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[ 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 25, 2000  
 [ 6] from 4 p.m. to 4:37 p.m.  
 [ 7] \*\*\*\*\*  
 [ 8] BOARD MEMBERS PRESENT:  
 [ 9] JAMES CARL DAVIS, SR., Chairman  
 [10] CHARLES LASSITER  
 [11] BILL ROSE  
 [12] DENNIS WATTS  
 [13] JIM BRYANT, County Commissioner/Airport Liaison  
 [14] \*\*\*\*\*  
 [15] BOARD MEMBERS ABSENT:  
 [16] JOSEPH S. TAYLOR  
 [17] \*\*\*\*\*  
 [18] ALSO PRESENT:  
 [19] CINDY BARTIN, Esquire, Rogers, Towers, Bailey,  
 [20] Jones & Gay, P.A., 170 Malaga Street, St. Augustine,  
 [21] FL, 32084, Attorney for Airport Authority.  
 [22] EDWARD WUELLNER, A.A.E, Executive Director.  
 [23] BRYAN COOPER, Assistant Airport Director.  
 [24] \*\*\*\*\*  
 [25] St. Augustine Court Reporters  
 1510 N. Ponce de Leon Blvd., Suite A  
 St. Augustine, FL 32084  
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P R O C E E D I N G S

[ 1] CHAIRMAN DAVIS: Good afternoon, ladies and  
 [ 2] gentlemen. Welcome to the St. Augustine-St.  
 [ 3] Johns County Airport Authority meeting for  
 [ 4] September 25th, 2000. I now call this meeting to  
 [ 5] order.  
 [ 6] The first order of business is that we will  
 [ 7] have a special hearing -- special meeting at  
 [ 8] 5:01. If this agenda for the regular meeting is  
 [ 9] not completed by that time, we will suspend the  
 [10] regular meeting, because by statute, we have to  
 [11] do that meeting at 5:01. If we don't finish, we  
 [12] will come back after the special meeting and  
 [13] complete this agenda.  
 [14] APPROVAL OF MEETING MINUTES  
 [15] CHAIRMAN DAVIS: The first order of business  
 [16] will be approval of our meeting minutes. We have  
 [17] two sets of minutes. First, the regular meeting  
 [18] minutes. Is there any question, gentlemen, on  
 [19] those minutes?  
 [20] (No questions.)  
 [21] CHAIRMAN DAVIS: If not, I will entertain a  
 [22] motion to either accept or deny the approval of  
 [23] the minutes from that meeting.  
 [24] MR. ROSE: Mr. Chairman, I move approval.  
 [25]

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[ 1] CHAIRMAN DAVIS: Thank you, Mr. Rose. And a  
 [ 2] second, please?  
 [ 3] MR. WATTS: Second.  
 [ 4] CHAIRMAN DAVIS: Thank you, Mr. Watts. All  
 [ 5] in favor of approving the minutes from that  
 [ 6] meeting of August 21st, 2000, the regular  
 [ 7] minutes, signify by aye.  
 [ 8] MR. ROSE: Aye.  
 [ 9] MR. LASSITER: Aye.  
 [10] MR. WATTS: Aye.  
 [11] CHAIRMAN DAVIS: Aye.  
 [12] And opposed?  
 [13] (No opposition.)  
 [14] CHAIRMAN DAVIS: By your vote, you have  
 [15] approved those minutes. The second one is the  
 [16] first public hearing minutes on the budget, which  
 [17] was held on September the 11th. Is there any  
 [18] questions or any comments, gentlemen?  
 [19] (No questions.)  
 [20] CHAIRMAN DAVIS: If not, I'll entertain a  
 [21] motion to accept or deny those minutes.  
 [22] MR. ROSE: I move approval.  
 [23] CHAIRMAN DAVIS: Thank you, Mr. Rose. And a  
 [24] second, please?  
 [25] MR. LASSITER: I'll second.

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[ 1] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.  
 [ 2] All in favor of approving the September 11th  
 [ 3] special hearing minutes, signify by aye.  
 [ 4] MR. ROSE: Aye.  
 [ 5] MR. LASSITER: Aye.  
 [ 6] MR. WATTS: Aye.  
 [ 7] CHAIRMAN DAVIS: Aye.  
 [ 8] And opposed?  
 [ 9] (No opposition.)  
 [10] CHAIRMAN DAVIS: By your vote, you have  
 [11] approved those minutes.  
 [12] FINANCIAL REPORT  
 [13] CHAIRMAN DAVIS: The second order of  
 [14] business will be the financial report. Mr. Rose?  
 [15] (Whereupon, Mr. Bryant enters the hearing room.)  
 [16] MR. ROSE: Well, according to your agenda,  
 [17] and I have seen no financial reports this month,  
 [18] I guess we'll catch up next month, right, Ed?  
 [19] MR. WUELLNER: Yes, sir. We were ready to  
 [20] go this month, and the accountant was  
 [21] vacationing.  
 [22] MR. ROSE: Okay.  
 [23] MR. WUELLNER: So...  
 [24] MR. ROSE: All right. So, we'll -- we'll  
 [25] bring -- we'll bring the financial reports up to

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[ 1] have for you today is a supplemental agreement  
 [ 2] with ICF Kaiser relative to the eastside  
 [ 3] corporate hangar -- corporate area and the  
 [ 4] construction of corporate hangar number 5, as  
 [ 5] well as a substantial increase in size to  
 [ 6] T-hangar number 1. So, there are two hangars  
 [ 7] involved in this.  
 [ 8] And it's a supplemental agreement with ICF  
 [ 9] Kaiser for the engineering related to this, and  
 [10] in the amount of \$103,900 -- \$-900 -- \$103,900  
 [11] for the engineering. It's Staff's recommendation  
 [12] that engineering agreement be approved.  
 [13] CHAIRMAN DAVIS: Thank you, Mr. Wuellner.  
 [14] Any public comment on our engineering agreement  
 [15] with Kaiser on hangar number 5, the supplemental  
 [16] agreement? Mr. Ciriello.  
 [17] MR. CIRIELLO: Joe Ciriello, St. Augustine  
 [18] South. I hope these guys from Kaiser don't think  
 [19] that I'm somebody that's a hundred percent  
 [20] against them or anything like that, but \$103,000  
 [21] for some engineering work seems pretty high.  
 [22] My question is: Does any of you guys know  
 [23] that if corporate hangars -- or the cookie cutter  
 [24] type? You know, you can buy T-hangars from  
 [25] companies that build them like kits, and all you

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[ 1] date next month.  
 [ 2] CHAIRMAN DAVIS: Thank you, Mr. Rose.  
 [ 3] Reports.  
 [ 4] 4.A. - COMMISSIONER BRYANT  
 [ 5] CHAIRMAN DAVIS: Mr. Bryant?  
 [ 6] MR. BRYANT: No report, sir.  
 [ 7] CHAIRMAN DAVIS: Thank you, sir.  
 [ 8] 4.B. - MR. WEAVER  
 [ 9] CHAIRMAN DAVIS: Mr. Weaver?  
 [10] MR. WEAVER: No report.  
 [11] 4.C. - MR. LESLIE  
 [12] CHAIRMAN DAVIS: Mr. Leslie? Anyone from  
 [13] Grumman?  
 [14] (No one present.)  
 [15] 4.D. - MR. FLEMING  
 [16] CHAIRMAN DAVIS: Mr. George?  
 [17] MR. FLEMING: No report.  
 [18] CHAIRMAN DAVIS: Thank you.  
 [19] 4.E. - MS. BARTIN  
 [20] CHAIRMAN DAVIS: Ms. Bartin.  
 [21] MS. BARTIN: No report.  
 [22] CHAIRMAN DAVIS: Thank you. Our next item,  
 [23] number 5, is our action items. Mr. Wuellner?  
 [24] 5.A. - ENGINEERING AGREEMENT WITH KAISER  
 [25] MR. WUELLNER: Yes, sir. The first item we

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[ 1] do is buy them and have them constructed. And I  
 [ 2] believe I talked to Mr. Wuellner one time about  
 [ 3] that, and I thought it would be a money-saving  
 [ 4] thing, and he assured me it might not be.  
 [ 5] But I know these corporate hangars are large  
 [ 6] and different than -- but are any of them  
 [ 7] standard in the -- in the business that you could  
 [ 8] call up and say you wanted a corporate hangar of  
 [ 9] 10,000 square feet and they would have one that  
 [10] you wouldn't need engineering and all of that  
 [11] kind of stuff for it that you can get?  
 [12] MR. WUELLNER: Yes. And believe -- and  
 [13] believe it or not, largely the engineering that's  
 [14] called for in these agreements doesn't duplicate  
 [15] the engineering that's done, because we're using  
 [16] a pre -- what's called a preengineered building  
 [17] in most of the designs out there.  
 [18] MR. CIRIELLO: Yeah.  
 [19] MR. WUELLNER: That comes with its own  
 [20] engineering for the building itself. But what  
 [21] doesn't come with that is the foundation  
 [22] engineering that goes with the building. That  
 [23] has to be done because it's particular to the  
 [24] site where the building's constructed, plus any  
 [25] related civil work, all of which has to be

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[ 1] permitted and signed and sealed with a State of  
 [ 2] Florida Registered P.E. Plus, any modifications  
 [ 3] to the interior of the building, that requires a  
 [ 4] P.E. seal, which nowadays, to -- to get building  
 [ 5] permits, this stuff has to be signed and sealed  
 [ 6] by engineers.  
 [ 7] So, we've got -- we're paying for two  
 [ 8] engineers on the job --  
 [ 9] MR. CIRIELLO: Yeah.  
 [10] MR. WUELLNER: -- when it comes down to it,  
 [11] one to do the bare metal building that qualifies  
 [12] as a preengineered building, and then there's  
 [13] another set of engineering that's done for  
 [14] everything else on the job.  
 [15] MR. CIRIELLO: I think you've answered this  
 [16] question once before for me, and I don't  
 [17] recall -- and maybe Mr. Rose, since he -- I  
 [18] believe he was in this kind of a business at one  
 [19] time or another with the State.  
 [20] Would it be feasible in some instances when  
 [21] you're going to put out bids to build hangars and  
 [22] such, that part of the bid is that the  
 [23] engineering company that's going to submit a bid  
 [24] for building this hangar does their own  
 [25] engineering work and presents along with the

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[ 1] build hangars cheaply by getting these  
 [ 2] cookie-type hangars, you know, ones that these  
 [ 3] companies build kits, like up in Illinois or  
 [ 4] something; you write them and they send you down  
 [ 5] a hangar the size you want with all the material,  
 [ 6] nuts and bolts and everything, and it would be a  
 [ 7] cost-saving thing.  
 [ 8] And I'm only asking these questions because  
 [ 9] every nickel, every dime, every penny or dollar  
 [10] you save as a board can someday maybe benefit the  
 [11] taxpayers.  
 [12] I know I keep hearing about how this thing's  
 [13] going to be self-sufficient some day, and I'll be  
 [14] brave enough to stand here and say it won't never  
 [15] happen, but not through any fault of you people;  
 [16] it's just the way the system is, that we'll  
 [17] always be supplementing this airport or  
 [18] subsidizing it with taxes. But, anytime you can  
 [19] cut back on the expenses, maybe someday you can  
 [20] lower that rate a little bit. Thank you.  
 [21] MR. WUELLNER: A large part of the hangars  
 [22] we do get are -- come just as you're describing,  
 [23] as a kit, because that's what the exterior of the  
 [24] building is.  
 [25] CHAIRMAN DAVIS: Thank you, Mr. Ciriello.

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[ 1] construction of the building and everything, have  
 [ 2] engineering all in with it, and therefore --  
 [ 3] again, not trying to take business away from  
 [ 4] Kaiser --  
 [ 5] MR. WUELLNER: Right.  
 [ 6] MR. CIRIELLO: -- but it would save maybe  
 [ 7] them and you some dollars by having the companies  
 [ 8] use engineering in with their bids.  
 [ 9] MR. WUELLNER: Yes, sir. And that's in fact  
 [10] the technique we're employing -- it's called a  
 [11] design/build concept. And in fact, that's the  
 [12] technique we're employing in the building of the  
 [13] tower itself.  
 [14] The architectural engineering firm is  
 [15] team -- will be teamed with a contractor, if they  
 [16] are not a contractor themselves. As -- it ends  
 [17] up with a pretty integral design/build as, you  
 [18] know, a project versus a standard corporate  
 [19] hangar, but most of the people building hangars  
 [20] these days, many of which employ engineers that  
 [21] allow that be -- to be done.  
 [22] MR. CIRIELLO: I know, just recently -- and  
 [23] I don't recall if it was on the radio, TV, or in  
 [24] a magazine or something I read, where there was  
 [25] some concern about I guess airports that could

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[ 1] Anyone else? Gentlemen, any comment?  
 [ 2] (No comment.)  
 [ 3] CHAIRMAN DAVIS: If not, then I'll entertain  
 [ 4] a motion on action item A. -- 5.A., to either  
 [ 5] accept or deny Staff recommendation.  
 [ 6] MR. ROSE: Mr. Chairman, I move approval of  
 [ 7] the Staff recommendation.  
 [ 8] CHAIRMAN DAVIS: And a second, please?  
 [ 9] MR. LASSITER: I'll second.  
 [10] MR. ROSE: Supplemental, you know, agreement  
 [11] 03a.  
 [12] CHAIRMAN DAVIS: Thank you, Mr. Rose and  
 [13] Mr. Lassiter. All in favor of accepting Staff  
 [14] recommendation on action item 5.A., the  
 [15] supplemental of corporate hangar 5, signify by  
 [16] aye.  
 [17] MR. ROSE: Aye.  
 [18] MR. LASSITER: Aye.  
 [19] MR. WATTS: Aye.  
 [20] CHAIRMAN DAVIS: Aye.  
 [21] And opposed?  
 [22] (No opposition.)  
 [23] CHAIRMAN DAVIS: By your vote, gentlemen,  
 [24] you have approved Staff recommendation on hangar  
 [25] 5. Mr. Wuellner?

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5.B. - ENVIRONMENTAL MITIGATION LAND DISCUSSION

MR. WUELLNER: Thank you. Bryan, if you'd put that overhead on. We were approached some months ago by landowner north of the airport about the possibility of acquiring -- they wanted us to acquire some property that they thought would be property that would be beneficial to us in mitigation in future projects.

I put the slide up -- Donna, could you get that first light switch toward the wall here? Thanks. As you're looking at it, the extreme south, there are two boxes, for lack of better terms, identified on there. They extend out into the -- I'm sorry, apologize for the graininess -- but what almost looks like trees, but it's water. But they're both areas of property that are out in, effectively in the Intracoastal water, for the lack of better terms, some of which is property that's claimed by the State as sovereign lands -- or what do they call it, that term? Sovereign lands?

We did, as a matter of due diligence on the property, looked -- had -- had our engineer, and they had an environmental firm look at the property for purposes of was it -- did it have

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utility to us for mitigation of some future projects. It is considered saltwater marsh. And the answer was yes and no. Yes, it had some value when it came to permitting with the State of Florida, Water Management District folks, because preservation has -- has some environmental returns as recognized by the Water Management District, and you can get credit for that.

But the problem herein lies that it is not going to be eligible for any type of credit or utility to us by the Corps of Engineers or the Marine Fisheries, U.S. Marine Fishery. As -- the only way they give you credit related to future projects or projects is in the creation of saltwater marsh.

You can see that the -- the projects -- it's really hard to pick up, but there are some little islands within those boxes, some circled in red, some circled in blue, that are varying qualities of uplands that in theory could be removed or lowered in elevation and replanted with marsh grass to become saltwater marsh again.

But there are so little property involved, so little uplands that would allow you to create

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anything, that the actual return and the cost, as you can imagine to go out onto the island -- an island itself and literally remove the island and replant it, probably makes that method pretty cost prohibitive.

The original offer price to us in the whole area within those two boxes equated to about 717 total acres that was offered for sale at \$300 an acre to us. However, the majority of it is, as I said, of nearly no value to us and of questionable long-term utility to the airport, as it's already claimed by the State of Florida.

We -- but since it was a request to purchase, and given the value involved here -- which the purchase price at that \$300 an acre would equate to about \$215,000 -- it would take a minimum of \$800,000, possibly as much as \$1.2 million to go in and construct, do the construction on it, which is basically demolition, in order to even qualify for credit reimbursement with the Corps of Engineers and U.S. Marine Fisheries.

As such, it would be Staff's recommendation that we not proceed any further with it, that it's of -- while it has some value with the State

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of Florida, it doesn't with anyone else, and as such, is likely to be mitigated in some other fashion once a project presents itself and requires mitigation.

But we wanted to make sure that you knew that was out there and try and answer any questions, and if it was something the board felt strongly we ought to try and acquire, we could -- we could look to do so.

So, it's immediately north -- that little peninsula centered on the lower left-hand corner of the box is just north of the Gun Club. Unfortunately, the drawing I had didn't show it well, either.

I can lift this up -- do you have an end you can hold? Literally in this case, the piece of property, the bottom edge of that box is this island (indicating), or the edge of the corner here (indicating), just north of the Gun Club.

So, it's -- it's not exactly contiguous to the airport, but it's not far off, and for permitting purposes, probably would be in the same watershed and, you know, could be of some assistance, but the cost of getting any mitigation benefit out of it is -- makes it

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[ 1] pretty prohibitive.

[ 2] We're only -- at this point, only

[ 3] anticipating about a nine-acre mitigation on

[ 4] future projects, nine acres that would need to be

[ 5] mitigated. And depending on what we negotiated

[ 6] with the various environmental agencies, we don't

[ 7] even know ultimately yet what would -- what the

[ 8] total mitigation number would have to be, what

[ 9] we'd have to provide in terms of mitigation for

[10] the nine acres.

[11] So, it's our recommendation we just kind of

[12] pass on this and -- and move along. I think the

[13] only way this becomes any way at all attractive

[14] is if the land-use costs were nearly nothing. By

[15] the time you subtracted that back out of the

[16] equation, it's -- it becomes okay.

[17] It's -- it's got some potential when you

[18] just factor in construction costs. But if you

[19] add the land cost and construction cost to the

[20] mitigation, the potential, it's -- it's outside

[21] of normal. You've got a whole lot of backup

[22] there. Most of it puts you right to sleep. But

[23] it's -- the detail's there from the various

[24] agencies.

[25] CHAIRMAN DAVIS: Is there any public comment

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[ 1] CHAIRMAN DAVIS: Mr. Watts?

[ 2] MR. WATTS: -- to ask Mr. Wuellner a

[ 3] question. Ed, I guess it says here for the nine

[ 4] acres, right here under Option 2, salt marsh

[ 5] creation at site, it says here nine acres of salt

[ 6] marsh impacts at 2-to-1 ratio. Now, correct me

[ 7] if I'm wrong, but it says in here, and I lost it.

[ 8] Oh, National Marine Fishery Service --

[ 9] MR. WUELLNER: Uh-huh.

[10] MR. WATTS: -- said a creation restoration

[11] ratio of 2 to 1 to recreate marsh, and that's --

[12] that's a whole lot of money.

[13] MR. WUELLNER: Oh, absolutely. Looking at

[14] least in the area of a million dollars to -- to

[15] mitigate nine acres. And a question -- I don't

[16] know. I guess I -- had a mixed opinion here, but

[17] I don't understand where destroying uplands is of

[18] more ecological value than creating saltwater

[19] marsh, but that's not my call.

[20] MR. WATTS: So, in other words --

[21] MR. WUELLNER: You know, there's got to be a

[22] better way to do it.

[23] MR. WATTS: So, in other words, for us to

[24] buy that land and to make it workable, with --

[25] and with that 2-to-1 ratio here, I mean, that

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[ 1] on item 5.B. on the environmental mitigation of

[ 2] land discussion?

[ 3] (No public comment.)

[ 4] CHAIRMAN DAVIS: Gentlemen, do you have any

[ 5] comment?

[ 6] MR. ROSE: I have no comment.

[ 7] CHAIRMAN DAVIS: From what I'm hearing,

[ 8] Mr. Wuellner, this -- this is not only not cost

[ 9] feasible for us; in order to -- correct me if I'm

[10] wrong. We're talking about reclaiming salt

[11] marshland that we're going to pay \$200 --

[12] \$215,000 for, that's going to cost us a million

[13] dollars to even reclaim it.

[14] MR. WUELLNER: Yes. And -- and I don't know

[15] what the actual percentage is, but almost all of

[16] it is unusable for any other purpose. You

[17] couldn't go out there and permit to use it for

[18] any other purpose. And most of it's marsh or

[19] water, actual water.

[20] You're paying what, effectively, for bottom

[21] lands? I don't know what the technical term is

[22] for it, but you're paying for a submerged portion

[23] of land that has no value to you, or very little.

[24] CHAIRMAN DAVIS: Thank you.

[25] MR. WATTS: Mr. Chairman? I'd like --

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[ 1] just really puts it out of -- I mean, out of our

[ 2] price range.

[ 3] MR. WUELLNER: Exactly.

[ 4] MR. LASSITER: On the 13/31 runway where

[ 5] you're doing the work on the south end of that

[ 6] down there, do you have any idea how much

[ 7] mitigation you're going to need?

[ 8] MR. WUELLNER: This -- that kind of a number

[ 9] is what this nine represents --

[10] MR. LASSITER: Nine?

[11] MR. WUELLNER: Is the total anticipated

[12] impact on it.

[13] MR. LASSITER: Okay. And does that have to

[14] be saltwater mitigation?

[15] MR. WUELLNER: Yeah, more than likely. It's

[16] if -- if we indeed move ahead with the project

[17] itself, it would be -- it would all be saltwater

[18] marsh that's impacted.

[19] MR. LASSITER: So, you have to do saltwater

[20] for saltwater.

[21] MR. WUELLNER: Yes.

[22] MR. LASSITER: Okay.

[23] CHAIRMAN DAVIS: Anything else, gentlemen?

[24] (Nothing further.)

[25] CHAIRMAN DAVIS: If not, I'll entertain a

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[ 1] motion to either accept or reject Staff  
 [ 2] recommendation on item 5.B.  
 [ 3] MR. LASSITER: Make a motion to accept the  
 [ 4] recommendation to not pursue this 700 acres of  
 [ 5] mitigation site.  
 [ 6] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.  
 [ 7] And a second, please?  
 [ 8] MR. WATTS: I second, please.  
 [ 9] CHAIRMAN DAVIS: Thank you, Mr. Watts. All  
 [10] in favor of accepting Staff recommendation to not  
 [11] go any further with this mitigation, signify by  
 [12] aye.  
 [13] MR. ROSE: Aye.  
 [14] MR. LASSITER: Aye.  
 [15] MR. WATTS: Aye.  
 [16] CHAIRMAN DAVIS: Aye.  
 [17] And opposed?  
 [18] (No opposition.)  
 [19] CHAIRMAN DAVIS: By your vote, you have  
 [20] accepted Staff recommendation. Mr. Wuellner?  
 [21] 5.C. - APPRAISALS FOR ARAQUAY PARK  
 [22] MR. WUELLNER: Thank you. Bryan, you want  
 [23] to hit the next slide? Okay. The -- what you  
 [24] have in front of you is the plat map for the  
 [25] Araquay Park subdivision.

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[ 1] I'm going to meet with in detail on Thursday, we  
 [ 2] felt it appropriate to bring to the Authority  
 [ 3] this time for a decision as to whether they'd  
 [ 4] like to move -- you'd like to move towards hiring  
 [ 5] an appraiser to have the valuations of this --  
 [ 6] these properties determined. And it's my  
 [ 7] understanding this would be a preliminary step  
 [ 8] toward making a formal offer in support of  
 [ 9] Florida Statutes for acquiring the property in  
 [10] this subdivision.  
 [11] We have not determined the appraisal fees at  
 [12] this time, as we have not identified the  
 [13] appraiser -- the firm to do the appraisals. I  
 [14] need to sit down with Mark Arnold of Rogers,  
 [15] Towers and see what appraisal firm they would  
 [16] recommend we use that satisfies both Florida DOT  
 [17] and that our attorneys are comfortable with in  
 [18] presenting a -- a fair and reasonable offer.  
 [19] In any case, the acquisitions would be done  
 [20] a one-on -- you know, on an individual basis  
 [21] versus as a group, so the appraisal fees would be  
 [22] determined by individual requests that's made by  
 [23] the Airport Authority. So, by property, by each  
 [24] one.  
 [25] After meeting with Mark Arnold on Thursday

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[ 1] The two areas circled represent the areas  
 [ 2] that the Authority -- the two yellow areas  
 [ 3] represent the two areas that the Airport  
 [ 4] Authority needs to acquire in order to proceed  
 [ 5] with the next phase of south hangar construction,  
 [ 6] South Hangar Project construction and engineering  
 [ 7] at this point.  
 [ 8] The areas that are colored represent  
 [ 9] properties already acquired in that subdivision  
 [10] and currently owned by the Airport Authority.  
 [11] The grants are now in place for both the land  
 [12] acquisition as well as construction phases for  
 [13] the next portion of the South Hangar Project.  
 [14] As such, we felt it appropriate to go ahead  
 [15] and bring to the Airport Authority's attention  
 [16] that with all that in place, look to the Airport  
 [17] Authority for a decision as to how they would  
 [18] like to proceed with finishing the acquisitions  
 [19] in the subdivision.  
 [20] There are five properties identified by  
 [21] address in your agenda memo. They are 373 Indian  
 [22] Bend, 387 Indian Bend, 395 Indian Bend, 417  
 [23] Indian Bend, and 312 Araquay Avenue.  
 [24] And after discussing with our attorneys, in  
 [25] particular Mark Arnold of Rogers, Towers, whom

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[ 1] and identifying that appraiser firm, we would  
 [ 2] like to go ahead and begin the appraisal process.  
 [ 3] Once those appraisers -- appraisals are  
 [ 4] complete, we'd bring those back to the Airport  
 [ 5] Authority for your decision as to whether to  
 [ 6] present those as a formal offer, and I'm sure  
 [ 7] Mark Arnold will be on hand at that time to let  
 [ 8] the -- keep the Authority informed as to  
 [ 9] procedure at that point, but some decision as to  
 [10] whether to present those offers to the individual  
 [11] owners and how -- and what speed and methodology  
 [12] that might be employed from that point forward.  
 [13] At this point, we'd simply be doing the  
 [14] appraisals and bringing that back without any  
 [15] other action. And that would be Staff's  
 [16] recommendation.  
 [17] CHAIRMAN DAVIS: Thank you, Mr. Wuellner.  
 [18] Is there any public comment on the item 5.C?  
 [19] MR. HARVEY: Yeah, Mel Harvey, 417 Indian  
 [20] Bend Road. When these appraisals take place,  
 [21] will the owners of these properties be notified,  
 [22] and if not, why not?  
 [23] MR. WUELLNER: I assume they would be. I  
 [24] don't know at this point.  
 [25] MR. HARVEY: I mean, before they come and

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[ 1] appraise. You can't --

[ 2] MR. WUELLNER: I'm sure they'd have to.

[ 3] MR. HARVEY: You can't appraise something

[ 4] without going inside.

[ 5] MR. WUELLNER: I'm sure they'd have to

[ 6] arrange with the owners.

[ 7] MR. HARVEY: I mean, legally, I don't know

[ 8] what the law says, if you can come and do it or

[ 9] not.

[10] MR. WUELLNER: Maybe Cindy has an answer. I

[11] don't know.

[12] MR. HARVEY: Can you?

[13] MS. BARTIN: I don't know the answer to

[14] that.

[15] MR. HARVEY: You don't know? Okay. And

[16] don't forget you'll --

[17] MR. WUELLNER: I wouldn't know how you

[18] could --

[19] MR. HARVEY: -- there will be another

[20] appraisal fee also. Thank you.

[21] CHAIRMAN DAVIS: Thank you, Mr. Harvey.

[22] Anyone else? Mr. Ciriello.

[23] MR. CIRIELLO: Excuse me. If I -- if I'm

[24] reading correctly here in the budget, you have

[25] property acquisition, Araquay Park, estimated

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[ 1] MR. WUELLNER: -- you know, it literally

[ 2] could move at whatever speed this board

[ 3] determines to be appropriate.

[ 4] CHAIRMAN DAVIS: Thank you, Mr. Ciriello.

[ 5] Anyone else?

[ 6] (No public comment.)

[ 7] CHAIRMAN DAVIS: Any comment, gentlemen?

[ 8] Mr. Lassiter?

[ 9] MR. LASSITER: I know we have previewed this

[10] before. I think that this step is the step that

[11] we really need to take for the property owners

[12] even to have an idea where we're going with this

[13] thing.

[14] I -- I know that it's an initial step that

[15] has to be done. It's almost like turning the key

[16] in the ignition before you start the car. You've

[17] got to do that to get on down the road. So, I

[18] think this is something we need to do.

[19] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.

[20] Mr. Rose?

[21] MR. ROSE: No comment.

[22] CHAIRMAN DAVIS: Mr. Watts?

[23] MR. WATTS: Mr. Chairman, Ed, I was -- the

[24] question is: Out of these -- well, let's say the

[25] four on Indian Bend -- how many of those people

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[ 1] total cost \$700,000.

[ 2] Would you venture to guess how much it would

[ 3] take to buy those four or five pieces of

[ 4] property? And if the appraisers come in and say

[ 5] it's valued at over \$700,000 and that's all

[ 6] you've got budgeted, how are you going to get

[ 7] them?

[ 8] I mean, you going to piecemeal it like one

[ 9] or two this year and one or two next year, or are

[10] you wanting it and needing it all right now, or

[11] how would you proceed? \$700,000 doesn't seem

[12] like very much money for the value of those

[13] properties.

[14] MR. WUELLNER: Well, you have two questions

[15] there. No, I don't have any idea what the total

[16] value of the properties are.

[17] MR. CIRIELLO: And how --

[18] MR. WUELLNER: The other question is how --

[19] MR. CIRIELLO: -- imperative and how quick

[20] you need them.

[21] MR. WUELLNER: The -- as I said, the money's

[22] there to begin the process of both acquisition

[23] and construction at the Authority's pleasure.

[24] So --

[25] MR. CIRIELLO: Okay.

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[ 1] want to sell?

[ 2] MR. WUELLNER: I don't believe any of them

[ 3] have been contacted by us for that purpose.

[ 4] MR. WATTS: Okay. I took a ride out to --

[ 5] at Mr. and Mrs. Harvey's request, took a ride out

[ 6] to their home, and a beautiful, beautiful area.

[ 7] And I guess it's one of these things where if --

[ 8] if I was put in that situation where I live, for

[ 9] someone to come in and take my home, I think

[10] it's -- it's -- really, it's a hard thing. And

[11] that's -- well, not speaking for the rest of the

[12] board, but myself, I just wanted to go on record

[13] that I -- I just can't support it. That's it.

[14] CHAIRMAN DAVIS: Thank you, Mr. Watts.

[15] Anything else, gentlemen?

[16] (Nothing further.)

[17] CHAIRMAN DAVIS: If not, then I'll entertain

[18] a motion to either accept or deny Staff

[19] recommendation for the appraisal phase of this

[20] item.

[21] MR. ROSE: Mr. Chairman, I -- I move that we

[22] accept Staff recommendation, move ahead with the

[23] appraisal.

[24] CHAIRMAN DAVIS: Thank you, Mr. Rose. And a

[25] second here?

<p>Page 29</p> <p>[ 1] MR. LASSITER: I'll second.</p> <p>[ 2] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.</p> <p>[ 3] All in favor of accepting Staff recommendation to</p> <p>[ 4] go into the appraisal phase of the property</p> <p>[ 5] acquisition, signify by aye.</p> <p>[ 6] MR. ROSE: Aye.</p> <p>[ 7] MR. LASSITER: Aye.</p> <p>[ 8] CHAIRMAN DAVIS: Aye.</p> <p>[ 9] And opposed?</p> <p>[10] MR. WATTS: Nay.</p> <p>[11] CHAIRMAN DAVIS: We have three ayes and one</p> <p>[12] nay. By your vote, you have accepted Staff</p> <p>[13] recommendation to go into the appraisal phase of</p> <p>[14] the property acquisitions on Indian Bend and</p> <p>[15] Araquay Avenue. Mr. Wuellner?</p> <p>[16] MR. ROSE: Mr. Chairman --</p> <p>[17] CHAIRMAN DAVIS: Mr. Watts?</p> <p>[18] MR. ROSE: -- can I make a comment?</p> <p>[19] CHAIRMAN DAVIS: Mr. Watts -- excuse me,</p> <p>[20] Mr. Rose, go ahead.</p> <p>[21] MR. ROSE: Cindy, if I'm not mistaken,</p> <p>[22] the -- the contact with the property owner takes</p> <p>[23] place after the appraisal, so that the -- so that</p> <p>[24] we have something to negotiate. The property is</p> <p>[25] appraised, then you contact the owners to</p>	<p>Page 30</p> <p>[ 1] determine if the owner wants to sell, and we know</p> <p>[ 2] what the appraised price is. And there's no</p> <p>[ 3] decision to condemn the property until after all</p> <p>[ 4] that has taken place.</p> <p>[ 5] MS. BARTIN: I think that's correct. I</p> <p>[ 6] think you need that at any rate, I mean, whether</p> <p>[ 7] he's willing --</p> <p>[ 8] MR. ROSE: Right.</p> <p>[ 9] MS. BARTIN: -- a willing seller or not.</p> <p>[10] So, this is really just an initial step.</p> <p>[11] MR. ROSE: The only thing the appraisal does</p> <p>[12] is give us a yardstick so we have a basis for</p> <p>[13] discussing that issue with the property owner.</p> <p>[14] MS. BARTIN: I think you're correct in that.</p> <p>[15] MR. ROSE: Yeah. Excuse me, Mr. Chairman.</p> <p>[16] CHAIRMAN DAVIS: That's all right. Thank</p> <p>[17] you, Mr. Rose. Mr. Wuellner? Excuse me.</p> <p>[18] Mr. Harvey, go ahead.</p> <p>[19] MR. HARVEY: Since he brought that up, i --</p> <p>[20] how can you appraise something without looking at</p> <p>[21] the whole piece of property, is what I was</p> <p>[22] getting at?</p> <p>[23] MR. ROSE: Well, the property --</p> <p>[24] MR. HARVEY: I mean, you know, walls may be</p> <p>[25] lined with gold for all you know. You can't</p>
<p>Page 31</p> <p>[ 1] appraise something unless you see the whole piece</p> <p>[ 2] of property.</p> <p>[ 3] MR. ROSE: I -- I didn't mention that we</p> <p>[ 4] weren't going to see the property.</p> <p>[ 5] MR. HARVEY: You said contacting the owner</p> <p>[ 6] was after the appraisal.</p> <p>[ 7] CHAIRMAN DAVIS: No, no.</p> <p>[ 8] MR. ROSE: Mr. Chairman --</p> <p>[ 9] CHAIRMAN DAVIS: What he's saying is --</p> <p>[10] MR. ROSE: -- I don't think we ought to</p> <p>[11] discuss this anymore.</p> <p>[12] CHAIRMAN DAVIS: -- the offer --</p> <p>[13] MR. HARVEY: Oh, I understand that.</p> <p>[14] CHAIRMAN DAVIS: Not -- not the appraisal.</p> <p>[15] MR. HARVEY: Well, I misunderstood you. I'm</p> <p>[16] sorry.</p> <p>[17] CHAIRMAN DAVIS: Okay. Mr. Wuellner?</p> <p>[18] S.D. - TRANSPORTATION CENTER SCOPE</p> <p>[19] MR. WUELLNER: Okay. The next item I have</p> <p>[20] is related to the proposed Resolution 2000-08,</p> <p>[21] which would facilitate a grant with the State of</p> <p>[22] Florida for the conceptual development study</p> <p>[23] related to the transportation center.</p> <p>[24] This would be a 50/50 grant, as proposed,</p> <p>[25] with the State of Florida. And the attached --</p>	<p>Page 32</p> <p>[ 1] you have a supplemental agreement that we're not</p> <p>[ 2] asking for action on today, but outlines the</p> <p>[ 3] details of what the study would encompass when it</p> <p>[ 4] comes to that time.</p> <p>[ 5] We are moving -- moving the resolution</p> <p>[ 6] through at this time in anticipation of the</p> <p>[ 7] actual grant agreement with Florida DOT in order</p> <p>[ 8] to keep this on a relatively fast track so that</p> <p>[ 9] answers are available to us this spring in</p> <p>[10] advance of the upcoming and future-year</p> <p>[11] legislative sessions and preparation of the</p> <p>[12] capital development program with FDOT for fiscal</p> <p>[13] year 2001-2002, as well as alignment with any</p> <p>[14] other potential funding sources.</p> <p>[15] The resolution, as always, would authorize</p> <p>[16] participation with Florida DOT at a 50 percent</p> <p>[17] rate and would authorize the Chairman and vice --</p> <p>[18] Chairman and Secretary/Treasurer signatures to</p> <p>[19] the document. And it's Staff recommendation that</p> <p>[20] that Resolution 2000-08 be approved.</p> <p>[21] CHAIRMAN DAVIS: Thank you, Mr. Wuellner.</p> <p>[22] Any public comment?</p> <p>[23] (No public comment.)</p> <p>[24] CHAIRMAN DAVIS: Any comments up here,</p> <p>[25] gentlemen?</p>

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[ 1] (No comments.)

[ 2] MR. WUELLNER: I did find a small -- in the

[ 3] resolution itself -- where it says the -- under

[ 4] number 2, it talks about 50 percent or \$60,000;

[ 5] it should be \$63,000. And we'll get the actual

[ 6] resolution corrected before signature.

[ 7] CHAIRMAN DAVIS: Okay. Gentlemen, if

[ 8] there's no comment, I'll entertain a motion to

[ 9] either accept or reject Staff recommendation for

[10] Resolution 2000-08, the proposed resolution that

[11] covers the new transportation development study.

[12] MR. WATTS: Mr. Chairman, I'll make that

[13] motion.

[14] CHAIRMAN DAVIS: Thank you, Mr. Watts. And

[15] a second, please?

[16] MR. ROSE: I second, Mr. Davis.

[17] CHAIRMAN DAVIS: Thank you, Mr. Rose. All

[18] in favor of accepting Staff recommendations on

[19] the agenda item 5.D., the proposed resolution,

[20] signify by aye.

[21] MR. ROSE: Aye.

[22] MR. LASSITER: Aye.

[23] MR. WATTS: Aye.

[24] CHAIRMAN DAVIS: Aye.

[25] And opposed?

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[ 1] percent done.

[ 2] CHAIRMAN DAVIS: Thank you.

[ 3] MR. WUELLNER: They are being reviewed by

[ 4] Florida DOT right now and the County as a

[ 5] courtesy. Once we receive those back, we'll be

[ 6] in a position to advertise for the architectural

[ 7] firm on the professional services, as we

[ 8] discussed last month.

[ 9] CHAIRMAN DAVIS: Okay.

[10] MR. WUELLNER: So, it's coming up pretty

[11] quickly. I suspect you'll have those proposals

[12] at your October meeting -- well, at the November

[13] meeting for interview purposes.

[14] CHAIRMAN DAVIS: Thank you. Anything else,

[15] gentlemen?

[16] (No questions.)

[17] CHAIRMAN DAVIS: Thank you, Mr. Wuellner.

[18] Any comments, Mr. Rose?

[19] 6.B. - MR. ROSE

[20] MR. ROSE: I have no comment.

[21] CHAIRMAN DAVIS: Mr. Taylor is absent.

[22] Mr. Lassiter?

[23] 6.D. - MR. LASSITER

[24] MR. LASSITER: No comment.

[25] CHAIRMAN DAVIS: Mr. Watts?

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[ 1] (No opposition.)

[ 2] CHAIRMAN DAVIS: By your vote, gentlemen,

[ 3] you have accepted Staff recommendation on the

[ 4] transportation concept center study.

[ 5] 5.E. - MONTHLY PROJECT UPDATE FROM ICF KAISER

[ 6] MR. WUELLNER: The last item I have for you,

[ 7] which really isn't an item, but I just want to

[ 8] call your attention to the project update, the

[ 9] monthly project update from ICF Kaiser. It

[10] provides a little explanation of the ongoing

[11] projects and the current status of all those.

[12] And I'd be happy to address any questions you

[13] might have related to those kind of projects.

[14] (No questions.)

[15] CHAIRMAN DAVIS: Gentlemen, any questions?

[16] (No questions.)

[17] CHAIRMAN DAVIS: If not, I have one. What

[18] is the percentage of our aircraft -- the control

[19] tower now?

[20] MR. WUELLNER: Do what?

[21] CHAIRMAN DAVIS: What percentage are we at

[22] now?

[23] MR. WUELLNER: Of the tower?

[24] CHAIRMAN DAVIS: Is it still 30 -- yes.

[25] MR. WUELLNER: The 30 percent plans are 99

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[ 1] 6.E. - MR. WATTS

[ 2] MR. WATTS: No comment.

[ 3] 6.A. - CHAIRMAN DAVIS

[ 4] CHAIRMAN DAVIS: And I have none. Is there

[ 5] any public comment on any item that we covered or

[ 6] did not cover?

[ 7] (No public comment.)

[ 8] CHAIRMAN DAVIS: If not, our next board

[ 9] meeting is to be October 16th at 4 p.m. Are

[10] there any conflicts, gentlemen?

[11] MR. ROSE: No.

[12] CHAIRMAN DAVIS: October 16th at 4 p.m. Our

[13] special hearing will convene in approximately 22

[14] minutes, at 5:01 p.m., for our next budget.

[15] If there's nothing else, gentlemen, this

[16] meeting is adjourned until 5:01.

[17] (Whereupon, the meeting adjourned at 4:37 p.m.)

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REPORTER'S CERTIFICATE

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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 9th day of October, 2000.

  
JANET M. BEASON, RPR-CP, RMR, CRR  
Notary Public - State of Florida  
My Commission No.: CC 705710  
Expires April 30, 2002

**Airport Regular Meeting - Sept. 25, 2000**

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		X 2/1
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