

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, September 19, 2011

6 from 4:00 p.m. to 4:47 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

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

12 \* \* \* \* \*

13 ALSO PRESENT:

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

17 \* \* \* \* \*

18

19

- 20 JANET M. BEASON, RPR, RMR, CRR, FPR
- St. Augustine Court Reporters
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## 1 PROCEEDINGS

2 CHAIRMAN BARRERA: I'd like to call the  
3 meeting of the St. Johns County-St. Augustine  
4 Airport Authority into session. If everyone could  
5 rise for the Pledge of Allegiance.

6 (Pledge of Allegiance.)

## 7 MEETING MINUTES &amp; FINANCIAL REPORT ACCEPTANCE

8 CHAIRMAN BARRERA: Thank you. Has everyone  
9 had an opportunity to review the minutes from the  
10 previous meeting? Do we have any additions,  
11 corrections, or deletions to the minutes?

12 (None.)

13 CHAIRMAN BARRERA: Hearing none, the minutes  
14 will stand as approved. Financial report  
15 acceptance, Bob?

16 MR. COX: It's accepted. It looks good.

17 CHAIRMAN BARRERA: Great. Then the financial  
18 report will stand.

19 MR. COX: I mean it's acceptable to your  
20 discretion.

21 CHAIRMAN BARRERA: Do we have any other  
22 comments regarding the financial report?

23 (None.)

24 CHAIRMAN BARRERA: Hearing none, then we will

25 accept the financial report as presented.

4

1 CONSENT AGENDA

2 CHAIRMAN BARRERA: Our next order of business  
3 is our consent agenda. Do we have any discussion  
4 of the consent agenda?

5 (None.)

6 CHAIRMAN BARRERA: Do we have a motion to  
7 accept the consent agenda as presented? Joe?

8 MR. CIRIELLO: I'll make the motion to accept  
9 the consent agenda.

10 MR. YOUMAN: Second.

11 CHAIRMAN BARRERA: Do we have any further  
12 board discussion?

13 (None.)

14 CHAIRMAN BARRERA: All in favor, aye?

15 MR. COX: Aye.

16 MR. CIRIELLO: Aye.

17 MR. YOUMAN: Aye.

18 MR. WERTER: Aye.

19 CHAIRMAN BARRERA: Aye. Then the consent  
20 agenda will stand as approved.

21 AGENDA APPROVAL

22 CHAIRMAN BARRERA: Moving on to the meeting  
23 agenda, did we have any additions or deletions to  
24 the meeting agenda?

1 CHAIRMAN BARRERA: Then we will move on into  
2 the Executive Director's report.

3 EXECUTIVE DIRECTOR'S REPORT

4 CHAIRMAN BARRERA: And that would be --

5 MR. WUELLNER: Okay. Just a couple of items  
6 to note. We were just mentioning here that the  
7 crane has just left the property, as I -- as I tell  
8 it from setting the tanks in place on the fuel farm  
9 facility. So it is as of just -- as of just a  
10 short while ago, the tanks are in place now.

11 There'll be a -- some hookup and connectivity  
12 to be done over the next few days, and it should be  
13 completed and ready to in theory use toward the end  
14 of next week. So we're all excited to be through  
15 with that phase of it.

16 On that note and another note, FDOT will be  
17 here tomorrow. They'll be looking at that  
18 project's progress, which I don't see any issues  
19 with. And they'll also be out looking at the  
20 closeout for the safety area Phase 1 job. So they  
21 will take a drive around.

22 FAA will not be up for that inspection. Last  
23 week, I believe it was Thursday, all the  
24 environmental agencies were out and took a look

25 around. I think you were in attendance on that.

6

1 And from what I could tell or the back-feed I got  
2 was nobody had any concerns or issues, that the  
3 project is in -- in good stead and was constructed  
4 the way they expected under the permit conditions.  
5 So we're not -- not anticipating any issues there  
6 as we move toward closing that project out.

7 Lastly, if you did happen to get the e-mail I  
8 sent you Friday, we now are under grant for the  
9 Taxiway B South, which is also the Phase 2 of the  
10 environmental work. So that should -- I just saw a  
11 preliminary schedule on that project, and it looks  
12 like about the second week of October construction  
13 will -- will begin on that. We should be through  
14 getting the contract documents, getting the  
15 paperwork caught up to the project here.

16 And the contractor is the same contractor that  
17 did the east side work along the runway edge, so I  
18 expect that we'll have a nice, clean, easy smooth  
19 project also on that one, if they meet up to the  
20 expectations they -- they gave us on the east side.  
21 So I'm looking forward to a great project there.

22 That ended up being just about \$6.3 million of  
23 federal money. That will match with FDOT. That  
24 equates to 97 1/2 percent of this project being

25 paid for by the state and federal government.

7

1 (Mr. Burnett enters the room.)

2 MR. WUELLNER: What else can I tell you? Oh,  
3 projects that have closed out. We have closed out  
4 the sustainability project. So that is completely  
5 finished with FAA now in terms of an open -- open  
6 project. It's completely built. And we look  
7 forward to closing out the Runway 13/31 project  
8 over the next couple of weeks. We have all --  
9 everything we need to get it sent to FAA for that.

10 Remind you that the audit, our annual audit  
11 will begin about the third week of October this  
12 year. So, we'll -- that should be ongoing about  
13 the time the Airport Authority meets again. Of  
14 course no results from that audit will be  
15 available. I would expect that they'll brief you  
16 at the December meeting, if all goes well.

17 I think that generally concludes what I wanted  
18 to make sure you were all aware of.

19 BUSINESS PARTNER UPDATES

20 CHAIRMAN BARRERA: Okay. Then we will move on  
21 to our business partner updates. Mr. Sanchez?

22 COMMISSIONER SANCHEZ: Thank you, Madam Chair.  
23 I don't really have anything to report other than  
24 tomorrow night at 5:30 is our final budget meeting.

25 So, hopefully that will get closed out and we can

8

1 move on. A lot of things in the works. We just

2 don't have anything that we can converse on yet.

3 So...

4 CHAIRMAN BARRERA: Okay. Do we have any board

5 questions of Mr. Sanchez?

6 (None.)

7 CHAIRMAN BARRERA: Thank you, Ron.

8 COMMISSIONER SANCHEZ: Thank you.

9 CHAIRMAN BARRERA: Mr. Slingsluff?

10 MR. SLINGLUFF: I just want to reiterate what

11 Ed said. We're very happy to have the fuel farm

12 tanks in place. We look forward to activating the

13 system in the -- in the coming weeks. And that's

14 it. It's a great step forward.

15 CHAIRMAN BARRERA: Great. Thank you.

16 Mr. Ruhsam for SAAPA? Vic, would you like to

17 speak --

18 MR. MARTINELLI: Yeah.

19 CHAIRMAN BARRERA: -- on SAAPA's behalf?

20 MR. MARTINELLI: Harry can't be here today,

21 he's in Kansas, but he asked me if I would just to

22 fill you in.

23 Last Saturday -- a week ago Saturday, the

24 Florida Sport Aviation Antique Aircraft Association



25 annual fly-in to St. Augustine happened. And due

9

1 to weather and I guess fuel prices and a few other  
2 things, it was certainly not as well attended as we  
3 all anticipated. However, everyone here in  
4 St. Augustine and those that did come had a very  
5 fine time.

6 CHAIRMAN BARRERA: Thank you, Mr. Martinelli.  
7 Mr. Nehring with Northrop, Mr. Gregory with EDC,  
8 and Mr. Zimmerman?

9 (No one present.)

10 CHAIRMAN BARRERA: Doug?

11 MR. BURNETT: Nothing new to report today.

12 BUSINESS PLAN UPDATE

13 CHAIRMAN BARRERA: Okay. We'll move on to our  
14 agenda. And our first item and only item is the  
15 business plan update. Ed, did you want to lead  
16 that, or is Vic going to be leading that?

17 MR. WUELLNER: Well, I -- I kind of put it  
18 together in terms of the PowerPoint, so it's  
19 probably better if I just kind of walk through it.  
20 But the folks that are on that committee that we  
21 meet with weekly, they're welcome to certainly  
22 chime in any time they want on that. So don't  
23 hesitate to do so.

24 A couple of things I just want to make you

25 aware of. The -- kind of the way all the pieces

10

1 fit together and -- you know, there's a weekly  
2 meeting -- those of you that haven't really been  
3 plugged into that because really it's one of those  
4 kind of meetings where only one of you can attend  
5 at one time and Mr. Cox is at this point been  
6 designated to kind of take that role.

7 But a group of us meet every Friday morning  
8 and try to -- we have an extremely lively  
9 discussion most weeks over details relative to the  
10 plan, nuances, different perspectives on -- on how  
11 we do things, why we do things.

12 Everybody kind of weighs in on that, and it's  
13 been quite a collaborative effort to get to a point  
14 where we're beginning to develop the actual report  
15 documentation that goes with it. And that is  
16 ongoing. And that will ultimately result in of  
17 course some action by the board later on. But all  
18 three pieces are necessary to get this thing going.  
19 I've got -- unfortunately my stuff's not coming up  
20 very well on my PowerPoint, so you're going to need  
21 to stay ahead here.

22 Okay. Key program items, just to remind you.  
23 At this point, the business plan itself will really  
24 deal with these kinds of key issues. And first of

25 course and foremost at this point, because it is

11

1 the most significant financial piece of our  
2 business of course, is the airport and  
3 airport-related operations.

4 The second piece is exploration into the  
5 industrial development side, to -- to make use  
6 primarily of properties in the future that are  
7 unlikely to become aviation related, however, may  
8 have a strong interdependence on the airport being  
9 here. So it seems to be a great fit.

10 Now, a lot of the details related to  
11 industrial development, and in fact the last  
12 section, other modes, are slow in developing  
13 because those things are really more theoretical at  
14 this point, is probably a good way to say it.  
15 They're conceptual in nature right now.

16 But as they begin to take and get legs under  
17 them and begin to get vetted with the different  
18 groups that may or may not be stakeholders in that  
19 development, obviously much more detail and more  
20 meat will get on the bone in those areas.

21 The "other modes" classification of course  
22 includes seaplane, rail, and multi -- multimodal  
23 kinds of related projects. It could -- it could be  
24 almost anything.

25 And lastly, just in the way of over --

12

1 overview is the schedule to complete. We're  
2 wrapping up what I would probably best describe as  
3 the technical development at this point. And we  
4 expect at this point to conclude that effort in  
5 November, move it -- we're at a point now where I  
6 think things are rapidly coming together on the  
7 financial side of -- the real guts of the plan.

8 Of course the marketing piece has now been for  
9 the most part integrated into the business plan.

10 That was the piece that was approved last -- I  
11 believe last spring. Then that will be followed by  
12 a presentation to you -- to you folks and then  
13 ultimately at some point adoption by the air -- by  
14 this board in some form or fashion, assuming that  
15 you have input into that plan.

16 We expect to be here in November at November's  
17 meeting to present the plan. We're not going to  
18 probably look for action in the November time line.  
19 Will give us -- give you a chance to look it over  
20 and provide feedback directly to us as well as come  
21 together in a December meeting, kind of finalize --  
22 codify those comments and -- and things you might  
23 have and maybe perhaps look to adopt this in -- in  
24 the December time line. That of course is then

25 followed by the implementation and evaluation

13

1 phase.

2 We didn't -- we're building this plan not to  
3 be completely self-sufficient for the next five  
4 years. It clearly needs to be tweaked and reviewed  
5 and updated on a continuing basis. So it's  
6 something that we -- while it won't take the kind  
7 of effort we're having to do to build it the first  
8 time, I do expect to meet with some frequency,  
9 maybe quarterly or -- or something along that line,  
10 or three times a year to not only monitor the  
11 progress in a -- in a working environment, but also  
12 to look toward the next years and make adjustments.

13 I think one of the primary locations for input  
14 of course always comes with the perspective of  
15 budget each year. So, it needs to be looked at to  
16 make sure that it's aligning with the budget  
17 expectations for each subsequent year of the plan.  
18 And of course evaluating performance of previous  
19 years relative to the plan.

20 So it's -- it's an iterative process and it  
21 needs to be stayed on top of in order to have great  
22 value to us. Otherwise, we'll just get, you know,  
23 normal financial statements that aren't necessarily  
24 providing the input points.

25 We have also included a new member in the

14

1 last -- I say member, but a new participant. I  
2 think they've agreed to attend the next several  
3 meetings, anyway.

4 But one of our previous auditors has agreed to  
5 join us on a Friday -- on the Friday mornings for a  
6 few more weeks. And it's been a nice new  
7 perspective on making sure -- since their specialty  
8 is in governmental accounting and governmental  
9 auditing, it's been nice to be able to get  
10 fundamental questions that are somewhat unique to  
11 governmental accounting on the table and get a  
12 perspective, help make sure that the plan we're  
13 putting together would meet requirements of future  
14 audits down the road.

15 So, you may remember him. He presented last  
16 year for -- CRI now. I still refer to them as  
17 Davis, Monk. But Jeff Zeichner, who I think did  
18 the presentation last year also. But he's no  
19 longer with them and is kind of on his own right  
20 now. So he has volunteered to help us meet the  
21 test in the future relative to the financial  
22 planning we're doing. So it's all good.

23 So I would at this point kind of -- if you  
24 have questions about what we're doing, where we're

25 going or whatever, we'd be happy to try and get

15

1 those out, you know, get those answered or at least  
2 kicked around at what our group's thinking.

3 We didn't plan on of course presenting the  
4 plan in a -- any kind of an approval version today.  
5 It was just more to give you an update and to some  
6 degree fill some time ahead of the -- the budget  
7 hearing at 5:00.

8 CHAIRMAN BARRERA: We didn't get any public  
9 comment on this. Do we have any board comment?  
10 Carl?

11 MR. YOUMAN: Will we get a rough draft on this  
12 at the next meeting?

13 MR. WUELLNER: Rough draft. No, you'll get  
14 that at your -- ahead of your November meeting.

15 MR. YOUMAN: Okay. Is the marketing gentleman  
16 that you have associated with the -- is he  
17 attending those meetings?

18 MR. WUELLNER: No, he is not, because we do  
19 not have him under contract at this point. We're  
20 still on negotiating the details.

21 MR. YOUMAN: In your discussions with him is  
22 his thinking coherent or in conjunction with ours?

23 MR. WUELLNER: They -- the two line up. The  
24 proposals that he or -- he's -- he's vetting and

25 working with us, come directly out of the marketing

16

1 plan that was adopted by the Authority. So they  
2 are, they are attempting to sync.

3 MR. YOUMAN: Okay.

4 MR. WUELLNER: We're just defining tasks and  
5 working through that process right now.

6 CHAIRMAN BARRERA: Any further board  
7 discussion, questions?

8 MR. COX: Quiet.

9 CHAIRMAN BARRERA: Then we will close out this  
10 agenda item and open it up for general public  
11 comment. Do we have any general public comment? I  
12 received no comment cards.

13 (None.)

14 AUTHORITY MEMBER COMMENTS & REPORTS

15 CHAIRMAN BARRERA: Okay. We will move on in  
16 the meeting agenda to authority members' comments  
17 and reports. Starting with Mr. Ciriello?

18 MR. CIRIELLO: Well, let me see what my measly  
19 little notes here.

20 The Sheriff's representative gave a report  
21 that they're okay with the new radio system that's  
22 being proposed. And they're building a new  
23 dormitory. The walls are up. And at this meeting,  
24 he said in about the next six weeks, they will have



25 the roof up and be able to use this new dormitory

17

1 by spring.

2 And the beach, they mentioned their budget and  
3 that they're below the roll-back rate on their tax  
4 rate. And the mosquito control lady said they're  
5 having some problems up in Ponte Vedra Beach. I  
6 have the same, too, so it must be something about  
7 the water. And they're going to get a new  
8 executive director.

9 And the elections bureau, Vicky Oakes, said  
10 that Penny retired and they're waiting on a new  
11 appointment for her position. And they are getting  
12 ready for a special election for District 1 for  
13 King, Senator King. And the general election will  
14 be held October 18th. There are some precincts in  
15 St. Johns County that will be voting in that  
16 election. And they'll have an early voting period  
17 Saturday, starting 10 days before the 18th. That's  
18 the only reports I got at the intergovernment  
19 meeting.

20 Now, for my comments, I was just wondering if  
21 maybe on this agenda -- way way back before I got  
22 on the board and when I was on it and everything,  
23 whenever we had the -- the executive was going to  
24 give a report on a bunch of different items, he'd

25 have the title of the item and he'd have a -- at

18

1 least one or maybe two sentences describing what  
2 that subject was going to be. Then there was a  
3 place for public comment and then board comment.

4 And I find it, the way we're doing it now or  
5 have been doing it for a number of years, that  
6 there's nothing ahead of time to give -- I'm  
7 talking about me now, I don't know about the other  
8 board members -- any idea what's going to be going  
9 on.

10 So I come into the meeting cold and something  
11 gets thrown at you and some -- and then over the  
12 years, I think the board's been making great  
13 decisions. But once in a blue moon, something  
14 might have been made quickly because of no prior  
15 information.

16 So, the way it used to be, when I'd get the  
17 agenda if I saw something on there and I didn't  
18 really know what it was, I'd call the director and  
19 ask him and he'd give me an explanation so that I  
20 personally when I'd come to meeting, I had some  
21 half-baked idea of what was going to be going on.  
22 But the way this agenda is being made up now, I  
23 just come knowing exactly nothing. Some of you  
24 might even think when I leave, I know nothing.

25 But -- but anyhow, I'd like to see the agenda

19

1 go back to the way it used to be years ago with a  
2 little more information on it, rather than just a  
3 blank statement and then you find out what it's all  
4 going to be when we get here.

5 CHAIRMAN BARRERA: So what you're -- you're  
6 proposing as a suggestion is that -- on the  
7 director's report or on the agenda in its entirety?

8 MR. CIRIELLO: Well, it mostly dealt with the  
9 director. Not -- the rest of it, like the -- the  
10 business partners and everything, they didn't -- I  
11 don't recall -- I don't remember if they had  
12 anything specific that they was going to bring up.

13 It's mostly on the executive report that they  
14 had all the different things that he was going to  
15 talk about with a sentence or two describing it so  
16 that when you -- before you come to the meeting and  
17 you got this, you at least had some idea what was  
18 going to go on.

19 CHAIRMAN BARRERA: So what type of things  
20 would you -- because I've never seen where the  
21 public comment has been on the executive director's  
22 report, but I -- I do know that when I've been on  
23 the board, that the direct -- executive director's  
24 report was -- included the fuel sales and the

25 hangar -- hangar rental rates -- no, not rates, but

20

1 the hangar rental percentages, which we get now and  
2 the one that comes out written ahead of the  
3 meeting. So what type of things were you  
4 thinking --

5 MR. CIRIELLO: Well, I don't know if there's  
6 any --

7 CHAIRMAN BARRERA: Gaps.

8 MR. CIRIELLO: -- these things in the file  
9 somewhere that could be brought out and passed  
10 around for somebody to see.

11 But the way it was -- and I didn't really  
12 quite agree with it back then. You know, I'm going  
13 back a lot of years now. When I first started  
14 getting interested in this board, I -- for about  
15 10, 12 years, I would come to every meeting and  
16 never missed one. And that included the four years  
17 I was on the board.

18 And I didn't quite agree with it the way it  
19 was -- like the executive director would have -- he  
20 was -- maybe a proposal come up, he was going to  
21 talk about wanting to get a grant for something for  
22 the board to vote on --

23 CHAIRMAN BARRERA: So like grants.

24 MR. CIRIELLO: -- and he'd have that little

25 sentence or two. And then there would be -- right

21

1 under the -- like a 1, public comment, and then

2 after that would be the board.

3 Well, the public making comments wouldn't

4 really know what the board was thinking and give

5 their comments, and then when the board gives their

6 comments, maybe something hit the public that

7 they'd like to ask questions on and they couldn't

8 because their time is done. So I didn't quite

9 agree with that.

10 But mainly what I'm after is I want all the

11 little items that are going to be brought up be

12 specifically itemized with a sentence or two

13 describing what that item is going to be.

14 CHAIRMAN BARRERA: Like a bullet report -- a

15 bullet on the --

16 MR. WUELLNER: I think what -- mainly what

17 we've had going on is the project updates, which is

18 the section I think you're referring to, which had,

19 you know, a synopsis of everything that was going

20 on project-wise.

21 You know, we pulled that off the agenda last

22 year and have been producing a stand-alone report

23 for that and then incorporating the -- the air

24 traffic data as well as the other operational

25 metrics, fuel and the like, in stand-alone items

22

1 that we send, you know, independent of the meeting.

2 And I think part of the problem is, and I just

3 asked Cindy about it, is that we're producing that

4 electronically and sending it to you. And

5 Mr. Ciriello just let us know last -- I mean, we

6 identified a problem with him getting the stuff via

7 e-mail. So I think part of it is you just haven't

8 gotten what's been sent out. So we're going to

9 make sure the stuff gets to you directly.

10 MR. CIRIELLO: But even electronically, you

11 don't have what -- like the old agenda used to have

12 the --

13 MR. WUELLNER: Well, we -- it's now more of

14 a -- not a newsletter. I guess it's more --

15 CHAIRMAN BARRERA: You call it a newsletter.

16 MR. WUELLNER: Okay. It's more of a --

17 CHAIRMAN BARRERA: Project update.

18 MR. WUELLNER: We use that term, but it's more

19 of --

20 CHAIRMAN BARRERA: It's a project update.

21 MR. WUELLNER: -- small articles now with all

22 those details in it, instead of set up as a -- as a

23 PowerPoint that you're used to seeing.

24 MR. COX: I know what he's talking about. We

25 had a format that's completely different than this.

23

1 And part of it's included now in the consent  
2 agenda. But the format was bullet-pointed, like he  
3 just pointed out, and it would say Item X, Y, Z,  
4 public comment under -- under each section  
5 that's -- and I think it's just the printed format  
6 that he's missing that --

7 MR. WUELLNER: Well, we didn't really have  
8 today --

9 MR. COX: No.

10 MR. WUELLNER: -- business items --

11 MR. COX: It's changed, I know, yeah.

12 MR. WUELLNER: We do still do that in the  
13 consent agenda format. I mean, we're providing the  
14 exact same information. The difference is you --  
15 the comment action is over one item or it's treated  
16 as one item versus individual items. So, you know,  
17 whatever -- whatever your pleasure is. The idea  
18 was to consolidate for our meeting --

19 MR. COX: I think you're talking about --

20 MR. WUELLNER: We're not trying to exclude  
21 information to you by any means. It's just things  
22 that are more routine in nature, trying to get  
23 those accomplished more expediently. That's all.  
24 Whatever -- whatever you --

1 the -- the information about the project updates  
2 and is that what you're looking for? Are you  
3 looking for --

4 MR. CIRIELLO: No, I would want this -- that  
5 little part of it to go back the way it was so that  
6 when I pick it up, I see each little individual  
7 item he's going to bring up and a sentence or two  
8 describing it so that I can try to formulate some  
9 opinion of it before I get here. That -- that's  
10 all I'm really asking for. I'm not asking to  
11 change everything in this.

12 If I remember correctly, at one of the  
13 meetings I was at, that one of the ideas or reasons  
14 for this new type of agenda was to kind of speed  
15 things up and make everything, I don't know,  
16 quicker or whatever.

17 My -- my frame of mind, I don't come here to  
18 hurry up and see how quick I can get out of here  
19 from doing the business. Sometimes doing that, you  
20 make bad decisions. But I think that was one of  
21 the reasons they modernized this thing. And I  
22 didn't -- I didn't like it back then, but I wasn't  
23 on the board then, I was just coming to meetings  
24 and I couldn't really say anything to it. But I



25 didn't like when they changed it then.

25

1 I'm just asking if that one particular spot on  
2 the -- when the executive director's going to have  
3 three or four items to speak about, that he put  
4 that sentence or two in there explaining it so I  
5 have some idea before I get here. You don't  
6 necessarily have to put in public comment and the  
7 board comment in with that.

8 MR. WUELLNER: Okay.

9 MR. CIRIELLO: I'm interested in what little  
10 bit of information I can get before I get here.

11 CHAIRMAN BARRERA: Well, and most of that will  
12 come in through the project updates, but I think  
13 that if you put in a couple of bullet points on  
14 what you're going to bring us up to date on, it  
15 might be helpful for --

16 MR. WUELLNER: We can easily do that. And the  
17 advantage to the board in doing that, too, is you  
18 will get, I'll call it less than a week old  
19 information outdated. You know, whereas the  
20 project updates are a couple of weeks -- a couple  
21 of weeks old by the time you get them, if not three  
22 weeks in some cases. So it's a way of getting  
23 almost two briefings -- two briefings a month.

24 CHAIRMAN BARRERA: Okay. Anything else,

25 Mr. Ciriello?

26

1 MR. CIRIELLO: No, ma'am. I'm done.

2 CHAIRMAN BARRERA: Mr. Cox?

3 MR. COX: We've had business plan development  
4 meetings every Friday as Ed so -- so, you know,  
5 clearly pointed out and how -- I just can't go on  
6 enough about the depth and insight that the  
7 expertise of all the people bring to that think  
8 tank, which is we called it last week. And that's  
9 what it ends up being.

10 And it's just -- it's unbelievable the kind of  
11 thought process and the debate we go through and  
12 all of the things we do. But I tell you what, it's  
13 just -- once again, it just puts -- puts us really  
14 on a leading edge of I think airports anywhere in  
15 this country. It really does. That's all I have  
16 to say.

17 CHAIRMAN BARRERA: Thank you, Mr. Cox.  
18 Mr. Youman?

19 MR. YOUMAN: Mr. Cox, am I allowed to come to  
20 the meeting again if I keep quiet like I did last  
21 time?

22 MR. COX: Yeah, it doesn't bother me, but I  
23 think -- in all actuality, I think the person with  
24 the -- would -- after discussion with our legal

25 counsel, I don't think you could even sit at the

27

1 table. You need to sit back in a corner, because

2 if you're at the table --

3 MR. YOUMAN: Oh, no.

4 MR. COX: No, I'm -- and I'm not saying about

5 you or anything. I just I think if you're at the

6 table, there is -- you know, it just leads the --

7 leads to the perception that that other member is

8 taking part in the meetings.

9 MR. YOUMAN: I have no problem with that.

10 MR. COX: It doesn't make any difference to

11 me.

12 MR. YOUMAN: If I sit outside in the public

13 area, so to speak.

14 MR. WUELLNER: Just outside in the hallway.

15 MR. BURNETT: The obvious concern is that it

16 violates the sunshine law I think if you're there.

17 But -- and as long as y'all two don't engage in

18 discussion or you don't engage in what's going on,

19 then it doesn't violate the sunshine law --

20 MR. YOUMAN: Well, like --

21 MR. BURNETT: -- so it's perfectly fine for

22 you to be there.

23 MR. YOUMAN: Thank you. Because like the last

24 time I said the toughest thing I had to do in my

25 life was sit there and keep quiet when -- when that

28

1 was going on. And I did, and I will.

2 MR. BURNETT: And nothing prevents you from  
3 before or after walking around and talking to  
4 folks. Just y'all two can't talk --

5 MR. YOUMAN: Just don't talk to him.

6 MR. COX: After the meeting is adjourned.

7 MR. YOUMAN: Okay. Florida TPO, I went to the  
8 meeting and it wasn't too exciting. They just made  
9 some requests for long train -- long-range  
10 transportation plan changes, which is unusual, but  
11 the reason they did it, there was a request for a  
12 new roadway that would access the national cemetery  
13 that's located in northern Duval County. And to  
14 get it in, they are making an amendment to the  
15 long-range transportation plan. So -- and since  
16 they did that, they requested them to advance the  
17 State Route 9B Phase 3 from I-95 to south of  
18 Phillips Highway, U.S. 1. And that was all  
19 approved.

20 I'm on the legislative committee, and this is  
21 a copy of the legislative committee's  
22 recommendations for the TPO for -- it's the state  
23 legislature.

24 And it looks like there's some controversy

25 developing on the issue of the one item that was

29

1 put in here, maintain gross vehicle weight  
2 limitations and restrictions by not raising the  
3 maximum weight limit above 80,000 pounds. And  
4 that's for truck weight.

5 And the thinking there is, and still is in my  
6 opinion, truckers do not cover the cost of  
7 maintenance on the highways as it is. Plus these  
8 heavier trucks help destroy highways a lot faster.  
9 And there is going to be some objection. It looks  
10 like from this e-mail from Denise Bunnewith that  
11 JAXPORT's going to complain about it because they'd  
12 love to have bigger trucks coming out of JAXPORT,  
13 I'm sure.

14 Governor Rick Scott is supporting the TPO in  
15 expanding the planning area boundary all the way to  
16 the county lines. They were established mainly  
17 originally based on population. And so that left  
18 out little sections of counties around the TPO  
19 area. And so that's being given support.

20 Another thing on the agenda was the  
21 St. Augustine bike study presentation was very  
22 interesting. They came out with -- I don't know  
23 how long it's going to take to do this, but as you  
24 can see, there's a lot --

25 MR. WERTER: Right side up.

30

1 MR. YOUMAN: Is that better?

2 MR. WERTER: Ah, yeah. Okay.

3 MR. YOUMAN: See all the green lines? That's  
4 the bicycle routes they're proposing. And this is  
5 a just starter and I'll pass it around so y'all can  
6 take a look at it.

7 And I gave my presentation based on Ed's  
8 monthly report, which goes over very well because I  
9 give them a copy of it as well as giving a  
10 presentation. And since I'm looking at the report,  
11 it hit me, the conference center signs -- don't go  
12 away.

13 MR. BURNETT: He's just asking a quick  
14 question. He's not going anywhere.

15 MR. YOUMAN: Just a half a second.

16 MR. WUELLNER: Okay.

17 MR. YOUMAN: The conference center. The signs  
18 are great. May I make one suggestion? Out here at  
19 Indian Head -- is it called Indian Head?

20 MR. WUELLNER: Indian Bend.

21 MR. YOUMAN: Indian Bend. That's our property  
22 right there on the corner?

23 MR. WUELLNER: Yes.

24 MR. YOUMAN: To put a great big sign up there,

25 two-sided sign that says "Airport Conference Room"

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1 with arrows pointing down Indian Head (sic), which  
2 will take you right to the street where there's  
3 another sign that says this way till you get to the  
4 conference center and come right on in.

5 MR. WUELLNER: You mean at U.S. 1?

6 MR. YOUMAN: At U.S. 1.

7 MR. WUELLNER: We're working on that.

8 MR. YOUMAN: Oh, okay.

9 MR. WUELLNER: It needs one desperately,  
10 you're right.

11 MR. YOUMAN: Now you can go.

12 MR. WUELLNER: Thank you.

13 MR. YOUMAN: Thank you. I appreciate it.

14 St. Johns River Water Management gave a  
15 report, and I had just about had a hard time  
16 staying awake because he talked for so long, so I'm  
17 not going to give you any detail on that. Some  
18 comments. Have we had any noise complaints?

19 MR. BURNETT: No. Ms. Hollingsworth is  
20 shaking her head no.

21 MR. YOUMAN: When's the last time we had a  
22 noise complaint?

23 MS. HOLLINGSWORTH: April.

24 MR. YOUMAN: That's -- that's phenomenal.

25 Either the planes have gotten quieter or everybody

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1 gave up.

2 CHAIRMAN BARRERA: Especially when you  
3 consider that there was an air show at the end of  
4 May.

5 MR. YOUMAN: That's right. Facebook. I see  
6 our stuff's -- you know, there's stuff going into  
7 Facebook and there's actually people looking at it  
8 and sometimes they make a comment, so that's nice.

9 MR. COX: Noise complaint.

10 MR. YOUMAN: How's the park? What's happening  
11 with the park?

12 MR. WUELLNER: Currently --

13 MR. COX: It's parky.

14 MR. WUELLNER: It's being -- we've got mulch  
15 stacked up out there currently for -- for later  
16 this year. Hopefully the school aero students,  
17 we'll get some additional labor.

18 It's also currently the road path, which could  
19 evolve later, is being used as the service  
20 entrance -- the construction entrance for the fire  
21 station right now. So --

22 MR. YOUMAN: Sustainability, I asked last time  
23 and I gather it's still being worked on to  
24 incorporated into everything.



25 MR. WUELLNER: The -- the project is

33

1 officially closed. We got some checklist  
2 information from the JU intern, and I honestly not  
3 have got -- had a chance to get with staff to see  
4 how to integrate it in here and make use of it. I  
5 don't even know what it looks like. It just came I  
6 think it was last week.

7 MR. YOUMAN: I think that's it for me.

8 CHAIRMAN BARRERA: Okay.

9 MR. YOUMAN: Thank you.

10 CHAIRMAN BARRERA: Thank you. Jim?

11 MR. WERTER: EDC seems to be dead in the  
12 water. We haven't heard from them as a new meeting  
13 or anything, any projects, nothing going on. So  
14 nothing to report.

15 CHAIRMAN BARRERA: I know they had a breakfast  
16 and a speaker that spoke about -- it was a  
17 quarterly breakfast that spoke about the current  
18 economic environment. I wasn't able to attend, but  
19 I did get --

20 MR. WERTER: When was this?

21 MR. YOUMAN: That's the -- I'm sorry.

22 MR. WERTER: No, go ahead. When was this?

23 CHAIRMAN BARRERA: It was just a couple of  
24 weeks ago. It was the -- August the 31st. I think

25 that Tuesday morning at the --

34

1 MR. WERTER: At the River --

2 CHAIRMAN BARRERA: -- Council -- the River  
3 House; is that correct?

4 MR. WERTER: Hang on. Cindy's got her hand  
5 up.

6 MS. HOLLINGSWORTH: I talked to Norm Gregory  
7 and somehow all of us was dropped -- dropped from  
8 the e-mail distribution. We've all been added back  
9 to it so that we should start getting notifications  
10 again.

11 CHAIRMAN BARRERA: From what I understand,  
12 that the -- the -- it was -- and I wasn't there,  
13 but that it was very sombering, the message.

14 MR. WERTER: Sombering or sobering or --

15 CHAIRMAN BARRERA: Both.

16 MR. WERTER: Dim.

17 MR. YOUMAN: You mean EDC doesn't have  
18 anything going on?

19 MR. WERTER: Well, it was nice --

20 CHAIRMAN BARRERA: No, it was the speaker  
21 that --

22 MR. WERTER: -- nice of them to somehow drop  
23 us so I couldn't be there.

24 CHAIRMAN BARRERA: -- that spoke.

25 MR. WERTER: All right. Well --

35

1 MR. WUELLNER: They're only doing those  
2 quarterly now, aren't they?

3 MR. WERTER: Yeah.

4 MS. HOLLINGSWORTH: Correct.

5 MR. WUELLNER: The bigger meeting. They're  
6 doing that power lunch and some other -- I see them  
7 come through once in a while, topical --

8 MR. YOUMAN: May I?

9 CHAIRMAN BARRERA: Carl?

10 MR. YOUMAN: Have you heard anything from the  
11 EDC or any of the groups involved with the economic  
12 development sphere or tourists or anything like  
13 that, or is it just a quiet thing?

14 MR. WUELLNER: We -- well, I would tell you  
15 that we communicate frequently --

16 MR. YOUMAN: Okay.

17 MR. WUELLNER: -- on various topics. So,  
18 yeah. My understanding is the -- at this point,  
19 the economic development director for the state  
20 will be down here next week, the 29th, if all goes  
21 well.

22 MR. YOUMAN: For a meeting or?

23 MR. WUELLNER: Sort of a meeting.  
24 Meeting/tour with Northrop.

25 MR. YOUMAN: Okay. Thank you.

36

1 CHAIRMAN BARRERA: Jim, anything else for you?

2 MR. WERTER: No.

3 CHAIRMAN BARRERA: Okay. Doug?

4 MR. BURNETT: I know it's out of order, but

5 I'd like to talk -- bring up two issues.

6 CHAIRMAN BARRERA: Certainly.

7 MR. BURNETT: Mr. Youman, one of the things

8 you had touched on was noise. For what it's worth,

9 the county over the last several months, many

10 months, has been working on a new noise ordinance.

11 Interestingly enough, countywide noise ordinance.

12 And there's exemptions in there.

13 One of the things that the county has sought

14 to continue is the exemption related to the airport

15 activity. So, the county's noise ordinance,

16 although there's argument to be made that it's

17 preempted by federal law, nonetheless there's a

18 specific exemption in there related to airport

19 activity and airport noise, which is a good thing.

20 MR. YOUMAN: Yes.

21 MR. BURNETT: One other comment, and Ed and I

22 were talking over here about this is, you know, we

23 have a pending request for an interpretation from

24 the Attorney General -- for an Attorney General

1 negotiations between the Airport Authority and for  
2 others -- third parties for economic  
3 development-related issues.

4 One of the things that it's -- that question  
5 has brought up with Mr. Wuellner and after him  
6 sharing with me -- now me, is why not a charter  
7 amendment to put us directly under the purview of  
8 the statute. And that way, we specifically have an  
9 exemption that would always be there for the  
10 Airport Authority.

11 Again, the Airport Authority being so  
12 unique -- this Airport Authority being so unique in  
13 our state that it's not under a municipality and  
14 not under a county.

15 MR. COX: Instead of writing a letter  
16 requesting a special --

17 MR. BURNETT: Well, we've already done the  
18 letter, but --

19 MR. COX: I know. For each individual --

20 MR. BURNETT: -- we take that one step further  
21 in the request of a charter amendment to add that  
22 protection.

23 And the reason I bring that up, and  
24 Mr. Wuellner and I both bring it up is, it's really

25 Ed, is the fact that we've got the legislative

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1 delegation coming next month. The deadline to get  
2 on that agenda apparently is --

3 MR. WUELLNER: We think it's the end of this  
4 month already to get in the queue.

5 CHAIRMAN BARRERA: So do we need to make this  
6 an agenda item to discuss and vote on and give you  
7 direction, or is this part of your attorney part  
8 where you would just like to get the feedback from  
9 the board?

10 MR. BURNETT: I think if I got consensus of  
11 you that it's something we wanted to get on the  
12 agenda, I think we've got an Airport Authority  
13 meeting prior to that legislative delegation  
14 meeting and so we could come to you at that meeting  
15 in October to say, this is what a charter amendment  
16 would look like, we're on the agenda for the  
17 legislative delegation, we can pull it off the  
18 agenda, or if you want us to proceed here's what  
19 the charter amendment looks like that we would ask  
20 the delegation for.

21 MR. WUELLNER: We'll have to come up with  
22 draft language that will get hopefully drafted into  
23 bill form to make its way through the committee  
24 process in Tallahassee, if that's the direction you

25 choose to go.

39

1 CHAIRMAN BARRERA: I would be comfortable with  
2 that.

3 MR. WUELLNER: But you have to start it with  
4 the delegation.

5 CHAIRMAN BARRERA: Carl?

6 MR. YOUMAN: Could you go a different  
7 direction in explaining what a charter amendment is  
8 and what it's going to do for us? Because I missed  
9 it or I don't understand it, and I don't know which  
10 it is.

11 MR. BURNETT: Right now, it's clear under  
12 Florida law that a county is economic development  
13 activity. And so let's take in point specifically  
14 in our situation St. Johns County's economic  
15 development --

16 MR. YOUMAN: Okay.

17 MR. BURNETT: -- the actual county. Their  
18 staff -- so the five county commissioners have a  
19 staff person that can do economic development. And  
20 that person can actually talk to potential  
21 companies that are going to relocate to this area  
22 or expand in this area, and their communications  
23 are confidential, not subject to the Public Records  
24 Act.

25 MR. YOUMAN: Okay.

40

1 MR. BURNETT: It's unclear whether or not that  
2 protection extends to the Airport Authority.

3 One way to tackle that, I guess, is to  
4 actually ask the Florida legislature to amend our  
5 charter, the airport's charter, to say here's all  
6 the things related to the Airport Authority and how  
7 many members there are and all of those things and  
8 bonding, and now we have a new paragraph and it  
9 says for economic development. You know, the same  
10 language that's in the statute would now be in our  
11 charter to protect the airport's communications.

12 MR. YOUMAN: Okay. By doing this opening up  
13 the charter for revision, will that open any other  
14 doors for other people to try to alter the charter,  
15 or is it -- or can we do it specifically with one  
16 function?

17 Like if you have a Constitutional convention,  
18 then you open the doors wide to amendments from  
19 everybody and his brother. Do we face that type of  
20 situation?

21 MR. BURNETT: Understanding that concern, I  
22 think that I'd draft it as narrowly as I possibly  
23 could. That's not the say the legislature couldn't  
24 do something related to our charter anyways.



25 MR. YOUMAN: Well, I mean, they could

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1 independently do it. I'm just wondering, does it  
2 open a back door for somebody else or other people  
3 to try to do it? That's all.

4 MR. WUELLNER: The -- the legislative  
5 delegation doesn't take private sector proposal  
6 changes to charters.

7 MR. YOUMAN: Okay.

8 MR. WUELLNER: They -- they have to come in a  
9 formal way to them, which is what we're sort of  
10 asking to get started on.

11 Now, the public can comment on any aspect of  
12 the Airport Authority's charter and interject any  
13 comment they would like during that public hearing  
14 process to get there. But they don't take language  
15 from the private sector into consideration.

16 It -- there's only a few ways you can get to  
17 the charter for purposes of amending it and almost  
18 all of them lead through the -- in fact all of them  
19 do eventually lead through the legislature.

20 MR. YOUMAN: Okay. Thank you. That clarifies  
21 it for me. I appreciate it.

22 CHAIRMAN BARRERA: Jim, were you going to say  
23 something? Bob, were you going to say something?

24 MR. COX: No.

25 CHAIRMAN BARRERA: Okay.

42

1 MR. YOUMAN: Do we have to make a motion to --

2 MR. BURNETT: I don't think so.

3 CHAIRMAN BARRERA: He wants a consensus from  
4 the board. I've already given my support. What  
5 does the rest of the board want to direct Doug to  
6 do?

7 MR. YOUMAN: Do you have to address -- make  
8 some language for the record?

9 CHAIRMAN BARRERA: I just need to ask. Jim,  
10 are you in support of Doug doing this?

11 MR. WERTER: Yeah.

12 CHAIRMAN BARRERA: Carl?

13 MR. YOUMAN: I'm in support, yes.

14 CHAIRMAN BARRERA: Joe?

15 MR. CIRIELLO: (Nods head.)

16 CHAIRMAN BARRERA: Bob?

17 MR. COX: Yes.

18 CHAIRMAN BARRERA: You've got unanimous  
19 support to proceed --

20 MR. BURNETT: And obviously --

21 CHAIRMAN BARRERA: -- and bring it back to  
22 us --

23 MR. BURNETT: -- you're going to get the final  
24 word in October.

25 CHAIRMAN BARRERA: Right.

43

1 MR. WUELLNER: In the interim, you may very  
2 well get the Attorney General Opinion that may --  
3 if it does support that position, we'd even  
4 potentially be faced with the decision of  
5 withdrawing the charter amendment or continuing to  
6 go that direction, depending on how he views the  
7 Authority's standing under that particular charter.

8 MR. COX: Did I hear you say earlier that you  
9 think it was even as early as the end of this  
10 month?

11 MR. WUELLNER: I think the deadline -- I -- I  
12 only quick glanced it a few weeks back, and I think  
13 the deadline to put an item on the delegation  
14 agenda is the end of this month. I don't think  
15 the -- the delegation meets until late next month.

16 MR. COX: Okay. So my -- my point being is  
17 you won't need board action prior to the end of the  
18 month to get that in front of the delegation?

19 MR. WUELLNER: No.

20 MR. COX: Okay.

21 MR. WUELLNER: There's quite a road between  
22 here and there.

23 MR. COX: Right.

24 MR. WUELLNER: And you'll have plenty of times

1 MR. COX: Okay.

2 MR. WUELLNER: It's -- you've just got to get  
3 it off dead center and this is how you get it off  
4 dead center.

5 MR. COX: So the support that we offered here  
6 today is enough for you guys to move forward.

7 MR. WUELLNER: That's enough to get -- to inch  
8 forward to the next -- next piece of it, yes.

9 I'm sorry that's kind of impromptu. I  
10 mentioned it to Doug the other day and I --  
11 unfortunately normally the delegation, this kind of  
12 agenda item doesn't happen until December. But the  
13 legislature's session has moved up several months  
14 into January this year because of redistricting.  
15 So that -- that whole schedule is accelerated and I  
16 think it's catching a lot of people off guard in  
17 the time line.

18 CHAIRMAN BARRERA: Carl?

19 MR. YOUMAN: Can I ask a question on a  
20 different subject?

21 CHAIRMAN BARRERA: Uh-huh. I just recognized  
22 you. Go ahead.

23 MR. YOUMAN: The hangar suit, what's the  
24 status of that?

25 MR. BURNETT: That's going to be coming back

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1 to you very soon because we've now got the repairs  
2 I think completed.

3 MR. WUELLNER: Everything's completed.

4 MR. BURNETT: And so now we can tally,  
5 itemize, and know what it cost the airport and have  
6 a good idea of what it is we're going to go demand.  
7 And you'll have a good educated decision to make  
8 related to it because you'll understand this is  
9 what we're asking for. And I think we'll have a  
10 new demand that goes out to the players to say,  
11 this is the dollar amount. So -- and we'll give  
12 them an opportunity to pay it or move forward.

13 MR. YOUMAN: Okay. Thank you.

14 MR. WUELLNER: And I -- similar note, that  
15 unit I'm happy to report is rented already and a  
16 tenant in it and will be there till at least April  
17 or May at this point on a short-term lease, and we  
18 have a tenant behind them waiting to pick it up  
19 from that point on.

20 MR. YOUMAN: Good news.

21 MR. WUELLNER: That's --

22 MR. BURNETT: And the door didn't fall when  
23 they were replacing the columns.

24 MR. WUELLNER: Works really good, actually.

25 CHAIRMAN BARRERA: And the last thing is, on

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1 the Aerospace Academy, the Aerospace Academy had a  
2 meeting.

3 One of the things that I'd like to bring out  
4 to the public is they are looking -- the new  
5 director of the Aerospace Academy is looking for  
6 speakers, especially any World War II pilots. He's  
7 very interested in getting those speakers into the  
8 classroom.

9 So if anybody has any connections. I know  
10 that SAAPA's had some great speakers from that era.  
11 If there's anybody that anyone has contact with  
12 that could help the Aerospace Academy with that,  
13 they're actively pursuing that.

14 That's my -- end of my public comment. Our  
15 next meeting will be on the -- it won't be on the  
16 19th. The 10th.

17 MS. HOLLINGSWORTH: Yeah.

18 CHAIRMAN BARRERA: October 10th at 4 p.m. And  
19 with that, the meeting will be adjourned. We'll  
20 have our public -- the last public hearing at 5:01,  
21 and we have about a 10-minute recess.

22 (Meeting adjourned at 4:47 p.m.)

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## 1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA )

4 COUNTY OF ST. JOHNS )

5

6 I, JANET M. BEASON, RPR-CP, RMR, CRR, FPR, certify

7 that I was authorized to and did stenographically report

8 the foregoing proceedings and that the transcript is a

9 true record of my stenographic notes.

10

11 Dated this 20th day of September, 2011.

12

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

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