot for a pilot show.

21 They'll have a film crew out and they'll be  
22 featuring a fellow who is I understand quite  
23 handicapped and they'll be flying, doing some  
24 formation aerobatics and showing how all of this is  
25 going to be done. And hopefully it will -- this

1 pilot will go somewhere in terms of a show on TV.

2 But at the end of filming, the conclusion of  
3 that, there's going to be an open house at his  
4 hangar and barbecue. It's open to all the groups,  
5 Airport Authority. SAAPA will be involved in  
6 trying to make it go, plus all the other activities  
7 that the Aerospace Academy is doing. Any questions  
8 on that?

9 CHAIRMAN YOUMAN: May I expand just a little  
10 on Mr. Slingluff's presentation, if you don't mind?

11 MR. RUHSAM: Yes, sir. I turn it over to you.

12 CHAIRMAN YOUMAN: He was so candid as to the  
13 impediments to conduct business here in the  
14 United States right now it was unreal. And he --  
15 and the difficulties and problems that business in  
16 general are facing, he exemplified very  
17 descriptively. And that presentation of his should  
18 be shown to every high school, every -- anywhere  
19 that's an educational institute to see what's --  
20 reality is in this day in the world and the  
21 impediments that various governments put up to  
22 conducting business. That's the end of my little  
23 speech. Mr. Nehring?

24 MR. NEHRING: I don't have anything.

25 CHAIRMAN YOUMAN: Mr. Norman Gregory --

1 MR. GREGORY: Afternoon.

2 CHAIRMAN YOUMAN: -- EDC.

3 MR. GREGORY: Yes. Economic Development  
4 Council, St. Johns County Chamber of Commerce.  
5 Good afternoon.

6 We've got about 46 projects that we're  
7 tracking right now. We're about to announce one  
8 and should be in the next couple of weeks for the  
9 manufacturer, which we're really pleased about.  
10 And just got the go-ahead this morning that we  
11 are -- should prepare to announce. And that will  
12 be about 125 jobs in industrial manufacturing.

13 The Chamber breakfast we recently had with  
14 Publix was a nice event, although the article in  
15 the newspaper talked more about the protesters  
16 outside than they did about Publix, which is a  
17 shame. The last EDC breakfast, we had agricultural  
18 retail, industrial, real estate, and finance  
19 feature, and that went over very well. We're  
20 hoping to bring in education, medical, and the  
21 airport to talk about what those things are as an  
22 economic driver in our county. And so that will be  
23 coming up in -- in the second half of the year.

24 Let's see. The EDC member tour of the  
25 airport, I'd like to schedule a member tour of the

1 airport to see if we can get folks a little bit  
2 more in tune to what the airport does and the  
3 features that it has.

4 When we brought our Economic Development  
5 Council committee, executive committee out here and  
6 they were amazed at all that the airport had to  
7 offer. And so we'd like to bring that to the  
8 forefront in the community and let people know. So  
9 that's coming up.

10 That's about it for now. There's a million  
11 things going on. I meet all day and work all  
12 night. We seem to go to a lot of meetings. But  
13 things are moving very nicely. Thanks. Any  
14 questions?

15 MR. WERTER: I think you should extend that  
16 invitation to our newly named group, Horizon St.  
17 Johns, with Jim Browning heading that.

18 MR. GREGORY: Most of the -- well, all of  
19 those members are members.

20 MR. WERTER: They are members --

21 MR. GREGORY: Yeah.

22 MR. WERTER: -- but with particular focus on  
23 them to get a sense of our new project which I'll  
24 talk about later.

25 MR. GREGORY: Okay.

1 MR. WERTER: Okay. Great.

2 MR. GREGORY: Good. All right. Thanks.

3 CHAIRMAN YOUMAN: Thank you, Mr. Gregory.

4 MR. GREGORY: Uh-huh.

5 CHAIRMAN YOUMAN: Mr. Jim Zimmerman, IDA.

6 MR. ZIMMERMAN: Nothing to report.

7 CHAIRMAN YOUMAN: Being the chairman, you can  
8 do these things, I guess. And I'd like to publicly  
9 recognize Mr. Zimmerman for something that happened  
10 four years ago that changed the dynamics in this --  
11 in this county.

12 When I was elected, I don't know if he talked  
13 to you at all, Jim, but he came to me and just  
14 said, "What do you think about all the  
15 organizations getting together and -- and talking  
16 about economic goals?" And I said I thought it was  
17 a great idea. And I said, "Well, let's talk to  
18 Mr. Wuellner because I don't know anything that's  
19 going on and Mr. Wuellner and you do."

20 So Jim talked with Mr. Wuellner and from  
21 there, it's escalated and all the EDC, the IDC  
22 (sic), Chamber of Commerce, all the organizations  
23 are now meeting as one. And it's been quite an  
24 accomplishment and it all started with you, and  
25 thank you, Jim.

1           MR. ZIMMERMAN: That's very much overstated,  
2 please. Ed Wuellner was doing a lot of the stuff  
3 before. He just does it quietly, so...

4           CHAIRMAN YOUMAN: Yeah, but still that's the  
5 prerogative of the chairman, I can still honor you.  
6 Thank you.

7           MR. ZIMMERMAN: Any time, please.

8           CHAIRMAN YOUMAN: Mr. Burnett?

9           MR. BURNETT: Obviously I've got an agenda  
10 item that I'm going to speak to related to SK  
11 Logistics and Hangar 5, but I wanted to also update  
12 you on Hangars 8, 9 and 10 and where we're at with  
13 that litigation.

14           The lawsuit's been filed. We're working on  
15 getting the three entities served, Bilco, the  
16 contractor; Ceco, the building prefab --  
17 prefabricator and supplier; and HydroSwing  
18 obviously who built the doors.

19           As you'll recall, from the structural  
20 engineer's opinion, there was some problem  
21 between -- really existing with the door frame in  
22 particular and it's a lack of coordination of the  
23 work between the door manufacturer and the building  
24 manufacturer and of course our contractor who is  
25 supposed to oversee it. So we've got all three of

1           them as liable parties.

2           The lawsuit has a breach of contract claim in  
3           it obviously against the contractor. But the one  
4           fortunate thing that we have in the way the airport  
5           executed its contracts, which is not unusual, to  
6           avoid the tax consequences of purchases, whereas to  
7           take advantage because if the airport buys things,  
8           there's not sales tax on it. If the contractor  
9           buys them, there is sales tax on it, which we can  
10          then decrease contract prices by doing direct  
11          purchases.

12          With Hangars 8, 9 and 10, both the building  
13          and the doors were direct purchases. So Ceco's  
14          directly responsible to the airport, not that they  
15          wouldn't be anyways, as the door -- as the building  
16          manufacturer. But also HydroSwing is directly  
17          responsible to the airport because both of them  
18          directly supplied and contracted with the airport.  
19          The invoices were direct purchases.

20          So anyways, we -- we will soon have them  
21          served. I'm confident in that. And when that  
22          happens, it will be interesting to see the answer  
23          or defense that we get in particular from Hydro --  
24          HydroSwing, which had made some pretty interesting  
25          allegations at one time that they didn't

1 manufacture the doors. So we'll see where that  
2 comes. But there's a short update for you related  
3 to those things.

4 The brief overview of it, the airport spent  
5 about a hundred thousand fixing the buildings and  
6 is out about \$80,000 in lost rents, and there's  
7 \$20,000 spent on the structural engineer to tell us  
8 what was wrong with the buildings. And in part it  
9 said what you did already was fine, but you need to  
10 do a little more.

11 So there's the quick update on Hangars 8, 9  
12 and 10. It's progressing. And probably once we  
13 get them served and the answers come in, it will go  
14 faster and I'll have more updates for you as to  
15 where we're at.

16 CHAIRMAN YOUMAN: Anyone have any questions of  
17 Mr. Burnett? I have one.

18 MR. BURNETT: Yes, sir.

19 CHAIRMAN YOUMAN: Are we in a better position  
20 now by being able to sue each one individually than  
21 being not -- instead of doing it against one or  
22 all?

23 MR. BURNETT: Every case has its interesting  
24 little facts. This one is just beneficial because  
25 we directly purchased the items from them.

1           We still would have sued Ceco and HydroSwing  
2 because they did supply the materials and they're  
3 defective, but it does make it a little more  
4 interesting because they can't say, well, you know,  
5 you can't directly sue us because we're not in  
6 direct privity with you the owner. So it just  
7 gives it a little bit more strength to the case,  
8 but overall it's not that big of a deal one way or  
9 the other.

10           I do have one other thing if there's no other  
11 questions. The only other thing that I have is for  
12 what I've been up to is working on closeout with  
13 the ARFF and helping Passero, the  
14 Airport Authority's engineering consultant, work  
15 through the closeout items of the ARFF facility,  
16 which I guess we'll get more updates soon because  
17 it's pretty well completed. With that, that's all  
18 I've got.

19           CHAIRMAN YOUMAN: All right. First agenda  
20 item. Actually, we need to do approval of the  
21 agenda or have I done that already?

22           MR. WUELLNER: Yes, you did.

23                           ANNUAL PRIORITIES - 2012

24           CHAIRMAN YOUMAN: Okay. First agenda item,  
25 Authority Members identify and define

1 organizational priorities for 2012 which were given  
2 to us and we discussed at the last meeting. And I  
3 will open it to the floor for any ideas since the  
4 last meeting.

5 MS. BARRERA: Where --

6 MR. COX: Don't everybody talk at once.

7 MR. WUELLNER: We didn't receive any  
8 additional input between the last meeting and this  
9 meeting.

10 CHAIRMAN YOUMAN: I have one. Did you -- did  
11 you want to go, Ms. Barrera?

12 MS. BARRERA: Well, I just wanted to know if  
13 on the business plan development how far along  
14 we're on with that.

15 MR. WUELLNER: You're basically waiting on me  
16 at this point. I'm trying to find the time to get  
17 the nuts and bolts of it actually written. The I  
18 would call it the outline of it is in pretty good  
19 shape. We I fully believe have vetted nearly all  
20 of the issues involved. It's just really now  
21 finding the time to sit down and get it really  
22 written so that we can begin circulating drafts and  
23 the like with it.

24 MS. BARRERA: So about 90 percent?

25 MR. WUELLNER: Somewhere between 80 and 90 I

1 would say is probably a very fair.

2 Financial side's all up, modeled, working. In  
3 fact, the reformatted financials are what you're  
4 now seeing as a part of your normal compilations.  
5 So it's being re-presented to be more easily  
6 understood than previous formats. And we're using  
7 it daily, so some of the stuff's already being  
8 implemented --

9 MR. WERTER: Just codifying --

10 MR. WUELLNER: -- although it's not into a  
11 final form document.

12 MR. WERTER: So you're looking to, more or  
13 less pardon the expression, codify it and --

14 MR. WUELLNER: Yeah, exactly.

15 MR. WERTER: Would it help you if you had 30  
16 more days until the next meeting and --

17 MR. WUELLNER: Oh, yes. It's more just  
18 finding the -- some lead time --

19 MR. WERTER: Rather than us -- yeah, talking  
20 off the top of our heads, maybe it should be tabled  
21 until the next meeting.

22 MR. WUELLNER: Well, I don't think we're  
23 trying to present the business plan at this  
24 meeting. I'm just -- that's more of the update of  
25 where it is right now. I'll get it to you as soon

1 as I --

2 MS. BARRERA: Well then, with that, the --  
3 then I would suggest -- we've already done the  
4 marketing plan element. Unless -- I don't -- I  
5 think we can take that off the business plan  
6 development priority --

7 MR. WUELLNER: Well --

8 MS. BARRERA: -- unless you plan to change it.

9 MR. WUELLNER: The -- I would like to leave it  
10 in from this context.

11 As many of you know, we're -- we're actively  
12 seeking a business development-type person in the  
13 organization. And as a result, I'd like that  
14 person to plug into that plan and sort of add  
15 their -- their touch to that, because that's going  
16 to be an expertise area of a staff person finally.  
17 And so I'd like to keep it on there.

18 MS. BARRERA: Okay.

19 MR. WUELLNER: It's probably not until a late  
20 year kind of looky-loo. But if there's something  
21 that needs to be adjusted or modified or updated or  
22 whatever, I'd like to keep it on there at least --  
23 at least the balance of the year.

24 But I don't think there's any -- any  
25 deliverable, for lack of better words, until at

1 least the end of the year. Or near the end of the  
2 year is probably better -- to let somebody get on  
3 board and get an understanding of us and then get a  
4 chance to plug into that -- plug into the marketing  
5 part.

6 CHAIRMAN YOUMAN: May I suggest one? The  
7 sustainability process, make that an organizational  
8 goal to maintain the sustainability process.

9 MR. WUELLNER: Wasn't that on there at one  
10 time?

11 CHAIRMAN YOUMAN: I don't think it was.

12 MR. WUELLNER: Seems like it was at one time.

13 CHAIRMAN YOUMAN: But --

14 MR. WUELLNER: Okay. Yeah.

15 CHAIRMAN YOUMAN: -- should that not be a  
16 continuous goal?

17 MR. WUELLNER: Sure.

18 MS. BARRERA: That's right.

19 CHAIRMAN YOUMAN: Is there consensus on that?  
20 Does you-all agree with that?

21 MR. COX: Can you repeat that?

22 CHAIRMAN YOUMAN: The sustainability  
23 process --

24 MR. COX: Oh, right.

25 CHAIRMAN YOUMAN: -- that we make that a

1           structured goal that is -- that is visual as part  
2           of our process, because that's a process that's  
3           supposed to be ongoing at all times.

4           MS. BARRERA:   And may be a part of the board  
5           newsletters.

6           CHAIRMAN YOUMAN:   Pardon me?

7           MS. BARRERA:   The board newsletter that comes  
8           out every two months.  Maybe that's where -- a good  
9           place for updates on that.

10          CHAIRMAN YOUMAN:   Mr. Ciriello?

11          MR. CIRIELLO:   I have -- are all these  
12          individual things here stand-alone items or are  
13          they all under one committee?  And does this  
14          committee meet on these particular items at any  
15          time?

16          In other words, what I'm getting at is it  
17          seems like the board won't be involved with  
18          anything in here until the time comes to vote for  
19          it.  And I think that the board should be involved  
20          in any meetings that they have on any one of these  
21          individual things.

22          Like I'm more interested in that intermodal  
23          development.  You know, I'm -- didn't want that way  
24          back in the year 2001 when it started, and I'm not  
25          real happy with that idea.  And I never see any

1 meetings or plans or anything with the Authority to  
2 get together to discuss it to see if any of my  
3 ideas can be changed.

4 So I'd just like to know if any of these items  
5 are stand-alone, if they all have committees, and  
6 do they meet and we'll know nothing about it until  
7 the time comes to vote?

8 In other words, I don't think as a board  
9 member I get enough information about things that  
10 are going on at this airport, whether they're large  
11 or small, so that if somebody in the public --  
12 which I do get asked occasionally at bingo from  
13 people, "Well, I hear this is going on at the  
14 airport. What do you know about it?" "I know  
15 nothing. I have heard nothing." And it's  
16 embarrassing to be an elected board member and know  
17 nothing. So more or less what I'm asking, is the  
18 board going to be involved with anything in this  
19 other than just vote on it?

20 CHAIRMAN YOUMAN: May I just ask? Do you  
21 have -- do you take the opportunity to just stop in  
22 and discuss items with Mr. Wuellner? Because each  
23 member comes in at different times just to discuss  
24 issues.

25 MR. CIRIELLO: Oh, I bug Mr. Wuellner on

1 occasion. But I'm talking about the board. You  
2 know, we -- we can't get together and talk to each  
3 other because of the sunshine law.

4 CHAIRMAN YOUMAN: True.

5 MR. CIRIELLO: But if -- I just want to know  
6 if the board is going to be involved in any  
7 discussions on any one of these projects on what's  
8 going on or only -- are we only going to know about  
9 it when it comes time to vote?

10 You know, there's a lot of information that  
11 you don't get from all these meetings and then when  
12 it comes time to vote, we're really out -- you  
13 know, out in the middle of nowhere. You really  
14 don't know if you're doing right or wrong just  
15 because some committee said to do it.

16 CHAIRMAN YOUMAN: Well, I don't believe each  
17 item here has a committee. The only one that has a  
18 committee is the business plan development group;  
19 is that correct?

20 MR. WUELLNER: That's correct.

21 MR. CIRIELLO: Well, who works on this  
22 intermodal development plan?

23 CHAIRMAN YOUMAN: Mr. Wuellner and the  
24 administration.

25 MR. WUELLNER: I do. And then also you'll

1 find for the example of intermodal, we're working  
2 hard to make sure that you have a grant available  
3 to you next fall -- or this coming fall that will  
4 allow the TPO to do a -- an updated feasibility and  
5 also do a, sort of a determinative study on  
6 location of a facility should it prove feasible  
7 within that study. And that would be paid for by  
8 the TPO if we're successful in getting that grant  
9 rallied around at the end of the year. Otherwise,  
10 it's more just -- I don't know how you'd describe  
11 it.

12 We're talking about the organizational  
13 priorities, not necessarily agenda items that are  
14 going to come before the board. As items mature  
15 and become decision-making, clearly those come to  
16 you. But I -- I'm not really in a position to  
17 predict what comes be -- what's going to end up  
18 before you this calendar year sitting here at this  
19 point. You know, there are a lot of variables  
20 associated with each one of these four or five  
21 priorities.

22 It's basically instructing -- what you're  
23 doing is basically telling us what you believe are  
24 the most important things we need to be dealing  
25 with from a staff standpoint during the next

1 calendar year or during this current calendar year.  
2 That's what we're really trying to accomplish  
3 today. I don't know how else to say it. If  
4 somebody else has got another way of --

5 MS. BARRERA: Basically, Joe, what we're doing  
6 is we're telling Ed that this is what we want him  
7 to focus on this year. And then next year when  
8 there's a new board seated, they'll look at the  
9 year ahead and say what they want -- they want  
10 staff to focus on.

11 And this is the list that we came up with and  
12 we're asked to put our input in on so that when it  
13 becomes time for Ed's evaluation, we've given him  
14 time to know what we want his focus on and what we  
15 want his staff's focus on and we're all in  
16 agreement that this is -- this is where his  
17 priorities are.

18 MR. CIRIELLO: Well, since I'm talking  
19 strictly right now on this intermodal thing, is  
20 this still that plan that was back in the year 2000  
21 with a taxi and a bus and everything across U.S. 1  
22 and the railroad station? Is this that same thing?

23 MR. WUELLNER: We're -- the idea is. It is  
24 not the same -- it is not that facility. But the  
25 idea of bringing multiple types of transportation

1 together at one location and that being the airport  
2 location, that is what we are talking about.

3 We're not talking about a building or a  
4 physical location at this point. We're talking  
5 about the ability to bring those modes of  
6 transportation together at the airport.

7 MS. BARRERA: Including barge.

8 MR. CIRIELLO: Huh?

9 MS. BARRERA: Including barge activity.

10 MR. CIRIELLO: I have no problems with that.  
11 Let me stick my neck out here then.

12 When this first came up years ago, it -- I  
13 was, oh boy, this is a good idea, everything in one  
14 spot. But then the more I thought about it, and I  
15 think I've said this before, as far as an economic  
16 thing goes, it benefits the county as a whole. It  
17 really is not going to benefit the airport other  
18 than rent for the facilities.

19 So all your -- and it's not going to make  
20 employment because all your -- from the original  
21 plan, you're going to just move the taxis from  
22 wherever they're located now out here, the car  
23 rentals -- and of course the train station would  
24 have been something new.

25 And so, oh, some months back before I even got

1 on the board again or anything I was going to start  
2 searching. So I wrote a letter to Greyhound down  
3 in Texas wanting to know how to contact these  
4 people.

5 I wanted to find out what kind of business  
6 they're doing. If they would want to relocate --  
7 you know, because if they came here, undoubtedly  
8 then the cabs and everybody else would pay more  
9 rent than where they're at now. I wanted to find  
10 out about that.

11 So they sent me a letter to contact somebody  
12 and I did -- or I tried. And I finally got a girl  
13 on the telephone and -- because I couldn't find the  
14 Greyhound station. They moved it from over there  
15 by 207 downtown somewhere. And I drove up and down  
16 San Marco two or three times looking for a big  
17 Greyhound sign and I couldn't find the darn place.

18 So I called them on the phone and I was  
19 talking to the girl and she gave me an address. I  
20 said, "I know the address but I can't find the  
21 building." And she sounded funny. And I said,  
22 "Well, where are you at?" She was in Argentina.  
23 I'm talking to a girl in Argentina about something  
24 here in St. Augustine trying to find out.

25 So I -- I never did locate the station and I

1 never did ask anybody how much business do you  
2 really get here in St. Augustine. You know, how  
3 many times does the bus stop here and how many  
4 people get on and off and rent-wise, you know,  
5 what -- financially what we like. I don't know if  
6 they'd want to come out here and pay more rent for  
7 all the business they get.

8 So I -- I'm not real happy with the idea of  
9 just putting all the transportation in one spot  
10 because all you're doing is relocating them.  
11 You're not creating employment. The whole county  
12 will benefit from it more or less.

13 And way back then when we had a meeting  
14 between the county and the airport boards, I  
15 asked -- you know, they wanted -- the way  
16 everything was going, they wanted the airport to  
17 take it, the bull by the horns and do everything.  
18 At that time, I think if Ed correct me, that the  
19 cost of building all the buildings, the railroad  
20 station and everything would be something like  
21 24 -- \$24 million. We were going to run it.

22 And I asked the county why weren't they  
23 getting involved. And I think it was Jacalone was  
24 the head at the time, he said, "Well, we've got so  
25 much on our plate and we can't handle it and you

1           guys aren't that big so we're going to let you do  
2           it."

3           I said, "Yeah, but everybody in the county's  
4           going to benefit more than the airport. I can't be  
5           convinced that the airport strictly is going to --"  
6           you know, it's not going to bring an airline here  
7           because you have taxis across the street. Kids or  
8           people from Daytona and Jacksonville aren't going  
9           to ride that train down here and come across the  
10          street and take flying lessons. So as far as  
11          benefiting the airport that way, getting a lot of  
12          money and businesses at the airport because of this  
13          movement, I didn't think it was going to be viable.

14          And so, since I've done a lot of that kind of  
15          thinking, I wasn't really set or -- on this  
16          intermodal. You know, every time it comes up, I  
17          want more information to find out if I would  
18          support it or not.

19          Right now, I have practically no information  
20          on it other than what was originally discussed.  
21          And if somebody was to come up to make a motion to  
22          vote to build this thing or go ahead and put money  
23          into it, I'd say no until I got more information.

24                 CHAIRMAN YOUMAN: Mr. Cox?

25                 MR. COX: Yeah, if I may interject just a

1 couple of points. No vote of that -- of that  
2 importance is going to come up without a lot of  
3 discussion to begin with, a lot of study and a lot  
4 of discussion between the board members and the  
5 airport and a lot of public information. I can --  
6 trust -- trust me on that. It's just not going to  
7 happen.

8 Switching gears, to move on towards the  
9 organizational priorities, I feel like an  
10 important -- one of the organizational priorities  
11 we need to focus on are intergovernmental liaisons  
12 such as the EDC, TPO and transport groups, the  
13 civic groups, and focus on name recognition for  
14 Northeast Florida Regional Airport and move  
15 forward.

16 And I think an entire focus and a teamwork by  
17 the entire board -- and I'm not talking about  
18 formal going out, but just, you know, focus on it,  
19 research, study, so that when we come in here to  
20 discussion the issues -- which there's plenty of  
21 information by the way for any individual board  
22 member to walk into the director's office to  
23 educate themselves on any of the agenda issues or  
24 items that come up in front of us at any time that  
25 the Airport Authority is open.

1           So to say that, you know, an individual board  
2 member is not -- does not have enough information  
3 would -- would not quite be accurate, because part  
4 of the responsibility of being a board member is  
5 due diligence to follow up and research the issues  
6 that come in front of us.

7           So outside of the fact that anything of the  
8 importance of the intermodal transportation system  
9 and discussing that, we'll have plenty of time, you  
10 know, Mr. Ciriello, to move forward with that in  
11 discussion and any of those items that come in  
12 front of us.

13           MR. WUELLNER: Yeah. The -- the study itself  
14 wouldn't start till after October of this year as  
15 we enter a new fiscal year. The study would take  
16 some time, I'm going to guess six months to maybe  
17 nine months in duration. After which time -- or I  
18 should say during which time I'm sure there will be  
19 multiple updates in meetings with this board as  
20 well as other public input meetings to discuss what  
21 that would look like.

22           It -- I would say conservatively you're on a  
23 two-year cycle from ever even having any kind of  
24 project ever, I mean, and that's probably the  
25 earliest kind of time line for a multimodal. And

1           that -- that assumes the study would show that it  
2           was feasible and made sense on the airport.

3           If it proved feasible and it only made sense  
4           somewhere else, then it wouldn't be our project and  
5           it would be essentially the last input we would go  
6           with. But you're a long way off from decisions on  
7           multimodal and intermodal.

8           MR. COX: One more thing.

9           MR. WUELLNER: Other than the --

10          CHAIRMAN YOUMAN: I recognize you, Mr. Cox.

11          MR. COX: Just one more item very quickly.

12          In -- in the same vein of thought, as the  
13          intergovernmental liaison, Mr. Norman, what would  
14          it take for us to get a link on the EDC's website  
15          to the Northeast Florida Regional Airport? Because  
16          I just looked it up and there's -- there's no link  
17          there.

18          MR. GREGORY: It would be easy.

19          MR. COX: Could we do that?

20          MR. GREGORY: Sure.

21          MR. COX: Outstanding. I see the Northeast  
22          Florida Regional Real Estate Board on there and a  
23          couple of other places, but not the airport.

24          MR. GREGORY: Okay.

25          MR. COX: That would work for us.

1           CHAIRMAN YOUMAN: All right. For the -- for  
2 the agenda for the 2012 organizational goals, tell  
3 me if I'm right or wrong.

4           One, business development stays as it is.  
5 Two, the inter develop -- intermodal development  
6 plan stays as it is. Three, the airport land use  
7 planning stays as it is. Four, we add the  
8 sustainability process as a continuous process.  
9 Five, add the intergovernmental tie-in together as  
10 a process. And I believe that's it.

11          MR. WUELLNER: Are you removing the air  
12 service development, or do you want that still in  
13 there?

14          CHAIRMAN YOUMAN: Oh, air service development.  
15 Yeah -- oh, yes, air -- yes, put that in there.  
16 That should be six items.

17          MR. WUELLNER: I -- I'd heard the interagency  
18 as more of an overall economic development strategy  
19 development. Is that what you intended or was it  
20 more -- I mean, it --

21          MR. COX: No, I think it's exactly, you know,  
22 to fit in right with that. Interagency, is that  
23 what you're saying?

24          MR. WUELLNER: Yeah. I mean, it involves  
25 other -- I mean, predominantly outside agencies.

1 MR. COX: As wide a net as we can cast.

2 MR. WUELLNER: Okay.

3 MR. COX: Absolutely.

4 MR. WERTER: Yeah.

5 MS. BARRERA: Isn't that going to be separate  
6 from the marketing plan elements in where we're  
7 targeting businesses and economic development?

8 MR. WUELLNER: I think at this point that if  
9 you remember the marketing plan was extremely  
10 focused on aviation development. However, the  
11 overall business plan will address in -- in a much  
12 more cursory fashion, but the interest in  
13 developing industrial park development or other  
14 economic development kinds of goals.

15 So that's another point, you know, you're kind  
16 of hitting me with why I would like to make sure  
17 that that business development person gets to look  
18 at that, because one of the major goals of --  
19 associated with that position is broadening the  
20 revenue is sources for the airport over time as  
21 well as economic development kinds of goals.

22 So we -- yes, it's -- it is but it isn't, you  
23 know. It's not a part of the current marketing  
24 plan, because the marketing plan is dealing  
25 strictly with the airport kind of operation. But

1           it is part of the business plan's marketing goal.  
2           And I suspect that over time it will have its own  
3           marketing plan associated with it.

4           CHAIRMAN YOUMAN: To close this issue  
5           hopefully, all these items as Mr. Cox was saying,  
6           are not cast in stone. It's still up to the board  
7           to approve or disapprove whatever actions come out  
8           of here.

9           And, Mr. Ciriello, you'll never -- you'll  
10          never lose your vote on that. That's for darn  
11          sure. And all your concerns, you know, are open  
12          and we just go continue forward. And if I could  
13          ask Mr. Wuellner, would you put this together in --  
14          in a concise package and --

15          MR. WUELLNER: Sure.

16          CHAIRMAN YOUMAN: And do we want to vote on it  
17          today or do we want to see the concise package at  
18          the next meeting?

19          MR. WERTER: I want to see the package.

20          CHAIRMAN YOUMAN: All right. And there's a  
21          terminology for setting this off to the side till  
22          the next meeting.

23          MR. WERTER: Tabling it.

24          MR. WUELLNER: Table.

25          CHAIRMAN YOUMAN: Tabling it. We'll table

1           this item till the next meeting when Mr. Wuellner  
2           will present us with the six items in a formal  
3           format for a formal vote. There's no sense for  
4           public discussion. There's no public comment  
5           because I had no slips for it. No motion. We  
6           discussed it. There's no action except for tabling  
7           this item.

8                           MEETING CONDUCT POLICY REVISIONS

9           CHAIRMAN YOUMAN: Meeting conduct policy  
10          revision.

11          MR. WUELLNER: Yes, sir. I was asked by  
12          several members to begin to draft some language  
13          related to a couple of key areas. I sent you a  
14          draft as a part of your agenda.

15                 I was -- I am not trying -- based on feedback  
16          I've even gotten to this point, I'm not trying to  
17          create the wording, let's put it that way, or the  
18          scope of those -- those items. What I've done is  
19          try to create enough meat on the bone to begin a  
20          dialogue or discussion at your pleasure relative  
21          to -- to those items. And I'll go over them here  
22          in a second.

23                 Keep in mind this policy, the meeting conduct  
24          policy or meetings and conduct policy is geared --  
25          is largely a policy -- and policy's probably an

1           overstatement. What it really is designed to do is  
2           be a set of mutually agreed upon strategies, for  
3           lack of better term, on how you five airport  
4           members agree to kind of conduct meetings and --  
5           and -- and proceed with business. It's -- it's  
6           in -- it's only been formalized to the point that  
7           it serves as the framework for that.

8                        Even the opening statements within this that  
9           go back to the original policy, which is probably  
10          10-plus years old now, it wasn't trying -- it's not  
11          trying to be regulatory, and you guys largely act  
12          independently until which time as you -- you come  
13          together, at which point you just kind of -- this  
14          document serves to create the framework for  
15          conducting the meeting and getting your -- your  
16          goals and objectives accomplished in an expedient  
17          manner and an efficient manner, and probably as  
18          important a consistent manner.

19                       And with that said, this is not something  
20          we're quote unquote driving. It doesn't -- you  
21          know, these are things to talk about as a result of  
22          previous meetings, and it may or may not be of  
23          interest to you in the context of adopting.

24                       And ultimately you can decide you don't want  
25          to do anything for that matter and what has been

1           adopted to date will remain the way it was. You  
2           can by a similar vote decide you don't want  
3           anything written down and eliminate everything in  
4           here. It's always your prerogative as a board.

5                     This is less about directing staff or  
6           establishing how staff relates to off-airport  
7           interests such as -- I say off airport, but tenant  
8           relations or something along that line or how we do  
9           day-to-day business as staff on your behalf.

10                    This is really about how you five day in and  
11           day out relate to each other relative to meetings.  
12           And -- and it's also within the context of Florida  
13           Statutes where, you know, the line kind of crosses  
14           such as sunshine law or advertising meetings or  
15           doing things like that that you need to do. And  
16           this tries to keep everybody's understanding of  
17           those obligations consistent also.

18                    So that's why we talk about different types of  
19           meetings, the advertising requirements, in trying  
20           to stay consistent with the sunshine law and public  
21           records law and things of that nature so that we  
22           keep you out of trouble from the front end. So  
23           some of that stuff's incorporated in this and  
24           always has been.

25                    So, with that, I -- if you'd like, I can walk

1 through some of the suggestions. We can beat them  
2 up as we go or wait till the end and beat them up  
3 as you -- you know, as you see fit. So just kind  
4 of let me know.

5 CHAIRMAN YOUMAN: I think -- I think from what  
6 I've read, the items are all tied together, so if  
7 you would present them --

8 MR. WUELLNER: Sure.

9 CHAIRMAN YOUMAN: -- all tied together.

10 MR. WUELLNER: Largely, there are a couple of  
11 I'll call more extremely anecdotal changes, but  
12 when we -- moving through, we start talking about  
13 the financial report, and largely all we're trying  
14 to do is eliminate the term "monthly" in terms of  
15 compilation.

16 You know, one of the goals that's coming out  
17 of the business plan is to reduce our dependence on  
18 outside financial services other than audit. We --  
19 you know we have this obligation to do the audit  
20 outside of the organization.

21 As you recall when -- when we replaced Donna  
22 in a fiscal -- what is it called -- fiscal  
23 assistant kind of position, we hired a much higher  
24 caliber individual, someone who is fully capable of  
25 using our QuickBooks and the like to develop solid

1 financial reports on the -- on an as-needed basis.  
2 And as a result, all we're simply saying here is  
3 that the compilations will be as they're needed.

4 We're just trying to eliminate the term  
5 "monthly" out of this because you guys don't even  
6 necessarily meet monthly but you want the latest  
7 financial data. So no matter when you meet, we can  
8 generate financial reports literally that day if  
9 you choose, and we can do that all in-house now.  
10 So it's just a way of cleaning up that language or  
11 suggesting you use that clean-up language. And  
12 it's simply removing the term "monthly." It  
13 doesn't eliminate the compilations, it just  
14 eliminates the monthly.

15 MR. COX: In actuality, it makes it even more  
16 immediate in some ways.

17 MR. WUELLNER: Yeah. I mean, literally we can  
18 generate financials while you wait if you -- if you  
19 so desire.

20 Moving over. Motions and Seconds. Throwing  
21 out there that, you know, this is more  
22 observational on our part, but we've seen where  
23 many small boards, many large boards normally don't  
24 have motions made directly by the chairman and they  
25 pass the gavel.

1           We don't care. It's not -- this is not  
2 something that we feel, you know, from the staff  
3 side needs to be accomplished either way. But a  
4 lot of places, the chairman passes the gavel if  
5 they wish to be the maker of the motion, for lack  
6 of better terms.

7           It -- it is not statutory. There is no, you  
8 know, no regulatory framework that says, hey, it  
9 can't -- it can't happen. It doesn't happen all  
10 that often either way. It never has. Ordinarily,  
11 you know, the chairman's job is to sort of keep the  
12 meetings moving and -- and the order of the  
13 meetings moving, and ordinarily the chairman is --  
14 is looking to others to make motions and in the  
15 absence of one, the chairman can certainly make  
16 that motion.

17           So, that -- that was the intent here. It's  
18 really again up to you guys as to whether it's  
19 important enough to deal with. It really goes all  
20 the way back to Page 9 -- thank you, I didn't --  
21 when I copied the highlights, it disappeared.

22 Thank you.

23           Election of Officers and Committee  
24 Assignments. One of the things I've observed over  
25 the last 15 years is that the process of election

1 of officers and -- and really less to a less extent  
2 committee assignments has never followed the same  
3 format twice. It literally and almost always comes  
4 down to in most cases who makes the motion first.  
5 I mean, that's been my observation over 15 years.

6 All I tried to do was come up with a process  
7 that would be consistently or could be consistently  
8 applied. If you don't like it, that's fine, you  
9 can still let it become what it is and just let it  
10 evolve at each year end. The charter's pretty  
11 clear that the officers' duties begin at the  
12 beginning of the calendar year each year.

13 This year was an example of where we didn't  
14 really have a meeting until February, which  
15 effectively extends terms to 13 months in some  
16 cases. Not necessarily a problem. Business moves  
17 on and the like. But you just need to be kind of  
18 aware that really if we're not going to have a  
19 meeting until February, we just need to kind of  
20 understand that those duties go until replaced. So  
21 that may be acceptable language in lieu of a  
22 process.

23 Our thought is you might want to solicit among  
24 the members who's interested in doing what ahead of  
25 the meeting so that everybody's seen that

1 information that, you know, that so and so has  
2 expressed no interest in chairman or no interest in  
3 being on the TPO or -- or whatever and have that  
4 information in front of you so that when you get to  
5 the meeting where you elect officers -- and our  
6 suggestion is you do it ahead of the officers  
7 taking -- taking their position.

8 So we could wrap up the officer piece in  
9 December for the -- you know, an automatic transfer  
10 of that authority per se on a January 1st time line  
11 so that it's all -- already handled. That was our  
12 suggestion so that it's not a -- there's no  
13 ambiguity over what happens over the first few  
14 weeks of the year while waiting on the meeting.

15 And lastly, it was brought to my attention  
16 that maybe we collectively need to look and act the  
17 part when we're acting as a board. So the  
18 suggestion was made that perhaps some minimum level  
19 of dress is appropriate for representing the  
20 Authority in a public meeting forum.

21 I think that -- you know, my opinion, that  
22 really would only need to apply to formal  
23 Airport Authority meetings. I think, you know, you  
24 can -- that level could be brought down for  
25 workshops or things of that that are more of a

1 casual nature.

2 And other than that, all we're saying is if  
3 you're out representing the Airport Authority as  
4 the Airport Authority at a public meeting or public  
5 function, that you're in appropriate attire for  
6 that function whatever that level of dress is.  
7 Whether it's, you know, on the TPO, whether it's at  
8 the EDC or whatever, whatever that appropriate  
9 attire is, it's, you know, basically the  
10 expectation of an authority member so you fit the  
11 part.

12 And you may or may not feel that's even  
13 needed. We just threw it in there as something so  
14 that everybody agrees that, you know, looking like  
15 you climbed out of -- off the beach, you know, in  
16 your flip-flops to, you know, the TDC meeting may  
17 not be appropriate attire to represent TDC -- or to  
18 represent the Authority at the TDC. That's in a  
19 nutshell the long short version of it.

20 CHAIRMAN YOUMAN: Before I ask for board  
21 discussion, I'd like to ask Mr. Burnett's comments  
22 and thoughts.

23 MR. BURNETT: I guess I'll take that in three  
24 steps.

25 I mean, obviously the first part related to

1 changing the time frame for the financial reports  
2 instead of monthly to a more flexibility version  
3 makes sense, especially also knowing the  
4 capabilities of the airport now versus in the past  
5 having I guess gone to a more electronic-based  
6 system for accounting that can produce more  
7 sophisticated reports on an immediate basis. I use  
8 accounting software in my own firm, so we can do  
9 the same kind of thing, so I can relate to it. So  
10 I understand that part.

11 Motions by the Chairman, I guess the second  
12 part of the change on Page 7, Number V, it's not  
13 unusual that typically the chairman's not supposed  
14 to -- or not the one who makes the first motion. I  
15 can't say whether it's supposed to or not supposed  
16 to.

17 I guess I see -- obviously I'm at a lot of the  
18 county meetings. I'm the attorney for the City of  
19 St. Augustine Beach and also I'm at a fair number  
20 of City Commission meetings, historic city. And  
21 I'd say typically the chairman is not the one who  
22 makes the motion in those meetings, but it's not  
23 always the case.

24 You know, the chairman asks for a motion.

25 "Can I have a motion?" and if someone --

1 everybody's sitting around not getting to it, you  
2 get the chairman making a motion one way or the  
3 other to -- if for no other reason to get the  
4 debate going or get the issue moving one way or the  
5 other.

6 So I don't know -- you know, to comment one  
7 way or the other on that issue, I don't know  
8 whether anybody feels strongly about it, but it --  
9 I don't know that there -- that the other boards  
10 have anything in writing related to that, but from  
11 a practical standpoint, that's the way the meetings  
12 are conducted at a minimum.

13 Election of Officers and Committee  
14 Assignments, it makes sense. The -- the third part  
15 of this under Section XVII, it makes sense to have  
16 some process of this is what the expectation is,  
17 here's how we're going to go through the committee  
18 selection.

19 Sometimes you don't always know who has an  
20 interest in what and somewhat -- one of the board  
21 members or Authority Members may have always been  
22 on one committee or another but then you get to the  
23 meeting and maybe they want to be on something else  
24 and the member who previously had that position had  
25 no idea that another member wanted it.

1           So, and then I guess the last issue there,  
2 member decorum, is probably the one that I just at  
3 first blush would tell you and still as I read it  
4 and read it and read it and read it again sort of  
5 look at it and chuckle a little bit.

6           You know, from a legal standpoint, can we  
7 regulate what the Authority Members wear to this  
8 meeting? No, and it's not in our charter.  
9 However, could it make an impact on who you choose  
10 to put on one committee or the next? I think that  
11 it -- it may be something that you say, you know,  
12 you can't go to the Chamber's annual dinner, unless  
13 it's a luau, with shorts and flip-flops on because  
14 everybody else is going to be in a suit and tie and  
15 a gown.

16           So, you know, I guess that -- that there's --  
17 there's some reasonable reason behind what the  
18 expectation is when you're representing the  
19 airport, especially if you're the, for example,  
20 designated liaison to a board or committee and  
21 you're there as the Airport -- I'm here as  
22 Airport Authority's representative. So I see the  
23 basis for that.

24           But the reality is we can't regulate how our  
25 members show up to these meetings. Obviously it

1           could make a difference in whether or not you put  
2           somebody on a committee, for example, TPO. So,  
3           anyways, there's my comments.

4           CHAIRMAN YOUMAN: Thank you for your comments.  
5           Board discussion? Mr. Cox?

6           MR. COX: Yeah. To talk about what the  
7           board's attorney just spoke of, it -- it's well  
8           taken. And just to reiterate, it's a -- it's a  
9           rather informal policy as such because it's  
10          internal among us. It's just a -- it's just a  
11          conduct policy that we all agree on to go by. The  
12          next board can change it if they want if it's not  
13          going to be recorded in Tallahassee that this  
14          probably is our conduct policy.

15          But going back to the front of it, I don't  
16          have any issues with the changes to remove  
17          "monthly" out of the language out of that for the  
18          financial reports.

19          And in looking at the Page 7 on Motions by the  
20          Chairman, also what Doug said is well taken. Maybe  
21          if we included to indicate that if the chair wishes  
22          to make a motion that's uninitiated, in other  
23          words, they're sitting there waiting for somebody  
24          else to make a motion and it obviously needs to be  
25          a motion on the table to move forward, then the

1 chair can go ahead and do that. But if they want  
2 to make the primary motion, in other words, they  
3 want to make it first like it -- you know, okay, I  
4 want to make a motion. Secretary-treasurer,  
5 take -- you're now the chairman. Make a motion.  
6 Transfer. Does that make sense? Do you understand  
7 what I'm saying?

8 CHAIRMAN YOUMAN: Oh, yeah --

9 MR. COX: Okay.

10 CHAIRMAN YOUMAN: -- I understand what you're  
11 saying. Absolutely.

12 MR. COX: So, I mean, maybe just indicate  
13 something like that in the language.

14 The Election of Officers and Committee  
15 Assignments, after having read that after it was,  
16 you know, sent to us, you know, just to look over,  
17 I started looking at some of the other groups that  
18 do this and to try to reflect those -- like the Jax  
19 group, the Jacksonville Airport Authority, they do  
20 basically the same thing.

21 And also I wanted to add one more item in that  
22 area of election of officers for consideration is  
23 that the chair only serves two consecutive terms  
24 per election cycle. So in other words, you could  
25 do two terms but not three or four out of your

1 four-year election you could come back in. Does  
2 that make sense? That's and that follows  
3 Jacksonville's and probably the St. Johns County  
4 also, doesn't it, Doug? Commissioners? How  
5 many -- how can the chair serves -- can serve as a  
6 chair how long? It's not important.

7 MR. BURNETT: Well, I'd have to look at that,  
8 to be honest --

9 MR. COX: Okay.

10 MR. BURNETT: -- because my initial reaction  
11 is our charter says that you guys elect the chair  
12 and I'm not sure whether you can impose a term  
13 limit that's not in the charter. But you may be  
14 able to. I could answer that one quickly enough.

15 MR. COX: Okay.

16 CHAIRMAN YOUMAN: And a what-if question. The  
17 possibility exists that nobody wants to be chair  
18 except the chairman? They don't want the  
19 responsibility. That's hypothetically possible.

20 MR. COX: Good point.

21 CHAIRMAN YOUMAN: What would you do in that  
22 situation?

23 MR. COX: I -- I'm not sure, but I guess we  
24 could probably find that out from some of the other  
25 boards the same way.

1           CHAIRMAN YOUMAN: Mr. Ciriello?

2           MR. CIRIELLO: Yeah. In that light, I belong  
3 to the St. Augustine South Improvement Association.  
4 It's not a homeowners association as such some  
5 place, you know, where they can set fees and  
6 everything.

7           But we have our own charter, and in it it  
8 states that the president can only serve three  
9 terms. Board members serve on a two-year cycle  
10 three terms. And it got to the point that where  
11 nobody wanted to be involved. I mean, for a place  
12 that has over 5,000 citizens, we get maybe 15 in a  
13 meeting. That's embarrassing.

14           So when I was president, I got them to change  
15 the bylaws that in the case you have a situation  
16 where nobody wants to be the president,  
17 vice president or board because they've reached  
18 their limit, that they can continue on as long as  
19 they want it forever. In other words, if nobody  
20 else ever wants it, they can be the president for  
21 six, seven, eight years in a row, you know.

22           So we had that written into the -- into our  
23 charter to -- the original term limit of three  
24 years was that, was set. But in the case that  
25 nobody wanted it like you brought up the question,

1 the person that was there, if they wanted to  
2 continue to keep cohesion there, you could do it.

3 So you might want to put some language -- if  
4 you put a term in there, some language that if  
5 there's no candidates, that whoever's in office, if  
6 they will continue on.

7 CHAIRMAN YOUMAN: Also, being subject to the  
8 changes by the next board, why even put that in  
9 there? I mean, the next board can change it if  
10 they wanted to right back the way it was and not  
11 have term limits?

12 MR. COX: Well, that's a good point, but we  
13 haven't changed this for how long, so...

14 CHAIRMAN YOUMAN: Mr. Werter, you've been  
15 trying to -- go ahead.

16 MR. WERTER: Well, no, I'm just starting to  
17 try now, so I don't feel affronted.

18 The -- the next board can change anything they  
19 want to do, what we do today and that's what we've  
20 done to boards in the past. So the fact that maybe  
21 some future board wants to change this at another  
22 time is irrelevant as far as I'm concerned.  
23 However, I don't think Page 7, Section V has to be  
24 that convoluted.

25 First of all, let's talk about the issue of if

1 no one wants the job or no one wants to make the  
2 motion, well that's deferring my idea as -- I don't  
3 think first of all -- I'm getting a little  
4 helter-skelter, but I don't think the chairman  
5 should be -- the right to make a motion should be  
6 abrogated from the chairman. He has the right to  
7 make a motion. He is a board member. He's elected  
8 leader, you know, guide -- guider of the board. So  
9 I don't think that should detract from his ability  
10 to make a motion.

11 A motion would be made usually on some  
12 announced agenda item. It's not something out of  
13 the blue sandbagging anybody. So the only change I  
14 would make to this is that -- that the chairman --  
15 you know, and for the purposes to avoid the  
16 appearance of impropriety, shall reserve making a  
17 motion until last, you know, before other board  
18 members, and then he will make his motion. Barring  
19 total abstention by the rest of the board to make  
20 any motions, then he can make a motion. Okay. If  
21 nobody wants to make a motion on the subject item,  
22 then he would go ahead and make the first motion.  
23 But other than that, I don't think he needs to go  
24 through the formality of passing a gavel. It's  
25 just cumbersome and unnecessary.

1           Let's see. If there is a new subject matter  
2           that's being discuss -- discussed, then again that  
3           request of the board -- you know, first the subject  
4           item be announced. Of course it would be in any  
5           agenda change. So I don't see any -- any surprises  
6           or ambushes there if there's something unannounced  
7           to be discussed. So any motion that's going to be  
8           made is going to be made on an agenda item. So,  
9           with that simple change, it takes the -- you know,  
10          the appearance of impropriety out. The board --  
11          the board chairman maintains his right to make a  
12          motion. Just reserves till last.

13                 Going to Page -- what was it, Page 9, I think  
14          this is a good idea. I think it -- it becomes part  
15          of the record so it kind of is a protective  
16          procedure toward -- to the sunshine law. And  
17          limitations on barring -- you know, limitations on  
18          the office, it's not a bad idea to add that in  
19          there. I like Item IV -- was it Item IV? You  
20          know, Item IV is -- it ties it right into Page 7.  
21          So I'm in full agreement with Mr. Cox on that. But  
22          that's -- that's the simple change on Motions by  
23          the Chair on 7, you know. And what Mr. Cox added  
24          to Number 9 is good.

25                 As far as member decorum, conditional wearing

1 neat jeans as business attire? But other than  
2 that, that's the only change I have to -- to the  
3 motions made by the chairman. It simplifies it and  
4 maintains the integrity of the board.

5 MR. WUELLNER: I did -- I did want to put out  
6 that you could have a scenario also, just -- just  
7 so you know, on the two consecutive terms per  
8 election cycle, in theory you could back it up  
9 against the reelection and effectively serve four  
10 years.

11 MR. COX: Per election cycle, though.

12 MR. WUELLNER: Yeah. If you served as chair  
13 the last two years you were elected in your first  
14 term and were reelected to a second term, in theory  
15 you could be chairman for the next two years.

16 MR. COX: That's true. But that's why I'm  
17 saying election cycle. Your -- your full election  
18 cycle, four-year election cycle.

19 MR. WUELLNER: Two years. Two years per  
20 four-year cycle.

21 MR. COX: Right.

22 MR. WUELLNER: And all I'm pointing out is  
23 that you could in two terms serve four years as  
24 chair consecutively. You could in theory.

25 MR. COX: Understood. I understand what

1           you're saying. Consecutive, though, that's the key  
2           word. Two consecutive --

3           MR. WUELLNER: My point is if you add --

4           MR. WERTER: Add "regardless of election  
5           period cycle," no more than two years. If you add  
6           the "regardless of election cycle," it just --

7           MR. WUELLNER: I'm not sure what the intent is  
8           in terms of only two years no matter how long  
9           you're on the board or -- or is consecutive the  
10          terminology you just want to apply?

11          MR. WERTER: The consecutive terminology, I  
12          think.

13          MR. WUELLNER: And you don't have to worry  
14          about the election cycle.

15          MR. WERTER: In other words, okay, Carl serves  
16          two years. He's up the same -- oh no, wait a  
17          minute. We're in that odd type of situation, but  
18          let's say he was chairman last year, chairman this  
19          year. We both -- he runs for reelection, forget  
20          me, and then he's up for another reelection, third  
21          year, fourth year because it's a new. You know,  
22          just a flat out two consecutive, you know, would be  
23          appropriate. Do you see what he's driving at?

24          CHAIRMAN YOUMAN: Are -- are you saying that  
25          if I -- I'm chairman this year --

1 MR. WERTER: Let's say this is --

2 CHAIRMAN YOUMAN: -- I'm up for reelection, I  
3 win the election --

4 MR. WERTER: Yeah.

5 CHAIRMAN YOUMAN: -- and then I could run for  
6 chairman again but only for one year or two years  
7 because it's a new --

8 MR. WUELLNER: Maybe we --

9 CHAIRMAN YOUMAN: -- four years.

10 MR. WUELLNER: Maybe we just don't enter -- I  
11 think maybe the easiest way here is just don't --  
12 do not add into the mix the election cycle.

13 MR. WERTER: Yeah. Yeah, take the election  
14 cycle out.

15 MR. COX: Okay.

16 MR. WUELLNER: And then the worst-case  
17 scenario sit a year out, then you could serve two  
18 more years. No matter how long, you could keep  
19 doing that.

20 MR. COX: That's fine.

21 MS. BARRERA: My turn?

22 CHAIRMAN YOUMAN: Ms. Barrera?

23 MS. BARRERA: Okay. A couple of things.

24 There's five of us here. Five of us who are  
25 all elected to work together. And when I read

1           this -- you know, first when I came on the board, I  
2           heard we have loosely adapted Robert's Rules. I  
3           read this and I went back and Googled my  
4           parliamentary pro -- procedure, read up on the  
5           latest and greatest of Robert's Rules newly revised  
6           2011 issue.

7                     The first thing I read is, can a chairman make  
8           a motion? In a small group board of not more than  
9           a dozen members present, the chairman usually  
10          participates the same as the other members, quote.

11                    Can a member nominate themselves for an  
12          office? Yes. And it seems to me as I go through  
13          this, on the -- who decides what's on the meeting  
14          agenda? The members. Does the treasurer's report  
15          need to have a motion for approval? No.

16                    It seems to me that we are overcomplicating a  
17          five-member board in ways that each one of us ran  
18          for election, we put ourselves out there to the  
19          whole entire county. If I'm interested in being  
20          secretary-treasurer and someone hasn't nominated  
21          me, I can certainly say, "I would really be  
22          interested in that position this year." And  
23          somebody would have to second it and then it could  
24          be put for a vote.

25                    In addition to that, what we're doing is

1 we're -- we're making changes to a process when the  
2 end of the year is coming and a new board will be  
3 seated, although it may be the same members, come  
4 January.

5 And so we're putting on this whole new process  
6 to a new group that we haven't even tried out to  
7 see whether or not it works. So I'm not in favor  
8 of this new policy. I think that we are exceeding  
9 the newly revised Robert's Rules, and I think we're  
10 overcomplicating things.

11 If the five of us -- I think leadership rises  
12 to the top. You know, we've had people -- Suzanne  
13 Green was chairperson multiple years. She didn't  
14 nominate herself. She could have, but she didn't.  
15 Leadership rises to the top. And if somebody else  
16 wants to be able to take on a role, ample  
17 opportunity is given to them to voice it. And  
18 that's my opinion.

19 CHAIRMAN YOUMAN: Any other board discussion?

20 (None.)

21 CHAIRMAN YOUMAN: There's no public comment.  
22 There's no one that's put in a slip for public  
23 comment. Is this -- are we prepared for a  
24 motion --

25 MR. WUELLNER: I was going --

1           CHAIRMAN YOUMAN:  There's changes that's been  
2 suggested already.  Whether the changes go in or  
3 not, that messes up the thing for a motion unless  
4 we table this till the next time, also.

5           MR. WUELLNER:  Well --

6           MR. BURNETT:  Mr. Chairman, if I might make a  
7 suggestion.

8           CHAIRMAN YOUMAN:  Please.

9           MR. BURNETT:  Maybe we could break it into  
10 pieces, because even if we continued it, we're not  
11 sure -- I don't think Mr. Wuellner and I are sure  
12 as to what -- what it is the Authority wants.

13           So I guess as to that regard, to sort of  
14 follow my logic of how I went through it, if I took  
15 the first portions of the changes, does -- and I  
16 guess I would ask the chairman if it's not  
17 appropriate to ask Authority Members if the changes  
18 related to the monthly financial change or  
19 financial reports being monthly, deleting the word  
20 "monthly," if anyone has an objection to that  
21 change.  Because then we'll know for sure that  
22 that's a change we can all make and move forward  
23 with.

24           CHAIRMAN YOUMAN:  Go -- go by consensus before  
25 a motion?

1           MR. BURNETT: I think if we can get that part  
2 of it, I think we know where the -- where the  
3 issues lie related to it. But I think that's one  
4 that maybe we can knock out of the way.

5           CHAIRMAN YOUMAN: Is there a consensus to --

6           MR. COX: Changes on Pages 1 through 6.

7           CHAIRMAN YOUMAN: - change monthly and the  
8 immediately with --

9           MR. WERTER: I'm fine with 1 through 6.

10          CHAIRMAN YOUMAN: Pardon me?

11          MR. WERTER: I'm fine with 1 through 6.

12          MS. BARRERA: I'm fine with 1 through 6.

13          MR. WUELLNER: Pages 1 through 6?

14          CHAIRMAN YOUMAN: Is that VI or Page 6?

15          MR. WERTER: Pages 1 through 6.

16          MR. BURNETT: Then, Mr. Chair, perhaps it  
17 might be appropriate to have a motion and a vote  
18 related to whether this policy would have the  
19 change suggested as Number V on Page 7, Motions by  
20 the Chairman, and whether or not that language  
21 would be included in the policy as -- as drafted or  
22 whether that language would not be included or  
23 whether that language would be included with some  
24 change. But perhaps a motion to specifically deal  
25 with that issue may be appropriate and then we can

1 move to the other -- the other two items.

2 CHAIRMAN YOUMAN: It has been recommended and  
3 the chair accepts the suggestion from counsel to  
4 open this Item V for a motion.

5 MR. COX: Motion to approve the language on  
6 Paragraph V, Page 7 with the inclusion of the  
7 changes that the secretary-treasurer suggested in  
8 the change for that Motions by the Chairman.

9 MR. WERTER: I second the motion.

10 MR. BURNETT: With a motion and a second, if I  
11 might read what I understand the changes to be --

12 MR. WUELLNER: Yeah.

13 MR. WERTER: Okay. Yes.

14 MR. BURNETT: -- to make sure we have a clear  
15 record.

16 It will be Motions by the Chairman, "As a  
17 normal course of business, the Chairman shall  
18 reserve making a motion until no other Authority  
19 Member has made a motion." And then the rest of  
20 the paragraph would be deleted.

21 MR. WERTER: Yeah.

22 MR. COX: That would be good.

23 CHAIRMAN YOUMAN: Call for a vote. Mr. Cox?

24 MR. COX: Aye.

25 CHAIRMAN YOUMAN: Ms. Barrera?

1 MR. CIRIELLO: Aye.

2 MS. BARRERA: Nay.

3 MR. WERTER: Aye.

4 CHAIRMAN YOUMAN: Nay. It passes with 3 to 2.

5 Page 8, consensus? It's the same. No changes.

6 MR. BURNETT: And so the next changes would  
7 be -- Mr. Chair, if I might. The next changes  
8 would be on Page 9. We have the Section XVII,  
9 Election of Officers and Committee Assignments.

10 MR. WERTER: I move that that Section XVII,  
11 Election of Officers and Committee Assignments, be  
12 adopted with the additional change of Number VII,  
13 no more than two consecutive terms be allowed for  
14 the chairman. I'm not getting my wording quite  
15 right. If you can reword that for me so it reads a  
16 little bit better, since you're the civil  
17 litigator.

18 MR. BURNETT: Would it -- as a point of  
19 clarification, would it include the -- the chairman  
20 and would it also relate to committee assignments,  
21 that they wouldn't be consecutives there, or is it  
22 just the chairman position?

23 MR. COX: Chair. Chairman.

24 MR. WERTER: Hmm? We haven't really discussed  
25 that second part.

1 MR. BURNETT: I just don't --

2 MR. WERTER: Yeah. I mean, I always thought  
3 that -- just to vary off a bit, I always thought it  
4 would be good for us to rotate these positions  
5 every now and then so we know what the whole board  
6 is about.

7 Though I like EDC, I've been doing it for it  
8 will be a full four years, and I haven't been on  
9 TPO. Scares the death out of me, TPO. I'm glad  
10 that Carl does it because he's up on that. But I  
11 always thought that we should be more well-rounded  
12 in our position. So, I'd like to hear from the  
13 other board members about that.

14 CHAIRMAN YOUMAN: Well, my personal feeling is  
15 if -- whatever board a person enjoys -- I  
16 understand about rounding out, but also I  
17 understand the fact that experience has a lot to do  
18 with being effective on these boards.

19 MR. WERTER: Yeah.

20 CHAIRMAN YOUMAN: Beyond six months to eight  
21 months, you're in the seat and hopefully you can do  
22 it the next year so there's some continuity.  
23 That's my opinion on that. And how about the rest  
24 of the board? Any discussion on that point?

25 MR. WERTER: So no -- no ceiling of two years,

1 just --

2 CHAIRMAN YOUMAN: I -- I personally do not  
3 agree with that.

4 MR. WERTER: Okay.

5 CHAIRMAN YOUMAN: I would -- may I ask the  
6 board a question? Why is there an idea to hold the  
7 president for two consecutive terms? What is  
8 the -- what is the benefit to the board of that?

9 MR. WERTER: Well, we each have -- you know,  
10 some of us have interest in it. I mean, it's not  
11 an uncommon thing to limit a position of authority  
12 in that nature. I mean, that stems from President  
13 of the United States down to the organizations we  
14 deal with. Even working with the IDC (sic), EDC,  
15 things like that, they rotate the position of  
16 authority. So basically it's not a bad idea.

17 Everybody -- not everybody, but some would  
18 like a chance to lead eventually. It's a four-year  
19 term, you know, so -- and it's easy if you have  
20 certain people who don't want to take on the  
21 additional authority to dump it on the guy and the  
22 guy feels like he's stuck in the position of  
23 chairman or something like that. So, I don't think  
24 that's the case with this board.

25 MR. COX: It --

1           CHAIRMAN YOUMAN: Mr. Cox?

2           MR. COX: It -- to a certain extent, it forces  
3 a change of leadership. And it's not to say that  
4 two or three years in -- in most cases is bad. But  
5 to have somebody necessarily on there for five, six  
6 years, you end up -- and I'm not saying that would  
7 happen either, but you end up having a board or a  
8 group led by one individual or one entity and it's  
9 led in a direction that may not necessarily be good  
10 for the board. And I'm not saying that it is  
11 either way. Just a lot of boards have this type of  
12 parameter in their conduct or their charter.

13           MR. WERTER: I think it also prevents the  
14 development of a fiefdom. You know, not that you  
15 would turn it into a fiefdom. But, you know, you  
16 see it in -- I think you see it most commonly in  
17 HOAs where the one guy's always the president, he  
18 turns it into his own little, you know, English  
19 jurisdiction, a fiefdom.

20           CHAIRMAN YOUMAN: The voters don't vote him  
21 out. Mr. Ciriello?

22           MR. WERTER: Yeah.

23           MR. CIRIELLO: Yeah, I -- my thoughts on this  
24 is it doesn't matter if elected president or  
25 whatever, something like the -- came to mind with

1           what Bob was saying, that as the chairman you -- I  
2           don't know if you can, but you shouldn't be able to  
3           inflict any of your opinions on any board members  
4           here and have them go your way to get what you want  
5           to do because, well, for one thing the sunshine  
6           law. But still by law we're all elected, we're all  
7           equal on this board. You have one vote and that's  
8           all you have.

9           CHAIRMAN YOUMAN: That's right.

10          MR. CIRIELLO: The same as any of us. And the  
11          chair really, other than signing a few papers, you  
12          know, legal papers and that -- the only importance  
13          of your job is here at the meeting to conduct the  
14          meeting in a -- in a good way. So there's no real  
15          great importance to being a chair on this board.

16          So what I was thinking when somebody -- we  
17          talked about whether somebody wanted the job or  
18          not, and I think somebody made a mention about  
19          finding out ahead of time, you know, who might be  
20          interested in something.

21          MR. WERTER: Yeah, that's what this will do.

22          MR. CIRIELLO: Well, we're always throwing  
23          work at Ed, but say like if -- January's when we  
24          elect, normally elect the officers, right?

25          CHAIRMAN YOUMAN: Yes.

1           MR. CIRIELLO:  So why couldn't we have say  
2           like the director or anybody you want, Cindy or  
3           somebody, be a committee person to go around and  
4           canvass the board and find out who would be  
5           interested in something?

6           MR. WERTER:  Well, that's what this is for.  
7           That's what this section's for.

8           MR. CIRIELLO:  And -- you know, then -- so  
9           when it comes time at the December meeting, come  
10          say, well, here's the list of candidates, who wants  
11          to run for secretary-treasurer and so forth, and  
12          you know going in just about what's going to  
13          happen.  You know, the --

14          CHAIRMAN YOUMAN:  Ms. Barrera?

15          MS. BARRERA:  So what happens if somebody  
16          wasn't interested in November and their  
17          circumstances have changed, so now in January  
18          they're interested?

19          MR. CIRIELLO:  I've never had that question  
20          threwed at me.  But I don't know.  I would think if  
21          somebody didn't want to be the chair, for whatever  
22          reason they didn't want the responsibility or they  
23          didn't --

24          MS. BARRERA:  Their job -- they had a job  
25          change.

1           MR. CIRIELLO:  -- think they would know how to  
2 do the meetings --

3           MR. WUELLNER:  Well, part of it being --

4           MR. CIRIELLO:  -- in another month or so  
5 they're not going to change their mind and say they  
6 want it.

7           MS. BARRERA:  They might have been going  
8 through a nasty situation where they -- that that  
9 wasn't a good time for them but it's been resolved.

10          MR. WERTER:  But you know something, that's  
11 the same with any -- any business, governmental  
12 venture or campaign.  There's going to be a  
13 deadline where if you're interested and you have  
14 the best interest of the organization ahead of  
15 time, you know, then you have to say, okay, I  
16 missed a deadline.  Next year I'll go for it, you  
17 know.  And there are deadlines on everything in  
18 life, including taxes.

19          MS. BARRERA:  What if it's your last term of  
20 office?

21                       (Ms. Barrera leaves the room).

22          MR. COX:  Motion to approve this -- no.

23                       (Ms. Barrera enters the room.)

24          MR. BURNETT:  Mr. Werter, getting back to the  
25 language --

1 MR. COX: We voted. You missed your --

2 MS. BARRERA: You're shameful.

3 MR. BURNETT: Since I understand now what your  
4 intent is, turning back to the language, would this  
5 be appropriate language? "The term of chairman  
6 shall be a term limited to two consecutive terms"?

7 MR. WERTER: Yes.

8 MR. COX: Second the motion.

9 MR. WUELLNER: By only the chair --

10 MR. WERTER: Well, that was on the -- that was  
11 on the -- that was on Page 7 you're talking about,  
12 right?

13 MR. COX: 9.

14 MR. WERTER: Oh, we put that in 9?

15 MR. BURNETT: Page 9 under XVII -- under  
16 VII -- XVII where there's Items I through VI, it  
17 would be --

18 MR. WERTER: Oh, Number VII you mean, yeah.

19 MR. BURNETT: -- Item Number VII on that list.

20 MR. WUELLNER: I might -- might suggest we  
21 make it just officers.

22 MR. WERTER: To cover all --

23 MR. WUELLNER: There are two positions. I  
24 mean, I --

25 MR. WERTER: Oh, oh. Officers, yeah. Okay.

1           MR. WUELLNER: There's just the two -- two  
2 consecutive positions. I think you create the  
3 potential for a coziness on the financial side --  
4 you know, I'm not -- not saying it's -- it's never  
5 been a problem historically, but there are a lot of  
6 checks and balances in that equation anyways long  
7 before it gets to board level.

8           MR. BURNETT: If you're changing the motion  
9 and second to accept --

10          MR. WERTER: Yeah, yeah. I would --

11          CHAIRMAN YOUMAN: What is the motion?

12          MR. WERTER: That -- that the position --  
13 officer positions of the board be limited to two  
14 consecutive terms.

15          MR. BURNETT: Well, and you're adopting  
16 Section XVII as your --

17          MR. WERTER: Uh-huh, yeah.

18          MR. BURNETT: -- as a condition of --

19          MR. WERTER: Yeah, that's -- you're correct on  
20 that.

21          MS. BARRERA: I'm just saying.

22          MR. BURNETT: And I guess the question is  
23 whether the second's going to accept that change as  
24 well.

25          MR. COX: Yes. Correct.

1 MR. BURNETT: Then --

2 CHAIRMAN YOUMAN: Okay. The motion has been  
3 made and the second has been finalized, correct?

4 MR. WUELLNER: Yes.

5 CHAIRMAN YOUMAN: No public comment, as  
6 there's no public comment card. I already passed  
7 that, didn't I? Action for a vote?

8 MR. COX: Aye.

9 MS. BARRERA: Nay.

10 MR. CIRIELLO: Aye.

11 MR. WERTER: Aye.

12 CHAIRMAN YOUMAN: Nay.

13 MR. BURNETT: It's 3 to 2. The motion passes.

14 CHAIRMAN YOUMAN: And the final one was the  
15 issue related to member decorum and the dress under  
16 Roman numeral XVIII.

17 MR. COX: Motion to accept the language on  
18 XVIII as written.

19 MR. CIRIELLO: Second.

20 CHAIRMAN YOUMAN: For a vote?

21 MR. WUELLNER: Discussion.

22 CHAIRMAN YOUMAN: Huh?

23 MR. BURNETT: You need discussion.

24 CHAIRMAN YOUMAN: Oh, discussion. No public  
25 discussion. I have no sheets. Board discussion?

1 MS. BARRERA: I agree with Doug that this is a  
2 very slippery territory. We've had board members  
3 show up just right after flying.

4 I think that there can be -- it can be open to  
5 a lot of interpretation of what was appropriate or  
6 not. And I think that isolated incidents should be  
7 dealt with as isolated incidents and that we are  
8 over-policizing this five-member board.

9 MR. WERTER: It -- it's also an ineffective  
10 clause. I mean, how do you enforce it? I don't  
11 think -- I think we're adults here. We should be  
12 dressing a little bit more appropriately. That's  
13 all I've got to say.

14 MR. COX: If that's the feeling of the  
15 majority of the board, I'll withdraw my motion.

16 CHAIRMAN YOUMAN: No motion on the floor.

17 MR. WERTER: I move to strike that -- that  
18 change.

19 MR. WUELLNER: It's not in there currently,  
20 so --

21 MR. WERTER: Okay.

22 MR. WUELLNER: -- you don't --

23 MR. WERTER: We don't adopt it? All right.  
24 That's fine.

25 CHAIRMAN YOUMAN: The Item Number XVIII is

1 eliminated by consensus.

2 MR. WUELLNER: Okay. We will get the language  
3 codified and then re -- not for further action, but  
4 y'all will have a final copy of it.

5 CORPORATE HANGAR #5

6 CHAIRMAN YOUMAN: Okay. Agenda Number 5 --  
7 Hangar 5.

8 MR. WUELLNER: Yes.

9 MR. BURNETT: I'll start the ball rolling on  
10 that one. The tenant, SK Logistics, which  
11 obviously you're all familiar with, was I guess --  
12 previously, to go back over the history of time,  
13 needed some concessions along the way related to  
14 rent. The Airport Authority made those.

15 The start of the year brought us obviously the  
16 tragic -- tragedy within that company, but it also  
17 brought us, the Airport Authority, with the --  
18 having to confront the situation of a tenant that  
19 wasn't paying rent.

20 For a time period, we weren't sure what was  
21 going to go on related to that company. It was in  
22 my opinion a little bit difficult to find out who  
23 to talk to. The person that I would have assumed  
24 was -- would be the one that I would talk to and  
25 deal with as the lawyer for the airport,

1 representing the airport wound up to not really be  
2 the person to talk to.

3 And I'm not sure that -- I'm not sure of the  
4 level of organization that's there now. And I  
5 don't mean to say this as a negative or to cast any  
6 aspersions related to this company; it's merely  
7 just to explain to you what it was we initially  
8 confronted. And I'm not so sure that that would be  
9 unexpected, given what happened when you have  
10 someone as dynamic as Mr. Smith was.

11 Now, where we are at is we wound up with not  
12 only the approximately \$8,000 a month in rent being  
13 unpaid, but we also wound up with, well, a \$40  
14 item, which isn't a big thing in the overall  
15 scheme, but also \$20,000 in property taxes that  
16 weren't paid.

17 Ms. Hollingsworth sends out her standard  
18 notice to tenants when they don't pay their rent.  
19 And so her standard notice went out and then -- it  
20 wasn't paid and her standard notice went out. And  
21 I attempted to make contact, which I alluded to  
22 earlier, and ultimately we sent another notice and  
23 have subsequently, under the process that the  
24 Airport Authority has, filed for eviction of the  
25 tenant.

1           We had -- and you're going back a long period  
2 of time. The Authority has directed that after a  
3 certain period of time, you follow through with  
4 evictions if we're not getting -- if the  
5 Airport Authority's not getting paid.

6           To make a long story short, we heard rumblings  
7 that SK Logistics was going to file bankruptcy.  
8 Those rumblings were actually materialized because  
9 right after we filed the eviction action, which  
10 from a legal standpoint -- Mr. Werter knows this,  
11 some of you may also -- but when you file for an  
12 eviction, you typically are -- you have a much  
13 shorter time period for things to occur. Five days  
14 for them to respond once you serve them. And oh,  
15 by the way, if your complaint is that they haven't  
16 paid rent, when they defend to say that they are  
17 paying rent, they have to pay rent into the  
18 registry.

19           Well, within days of us filing the eviction of  
20 the tenant, they filed bankruptcy. And they are  
21 filing a Chapter 7, is what's been filed.  
22 Mr. Werter, this is in his area of expertise, but  
23 I'll share with you my limited knowledge of it.

24           When we hear about bankruptcy, companies  
25 typically file Chapter 11 to reorganize. You know,

1           it seems to be in the airline industry, you know,  
2           something that's gone on for decades and decades.  
3           You reorganize, you file Chapter 11. Automobile  
4           industry, Chapter 11, reorganize.

5                     SK Logistics has filed what's called Chapter  
6           7, which is to dissolve the debt. And it is  
7           typically what occurs when corporations are winding  
8           up concluding and they're not going to exist  
9           anymore. So we're confronted with a Chapter 7  
10          bankruptcy with the airport having clicked by the  
11          numbers that are in my letter that I provided for  
12          you of today's date.

13                    If you look at March rent and then April rent,  
14          obviously right around the corner, we're going to  
15          click through \$50,000 of money that's owed to the  
16          airport. You know, typically the airport doesn't  
17          pay taxes on its property. There are no ad valorem  
18          taxes that -- that the airport pays. But when we  
19          rent our property to a tenant, then it becomes  
20          taxable under the argument that's made by the  
21          property appraiser and the tax collector. I'm not  
22          conceding this, but we -- we pay it. They have a  
23          good argument.

24                    So to make a long story short, there's taxes  
25          that are owed related to SK Logistics, or at least

1           arguably owed. And we're now in a situation where  
2           initially the bankruptcy trustee communicating  
3           through his legal counsel, who is Jay Brown at  
4           Akerman Senterfitt --

5           MR. WERTER: Okay.

6           MR. BURNETT: -- Jay was telling us, we were  
7           getting through his I guess associate junior lawyer  
8           that works for him, that they were going to give  
9           the hangar back. They just needed to resolve some  
10          things.

11          We've found out since what those things are,  
12          which is they've got a lot of the day-to-day  
13          operation paperwork in the office of the hangar.  
14          And a key part of what's gone on with this tragedy  
15          is -- I'm not sure of the stage of it, but I've  
16          seen in the media Mr. Spohrer, who's a lawyer who's  
17          claiming to be bringing a wrongful death action by  
18          folks that were in the helicopter, that they need  
19          to preserve the potential document -- documentary  
20          evidence that was in the office space. So the  
21          trustee is working through those issues.

22          We thought we were going to get it back  
23          faster. I've been -- I had a con -- a telephone  
24          conference with them last week and they've assured  
25          me that they're going to at least get us half of

1 the hangars -- half of the hangar space back this  
2 week.

3 Because presumably there's not that much in  
4 there, and so everything could be put over into one  
5 hangar and that gives the airport back the instant  
6 use of the other hangar, and we'd work out the  
7 other things related to this documentary evidence  
8 preservation. And in short order, I think within a  
9 month is their time frame of 30 days is what  
10 they're telling me, we should be able to get the  
11 entire hangar back.

12 With that then it converts the amount owed  
13 into us being a creditor like anyone else and we'd  
14 get a prorated share of whatever there is to be  
15 disbursed later.

16 The only complicating factor to all of this,  
17 and of course bankruptcy is probably the most  
18 comp -- can be -- the people who practice it  
19 regularly, it's the most simplest thing in the  
20 world, but to the rest of us, it's -- it's good and  
21 complicated.

22 One of the things that's complicating this is  
23 the bankruptcy trustee could assume the lease. If  
24 for some reason he decided that that was a good  
25 thing to do, he could assume the lease and then

1           potentially assign it. But the only way to assume  
2           the lease and assign it would be is if he brings  
3           everything current and then everything is kept  
4           current going forward.

5           So, you know, I don't -- they're telling me  
6           that's not a likely scenario. We have some  
7           arguments as to why we don't want that to occur.  
8           And so, I don't think they're -- they're going to  
9           undertake to get adversarial with the airport to  
10          undergo that process. I don't think that's where  
11          it's headed. They're telling me it's not. They're  
12          telling me they want to -- to turn it over and  
13          figure out an amicable way to deal with it. They  
14          have other things that are more important I think  
15          on their schedule.

16          The only added thing is they've got 6,000  
17          gallons of jet fuel or more in the fuel farm that  
18          they have and they've got some assets and they're  
19          trying to figure out -- I guess they've already had  
20          an auction with vehicles. They're trying to figure  
21          out what to do with the Lear jet aircraft that's in  
22          there and some other things.

23                 MR. WERTER: Wait a minute.

24                 MR. BURNETT: But otherwise, as far as the  
25                 airport is concerned, it looks like we're going to

1 be in a position to have the hangars back to then  
2 deal -- deal with the hangars. And I don't want to  
3 steal Ed's thunder, but I guess we've folks as  
4 usual looking for hangars, too. So it's not going  
5 to go in the lurch of someone not being around to  
6 rent it.

7 MR. WERTER: Dozens of questions.

8 MR. BURNETT: Yes, sir.

9 MR. WERTER: You said they had an auction --  
10 I'm sorry.

11 CHAIRMAN YOUMAN: Mr. Werter has the floor.

12 MR. WERTER: I'm sorry. You know that's my  
13 thing.

14 CHAIRMAN YOUMAN: Right.

15 MR. WERTER: You said they already had an  
16 auction when they filed on February 22nd? They  
17 just filed? I don't think they had an auction yet  
18 because just -- they probably haven't even gotten  
19 to a creditor's meeting yet. Did we put in a proof  
20 of claim?

21 MR. BURNETT: Yes.

22 MR. WERTER: Did we put in a motion for relief  
23 from automatic stay?

24 MR. BURNETT: As to the eviction action?

25 MR. WERTER: Yes.

1 MR. BURNETT: No, not yet.

2 MR. WERTER: Okay. They have not put in a  
3 notice of abandonment.

4 MR. BURNETT: No, they haven't.

5 MR. WERTER: So probably --

6 MR. BURNETT: And that's what we were hoping  
7 we were going to get out of them in short order.

8 MR. WERTER: Yeah. And the question I have in  
9 my mind is, even if they put in a notice of  
10 abandonment, do we still have to put in a motion --  
11 a motion for relief from automatic stay.

12 When a bankruptcy is filed, all of the  
13 creditors, all the parties get this notice of  
14 Chapter 7 bankruptcy and in it there's an order  
15 that says, "Everybody hands off. You cannot do  
16 anything legally or otherwise to this person  
17 without permission of the federal bankruptcy  
18 court." That's an automatic stay.

19 Okay. So with that on mind, I would recommend  
20 we -- that -- are you having -- what your guy's  
21 name?

22 MR. BURNETT: James Hatfield.

23 MR. WERTER: James is doing it?

24 MR. BURNETT: Yes.

25 MR. WERTER: Okay. Put in a motion for relief

1 from automatic stay which might expedite the notice  
2 of abandonment and at that point then you get the  
3 hangars back. I don't think there was an auction  
4 yet. It's way too early.

5 MR. BURNETT: Yeah, I'm not sure of the extent  
6 of what that was, but apparently they -- they  
7 removed vehicles from the airport. I don't know  
8 the extent of that. I was told it was an auction,  
9 but that's from lay folks, not from the bankruptcy  
10 trustee.

11 MR. WERTER: It just seemed kind of fast. I  
12 don't know. Maybe Gordon -- you said Gordon Jones  
13 was the trustee. Maybe he expedited it because  
14 he's -- he's an aggressive -- well, he's the most  
15 aggressive of all the trustees, so it is possible.  
16 I just never see it usually occur much before  
17 the -- when is the creditor's meeting?

18 MR. WUELLNER: It's this week. I want to say  
19 it's the 21st.

20 MR. WERTER: Yeah. Creditors rarely go to  
21 those things unless it's like, you know, an  
22 ex-friend who loaned money who thinks you have a  
23 Grand Cayman bank account or some garbage like  
24 that. You know, usually they don't show up for  
25 that.

1           But the faster we can expedite just -- I don't  
2           see -- and I'm getting a little helter-skelter  
3           again, but Bob Spohrer would have to pretty much do  
4           the same, too, so he could proceed on a state level  
5           to maybe impound the business records for his  
6           lawsuit. So I don't know what he's done. But if  
7           we do at least on our side, we can get in line to  
8           get the hangars back and get them rented back out.  
9           So that's the only two issues --

10           MR. BURNETT: I'm sending myself notes while  
11           you're talking.

12           MR. WERTER: Yeah. Those are the only two  
13           issues. Is there a notice of abandonment? Is  
14           there a motion for relief from automatic stay? And  
15           that might expedite the matter of getting the  
16           hangars themselves. Not the contents and not the  
17           fuel. That's the trustee's stuff. And we can move  
18           on from there.

19           And you may want to -- you know, not to --  
20           well, I can't say you can't because I think she's  
21           involved in it. You may want to consult Nina  
22           LaFleur on it if she's not already involved, but I  
23           think she's already involved.

24           MR. BURNETT: Uh-huh.

25           MR. WERTER: Is she representing a creditor?

1           MR. BURNETT: I thought she was representing  
2 the filer.

3           MR. WERTER: Oh, you know something? You're  
4 right. She is. She did tell me she was  
5 representing S and K (sic).

6           So, other than that, in this neighborhood I  
7 don't know anybody equal to Nina. If you needed  
8 additional consult, you'd probably have to go up  
9 to -- up to Jacksonville, because Nina's a 20-year  
10 veteran.

11          MR. BURNETT: Other than you.

12          MR. WERTER: I'm like a four-year veteran,  
13 five-year veteran.

14          CHAIRMAN YOUMAN: Are you complete, Mr --

15          MR. WERTER: Yes, I am.

16          CHAIRMAN YOUMAN: -- Werter?

17          MR. BURNETT: And I'll -- and I'll follow up  
18 with you so you know what's going on.

19          MR. WERTER: Sure.

20          CHAIRMAN YOUMAN: Mr. Cox?

21          MR. COX: Is there some reason that we have to  
22 leave -- by federal investigatory parameters, leave  
23 all that documentation in that hangar? We can't  
24 protect it some other way and move it out of the  
25 hangar?

1           MR. BURNETT: Well, that's what -- that's what  
2 we're working on. You know, it's a function --

3           MR. WERTER: You can't do anything -- you  
4 can't do anything without the federal bankruptcy  
5 judge saying you can.

6           MR. BURNETT: Okay.

7           CHAIRMAN YOUMAN: Any other comments from the  
8 board? Questions?

9           MR. WUELLNER: I would move on to the future  
10 plans, if that's all right.

11          MR. BURNETT: Yes.

12          MS. BARRERA: I just had one question. Either  
13 way, you have the -- this should be resolved fairly  
14 soon?

15          MR. BURNETT: Yes. I -- there really isn't a  
16 way for them long term to maintain possession  
17 without paying the airport. And -- and one step  
18 beyond that, I don't see an easy way that they keep  
19 the premises for any amount of time.

20          CHAIRMAN YOUMAN: Can -- with what Mr. Werter  
21 said, can they hold the unit pending the federal  
22 court's approval?

23          MR. BURNETT: Well, ab -- the bankruptcy court  
24 has control of the property. I mean, we filed a  
25 motion for eviction, but when the bankruptcy's

1 filed, it automatically stays any state court case.  
2 So no one's moving anywhere unless the federal  
3 bankruptcy judge says you can.

4 CHAIRMAN YOUMAN: So if the federal bankruptcy  
5 judge is backed up five, six months  
6 hypothetically --

7 MR. WERTER: No, no. That won't happen.

8 CHAIRMAN YOUMAN: That won't happen?

9 MR. WERTER: No. Things move faster in  
10 federal court.

11 CHAIRMAN YOUMAN: Okay.

12 MR. BURNETT: You file -- you do things like  
13 file electronically and they actually,  
14 (indicating), snap right on along.

15 MR. WERTER: Yeah. We do -- we never -- I  
16 never mail out a piece of paper. It's all filed  
17 electronically. And then with a motion for relief  
18 from automatic stay, it's a -- I think it's still a  
19 20-day window. It's an automatic what they call  
20 negative notice. If there's no response in 20  
21 days, they automatically grant the motion to  
22 release whatever, in that case the hangars, back to  
23 the owners.

24 CHAIRMAN YOUMAN: Thank you. And this was  
25 mainly a -- an information item?

1           MR. BURNETT: Mine's informational. Ed's  
2 going to tell you the positive side of it.

3           CHAIRMAN YOUMAN: All right. Go.

4           MR. WUELLNER: Well, your policy, your lease  
5 policy prioritizes commercial leases or  
6 commercial-type leases, which is a -- which is a  
7 good thing in terms of not only the rent scenarios  
8 but also the types of uses of those hangars.

9           The number one position being held on the  
10 waiting list for commercial is -- commercial kind  
11 of hangar space is Galaxy. Galaxy has expressed a  
12 desire to enter into a lease agreement, or I should  
13 more appropriately say to modify the existing FBO  
14 agreement to include that property.

15           I don't think anybody on the board -- maybe  
16 Bob from a previous term, but the previous FBO  
17 lease or the FBO lease that's in place today is  
18 designed to be easily amended to put property in  
19 and out of the lease with -- with minimal effort.  
20 What we're suggesting is we go ahead and move the  
21 property in.

22           One of the -- let me explain. The FBO lease  
23 has -- as is typical with an FBO lease, has a  
24 number of requirements FBO -- the FBOs on the field  
25 are required to comply.

1           One of those is the provision of aircraft  
2 maintenance services as a function of the FBO. It  
3 is not -- we do not require that they own or  
4 operate that -- those functions, but they need to  
5 be facilitated directly by in this case Galaxy in  
6 order to be in compliance with their own lease.

7           The FBO currently does not have -- I say not,  
8 but they're trying to accomplish the long-term  
9 lease provision of an aircraft maintenance facility  
10 within their requirements within their lease. As  
11 such, what they're proposing is to use a portion  
12 of, in this case approximately half of the SK  
13 facility, for an aircraft maintenance operator.  
14 The operator's already on premise and is operating  
15 in a limited capacity but needs more space.

16           It's a -- an expansion of a primary business.  
17 The maintenance is out of Cincinnati, Roberts  
18 Aviation. You're welcome to do a little looky-loo  
19 of them online if you wish. A well established,  
20 highly thought of company. And the FBO would  
21 facilitate a sublease agreement within their lease  
22 for the maintenance as required. They would occupy  
23 or could occupy or are willing to occupy as soon as  
24 we get possession of it.

25           It would become an amendment to their existing

1 FBO lease. The terms of the FBO lease would be --  
2 would apply, meaning the balance of the FBO term,  
3 which I -- Mike will correct me, but I think it's  
4 approximately 15 years at this point, there may be  
5 a year or two either side of that but about that  
6 time, would be the length of the lease, effectively  
7 coverage for the SK facility. And it would be a  
8 market rent and would be as I said facilitated by  
9 the FBO agreement and concurrent with the FBO  
10 agreement as it stands today. And that would be  
11 our recommendation.

12 As an amendment, I'd have to consult the  
13 policy, but I don't believe if it's an amendment we  
14 need to bring it back, but we could bring it back  
15 if you'd like in April. But we'd like to get them  
16 in there and paying rent as soon as we can get the  
17 property.

18 CHAIRMAN YOUMAN: And what you're asking is  
19 for approval to proceed?

20 MR. WUELLNER: Yeah, I would say concurrence  
21 at this point or a motion to -- to approve that  
22 plan of attack. And should the plan change, we'll  
23 certainly be back here at the April meeting to  
24 do -- to address those items.

25 CHAIRMAN YOUMAN: Any board discussion on this

1 item?

2 (None.)

3 CHAIRMAN YOUMAN: Do I hear public discussion?

4 I don't -- do not have a public discussion form.

5 Is there a motion?

6 MR. COX: I'll move to approve language to

7 move forward with that.

8 CHAIRMAN YOUMAN: Do I have a second?

9 MR. WERTER: Second.

10 CHAIRMAN YOUMAN: Vote? Aye.

11 MR. WERTER: Aye.

12 MR. CIRIELLO: Aye.

13 MR. COX: Aye.

14 MS. BARRERA: Aye.

15 CHAIRMAN YOUMAN: Unanimous.

16 MR. WUELLNER: Thank you.

17 LEMBERG SOUTH & CORDOVA PALMS

18 MR. WUELLNER: Okay. Next item I've got's a

19 little higher level, but I wanted to make you

20 aware. I've spoken to a number of you

21 individually.

22 I just want to make you aware of some activity

23 out there, let you know what we're doing from a

24 staff level. It doesn't require -- the only thing

25 I would tell you is if you have strong objections

1 to what I'm doing, not so much that there's an  
2 approval at this point, this would be the time to  
3 kind of communicate that to me.

4 But what -- what is going on out there is  
5 that -- I've given you some backup -- some  
6 background information, but suffice it to say that,  
7 and this is on the screen, but the areas that are  
8 outlined in yellow and green are properties that  
9 are currently being marketed. And I -- I gave you  
10 a black and white copy of the advertisement that  
11 just -- in fact, I just got this sheet of paper  
12 today in the mail from the realtor from, who is it,  
13 Colliers who is handling this property.

14 This is property, for those of you that go  
15 back that far -- and I don't know that anybody  
16 does, to be honest with you. But the area in green  
17 we were approached many many years ago, probably 10  
18 years plus, by Flagler -- at that time it was  
19 Flagler railroad, they had not spun off the  
20 property side of that, about the airport's interest  
21 in that. It's approximately 500 acres. Each  
22 parcel's approximately 500 acres. Actually the  
23 total is 1100. So something's a little larger,  
24 obviously.

25 Cordova Palms is the yellow piece of property.

1           You probably recall in the last two years Flagler  
2           Development moved forward very quickly a DRI, a  
3           Development of Regional Impact. It was ultimately  
4           approved by the Board of County Commissioners ahead  
5           of the last governor election -- last general  
6           election in the state.

7           You may recall there was a -- an amendment  
8           being proposed that would require citizen votes on  
9           land use decisions, so they elected to get in there  
10          ahead of that and get it approved before it was  
11          subject to the potential of a new constitutional  
12          amendment. The amendment failed, but either case,  
13          they have a DRI sitting over Cordova Palms, the  
14          yellow outlined property.

15          The combined acreage is approximately 1100  
16          acres. The combined cost is approximately slightly  
17          north of \$11 million. I want to point out a couple  
18          of things. One is the -- the areas in red on this  
19          drawing to include potentially new aviation  
20          development west of U.S. 1. That is directly out  
21          of your airport -- current approved Airport Master  
22          Plan.

23          We are not in any way -- just for clarity  
24          purposes, we are not in any way suggesting we begin  
25          any kind of development of those aviation

1 facilities. But what we are saying is those  
2 facilities in red are absolutely long-term  
3 interests of -- would be areas of interest the  
4 airport would normally have.

5 One of the potential uses for both red -- both  
6 red -- yellow and green properties would be  
7 long-term development of other industrial  
8 development kinds of uses. Could be commercial  
9 office. Could be full-on industrial kinds of uses.

10 A reminder. The approved DRI, which is the  
11 yellow piece of the property here, has multifamily  
12 residential units already approved in it, and I  
13 want to say that number is about 1400. The  
14 ownership of that property, should it occur by the  
15 airport, would allow us to eliminate the  
16 residential under that final approach position by  
17 virtue of owning it.

18 The DRI requirements, the specific things that  
19 ran with the original approval of the yellow  
20 property, included a contribution to the state and  
21 county for development of 312/313 corridor, which  
22 is shown in the blue and the blue dash, depending  
23 on which alignment is ultimately chosen for that.

24 The total investment required for the roads  
25 should the Authority or any other owner of the

1 property try to build it as DRI'd, I know that's  
2 probably not a word, is probably north of \$20  
3 million at this point. So it's a -- that would be  
4 a big number. However, it doesn't -- that's only  
5 payable in the event we proceed to develop as the  
6 DRI, meaning as soon as we try to go vertical  
7 consistent with the DRI, then we are subject to the  
8 terms of the DRI.

9 So, in other words, you could own the property  
10 without the requirement to pay the \$20 million into  
11 the road fund until and unless you decide to build  
12 it as Cordova and as it's approved. If you -- we  
13 have the ability to go in and request the DRI be  
14 abandoned, be modified, rezoned. We can do a lot  
15 of things.

16 The other item of interest is we can do  
17 nothing. We don't have to ask to do anything. As  
18 long as we don't do any development there until the  
19 DRI's date expires, which is probably out five-plus  
20 years at which point the DRI's requirements would  
21 go away and the property would become clean again  
22 in the sense that there wouldn't be a \$20 million  
23 contribution.

24 The \$20 million is important because when you  
25 look at it, it effectively triples the cost of the

1 property if you were to try to buy it and build it  
2 as it's approved. So eliminating that brings it  
3 down to a much more realistic kind of number.

4 We also in context believe the numb -- the  
5 asking price is significantly higher than what the  
6 appraised value would be and significantly north of  
7 what any offer would be made on the property. So  
8 the \$11 million number is a fairly high number.  
9 It's much higher than we would contemplate  
10 offering.

11 Things we are exploring related to this. And  
12 we are not in any way constructing an offer or  
13 anything else at this point; we are simply doing a  
14 technical evaluation to see if it merits further  
15 action or any further look. We are discussing the  
16 pitfalls and ramifications, and positives on the  
17 other side, of ownership of any or all of that  
18 property within the context of the Federal Aviation  
19 Administration and the grant restrictions and  
20 deed -- what do they call them? Anyway, they're  
21 affiliated land requirements that go with ownership  
22 of property that could be determined to be airport.

23 Same kind of considerations with the Florida  
24 DOT. We have some -- just so you know, we do have  
25 some land use money available from Florida DOT that

1 we have already -- you've already taken action on  
2 and have available. That could be used to match  
3 upwards of about \$4 million of total acquisition,  
4 meaning at least \$4 million of this could be  
5 matched 50/50 with Florida DOT. The balance of  
6 which depending on the final price would need to be  
7 accomplished by the Authority.

8 First blush indicates Florida DOT would  
9 certainly be open to using that match fund for  
10 property we would reasonably believe to be  
11 affiliated with anything in red. And we could  
12 expand that land envelope just as long -- now that  
13 would have difficulty, not impossibility, but  
14 difficulty in releasing the property for sale to  
15 potentially industrial tenants or the like.

16 In other words, it would remain in a  
17 lease-only configuration if we acquired using DOT  
18 dollars. But we could I'll say delineate  
19 properties that would be in the DOT corridor versus  
20 properties that might be more openly sold or  
21 developed without restriction.

22 What else can I tell you about it? Oh, one of  
23 the things we would want to preserve as a part of  
24 the -- of any offer to purchase should that get --  
25 we get that far is the rail crossing that's

1 associated with Cordova and also affiliated with  
2 312/313.

3 It's a -- it's an at-grade crossing that's  
4 required as part of the DRI, and if -- if we were  
5 to move forward, we would absolutely require that  
6 Flagler railroad construct that crossing within so  
7 many months of purchase as a condition of -- of  
8 that purchase so that it's automatically in there.  
9 Whether it's open to the public at that point or  
10 not, we would want the crossing absolutely  
11 accommodated and not a what-if scenario. We do not  
12 want to be tied up for several years waiting on  
13 Flagler to approve or disapprove a crossing that  
14 they ultimately had a vested interest in.

15 So I -- that's a lot of information I know  
16 coming at you. But if you have -- we brought it  
17 forward just so that if you have strenuous  
18 opposition to us advancing the idea and continuing  
19 the due diligence and perhaps getting to a point  
20 where we could recommend the contents of an offer  
21 on the property.

22 Now, our due diligence would include of course  
23 how do we pay for it and how is that accommodated  
24 within our -- our financial plan. So we're a long  
25 way from an offer, but I just want to make -- if

1           there's anybody that's really got a huge heartburn  
2           issue over us exploring this further, this would be  
3           a good time to let us know. Or collectively you if  
4           don't want us doing this, just focus on something  
5           else, that's fine, too. We believe it's -- it's  
6           absolutely worth pursuing at least at this point.

7           CHAIRMAN YOUMAN: Board discussion?

8           MR. COX: I'm in support of it.

9           CHAIRMAN YOUMAN: Mr. Cox. Let me just ask  
10          this. If there's no discussion, is there a  
11          consensus amongst the board to have Mr. Wuellner  
12          proceed in an investigate -- investigatory, that's  
13          a tough word, process?

14          MR. WUELLNER: Investigatory.

15          CHAIRMAN YOUMAN: I make up my own words every  
16          once in a while. Mr. Ciriello?

17          MR. CIRIELLO: I guess maybe I should say  
18          something. I've got a couple of notes here. I  
19          have, what benefit to the airport for all this land  
20          that's not really close to it?

21          I mean, we don't need to get into the  
22          land-owning business and all that. I think Ed did  
23          say something about preventing people from building  
24          homes near the airport. I could see that as a  
25          benefit, but way up there in Cordova Palms, that's

1 far enough away you don't have to worry about it.

2 But then this other note I have here where  
3 this red runway is in this Lemberg South, my  
4 question there is, do we own enough -- own enough  
5 land to get that whole runway in? Like it's shown  
6 on the drawing here where at 312 and everything,  
7 that little corner isn't within that green area.  
8 So, do we own that little bit outside of that? And  
9 I'm pretty sure we own what's on the east side,  
10 don't we?

11 MR. WUELLNER: The east side of U.S. 1, we  
12 absolutely own. But that's almost nothing on the  
13 drawing.

14 The area west of U.S. 1, which is the more  
15 rectangle-looking block that's the center of the  
16 drawing, the center of the red area, we -- we only  
17 own -- if you'll notice in the middle of the green  
18 block or the green property there's another green  
19 block.

20 MR. CIRIELLO: Uh-huh.

21 MR. WUELLNER: We own the green block  
22 contents. We have owned it for 15-plus years. The  
23 balance of that property inside the green area is  
24 the property we're talking about or is part of the  
25 property we're talking about.

1           Now, the area further west that gets into the  
2 light green shaded is actually property that's  
3 owned by the state. It's jointly owned by the  
4 Water Management District and the Governor's  
5 cabinet, and it would require both approvals in  
6 order to ultimately develop that property.

7           That's why you'll see only a limited part of  
8 the development occurs on the shaded part. And the  
9 part that's, looks like a chopped-off triangle, the  
10 trapezoidal-shaped piece is really not property  
11 that's developed. It's an area that's protected  
12 for the approach. It's not about ground control;  
13 it's about overflight, which would be a much easier  
14 task to accomplish with the state.

15           I'm not -- I hope I have answered your  
16 question. But we could expand the red box to be  
17 more -- keep in mind expanding the red box has both  
18 positives and negatives. The positive of the red  
19 box is it would allow FDOT participation to a  
20 greater degree in paying for it.

21           The downside is part of their -- the  
22 restrictions that come with their money is that  
23 anything in the red boxes would be absolutely only  
24 a lease-only scenario or if we did try to sell it,  
25 would require the state's approval to allow it to

1 be sold, which because we were buying it for  
2 aviation purposes, means we have to prove to them  
3 we would no longer ever in perpetuity need it for  
4 aviation purposes.

5 So it's a fairly tough job to convince the  
6 state that after you've spent their money buying  
7 property, that you no longer need the property.  
8 And it could come with the tie that you have to pay  
9 back their share of it should you elect to sell it  
10 later. So --

11 CHAIRMAN YOUMAN: Mr. Werter?

12 MR. WUELLNER: -- we may be a little ahead of  
13 ourselves.

14 MR. WERTER: I have a -- I always had a hard  
15 problem looking at that stretch being another --  
16 you know, looking at that stretch being another  
17 runway eventually further down the line.

18 MR. WUELLNER: It's -- it's a master plan  
19 item. You're going to probably start talking  
20 master plan within the next year or two years.

21 MR. WERTER: Yeah. I mean --

22 MR. WUELLNER: It might change completely.

23 MR. WERTER: -- it's fine that you  
24 speculated -- it's fine that you speculated. I  
25 easily under -- because I remember the term while

1 over Cordova Palms -- going after Cordova Palms  
2 because of the overflight issues.

3 Joe, it's not that far off. We were getting a  
4 lot of flack about or about overflight over  
5 residential in a school area that's was going to be  
6 planned in there along the flight path. So there  
7 was a zone there that the -- the airport was  
8 getting a lot of grievance over between Cordova  
9 developers and us or whatever the name of the  
10 company was. So I understand going after Cordova  
11 Palms.

12 I'm real nebulous or in the dark about the  
13 rest of it. But it doesn't preclude us from  
14 speculating it a little bit more for the future, to  
15 talk about in the future.

16 MR. WUELLNER: I did want to clarify. I  
17 mentioned the DRI that sits over the yellow area.  
18 The green area is already zoned industrial. All of  
19 the residential was abandoned out of that in order  
20 to gain that approval.

21 Now, it's not all easily developed. There are  
22 areas set aside for I guess they would call it  
23 buffers or mitigation areas as a part of the  
24 overall 5 -- 500 acres. But it is industrial as it  
25 sits.

1           Interesting to note, too, I didn't point out  
2 very well, but the area sort of between the yellow  
3 and the green that is not the light green shaded,  
4 so if you kind of look at the area holistically,  
5 almost all of that property is already owned by the  
6 airport. So we effectively are already the piece  
7 between the two if you will. We already own that  
8 linkage and have acquired that over the last 20 or  
9 more years.

10           The -- the vast majority of the area, I can't  
11 uniformly tell you it's that beige line there, but  
12 it's a great deal of it on the north end that looks  
13 like road plat is, you know, 90 percent owned by  
14 the Airport Authority. You'd have to look at it on  
15 a lot-by-lot basis, but the vast majority of that.

16           So you can see you already have significant  
17 ownership over there. This expands that to the  
18 north and the south and to the west and opens  
19 opportunities for nonaviation development such as  
20 industrial parks and things of that nature that are  
21 ultimately good long-term revenue sources to the  
22 airport potentially.

23           CHAIRMAN YOUMAN: Mr. Wuellner, the potential  
24 expansion of the airfield, that's in the master  
25 plan, therefore, I believe you have to use that

1           because it's part of the master plan in your  
2           planning purposes till the master plan is changed.

3           MR. WUELLNER:   Correct.   Very good.

4           CHAIRMAN YOUMAN:   Then it's up to the board at  
5           some time in the future when we redevelop the  
6           master plan whether to include this runway or not.  
7           We can just eliminate it out of the next master  
8           plan --

9           MR. WUELLNER:   Correct.

10          CHAIRMAN YOUMAN:   -- and clean that whole area  
11          up, for example --

12          MR. WUELLNER:   Correct.

13          CHAIRMAN YOUMAN:   -- and open everything up to  
14          industrial development period all the way down this  
15          whole stretch.

16          MR. WUELLNER:   Yes, that would be a potential  
17          that could come out of the master plan.

18          CHAIRMAN YOUMAN:   In your planning purposes,  
19          I'm sure part of your approach is to list all the  
20          benefits as well as the perceived negatives for the  
21          airport itself and for the owners of this airport,  
22          the citizens of St. Johns County.

23          MR. WUELLNER:   Uh-huh.

24          CHAIRMAN YOUMAN:   Is that correct?

25          MR. WUELLNER:   Yes, it is.   Our understanding

1 is this is not going to move from a developer --  
2 from the owners at some point.

3 While they've got it listed, it's not much of  
4 a market out there for these kind of projects as  
5 they sit today. Because the development potential  
6 as they're currently approved is out on the fairly  
7 distant horizon. So people willing to just put  
8 money in a speculative kind of place are few and  
9 far between today, especially when there's little  
10 or no potential to develop it for 10 or more years  
11 likely.

12 So not to say somebody couldn't walk up  
13 tomorrow with cash and take care of -- take care of  
14 it for us. But it's just too interesting not to  
15 look at in my opinion, whether we ultimately decide  
16 to collectively buy something or decide it's just  
17 more than we want to deal with.

18 CHAIRMAN YOUMAN: Is there any more board  
19 discussion?

20 (None.)

21 CHAIRMAN YOUMAN: No public comment to be  
22 made. There's no slip for public comment. May I  
23 entertain a motion for --

24 MR. WUELLNER: I don't really need one.

25 CHAIRMAN YOUMAN: Just a consensus?

1 MR. WUELLNER: Unless there's --

2 CHAIRMAN YOUMAN: Is there -- is there anybody  
3 that's totally negative against Mr. Wuellner  
4 investigating and going forward? Because we still  
5 have to vote and approve anything that happens  
6 anyway.

7 MR. CIRIELLO: I'm just thinking, just -- just  
8 to keep a finger on the thing and for the great  
9 expense of all of these different properties, I  
10 don't know, to me it would be a little bit of a  
11 waste of time for him to put any energy into it at  
12 all, so I -- I'm not real big on saying, yeah, go  
13 ahead and look into all this, all this land and  
14 stuff because I'm not that real convinced that we  
15 really need it.

16 MR. WUELLNER: I did want to make clear that  
17 we're only talking of two pieces on this, just  
18 so -- on this. This is an --

19 MR. CIRIELLO: You're talking Lemberg and  
20 Cordova, right?

21 MR. WUELLNER: Yes, only the two. I just  
22 wanted to make sure you were clear on that.

23 CHAIRMAN YOUMAN: Well, since we do not have a  
24 consensus, may I have a motion from the floor?

25 MR. COX: Motion to move forward with --

1 MR. WERTER: Second.

2 CHAIRMAN YOUMAN: Vote?

3 MR. COX: Aye.

4 MS. BARRERA: Can we have a motion without it  
5 fully being stated like that?

6 MR. WUELLNER: It probably could use just a  
7 few more words.

8 MR. COX: Not a problem.

9 MR. WERTER: A man of few words.

10 MR. COX: I started to say "with" and then he  
11 seconded it.

12 MR. WUELLNER: True.

13 MR. WERTER: That's my ADD kicking in.

14 MR. BURNETT: Is the motion to follow staff's  
15 recommendation?

16 MR. COX: I'll move forward with that  
17 language. Motion to follow staff recommendation on  
18 this policy issue.

19 MR. WERTER: Second.

20 CHAIRMAN YOUMAN: May we have a vote, please?

21 MR. WUELLNER: Discussion or any other board  
22 discussion?

23 CHAIRMAN YOUMAN: Any other board discussion?

24 Thank you.

25 MR. WERTER: Just a slight comment, an

1 opportunity ignored is an opportunity, you know,  
2 denied. So it's just information.

3 CHAIRMAN YOUMAN: May I have a vote?

4 MS. BARRERA: Aye.

5 MR. COX: Aye.

6 MR. WERTER: Aye.

7 MR. CIRIELLO: No.

8 CHAIRMAN YOUMAN: Aye.

9 MR. WUELLNER: Thank you.

10 PUBLIC COMMENT

11 CHAIRMAN YOUMAN: I would open it up for  
12 public comment, but I do not have any comment slips  
13 here. If the board would indulge me, Mr. Slingsluff  
14 came in a little late. I'm sure there was a reason  
15 for it. Would you like to make a report even  
16 though you're out of sequence?

17 MR. SLINGLUFF: Nothing new to report.

18 CHAIRMAN YOUMAN: The board wants to  
19 congratulate you on a fantastic presentation at the  
20 SAAPA meeting. You were very candid and the -- I  
21 don't think half the people here realize what's  
22 going to happen with 100 gas and how you pointed it  
23 out, plus all the ramifications that you presented  
24 to stay in business even. And the board thanks you  
25 for that presentation. I wish you could give it to

1 everybody in the county.

2 MR. SLINGLUFF: Thank you, very much.

3 MR. WERTER: Are you talking about the SAAPA  
4 presentation or the one he just made?

5 CHAIRMAN YOUMAN: You're a --

6 MR. COX: Both were good.

7 MR. WUELLNER: Acceptable.

8 MEMBER COMMENTS AND REPORTS

9 CHAIRMAN YOUMAN: All right. Now, the  
10 individual Authority Members comments and reports.  
11 Mr. Ciriello, the intergovernmental meeting and any  
12 other comments you may have.

13 MR. CIRIELLO: Well, I have no board comments  
14 as far as the board.

15 The intergovernmental meeting, there wasn't  
16 any real exciting news other than what they have  
17 been saying. But the Vicky Oakes from the  
18 elections people gave a little talk. They are out  
19 meeting with high school students, from what I  
20 understand, educating them on the voting  
21 privileges. I guess maybe hoping that some day  
22 these young people will register. So I thought  
23 that educating the young folks on voting was good.

24 The Sheriff's Department, I -- their buildings  
25 that they was making their dormitories I guess is

1 finished, but they're considering expanding the  
2 parking and everything and some of their land. And  
3 from what I understand, they're having a little  
4 problem with the environmental people with the soil  
5 being contaminated. And when they get that all  
6 fixed up, they're going to put in a lot of parking  
7 in their complex.

8 I had another -- oh. And the Water Management  
9 people, the only thing the man had to say there,  
10 that there was a couple of scheduled meetings that  
11 they were going to have that he thought maybe that  
12 the committee would be interested in, but that's --  
13 that's all he gave.

14 And that's about all there was to it. There  
15 wasn't too much going on. Oh, Mr. Zimmerman gave a  
16 report on his end and if he would help me out here,  
17 get up --

18 MR. ZIMMERMAN: Oh, I was just talking about  
19 the --

20 CHAIRMAN YOUMAN: Mr. Zimmerman --

21 MR. ZIMMERMAN: Oh, I'm sorry.

22 MR. WUELLNER: Do you mind heading to the mic?  
23 Sorry.

24 CHAIRMAN YOUMAN: And identify yourself,  
25 please.

1           MR. ZIMMERMAN: Jim Zimmerman, Industrial  
2           Development Authority. At the EDA -- the  
3           intergovernmental committee meeting, I just brought  
4           up that as you-all know, we're working on the TPC  
5           with The Players and with you guys and the Chamber  
6           and the county, and the -- it's pretty well set now  
7           for May -- it is set for May 8th? And the governor  
8           is set to be here, and there's some other things  
9           going on. We have a contribution of some money  
10          from AT&T who wants to get involved in this. I'm  
11          sure if you want to know more, Ed can -- Ed's into  
12          that.

13                 Also, very interesting, just a sideline going  
14          backwards, talking about a chair and election of  
15          officers and how business is conducted, the  
16          intergovernmental committee elects a chair every  
17          year, and Brud Helhoski is his name --

18                 MR. BURNETT: Yes.

19                 MR. ZIMMERMAN: -- from the City of  
20          St. Augustine Beach has been the chair every year.  
21          Doesn't want to be the chair. Doesn't want to be  
22          nominated. Doesn't want to be elected, but nobody  
23          else wants it, as you guys were talking about, so  
24          everybody says, well, you're the chair for this  
25          year.

1 CHAIRMAN YOUMAN: Thank you, Mr. Zimmerman.

2 MR. ZIMMERMAN: Sometimes democracy works in  
3 strange ways.

4 CHAIRMAN YOUMAN: Good report, Mr. Ciriello.  
5 Thank you. Mr. Cox, business plan development and  
6 any contribution you have?

7 MR. COX: I don't know if that's -- I guess  
8 that's working. You can hear me anyway. I think  
9 just to -- to refocus on the interagency liaisons  
10 that we're talking about, in the business  
11 development committee, we haven't formally met for  
12 several weeks just due to the vagaries of  
13 scheduling on a number of different levels.

14 But as Ed pointed out, we're moving forward  
15 with the accounting -- the changeover in accounting  
16 which is going to be really -- which will really  
17 help out moving forward with the business plan as  
18 we move forward. It's quite a changeover and it's  
19 a huge responsibility, both for Ed and for Cindy,  
20 C.W., back at the office right now probably still.  
21 So anyway, that's all I have to say.

22 CHAIRMAN YOUMAN: Thank you, Mr. Cox.  
23 Mr. Werter, EDC.

24 MR. WERTER: Yes. There hasn't been an EDC  
25 breakfast since the last meeting. There was? Is

1 that the one that was covered for me?

2 MS. BARRERA: That was February 29th there was  
3 a breakfast.

4 MR. WERTER: And that was covered for me by  
5 someone else or we got caught real short on that  
6 because I was tied up court. So I guess we got  
7 caught short on that day. I thought we got it  
8 covered at the last minute. I called at the last  
9 minute because I got hit with a surprise hearing.  
10 Any rate, but there is one coming up shortly.

11 But what's been going on is we have a name for  
12 this unknown organization that's been meeting that  
13 I attended with Ed over the past couple of months.  
14 We now call it Horizon St. Johns. Ramrodded by Jim  
15 Browning of -- Browning & Browning Insurance, is  
16 that the proper name of his company?

17 MS. BARRERA: Brightway. Brightway.

18 MR. WERTER: No. He's not Brightway.  
19 Browning Insurance. He's over there -- we met  
20 there last year for the Governor's meeting, right?  
21 Or is he -- does he have one of those franchises?  
22 Because I have only known it as Browning Insurance.  
23 And anyway, what he has done is gathered -- he's  
24 gathered us, the county, the TPC. Was the city  
25 there? I don't recall if the city was there.

1           MR. WUELLNER: They were not there this month.  
2           They --

3           MR. WERTER: Yeah, but they were there before.  
4           And what it is, it's a conglomerate of  
5           organizations to formulate a plan to attract  
6           businesses to St. Johns.

7           Their focal point right now is the TPC. A  
8           bigger focal point, though, since the last meeting  
9           was going after Mr. Khan who just purchased the  
10          Jaguars to see -- to do a little reverse approach  
11          to him, what can we offer Mr. Khan here to -- with  
12          it in mind that he brings more business into  
13          St. Johns County.

14          My suggestion is we make it as comfortable for  
15          him as possible by meeting him on his boat, but --  
16          that went over like crickets. Okay. But what he  
17          wanted from the different organizations as well is  
18          contributions to a -- oh, what do you call it?  
19          PowerPoint presentation or a -- or a DVD to present  
20          to him to take back to his group of people as to  
21          what St. Johns has to offer his -- his corporation  
22          down here and to bring more business.

23          But the overall project, and Norman correct me  
24          if I'm wrong, is to not only -- it's not only  
25          Mr. Khan, but to promote business to come to

1 St. Johns County on a -- on a private level. And  
2 we're in the identification stages of what a common  
3 interest or what we all expect to get into the  
4 group and we all can put into the group as far as  
5 this presentation goes. What we get out of it in  
6 the way of services and what we put into it in the  
7 way of what we have to offer.

8 Obviously I think the airport is more on the  
9 offering side than the gaining side with the  
10 exception of commercial traffic coming in, things  
11 of that nature, I take that back then, and other  
12 commercial enterprises if we, you know, utilize the  
13 air park theory, you know, and develop property  
14 that way. Anything to add, Norm?

15 MR. GREGORY: No, that's good.

16 MR. WERTER: Did I cover it?

17 MS. BARRERA: Norm, would you clarify that  
18 it's not an EDC function? That -- that it's  
19 separate from the EDC, that that group is separate  
20 and really tell a little bit more about that group?

21 MR. GREGORY: Yeah. That group was formed  
22 shortly after I took over the EDC, and it was Jim  
23 Browning's idea through the IDA that there was not  
24 enough economic development activity within the  
25 county so they were going to take charge of that

1 themselves, and brought together a group of folks  
2 for the interest of promoting economic development,  
3 including the IDA, the EDC, the Chamber, the City  
4 of St. Augustine, St. Johns County government. And  
5 then we used -- utilized the TPC as a spring board  
6 into inviting people into St. Johns County for  
7 economic development purposes.

8 Last year was the first year that that event  
9 took place. The Governor came and helped us  
10 entertain some potential new businesses. And it is  
11 being grown this year through that effort.

12 But it is not an EDC or a county or an airport  
13 or an IDA function. It's a group of concerned  
14 citizens coming together to bring about economic  
15 development through all of our efforts, but  
16 hopefully more efficiently utilizing our resources  
17 to the most -- the best effect. I think that's it.

18 MR. WERTER: Okay.

19 CHAIRMAN YOUMAN: Are you finished,  
20 Mr. Werter?

21 MR. WERTER: Yes, I am.

22 CHAIRMAN YOUMAN: Ms. Barrera?

23 MS. BARRERA: We had a meeting at the  
24 Aerospace Academy and it was discussed about using  
25 family fun day in collaboration with some of the

1 other -- Alpha Eta Rho and some of the other  
2 organizations both on -- on here at our airport,  
3 but also in the local aviation community and  
4 actually turning it into more of an extended day.  
5 There was some discussion about that. But that was  
6 the primary focus.

7 Gail Cullum is the director of the aviation  
8 program over there at this time, and she does a  
9 phenomenal job. They had just had high school  
10 showcase and it was very successful. And there is  
11 a lot of good things going on at the Aerospace  
12 Academy right now that we should see even more  
13 growth and community involvement with it. So  
14 that's on the Aerospace Academy.

15 On the board side, a lot of times we tease and  
16 pick at each other and I just want to clarify.  
17 When I stepped out of the room, the comments that  
18 were made were done in jest and in fun and the  
19 comments made back were done in jest and fun.

20 Every board member here has stepped out of a  
21 meeting at maybe one time with maybe the exception  
22 of Joe to -- to take care of something really quick  
23 and that -- but a lot of times when stuff goes on  
24 the record or when somebody is new to the board  
25 meetings, they may not realize that.

1           So I just want to clarify that because I think  
2           it's real important that the perception out in the  
3           community isn't that the board members are pointing  
4           fingers at each other, that the perception is that  
5           we have a harmonious board although we may disagree  
6           with each other from time to time. That would be  
7           the end of my comments.

8           MR. WERTER: Just can I make a little  
9           addition, though, just as I go back to mine?

10          CHAIRMAN YOUMAN: Mr. Werter?

11          MR. WERTER: The EDC breakfasts are pretty  
12          much open to any of the board members if they pay  
13          their way, correct?

14          MR. GREGORY: Correct.

15          MR. WERTER: The next one is on April 5th.

16          MR. WUELLNER: We have an organizational  
17          membership so any of you may attend.

18          MR. WERTER: Then why am I paying?

19          MR. WUELLNER: I have no idea.

20          CHAIRMAN YOUMAN: I have been, too.

21          MR. GREGORY: Because you like us.

22          MS. BARRERA: We still have to pay for the  
23          breakfast, but the membership itself is paid for;  
24          is that correct?

25          MR. WUELLNER: You could expense the

1 breakfast, if you wish, as an expense of the  
2 Airport Authority Members, but you'll need to  
3 arrange that with us.

4 CHAIRMAN YOUMAN: I have a number of items,  
5 I'm sorry, but there were two TPO meetings since  
6 subpoena our last meeting. And the first would be  
7 I was named to the finance committee. So I'm part  
8 of that now, too. So that means I have to be there  
9 at 9 o'clock and do what you do on the finance  
10 stuff.

11 There was a new interlocal agreement and it  
12 was actually the re-signed one of a standard one  
13 that was in effect for years. And Mr -- hmm?

14 MR. WUELLNER: Burnett.

15 CHAIRMAN YOUMAN: Yeah, Burnett, reviewed it.  
16 He had some concerns. And when I talked to the  
17 agency over there, his concerns were valid, but the  
18 thing is the interlocal agreement has to be voted  
19 on by the whole membership, and that keeps the cost  
20 and control, which is \$.25 cents per individual,  
21 for the counties, and it's 1/6 of that for any of  
22 the authorities.

23 And the meeting in -- also had the draft  
24 number one for the North Florida TPO Transportation  
25 Improvement Program for 2013 through '17. There is

1 a section in here that lists various airport  
2 projects. If anybody wants a copy of it, I can  
3 have Cindy pop it out and send it to you all  
4 without belaboring each point. And the  
5 St. Johns County Commissioners, they picked up a  
6 little piece of money for some sidewalk fixed  
7 routes in two sections which was -- which was very  
8 appreciated by the St. Johns contingency.

9 And then in the last meeting, the key thing  
10 out of that, the North Florida Freight Logistics  
11 and Intermodal Plan Update was reviewed and for  
12 some reason it didn't include our airport, so I  
13 made a very big point of bringing that to  
14 everybody's attention and we will now be part of  
15 the logistics and intermodal plan update. And I'm  
16 going to stop right there on the TPO.

17 I want to thank Mr. Burnett, he presented  
18 successfully rezoning the seven acres from  
19 commercial general to airport district out here at  
20 the commission meeting. That was my first meeting  
21 as -- to go to as chairman.

22 There was a couple of IDA meetings I attended  
23 along with Ed and Cindy. Cindy, congratulations,  
24 is the traffic coordinator and transportation  
25 coordinator for the TPC. Aren't you lucky?

1           One thing that was brought up, it was --  
2           Mr. Khan was brought up here. I want to bring up a  
3           couple of things about him. Jax USA partnership  
4           and regional economic development had a luncheon  
5           and I was invited to that. And Shahid Khan was the  
6           main speaker.

7           And it was really interesting. He had a  
8           question-and-answer session afterwards, and most of  
9           the questions were, what can Mr. Khan do for  
10          Jacksonville? And then the IDA meeting was brought  
11          up about making contact with Mr. Khan and it was  
12          discussions of what Mr. Khan can do for  
13          St. Johns County.

14          So I should have asked this question at the  
15          partnership, but I did ask it at the IDA meeting:  
16          How many people in this room have season tickets?  
17          About a third of the room put their hands up. And  
18          I just made the comment if we expect Mr. Khan to  
19          support us or our area, every political member,  
20          every officer, every person that's asking Mr. Khan  
21          should buy a season ticket. That's my personal  
22          thought.

23          I attended the Chamber annual breakfast and  
24          global trade and transportation representing the  
25          TPO, and it was a how to export seminar, a very

1 good one. And we were honored to become part of  
2 the City of St. Augustine's 450th alliance  
3 presentation which I went to the commission meeting  
4 and there was four other organizations with us.

5 And here's a whole proclamation. Alliance  
6 Proclamation, City of St. Augustine. Whereas the  
7 City of St. Augustine celebrated its 450th  
8 commemorative beginning in 2012 with the 200th  
9 anniversary of the Spanish Constitution, 2013 with  
10 the 500th anniversary of the funding -- founding of  
11 Florida, 2014 of the 50th anniversary of the Civil  
12 Rights Act, and ending in 2015 with the 450  
13 anniversary of the founding of St. Augustine.

14 And whereas St. Johns -- St. Johns  
15 County Airport Authority Northeast Florida Regional  
16 Airport has been a strong leader in our community  
17 and supporter of the St. Augustine 450th  
18 commemoration.

19 And whereas the St. Augustine-St. Johns County  
20 Airport Authority Northeast Florida Regional  
21 Airport is capable of providing a key role in  
22 success of the St. Augustine 450th commemoration.

23 And whereas St. Augustine-St. Johns County  
24 Airport Authority Northeast Florida Regional  
25 Airport and the City of St. Augustine will work

1           closely together to promote the St. Augustine's  
2           450th commemorative to provide lasting legacies and  
3           long-term benefits to residents and visitors.

4                   And whereas the City of St. Augustine will  
5           permit St. Augustine-St. Johns County  
6           Airport Authority Northeast Florida Regional  
7           Airport to use the City of St. Augustine 450th  
8           commemoration logo and motto in appropriate  
9           marketing and publicity activities, advertising and  
10          media presentations, providing each separate use is  
11          approved in writing in advance by the City of  
12          St. Augustine.

13                   Now, therefore, be it resolved that we the  
14          Commissioners of St. Augustine do hereby proclaim  
15          the St. Augustine-St. Johns County Airport  
16          Authority, et cetera as an official ally of the  
17          St. Augustine 450th commemoration in St. Augustine,  
18          Florida. Signed by your chairman and witnessed by  
19          the mayor and the commissioners of St. Augustine.

20                   MR. COX: Very nice.

21                   CHAIRMAN YOUMAN: So we're part of the action.  
22          Pass it down. I think I've covered that, that.

23                   One thing. If anybody can attend the SAAPA  
24          second Saturday meetings, they have some superb  
25          speakers, some very interesting programs.

1           I want to thank everybody who attended Bryan's  
2 retirement party last Friday. It was a fantastic  
3 party. Cindy and -- Cindy and all the airport  
4 people did a phenomenal job of putting this  
5 together. The food was fantastic. I think you  
6 said you got it from the --

7           MS. HOLLINGSWORTH: Gypsy Cab.

8           CHAIRMAN YOUMAN: Gypsy Cab. It was different  
9 and it was varied and Bryan was really, really,  
10 really, really happy. I mean, it was quite a  
11 sendoff for him.

12           I need to remind that members of the realtors  
13 meeting featuring Gary Swoope of the -- Governor  
14 Scott's office, March the 29th at the Prime Osborn  
15 center.

16           And unless there's other business -- oh, one  
17 thing I just want to ask Mr. Wuellner. Or -- the  
18 park, it was mentioned last week about state  
19 prisoners. Could this be a project for them?

20           MR. WUELLNER: No. And -- and the difference  
21 between Hernando -- that's the context that came  
22 in, Hernando County Brookesville -- and here is  
23 that Hernando County airport had the ability to  
24 contractually get state prisoners for work because  
25 the state prison was on airport property and that

1 is how they paid their lease to the airport  
2 authority, was the labor. We do not have a state  
3 prison on this airport's property, so they  
4 otherwise don't contract out that service.

5 CHAIRMAN YOUMAN: Okay. Just curious. Thank  
6 you. Anybody else have anything they'd like to say  
7 at this point in time?

8 (None.)

9 CHAIRMAN YOUMAN: With that --

10 MS. BARRERA: The only thing is I'd like to  
11 commend the banner pilot who carried the banner for  
12 Bryan. I think it was very touching.

13 MR. WERTER: Who was that, Joel?

14 MR. WUELLNER: Joel. Yeah, Joel Weaner.

15 CHAIRMAN YOUMAN: Oh, yes. That was  
16 fantastic. They -- he flew around about four or  
17 five times and I have some good photographs of it  
18 if they came out. Meeting is adjourned.

19 (Meeting adjourned at 6:28 p.m.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA        )  
COUNTY OF ST. JOHNS    )

I, JANET M. BEASON, RPR-CP, RMR, CRR, FPR, 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 28th day of March, 2012.

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