

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, July 18, 2022

from 4:00 p.m. to 5:02 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman  
SUZANNE GREEN  
ROBERT OLSON

BOARD MEMBERS ABSENT:

JUSTIN MIRGEAUX  
REBA LUDLOW

DRAFT

\* \* \* \* \*

ALSO PRESENT:

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

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

\* \* \* \* \*

JANET M. BEASON, RPR, RMR, CRR  
St. Augustine Court Reporters  
17 Pacific Street, Suite B  
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 MAGUIRE: All right. Pledge of  
3 Allegiance. Call the meeting to order. Bob, can  
4 you lead it?

5 MR. OLSON: Yes.

6 (Pledge of Allegiance.)

7 CHAIRMAN MAGUIRE: All right. I've been told  
8 that Justin Mirgeaux will not attend this meeting.  
9 Reba should show up, Ms. Ludlow, anytime I could  
10 assume; I have not heard anything about her. So we  
11 do have three members here.

12 MEETING MINUTES

13 CHAIRMAN MAGUIRE: All right. Meeting  
14 minutes. Do we have any comments about the meeting  
15 minutes?

16 MR. OLSON: No.

17 CHAIRMAN MAGUIRE: No comments? Suzanne?

18 MS. GREEN: No corrections or additions.

19 CHAIRMAN MAGUIRE: So the minutes will be  
20 approved as presented.

21 FINANCIAL REPORT

22 CHAIRMAN MAGUIRE: Financial report. Any  
23 comments on the financial reports that were  
24 presented through the Internet? Nothing?

25 MS. GREEN: I went through them. No.

1 MR. OLSON: No.

2 CHAIRMAN MAGUIRE: Okay. They will stand as  
3 approved -- as presented, also.

4 MS. GREEN: Just like our reserves, we've  
5 worked so hard --

6 CHAIRMAN MAGUIRE: I agree --

7 MS. GREEN: We worked so hard to get.

8 CHAIRMAN MAGUIRE: I agree, too.

9 MS. GREEN: Yep.

10 CHAIRMAN MAGUIRE: Uh-huh.

11 AGENDA APPROVAL

12 CHAIRMAN MAGUIRE: Okay. Agenda approval.  
13 Any questions, changes, or modifications to the  
14 agenda?

15 MS. GREEN: No.

16 CHAIRMAN MAGUIRE: No?

17 STAFF REPORTS

18 CHAIRMAN MAGUIRE: All right. Moving right on  
19 here. Staff reports?

20 MR. WUELLNER: A few items of interest for  
21 you.

22 Terminal entrance road Phase 1 is complete at  
23 this point. Phase 2, we should be out for bid,  
24 beginning that bid process within the next week or  
25 two.

1           Project -- the Taxiway B, the center section,  
2           expecting that notification almost any time now  
3           for -- for the FAA award for that grant.

4           And then fencing and gates, I don't know  
5           whether to expect something or not at FAA at this  
6           point. If not, it is a -- I remind you it's a  
7           programmed project for the following year, which  
8           would mean next -- next fall or this time next year  
9           would be the notice of award. So no expenditure  
10          expected unless FAA grant were to come through at  
11          that point. FDOT is amending their -- or working  
12          on their grant, which we would want to have in  
13          place ahead of the FAA one so that all the costs  
14          are eligible.

15          If you recall, FDOT grants are time-sensitive  
16          or time-specific; we can't incur costs until that.  
17          FAA, we can look backwards and cover -- recover  
18          design costs after -- after the fact. So just a  
19          little -- a little nuance that catches -- can catch  
20          you every once in a while.

21          Strategic business plan, remind you that's on  
22          the agenda for action, or at least the grant part  
23          is.

24          And T-hangar development update, I just want  
25          to make you aware we are planning a presentation at

1 the August meeting to go over projects that are  
2 programmed related to T-hangars and also talk about  
3 the financial modeling as it applies to those so  
4 that the board has a chance to digest that going  
5 forward and the public gets to hear kind of  
6 where -- where those projects are in the queue with  
7 FDOT primarily, so...

8 CHAIRMAN MAGUIRE: Okay.

9 MR. OLSON: Would -- would that be everything,  
10 site development and --

11 MR. WUELLNER: It's a variety --

12 MR. OLSON: -- projects that are --

13 MR. WUELLNER: -- of projects, but they  
14 support T-hangar development --

15 MR. OLSON: Okay.

16 MR. WUELLNER: -- in a combination of  
17 buildings as well as some site development.

18 MR. OLSON: Okay. Okay.

19 MR. WUELLNER: There's -- don't hold me to it,  
20 but there's four or five projects involved over the  
21 next five years.

22 MR. OLSON: Okay.

23 CHAIRMAN MAGUIRE: Okay. Any other questions?

24 (None.)

25 MR. WUELLNER: That completes it.

1                                   BUSINESS PARTNER UPDATES

2                   CHAIRMAN MAGUIRE: All right. We'll go to  
3 business partner updates.

4                   Mr. Dean, is he available?

5                   MR. WUELLNER: Is it on?

6                   COMMISSIONER DEAN: Good afternoon. Henry  
7 Dean. I'll -- I'll be brief. I don't have a lot  
8 to report this month, but I'll mention -- give you  
9 sort of an interesting heads-up.

10                  Tomorrow at our commission meeting, we're  
11 going to have the opportunity to consider  
12 negotiating with the owners of -- some of you may  
13 be aware of, know about this property that's been  
14 lying just north of 312, just east of U.S. 1 in  
15 back of sort of where Home Depot and Target is.

16                  Bruce, you probably know the family.  
17 Genovar --

18                  CHAIRMAN MAGUIRE: Yeah.

19                  COMMISSIONER DEAN: -- I think that's the  
20 name, if I have it correctly.

21                  CHAIRMAN MAGUIRE: Yes.

22                  COMMISSIONER DEAN: And there's an opportunity  
23 to reach out to them.

24                  It would be one of the few deep water accesses  
25 for all of our recreational boaters in the county,

1 deep water to the -- to the intercoastal and then  
2 the ocean.

3 So, I've -- personally I've spent quite a bit  
4 of my career in conservation land acquisition, and  
5 this is to me really an interesting opportunity  
6 that I'm sort of excited about.

7 CHAIRMAN MAGUIRE: Would it include the  
8 Cat's Paw Marina?

9 COMMISSIONER DEAN: I don't think so.

10 CHAIRMAN MAGUIRE: Okay.

11 COMMISSIONER DEAN: But it would provide a  
12 boat ramp directly on the intercoastal deep water.  
13 So we'll see how that goes. We're going to be  
14 discussing that tomorrow.

15 Otherwise, earlier this month, actually at the  
16 end of last month, several of you may have  
17 attended, we had the opening of the Ascension  
18 St. Vincent's new hospital on 210. And it was very  
19 nice and they literally were opening the following  
20 Wednesday. We had it Thursday night and they were  
21 accepting patients. So things are still moving  
22 ahead with economic development and more medical  
23 facilities, and that's kind of exciting.

24 Otherwise, unless there are questions, that's  
25 all I have to report this afternoon.



1 CHAIRMAN MAGUIRE: Any questions?

2 MS. GREEN: No. I still have your brochure  
3 from two months ago when we did the EDC, but thank  
4 you for that. A lot of interest in the --

5 COMMISSIONER DEAN: I'm gonna tell you --

6 MS. GREEN: -- management of growth.

7 COMMISSIONER DEAN: -- quickly I did want to  
8 mention -- and Bruce you'd particularly appreciate  
9 this, I think -- that that evening after I attended  
10 the St. Vincent affair, Bill Dudley and the  
11 veterans of St. Johns County Veterans Council  
12 presented two World War II veterans. They were  
13 Merchant Marines, one a 98-year-old gentleman and  
14 the other 102.

15 They had received Congressional Gold Medals  
16 from Congress, but they both live in  
17 St. Augustine Beach and they neither one had  
18 traveled to Washington to attend that ceremony and  
19 asked if they could receive those here. So  
20 Congressman Waltz presented their gold medals at --  
21 at the county auditorium. We had probably 150, 175  
22 people show up.

23 So it was an honor to be there because that  
24 was a difficult assignment to serve on a -- on a  
25 Merchant Marine ship in World War II and take

1 potshots from U-boats. It wasn't a pleasant  
2 experience.

3 So it -- it was an honor to recognize and  
4 award those gentlemen the gold medals.

5 CHAIRMAN MAGUIRE: Okay. Great. The  
6 102-year-old was Bill Pruitt?

7 COMMISSIONER DEAN: Yeah.

8 CHAIRMAN MAGUIRE: Yeah.

9 COMMISSIONER DEAN: Good guy.

10 CHAIRMAN MAGUIRE: He -- he personally led the  
11 effort to get those medals recognized by Congress  
12 because Merchant Marines were not really  
13 appreciated nor recognized in World War II for what  
14 they did.

15 And he every year wrote letters and letters  
16 and letters to the point that he was almost  
17 harassing Congress, and then they finally approved  
18 it and they went forward with it. So 99 percent of  
19 that -- those gold medals were a direct result of  
20 Bill Pruitt's efforts.

21 COMMISSIONER DEAN: Wow. Great.

22 Yeah, very very few people today --

23 MS. GREEN: Persistence pays off.

24 COMMISSIONER DEAN: -- were aware of and  
25 remember or even aware of the role of the

1 Merchant Marine. And -- and they were sitting  
2 ducks, really, going across the channel and the  
3 U-boats would just line them up and (indicating).  
4 I mean, it was rough duty.

5 CHAIRMAN MAGUIRE: Yeah. Thank you.

6 All right. Vinny Beyers. Atlantic Aviation,  
7 anybody here?

8 (Not present.)

9 CHAIRMAN MAGUIRE: Okay. Jose Riera?

10 MR. RIERA: Yes.

11 CHAIRMAN MAGUIRE: Did I say that correctly,  
12 sir?

13 MR. RIERA: Yes, sir.

14 Good afternoon, everybody. My name is Jose  
15 Riera. I'm the new liaison between the board and  
16 the St. Augustine Airport Pilots Association. I  
17 want to introduce myself, since I'm not new to  
18 aviation but new to the area pretty much.

19 And there are two items I'd like to bring to  
20 the attention. One is the Young Eagles program  
21 that we would like the airport to provide us their  
22 support. This is a program that is put out by the  
23 EAA in order to bring young persons to fly and get  
24 interested in aviation.

25 We would like to have that event, I think we

1 did it last year, using the terminal area. It's  
2 slated for August -- I'm sorry, for October, I  
3 believe the 22nd is the specific date and time, and  
4 we would like to see if we can have your support.

5 Just a little bit about myself. I am also in  
6 the U.S. Coast Guard Auxiliary. I am the  
7 St. Augustine Flotilla vice commander. And if any  
8 of you is interested in joining the  
9 U.S. Coast Guard Auxiliary and help us maintain the  
10 safety of our waterways and the marine environment,  
11 please come see me some time and I'll be glad to  
12 answer any questions you may have. So if you have  
13 any questions for me at the moment.

14 CHAIRMAN MAGUIRE: Questions from the board?

15 (None.)

16 CHAIRMAN MAGUIRE: Great.

17 MR. RIERA: Okay.

18 MS. GREEN: Welcome.

19 MR. RIERA: Thank you.

20 CHAIRMAN MAGUIRE: Nate McKendrick?

21 (Not present.)

22 CHAIRMAN MAGUIRE: Okay. Courtney Pittman,  
23 ATC.

24 (Not present.)

25 MR. WUELLNER: Not here yet.

1 CHAIRMAN MAGUIRE: Not here, either.

2 And I know Doug Burnett's here.

3 MR. BURNETT: Two -- two things briefly.

4 One, you'll recall at our prior meeting a  
5 discussion about the second amendment to  
6 Atlantic Aviation's lease that was that  
7 carveout-related issue for the new entrance coming  
8 back to the terminal. That's now been fully  
9 executed, so that issue's been completed now.  
10 Which the dovetail of there was that includes that  
11 first -- right of first refusal that then they  
12 could be put on notice if someone's going to  
13 exercise it. So it is at that stage now to where  
14 it's ripe to move forward if that were to come  
15 about.

16 The other thing is --

17 MR. OLSON: Oh, excuse me. Before you leave  
18 that, so that contract has been executed.

19 MR. BURNETT: Yes, sir. The -- it's an  
20 amendment, yes, sir.

21 MR. OLSON: Okay. Because I looked at the --  
22 you know, the minutes.

23 In our last May meeting, there was a lot of  
24 discussion about that right of first refusal and  
25 when if there was a separate party wanting to step

1 forward and -- with interest in that site, how  
2 would that work out now that the contract is  
3 executed with Atlantic Aviation? I think that's my  
4 question.

5 MR. WUELLNER: Yeah. We just -- we just -- I  
6 just verbally confirmed that the original party who  
7 had indicated they wanted -- were interested in, I  
8 guess, triggering the right of first refusal, is  
9 probably the best way to say it, with Atlantic now,  
10 we will be notifying them within the next day or so  
11 formally that someone's interested and they'll need  
12 to make a decision, as Atlantic, whether they're  
13 building or whether they're going to forfeit their  
14 right of first refusal.

15 MR. OLSON: And how long will they have to  
16 make that decision?

17 MR. WUELLNER: I think contract -- Doug, I'm  
18 going to defer to you because I -- typically it's  
19 been about 30 days, but I don't remember exactly  
20 where we left that with them.

21 MR. BURNETT: I've got it right here. It's --  
22 it gives them 60 days.

23 MR. WUELLNER: 60 days.

24 MR. OLSON: 60 days.

25 MR. BURNETT: My computer just froze on me,

1 but yes, sir.

2 MR. OLSON: And there's no issue of price  
3 because it's -- it's what the airport determines is  
4 market rate --

5 MR. WUELLNER: Correct.

6 MR. OLSON: -- correct? So --

7 MR. WUELLNER: The ground will be determined  
8 by appraisal.

9 MR. OLSON: Yeah. So it's basically anybody  
10 that's interested, it's the same price, it's the --

11 MR. WUELLNER: Correct.

12 MR. OLSON: -- the determined market price --

13 MR. WUELLNER: Correct.

14 MR. OLSON: -- of the lease.

15 Okay. Okay. Thank you.

16 MR. BURNETT: Yes, sir.

17 And then one other thing, which is there is  
18 the lease related to Hangars A, B, and C, the  
19 4738 Casa Cola, which is the Modern Aero lease, the  
20 building located next door. The west side of that  
21 building, I guess, for orientation.

22 That lease, after some back and forth over the  
23 last year, I guess, or more, a lot of the redline  
24 revisions that the tenant was proposing to your  
25 form lease have been -- overcome those issues,

1 they've withdrawn the redlining, I guess, as you  
2 will, and so I think it's close now.

3 There's maybe three or four issues that are  
4 outstanding related to that lease. I think one's  
5 related to potential use of the space. One is  
6 related to a Section 35 which relates to  
7 termination. And then the third one is our form  
8 leases typically require personal guarantees and  
9 the tenant wants to request a waiver to that  
10 requirement. So we've got a few issues there.

11 I think you may see that before you at next  
12 month's meeting or that kind of thing. I'm not  
13 sure where Mr. Wuellner is, but there's the update  
14 as far as where it's at. And with that, that's all  
15 I have to report.

16 CHAIRMAN MAGUIRE: Okay. Any questions for  
17 Mr. Burnett?

18 (None.)

19 CHAIRMAN MAGUIRE: Okay.

20 MR. RIERA: Could you tell us where the  
21 hangars are?

22 CHAIRMAN MAGUIRE: You have to go to the  
23 microphone.

24 MR. RIERA: First time.

25 I'd just like to know which hangars are you



1 mentioning on the very first sentence so I can make  
2 a note of it. I'll make a note, if you don't mind.

3 MR. BURNETT: Sure. It's -- it's the  
4 Hangar A, B, and C.

5 MR. RIERA: Okay.

6 CHAIRMAN MAGUIRE: Okay.

7 MR. BURNETT: It's the west half of the  
8 building next door.

9 MR. RIERA: Okay. All right. Thank you.

10 RESOLUTION 2022-03

11 CHAIRMAN MAGUIRE: Okay. All right. If  
12 that's it, let's go on to business items.

13 MR. WUELLNER: Yes. Happy to report we have  
14 received the public transportation grant agreement  
15 with Florida DOT for the -- as pertains to the  
16 strategic business plan.

17 So we have Resolution 2022-03 for your  
18 consideration today. It's a 50/50 grant with  
19 Florida DOT, DOT participating at \$125,000 with the  
20 Authority requirement to match that amount.

21 The project could begin once we get the grant  
22 executed and we execute the supplemental agreement  
23 that will go with it. So I think by the August  
24 date, by the August meeting date, we're -- we're  
25 ready to roll on this.

1 MR. OLSON: Great.

2 CHAIRMAN MAGUIRE: Great.

3 MR. WUELLNER: Assuming you pass the  
4 resolution and accept the grants.

5 CHAIRMAN MAGUIRE: Okay. Questions from the  
6 board?

7 MS. GREEN: No. I read through it and --

8 CHAIRMAN MAGUIRE: Say again.

9 MS. GREEN: I went -- I read through it and  
10 went through all of the --

11 CHAIRMAN MAGUIRE: Okay.

12 MS. GREEN: Yeah.

13 CHAIRMAN MAGUIRE: Any public comment? I  
14 don't have anything listed here.

15 (None.)

16 CHAIRMAN MAGUIRE: All right. Bring it back  
17 to the board.

18 MR. OLSON: I move we adopt

19 Resolution 2022-03.

20 CHAIRMAN MAGUIRE: Okay.

21 MS. GREEN: I'll second as it's presented.

22 CHAIRMAN MAGUIRE: As presented.

23 MR. OLSON: Yes.

24 CHAIRMAN MAGUIRE: Okay. Further discussion?

25 (None.)

1 CHAIRMAN MAGUIRE: All in favor?

2 MS. GREEN: Aye.

3 MR. OLSON: Aye.

4 CHAIRMAN MAGUIRE: Aye. And it's three to  
5 zero since there's no nays here. I'm looking  
6 forward to that business plan.

7 MS. GREEN: Yeah.

8 EAST SIDE DEVELOPMENT - PASSERO SA 22-103

9 CHAIRMAN MAGUIRE: Okay. East side  
10 development project.

11 MR. WUELLNER: Yeah, next item I have for you  
12 is the next -- next step in moving the east side  
13 project forward. It's -- for your consideration,  
14 it's Supplemental Agreement 22-103 with  
15 Passero Associates.

16 This is largely a -- Passero's subconsultant  
17 agreements for specialized consulting work that  
18 would provide the preliminary data on which to  
19 build the -- the engineering agreements, if you  
20 will, or the preliminary engineering guess as to  
21 what it will take to do the project. Remember  
22 we're looking at mostly the infrastructure-related  
23 development items per previous meeting direction  
24 you gave us.

25 Our -- the supplemental agreement as is

1 proposed is \$159,571. Would require you to approve  
2 that. There is no grant funding match with this at  
3 this point, but there are some real holes in data  
4 that will -- until we get those filled, I'm sure we  
5 can't come up with final or realistic construction  
6 estimates to get this work done.

7 Supporting this a little bit, I am meeting  
8 with the Rod and Gun Club folks later this week to  
9 discuss the necessary land acquisition that would  
10 be adjacent to realign the road access back there,  
11 which is a project that's coming up on the horizon  
12 also.

13 We have programmed with Florida DOT the land  
14 acquisition money to support that. So we're just  
15 going to kick off those conversations again. We've  
16 had I would say two or three conversations related  
17 to acquiring that property over the last 25 years,  
18 but they always kind of -- there's no interest to  
19 get the -- get the project done or get the land  
20 to -- to a final number with them. But this time  
21 we have DOT participation in it out of the --  
22 believe it or not, the modal funds again. So  
23 they're -- they're really -- really happy to use  
24 that money here at this point.

25 So we'll advise you at the August meeting

1 where -- where we think that's going. I doubt  
2 we'll have an appraisal by the August meeting or  
3 anything like that, but at least we'll be able to  
4 update you on where -- where we think things are.

5 CHAIRMAN MAGUIRE: Okay.

6 MR. WUELLNER: Appraisals are really backed up  
7 again out there.

8 CHAIRMAN MAGUIRE: Okay. Go ahead, Robert.

9 MR. OLSON: Has Passero provided a schedule  
10 for this work so that, I mean, we know when it --  
11 we can anticipate when it can -- this work can be  
12 completed? Because, you know, this is -- this is  
13 one step in getting that project underway.

14 MR. WUELLNER: Agreed. And to that end, I've  
15 kind of walked over someone else's brief  
16 presentation on what was -- what work was going to  
17 be proposed.

18 So if Matt Singletary would like -- I did that  
19 again, didn't I -- to come up and let us know, walk  
20 through those couple of slides for us. Maybe you  
21 can answer the timing.

22 MR. SINGLETARY: How are you doing? Matt  
23 Singletary, Passero Associates.

24 So, yeah, we've prepared a few graphics to  
25 show you what each subconsultant is proposing to do

1 through this work order.

2 So, the first subconsultant that I'm going to  
3 give you some more information on is our  
4 environmental subconsultant. So the area that we  
5 are proposing that they look at is the new border  
6 you see around the whole site here.

7 It includes the area of the hangar development  
8 you see on the right side of the page with the main  
9 part of the property, plus some additional  
10 property, you know, surrounding that which the  
11 airport owns and is planned for airport development  
12 per the master plan.

13 Then also the other main area we're talking  
14 about is on the left side of the page. The -- I  
15 think most of you are aware of the realignment of  
16 Hawkeye View Lane as another proposed project.  
17 There is money programmed for that in upcoming  
18 years for design and construction. So it makes  
19 sense right now if we can do it, to look at both  
20 the area for the hangars and this area, which, you  
21 know, it does directly support the hangar  
22 development area because it provides access to the  
23 site.

24 So -- but then the three specific tasks we're  
25 talking about which you see on the top left of the

1 page there that our environmental subconsultant  
2 would be addressing, these are all standard  
3 environmental tasks.

4 Phase one environmental assessment, that's  
5 where you look at the history of the site and  
6 research records to make sure there's not some kind  
7 of outstanding environmental issue that needs to be  
8 addressed when you go to develop the site.

9 Number two, wetland delineation. We do have  
10 wetlands on this site both on both sides here  
11 connecting to the Tolomato River. So we want to  
12 define what the components of that are. Obviously  
13 it's going to need to be either design around it or  
14 mitigate for it if we're going to have impacts to  
15 the wetlands.

16 And then finally number three, an endangered  
17 species survey is where you want to make sure that  
18 if there are any protected species on the site,  
19 that we plan to accommodate them when we go to  
20 develop the site. So those are all the standard --  
21 standard items that you would address when  
22 developing a new piece of land. The next slide,  
23 please.

24 Okay. Tying into the environmental, the  
25 second subconsultant that we have on board here is

1 a surveyor. But tying into the environmental, like  
2 I was starting to say, the number two item on the  
3 top left there that you see, the wetland  
4 delineation survey. So we'll have the  
5 environmental folks will stake out the limits of  
6 the wetland and then the surveyor would go out and  
7 survey it and map it for us so we have a record of  
8 that.

9 And then also the red outline that you see on  
10 the right side of the page around the hangar site,  
11 that's going to be a topographic survey, is  
12 proposed there, where we would get a more detailed  
13 survey of all the features on the site including  
14 the contours of the land. And that's the scope for  
15 the surveyor. It's a standard -- you know,  
16 surveying the site's a standard item for any area  
17 that you want to develop. Next slide, please.

18 Number three, another standard scope of work  
19 in the data collection portion for site development  
20 is going to be geotechnical soils investigation and  
21 soil sampling.

22 So we've got two areas we're looking at,  
23 similar to the other, the environmental task I  
24 guess, where we've got the main hangar site, we're  
25 taking soil sampling outlined in red, the general



1 area, and then the -- the red crosshairs are soil  
2 sample locations.

3 And then the other area would be the  
4 Hawkeye View realignment area. Once again, just  
5 getting information over there while we have our  
6 geotech on-site if we're moving forward with this.  
7 Next slide, please.

8 The fourth subconsultant we have on board that  
9 we're proposing here is to look at the potable --  
10 do potable water planning. I had some other notes  
11 on here that are missing, but that's all right.

12 This map that we're looking at here is a City  
13 of St. Augustine water map. So what you see there  
14 are existing water mains that the city owns, some  
15 of which as you can see go onto airport property.  
16 So what we're asking the subconsultant to do here,  
17 we want to look at what the existing development we  
18 have that is water demands on the water system,  
19 plus what all the future planned development water  
20 demands that we would have.

21 And mainly we're talking about development  
22 here on the north side near our hangar site off of  
23 Gun Club Road. That's one area. And then the  
24 other area that we're interested is on the South GA  
25 kind of area from Estrella Avenue down to like the

1 south limits of the airport property.

2 There's airport development in the master plan  
3 on the north and the south planned. So what  
4 they're going to do, they're going to look at  
5 existing and then future demands. And the -- the  
6 subconsultant I should say that we have on board,  
7 they were part of the master plan as well, the  
8 master plan update, so it's kind of going to be  
9 like an update to what they did. Their similar  
10 analysis, you know, will update anything that's  
11 changed since then.

12 But they're going to look at the development  
13 and basically give us an idea of what the -- the  
14 best approach is to meet these future demands as  
15 far as improvements to the water system.

16 So it could be, you know, you increase the  
17 size of the piping up here or you increase the  
18 pipe -- the size of the piping down on the south  
19 side. Or the idea we had floated previously was a  
20 potential for looping the entire system, so  
21 connecting the south end to the north end across  
22 the area because in general that would provide much  
23 higher water capacity.

24 I'm not sure if that's needed, so that's  
25 something to look at for us. Is that something we

1 need to do to meet all the future demands we think  
2 we'll have or possibly can you just upgrade on each  
3 side of the airport? Next slide, please.

4 And then finally, the fifth subconsultant we  
5 have on board is a transportation traffic engineer.  
6 We are having them -- proposing to have them look  
7 at two intersections.

8 One is going to be the Gun Club Road  
9 intersection, which ties directly into our east  
10 side development hangar site because that provides  
11 your access from U.S. 1 to the site via  
12 Hawkeye View and ties into the Hawkeye View  
13 realignment project as well.

14 And then the second intersection down on the  
15 bottom right, we're calling that Fifth Street -- on  
16 the west side of U.S. 1 there, that's Fifth Street.  
17 There is a planned roadway construction project for  
18 a new road from that point to the east of U.S. 1 to  
19 the conference center area. There is money  
20 programmed for that, so that's why we want to go  
21 ahead and look at that area now, too. That would  
22 support future aviation and nonaviation development  
23 in that South GA area of the airport.

24 So -- so the scope of what we're asking this  
25 subconsultant to do is similar kind of to what the

1           potable water planning scope is where we look at  
2           existing and potential planned development demands  
3           in this case on traffic. And then specifically at  
4           these two intersections, as you get more  
5           development and more traffic, at what point would a  
6           traffic signal -- signal be warranted or would it  
7           be warranted at all? So that's what they'll look  
8           at, those different demands, and give us an answer  
9           to that question.

10           The FDOT has a standardized process for this  
11           where you -- there's certain different thresholds  
12           on traffic which require or that would allow you to  
13           install a traffic signal with it warranted. So  
14           that's -- we'll go through that process.

15           And then finally they would prepare an access  
16           management plan to identify different improvements  
17           on U.S. 1 that would be needed to support these --  
18           these developments and support a improved  
19           intersection of these two locations.

20           So that's -- that's the description of all the  
21           different subconsultants that are a part of this  
22           proposal that we have prepared.

23           CHAIRMAN MAGUIRE: Okay. Questions? Yeah,  
24           Robert.

25           MR. OLSON: Yes. Can the work of each of the

1 subconsultants happen at the same time? They don't  
2 necessarily need to happen serially, do they?

3 MR. SINGLETARY: No, definitely not in a  
4 series. Some of it would. Like the environmental  
5 staking of the wetlands would have to happen before  
6 the surveyor goes and surveys the wetlands.

7 MR. OLSON: Yeah, but each of the distinct or  
8 specialty groups.

9 MR. SINGLETARY: Right. I mention that  
10 because you do have -- I'm saying the environmental  
11 folks --

12 MR. OLSON: Right.

13 MR. SINGLETARY: -- would have to get out  
14 there before the surveyor.

15 MR. OLSON: Yeah.

16 MR. SINGLETARY: But that wouldn't delay very  
17 much of anything.

18 They pretty much all could happen  
19 simultaneously. I think at this point they pretty  
20 much -- you know, just depending on their  
21 schedules, workload, they could get started, you  
22 know, soon. So there's just no reason it would  
23 have to happen sequentially one after the other.

24 MR. OLSON: How soon can all of this be  
25 completed?

1           MR. SINGLETARY: I don't -- I didn't have that  
2 answer, as far as I'm not sure of the overall time  
3 frame that each one would require. But I would  
4 think within, you know, a handful of months.

5           MR. OLSON: You're going to get a schedule  
6 from each of the subconsultants, then.

7           MR. SINGLETARY: We -- yeah, I mean, I have  
8 the proposal here and they list some information --

9           MR. OLSON: Okay.

10          MR. SINGLETARY: -- but I didn't have that  
11 answer --

12          MR. OLSON: That's okay. I'm just --

13          MR. SINGLETARY: -- prepared --

14          MR. OLSON: I guess the point I'm making is  
15 that, you know, we'll all want to be focused on  
16 what happens next and when that can happen. You  
17 know, what -- what's the next step after this for  
18 each of these.

19                 It's different steps, actually. You know,  
20 it's the road. It's the Hawkeye View. It's --  
21 there's -- there's several branches that come out  
22 of the information that will be gleaned from this.

23          MR. SINGLETARY: That's right. Yeah,  
24 unfortunately, I'm sorry, I don't have the  
25 answer --

1 MR. OLSON: Okay.

2 MR. SINGLETARY: -- as far as what the overall  
3 schedule that we think it would be to get to the  
4 conclusion of all these studies, but I want to say  
5 it would be within a handful of months, you know.

6 MR. OLSON: Okay.

7 MR. SINGLETARY: I don't know if that's longer  
8 than what you're --

9 MR. OLSON: By the end of the year maybe.

10 MR. SINGLETARY: Before the end of the year --

11 MR. OLSON: Okay. Good.

12 MR. SINGLETARY: -- I would think, yeah.

13 MR. OLSON: Good. Thank you.

14 CHAIRMAN MAGUIRE: Okay.

15 MS. GREEN: I have a question for Ed. Do we  
16 have any timing with FDOT to get -- I mean, next  
17 year is fine or whatever?

18 MR. WUELLNER: For this?

19 MS. GREEN: Yeah.

20 MR. WUELLNER: No, there's no FDOT dollar in  
21 it.

22 MS. GREEN: Okay. And not yet.

23 MR. WUELLNER: At this point.

24 MS. GREEN: I just wondered if for future.

25 Okay.

1 MR. WUELLNER: No. If there's anything  
2 connected even remotely to FDOT, it's the two --  
3 the road projects and then one on the south end  
4 with the access road back to the conference center,  
5 that has a grant that will come out in June next  
6 year.

7 MS. GREEN: Okay. That's what I was wondering  
8 about.

9 MR. WUELLNER: So getting this a little ahead  
10 of it would be helpful.

11 MS. GREEN: Okay. Thanks.

12 CHAIRMAN MAGUIRE: Okay. I don't see any  
13 action on my slip. Do we have to do any action or  
14 just --

15 MR. WUELLNER: Well --

16 CHAIRMAN MAGUIRE: -- follow through?

17 MR. WUELLNER: -- it's really up to you  
18 whether you want to approve it -- approve this and  
19 get going on the subconsultants or you want to --

20 CHAIRMAN MAGUIRE: So you want us to approve  
21 the 159,571?

22 MR. WUELLNER: If you're wanting to move  
23 forward with the project, you going to need to do  
24 that at some point.

25 CHAIRMAN MAGUIRE: Well, it's a pretty cheap



1 price to do everything --

2 MS. GREEN: Right.

3 CHAIRMAN MAGUIRE: -- they listed out there.

4 MS. GREEN: Yeah.

5 CHAIRMAN MAGUIRE: Yeah. All right. So  
6 entertain issues from the board.

7 MS. GREEN: I'll make a motion to accept the  
8 Supplement Agreement 22-103 as presented to  
9 initiate the site work.

10 CHAIRMAN MAGUIRE: Okay.

11 MR. OLSON: Second.

12 CHAIRMAN MAGUIRE: Second.

13 MR. BURNETT: Public comment?

14 MS. GREEN: Yeah.

15 CHAIRMAN MAGUIRE: Yes.

16 MS. GREEN: Public comment?

17 MR. BURNETT: Do you have public comment?

18 CHAIRMAN MAGUIRE: I'm getting ready to.

19 Public comment?

20 (None.)

21 CHAIRMAN MAGUIRE: Okay. Seeing none, bring  
22 it back to the board.

23 MR. BURNETT: Mr. Chairman, one point, and  
24 this is related to I think what Mr. Olson's  
25 comments were.

1           I assume Passero knows the consultants can get  
2           it done. If you're wanting to put a time frame on  
3           it, maybe you could ask them to verify with the  
4           consultant before they actually sign their  
5           subconsultant agreement that the consultant can get  
6           it done in, you know, a reasonable amount of time,  
7           30 -- 30 to 90 days. Is that --

8           MR. OLSON: Yeah.

9           MS. GREEN: Uh-huh.

10          MR. OLSON: Good idea. Good plan.

11          MR. WUELLNER: And also, just one --

12          MR. BURNETT: I mean, they -- it's not  
13          necessarily binding. I mean --

14          MR. OLSON: Yeah, right.

15          MR. BURNETT: -- it may take them longer, but  
16          at least that's your intent.

17          MR. OLSON: Exactly.

18          MR. BURNETT: That's your hope.

19          MR. WUELLNER: Yeah, just final comment.

20          These are all subconsultant agreements to Passero.

21          MS. GREEN: Right.

22          CHAIRMAN MAGUIRE: Yeah.

23          MR. WUELLNER: These are not individually  
24          contracted to them.

25          MS. GREEN: No, but we were just talking

1 like --

2 MR. WUELLNER: I was just making sure you knew  
3 that.

4 MS. GREEN: -- Mr. Burnett was saying that at  
5 least in their conversations with the  
6 subconsultants, they can put stuff in there between  
7 Passero and the subconsultants what's your time  
8 frame and --

9 MR. WUELLNER: We could get a little document  
10 that spells out the timelines and get it out to the  
11 board?

12 MR. SINGLETARY: When they would be complete  
13 with their services?

14 MR. WUELLNER: Yeah.

15 MR. SINGLETARY: Yeah, we can do that.

16 CHAIRMAN MAGUIRE: Okay. All right. Is that  
17 it?

18 MR. BURNETT: That's all I have.

19 CHAIRMAN MAGUIRE: All right. Bring it back  
20 to the board. Any further discussion?

21 MS. GREEN: No.

22 CHAIRMAN MAGUIRE: All in favor?

23 MS. GREEN: Aye.

24 MR. OLSON: Aye.

25 CHAIRMAN MAGUIRE: Aye. Opposed, zero. Three

1 to zero pass.

2 FY2022-23 PRELIMINARY STAFF BUDGET PRESENTATION

3 CHAIRMAN MAGUIRE: All right. Next one?

4 MR. WUELLNER: Yeah, next items I have for you  
5 are -- they're intertwined at the end.

6 The -- the only substantive budget item or  
7 next-year fiscal year financial requirements that  
8 are covered by statute are indeed the TRIM notice  
9 this year. It always occurs in July. The  
10 Airport Authority will be called upon at this  
11 meeting to basically provide final -- I'll call it  
12 final direction for the assessment of ad valorem as  
13 we move forward in the year.

14 It's -- you can -- you can still assess that,  
15 if you chose to, or do -- make those decisions at  
16 this meeting and make that notification, but after  
17 July, any additional -- any decision-making that  
18 might result in you wanting to collect taxes would  
19 require you to bear the cost of a lot of stuff if  
20 you -- if you would have to go and notify all of  
21 the taxpayers of St. Johns County if you changed  
22 your mind. Obviously I don't recommend you do  
23 that.

24 So, with that, we'll make a -- kind of a  
25 preliminary presentation as to what we think next

1 year's budget or at least as a starting point.  
2 There are a number of very significant items that  
3 the board is going to want to I'm sure discuss  
4 further, not necessarily today. But I'm going to  
5 throw a couple of numbers out at you that you need  
6 to think about.

7 My intent is that we spend a little more time  
8 in the weeds with this in August ahead of the  
9 September meeting, so just as a part of an agenda  
10 item, discuss whether you want some of these things  
11 in or out of the budget so that we know what that  
12 I'll call it final budget going into September that  
13 you'll be considering at the public hearings, so we  
14 have that as -- as finished as possible by then.

15 There are also as always this time of year  
16 waiting firm numbers for certain items within the  
17 budget. It's just the way it is. You can't get  
18 quotes on certain things or -- or commitments on  
19 prices for things until we get very close to the  
20 new fiscal year. That is -- that's been the norm  
21 every time.

22 But a couple of things I want to call your  
23 attention to before we get -- again, just as  
24 preliminary. You know, this is going to be a very  
25 interesting year from a budget perspective, but

1 it's also going to be a very painful year for a lot  
2 of people because most of our leases are indexed to  
3 CPI. And it doesn't take a whole lot of paying  
4 attention to realize what's going on with inflation  
5 at this point and what some of those increases you  
6 might be prepared to deal with as we get closer.

7 All those leases have very date-specific  
8 reviews of CPI, meaning what time of the year as it  
9 relates to their particular lease. All our  
10 T-hangars are indexed into September, so as we get  
11 ready to renew those for an October 1st on the  
12 automatic renewals, we'll be looking at the --  
13 where CPI is at that time year over year and  
14 providing that notice to everyone. But we'll see  
15 where that goes.

16 But currently you're -- we have built this  
17 budget around 8 percent, thereabouts. So that's --  
18 appears to be low already, just based on data that  
19 came out last week. We'll -- we'll continue to  
20 adjust that as those numbers -- as we get closer to  
21 budget adoption in September.

22 A couple of things I want to make sure we --  
23 we have not put in here are items that we're just  
24 now getting numbers. One is you just approved  
25 \$159,000. That needs to get in. We'll work that

1 in here. That was not a programmed project as  
2 such, so we did not -- we did not include it in  
3 this first draft.

4 We will have a revision of this budget for you  
5 for August based on some of the things you tell me  
6 today. We do have a preliminary number, as kind of  
7 instructed or you asked us to look at for  
8 year-round fire rescue ARFF services. So we have a  
9 number from the county to provide that service.

10 That is a serious number, so you -- you may  
11 want to -- you're going to want to consider whether  
12 you want to absorb that cost into your overall  
13 budget on a recurring basis. This is not just a  
14 one-year. You know, we -- it's a one-year number,  
15 but it's something that would continue until you  
16 either decided not to or you came to different  
17 terms with the county at some point.

18 I think there's still some latitude to work  
19 with the county and try to finesse that down a  
20 little bit, but it's not going to be dramatic.  
21 They also said that if you are not going to do full  
22 time, do not expect -- for instance, you want to do  
23 half a day or something like that, do not expect  
24 those numbers to be halved. It will be more than  
25 half by the time it all works out, by the time they

1 factor in firefighter pay.

2 That number, just for your purposes, is not in  
3 this number. Again, it is right at \$727,000 a  
4 year. They're -- they declined to provide single  
5 firefighter service. They will not do that. They  
6 will only do double firefighter service around the  
7 clock. That -- those positions, they are only  
8 comfortable doing what would be a lieutenant and an  
9 engineer position. Both are well-paid positions  
10 within the fire department.

11 Their logic is that any event on the airport,  
12 they would automatically have someone capable and  
13 qualified to do the -- the emergency management  
14 component of it from the -- from the beginning to  
15 begin to direct resources and do that as well as  
16 operate the fire vehicles that are here. So that's  
17 their proposal. We'll see what -- you know, you  
18 guys can tell me what you want to do with that  
19 number or that proposal later.

20 I think that's it in terms of normal kinds of  
21 adjustments. Of course the budget, as directed  
22 back in May, does not include an ad valorem  
23 component at this point.

24 And a couple of things I'll try to explain as  
25 we go through, I don't think they're worth making a



1 big deal out of, but you need to understand where  
2 the number might come from or where it might be  
3 going.

4 Over all, we're looking at potential fuel  
5 revenues -- at this point I'm working off the very  
6 first sheet and the summary. And we can talk about  
7 anything in more detail as we go, but fuel  
8 revenue's projected at \$416,000 for the year.  
9 \$416,000, sorry I left that number of. Leases  
10 projected about \$3,673,000 for the year. Operating  
11 agreements, another \$242,500 for the year for about  
12 a \$4.3 million operating revenue number.

13 Now that's been adjusted downward by the  
14 compulsory 5 percent from the -- that the state  
15 requires, the state statutes require. So that's a  
16 95 percent number of the actual revenue that we  
17 expect.

18 So with that said, there's about 200 -- excuse  
19 me, about a -- no, \$225,000, I believe's the  
20 number, that is actually revenue we expect but is  
21 not budgeted. So there's -- there's a little bit  
22 of a number there.

23 Personnel expenses estimated at \$1.4 million  
24 next year. Operating expenses at \$1.7 million.  
25 Again, not inclusive of things like fire protection

1 in that number. So total operating and personnel  
2 at about \$3,139,000 for -- for next year, subject  
3 to some adjustment again.

4 MR. OLSON: Ed --

5 MR. WUELLNER: Yes, sir.

6 MR. OLSON: -- just would the fire rescue be  
7 part of in -- would that be the line item operating  
8 expenses?

9 MR. WUELLNER: It would.

10 MR. OLSON: Okay. Thank you.

11 MR. WUELLNER: It would, and it would likely  
12 plug in -- we have not fully looked at that  
13 placement, but it looks like it would fit in under  
14 government obligations at the point you executed an  
15 MOU or whatever with the -- an operating agreement  
16 with the county to actually facilitate those  
17 services.

18 MR. OLSON: Okay.

19 MR. WUELLNER: So it would probably fall into  
20 that line item rather hard.

21 MS. GREEN: Uh-huh.

22 MR. WUELLNER: Again, we carry no debt  
23 service. We have reserves project -- projected at  
24 \$4,307,000 and capital at \$4,407,000. That's the  
25 Authority's contribution -- or projects.

1           I can detail a little more if you want on the  
2 individual lease components and the like. A couple  
3 of items of note, the -- the largest single leases  
4 around here of course come under the major  
5 leasehold category, a little over \$2 million  
6 projected for next year. That includes Grumman and  
7 the FBO primarily.

8           Under the rental classification, that's  
9 primarily our T-hangar and box hangar product, and  
10 it's classified as rental, just as a reminder,  
11 because they're less one -- they're one-year  
12 agreements or less by definition. They're  
13 renewable one-year agreements, so it's classified  
14 as a rental not a lease per se for our budget  
15 purposes.

16           It does include the additional position under  
17 personnel, but does not have a fully funded  
18 replacement for someone like Carol. So it would be  
19 something we'd pursue probably part time and  
20 perhaps even contractually versus being personnel  
21 at this point.

22           So we can -- that's an August discussion. If  
23 you want to consider trying to figure out how to  
24 get that back in there or work through it, it's  
25 fine. Just be aware it's not in there at the

1 moment.

2 But anyway, it leaves us with about 1.92, so  
3 just about \$1.2 million of net revenue over  
4 operations, which is a good -- good thing.

5 When you take that down to the capital, which  
6 is where we would fund that -- or use that money  
7 for typically in a year, I'm going to take you back  
8 a couple of pages, like kind of a purplish color  
9 with the heading labeled capital and you'll see  
10 what's proposed this year.

11 We have end of life and IT and security kinds  
12 of replacements for next year. And it's labeled as  
13 pickup, but it's actually a mower. It will be  
14 fixed on the next version. And we're still  
15 functioning on a 22-year-old copier at this point.  
16 So we are budgeting for one. We'll see.

17 The projects that are --

18 CHAIRMAN MAGUIRE: That copier, does it have  
19 any resale value?

20 MR. WUELLNER: A 20-year-old copier? Not  
21 much.

22 CHAIRMAN MAGUIRE: Okay.

23 MS. GREEN: Probably doesn't scan, either.

24 MR. WUELLNER: It might be a trade-in -- it  
25 might be a trade-in as a part of it.

1           CHAIRMAN MAGUIRE: Yeah. Well, that's what I  
2 was thinking, trade-in more so, so...

3           MR. WUELLNER: Yeah. This also works against  
4 a 15-year-old printer. So it would be a combined  
5 use. So, these are -- the two are -- somehow we've  
6 managed to take -- they did very well. We made  
7 good choices, I guess, a long time ago.

8           The construction projects proposed for next  
9 year, Taxiway B, which is we're awaiting that grant  
10 right now. That's funded by FAA at 90 percent, and  
11 then the balance, the 10 percent, is split between  
12 FDOT and the Airport Authority.

13           Terminal access road, this is the balance of  
14 the project, which is about \$1.9 million. I will  
15 tell you that this -- you know, this was programmed  
16 in last year's budget, too. So when you look at  
17 the reserves that were increased in the -- in the  
18 budget, it's literally the almost dollar-to-dollar  
19 what we did not spend last year on this project.  
20 So I wanted to make that clear to you because  
21 you -- when you look at -- it's not new money that  
22 we're programming here.

23           ATC tower equipment, the current -- the list  
24 that just came out the other day does not include  
25 St. Augustine for that replacement. However, they

1 will be making another allocation for this coming  
2 fiscal year, so after October. So hopefully next  
3 year during the -- during the calendar year,  
4 they'll make -- make new awards for that and we'll  
5 be included in that.

6 So since it's a funded a pro- -- it would be  
7 funded at a 100 percent FAA, my thought is we'll  
8 leave it in there, since it has no outflow of cash  
9 for the Airport Authority. That way, if we do get  
10 the grant, it's already in the budget and included.  
11 Not really a -- that shouldn't matter.

12 The other is the strategic plan. Now that we  
13 know the DOT grant's in place, we have that  
14 programmed as a capital planning study.

15 That brings you to your capital total of about  
16 \$4.4 million, which when you go back to the second  
17 page, I'd say the nonoperating page, you can see  
18 where those plug in about two-thirds of the way  
19 down the page under -- and how that grant program  
20 relates to the total -- the total budget of  
21 \$11 million.

22 CHAIRMAN MAGUIRE: Okay. Any questions?

23 MR. OLSON: Yes. Yeah, just a few to clarify.  
24 Let's see.

25 Okay. First off, the grants amount,

1           \$3,021,000, those are all grants that are going to  
2           be drawn down upon or projected to be drawn down  
3           upon in the -- in the year or awarded or --

4           MR. WUELLNER: Yes. Your -- I'm not sure  
5           which sheet you're looking at, but --

6           MR. OLSON: The cover sheet.

7           MR. WUELLNER: -- if you look at the  
8           capital --

9           MR. OLSON: The front sheet.

10          MR. WUELLNER: It should --

11          MR. OLSON: It's under nonoperating revenue --

12          MR. WUELLNER: Okay.

13          MR. OLSON: -- grants \$3,021,000.

14          MR. WUELLNER: Uh-huh.

15          MR. OLSON: So that's grants that would be  
16          awarded or drawn down upon?

17          MR. WUELLNER: They're all -- all of the  
18          grants we get at this point are considered  
19          reimbursable agreements, reimbursable meaning the  
20          Authority actually spends the cash then we get the  
21          money back. So they're not money that we get a  
22          check for up front and then spend down in the  
23          terminal.

24          MR. OLSON: So these are all -- this is  
25          roughly -- this is all an aggregate of the

1 reimbursements that will come to the Authority?

2 MR. WUELLNER: Correct.

3 MR. OLSON: Okay.

4 MR. WUELLNER: And it will -- I will promise  
5 you now it will not work out at the end of the  
6 year.

7 MR. OLSON: Okay. And --

8 MR. WUELLNER: Mainly because they will  
9 straddle fiscal years.

10 CHAIRMAN MAGUIRE: Then I have -- I'm curious  
11 as to why we're listing the bringing forward of  
12 reserves as a revenue item for that year. I mean,  
13 it's not a revenue -- really a revenue item in the  
14 coming budget year.

15 MR. WUELLNER: It's placed there to hold it.

16 MR. OLSON: So it's not revenue.

17 MR. WUELLNER: Correct. In the truest sense.  
18 That's --

19 MR. OLSON: It'd be in the balance sheet.

20 MR. WUELLNER: -- why it's under nonoperating.

21 MR. OLSON: Yeah. Okay. It just says  
22 revenue, so I'm wondering.

23 And related to the reserves, why are -- is  
24 there -- we're not -- we're not including in our  
25 budget any interest income from our --



1 MS. GREEN: Reserves?

2 MR. OLSON: Yeah, from -- yeah, from our  
3 reserves.

4 MR. WUELLNER: We will. That's -- that's the  
5 next piece. We do that in the August or September,  
6 so we have a handle on what the year was.

7 MR. OLSON: Okay. So that --

8 MR. WUELLNER: It will be a minor adjustment.

9 MR. OLSON: It will be under other  
10 nonoperating --

11 MR. WUELLNER: Correct. Revenues.

12 MR. OLSON: Okay. And then I guess there's a  
13 good answer for this, too, but under reserves again  
14 at the bottom of that page, we have -- last year's  
15 adopted budget had \$3.5 million in reserves and our  
16 proposed one is \$4.5. So there's an even million  
17 dollars difference in -- does that mean our  
18 reserves increased by a million dollars over last  
19 year?

20 MR. WUELLNER: It did, but remember I just  
21 explained, that's the capital match for the  
22 terminal road that's just been placed back in cash.

23 It was allocated as capital last year and just  
24 moved forward. So it's -- it's just going back  
25 into reserves. The project is deferred -- was

1 deferred a year in terms of budget.

2 MR. OLSON: I'm not sure the terms to use  
3 really in accounting --

4 MS. GREEN: I think what he's saying, it was a  
5 line item to show that it was a project, and that's  
6 where your million dollars difference is. And now  
7 it's taken off as a project and it's put in as  
8 reserves. It's there when we put the project back  
9 on if we want to.

10 MR. WUELLNER: Correct.

11 MS. GREEN: We're just moving it --

12 MR. OLSON: I guess my question --

13 MS. GREEN: -- from one category to another.

14 MR. OLSON: -- is the balance sheet. What are  
15 the unencumbered reserves of the Authority? Where  
16 would that -- that's not listed anywhere, here,  
17 right? That's a balance sheet item?

18 MR. WUELLNER: Yes. And basically that number  
19 is about \$4.5 million.

20 MS. GREEN: Right.

21 MR. OLSON: Okay. So when I'm looking at  
22 reserves here, we're not talking about the  
23 unencumbered -- what's -- there's another  
24 accounting term.

25 MR. WUELLNER: Well, there are -- ours are not

1 restricted in any sense. This is just really a  
2 cash balance versus a -- we don't -- we have never  
3 set up --

4 MR. OLSON: Restricted.

5 MR. WUELLNER: Correct.

6 MR. OLSON: So these -- this is not the  
7 unrestricted reserves that we're looking at here.

8 MR. WUELLNER: These would be unrestricted,  
9 not restricted. In other words, you can do  
10 whatever you wish with this money --

11 MS. GREEN: Right.

12 MR. WUELLNER: -- you're not setting it aside  
13 for --

14 MR. OLSON: Well, if it's tied to a road  
15 project, how can it be unrestricted?

16 MR. WUELLNER: Aside from what?

17 MS. GREEN: He said if it's tied to the road  
18 project. In other words, that was a placeholder we  
19 had, was the road project, which wasn't funded that  
20 year. So now we put it back into reserves to show  
21 it's there.

22 MR. WUELLNER: And then we rebudgeted it --

23 MS. GREEN: So if we fund it again --  
24 rebudgeted, put it back in --

25 MR. WUELLNER: You put it back in the budget

1 this year.

2 MR. OLSON: Okay. So it's programmed  
3 unrestricted reserves.

4 MR. WUELLNER: Right.

5 MR. OLSON: Okay.

6 MR. WUELLNER: It's simpler than it feels.

7 CHAIRMAN MAGUIRE: Is that it?

8 MR. OLSON: Yes.

9 CHAIRMAN MAGUIRE: Okay. Any other questions?

10 (None.)

11 CHAIRMAN MAGUIRE: All right. Going to the  
12 public, Matt Liotta.

13 MR. LIOTTA: Matt Liotta, 93 Lake Mist,  
14 St. Johns.

15 To Mr. Olson's point, it would be great to  
16 have a balance sheet so we could see how some of  
17 these things are put on the balance sheet.

18 I'm looking at the personnel expenditures, and  
19 what I'm seeing here is that you're actually going  
20 down in employees in the proposed budget. And  
21 while you've got an almost 6 percent increase in  
22 expenditures for personnel, virtually none of that  
23 is actually going to pay increases for the people.

24 You acknowledge that the inflation's a real  
25 deal. You've got to give more money to your

1 people. Everybody -- we're doing it. Everybody  
2 needs to be raising their pay for their employees  
3 to deal with the inflation, otherwise you're going  
4 to lose your employees. This is one of the lowest,  
5 I think the lowest unemployment counties in the  
6 state, right? I mean, you've got to -- you've got  
7 to take care of those people.

8 I'd like to see that the board seek real pay  
9 increases for your people and they get that in  
10 actual salary as opposed to just, you know,  
11 retirement and stuff going up in terms of the  
12 expenses.

13 And then you've got in here in the proposed  
14 lease the future revenues associated with many  
15 leases, but what I've come to learn here recently  
16 is that a substantial number, if not almost all  
17 leases, now have a 30-day termination clause for  
18 convenience, which means that this revenue could  
19 just go away in a month.

20 So, you know, based -- based upon how GAAP  
21 accounting would be, I don't really understand how  
22 you'd be able to actually consider these leases.  
23 You know, they're not necessarily there for more  
24 than 12 months.

25 So, you know, here you've got a budget that's

1 planning on this revenue that could just go away.  
2 That seems dangerous to me and seems like from an  
3 accounting standpoint, you'd have to heavily  
4 discount that future revenue from those leases if  
5 you can't depend on them. Thanks.

6 CHAIRMAN MAGUIRE: Thank you. Any other  
7 comments from the public?

8 (None.)

9 CHAIRMAN MAGUIRE: Okay. Bring it back to the  
10 board.

11 MR. WUELLNER: There's no action required  
12 today --

13 CHAIRMAN MAGUIRE: Okay.

14 MR. WUELLNER: -- on the budget per se.

15 CHAIRMAN MAGUIRE: I like that.

16 MR. WUELLNER: It's more informational and  
17 we'll end it up, beat it up further in August.

18 CHAIRMAN MAGUIRE: Okay.

19 MR. WUELLNER: And the only action you do need  
20 is really the next agenda item, which is the TRIM  
21 notice. You need to make a determination for sure  
22 on what you want to do with that.

23 CHAIRMAN MAGUIRE: Before we do that, let me  
24 make a note here to save the dates for the public.  
25 September 12th will be the first real public

1 hearing for the budget, and the 19th will be the  
2 final.

3 MR. WUELLNER: Yeah.

4 CHAIRMAN MAGUIRE: Okay.

5 MR. WUELLNER: And one -- and one of those two  
6 will be a regular meeting where we have to --

7 CHAIRMAN MAGUIRE: Yeah.

8 MR. WUELLNER: -- solidify it.

9 CHAIRMAN MAGUIRE: Okay. TRIM action.

10 FY2022-23 TRIM ACTION

11 MR. WUELLNER: Yes. You'll just need to make  
12 a motion and pass it relative to your intentions  
13 related to TRIM.

14 CHAIRMAN MAGUIRE: Okay. I'll let our  
15 previous chairman make that motion.

16 MS. GREEN: I'll make a motion to save the  
17 TRIM at .000 from what our projected is --

18 CHAIRMAN MAGUIRE: Okay. Robert?

19 MR. OLSON: Second.

20 CHAIRMAN MAGUIRE: Okay. I don't see any  
21 comment from the public. Yes, sir?

22 MR. BURNETT: I just wanted to make sure that  
23 we have no public comment on this.

24 CHAIRMAN MAGUIRE: I need that guidance  
25 sometimes. All -- bring it back to the board. All

1 in favor?

2 MS. GREEN: Aye.

3 MR. OLSON: Aye.

4 CHAIRMAN MAGUIRE: Aye. Opposed?

5 (None.)

6 CHAIRMAN MAGUIRE: Three to zero passes.

7 PUBLIC COMMENT - GENERAL

8 CHAIRMAN MAGUIRE: All right. Now we go to  
9 public comment. Or do we not do that?

10 MR. WUELLNER: Yes.

11 CHAIRMAN MAGUIRE: Yes.

12 MR. WUELLNER: General public comment.

13 CHAIRMAN MAGUIRE: Yes. General public  
14 comment. Again, I have one person and that's it,  
15 Matt Liotta.

16 MR. LIOTTA: Matt Liotta again.

17 I've also recently come to understand that  
18 while the board's policy regarding this room is to  
19 make it available to the public, not just the  
20 tenants here at the airport, but also the general  
21 public, that is not happening anymore. At some  
22 point, something changed. It's from -- apparently  
23 without board approval, but this space stopped  
24 being available to the general public.

25 When we asked for it as a tenant, we were told



1 that it's not available to anyone, when in fact  
2 actually people are continuing to use it. Some  
3 people get access to it in the public. Some people  
4 don't. Appears to be just straight-up  
5 discrimination.

6 We've also come to learn that we have actual  
7 tenants here that have badge access to this room  
8 while, again, other tenants at the airport can't  
9 even ask to use it.

10 So, you know, I -- I looked at the badge logs  
11 and there was a notable number of badge swipes from  
12 the neighbors here, Passero. And, you know, my  
13 understanding is that when their lease was first  
14 considered here at the board, I remember from the  
15 minutes that Reba asked a very specific question of  
16 the chairman at the time, Ms. Green, you know, will  
17 they be getting the entire floor? And the answer  
18 was no, just there. But in fact, they do have the  
19 entire floor because they can come and go in here  
20 whenever they see fit. So that is simply not true.

21 We need to not have discrimination for  
22 arbitrary decision-making as to who can access  
23 what. This is for the public good. This should be  
24 available to everybody equally. And I think  
25 there's a number of community members outside of

1 this airport that had previously enjoyed access to  
2 it that no longer have access to it, like the  
3 Coast Guard, for example. And that's really too  
4 bad. Thanks.

5 CHAIRMAN MAGUIRE: Thank you. Any other  
6 public comment? Yes, sir.

7 MR. RIERA: Jose Riera again.

8 And my only plea is that we in the Coast Guard  
9 Auxiliary, one of -- one of our main causes is to  
10 promote and improve recreational boating safety.

11 In the past we were using this particular room  
12 to do recreational boating safety classes, and  
13 we've been trying to get that going again. We  
14 understand COVID put a slowdown because of  
15 restrictions; however, I think we would like to  
16 request if we can use this room again because the  
17 2021 and 2000- -- 2020 and 2021, we saw an increase  
18 in fatalities and had to do because people with  
19 COVID, they had more time and more money, so they  
20 could buy boats, but they did not have the ability  
21 to get a class and be educated on how to boat  
22 safely.

23 This room, we used in the past but we haven't  
24 been able to use it in the last two years. I would  
25 like to see if we could use this for recreational

1 boating safety classes on behalf of the  
2 Coast Guard. That's one comment I would like the  
3 board to consider.

4 CHAIRMAN MAGUIRE: Okay. Thank you.

5 MR. RIERA: Thank you.

6 CHAIRMAN MAGUIRE: Any other comments, public?

7 (None.)

8 MEMBER COMMENTS AND REPORTS

9 CHAIRMAN MAGUIRE: Okay. Bring it back to the  
10 board and go to member comments. Ms. Ludlow is not  
11 here so, Mr. Olson, you're next.

12 MR. OLSON: Yeah, two things.

13 First off, I'm hoping that we might be able to  
14 get some form of a memo, doesn't have to be really  
15 long, that talks through what was the cost and the  
16 county proposal and hopefully some options and  
17 maybe some comparison as to how other airports with  
18 our level of operations are handling it for the  
19 fire rescue.

20 We have two board members that are not here.  
21 It gives information to all five board members,  
22 because apparently there's some big decisions that  
23 have to be made. So if we could have something --

24 MR. WUELLNER: Uh-huh.

25 MR. OLSON: -- prior to the next meeting that

1 gets gives us a chance to look at that information  
2 in -- in detail, that would be good.

3 Number two, just following up on the  
4 testimony, it'd be good to also have -- know what  
5 the policy is for the meeting room here. And if  
6 you could provide what that policy is -- you don't  
7 have to do it today, but what it is and how it  
8 might go forward.

9 Because as has been observed, we're going to  
10 have smatterings and versions of COVID around for a  
11 while. So this is a resource to the airport  
12 community. So how this might be able to be used  
13 would be good as a policy -- overall policy.

14 CHAIRMAN MAGUIRE: Okay. Okay. Suzanne?

15 MS. GREEN: The only thing I have is the EDC  
16 which I attended -- was it six weeks ago, Mr. Dean,  
17 I guess since we missed one of meetings?

18 But Mr. Dean was the speaker and was very  
19 vigilant and informative as to the management of  
20 growth in St. Johns County. It included the  
21 airport, a lot of things that we're working with in  
22 different developments such as SilverLeaf, and a  
23 lot of questions that Mr. Dean had to field for us.

24 But it was very informative. I think the  
25 people there were very impressed by what you're

1 trying to work with, what the county commission's  
2 trying to work with with all of these developments,  
3 which includes us. I mean, there's no question.

4 So it's not what are we doing with growth, our  
5 management of growth, which was the main focus. So  
6 I thank you for that. That was good and I kept  
7 your (indicating).

8 CHAIRMAN MAGUIRE: Okay. And Justin is not  
9 here and I have nothing to say. Unusual.

10 MS. GREEN: I was just going to say.

11 CHAIRMAN MAGUIRE: That's very unusual. So,  
12 any wrap-up comments from you, Ed?

13 MR. WUELLNER: No, sir.

14 CHAIRMAN MAGUIRE: The attorney?

15 MR. BURNETT: No, sir. Nothing.

16 CHAIRMAN MAGUIRE: Meeting's over.

17 (Pause in the proceedings.)

18 CHAIRMAN MAGUIRE: I forgot to tell when the  
19 next meeting is. Go to the back page and you will  
20 see when the next meeting is.

21 MR. WUELLNER: August 15th.

22 (Meeting adjourned at 5:02 p.m.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA       )  
COUNTY OF ST. JOHNS   )

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

Dated this 20th day of July, 2022.

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

<p><b>CHAIRMAN MAGUIRE: [106] COMMISSIONER DEAN: [11]</b> 7/6 7/19 7/22 8/9 8/11 9/5 9/7 10/7 10/9 10/21 10/24</p> <p><b>MR. BURNETT: [16]</b> 13/3 13/19 14/21 14/25 15/16 17/3 17/7 33/13 33/17 33/23 34/12 34/15 34/18 35/18 55/22 61/15</p> <p><b>MR. LIOTTA: [2]</b> 52/13 56/16</p> <p><b>MR. OLSON: [76]</b></p> <p><b>MR. RIERA: [10]</b> 11/10 11/13 12/17 12/19 16/20 16/24 17/5 17/9 58/7 59/5</p> <p><b>MR. SINGLETARY: [16]</b> 21/22 29/3 29/9 29/13 29/16 30/1 30/7 30/10 30/13 30/23 31/2 31/7 31/10 31/12 35/12 35/15</p> <p><b>MR. WUELLNER: [83]</b></p> <p><b>MS. GREEN: [47]</b> 3/18 3/25 4/4 4/7 4/9 4/15 9/2 9/6 10/23 12/18 18/7 18/9 18/12 18/21 19/2 19/7 31/15 31/19 31/22 31/24 32/7 32/11 33/2 33/4 33/7 33/14 33/16 34/9 34/21 34/25 35/4 35/21 35/23 42/21 44/23 49/1 50/4 50/11 50/13 50/20 51/11 51/17 51/23 55/16 56/2 60/15 61/10</p>	<p><b>\$416,000 [2]</b> 41/8 41/9</p> <p><b>\$727,000 [1]</b> 40/3</p> <hr/> <p><b>.000 [1]</b> 55/17</p> <hr/> <p><b>0</b></p> <p><b>03 [4]</b> 2/10 17/10 17/17 18/19</p> <p><b>0570 [1]</b> 1/24</p> <hr/> <p><b>1</b></p> <p><b>1.92 [1]</b> 44/2</p> <p><b>10 percent [1]</b> 45/11</p> <p><b>100 percent [1]</b> 46/7</p> <p><b>102 [1]</b> 9/14</p> <p><b>102-year-old [1]</b> 10/6</p> <p><b>103 [4]</b> 2/10 19/8 19/14 33/8</p> <p><b>104 [1]</b> 1/17</p> <p><b>12 [1]</b> 53/24</p> <p><b>12th [1]</b> 54/25</p> <p><b>15-year-old [1]</b> 45/4</p> <p><b>150 [1]</b> 9/21</p> <p><b>159,571 [1]</b> 32/21</p> <p><b>15th [1]</b> 61/21</p> <p><b>17 [2]</b> 1/23 2/10</p> <p><b>175 [1]</b> 9/21</p> <p><b>18 [1]</b> 1/6</p> <p><b>19 [1]</b> 2/10</p> <p><b>19th [1]</b> 55/1</p> <p><b>1st [1]</b> 38/11</p> <hr/> <p><b>2</b></p> <p><b>20-year-old [1]</b> 44/20</p> <p><b>200 [1]</b> 41/18</p> <p><b>2000 [1]</b> 58/17</p> <p><b>2020 [1]</b> 58/17</p> <p><b>2021 [2]</b> 58/17 58/17</p> <p><b>2022 [2]</b> 1/6 62/10</p> <p><b>2022-03 [2]</b> 2/10 17/10</p> <p><b>20th [1]</b> 62/10</p> <p><b>210 [1]</b> 8/18</p> <p><b>22-103 [4]</b> 2/10 19/8 19/14 33/8</p> <p><b>22-year-old [1]</b> 44/15</p> <p><b>22nd [1]</b> 12/3</p> <p><b>23 [4]</b> 2/11 2/11 36/2 55/10</p> <p><b>25 [1]</b> 20/17</p> <hr/> <p><b>3</b></p> <p><b>30 [3]</b> 14/19 34/7 34/7</p> <p><b>30-day [1]</b> 53/17</p> <p><b>312 [1]</b> 7/14</p> <p><b>32080 [1]</b> 1/17</p> <p><b>32084 [1]</b> 1/24</p> <p><b>35 [1]</b> 16/6</p> <p><b>36 [1]</b> 2/11</p> <hr/> <p><b>4</b></p> <p><b>4730 [1]</b> 1/4</p> <p><b>4738 [1]</b> 15/19</p> <p><b>4:00 [1]</b> 1/7</p>	<p><b>5</b></p> <p><b>5 percent [1]</b> 41/14</p> <p><b>50 [1]</b> 17/18</p> <p><b>50/50 [1]</b> 17/18</p> <p><b>55 [1]</b> 2/11</p> <p><b>56 [1]</b> 2/12</p> <p><b>59 [1]</b> 2/13</p> <p><b>5:02 [2]</b> 1/7 61/22</p> <hr/> <p><b>6</b></p> <p><b>6 percent [1]</b> 52/21</p> <p><b>60 [3]</b> 14/22 14/23 14/24</p> <p><b>61 [1]</b> 2/14</p> <p><b>62 [1]</b> 2/15</p> <hr/> <p><b>8</b></p> <p><b>825-0570 [1]</b> 1/24</p> <hr/> <p><b>9</b></p> <p><b>90 [1]</b> 34/7</p> <p><b>90 percent [1]</b> 45/10</p> <p><b>904 [1]</b> 1/24</p> <p><b>93 [1]</b> 52/13</p> <p><b>95 percent [1]</b> 41/16</p> <p><b>98-year-old [1]</b> 9/13</p> <p><b>99 percent [1]</b> 10/18</p> <hr/> <p><b>A</b></p> <p><b>A.A.E [1]</b> 1/18</p> <p><b>ability [1]</b> 58/20</p> <p><b>able [5]</b> 2/13 53/22 58/24 59/13 60/12</p> <p><b>about [28]</b> 3/10 3/14 6/2 7/13 8/6 12/5 13/5 13/15 13/24 14/19 22/14 22/25 25/21 32/8 37/6 41/6 41/10 41/11 41/18 41/19 42/2 44/2 44/3 45/14 46/15 46/18 50/19 50/22</p> <p><b>ABSENT [1]</b> 1/12</p> <p><b>absorb [1]</b> 39/12</p> <p><b>accept [2]</b> 18/4 33/7</p> <p><b>ACCEPTANCE [1]</b> 2/5</p> 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