

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY
 Regular Meeting
 held in The Conference Center, Meeting Room A
 4730 Casa Cola Way
 St. Augustine, Florida
 on Monday, December 11, 2017
 from 4:00 p.m. to 5:33 p.m.

BOARD MEMBERS PRESENT:

SUZANNE GREEN, Chairman
 RANDY BRUNSON
 BRUCE MAGUIRE
 STEVE KIRA
 VICTOR RAYMOS

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,
 104 Sea Grove Main St., St. Augustine, FL, 32080,
 Attorney for Airport Authority.
 EDWARD WUELLNER, A.A.E., Executive Director.

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

CHAIRMAN GREEN: I'm going to call to order
 the meeting, please. Please stand for the pledge.
 (Pledge of Allegiance.)

MEETING MINUTES & FINANCIAL REPORT

CHAIRMAN GREEN: Meeting minutes & financial report acceptance.

MS. HOLLINGSWORTH: Suzanne, do you want a paper copy?

CHAIRMAN GREEN: No. Okay. The first issue
 of business would be the meeting minutes and the
 financial report. Everybody have a chance -- they
 were disseminated last week, actually before
 that -- to read through the minutes and the
 financial report? Any comments?

MR. KIRA: No.

MR. MAGUIRE: No comments.

MR. BRUNSON: I had a few things, but I left them at home. I have none.

CHAIRMAN GREEN: Okay. Mr. Kira?

MR. KIRA: Move to accept.

CHAIRMAN GREEN: Okay. As presented? Is that
 fine? That's the minutes and the agenda -- I'm
 sorry, the meeting minutes from last and our
 financial report, those two. Okay. Then they are

accepted as presented.

AGENDA APPROVAL

CHAIRMAN GREEN: Next is our agenda for today's meeting. Is that acceptable to everybody?

MR. KIRA: Sure.

MR. BRUNSON: Yes.

CHAIRMAN GREEN: Okay. Then we'll go forward and accept that agenda.

MR. KIRA: And moving along.

CHAIRMAN GREEN: All right. Mr. Wuellner.

EXECUTIVE DIRECTOR'S REPORT

MR. WUELLNER: All right.

Highlights for the month. ATC we had 11,718
 operations during the month of November during
 hour -- during hours that -- in which the tower was
 operating. That brings us to about 122,502
 takeoffs and landings thus far.

Based on an average December, we should be
 very close to 134,000 takeoffs and landings by the
 end of the calendar year. And I apparently have
 not have turned on the mic. Thank you, Cindy.
 I'll repeat that. 122,502 for the year and at the
 current pace, we should be at about 134,000
 takeoffs and landings by the end of the year.

Self-service pumped about 20-, 21,500 gallons

1 this past November with Atlantic reporting 8,200 --
2 a little over 8,200 and a little more than 110,000
3 in Jet A. Enplanements, solely ViaAir at two days
4 a week at 248 for the month of November.

5 As far as items of interest, I have two to
6 call your attention to. One is successful
7 completion of our FAA annual Part 139 inspection.
8 And I'd like to give personal thanks to Kevin and
9 James for making sure that went without hitch, and
10 we had -- had a good year according to our FAA
11 inspector, and that was accomplished last week.

12 Also want to make you aware of some
13 preliminary discussions with the Federal Aviation
14 Administration relative to funding -- a little
15 earlier than we were expecting, but perhaps funding
16 the apron rehabilitation project in the FBO area.

17 There's -- there's a chance that could fund
18 this coming -- well, it would be late summer,
19 August/September would be the funding date for --
20 for fall next year. It's an approximately
21 \$4 million project of which the airport would be
22 allocating \$2 million of its entitlement funds
23 under FAA grants, and the FAA facilitating the
24 balance of the 90 percent share with Florida DOT
25 and the Airport Authority making up 10 percent of

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1 entitlement and an additional million out of
2 probably a discretionary or block grant with the
3 state. So, in any case it's coming at us, it's
4 just a question of whether it's this fall or next.

5 That's -- that's all I have for you.

6 MR. MAGUIRE: Does that change any of the --
7 the issues we're looking at? Sometimes when you
8 get money early, it's nice and sometimes it's not
9 so nice. Are there any negative impacts to this?

10 MR. WUELLNER: Not currently.

11 The -- because these are -- the fiscal impacts
12 of this would not occur till the following budget
13 year, we still would have the ability to -- to deal
14 with it in terms of our budget for next year.
15 There's no real expenditure of money that's
16 unexpected this year, so I don't see anything --

17 MR. MAGUIRE: Okay.

18 MR. WUELLNER: -- anything that's negative at
19 this point, assuming we can fund our 5 percent
20 match at the next budget cycle. So it should not
21 be an issue.

22 CHAIRMAN GREEN: Good question, Mr. Maguire.
23 Okay?

24 MR. MAGUIRE: Uh-huh.

25 CHAIRMAN GREEN: Then we have Mr. Dean. I

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1 the -- the balance of the project.

2 We do not know this for certain in terms of
3 what -- if it will fund. We are still having some
4 conversations about final project approach in terms
5 of method of construction and the scope of that
6 construction.

7 We're -- it has more to do with discoveries
8 made during the preliminary engineering, full depth
9 construction versus some overlay in areas, and even
10 we're -- we're trying to get them to agree to fund
11 a segment of the apron in concrete versus asphalt.

12 So, there's -- and -- and also during that
13 preliminary engineering period, we discovered some
14 significant failures of the underground drainage
15 pipe system in that area. So there's a fairly
16 extensive replacement of that to be done during the
17 project.

18 So a project that started out at about a
19 \$2 million estimate is now at about \$4 million here
20 in order to get it done. But at the end of the
21 day, it will be a much better project. But we're
22 having those conversations with FAA now to see if
23 indeed the balance funds.

24 Worst case scenario, the project gets punt
25 into next year and it becomes a \$3 million

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1 hope you're feeling better, sir.

2 BUSINESS PARTNERS UPDATE

3 COMMISSIONER DEAN: Good afternoon.

4 I want to first welcome Victor Raymos to the
5 board. You've got a real good appointee there.
6 The Governor did good.

7 I'm going to cover hurricanes, growth, and
8 beach renourishment all in about 30 seconds and
9 then if there are questions.

10 I want to report to you that following
11 Hurricane Matthew, our staff has been working with
12 a consultant and we finally have started receiving
13 obligations from FEMA to pay us for damages and
14 expenses, and we hope to recover by probably
15 midyear or late year 2018 the full \$40 million that
16 we anticipate getting reimbursed. I think we're at
17 \$6 million now of commitments and obligations to
18 the county.

19 So that's -- it's a marathon, it's not a
20 sprint when you're dealing with the federal
21 government, but I probably don't need to tell you
22 guys that. You probably have been there done that.
23 And I want to touch on the pace of growth just to
24 keep you up to -- up to speed or abreast.

25 Interestingly enough, a year after Matthew and

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1 a month after Irma, we had in October -- Victor, we
2 had 432 building permits pulled, which is pretty
3 astounding. That may not be a record pre, you
4 know, 2008, but I think since 2008 we've been
5 averaging around 300 a month. And so 432. And
6 again, ironic that that falls on the heels of both
7 Irma and Matthew.

8 We are moving forward in a -- jointly, we're
9 sort of the facilitator of the one-time sand
10 placement of sand on a stretch from just north of
11 Vilano Beach, about nine miles north -- that's a
12 couple of miles north of the Exxon station,
13 previous Gate station all of you are familiar
14 with -- to place approximately a long berm of sand
15 approximately 10 feet high and approximately 27
16 feet wide to basically restore the damage, the
17 erosion that was done by Hurricane Matthew. The
18 legislature has appropriated \$10 million to us for
19 this, assuming we get local match.

20 We're in the process of moving forward with
21 the creation of a municipal services taxing unit,
22 but we are sending out surveys to the individual
23 property owners. And we want to gauge the appetite
24 of the property owners whether they want to tax
25 themselves before we implement the MSTU.

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1 I can speak I think for most of the board
2 members, if not all, that we certainly don't want
3 to impose a tax on the majority of the property
4 owners if they choose not to participate or
5 indicate they don't want to participate.

6 But in order to create an MSTU for the coming
7 year, for the tax year 2018 when we will be sending
8 out tax notices in November of 2018, we have to
9 actually create by law the MSTU by the end of this
10 year.

11 So at the next county commission meeting
12 December 19th, we'll be taking up the MSTU
13 ordinance on second reading and my guess is we'll
14 probably adopt it. But we're not going to
15 implement any tax until such time as we receive
16 comments back from the community, several thousand
17 homeowners.

18 And I think I can tell you, I can speak for
19 myself, and I think the other commissioners, that
20 we will not go forward with an imposition of the
21 tax unless there is a -- a good number beyond the
22 majority that say, yes, we want to participate.

23 So it would be the homeowners through an MSTU
24 matching funds from the state legislature that were
25 appropriated last spring to go forward with this

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1 one-time sand placement.

2 So that's -- I just wanted to highlight,
3 because you may get questions from some of your
4 neighbors or, you know, work -- coworkers of what's
5 going on. So I wanted to just fill you in on those
6 three things and answer any questions if you have
7 any.

8 MR. MAGUIRE: What's the -- the length of the
9 program in terms of geography? You said nine miles
10 north --

11 COMMISSIONER DEAN: Roughly nine and a half
12 miles -- if you start just north of Vilano Beach
13 proper --

14 MR. MAGUIRE: Which is?

15 COMMISSIONER DEAN: -- it is probably around
16 12th.

17 MR. MAGUIRE: What is Vilano Beach proper?

18 COMMISSIONER DEAN: Vilano Beach I consider
19 when you go across the bridge and look at Publix,
20 that's where Vilano Beach proper --

21 MR. MAGUIRE: Okay. So roughly -- roughly the
22 jetties, you mean?

23 COMMISSIONER DEAN: So it starts just a little
24 bit north of the intersection of where you hit the
25 T intersection and turn right to Publix and north

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1 to Vilano.

2 So it's just a little bit north of there,
3 north -- up to several miles north of the Exxon
4 station. That's the area that was most -- that's
5 been determined by DEP to be critically eroded, and
6 it is therefore in -- able to accept these state
7 funds subject to a 50/50 match through the MSTU.

8 MR. MAGUIRE: Okay.

9 MR. BRUNSON: Henry, are you --

10 COMMISSIONER DEAN: Yes.

11 MR. BRUNSON: Access to the beach.

12 COMMISSIONER DEAN: Yes.

13 MR. BRUNSON: Could you update us on that,
14 what's going on there?

15 COMMISSIONER DEAN: Well, we've had some
16 problems with the storms certainly since Irma in
17 September that we're working -- our rec and parks
18 department, Wil Smith and Billy Zeits are working
19 hard to get beach access, full access back.

20 There's still a -- an access point at Vilano
21 there that has been closed, and we're working to
22 try to get that reestablished and reopened. I
23 anticipate that happening in the -- in the briefly
24 near future.

25 MR. BRUNSON: That's good.

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1 COMMISSIONER DEAN: Okay?
 2 I have a wife that's in Jacksonville at her
 3 dental appointment and I have four dogs at home.
 4 So if I can be excused if y'all don't have any
 5 other questions. I would stay, but I need to --
 6 Doug understands this.
 7 MR. BRUNSON: Well, I can't go down the 206
 8 exit, but I can get out of there.
 9 COMMISSIONER DEAN: Yeah. Well, I understand.
 10 All right?
 11 CHAIRMAN GREEN: Thank you, Mr. Dean.
 12 MR. MAGUIRE: Thanks.
 13 COMMISSIONER DEAN: Y'all have a very
 14 Merry Christmas.
 15 CHAIRMAN GREEN: Same to you.
 16 MR. BURNETT: Merry Christmas.
 17 CHAIRMAN GREEN: You, too. Thank you.
 18 Atlantic?
 19 MR. BEYERS: We're good, thank you.
 20 CHAIRMAN GREEN: All right. Then SAAPA,
 21 Mr. Hernandez?
 22 MR. HERNANDEZ: Until the T-hangar part comes
 23 up, we don't have any.
 24 CHAIRMAN GREEN: Okay. So we'll save the
 25 public com -- or for T-hangar? Got you.

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1 Northrop? I don't see any anybody? I didn't
 2 see anybody. Okay. And are you doing tower, Ed?
 3 MR. WUELLNER: I -- I kind of already did
 4 it --
 5 CHAIRMAN GREEN: I was going to say --
 6 MR. WUELLNER: -- but I have no other
 7 information.
 8 CHAIRMAN GREEN: Okay. And Mr. Burnett.
 9 MR. BURNETT: Nothing else to report other
 10 than what we'll talk about today.
 11 CHAIRMAN GREEN: Okay. All right. Then
 12 master plan.
 13 MASTER PLAN UPDATE
 14 MR. WUELLNER: Andrew's got this.
 15 CHAIRMAN GREEN: Mr. Holesko?
 16 MR. HOLESKO: Afternoon. Andrew Holesko with
 17 Passero Associates. Monthly update.
 18 MR. WUELLNER: Just making sure it was on.
 19 MR. HOLESKO: Monthly update on the airport
 20 master plan. Three quick things.
 21 First of all, I think Cindy has reached out to
 22 each of the members of the board to get you set up
 23 with Mr. Wuellner and I for one-on-one meetings
 24 next Monday. So, great job, Cindy, by getting --
 25 keeping them all as close as we can.

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1 Inside those meetings we're going to talk
 2 about where we are in the study to date, hearing
 3 your direct input to both Mr. Wuellner and I.
 4 We're going to give you the list of facility
 5 deficiencies of things that we see technically
 6 that -- that may need to be addressed inside the
 7 master plan.

8 And then we're going to look at some very
 9 empty sheets of, believe it or not, development
 10 alternatives to get your ideas on things that you
 11 might have some visions of things that you want to
 12 see inside the master planning process at the
 13 alternatives stage that we're looking at.

14 Last week we had some small group meetings
 15 right here in the conference room. The first one
 16 was focused on economic development of available
 17 land both in the eastern section of the airport and
 18 west of U.S. 1. We looked at some early discussion
 19 on ground access improvements along the U.S. 1
 20 corridor, the east side of the airport, and then
 21 the route 313 corridor extending all the way out to
 22 I-95.

23 The focus of the meetings, which were very
 24 beneficial, really were looking at area needs and
 25 then trying to determine how they might be

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1 accommodated by the airport. So if there's a need
 2 and things that we can do to help, what would they
 3 be and how could the airport fill those needs?

4 And then finally, our next advisory committee
 5 meeting, the full master plan advisory committee
 6 meeting, we are going to plan for the week of
 7 January 29th. I don't have an exact date yet of
 8 Tuesday, Wednesday, or Thursday, but I will be
 9 discussing that with -- with Ed and Cindy and
 10 getting that on the advisory committee's calendar
 11 and be updating you in both January and February
 12 the results of that -- that next meeting.

13 So, with that, any questions that you have for
 14 me before our one-on-one discussions next Monday?

15 MR. WUELLNER: Another point. I just -- you
 16 went over the topic, I don't know if you covered
 17 it, but is that we also in early January are
 18 planning to get over to the Water Management
 19 District and have conversations relative to the
 20 adjacent property -- the property that will end up
 21 west of 313 once it's built.

22 Are there access alternatives available to the
 23 airport to 95 -- to I-95? Also, there are some
 24 surplus properties or properties they have declared
 25 they intend to surplus on the east side of 313 that

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1 are very contiguous to airport property as we have
2 today, and see what their intentions of that
3 property are and what restrictions would go with,
4 perhaps interest should we have any in that
5 property, also.

6 That appears to be an additional vicinity of
7 about 500 acres of property that could -- could
8 potentially benefit the airport again. That's east
9 of 313 and west of U.S. 1. And we'll update you at
10 the next Authority meeting as to how that
11 conversation was or whether it was a slam door and
12 forget it or what.

13 MR. MAGUIRE: Since you -- since you brought
14 up 313, is there an update? Because I haven't
15 heard anything about 313 in a long time.

16 MR. WUELLNER: Our understanding is it's
17 working its way through the -- the fund -- what's
18 the term? Funded -- the TPO. The -- Kevin, what's
19 the term? Funded? The ones where they actually
20 have money identified within 10 years? Yeah.

21 MR. HARVEY: Sorry.

22 MR. WUELLNER: You're a big help.

23 MR. MAGUIRE: It's one of the programs.

24 MR. WUELLNER: Yeah. Anyway, there's a list
25 where there's no money but there are facilities

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1 identified and then there's a list where there are
2 projects, there's money identified, it's just
3 working its way toward actual money. It's a
4 program. And it's in that list --

5 MR. MAGUIRE: Okay.

6 MR. WUELLNER: -- but it's near -- you know,
7 it's in the five- to ten-year range, not the one-
8 to five-year.

9 MR. BURNETT: If I may.

10 MR. MAGUIRE: Probably the -- probably the
11 acquisition funding at the point or the design
12 funding?

13 MR. WUELLNER: Actually, a great deal of the
14 property itself is being dedicated --

15 MR. MAGUIRE: Good.

16 MR. WUELLNER: -- by various sources or has
17 been already in fact in some cases. So a great
18 deal of the northern section doesn't have to go
19 through the land acquisition process --

20 MR. MAGUIRE: Right.

21 MR. WUELLNER: -- and eminent domaining and
22 all that; the right-of-ways have been dedicated.

23 And at some point they'll approach us because
24 we actually have a small piece of it, "we" being
25 the airport, have a small piece of that property

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1 that at some point we'll have to deal with
2 dedicating to them or whatever we intend to do as
3 an entity.

4 MR. RAYMOS: The reports that I've seen that
5 are mentioning probably in the five- to ten-year
6 category is in the far end of the five to ten
7 category.

8 MR. WUELLNER: Yeah.

9 MR. MAGUIRE: Is that starting or finishing?

10 MR. RAYMOS: Starting.

11 MR. WUELLNER: Starting. Yeah, they still
12 haven't started building the southern end yet,
13 so -- but that's coming up.

14 MR. KIRA: Yeah, the thing about Route 16 is
15 being done --

16 MR. WUELLNER: Yes.

17 MR. KIRA: -- being in the process of some
18 kind of construction. But the stuff between there
19 and here is just planning.

20 MR. WUELLNER: Yeah.

21 MR. BURNETT: They've been actively exercising
22 the powers of eminent domain, FDOT has, on the
23 right-of-way. They did have to shift the road a
24 little bit on that section from 207 and
25 State Road 16.

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1 And I think that has to do with the fact that
2 they discovered some of those pits were deeper than
3 they thought they might be along the
4 Holmes Boulevard area, and so they've shifted it a
5 little bit, which caused them to have do a little
6 bit more of a redesign on their plans and to do
7 some additional eminent domain work to get the
8 additional parcels. But that one obviously will
9 lead much farther -- much faster and much sooner
10 than the north section.

11 MR. WUELLNER: And -- and the section I'll
12 remind you is actually being built by the developer
13 there on the extreme north end up where it meets
14 U.S. 1 and the old Cordova plat. There -- there's
15 some actual construction dollars in that piece,
16 too. The initial or what they have to build
17 unfortunately probably just benefits them --

18 MR. MAGUIRE: Sure.

19 MR. WUELLNER: -- at least in the short term
20 until they connect the dots. At least the rail
21 crossing, the connectivity to U.S. 1, all of those
22 are development-required options up there along
23 where it connects.

24 MR. HOLESKO: One more task that's also
25 underway consistent with the ground access is that

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1 we had some discussion last week about early
2 planning to get the airport included in the state
3 system plan for Strategic Inter -- part of the
4 Strategic Intermodal System, or SIS plan, from DOT.

5 It's another pot of money and another part of
6 the planning that considering that we have the
7 river and the airport and the highway and the rail
8 line, all of which individually are components of
9 the SIS plan, believe it or not the airport is not
10 even though it is surrounded by three different
11 modes that are. So we're trying to put those four
12 things together and have the airport be included
13 with the river and the rail line and U.S. 1.

14 MR. WUELLNER: And that's a very important
15 step, because the SIS funding is about 83 -- I
16 think I heard 83 percent of the capital budget of
17 FDOT, is for projects included in the SIS. So
18 you're competing for a very small pot of money once
19 you're not in the SIS.

20 MR. KIRA: The SIS is getting all the money
21 right now.

22 MR. WUELLNER: Yeah. Which was projected when
23 they started it --

24 MR. KIRA: Right.

25 MR. WUELLNER: -- so it's certainly following.

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1 Plus they're making some -- we understand some
2 revisions to the projects that are going to be
3 included in the SIS and what are eligible
4 facilities. They're doing that now. So it's very
5 very important that we get in there and -- and do
6 our best to be included in the SIS at the earliest
7 possible time.

8 MR. BRUNSON: This -- this meeting Monday, it
9 will be the board and staff, and will any of the
10 advisory people be there?

11 MR. WUELLNER: No, no. It's just some
12 one-on-ones.

13 MR. BRUNSON: Okay.

14 MR. WUELLNER: Just three people --

15 MR. BRUNSON: Okay.

16 MR. WUELLNER: -- including yourself.

17 MR. BRUNSON: Okay.

18 MR. RAYMOS: On the input that you had at the
19 meeting, the morning meeting was economic
20 development input, and I was part of that
21 conversation. And I -- just for the record, I want
22 to just say that that -- I thought that meeting,
23 that portion went very well. We were scheduled to
24 end at 11:00 and I don't think we finished until
25 about 11:30 that morning.

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1 But it was an interesting and informative
2 discussion held with members of the community on
3 economic development and what could be done about
4 the thousand acres on the other side of U.S. 1, and
5 I just thought it was a very worthwhile
6 conversation.

7 It certainly reached a wide range of topics of
8 things that should be looked at for economic
9 development on that side of U.S. 1. And I -- I
10 didn't attend your afternoon session. That was for
11 the transportation input. I assume that that went
12 as well? I don't know.

13 MR. HOLESKO: It did. And certainly we very
14 much came away from the meeting feeling the same
15 way, that by taking the -- the needs of the county
16 and the regional needs before trying to put any
17 facilities, even thinking what they could be, Ed
18 had been preaching that throughout the process.
19 And that is, you know, before we start laying out
20 any facilities, what do we really need? Don't even
21 put the pen to paper until we have a better
22 understanding of what we can do west of U.S. 1. So
23 that was the focus of the morning and it was
24 certainly beneficial, so...

25 MR. RAYMOS: Melissa Glasgow was here from the

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1 county and, you know, the county participate in
2 that discussion was very necessary and needed. And
3 she offered a lot of insight into economic
4 development, what has taken place, what's currently
5 going on, and what could be looked at for future
6 purposes. And then there were other people from
7 the EDC community as well, so...

8 MR. WUELLNER: Yeah. Likewise in the
9 afternoon, we -- we were happy to have Denise
10 Bunnewith with the TPO attend it. So her -- her
11 input in that process was invaluable.

12 CHAIRMAN GREEN: Andrew, on your master plan
13 meetings possibly the 29th are you still looking at
14 new time 11:00 like we've done before?

15 MR. HOLESKO: Yes. But it -- it definitely
16 won't be on that Monday. It will be that Tuesday,
17 Wednesday, or Thursday.

18 CHAIRMAN GREEN: Okay.

19 MR. HOLESKO: So we're -- again, we want to
20 try to get a save the date out a month in advance,
21 and you'll see something on that in the next seven
22 days. We just need to check the availability of
23 the room and all that. But it will be on Tuesday,
24 Wednesday, or Thursday.

25 CHAIRMAN GREEN: Okay.

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1 MR. WUELLNER: Last two have been on a
2 Wednesday, so hopefully.
3 CHAIRMAN GREEN: Okay. Do we have anything
4 else from the master plan?

5 MR. HOLESKO: See you all on Monday.

6 MR. BRUNSON: All right.

7 T-HANGAR LEASE & POLICY AMENDMENTS

8 CHAIRMAN GREEN: Okay. Mr. Wuellner?

9 MR. WUELLNER: Yes, ma'am.
10 Next item is the -- has to do with the

11 T-hangar lease policy and the -- or at least the
12 lease and the policy. And after much conversation
13 and consternation and a lot of input from a lot of
14 places, we -- we have I guess in a sense retreated
15 from the idea of -- of broadening the scope of uses
16 within the T-hangar area a bit.

17 And I say retreated because they were just
18 suggestions at the time, not -- these are -- the
19 items -- many of the items we're talking about were
20 never -- were not adopted, were not policy, were
21 not something we're retreating from in the existing
22 policy, it's just things we're not recommending to
23 move forward necessarily.

24 I've been made aware of concerns over the
25 lateness of this getting out, but I assure you

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1 there -- there is absolutely nothing behind the
2 time of delivery. In fact, we were very much
3 pressing the schedule to try and get the -- the
4 language and our concerns on the table ahead of
5 what we believed to be Saturday's meeting with
6 SAAPA so that they had an opportunity to see it.

7 You know, would we have liked to have gotten
8 it out on Tuesday? Absolutely. Just the -- you
9 know, the conversation was ongoing, the input was
10 ongoing, and then ultimately the wordsmithing and
11 writing was ongoing back and forth with -- with our
12 attorney to get it in a suitable form.

13 But the bottom line is, we have some -- some
14 changes. You have both the redline version -- I
15 should say not both, but you have the redline
16 versions of the lease and you have the redline
17 version of the policy suggested changes. And if
18 you'll allow me, I'll just kind of walk through not
19 the language per se, we can do that if you wish,
20 but just hit the highlights of what we're -- what
21 we're saying.

22 This included input -- I do want to point out,
23 you know, we had -- we had some very good input
24 from board members relative to -- after the last
25 meeting. So we had some -- we did have some input

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1 there. Those things were -- were appropriate.
2 We've tried to make adjustments in that in those
3 recommendations back to you.

4 But walking through just on the -- using the
5 PowerPoint kind of as a guide, we provide -- the
6 policy adjustments on the waiting list would
7 provide for what we are -- what I refer to as top
8 of list options, meaning when you arrive at the top
9 of the waiting list, there's essentially a -- a
10 decision point for that individual, both of which
11 afford you some time.

12 One of course is you can enter the lease,
13 begin, you know, occupying the facility as you
14 wish, and within six months of executing the lease,
15 you need to have made some provisions for an
16 airplane in that lease, or a kit airplane or
17 whatever you -- whatever you intend to do there.

18 The other course of action is when you arrive
19 at the lease -- or arrive at that point, you can
20 elect not to lease at that point and you may remain
21 at the top of the list for a period not to exceed
22 six months, allowing you the opportunity at no cost
23 or commitment in the lease the opportunity to go
24 acquire an airplane or purchase the kit or do
25 whatever, and then when the next availability comes

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1 up, you will have the option of leasing it or
2 entering into a lease at that time, and at that
3 point you would have an airplane or whatever.
4 That's what we were referring to as top of the list
5 options.

6 Either case, you have six months to remain on
7 the -- at that location or at that position on the
8 waiting list without fear of going to the bottom of
9 the list or -- or coming off the list or whatever.
10 Of course if you reach top of the list and tell us
11 you're no longer interested, that's -- nothing
12 changes that.

13 We have accommodated at -- as requested some
14 language related to visiting aircraft, meaning if
15 you have somebody visiting you and they would like
16 to use your hangar and you -- you have no issues
17 with that, it's your -- you would be permitted
18 within this to do that.

19 We have attached or are suggesting a 30-day
20 annual limit on the ability to do that. And that
21 is with the aircraft visiting, not with the
22 individual user. So the individual would only have
23 a 30-day maximum period in which to store the
24 airplane temporarily on the airport premises in
25 anyone's hangar each year. The idea here is --

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1 MR. KIRA: Is that continuous 30 days or
2 contiguous or --

3 MR. WUELLNER: We think 30 in total.

4 MR. KIRA: In total.

5 MR. WUELLNER: We -- yeah, if you do that two
6 weeks or one week, I don't --

7 MR. BRUNSON: Ed, does this come up a good
8 bit?

9 MR. WUELLNER: Frankly, no. It's -- it has
10 occurred a few times, and frankly over the years
11 when someone's approached us, we've accommodated,
12 you know, once we have some basic information of
13 who they are so we know what to expect.

14 It also keeps us from running off half-cocked
15 to say, hey, the airplane in the hangar doesn't
16 match the lease, you know, do those kinds of
17 things. It's just a matter of fessing up. We
18 don't -- you know, there's no charge with it, no
19 nothing that we've done in the past.

20 But what we are -- we feel the limitation,
21 rather than putting it with the hangar occupy -- or
22 the owner, or for lack of better words lessee, we
23 believe it rests with the user, and the idea is
24 that we don't have an individual basically hopping
25 all over the airport in 30-day increments and

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1 sidestepping the intent of -- relative to
2 subleasing.

3 We eliminated as you recall and we continue to
4 eliminate the -- I believe these were -- this
5 particular provision was adopted back in October,
6 but -- or the language was brought forward, but
7 basically we're just saying that the physical
8 facility, the hangar itself, creates the
9 fundamental limitation on the number of aircraft
10 that can be stored in there. So it really makes no
11 sense in a practical matter to ascribe a
12 two-aircraft limit or anything else on a hangar.

13 If for some reason there's the ability to cram
14 a third airplane in a standard T-hangar based on
15 their size, okay. You're renting the space. As
16 long as it's consistent with the other guidelines
17 that are out there, we're fine. We -- we don't see
18 any reason to create or continue policy language
19 that prohibits that.

20 So that's actually a policy removal. There --
21 there's currently a line in your policy that limits
22 it to two aircraft. It's basically eliminating
23 that provision.

24 It does continue -- we are recommending
25 continuation of the ban on subleasing. We

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1 believe -- you know, our research and our just
2 thought process is that this is -- this has
3 mushroomed into something much larger than I --
4 than perhaps it was ever intended, but it's tough
5 enough to control it when you don't allow it.
6 It -- we believe it even harder to control when you
7 do allow it.

8 We're not aware of any other airport, in this
9 area at least, that allows subleasing of T-hangar
10 type units. They're designed to be single use.
11 You know, we've historically been as flexible as
12 possible in -- in our application of this. We
13 believe it ought to be sustained as a no-sublease
14 situation.

15 MR. BURNETT: And -- and if I could jump in
16 and say this, on that issue, there's a -- a lot of
17 dynamics related to the input we've received
18 related to subleasing.

19 So if that's something you decide to take up,
20 it may be something that we do a future meeting and
21 not throw out the baby with the bath water.
22 Address everything else now, deal with the
23 subleasing at another meeting. But at this stage,
24 we need to get a policy and a lease in place that
25 we can move forward with right now.

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1 And just to throw one out there from a legal
2 standpoint, when we have a recognized subtenant
3 that is going to be documented, now all of a sudden
4 when we have a problem with the tenant and we go to
5 evict them for a default in payment or other
6 default or send a demand letter, now we're dealing
7 with a subtenant, too. So --

8 MR. WUELLNER: Right.

9 MR. BURNETT: -- we can avoid that issue all
10 together at least for the interim and the time
11 being. So...

12 MR. WUELLNER: One of the conditions that was
13 recommended by one of your fellow board members was
14 a provision related to the automatic lease renewal
15 that's in the lease.

16 No real issues with the automatic renewal,
17 but -- and it was rightly pointed out that we make
18 no requirement that the lease be in good standing
19 at the point that it auto renews. So we believe
20 that to be appropriate language so that if assuming
21 you're current on your payments and not in default
22 in any other way, the lease will automatically roll
23 over.

24 And to follow what Doug was saying about the
25 subleasing, again, if that's something you want

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1 to -- you want to take up, you're -- that's always
2 under your prerogative to do that, or any other
3 provision, for that matter, that we're discussing.

4 We can always every year going into September
5 force a -- if you will, a revisit or a re-execution
6 of all leases related to T-hangers. So something
7 that's adopted and after -- after debate over the
8 next few months or next eight to ten months, we can
9 still implement going into next year and just
10 simply not do it this year.

11 MR. KIRA: Again, about the subleasing, I
12 agree with you totally because if you look at it,
13 the people who are on the waiting list have been up
14 there for a while and all of a sudden someone comes
15 in out of left field and subleases it, and it just
16 throws the whole waiting list concept out of whack.
17 I agree with you. I think the idea of subleasing
18 should be not -- not used.

19 MR. WUELLNER: Yeah. And lastly, for -- I'm
20 just -- we simplified some language in the lease.

21 There was things that were very unique to the
22 particular lease or things as I point out to Doug
23 all the time overly verbose, to say something that
24 we believe could be said in one sentence and
25 doesn't require an entire paragraph.

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1 So he made his best shot and I picked at him
2 nonstop for basically two months to get the
3 language condensed down to -- he's never happy
4 there's not enough words in the page. But in any
5 case, a lot of it's just cleaning up the language
6 hopefully so that anyone reading the lease can
7 understand what we're trying to communicate in the
8 lease document.

9 MR. KIRA: Well, in the pol -- are we
10 accepting -- did that -- that 180-page document
11 that you sent out, is that part of this discussion,
12 too?

13 MR. WUELLNER: I think we're just looking to
14 it -- you did a great deal -- the majority of
15 wordsmithing was done in October that was broadly
16 affecting the policy, and that had to do with if
17 you recall fair market value and the application.
18 All of that was done in October. We're not looking
19 to revisit any of that stuff today. Since that
20 time -- go ahead.

21 MR. BURNETT: Just to say this part.

22 You got the full policy because sometimes we
23 get asked, why didn't you send me the whole policy?
24 So we make sure you get the whole thing. But
25 you're really only looking at Page 12, 13, and 14

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1 of the policy.

2 MR. KIRA: Yeah, but I read the policy.

3 MR. BURNETT: I understand.

4 MR. KIRA: So if I might, on Page 89 of 156,
5 it -- it addresses the idea of leasing from the
6 county. I don't think the county leases. Page 89.
7 I think you want to change the word to "County" to
8 "Authority."

9 MR. WUELLNER: Yes.

10 MR. KIRA: So it's just a technical thing. I
11 came across it and go, wait a minute, the county is
12 not in this business anymore.

13 MR. WUELLNER: You're exactly right.

14 MR. KIRA: Okay. Just one word.

15 MR. WUELLNER: It was meant to be fixed.

16 MR. KIRA: Yeah. I went through it.

17 MR. WUELLNER: You have found more of them in
18 two months than anybody in two years, so thank you.

19 MR. KIRA: Sorry. I hate to --

20 MR. WUELLNER: No, I appreciate it.

21 MR. KIRA: I just came across it.

22 MR. WUELLNER: He said -- and all of that
23 comes out of where the original documents started.

24 MR. KIRA: Right. I agree.

25 MR. WUELLNER: It was a document that

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1 effectively I started and drafted it in a different
2 community and --

3 MR. KIRA: Sure.

4 MR. WUELLNER: -- we brought it over and tried
5 to make it the Airport Authority's, and we didn't
6 catch every word back in the day.

7 MR. BURNETT: I don't know that the policy
8 that was circ -- that's the minimum commercial
9 operating standards, and we revised that.

10 MR. KIRA: Was that under policy and
11 procedures, Page 89?

12 MR. BURNETT: This has the most recent --
13 yeah, they haven't been put together. The minimum
14 operating standards, your Page 89, the policy that
15 was circulated to you doesn't have the -- we
16 revised this two meetings ago, three meetings ago.

17 MR. KIRA: I just got it. It's in here.

18 MR. WUELLNER: What was -- just for
19 clarification, was it in the appendix or was it in
20 the base of the document?

21 MR. KIRA: It's in the base of the document.

22 MR. WUELLNER: If it's in the base of the
23 document, then it needs to be --

24 MR. KIRA: Page 89.

25 MR. WUELLNER: -- changed.

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1 CHAIRMAN GREEN: Under minimum operating
2 standards?
3 MR. WUELLNER: It would not be minimum
4 operating. It would be ahead of that.
5 MR. BURNETT: Yes.
6 MR. WUELLNER: Because if it has a procedure,
7 it's not in minimum operating standards.
8 CHAIRMAN GREEN: Right.
9 MR. KIRA: I just came across it and I said --
10 you can basically do a text scan for "County" and
11 just eliminate it.
12 CHAIRMAN GREEN: Uh-huh.
13 MR. WUELLNER: Yeah. The intent was always
14 those were air -- those authority, not county.
15 MR. KIRA: Right.
16 MR. RAYMOS: Are you looking for a motion to
17 approve the proposed policy and lease amendments as
18 presented?
19 MR. WUELLNER: That's a question for your
20 chairman, but ultimately, yes.
21 CHAIRMAN GREEN: We are.
22 MR. RAYMOS: I would so move.
23 CHAIRMAN GREEN: Yeah. And I need to open it
24 up to public discussion, too.
25 But staying back with board discussion, we do

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1 need to move on this. We have leases out there
2 that are antiquated. They need to be handled. I
3 even spoke to some other smaller airports to see
4 what they've done with all of these different --
5 with leases, and there's some of them that auction
6 them off to the highest bidder. They're auctioning
7 off their hangars. I thought --
8 MR. WUELLNER: There is.
9 CHAIRMAN GREEN: But there are all kinds of
10 avenues out there, but we have leases, our tenants
11 have leases. We need to come up to the right
12 square footage that Mr. Maguire and I have talked
13 about here at board meetings about we need to be in
14 fair market value.
15 MR. MAGUIRE: Yeah.
16 CHAIRMAN GREEN: And we've kind of slowed that
17 in. We're going to do it over a number of years.
18 But we need to get these leases --
19 MR. KIRA: Right.
20 CHAIRMAN GREEN: -- moving and going.
21 MR. WUELLNER: And just point of reference,
22 approximately three-quarters of the leases are
23 those -- are -- have been executed already. So
24 you're down to less than 40 that have not executed
25 new lease forms at this point out of 160.

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1 CHAIRMAN GREEN: So, still we have 40 out of
2 contract --
3 MR. WUELLNER: Correct.
4 CHAIRMAN GREEN: -- so we need to execute
5 this. So if there's any more board discussion,
6 let's do it. If not, I'm going to open up to
7 public.
8 MR. RAYMOS: Did we get a second on my motion?
9 CHAIRMAN GREEN: Not yet because we have to
10 have public input and then we'll do the motion. So
11 the motion is noted and will be tabled just for --
12 until public comment. So I have Ms. Ludlow, Reba?
13 You want to --
14 MS. LUDLOW: Yes. And would you please remind
15 people that they need to sign -- have -- give you
16 that signed slip? Because we have new people here.
17 Reba Ludlow, 230 North Serenata Drive. Yes, I
18 do have several questions. And, Steve, that was
19 very good that at least, you know, you did read
20 through the whole thing. I'm sure you're probably
21 the only one.
22 So I do -- I had one question about the \$50
23 late fee. How much -- how many people were late at
24 the \$25 fee? Because it looks like the \$50 was
25 just something rather personal.

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1 MR. WUELLNER: How many -- how many are --
2 CHAIRMAN GREEN: How many --
3 MR. WUELLNER: Cindy has a better feel for
4 this than I would.
5 CHAIRMAN GREEN: -- may be assessed?
6 MS. HOLLINGSWORTH: We don't have that many.
7 MS. LUDLOW: So why would you go to \$50?
8 MS. HOLLINGSWORTH: We don't have that many
9 that are past --
10 MR. WUELLNER: Well, clearly the goal is to
11 get to zero.
12 MS. LUDLOW: But \$25. I mean, you did \$25 if
13 you were 10 days late. I mean, I thought that was
14 a gracious amount of penalty to be late.
15 MR. WUELLNER: Well, honestly, the time --
16 administrative time to chase down people who don't
17 pay their bills is significant staff time.
18 MS. LUDLOW: So you went from \$25 to \$50 if
19 you're ten days late.
20 MR. WUELLNER: We are recommending that yes.
21 MS. LUDLOW: Oh, recommending that.
22 MR. WUELLNER: We have no authority to change
23 anything.
24 MS. LUDLOW: I mean, when are you planning on
25 voting all of this?

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1 MR. WUELLNER: That's --
 2 CHAIRMAN GREEN: Hopefully today. We have a
 3 motion that's been tabled --
 4 MS. LUDLOW: Hopefully not.
 5 Okay. The other thing is obviously you were
 6 aware that SAAPA and other people were unhappy that
 7 they didn't get the new lease with modifications
 8 until Friday afternoon.
 9 Then -- so we feel that you didn't want 50
 10 people to show up again to tell them our views of
 11 things, because you gave us no time to do anything
 12 about it. So -- and thank you, Suzanne, for
 13 letting Ed know that.
 14 CHAIRMAN GREEN: Yes.
 15 MS. LUDLOW: Obviously you did. And I want to
 16 say one more thing.
 17 About these cameras, what is this about you
 18 can go into a -- a hangar and install cameras for
 19 the premise -- to look in the premise? Isn't that
 20 like harassment or unlawful?
 21 MR. WUELLNER: No. No, ma'am. The intent is
 22 not for inside the hangar, but for outside --
 23 MS. LUDLOW: It doesn't say that.
 24 MR. WUELLNER: -- to mount that on the -- to
 25 mount that on the building.

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1 MS. LUDLOW: "For the purpose of installation
 2 and maintenance --"
 3 MR. WUELLNER: Of tenants --
 4 MS. LUDLOW: "-- of a tenant's use, landlord
 5 may also enter the premises."
 6 MR. WUELLNER: Right.
 7 MS. LUDLOW: Right. "For the purpose of
 8 installation and maintenance of a security camera
 9 to be able to observe the premises and other
 10 airport facilities."
 11 MR. WUELLNER: Yeah. Just point of
 12 clarification. The language is to allow the
 13 installation of cameras.
 14 We have perimeter cameras all over the place.
 15 This is not to be designed for viewing inside the
 16 hangar. We may have to get in there to install the
 17 cameras, especially end units, where we get to an
 18 exterior wall of the hangar. That's what -- that's
 19 what the intent is.
 20 MS. LUDLOW: It's still saying you can come in
 21 my hangar and install a security camera. That way,
 22 you can see what's going on in my hangar and what's
 23 going on outside.
 24 MR. WUELLNER: I --
 25 MR. BURNETT: May I?

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1 CHAIRMAN GREEN: Go ahead, Mr. Burnett.
 2 MR. BURNETT: The intent was exterior, as I
 3 understood it all from the beginning. So that's --
 4 MS. LUDLOW: It doesn't say exterior. It says
 5 for the looking at the premises. And that could be
 6 interior.
 7 You know, I want to tell you. This is how
 8 this happened -- and this is my opinion only, so I
 9 just want this down for the record.
 10 On our white hangars, our port-a-ports, we
 11 wanted -- we tenants and SAAPA members wanted those
 12 down because we needed more hangars. We could not
 13 get those down. Ed had other ideas about what he
 14 wanted to do with that space and it wasn't hangars.
 15 So the -- when the people keep saying, well,
 16 we need hangars, we need hangars, obviously we have
 17 a waiting list, we need hangars, well then, Ed --
 18 it's like Ed and whomever, at least staff -- who is
 19 the staff, by the way, when you say the staff
 20 recommends?
 21 MR. WUELLNER: Anyone who works for the
 22 Airport Authority or is contracted to fill a staff
 23 obligation, such as legal --
 24 MS. LUDLOW: Contracted or -- or you alone?
 25 MR. WUELLNER: -- or accounting or whatever.

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1 MS. LUDLOW: Okay. So then when we convinced
 2 you, which we didn't, that we did need more hangars
 3 and we wanted those white port-a-ports taken down,
 4 well now everything else after that -- this seems
 5 like a retaliation.
 6 Because so far you've raised the rent. You --
 7 you've totally changed the lease. You know,
 8 what -- yes, some of it's to our advantage, I agree
 9 with that. What about the \$200 on the subleasing;
 10 has that been erased or is that still there on the
 11 policy?
 12 MR. WUELLNER: The current recommendation is
 13 that you would not be allowed to sublease, but this
 14 board has yet to deal with that, making the fee a
 15 moot point.
 16 MS. LUDLOW: Okay. So you just cannot
 17 sublease and therefore --
 18 MR. WUELLNER: Correct. Which is the existing
 19 policy now.
 20 MS. LUDLOW: I'm telling you, you guys are
 21 making it so hard for people to -- to rent here and
 22 be happy.
 23 I mean, you're just doing everything in your
 24 power to -- to make it harder for us. I mean,
 25 that's the way I feel about it. And that's the

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1 way -- and SAAPA's almost 300 people strong and you
2 can be sure that's how they feel about it. And we
3 could have 50 tenants here right now and you'd see
4 how they felt about it.

5 Okay. What about this automatic lease
6 renewal? Oh, that's the appropriate language.
7 Okay.

8 Oh. And so then you're threatening us with
9 you could go over in September, you could make us
10 sign a whole new lease that you don't have to
11 automatically renew us even if we're in good
12 standing?

13 MR. BURNETT: I guess I'll answer that one
14 from a technical perspective. Any of the --

15 MS. LUDLOW: Nobody can hear you, Doug.

16 MR. BURNETT: Any of the leases can be
17 terminated on 30 days' notice.

18 MS. LUDLOW: Uh-huh.

19 MR. BURNETT: And so they could always be
20 terminated regardless of a renewal on 30 days'
21 notice. That's the way it's always been.

22 MS. LUDLOW: Okay.

23 MR. BURNETT: The auto renewal, the only thing
24 that was changed related to auto renewal would be
25 if you -- if a tenant were in default, then the

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1 lease would not automatically renew, which is
2 common in the commercial leasing world.

3 The issue of the subleasing, subleasing has
4 always been prohibited in T-hangars and box
5 hangars.

6 MS. LUDLOW: I understand.

7 So what you're saying then is that you may not
8 sublease, but an aircraft can stay in the hangar
9 for 30 days if they are notified and if -- Ed, what
10 about this, that if -- you said whatever is the
11 situation in your hangar now is grandfathered in?
12 You said that.

13 MR. WUELLNER: I have no -- no authority to
14 say that. That's a board -- I have no authority to
15 say that.

16 MS. LUDLOW: You said that to Len Tucker. You
17 said --

18 MR. WUELLNER: I did not say that to Len
19 Tucker. Len Tucker made a request, which we have
20 evaluated and they're not recommending.

21 MS. LUDLOW: The --

22 MR. WUELLNER: I have no authority to amend
23 your lease that way --

24 MS. LUDLOW: Didn't you say --

25 MR. WUELLNER: -- or the policy.

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1 MS. LUDLOW: -- that whatever is in your
2 hangar now, we will work with you to keep things as
3 they are?

4 MR. BURNETT: That's the money.

5 MR. WUELLNER: That's the money side of it.

6 MS. LUDLOW: No, it wasn't. It was -- it was
7 like your aircraft or --

8 MR. WUELLNER: I -- I would make no such
9 promise.

10 We were talking about the development of
11 policy, not the I'm signing off on something. I
12 have no authority to decide what's in the lease or
13 what's in the policy. That rests solely with this
14 board.

15 I am making nothing more than a recommendation
16 relative to how we're doing -- we expect to do
17 business. They can change everything that's
18 discussed or recommended today. That's their
19 purview.

20 MS. LUDLOW: Okay. All right. For example,
21 Cindy made the helicopter -- Cindy made. See,
22 you're saying these are your rules, but Cindy does
23 the execution. But --

24 MR. WUELLNER: Okay.

25 MS. LUDLOW: -- there was a helicopter in

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1 Bob Thousand's second hangar and he was taking
2 lessons in it. Cindy said he couldn't be in that
3 hangar.

4 MR. WUELLNER: The aircraft is not leased to
5 Bob Thousand. It's a pretty straightforward
6 sublease agreement as it stands.

7 MS. LUDLOW: No, it was not.

8 MR. WUELLNER: It's not a use agreement. It's
9 been in there for how long?

10 MS. LUDLOW: A month?

11 MR. WUELLNER: No, no.

12 MS. LUDLOW: I mean, I'm the one that said
13 that -- that, you know, suggested that whole
14 thing --

15 MR. WUELLNER: I'm not --

16 MS. LUDLOW: -- that helicopter --

17 MR. WUELLNER: I'm not --

18 MS. LUDLOW: -- and I --

19 MR. WUELLNER: I'm not debating who suggested
20 anything. The fact of the matter is it's not being
21 recommended today.

22 MS. LUDLOW: Well, I hope you don't pass this
23 today, because if you do, we're going to have more
24 amendments coming.

25 CHAIRMAN GREEN: Mr. Hernandez?

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1 MR. HERNANDEZ: Galin Hernandez, St. Augustine
2 Airport Pilots Association.

3 First thing I want to lead off by saying that
4 I didn't get a copy of the -- of the lease
5 agreement I think until early this morning when
6 Len Tucker sent it to me.

7 I would have liked to have received it Friday
8 from the admin. I did not. So I really can't --
9 plus SAAPA did not get a chance to talk what our
10 position's going to be based upon the lease
11 agreement. So that part, I can't really offer what
12 the SAAPA point of view is going to be. We haven't
13 had time to go look at it.

14 I do have some of my concerns independent of
15 the Airport Pilots Association. One is the lease
16 agreement, the -- the subleasing and the
17 enforcement of the lease agreement.

18 How is it going to change from what is
19 happening right now, or is it going to change, or
20 are we going to go back to the way it was where the
21 lease agreement is fine on paper but it has no
22 teeth in it, or nothing happens with it; this has
23 all just been a big exercise in futility and we've
24 done nothing? That's more of a rhetorical question
25 than -- than one that actually requests an answer.

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1 renting a hangar that's been offered to you.

2 And we -- during that six-month period, you
3 make two things. You've got one, you can choose a
4 hangar, one that's available at the top of the list
5 when we offer it to you, whenever that happens.
6 Because in theory you could be at the top of a list
7 a year till a vacancy happens.

8 MR. HERNANDEZ: So that means if I get to the
9 top of the list, there's a hangar and I decide not
10 to take it, I've got six months. If in that six
11 months there is no hangar --

12 MR. WUELLNER: That's available --

13 MR. HERNANDEZ: -- I stay at the top of the
14 list.

15 MR. WUELLNER: Yes, until the next available
16 hangar.

17 MR. HERNANDEZ: Okay. That wasn't very clear
18 in what I --

19 MR. WUELLNER: Yeah, we're not --

20 MR. HERNANDEZ: -- the quick thing that I read
21 over.

22 MR. WUELLNER: If you didn't have an
23 opportunity to actually take the hangar, meaning
24 take a hangar because it didn't become available.

25 MR. HERNANDEZ: It became available when I

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1 A couple that I do have that I would like an
2 answer is, on top of the list issue -- this once
3 again, it's me, I'm not talking about -- speaking
4 on the Pilots Association -- is what would happen
5 if you are at the -- you come to the top of the
6 list, for X or Y reason that are in the lease
7 policy, you don't -- you don't take the lease and
8 you've got the six-month grace period, you get to
9 the sixth month and there's no hangar?

10 MR. WUELLNER: No, no. The time is, you'll be
11 offered a hangar. If there's not a hangar --

12 MR. HERNANDEZ: At the six-month part --

13 MR. WUELLNER: -- then you're still there
14 until there's a vacancy.

15 MR. HERNANDEZ: Okay.

16 MR. WUELLNER: We're not dumping you --

17 MR. HERNANDEZ: So then there is a -- so
18 clarify the six-month if I don't take -- I'm
19 just -- say you don't get -- you don't come in and
20 in six months you don't take the hangar, does that
21 also apply if there is no hangar available?

22 MR. WUELLNER: That's what I just tried to
23 clarify.

24 The intent is that if after six months -- you
25 need to make a decision relative to whether you're

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1 first got offered --

2 MR. WUELLNER: No, after --

3 MR. HERNANDEZ: -- six months later --

4 MR. WUELLNER: No. I mean after --

5 MR. HERNANDEZ: Yeah, yeah. From my cursory
6 read this morning, I didn't notice anything in
7 there. So that was a -- one of my questions.

8 And I did want to clarify. So basically there
9 is very little change to the existing lease
10 agreement to which you're recommending now except
11 for some wordsmithing and some -- some slight
12 changes. Is this a fairly correct statement on my
13 part, or am I --

14 MR. WUELLNER: What we're recommending today,
15 that is correct.

16 MR. HERNANDEZ: What you're recommending,
17 exactly, exactly.

18 But I do have one thing. And, yes, there are
19 airports that approve subleasing. Flagler does
20 approve it with the Airport Authority because I
21 have a hangar there and I have a sublease and I
22 have it approved by the authority. So, yes, there
23 are airports around here that do approve subleasing
24 with permission from the Airport Authority.

25 And like I said, I didn't get -- we didn't

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1 have time to discuss the -- the provisions of it,
2 so I really can't give you what the airport -- what
3 the Pilots Association stance is because we didn't
4 see it.

5 CHAIRMAN GREEN: Thank you. Mr. Martin.

6 MR. MARTIN: Scott Martin, Hangar 2.

7 And I just wanted to, kind of what Reba was
8 saying, a lot of us enjoy this airport, we've been
9 coming out here for a lot of years, and it just
10 seems like it's us against the staff mentality
11 going on right now.

12 And I've been out here for a lot of years. I
13 started with a small T-hangar in the back. Moved
14 my way up to another T-hangar a little bit closer
15 to the airfield at about \$450. And then five or
16 six years ago, I got a bigger box hangar.

17 There was no list back then. You guys
18 wanted -- staff, you know, asked me if I wanted to
19 move into that, it was available, and I said yes.
20 And so rent there is \$1200 a month. I have a small
21 airplane.

22 And ever since I started here, I've shared the
23 hangar with somebody else. And that's -- I've
24 never tried to make money off of it. You know, I'm
25 a social person out here and people would come and

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1 where I can still have the one other plane in my
2 hangar, you know, so I don't have to pay the \$1200.
3 That's all I've got.

4 CHAIRMAN GREEN: Mr. Sipprell?

5 MR. SIPPRELL: Hello, everyone. My name is
6 Steven Sipprell. I'm kind of new to this whole, so
7 I appreciate the invite. I just got the invite
8 just literally like 30 minutes before this meeting
9 started, and as an aircraft owner, partner with
10 Scott here, I just want to come and voice my
11 opinion about this as well.

12 MR. BURNETT: Mr. Sipprell, what's your
13 address, for the record, sir?

14 MR. SIPPRELL: I'm sorry. It's 4369 Palm
15 Street.

16 MR. BURNETT: Thank you, sir.

17 MR. SIPPRELL: Thank you very much.

18 So anyway, I just would like to reiterate the
19 fact that, you know, I've been in situations I've
20 been partners with different aircraft here on the
21 field that were already established in hangars, and
22 one of the things I've always thought about was
23 trying to establish myself into a hangar.

24 But with the situation that's coming right now
25 and not having the consideration to give any kind

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1 we'd have two airplanes in that big hangar, which
2 is a large hangar. It's right beside Len Tucker's.
3 And staff has always known about it. We've always
4 gone with our paperwork and let them know what we
5 were doing. We're not trying to make money off of
6 these hangars. It's \$1200.

7 Like I said, I come out here four or five
8 times a week, I fly my airplane, I use the fuel
9 here. You know, I hang out with people. You know,
10 I love this place. So now I've got to pay \$1200 by
11 myself, is what I'm seeing, and that's a lot.

12 And I don't think it's a good rule. I've been
13 out here for many years, and I think we can do
14 something to either -- I understand what a lot of
15 you guys are saying because there is a list now.
16 But I'm not cherrypicking off the top of the list
17 or the bottom of the list or anywhere.

18 If some -- you know, right now, I have a jet
19 in my hangar with mine who's Bob Davis. He's
20 already here. He's getting some maintenance done,
21 so he's in my hangar as a visitor for 20 days. But
22 after that, I'll be on my own.

23 And I think there's some way -- there's a lot
24 of -- a lot of successful people in this room over
25 here at this table. We can figure out something

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1 of time to look at this or understand this, this
2 new little flip that came about with the
3 subleasing, I would like to give the board
4 consideration to say, hey, can you give us more
5 time to really think this through and go through
6 that?

7 Also I want to reiterate what Scott said. I
8 think it's, you know, fair to sit down and look.
9 You know, we're talking about T-hangars. I don't
10 know if there's provisions that speak to the
11 T-hangars versus box hangars and what those do.
12 However, I do feel like, you know, if you set
13 precedence for one, it's going to set the
14 precedence for all, and -- and that's something
15 that also should have consideration.

16 So, that's just what I wanted to have a chance
17 to voice my opinion, that possibly this vote be
18 delayed and consideration be delayed until more
19 people have the opportunity to look at this
20 agreement as it stands. Thanks.

21 CHAIRMAN GREEN: Thank you. Okay. Now we're
22 back with board discussion. That's all the public
23 I have.

24 MR. BURNETT: If I -- if I might. The hangar
25 lease and policy that you have before you today is

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1 largely what was before you at the meeting last
2 month.
3 If you'll recall, Mr. Maguire had some
4 comments and concerns about it, and in fact gave me
5 pretty quite lengthy and detailed revisions; some
6 of it catching errors, some of it saying, hey,
7 Doug, why is this part in this section when it
8 should be in the other section of the lease, you
9 need to move it from here to there so it makes
10 sense. Doug, there's duplicates of sections, when
11 you actually read where we talk about binding
12 effect and severability, it's actually in the
13 beginning and at the end. And so those kind of
14 changes were made to the document from the last
15 meeting to this meeting.
16 In fact, words like "lessee" or "the tenant
17 hereby hires, takes, and leases," Bruce says why --
18 Mr. Maguire says, Why do we have hires, takes, and
19 leases? Why don't you just say the tenant leases
20 the property? So we've got some of those kind of
21 changes in your -- largely the changes were ones of
22 that nature.
23 This issue of not having an auto renewal if
24 you're in default was one that he's obviously I
25 think in his personal life has commercial tenants

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1 that he's dealt with or been a commercial tenant
2 himself, so just the language that in his
3 experiences were some of the things that he offered
4 that we probably should take a look at, and we made
5 a lot of those revisions.
6 The issue of the subleasing, again, if that's
7 something the board wants to look at, I think it's
8 something that we could bring back before you.
9 Right now, sort of don't throw the baby out with
10 the bath water. It's been looked at pretty closely
11 and we've got it before you for a recommendation at
12 the staff level at this time for the lease and the
13 updated policy.
14 And in fact, part of the language that's in
15 here, just to go over it -- a couple -- a couple of
16 more things in detail of what Ed's elaborated on,
17 part of it we just have the basic grant assurance
18 language that we put in here for FAA, sort of an
19 updating modernization of a document that's not
20 useless, just old and needed some updating.
21 A large part of it is still in fact the same.
22 And we didn't take the commercial hangar that we
23 used for the corporate hangars and apply it to the
24 T-hangars. Most of that language has stayed out of
25 here.

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1 CHAIRMAN GREEN: I have a question. So if we
2 approve the lease, when -- if we need to come back
3 and revisit the sublis -- subleasing issue, can
4 that be done at any time?
5 MR. WUELLNER: In theory, yes.
6 MR. BURNETT: Yeah.
7 MR. WUELLNER: You have a 30-day notice
8 provision in the lease. You can effect it any time
9 you want.
10 CHAIRMAN GREEN: I thought so. Give someone
11 30 days' notice that we're going to think of this
12 now and maybe there's --
13 MR. WUELLNER: Perhaps the more natural
14 occurrence is at the end of the term, but --
15 CHAIRMAN GREEN: Yeah.
16 MR. WUELLNER: -- it certainly can be done
17 with 30 days' notice.
18 MS. LUDLOW: I have a clarification.
19 CHAIRMAN GREEN: I need you to go to the --
20 MS. LUDLOW: Can I --
21 MR. BURNETT: And we don't prevent joint
22 tenants.
23 CHAIRMAN GREEN: Correct.
24 MS. LUDLOW: Okay. This is just for my
25 clarification.

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1 If Ed says the number of aircraft in your
2 hangar depends upon the size of your hangar and
3 so -- you know, more or less, is that not what you
4 said, Ed?
5 MR. WUELLNER: No. You're mixing it up with a
6 limit that we're establishing and we're simply
7 removing that in fact --
8 MS. LUDLOW: Okay. If --
9 MR. WUELLNER: -- and saying if the building
10 will -- whatever the building will hold.
11 MS. LUDLOW: So if our -- if our -- how big
12 are our hangars, 50 x 50 or --
13 MR. WUELLNER: They vary.
14 MS. LUDLOW: Whatever. Whatever. Anyway, if
15 I can have two taildraggers in my hangar and
16 they're mine, why can't I have them?
17 MR. WUELLNER: You can.
18 CHAIRMAN GREEN: You can.
19 MS. LUDLOW: Okay. Why can't I have a partner
20 in that one and --
21 MR. WUELLNER: In the airplane?
22 MS. LUDLOW: Yes.
23 MR. WUELLNER: You can.
24 MS. LUDLOW: So does that answer Scott?
25 MR. WUELLNER: Actually, he's --

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1 MS. LUDLOW: You have two people --
 2 MR. WUELLNER: He has the ability to --
 3 because it's a box hangar, our policy allows him to
 4 enter an agreement with someone else and both
 5 parties be a joint --
 6 CHAIRMAN GREEN: It's a joint tenancy.
 7 MR. WUELLNER: -- you can be a joint tenant
 8 with them. That's -- that's always existed.
 9 MS. LUDLOW: Scott, do you understand that?
 10 MR. MARTIN: Shoot me in the head. That
 11 answers the problem.
 12 MR. SIPPRELL: And I would like to just
 13 further throw a suggestion out to the board if I
 14 can when you get a chance.
 15 MR. WUELLNER: We need you at the mic, if you
 16 would.
 17 MR. SIPPRELL: Okay.
 18 MR. WUELLNER: Sorry.
 19 CHAIRMAN GREEN: I was pointing. Bruce and I
 20 were both pointing.
 21 MR. SIPPRELL: No, one more suggestion just to
 22 throw out there -- and I can appreciate, you know,
 23 your consideration in that.
 24 But one thing would be is you have a list,
 25 right? So this list is, you know, you guys are

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1 do sublets down there, and that was offered to me
 2 down there at one point in time. They said, hey,
 3 if you want to come down here, you know, we have a
 4 list down here that allows that. So it may be
 5 something you could contact their people if you
 6 have any contact on it.
 7 MR. MAGUIRE: Can I respond to that? I like
 8 the idea of a list, but I do not like the idea of
 9 the airport managing that list. That's something I
 10 believe that SAAPA ought to be doing or some other
 11 agency, not the Airport Authority.
 12 MR. WUELLNER: Okay.
 13 MS. LUDLOW: We'd be happy to.
 14 MR. MAGUIRE: Okay? So if y'all want to do
 15 something like that, I have no problems. But
 16 don't -- don't task the staff and the airport to
 17 add one more responsibility, please.
 18 MR. SIPPRELL: I understand.
 19 CHAIRMAN GREEN: Okay. Now, Mr. Hernandez,
 20 one more and then we're back to board discussion.
 21 Public discussion is over.
 22 MR. HERNANDEZ: Okay. Now that you bring that
 23 up, the only problem is that sublease is not -- you
 24 can't sublease. So us being able to put down a
 25 list to get people to sublease is a moot point

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1 trying to set some kind of precedence so people
 2 coming to here and everything.
 3 Aren't there tenants out there with -- if they
 4 have the configuration and they have the capacity,
 5 maybe they're in a situation where, hey, you know
 6 what? They're struggling to make things the way
 7 they are. Why not have a list to say, hey,
 8 somebody wants to sublet?
 9 If the demand is out there for renting a
 10 T-hangar or building more hangars because there's a
 11 list and the county's growing and this airport's
 12 growing and people are wanting to put a hangar in,
 13 I mean, conceivably, you know, if I went out and
 14 bought a small airplane, I might want to have my
 15 own T-hangar at some point in time.
 16 However, that being said, why not have a list
 17 that says, okay, for those people that are out
 18 there that are wanting to sublet their hangar on a
 19 situation where you'd have a single list for that,
 20 you'd have a single list for new people that want
 21 their own hangar? Because a lot of people want
 22 that necessity. So it's more of a suggestion than
 23 it is thing.
 24 And there is a precedence down in Sanford. I
 25 fly a lot out of Sanford and Orlando as well. They

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1 because it's not authorized.
 2 CHAIRMAN GREEN: But you can have a joint
 3 tenancy.
 4 MR. HERNANDEZ: That -- that was my next
 5 question. Joint tenancy, that's -- that was
 6 exactly what it leads into. When you -- what would
 7 be the requirements for joint tenant? It's not
 8 specified. It's not --
 9 CHAIRMAN GREEN: You're both on the lease.
 10 MR. HERNANDEZ: So a third person shows up,
 11 add them to it as a third joint tenant?
 12 CHAIRMAN GREEN: I'm not sure, that's what I
 13 said, how it can be amended. But right now if you
 14 both want to sign a lease, you can have a joint
 15 tenant, right, Mr. Burnett?
 16 MR. BURNETT: Uh-huh.
 17 MR. HERNANDEZ: I have -- theoretically, I
 18 have a 50 x 50 and I'm in there and my friend Joe
 19 decides he wants to have -- come in with me. What
 20 would be the mechanism to get a joint lease for the
 21 two of you? It's not specified. We don't see it
 22 anywhere.
 23 MR. WUELLNER: Just come in and ask. It's
 24 always been that way. It's been that way for
 25 20-plus years.

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1 MR. HERNANDEZ: So then he would sign another
2 lease agreement?
3 MR. WUELLNER: Yeah.
4 MR. BURNETT: You both would sign --
5 MR. KIRA: You both would sign.
6 MR. WUELLNER: You're both --
7 MR. HERNANDEZ: We both sign --
8 MR. WUELLNER: -- jointly and severally liable
9 for the entire lease.
10 MR. HERNANDEZ: And then a third person shows
11 up, same thing -- same thing. So that would
12 basically eliminate the sublease.
13 Now my other question is payment, how is it
14 paid? Is one person -- that's my question and
15 which --
16 MR. WUELLNER: Tenants in the entirety.
17 MR. HERNANDEZ: -- how does it go?
18 MR. WUELLNER: You're hitting on the problem.
19 MR. BURNETT: They're -- if there's a default
20 for nonpayment, you -- you both get sued -- all
21 three of you get sued.
22 MR. HERNANDEZ: But who -- who has to pay --
23 MR. BURNETT: The airport doesn't care who has
24 to pay. The airport just --
25 MR. WUELLNER: All three of you are liable for

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1 the --
2 MR. HERNANDEZ: Oh, yeah. We understand that,
3 all three are liable, but --
4 MR. WUELLNER: One or all of you.
5 MR. HERNANDEZ: -- in getting two or three or
6 four persons into the lease agreement --
7 MR. WUELLNER: I -- let me -- let me clarify
8 the joint tenancy for our purposes. We're not
9 going to be refereeing, as an example --
10 MR. HERNANDEZ: We don't --
11 MR. WUELLNER: -- three checks from three
12 individuals --
13 MR. HERNANDEZ: That was my question --
14 MR. WUELLNER: -- to assure that the entire
15 rent's paid.
16 MR. HERNANDEZ: -- are you requesting three
17 checks, one check? That was my question.
18 MR. WUELLNER: We -- we don't care. You want
19 to put all three in an envelope and get it to us
20 and that pays the rent in full every month, that
21 works fine.
22 MR. HERNANDEZ: Okay. That's what I would
23 like --
24 CHAIRMAN GREEN: As long as a thousand dollars
25 is -- a thousand dollars a month is paid, we don't

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1 care how we get it.
2 MR. WUELLNER: You can pay it for them and
3 then collect it from them.
4 MS. LUDLOW: You may have to be all in one
5 name.
6 MR. HERNANDEZ: Each one --
7 MR. MAGUIRE: But understand if you only send
8 a check in for \$700 because you agreed to do it --
9 MR. WUELLNER: Your eviction notice applies to
10 all of you.
11 MR. MAGUIRE: -- the whole -- the whole group
12 is in default, not that one guy.
13 MR. HERNANDEZ: We -- I understand that part.
14 But my question was, all right, if you're
15 going to have three joint tenants, then it's
16 irrelevant to the -- to the airport how the monthly
17 payment gets -- arrives to the -- to the airport as
18 long as it arrives --
19 MR. WUELLNER: Uh-huh. Correct.
20 MR. HERNANDEZ: -- within the correct amount
21 of time.
22 CHAIRMAN GREEN: In the correct amount.
23 MR. WUELLNER: As well as we do not bill all
24 three parties in that.
25 MR. HERNANDEZ: You bill one person.

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1 MR. MAGUIRE: Can I respond to that also?
2 My experience on that joint tenancy with my
3 commercial properties, it invariably evolves into a
4 headache --
5 CHAIRMAN GREEN: Uh-huh.
6 MR. MAGUIRE: -- it does, if you get three
7 checks from three people.
8 We have changed our policy now as commercial
9 landlords. We take one check from one person only,
10 and its up to that one person to collect from the
11 other one, two or three because it simplifies and
12 it prevents the headaches.
13 I can visualize -- not saying it's going to
14 happen, but I can visualize over time if we start
15 seeing headaches with three people paying checks,
16 that policy will be changed where we take one check
17 only because like Ed said before, it's a -- an
18 expense for staff to spend time to do all of these
19 things.
20 People think, well, I'll just take another
21 check down. Well, if you only get two checks and
22 you don't get that third one in, staff now gets
23 involved and that costs more money, okay?
24 So right now, three checks, four checks,
25 whatever it is, but in the future, don't be

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1 surprised if it comes down to one.
 2 MR. HERNANDEZ: Personal recommendation would
 3 be take one check --
 4 MR. WUELLNER: And a reminder --
 5 MR. HERNANDEZ: -- personal, not three or
 6 four.
 7 MR. WUELLNER: -- and I say it in public
 8 because I don't want anybody surprised, but the
 9 other -- that's the tip of the iceberg.
 10 The other is in nine months when you can't
 11 stand each other --
 12 MR. HERNANDEZ: That's an issue --
 13 MR. WUELLNER: -- and then you're all in our
 14 office wanting us to negotiate a settlement out of
 15 this lease.
 16 MR. HERNANDEZ: So, in clarifying all of
 17 this --
 18 MR. MAGUIRE: Now the --
 19 MR. HERNANDEZ: -- joint tenants, there is no
 20 number of joint tenants as long as they're on --
 21 each one has -- are they going to have one tenant
 22 agreement or two --
 23 MR. BURNETT: Let me -- let me answer --
 24 MR. HERNANDEZ: -- or one with the different
 25 names?

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1 MR. BURNETT: Yes.
 2 MR. WUELLNER: One with all three signatures
 3 for that example.
 4 MR. HERNANDEZ: Then -- exactly that example.
 5 And then the amount, the monthly payment, everybody
 6 is responsible for it, how it gets to the
 7 administration, that it doesn't matter whose
 8 airplane is in there as long as they have --
 9 MR. WUELLNER: As long as it's one of the
 10 three. Yes.
 11 MR. MAGUIRE: And one last comment. If the
 12 building holds three airplanes, no four tenants.
 13 Three tenants because three airplanes. So don't
 14 try to squeeze in a fourth tenant because the
 15 building doesn't hold four airplanes.
 16 MR. HERNANDEZ: What if one airplane has two
 17 owners?
 18 MR. KIRA: Yeah.
 19 CHAIRMAN GREEN: Then they need to be on the
 20 lease.
 21 MR. HERNANDEZ: That's what I'm saying.
 22 Then -- then it would be four persons on the lease.
 23 MR. KIRA: Yeah.
 24 CHAIRMAN GREEN: Uh-huh. That's joint and
 25 several liability. You're all on it. You're all

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1 responsible for --
 2 MR. HERNANDEZ: So it's not -- you know, if
 3 the hangar holds four, five, whatever, that's the
 4 number of airplanes that go in there, and the
 5 owners of those airplanes have to be on the lease.
 6 CHAIRMAN GREEN: On the lease, yes.
 7 MR. WUELLNER: Correct.
 8 CHAIRMAN GREEN: Okay. We've had enough
 9 public discussion. Thank you, Mr. Hernandez.
 10 All right. We have a motion that was
 11 presented. If there's more board discussion -- you
 12 want to explain, Mr. Raymos, your motion again?
 13 MR. RAYMOS: The motion --
 14 CHAIRMAN GREEN: It was a while ago. I just
 15 want to make sure we're all understanding.
 16 MR. RAYMOS: The motion was to move approval
 17 of the proposed policy and lease amendments as
 18 presented.
 19 CHAIRMAN GREEN: Is there a second?
 20 MR. KIRA: Second.
 21 CHAIRMAN GREEN: Any further board discussion?
 22 MR. BRUNSON: I just want to say that I
 23 personally have been in a joint tenancy with two
 24 other people at this airport and it went real
 25 smooth and we didn't get mad with each other and --

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1 and had a good time, and so it -- it works.
 2 MR. MAGUIRE: Yeah, I -- I did make a lot of
 3 recommended changes and met with this -- the
 4 airport attorney. I see a lot of the changes here.
 5 A lot of them he did not take word-for-word but he
 6 changed them around to where they're even better
 7 than what I thought, so I'm very pleased with what
 8 I see.
 9 I do believe that leases -- and Victor
 10 probably can concur on his side -- leases evolve,
 11 you know? Things happen now, but in eight months,
 12 something in the economy could change, something
 13 legally could change, leases change. And -- and my
 14 recommendation is we're going to look at the leases
 15 almost every year looking for changes, amendments,
 16 and upgrades. It's going to happen, okay? So
 17 don't be upset because our responsibility is the
 18 airport. We have to -- we have to look at that
 19 first, okay? That's all.
 20 CHAIRMAN GREEN: And I -- that was my question
 21 for the subleasing. I think we need to approve the
 22 leases that we have now. If something evolves and
 23 we have some situation that comes up, we can always
 24 readdress it at another time.
 25 MR. WUELLNER: I -- I would suggest that

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1 perhaps we will -- we'll earmark it on the
 2 Authority's agenda calendar for summer every
 3 year --
 4 CHAIRMAN GREEN: Sure.
 5 MR. WUELLNER: -- and simply make the request
 6 as to whether you wish to automatically renew the
 7 leases coming up, because we would provide notice
 8 before September in a normal year, or -- we either
 9 automatically or there's some changes you want to
 10 consider and you'd have a couple of meetings to
 11 work through whatever you wanted to change, whether
 12 it was form or otherwise.
 13 So we'll just put it on our calendar to ask
 14 that question in probably May or June each year,
 15 and if it's go ahead as it is, then it's a simple
 16 yes/no.
 17 CHAIRMAN GREEN: Okay. So we have a first and
 18 a second. No more board discussion. All in favor
 19 of staff's recommendation as to accept the leases
 20 and policy, all in favor?
 21 MR. BRUNSON: Aye.
 22 MR. MAGUIRE: Aye.
 23 MR. KIRA: Aye.
 24 MR. RAYMOS: Aye.
 25 CHAIRMAN GREEN: Aye. Any opposed?

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1 (None.)
 2 CHAIRMAN GREEN: Passes unanimously.
 3 MR. MAGUIRE: Good job, Doug.
 4 MR. BURNETT: That was a tough one.
 5 ADMINISTRATIVE POLICY AMENDMENT
 6 CHAIRMAN GREEN: Okay. Our next agenda item
 7 is the lump-sum bonus.
 8 You-all have in front of you the resolution
 9 and the draft of the administrative policy. Is
 10 there any board discussion? I've read through it.
 11 I don't know if you-all have had a chance to go
 12 through it. It's just a -- it is a one-time. It's
 13 not a recurring bonus.
 14 MR. WUELLNER: It requires your adoption of a
 15 resolution to enact each time, so it's not --
 16 MR. MAGUIRE: I do have three comments.
 17 First of all, overall I think you pretty well
 18 hit exactly what we were concerned about; the
 19 potential -- the potential abuse that could come
 20 out of this. But my three comments. I'm going to
 21 pretend that Ed doesn't exist, okay? Because this
 22 is not aimed at Ed, it's we don't know who the next
 23 administrator's going to be.
 24 Where it says Section A, third -- third line
 25 down, "Intent is to encourage." I disagree with

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1 that. I don't believe in using bonuses as an
 2 encouragement motive. I think the encouragement
 3 comes from the leadership, the management.
 4 I do like the idea of compensating employees,
 5 but I -- I'd like to scratch "to encourage." Let's
 6 just say "The intent is to compensate."
 7 CHAIRMAN GREEN: "Compensate"? Okay.
 8 MR. KIRA: Okay.
 9 MR. MAGUIRE: Secondly, same paragraph,
 10 second-to-the-last sentence, "Bonus payments for
 11 employees are subject to review and approval by the
 12 Executive Director." That's okay with me.
 13 However, I would like the Executive Director to
 14 make that report to the board --
 15 CHAIRMAN GREEN: To the board.
 16 MR. MAGUIRE: -- in advance so we know, okay?
 17 MR. WUELLNER: That's -- that -- that was the
 18 intention behind requiring a resolution for it --
 19 MR. KIRA: Right.
 20 MR. WUELLNER: -- is that you have to adopt
 21 the final action to do something, which obviously
 22 there's supporting documentation that has to go
 23 with the resolution.
 24 MR. MAGUIRE: Okay. Now, one contra -- and
 25 Doug knows I'm big on contradictions.

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1 You say, Line A, "Provide a vehicle for
 2 recognition of significant outstanding employee
 3 performance." But down in the next page, ii,
 4 Number 1, "The employee must have a satisfactory
 5 rating?"
 6 Those two don't jive. You've got to be
 7 superior outstanding but only have a satisfactory
 8 rating. I'd like those two to be married up so
 9 they complement each other.
 10 MR. WUELLNER: I think they are, and I'm
 11 saying this because if you have an unsatisfactory
 12 performance, you become ineligible for an
 13 extraordinary circumstance.
 14 And I think all we're trying to do in the
 15 first paragraph is establish the baseline for which
 16 you could qualify, not -- because the bonus as it's
 17 kind of --
 18 MR. KIRA: Sure.
 19 MR. WUELLNER: -- packaged, maybe you want to
 20 deal with this better than I'll end up doing it,
 21 but effectively, you're looking at single -- I'm
 22 looking at it as a single event methodology, such
 23 as response to the hurricane, throw that out there,
 24 versus a year -- a system of awarding bonuses at
 25 the end of the year. That is in no way what this

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1 is --
 2 MR. MAGUIRE: And we agree on that.
 3 MR. WUELLNER: Yeah.
 4 MR. MAGUIRE: My concern was it says
 5 "outstanding employee performance." It doesn't say
 6 "event." "Employee performance." But to qualify
 7 you have to have a satisfactory rating.
 8 MR. WUELLNER: Which --
 9 MR. MAGUIRE: It just seemed like --
 10 MR. WUELLNER: Okay.
 11 MR. MAGUIRE: -- it didn't line up.
 12 MR. BURNETT: I think that -- I think the --
 13 MR. KIRA: I disagree with you, because
 14 basically when he works -- someone works normally
 15 every time, is performing to standards, that's a
 16 satisfactory performance.
 17 What we're talking about, that's his normal
 18 annual performance level. But when we come to a
 19 extreme event, that's above and beyond. So if
 20 you're performing at a normal level and then
 21 there's an event, that's a superior event. That's
 22 where he's entitled to a bonus.
 23 MR. MAGUIRE: What you're --
 24 MR. KIRA: But if he's not performing --
 25 MR. MAGUIRE: -- saying is justifying my

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1 position.
 2 MR. KIRA: Pardon?
 3 MR. MAGUIRE: What you're saying justifies my
 4 position.
 5 MR. KIRA: Right. But then I read the
 6 terminology different.
 7 MR. MAGUIRE: I think a satisfactory rating,
 8 if he came in and said "John Doe did a satisfactory
 9 job for two weeks," my first question is, "So
 10 what?"
 11 MR. KIRA: "Good."
 12 MR. MAGUIRE: "It's satisfactory. It's not
 13 outstanding because you're telling me it's only
 14 satisfactory." I want him to walk in and say,
 15 "John Doe was outstanding."
 16 MR. KIRA: But we're looking at special events
 17 above and beyond that, and that's what we're rating
 18 it for.
 19 If someone is not performing at level, I don't
 20 expect them to perform super level during a
 21 hurricane. But if he's performing well and then we
 22 require more and more of him to perform, I think
 23 that's fine.
 24 MR. WUELLNER: I think we're --
 25 MR. KIRA: It's not a disagreement here; it's

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1 just how I view it.
 2 MR. WUELLNER: I think it's -- it could be
 3 clarified. Because the intent was that the
 4 individual being awarded this or being considered
 5 for awarding has a satisfactory annual performance.
 6 MR. KIRA: Right.
 7 MR. WUELLNER: And I think by inserting
 8 "annual performance rating" instead of the vanilla,
 9 it clarifies that we're talking about a
 10 different -- so someone who has not maintained or
 11 is not being -- has a less than --
 12 MR. MAGUIRE: Yes.
 13 MR. WUELLNER: -- satisfactory annual
 14 performance rating as they're done every year,
 15 they're not eligible whether they go through the
 16 moon --
 17 MR. MAGUIRE: Yeah.
 18 MR. WUELLNER: -- hurricane days, they're not
 19 going to be considered for a bonus because frankly
 20 that may just be getting them to average.
 21 CHAIRMAN GREEN: Okay. So we're taking out
 22 "encourage and" in Line 3.
 23 MR. MAGUIRE: Uh-huh.
 24 CHAIRMAN GREEN: We are also inserting on
 25 ii, 1, after the word "satisfactory," "annual

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1 performance rating." "Has a satisfactory annual
 2 performance rating."
 3 MR. MAGUIRE: Correct.
 4 CHAIRMAN GREEN: That's the bare bones. Then
 5 you've to check off to Level 2.
 6 MR. MAGUIRE: That clarifies a lot of the
 7 issue.
 8 MR. WUELLNER: Yeah --
 9 MR. MAGUIRE: -- okay?
 10 MR. WUELLNER: It's one of those cases where
 11 we think we know what we're saying.
 12 MR. MAGUIRE: Yeah.
 13 MR. WUELLNER: I appreciate that because that
 14 clarifies it.
 15 MR. MAGUIRE: Yeah. Okay.
 16 CHAIRMAN GREEN: Okay. Do I have any public
 17 comment?
 18 MS. LUDLOW: Yes.
 19 CHAIRMAN GREEN: Reba?
 20 MS. LUDLOW: Thank you. I'm going to try and
 21 redeem myself. Ha ha, impossible.
 22 But I know that this is a public meeting and
 23 the public can't vote, but you guys are voting
 24 and -- but you have the information. So can
 25 somebody explain what -- what you're voting on?

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1 CHAIRMAN GREEN: Yes. This came up at the
2 last meeting, too. We went over it quite a bit,
3 actually. It's one --

4 MS. LUDLOW: Everybody can't come to every
5 meeting.

6 CHAIRMAN GREEN: Well, we read the meetings.
7 They're there for us.

8 But anyway, it really came to light with all
9 of the extra hours and work that had been done with
10 the hurricane the last two years. And if somebody
11 performs on staff to an extraordinary level, where
12 they give up weeks and days and 24-hour, 48-hour
13 periods straight, that there is a policy in place
14 that it can be reviewed and we can award a
15 one-time, lump-sum -- it doesn't bump up their or
16 anything like that -- if, one, the executive
17 director deems it's appropriate for staff; and,
18 two, we as the board then have the right to review
19 it and look at it and vote on it. So it's just a
20 one-time vehicle for these extraordinary times, and
21 thank you, Matthew and Irma.

22 MS. LUDLOW: Thank you.

23 MR. KIRA: I think the other issue was that we
24 didn't have a performance bonus process in place.
25 So to be able to do this maybe sometime in the

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1 CHAIRMAN GREEN: Any further board discussion?
2 (None.)

3 CHAIRMAN GREEN: Hearing none, all in favor?

4 MR. BRUNSON: Aye.

5 MR. MAGUIRE: Aye.

6 MR. KIRA: Aye.

7 MR. RAYMOS: Aye.

8 CHAIRMAN GREEN: Aye. Any opposed?
9 (None.)

10 OFFICER & COMMITTEE SELECTION

11 CHAIRMAN GREEN: Okay. All right. We are I
12 think to our officers. We need to have our 2018
13 selections.

14 MR. WUELLNER: And as a reminder, these are
15 for next year, so they do not start until January
16 of next year, which isn't that far away. Yeah.

17 CHAIRMAN GREEN: So, before you-all -- when
18 people were interested in whatever area they're
19 interested, we all kind of elected what we thought
20 we would be interested in.

21 So, Ed, I mean, do we just start --

22 MR. WUELLNER: Yeah.

23 CHAIRMAN GREEN: -- with Chairman? I mean, we
24 all take votes or how do you want to do it?
25 Sometimes we've done it with paper.

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1 future, we have to have this policy in place.

2 MS. LUDLOW: I'm all for it. Thank you. I
3 just didn't remember it.

4 CHAIRMAN GREEN: Sure. Any other public
5 comment?

6 (None.)

7 CHAIRMAN GREEN: All right. Any further board
8 discussion? I'll entertain a motion.

9 MR. MAGUIRE: I'll make a motion to approve.

10 CHAIRMAN GREEN: With the changes that I read
11 into the record?

12 MR. MAGUIRE: Yes. That's
13 Resolution 20-something?

14 MR. WUELLNER: No, those are -- that's an
15 example.

16 MR. MAGUIRE: Okay.

17 MR. WUELLNER: It's a policy change.

18 CHAIRMAN GREEN: So we're going -- there's a
19 motion to --

20 MR. MAGUIRE: Approve the policy change.

21 CHAIRMAN GREEN: The policy as modified on the
22 record --

23 MR. MAGUIRE: As modified.

24 CHAIRMAN GREEN: -- with the changes.

25 MR. BRUNSON: And I'll second that.

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1 MR. WUELLNER: Typically you guys just discuss
2 it and you end up agreeing. And in worst case, you
3 end up by consensus or --

4 CHAIRMAN GREEN: Yeah.

5 MR. WUELLNER: -- or a vote, you know,
6 resulting in ties -- resolving in ties, I should
7 say, not resulting in.

8 CHAIRMAN GREEN: Okay. Well, we'll start with
9 the chairman. Mr. Maguire and I both put our names
10 in. I didn't see anybody else, unless that's
11 changed as we sit here.

12 MR. KIRA: No, but I can...

13 No. I'm kidding. We can all try for this
14 position.

15 CHAIRMAN GREEN: That's true.

16 MR. KIRA: Okay.

17 MR. MAGUIRE: How do you want to handle it?

18 CHAIRMAN GREEN: I guess, I mean, we can vote.

19 MR. MAGUIRE: Vote?

20 CHAIRMAN GREEN: You want to vote?

21 MR. MAGUIRE: Okay.

22 CHAIRMAN GREEN: That's the easiest way.

23 MR. BRUNSON: Well, can -- are we going to
24 vote for chairman first?

25 CHAIRMAN GREEN: I think so. I'm just going

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1 down the list.
 2 MR. KIRA: It's right there.
 3 MR. BRUNSON: Well -- okay.
 4 CHAIRMAN GREEN: So the two to vote for
 5 basically, unless someone wants to proxy themselves
 6 in, would be Mr. Maguire and myself.
 7 MR. MAGUIRE: Okay. So call for a vote.
 8 CHAIRMAN GREEN: Okay. Calling for a vote.
 9 MR. MAGUIRE: All in favor --
 10 CHAIRMAN GREEN: Mr. Raymos? I'll just have
 11 them speak whatever they want.
 12 MR. RAYMOS: Pardon?
 13 MR. MAGUIRE: Who do you want to vote for Vic?
 14 MR. RAYMOS: Oh. As it's presented.
 15 CHAIRMAN GREEN: Well, there's two.
 16 MR. WUELLNER: No, there's two people.
 17 MR. RAYMOS: There's two people?
 18 MR. MAGUIRE: You've got to make a selection.
 19 MR. RAYMOS: Oh, okay.
 20 MR. KIRA: Bruce or Suzanne.
 21 MR. RAYMOS: All right. Well, I don't know.
 22 Doug, what do you? No, I -- I would vote for
 23 Suzanne.
 24 CHAIRMAN GREEN: Okay. Mr. Kira?
 25 MR. KIRA: Suzanne.

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1 CHAIRMAN GREEN: Mr. Brunson?
 2 MR. BRUNSON: Suzanne.
 3 CHAIRMAN GREEN: Mr. Maguire?
 4 MR. BRUNSON: That's a hard choice, isn't it?
 5 MR. MAGUIRE: I'm going to vote for myself.
 6 CHAIRMAN GREEN: There you go.
 7 MR. WUELLNER: Nothing wrong with that.
 8 CHAIRMAN GREEN: And I will, too, vote for
 9 myself. Okay. All right. Then it passes four to
 10 one -- or three to one. I keep thinking we have
 11 another person.
 12 MR. MAGUIRE: Okay.
 13 CHAIRMAN GREEN: Now we have
 14 secretary-treasurer, which is Mr. Maguire and
 15 Mr. Raymos. And I have a question, do you still
 16 want to do that?
 17 MR. MAGUIRE: Yes.
 18 CHAIRMAN GREEN: Okay.
 19 MR. MAGUIRE: Yes. Uh-huh.
 20 CHAIRMAN GREEN: So anybody have any --
 21 MR. KIRA: Mr. Maguire.
 22 MR. BRUNSON: Mr. Maguire.
 23 MR. MAGUIRE: I vote for myself.
 24 CHAIRMAN GREEN: Good. Mr. Raymos?
 25 MR. RAYMOS: I'll make it unanimous.

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1 CHAIRMAN GREEN: Okay. Mr. Maguire's also my
 2 vote.
 3 Okay. Next we have is Aerospace Academy,
 4 which is myself and Mr. Raymos and then an
 5 alternate. And I'm perfectly fine, Mr. Raymos, if
 6 you want to be primary. I've been doing it for
 7 years. I really enjoy it. I'll probably go to the
 8 meetings anyway.
 9 MR. RAYMOS: Uh-huh.
 10 CHAIRMAN GREEN: But it's a really good
 11 institution to be involved in, especially with the
 12 kids. So if it's just between you and I, I'll back
 13 off and be alternate if you want to go ahead --
 14 MR. RAYMOS: Okay.
 15 CHAIRMAN GREEN: -- and be the primary.
 16 MR. RAYMOS: That would be fine.
 17 CHAIRMAN GREEN: And you may see me at a lot
 18 of meetings, so...
 19 MR. RAYMOS: Okay.
 20 MR. MAGUIRE: So is that going to be the vote?
 21 CHAIRMAN GREEN: Well, unless anybody else
 22 wants somebody else.
 23 MR. MAGUIRE: Primary Vic and alternate
 24 Suzanne?
 25 CHAIRMAN GREEN: Yeah.

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1 MR. BRUNSON: I'll vote for that.
 2 MR. MAGUIRE: I'll vote for that.
 3 MR. KIRA: Sure. No problem.
 4 CHAIRMAN GREEN: So got that one down.
 5 Economic development, the two people that put
 6 in were myself and Mr. Raymos, and an alternate
 7 Mr. Kira. Any discussion, guys?
 8 MR. BRUNSON: I'll vote -- I'll vote for that.
 9 MR. WUELLNER: It just doesn't seem that
 10 complicated.
 11 CHAIRMAN GREEN: It's not. Mr. Raymos, would
 12 you like to be involved in the EDC?
 13 MR. RAYMOS: Yes.
 14 CHAIRMAN GREEN: Do you have the time to do --
 15 MR. RAYMOS: Yes.
 16 CHAIRMAN GREEN: Okay. Then I'll back off of
 17 that one. I usually go to that anyway because my
 18 office is a member of the EDC, so I --
 19 MR. MAGUIRE: Yeah.
 20 CHAIRMAN GREEN: -- go anyway. And then the
 21 alternate, Mr. Kira, do you want to be the
 22 alternate?
 23 MR. KIRA: I've been attending the quarterly
 24 events and --
 25 CHAIRMAN GREEN: You go all the time anyway,

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1 yeah.
 2 MR. KIRA: -- I'll just continue --
 3 CHAIRMAN GREEN: Okay. All right. Well,
 4 we'll --
 5 MR. KIRA: -- as an alternate.
 6 CHAIRMAN GREEN: An alternate, right.
 7 MR. KIRA: As an alternate.
 8 CHAIRMAN GREEN: So --
 9 MR. WUELLNER: And this deals with the
 10 official capacity.
 11 CHAIRMAN GREEN: Right.
 12 MR. WUELLNER: You're welcome to attend those
 13 events anyway.
 14 MR. KIRA: I know.
 15 MR. WUELLNER: Yeah.
 16 MR. KIRA: That's why at least there's someone
 17 there to --
 18 MR. WUELLNER: Correct.
 19 MR. KIRA: -- volunteer.
 20 CHAIRMAN GREEN: Right. Okay. So that would
 21 be then Mr. Raymos primary, Mr. Kira alternate.
 22 And TPO, Mr. Kira, you are the man.
 23 MR. KIRA: That's it. Yeah, I'm the man.
 24 MR. MAGUIRE: Okay.
 25 CHAIRMAN GREEN: All right. Then --

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1 The team is self-taught. They -- we have one
 2 middle school team, a high school Linux team, a
 3 high school Microsoft team, and a high school
 4 networking team.
 5 We had one competition last month. We had one
 6 competition Saturday. And we haven't gotten the
 7 results, but in the tentative results, we are in
 8 the top 3 percent in the state, which is amazing
 9 for a team that's only been together a couple of
 10 months.
 11 They are self-taught, and it's been a real,
 12 real help to us being able to use this conference
 13 room because the internet access, the speeds that
 14 we're able to do downloading images and making the
 15 fixes to the Trojan horses and the viruses that
 16 there's been.
 17 So I just wanted to give a shout out and a
 18 thank you to the administration. And if anybody
 19 would like to assist us, because it's a -- it's --
 20 it's pretty equipment intensive with the routers
 21 and the laptops. So having the internet here has
 22 been a godsend for us.
 23 CHAIRMAN GREEN: Good.
 24 MR. HERNANDEZ: So on behalf of the Civil Air
 25 Patrol CyberPatriot kids, they are kids from 12 to

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1 MR. RAYMOS: And I might add, Suzanne --
 2 CHAIRMAN GREEN: Yes, sir?
 3 MR. RAYMOS: -- I'm still -- I'm the immediate
 4 past chair of the Economic Development Council --
 5 CHAIRMAN GREEN: Right.
 6 MR. RAYMOS: -- and so I have two more years
 7 on that -- on that board, and so it works out well
 8 to be there.
 9 CHAIRMAN GREEN: Super. Excellent. I think
 10 that's where I first met you, was at one of those.
 11 MR. WUELLNER: Probably.
 12 PUBLIC COMMENT - GENERAL
 13 CHAIRMAN GREEN: All right. We've had a
 14 lot -- any more public general comment? All right.
 15 You have two minutes.
 16 MR. HERNANDEZ: I'll do it in 30 seconds.
 17 Yeah, this is Galin Hernandez, but now I'm
 18 representing the St. Augustine Civil Air Patrol.
 19 And I'd like to thank the Airport Authority
 20 for your help in the CyberPatriot System. It's
 21 a -- it's a national objective to getting young
 22 kids into cyber security. And we're talking doing
 23 Linux, Windows, down into the actual weeds,
 24 fighting Trojan horses, viruses.
 25 We put a team together four, five months ago.

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1 17, thank you for everything that you've done for
 2 us.
 3 CHAIRMAN GREEN: Thank you.
 4 MEMBER COMMENTS & REPORTS
 5 CHAIRMAN GREEN: Authority Members,
 6 Mr. Maguire?
 7 MR. MAGUIRE: Speaking of the Civil Air
 8 Patrol, I went to one of their meetings a week ago.
 9 Really impressed.
 10 These young kids get up there and they put a
 11 lot of the military organizations to shame. When
 12 they get up there, they do the -- the exact routine
 13 as if they were cadets at the academies. They were
 14 really tough on each other, you know? And there
 15 was no laughing, joking, punching, or making fun
 16 of.
 17 When -- when a young girl stood up and made a
 18 comment, boy the guys, the whole group snapped to.
 19 It didn't matter guy or girl, they did the job.
 20 Super. I was really impressed.
 21 CHAIRMAN GREEN: Thank you. Mr. Kira?
 22 MR. KIRA: Thank you.
 23 November 17th I attended the EDC quarterly
 24 breakfast at Casa Monica, okay? On December 7th, I
 25 attended the Northeast Florida Regional Council

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1 leadership awards program in Jacksonville.
 2 St. Johns County was awarded -- St. Johns
 3 County was awarded a two -- 2017 regional award for
 4 excellence in economic development tourism because
 5 they got the contract to build the PGA Tour
 6 headquarters here, which is a lot of money.

7 And just on the other side is the TPO was
 8 awarded a 2017 regional award for excellence in
 9 transportation for a smart region master plan. And
 10 it was good. I was glad to be there since I belong
 11 to both. That -- that's it.

12 CHAIRMAN GREEN: Okay. Mr. Brunson?

13 MR. BRUNSON: I'll have to say I really
 14 appreciate this board taking on these -- all of
 15 these responsibilities.

16 Bruce and I in years past have made a lot of
 17 trips to Jacksonville for the TPO and we've been
 18 involved in EDC, and I just don't have the time to
 19 do what I did all those years. And -- but if I
 20 happen to be off and the alternate can't show up
 21 and I -- I'd like to help out on the TPO and the
 22 EDC. So that's about all I have.

23 CHAIRMAN GREEN: Mr. Raymos?

24 MR. RAYMOS: The -- what I would say about the
 25 EDC is at the meeting that we had on the input for

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1 actually known her since I was 14 years old, and
 2 it's nice to have her in this county and doing such
 3 a good job for everything.

4 So I guess our next meeting is January --

5 MR. BURNETT: 22nd.

6 CHAIRMAN GREEN: -- 20 --

7 MR. WUELLNER: 22nd.

8 CHAIRMAN GREEN: -- 22nd.

9 MR. MAGUIRE: Can I add one more thing?

10 CHAIRMAN GREEN: Uh-huh.

11 MR. MAGUIRE: I forgot to mention. State --

12 State Road 313 --

13 MR. WUELLNER: Uh-huh.

14 MR. MAGUIRE: -- that could play a major role
 15 in our development in the future. Could we get a
 16 TPO expert or somebody from DOT to come down and
 17 brief us in January --

18 MR. WUELLNER: We'll ask.

19 MR. MAGUIRE: -- on exactly everything in
 20 detail on 313?

21 MR. WUELLNER: Absolutely.

22 MR. MAGUIRE: Because, I mean, we're going to
 23 be looking at -- if we're looking at between here
 24 and 95 and all of this other stuff, that would be
 25 nice to know.

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1 the EDC I've said before was very worthwhile and
 2 noteworthy.

3 It was so important, that I stayed for the
 4 entire thing and I missed the -- the event that
 5 they had that day. They recognized Melissa Glasgow
 6 and -- and the county for being able to persuade
 7 the PGA to have their -- more of their corporate
 8 offices here in St. Johns County.

9 And it -- and it really means a lot to the
 10 county what they brought to the table, what they
 11 offered to them, you know, in exchange for the
 12 approval by the county. And -- and so, it's -- the
 13 partnership between the County and the Chamber of
 14 Commerce, the Economic Development Council, is on
 15 very good footing and they're working closely
 16 together to try to bring more jobs and more
 17 opportunities to St. Johns County. That's all I
 18 have.

19 CHAIRMAN GREEN: That's very good. Aerospace
 20 was quiet, Academy. So they're going to figure out
 21 what --

22 MR. WUELLNER: Until February.

23 CHAIRMAN GREEN: Right. Till February because
 24 of the school break.

25 I do want to thank Melissa Glasgow. I have

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1 CHAIRMAN GREEN: Yeah, that's major for a
 2 master plan.

3 MR. MAGUIRE: Yes.

4 CHAIRMAN GREEN: Yeah.

5 MR. KIRA: I'll just mention it at the next
 6 TPO meeting, which is on Thursday.

7 MR. WUELLNER: Oh, perfect.

8 CHAIRMAN GREEN: Okay.

9 MR. MAGUIRE: Yeah, bring it up.

10 MR. KIRA: I'll bring it up at the TPO
 11 meeting --

12 MR. MAGUIRE: Yeah, and now --

13 MR. KIRA: -- for basically a summary here for
 14 our meeting on the 22nd.

15 MR. MAGUIRE: They might have a lot of insight
 16 comments.

17 MR. KIRA: Okay.

18 MR. WUELLNER: We'll make an agenda item for
 19 it if they're able to attend.

20 CHAIRMAN GREEN: Okay. Everybody then we will
 21 adjourn and if not before, we'll see you on the
 22 22nd of January. Happy New Year, Merry Christmas.

(Hearing concluded at 5:33 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 8th day of January, 2018.

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

CHAIRMAN GREEN:
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COMMISSIONER

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