

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, October 22, 2018

from 4:01 p.m. to 5:04 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 Street, 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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1 P R O C E E D I N G S

2 CHAIRMAN GREEN: All right. We're ready,
3 guys. It's after 4:00. Call the meeting to order.
4 Stand for the Pledge.

5 (Pledge of Allegiance.)

6 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE

7 CHAIRMAN GREEN: Okay. First on the agenda is
8 the -- our minutes from the last meeting and our
9 financial report. Are there any comments,
10 exceptions --

11 MR. MAGUIRE: None from me.

12 CHAIRMAN GREEN: -- Mr. Maguire for the
13 financial report?

14 MR. BRUNSON: I have none.

15 MR. KIRA: None.

16 CHAIRMAN GREEN: Mr. Kira? And I've read
17 them, too. Then they will be accepted as
18 presented. Yes, sir? And I'm getting to the
19 agenda.

20 MR. WUELLNER: I was just going to say the
21 only additional comment on that is our audit,
22 financial audit, begins today technically, but they
23 will be in the office starting next week, so...

24 CHAIRMAN GREEN: Oh, good. Okay.

25

1 AGENDA APPROVAL

2 CHAIRMAN GREEN: All right. Next is the
3 agenda approval and, Mr. Wuellner, you had --

4 MR. WUELLNER: I did. I would like, if -- if
5 you're all right with -- add an agenda item. I
6 provided you a copy.

7 It's a relatively simple matter, but it got
8 buried on my desk the other day and it had to do
9 with granting of an AT&T easement in an area we're
10 abandoning the right-of-way. So we would need to
11 grant an easement once the abandonment occurred
12 because at that point it would become airport
13 property and they have a line through there. So if
14 it's all right, we'll add it as an agenda item in
15 a -- in a few minutes.

16 CHAIRMAN GREEN: From what I understand, we're
17 abandoning the easement anyway?

18 MR. WUELLNER: No. We -- the city -- or the
19 county would be abandoning the right-of-way
20 easement. In the right-of-way easement is an AT&T
21 line, and we would have to grant an easement for
22 the AT&T line once it became airport property.

23 CHAIRMAN GREEN: And I think it services the
24 tower and some other --

25 MR. WUELLNER: Primarily the tower.

1 CHAIRMAN GREEN: -- important things. So --

2 MR. BRUNSON: We need to -- we need to --

3 CHAIRMAN GREEN: -- it's okay to add it as an
4 agenda item?

5 MR. KIRA: Okay.

6 MR. BRUNSON: Yes.

7 CHAIRMAN GREEN: Okay. So other than that --

8 MR. WUELLNER: Thank you.

9 CHAIRMAN GREEN: -- is the agenda approved for
10 today?

11 MR. KIRA: Yes.

12 CHAIRMAN GREEN: Yes? All right. Then that
13 agenda with the one addition will be accepted.

14 Mr. Wuellner, your report?

15 EXECUTIVE DIRECTOR'S REPORT

16 MR. WUELLNER: Yeah, if I can find it here.

17 Just briefly over air traffic -- is she here?

18 CHAIRMAN GREEN: She's here.

19 MR. KIRA: Yes.

20 MR. WUELLNER: She's right over the top of
21 you. Yeah, I'll save that then and let you have
22 something to say for a change.

23 Fuel volumes, self-serve at 16,933, which is
24 about 2,000 gallons over -- almost 3,000 gallons
25 over last year for the same month. What a year --

1 a difference a year makes relative to weather and
2 not hurricanes and things of that nature.
3 Year-to-date we're up slightly on self-service, and
4 similarly we're on track for the FBO fuel services.

5 A couple of items project-wise to bring you up
6 to speed with. Follow -- I wanted to make the
7 board aware that Mr. Kira had given us some
8 information out of TPO relative to electric vehicle
9 charging stations. I wanted to let you know that
10 we will be -- they will be installing a couple of
11 those on property I believe it's about two weeks
12 out. But we'll have a couple of electric vehicle
13 charging stations.

14 Those are installed and operated at really no
15 cost to us initially, but after about a three-year
16 period, we can begin to charge for that charging,
17 but we won't have to buy any equipment or anything
18 else as a part of this grant.

19 Bring you up to speed on a couple of projects.
20 T-hangar, we finally after much angst have utility
21 permits finally from the -- from the city. So that
22 is hopefully off and running within the next two
23 weeks and we'll begin site development work on the
24 T-hangar.

25 Also the apron project is due, based on their

1 schedule, to start next week. We're not entirely
2 sure what starting next week entails. There is a
3 temporary trailer that's going to be located north
4 of the airline terminal to accommodate FBO ramp
5 operations. Hopefully that's what's going to occur
6 next week and they'll begin in earnest to get the
7 project done. They anticipate no issues relative
8 to schedule getting that turned around and of
9 course out of here prior to TPC in March. That's
10 really all I have on the project side and other
11 updates at this point.

12 We are awaiting to hear some -- some schedule
13 updates, if not, some additional service
14 announcements going into early December, so we'll
15 make you aware of those when they -- when they firm
16 up and they let us know dates and the like there.
17 But, again, it looks very positive for a good
18 strong start the next calendar year on their --

19 CHAIRMAN GREEN: Service meaning new or
20 existing carriers?

21 MR. WUELLNER: Combination of both.

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: It would be -- yes, it would be
24 a combination of both.

25 CHAIRMAN GREEN: A combination? Okay.

1 Mr. Brunson?

2 MR. BRUNSON: The fueling stations, are they
3 inside the fence or outside the fence?

4 MR. WUELLNER: They are outside.

5 MR. BRUNSON: Outside.

6 MR. WUELLNER: These are for public use.

7 MR. BRUNSON: Great.

8 CHAIRMAN GREEN: Okay. All right. Then I
9 guess Mr. Dean.

10 BUSINESS PARTNER UPDATES

11 COMMISSIONER DEAN: Hi.

12 CHAIRMAN GREEN: How are you?

13 COMMISSIONER DEAN: Good.

14 MR. HARVEY: See if that's turned on, please.

15 COMMISSIONER DEAN: Hello, hello?

16 MR. HARVEY: Right on top.

17 COMMISSIONER DEAN: Oh, that one. Okay.

18 How's that? Is that -- can you pick me up?

19 CHAIRMAN GREEN: Yeah.

20 COMMISSIONER DEAN: That what I -- only thing
21 I wanted to make sure of.

22 Okay. I'll be relatively brief this
23 afternoon. I was going -- I'll give you a quick --
24 the executive summary on the one cent bed tax, for
25 those who may be interested.

1 We had a long -- a lengthy discussion at our
2 commission meeting last Tuesday about considering
3 the -- raising the tourist development tax, or the
4 bed tax we call it, a penny. Basically the money
5 is needed to add to the MSTU revenue that would be
6 generated by the oceanfront homeowners, which would
7 constitute our local share of a federal, state,
8 local beach renourishment program.

9 And there really are two issues. As a county,
10 in my mind -- as a county, do we want to restore
11 and maintain a healthy beach system on the north
12 beaches just like we did on the south beaches with
13 St. Augustine Beach and its renour -- renourishment
14 program?

15 If the answer to that question is yes, then we
16 need to come up with an adequate funding source to
17 participate in what is an offer from the state of
18 \$10 1/2 million to do a one-time sand placement and
19 from the federal government of \$36 million -- which
20 to be clear is not a grant.

21 It is a 30-year -- long-term 30-year low
22 interest loan to be paid back by the county to do a
23 similar program which we do at St. Augustine Beach,
24 an ongoing 50-year renourishment of the beach.
25 Probably here it would be more like every 10 to 12

1 years. St. Augustine Beach, that project is done,
2 that renourishment, that dredging, five -- every
3 five to six years.

4 There are arguments to be made on both sides,
5 but we're going to have a consideration of an
6 ordinance at -- on our November 6th agenda to
7 consider the one cent increase and then a -- a
8 vote, a final hearing and vote on November 20th.

9 So anyone who wants to weigh in on either side
10 of the issue, I welcome your input, and that's
11 where we are with the one cent tax. Yeah, Victor?

12 MR. RAYMOS: That -- when that vote comes, is
13 that the one that requires a super majority?

14 CHAIRMAN GREEN: Uh-huh.

15 COMMISSIONER DEAN: It is. It is. The state
16 law, the TDC state law, requires that an increase
17 in the bed tax requires a -- in our case at least
18 four votes, which would constitute a super
19 majority.

20 MR. RAYMOS: All right.

21 COMMISSIONER DEAN: Yeah, Bruce?

22 MR. MAGUIRE: The -- you mentioned the
23 Vilano Beach project. How many -- in the area
24 you're talking about for the MST, how many lots or
25 land -- how much land is not privately owned

1 residential that's going to benefit from this?

2 COMMISSIONER DEAN: For the -- for the
3 one-time sand placement from the state project?

4 MR. MAGUIRE: From the bed tax. You said the
5 bed tax will contribute as the county's share
6 towards?

7 COMMISSIONER DEAN: Yes.

8 MR. MAGUIRE: Okay. So the bed tax will --

9 COMMISSIONER DEAN: I think -- I think the
10 number of homes in -- in that stretch is really
11 from Vilano up to -- close to the Gate station --

12 MR. MAGUIRE: Uh-huh.

13 COMMISSIONER DEAN: -- and so, I'm not -- I'm
14 not aware of any parks or other public lands of any
15 size until you get up to the Guana River preserve.
16 I think there's a -- there's a -- a -- a county
17 parking area along the A1A stretch --

18 MR. MAGUIRE: There is a county parking lot.

19 COMMISSIONER DEAN: -- for the public.

20 MR. MAGUIRE: So I was -- I was just curious
21 out of that one cent bed tax how much of it will be
22 benefited by private citizens versus the public?

23 COMMISSIONER DEAN: Well, I'm guessing half
24 and half. And the reason I say that is that half
25 the money will come from the oceanfront homeowners

1 themselves through the creation of the MSTU and the
2 other half would come from the bed tax.

3 We have many, many, many -- I don't have an
4 exact number -- a lot of the public, not just from
5 St. Johns County but from Northeast Florida, do
6 visit and spend time on those beaches, and they
7 access the beach through a series of county
8 right-of-ways and at least one county parking area.
9 So, again, it's -- it's really a public policy
10 question, a county public policy question, of do
11 we -- do we as a county want to participate? If
12 the answer is yes, I'm all open. I'm all ears for
13 Plan B.

14 I have not been able to come up with a Plan B,
15 but I welcome anyone's input who has another source
16 of revenue. Otherwise we will not be going forward
17 with any of the beach restoration or renourishment
18 and basically not be able to use a -- any of the
19 state or federal funds that are forthcoming if we
20 go forward. So that's where we are.

21 Yeah, Victor.

22 MR. RAYMOS: The -- since the vote to move it
23 forward for the -- for the study to come back was
24 three to two --

25 COMMISSIONER DEAN: Right.

1 MR. RAYMOS: -- the super majority, if they
2 vote the way they voted for the first --

3 COMMISSIONER DEAN: Right.

4 MR. RAYMOS: -- seems out of the question.

5 COMMISSIONER DEAN: Well, if -- again, if the
6 vote is not at least four to one, then both
7 projects, the one-time restoration and the
8 long-term beach renourishment, in my opinion will
9 not go forward. But that's a decision that the
10 board has to make, and we'll -- we'll deal with it
11 as we go forward.

12 MR. RAYMOS: One other question.

13 On that \$36 million from the federal
14 government, I may have my projects confused, but
15 there was one project that the federal government
16 funds that is a -- you know, it has to be repaid,
17 but historically it's never been repaid, it's
18 always been forgiven. Is that this -- this money
19 involved here or is that some other program?

20 COMMISSIONER DEAN: Well, no. Frankly, there
21 are instances in Florida, and along the east coast
22 really, where the federal government has actually
23 forgiven that debt.

24 MR. RAYMOS: Right.

25 COMMISSIONER DEAN: But we're not in a

1 position to tell the public that that's going to
2 happen because frankly we don't know. It could be
3 forgiven. What it is on the table right now is a
4 30-year low interest loan, and it may or may not be
5 taken off the books in the future. So we'll just
6 have to see.

7 MR. RAYMOS: Thank you.

8 COMMISSIONER DEAN: Okay. Yes?

9 MR. KIRA: Since the beaches get hit like
10 every couple of years and it has to happen each and
11 every time, we can't keep putting -- getting these
12 \$30 million loans from the federal government each
13 and every time. It's just going to balloon out of
14 control.

15 COMMISSIONER DEAN: Not really. Now, that's a
16 good point. Let me -- let me respond.

17 Interestingly enough, if we do go forward with
18 the beach -- with the federal, state local beach
19 renourishment project, and if in fact we have
20 another hurricane in the future -- not really if,
21 but when -- that the federal government pays a
22 hundred percent of the funds to replenish and
23 restore that beach into its pre-storm condition,
24 and that's just another benefit to consider.

25 I mean, it's tax money, but it's a federal

1 tax. And they -- you know, they have a calculator
2 that operates in the trillions. I can't relate to
3 that. So another 30 million to them is like a
4 nickel or a dime for you and I. But it is
5 interesting that they -- they would basically
6 reimburse or pay 100 percent of the funds for any
7 restoration needed to a -- an approved beach re --
8 renourishment project.

9 Just like St. Augustine Beach, if it gets
10 whacked by another hurricane and its -- the beaches
11 are destroyed, the federal government will pay
12 100 percent of the funds needed to put
13 St. Augustine Beach back in its pre-storm
14 condition.

15 MR. KIRA: That's great. It's a permanent
16 guarantee, if that's the case.

17 COMMISSIONER DEAN: Yeah.

18 CHAIRMAN GREEN: But not if our pre-storm
19 conditions in St. Augustine are what they are now.

20 MR. KIRA: Right.

21 COMMISSIONER DEAN: Okay. Well, that's really
22 what I wanted to highlight because this is -- this
23 is a public policy issue that should be discussed
24 among the community leaders and the -- the people
25 who want to weigh in. And I welcome all comments,

1 I'm sure my fellow commissioners would, as we go
2 forward, okay? Thanks.

3 CHAIRMAN GREEN: Appreciate it. Thank you.

4 MR. BRUNSON: Thank you, Henry.

5 CHAIRMAN GREEN: I don't see anyone from
6 Atlantic. I know Vinny's not here. Nobody from
7 Atlantic? Mr. Hernandez, nothing from SAAPA?

8 MR. HERNANDEZ: No, not today.

9 CHAIRMAN GREEN: I know Northrop, nobody's
10 here. So, Tammy, tower.

11 MS. ALBIN: Tammy Albin, St. Augustine Control
12 Tower.

13 The numbers that were posted earlier, those
14 are for -- through the end of September up there.
15 However, as of close of business yesterday, our
16 traffic count was 131,022.

17 Just to give you a little perspective, our
18 busiest year to date had been 2016, and at that
19 same time in 2016 we didn't surpass 130,000 until
20 the end of November in 2016. So we've already
21 surpassed our busiest year early, about six weeks
22 early. So that's where we stand right now, over
23 131,000.

24 CHAIRMAN GREEN: Is that mostly flight school
25 operations or --

1 MS. ALBIN: Yes.

2 CHAIRMAN GREEN: Okay.

3 MS. ALBIN: The majority is flight school.

4 We have had a couple of instances of wildlife
5 issues. One was reported -- I got a report this
6 afternoon of a bird strike yesterday after the
7 fact, but no damage. And everybody keep an eye out
8 for gators on the runways. And that's it.

9 CHAIRMAN GREEN: Thank you, Tammy --

10 MR. WUELLNER: Just --

11 MR. BRUNSON: Tammy?

12 CHAIRMAN GREEN: Yeah, Mr. Brunson?

13 MR. BRUNSON: I'd like to say while Tammy's
14 here. I think last week my five grandchildren
15 visited me from two different states, and one of
16 them is crazy about aircraft, and to make a long
17 story short, Tammy gave me permission to take two
18 of them up to the tower, and they just viewed it
19 was just awed.

20 The thing about it is Tammy stayed there and
21 she gave a good tour. I learned a lot myself, and
22 it was really really really nice, and I just wanted
23 to tell you I appreciate it. They also got to look
24 at some hangars and see the planes. Ed's office
25 was the next stop, but we got busy. So thank you,

1 Tammy.

2 MS. ALBIN: You're welcome.

3 CHAIRMAN GREEN: Thank you.

4 MR. WUELLNER: Just one more note on the
5 traffic volume.

6 Based on what we've seen so far this year and
7 just very conservatively guessing what the last
8 three months hold, you are -- you are looking at
9 very close to 160,000 takeoffs and landings this
10 year if those numbers hold through, which is -- I
11 think the best year up to this point's been
12 142-ish, 143 range.

13 MS. ALBIN: Uh-huh.

14 MR. WUELLNER: So it's a -- a significant
15 increase in total operations this year. Thank you.

16 CHAIRMAN GREEN: Sure. Mr. Burnett?

17 MR. BURNETT: Nothing to report. I'm probably
18 going to be active enough on the individual items.

19 CHAIRMAN GREEN: Sure. Okay. Mr. Holesko?

20 MASTER PLAN UPDATE

21 MR. HOLESKO: Make it easy. Good afternoon.

22 MR. BRUNSON: Shorty.

23 MR. HOLESKO: Monthly update for -- from
24 Passero on the master plan itself.

25 Our main planner, Chris Johnson, and I have

1 spent quite -- quite a few hours in the past few
2 months looking at the capital improvement program
3 where we're taking all the projects and trying to
4 get them into a logical order in a functional area.
5 That's what's happening right now.

6 I was discussing with -- with Mr. Wuellner
7 before the meeting we're going to meet with him
8 on -- on November 2nd for a few hours with he and
9 Kevin and look at the logical layout and the
10 ordering of all the projects.

11 There's between 110 and 120 significant
12 permitting, planning, and construction projects
13 that will extend for the entire planning period all
14 the way from the river all the way out to
15 Interstate 95. So that's what's actually going on
16 right now.

17 When we get with the -- with Ed and he says
18 it's good, we will schedule the next meeting with
19 the committee and at that meeting we will look at
20 the five different functional areas of the
21 airport -- again, all the way to the river, all the
22 way out to I-95 -- and look at that capital
23 improvement program and the schedule and phasing of
24 those dollars.

25 Once that's done and we agree on the projects,

1 the final meeting will be the revenue and funding
2 to -- to try and make that happen. That's actually
3 what's work -- what we're working on right now.

4 So what's going to happen on November 2nd? At
5 that time when -- literally when we leave the
6 meeting on that day, the Friday, we'll set the
7 committee meeting date, keep you updated with that,
8 and then get the -- the meeting invite out to
9 everybody.

10 Two more tasks left. The airport revenue and
11 expense projections, and then also some summary on
12 the SWOT analysis and business planning projections
13 to help support the financing needed to do those
14 improvements.

15 So, that's what's happening right now. And
16 it's very active, very exciting to get to the end
17 and really look at the final layout of the
18 airfield, the schedule of the projects, and then
19 frankly where is all of the money going to come
20 from to try and fund that from both Year 1 out to
21 Year 20 plus. So that's where we are today.

22 CHAIRMAN GREEN: Okay. Any board questions?

23 MR. MAGUIRE: Huh-uh. No.

24 CHAIRMAN GREEN: No? And we still have that
25 to be announced as far as our next master plan?

1 MR. HOLESKO: Yes. We'll -- we'll set that on
2 November 2nd.

3 CHAIRMAN GREEN: Okay. Thank you.

4 AT&T EASEMENT

5 MR. WUELLNER: Would you like to do the
6 easement now or --

7 CHAIRMAN GREEN: Sure.

8 MR. WUELLNER: -- do you want to do it at the
9 end of --

10 CHAIRMAN GREEN: That's fine. No, we can do
11 the easement since people are aware of it.

12 MR. WUELLNER: Okay. This -- it's actually a
13 two-part kind of item here. One is the easement
14 you have in front of you related to AT&T.

15 Once the abandonment on right-of-way on
16 Estrella Avenue would occur, this easement would if
17 approved take effect and transfer the easement of
18 AT&T lines over to the Airport Authority for -- for
19 continued use by AT&T.

20 As -- as the Chairman mentioned, this
21 primarily feeds air traffic control tower kinds of
22 uses, although there are a few other I think
23 circuits down there related to monitoring. But
24 it's primarily that. Of course we would recommend
25 approval of that so that we can move forward with

1 the right-of-way abandonment.

2 Part and parcel with this, there's an existing
3 easement -- I just want to make you aware of and
4 assuming no one has any objections to us pursuing
5 this. But we have an easement, I would describe it
6 as a blanket easement, that was constructed back in
7 2003 with the City of St. Augustine for maintenance
8 of water and sewer lines that exist on airport
9 property. And the description of that is a very, I
10 would say large scale drawing, but effectively is
11 the airport boundary.

12 A few property acquisitions of significance
13 have occurred since 2003, most notably the area
14 we're sitting in today, some property west, and a
15 few other miscellaneous pieces.

16 We would -- really the easement with the city
17 anticipated periodically amending it to update the
18 exhibit so that it would be more inclusive of
19 current property ownership. I discussed it briefly
20 with the city -- city manager and the city
21 utilities director, and they -- they basically
22 don't see any issues on their end.

23 If you're willing to go ahead and expand the
24 drawing, not change the -- the easement itself, but
25 just expand the descriptive or the -- I'm sorry,

1 the map, for lack of better words, to include the
2 areas around the property, then we will -- we would
3 not have an issue moving forward in the
4 right-of-way abandonment also, because as soon as
5 that transfers to airport property, the exhibit
6 would cover that area as well as areas here and
7 across U.S. 1 as time comes. But since the
8 easement's been in place since 2003, it makes
9 little sense to reinvent the wheel, in our opinion
10 anyway, just expand the drawing as it was
11 anticipated in the original.

12 And of course we would recommend you, by
13 consensus or if you want to do a motion to include
14 both, whatever suits your -- your fancy on this.

15 CHAIRMAN GREEN: Need some board input, if
16 anybody has any questions or --

17 MR. BRUNSON: Do we need any legal wording
18 to -- do we need a motion for this or do we need
19 legal --

20 MR. BURNETT: Yeah, we're going to ask for a
21 motion.

22 CHAIRMAN GREEN: Right now, I'm just looking
23 for board input or any questions --

24 MR. BRUNSON: Oh.

25 CHAIRMAN GREEN: -- that you may have or

1 anything like that.

2 MR. BURNETT: I guess while I'm talking, I
3 guess I'll go ahead and add into this.

4 On the road vacation, we've got two issues
5 from county staff that will clear up I think pretty
6 quickly. I've asked them to have a meeting at the
7 staff level.

8 One is they're concerned about what happens at
9 the end of Estrella. Well, we already know what
10 happens at the end of Estrella: You get to a gate
11 and a parking lot. And so, whether the county owns
12 the right-of-way or not, you still have that same
13 issue.

14 And I think long term whenever that gate were
15 to be moved forward, then you would have some
16 potential turnaround there for the traveling public
17 who gets to a gate and doesn't have a way to get
18 into -- into the gate. So we -- I think we can
19 resolve that pretty easily with the county staff.

20 And the other thing is they're concerned
21 about -- and this ties into that issue -- they're
22 concerned with creating dead ends longer than 150
23 feet. They don't like to back fire trucks up more
24 than 150 feet. The reality, though, is if a fire
25 truck's coming to the airport, it's going to go

1 through the gate.

2 MR. WUELLNER: Well, and they already have
3 access.

4 MR. BURNETT: And they have access anyways to
5 the facility, so they can come in and turn around
6 if they need to. So, that's probably one that is
7 more educational for county staff that's unfamiliar
8 with the airport.

9 Half the departments have signed off no
10 problem, but a few of them still have some issues
11 related to that -- related to that which we'll
12 clear up pretty quickly, and that will put us into
13 the hearing process. I think it will be December
14 or January probably for a hearing and then we'll be
15 done.

16 As for the easement, there's maybe a couple of
17 little tweaks to the language that we'll make, but
18 otherwise it's ready to go.

19 CHAIRMAN GREEN: And I noticed on there it has
20 obviously AT&T, but they have to trim, cut, and
21 make sure they maintain that portion of what's
22 granted to them, at least to cover their own
23 underground wires.

24 MR. WUELLNER: And I was going to say and this
25 is all underground.

1 CHAIRMAN GREEN: Yeah.

2 MR. BRUNSON: But -- but this has no relation
3 with the FPL or --

4 MR. WUELLNER: No.

5 MR. BRUNSON: They don't use the same
6 easements?

7 MR. WUELLNER: No.

8 CHAIRMAN GREEN: Okay. Any public comment?
9 Dan?

10 (No public comment.)

11 CHAIRMAN GREEN: Okay. Then we're at the
12 point of entertaining a motion. I guess since --
13 the abatement and the easement, it's two-fold.

14 MR. KIRA: Then we -- I move we accept both.

15 CHAIRMAN GREEN: Staff's recommendation?

16 MR. KIRA: Staff's recommendation.

17 CHAIRMAN GREEN: Is there --

18 MR. RAYMOS: Second.

19 CHAIRMAN GREEN: -- a second?

20 MR. BRUNSON: I second. I second that.

21 CHAIRMAN GREEN: Any further board discussion?

22 MR. MAGUIRE: Yeah.

23 CHAIRMAN GREEN: Yeah. Go ahead, Bruce.

24 MR. MAGUIRE: Yeah, a couple of things.

25 Just --

1 MR. BURNETT: Go ahead. I'm sorry.

2 MR. WUELLNER: Sorry.

3 MR. MAGUIRE: Okay. This has been around for
4 a long time, but with the master plan being
5 redeveloped, does this match the master plan
6 development or is there any -- any conflict or
7 changes that have to be addressed?

8 MR. WUELLNER: No. This would be included in
9 the master plan drawing.

10 MR. MAGUIRE: So it's -- so the master plan
11 wouldn't require this to change or be modified?

12 MR. WUELLNER: Correct. But we would use the
13 master plan's airport layout plan document for the
14 city utility easement because it would be inclusive
15 of all property.

16 MR. MAGUIRE: Okay. Secondly, I notice
17 there's the classic \$10. Are there any other
18 revenues or anything?

19 And I'll go down to the second paragraph where
20 it says that "The exclusive rights to allow any
21 person form," et cetera, et cetera, "broadcast."
22 Are they going to use this for pure airport
23 activities or are they going to use this to
24 generate revenues for outside activities?

25 MR. WUELLNER: Well, it -- it dead-ends into

1 the airport. This is the part that ends up
2 entering airport property. So I don't see any
3 revenue opportunities that we aren't specifically
4 granting at some point.

5 MR. MAGUIRE: So they're not going to generate
6 outside revenues as a result of using our easement?

7 MR. WUELLNER: Well, I -- in the sense that
8 you're -- you're providing the -- the AT&T line to
9 FAA for air traffic control, I guess those are
10 technically revenue generations. But beyond the
11 service aspect, no.

12 MR. MAGUIRE: Okay. Okay.

13 CHAIRMAN GREEN: Any other further board
14 comment?

15 (None.)

16 CHAIRMAN GREEN: Okay. There's been a motion
17 and a second. No more board comment. All in favor
18 of staff's recommendation?

19 MR. BRUNSON: Aye.

20 MR. MAGUIRE: Aye.

21 MR. KIRA: Aye.

22 MR. RAYMOS: Aye.

23 CHAIRMAN GREEN: Aye. All opposed?

24 (None.)

25 CHAIRMAN GREEN: The motion passes. Then I

1 guess we'll go to the next agenda, which Passero
2 office -- yes, sir, Mr. Raymos?

3 MR. RAYMOS: If I could go back to Andrew for
4 a second.

5 CHAIRMAN GREEN: Yes.

6 MR. RAYMOS: Andrew, as I see it, you've got
7 two meetings or four meetings counting the meeting
8 with Ed and Kevin on the -- on the plan. You've
9 got that November 2nd meeting and the capital
10 improvement program.

11 MR. HOLESKO: Yes.

12 MR. RAYMOS: So -- and then you have our
13 committee meeting, being the master plan committee?

14 MR. HOLESKO: Yes.

15 MR. RAYMOS: And then you have two public
16 hearings.

17 MR. HOLESKO: It would be a similar meeting at
18 the end in this group, whether it's a technical
19 public hearing or public information, however you
20 decide.

21 MR. RAYMOS: Okay. I -- the reason I ask that
22 is I want to make sure that there's enough time to
23 make any changes that may result as a -- of public
24 input. Because the public, a lot of the public
25 hasn't seen the plan for several weeks or months

1 and when they see the final master plan, they may
2 have issues or questions that they didn't see
3 before --

4 MR. HOLESKO: Understood.

5 MR. RAYMOS: -- and have questions. Would
6 the -- will there be enough time to make any
7 adjustments if necessary?

8 MR. HOLESKO: Yes. And there will also be
9 another period where the final draft is actually
10 submitted to the FAA and it's going to take them
11 several months to do their review, and comments can
12 even come in during that period, also.

13 MR. RAYMOS: Thank you.

14 PASSERO OFFICE SPACE PROPOSAL

15 CHAIRMAN GREEN: Okay. Are -- are you up with
16 this or Ed with regard to the proposal? Go ahead.

17 MR. WUELLNER: I believe --

18 MR. HOLESKO: I'll take that.

19 Okay. So, Passero's been -- we've been having
20 this conversation with Ed actually for a few years
21 and that is really -- we're trying to find a better
22 permanent home for our corporate headquarters in
23 Northeast Florida.

24 We are in Duval County right now. We actually
25 started off just 20 years ago in -- actually in

1 Nassau County. We've been migrating to the south.
2 And we actually lease the four offices behind that
3 wall right now, so all the corporate offices in the
4 conference center right now are Passero. And we
5 have the opportunity and the interest now to fully
6 relocate our corporate operations here to the
7 airport.

8 We've been looking at several locations over
9 time inside this building, across the street in the
10 future, new building on U.S. 1, just looking at the
11 alternatives. And because we want it to happen
12 relatively quickly, the best option that we've been
13 able to come up with is to expand our -- our office
14 through those walls and to come directly into
15 Meeting Room A where we're sitting right now. This
16 would actually be redeveloped into professional
17 office space with a permanent wall, with some sound
18 insulation here on my right.

19 And we looked at some basic statistics of what
20 happens inside these rooms throughout the year so
21 that the airport would still have the ability to
22 support lots of public meetings. Meeting Room A
23 and B support about 200 meetings per year right
24 now. And together Meeting Room A and B support
25 just about one meeting per month.

1 Looking at the finance and again discussing
2 with Ed, the -- the Passero revenue for obviously
3 continuous occupancy of the space would be
4 significantly greater. And we just wanted to talk
5 with you early in the process right now to see if
6 the Authority would welcome having Passero relocate
7 here, redevelop the space, still keep Meeting
8 Room B, and try and put together a lease and all
9 the finances on that which would come back to you
10 in a future date. So that's the -- the question
11 for you today.

12 And again we -- even though this is kind of --
13 that's the brief version, we really want to be
14 here. Our -- our staff -- our staff have migrated
15 your way and we would rather have them staying
16 here, since they're already living here.

17 A lot of us live south of the city, you know,
18 south of Jacksonville, so it just makes sense this
19 would become our corporate home. So we want to be
20 bigger and more involved in the community and --
21 and have this be what represents Passero, not where
22 we are right now up in Duval County.

23 CHAIRMAN GREEN: Okay. All right. Board
24 discussion, but I'm a little confused. It says
25 motion and discussion. Do we need a motion on this

1 just to go forward? Because there's no lease
2 agreement, there's nothing we're looking at. I
3 mean, I think it has to be more --

4 MR. WUELLNER: I think consensus --

5 CHAIRMAN GREEN: Okay.

6 MR. WUELLNER: -- would be fine for this.

7 CHAIRMAN GREEN: That's what I thought.

8 MR. WUELLNER: Eventually it will be a lease
9 approval.

10 CHAIRMAN GREEN: Right. Right. Right. Okay.
11 Well then, board discussion. I guess we're just
12 looking for a consensus if you want the airport to
13 go forward to look at this and consider it.

14 MR. MAGUIRE: Positive, on a lot of -- I'm
15 sure there are a lot of negatives and positives,
16 but to start off with the positive side, it would
17 be great to be able to pull a business out of
18 Duval County and put it down in St. Johns County.
19 That would be a coup. So -- so that's a good
20 positive.

21 The -- you said this would be a temporary
22 because you would be planning on building or
23 relocating somewhere on base -- on base?

24 MR. HOLESKO: If -- if that happens, you know,
25 right now, you know, there's no imminent building.

1 There's nothing in the design and construction
2 process yet. So it -- it's going to be a few years
3 at least if that was to happen. Even with that
4 project, we would partner with you. So if that
5 happens, we're -- and we would relocate, we would
6 partner with you for that.

7 MR. MAGUIRE: Yeah, that's down the road.

8 The -- so this is the space we're in right now
9 that you're looking at.

10 MR. HOLESKO: Yes.

11 MR. MAGUIRE: Okay. And I talked with Andrew
12 earlier and he said that he would be looking at
13 basically the same square footage costs that
14 they're paying right now to expand further.

15 Having said that, does the master plan address
16 the utility of this building down the road?

17 MR. HOLESKO: It does. It actually allows for
18 corporate use of this building and a new building
19 across the way and a new flight school heading to
20 the east and possibly additional aviation and
21 non-aviation all the way out to U.S. 1 and the
22 frontage of U.S. 1. And we would think that our
23 presence here would, A, be compatible; and, two,
24 would help all that.

25 MR. MAGUIRE: Okay. And the only other

1 comment, not for you, for Ed. Can we get a
2 printout or something from the staff what are all
3 the tenants in this building? Who are they?

4 MR. WUELLNER: There are two of them.

5 MR. MAGUIRE: Just two?

6 MR. WUELLNER: They and the flight school the
7 first floor.

8 MR. MAGUIRE: What's McCabe or whatever it is
9 down there?

10 MR. WUELLNER: They -- they no longer lease
11 here.

12 MR. MAGUIRE: They don't?

13 MR. WUELLNER: We haven't changed the sign.

14 MR. MAGUIRE: How about that, what is it, CAT
15 testing center downstairs? What --

16 MR. WUELLNER: Oh, that's a part of the flight
17 school.

18 MR. MAGUIRE: That's part of the flight
19 school?

20 MR. WUELLNER: Yes. It's a -- I guess you
21 would call it a universal testing ability --

22 MR. MAGUIRE: Yeah.

23 MR. WUELLNER: -- for different professional
24 licenses and the like.

25 MR. MAGUIRE: Okay. All right.

1 MR. WUELLNER: FAA.

2 MR. MAGUIRE: The -- I'm looking forward to
3 seeing what the lease says.

4 CHAIRMAN GREEN: Any other board discussion?

5 MR. KIRA: I think it's great to increase tax
6 revenue for the county and so -- and take it away
7 from Duval. Wonderful idea. We've been pushing
8 for that concept the whole time, so it's a step in
9 the right direction.

10 CHAIRMAN GREEN: And I think if any of the
11 board members have -- I know just from a legal
12 standpoint, I'd like to have some input with Ed and
13 Doug --

14 MR. WUELLNER: Uh-huh.

15 CHAIRMAN GREEN: -- obviously separately about
16 the lease terms and what we're looking for, because
17 obviously if it works out, we'd prob -- I'd like
18 something in there that we keep you.

19 So, you know, if there's something that
20 becomes not permanent, a temporary situation, that
21 we have an option to make a permanent situation,
22 something like that. Because if we're going to do
23 the build-out -- and I'm assuming who's going to
24 pay for the build-out and all that's going to be in
25 the lease terms.

1 MR. WUELLNER: Yes, it will be.

2 CHAIRMAN GREEN: I understand. Yeah. I'd
3 like to make it more numbers crunching later down
4 the road, but if we could have input on that, or at
5 least let us come in and talk to you whenever.

6 MR. BRUNSON: And including in that, you know,
7 how many employees are going to be here and what
8 the parking is and the -- the flight school
9 students don't take up a lot of parking, do they?

10 MR. WUELLNER: Not currently, and the reason
11 is they do a lot of shuttling of them in.

12 MR. BRUNSON: Right.

13 MR. WUELLNER: Yeah. I mean, they -- they use
14 a fair amount of the parking lot, don't get me
15 wrong, but when you consider the total number of
16 students, it's -- it's way below what you would
17 expect otherwise.

18 MR. BRUNSON: Well, that's things you'll be
19 working on.

20 MR. WUELLNER: Yes.

21 MR. BRUNSON: But I -- I certainly welcome
22 this and --

23 CHAIRMAN GREEN: So, we don't really need a
24 vote, so is there a board consensus that they go
25 forward --

1 MR. BRUNSON: Yes.

2 MR. KIRA: Yes.

3 CHAIRMAN GREEN: -- the staff moves forward
4 with -- Mr. Raymos?

5 MR. RAYMOS: Yes. I just want to say that I
6 support the -- the discussion moving in that
7 direction. I think it would be great for the
8 Airport Authority and -- and the county as well to
9 bring in the additional positions here.

10 The -- I was -- the only thing that I had a
11 concern about was the 15 events that take place
12 that require both this room and that room over
13 there. And I've had a discussion about that,
14 and -- and I think that that's like basically one
15 meeting a month that would be impacted perhaps.
16 But they would still have the use of the room next
17 door. And so, with that, that was my only concern
18 with it and I'm satisfied.

19 CHAIRMAN GREEN: My understanding is they
20 could almost put enough in there chair-wise to
21 accommodate that.

22 MR. RAYMOS: As long as the fire marshal's not
23 there.

24 MR. MAGUIRE: Well, how about the SAAPA
25 Christmas party? How will they handle it?

1 MR. WUELLNER: I was going to say current --
2 the current year situation, it would still be here.

3 MR. RAYMOS: Right.

4 MR. MAGUIRE: Okay.

5 MR. WUELLNER: And not -- you couldn't get
6 into construction that fast at this point.

7 MR. MAGUIRE: Yeah, gotcha. Okay.

8 MR. WUELLNER: And they'll probably be in
9 their own digs next year and probably wanting to do
10 it there.

11 MR. MAGUIRE: A different vein, but as a
12 result of this, I'm glad to see the additional
13 revenue come in because I think we owe it to the
14 taxpayers that were not on the roll to stay off the
15 roll --

16 MR. WUELLNER: Uh-huh.

17 MR. MAGUIRE: -- and so the additional
18 revenue. However, I -- I think we really ought to
19 look at, and I hate to bring it up, \$2800 a year
20 for all the other activities, that's -- if we had
21 say 150 -- that's, what, \$10 an event? That's not
22 very much.

23 MR. WUELLNER: We -- we can certainly bring
24 that policy back for some more discussion. It's
25 been a while, but...

1 MR. MAGUIRE: I think we're going to have to
2 because we're -- you know, the way revenues go
3 nowadays and people are looking at taxes and stuff,
4 that it's already been brought up once this year --

5 MR. WUELLNER: I --

6 MR. MAGUIRE: -- about how -- how we're sort
7 of giving away space available.

8 MR. WUELLNER: Yeah. And, you know, to be
9 fair, based on the current policy, you know, a
10 great deal of those meetings would absolutely
11 evaporate --

12 MR. MAGUIRE: Of course.

13 MR. WUELLNER: -- what they revenue.
14 They're -- they're MSTUs and those kinds of board
15 meetings that, you know, just look for public free
16 space to have a meeting.

17 MR. MAGUIRE: And I understand that. And it's
18 the same type of situation the city's going through
19 with Francis Field.

20 CHAIRMAN GREEN: Uh-huh.

21 MR. MAGUIRE: Everybody wants to have a big
22 event down there, and they raised the cost --

23 MR. WUELLNER: Yeah.

24 MR. MAGUIRE: -- and people complained, the
25 same thing, well, we can't do it anymore.

1 MR. WUELLNER: Yeah.

2 MR. MAGUIRE: So it -- it's a tough one.

3 MR. WUELLNER: Yeah.

4 CHAIRMAN GREEN: Okay. Well, I think we have
5 given direction to --

6 MR. WUELLNER: Perfect. Thank you.

7 MR. HOLESKO: Thank you. Looking forward to
8 more planning and getting on down here.

9 PASSERO GENERAL CONSULTING CONTRACT RENEWAL

10 MR. WUELLNER: All right. The next item, I
11 guess I'm sort of spearheading in the sense that
12 it's a regular business item, is it's -- it's been
13 five years since we last renewed the contract with
14 Passero Associates.

15 We provisioned within the advertisement last
16 time the ability to renew it for an additional
17 five-year term. You are at that -- at that point
18 right now whether you wish to do that.

19 The options include renewing that. The other
20 option would be to go through the full-blown
21 Consultants' Competitive Negotiations Act process,
22 which is a -- I would say conservatively a 60- to
23 90-day process to look at reselecting or selecting
24 a different firm, if that would be your preference.

25 We internally have no issues with Passero and

1 would recommend their continued service here, but
2 it is a board decision ultimately whether you renew
3 that contract for an additional five years.

4 I'll remind you the contract you're approving
5 really has no direct dollar value to what -- what
6 you're agreeing -- would be agreeing to today. All
7 monetary schedule is added by project to that
8 contract in the form of supplemental agreements
9 which you see from time to time for various
10 projects. This just sets the basic terms of how we
11 do business and -- and develop those supplemental
12 agreements over time.

13 You always have the ability to terminate that
14 contract within the provisions, should you desire
15 or become dissatisfied at some time with the
16 service you're getting out of Passero, also.

17 So our -- our -- from a staff perspective,
18 we'd recommend renewal of the five years, but
19 that's your -- your call.

20 MR. MAGUIRE: The billing issue was one of my
21 first questions, so you answered that. However, as
22 each project comes forward, are they put out on
23 competitive bid or --

24 MR. WUELLNER: They are not.

25 MR. MAGUIRE: -- not?

1 MR. WUELLNER: They are not.

2 MR. MAGUIRE: Okay.

3 MR. WUELLNER: You do a general selection.

4 MR. MAGUIRE: Are we --

5 MR. WUELLNER: You can.

6 MR. MAGUIRE: -- if the project -- I was
7 starting to say it doesn't prevent us from going
8 outside, but --

9 MR. WUELLNER: It does not prevent you.

10 MR. MAGUIRE: Okay. Okay.

11 MR. WUELLNER: And I could envision a project
12 from time to time -- you know, this -- I'm thinking
13 way outside the box, but a huge scale architectural
14 project or something where you wanted a different
15 level of expertise or a different something brought
16 to bear, you may want to consider something like
17 that on a -- on a project-by-project basis should
18 it come up.

19 Typically, though, your -- your contract with
20 these guys allows them to in a sense hire somebody
21 to do that also as a master --

22 MR. MAGUIRE: And my biggest concern was not
23 to be tied exclusively, and you're saying that this
24 does not.

25 MR. WUELLNER: It does not. It does not

1 prevent you from --

2 MR. MAGUIRE: Okay. The other thing is,
3 for -- you know, the timing of this along with the
4 moving into this facility, is there a conflict that
5 we should be potentially aware of that somebody
6 could come back against us?

7 MR. BURNETT: Not at all. The -- the original
8 RFQ was 100 percent compliance with
9 Florida Statute.

10 MR. MAGUIRE: Okay.

11 MR. BURNETT: They were competitively
12 selected, and that process spelled out that there
13 would be renewal, and it -- it just wasn't in the
14 contract to cover it.

15 And so, really the purpose of that was -- I
16 assume back then was, well, we'll reevaluate it
17 when we get to that point of renewal. And so --
18 and so with this consultant, the airport hasn't had
19 any problems, to my knowledge, and so you're here
20 at a point to renew it and extend it, all within
21 that original RFQ. So it's a hundred percent
22 consistent. There's no con -- there's no change to
23 the underlying contract from the original.

24 MR. WUELLNER: If I understand it, his
25 question is more your -- your -- you've got a

1 proposal to do office space. Are those independent
2 matters? He's -- he's worried there's a conflict
3 in --

4 MR. MAGUIRE: I don't want --

5 MR. WUELLNER: -- having an office space --

6 MR. MAGUIRE: I don't --

7 MR. WUELLNER: -- and renewal of the contract.

8 MR. MAGUIRE: -- want somebody to come back
9 and say that -- that they offered this as an
10 inducement to continue the contract. So, are
11 you -- are you satisfied that there's enough
12 separation between the two?

13 MR. BURNETT: Yes, sir. In fact, the office
14 issue's not even before you yet to review --

15 MR. MAGUIRE: Okay.

16 MR. BURNETT: -- evaluate and consider, and
17 ultimately you could still deny -- you could still
18 deny it.

19 MR. MAGUIRE: Okay.

20 MR. BURNETT: And -- and as Ed pointed out,
21 this isn't necessarily an exclusive that they're
22 the only consultant that the airport could ever
23 hire --

24 MR. MAGUIRE: Okay.

25 MR. BURNETT: -- so...

1 CHAIRMAN GREEN: Is this a ten-year contract,
2 I can't remember, with them?

3 MR. WUELLNER: Five.

4 CHAIRMAN GREEN: Oh, it's a five with an
5 option to renew.

6 MR. WUELLNER: It will not have an option
7 after that.

8 CHAIRMAN GREEN: Okay. So that's what I was
9 wondering. So it's --

10 MR. WUELLNER: It's a five-year renewal --

11 CHAIRMAN GREEN: -- two five-year --

12 MR. WUELLNER: -- and that will be it.

13 CHAIRMAN GREEN: Okay. Okay. That's why for
14 ten was stuck in my mind.

15 MR. WUELLNER: We would have to go through a
16 full-blown selection at the next five-year interval
17 anyway.

18 CHAIRMAN GREEN: That's what I thought.

19 MR. WUELLNER: Yeah.

20 CHAIRMAN GREEN: Okay.

21 MR. MAGUIRE: Okay.

22 CHAIRMAN GREEN: Well, this one does require a
23 motion, so any more board discussion?

24 MR. KIRA: The -- they're doing their --
25 our -- our multiyear plan, that's -- we're tied to

1 that for the next umpteen years anyway --

2 MR. WUELLNER: Well --

3 MR. KIRA: -- you know.

4 CHAIRMAN GREEN: At least until we get the
5 master plan signed and then --

6 MR. KIRA: Well, then we can get rid of them.

7 CHAIRMAN GREEN: You're done.

8 MR. KIRA: Good.

9 MR. WUELLNER: Did Andrew fall off the chair
10 there?

11 MR. KIRA: We'll find a loophole.

12 MR. BRUNSON: Can you hold that motion just a
13 second?

14 (Mr. Brunson leaves the room.)

15 MR. KIRA: That's good. I have no problems
16 with -- with them continuing --

17 CHAIRMAN GREEN: Okay.

18 MR. KIRA: -- for at least another five years.

19 MR. MAGUIRE: I'd like to make a --

20 CHAIRMAN GREEN: I have to -- I have to leave
21 it to public first --

22 MR. MAGUIRE: Oh.

23 CHAIRMAN GREEN: -- so any public comment?

24 Galin? He's the only one that -- oh, non-public
25 comment. Mr. Holesko?

1 MR. HOLESKO: I just want to -- want to add --

2 (Mr. Brunson re-enters the room.)

3 MR. HOLESKO: -- on some of the things that
4 had been mentioned a minute ago, and that is we've
5 had multiple other specialty consultants on our
6 team in and out. We have -- we have seven
7 different firms on the master plan. There have
8 been others instances where the Authority has had
9 some other firms and we have no conflict with that
10 whatsoever.

11 If there are other times that there's a good
12 team or somebody good to work with, whether they're
13 on our -- our team or working independently, that
14 is a part of our business, too, and that -- and
15 that frequently happens, and that's just fine. We
16 have no -- no conflict with that whatsoever. We'll
17 always try to be our best teammate on our team or
18 with the other people that are working here at the
19 airport.

20 MR. MAGUIRE: And -- and just so you
21 understand this, my questioning was not one of
22 integrity or professionalism, it was a procedural
23 issue to make sure that we do it correctly.

24 MR. HOLESKO: Understood.

25 CHAIRMAN GREEN: Any other public comment?

1 (None.)

2 CHAIRMAN GREEN: Back to board.

3 MR. BURNETT: And one comment, if I might.

4 CHAIRMAN GREEN: Mr. Burnett?

5 MR. BURNETT: The agreement, by the way,
6 although it's been extended for five years, it does
7 say that it can be terminated by the owner upon
8 30 days' written notice. So, I mean, there --

9 CHAIRMAN GREEN: Owner meaning --

10 MR. WUELLNER: Us.

11 CHAIRMAN GREEN: -- airport, yes.

12 MR. BURNETT: The airport, yes. And so, I
13 mean, the reality is they know that every month
14 they've got to produce good work, no different than
15 I do, and so that's the way the -- the contract is.

16 MR. MAGUIRE: I make a motion we approve the
17 extension as presented by staff.

18 MR. KIRA: Second.

19 CHAIRMAN GREEN: Any other further board
20 discussion?

21 MR. BRUNSON: I think this is a good thing,
22 what we're doing for the airport.

23 CHAIRMAN GREEN: Okay. All in favor?

24 MR. BRUNSON: Aye.

25 MR. MAGUIRE: Aye.

1 MR. KIRA: Aye.

2 MR. RAYMOS: Aye.

3 CHAIRMAN GREEN: Aye. All opposed?

4 (None.)

5 CHAIRMAN GREEN: On a side, I just want to
6 make sure that Mr. Holesko stays on staff.

7 MR. MAGUIRE: You know, I thought about that,
8 too.

9 CHAIRMAN GREEN: Yeah.

10 MR. WUELLNER: That's the first line in the
11 contract.

12 MR. MAGUIRE: Yeah. Now that we did it, he's
13 going to --

14 MR. BRUNSON: Did he give a --

15 MR. MAGUIRE: -- he's being transferred.

16 CHAIRMAN GREEN: Outside the motion.

17 MR. WUELLNER: I'd like to say that never
18 happens, but it's happened to us several times over
19 the years.

20 J&W FORESTRY SERVICES CONTRACT

21 CHAIRMAN GREEN: Okay. Next, forestry
22 service.

23 MR. WUELLNER: Last item I have for you,
24 it's -- it's a little less -- I guess, there are
25 elements of this -- we -- we have had a timber

1 consultant that we used to develop the timber
2 management plan that's required by the state, I
3 believe it's Department of Consumer Affairs,
4 basically the forestry division of the state. And
5 they prepared a report -- I think we made that
6 available a long time ago.

7 CHAIRMAN GREEN: Right.

8 MR. MAGUIRE: Uh-huh.

9 MR. WUELLNER: Basically the type of program
10 that's proposed --

11 (Phone interruption.)

12 MR. WUELLNER: -- as I kind of mentioned to
13 you at a previous meeting, the type of contract we
14 tend to enter into these -- I did this back in
15 Hernando County, so this isn't, you know, new --
16 new waters for us; we just haven't done it at this
17 airport authority.

18 You -- you enter an agreement with these
19 firms. They take care of by watching, looking at
20 the development of trees, making recommendations
21 related to the forest that the airport owns -- now,
22 this is primarily west of U.S. 1 obviously -- make
23 recommendations to us relative to the health of
24 that forest if -- if things need to be done.

25 They also make recommendations to us as to the

1 marketability of timber and specific tracts
2 throughout there based on the maturity of the
3 trees --

4 (Phone interruption.)

5 MR. WUELLNER: -- or the type of trees or the
6 environment that's out there at the time for -- for
7 harvesting.

8 At the end of the day, the company is paid
9 typically by or directly out of the proceeds from
10 the sale of timber when it occurs, when it becomes
11 marketable. We have ultimate control over whether
12 we decide it goes to market. They would make a
13 recommendation, we would decide that. They would
14 solicit bids from mills or whatever -- is that you?

15 MR. BRUNSON: It's not mine this time. Maybe
16 it is.

17 MR. WUELLNER: That was just kind of --

18 MR. BRUNSON: I can't get away with that.

19 MR. WUELLNER: -- I don't know what it was --

20 CHAIRMAN GREEN: I'm going to borrow
21 Judge Traynor's sign and put it up in the corner.
22 "Subject to confiscation."

23 MR. WUELLNER: But -- but in any case, they --
24 the Authority ultimately controls whether something
25 gets harvested or not based on recommendations they

1 would make.

2 They would shop that to get us the best price
3 per foot or ton or whatever the metric is at the
4 particular time, and that varies based on the
5 maturity of trees.

6 You're -- you're basically getting -- entering
7 into an arrangement where these people oversee our
8 forest, make those recommendations to us. You're
9 still always in the driver's seat relative to
10 whether something gets sold or whatever, or
11 ultimately if in the event you do harvest in a
12 section and you wish to replant or make that
13 investment back in there, all those things remain
14 within the Airport Authority's control. They are
15 paid out of proceeds when they -- when the timber
16 is actually sold --

17 CHAIRMAN GREEN: That is --

18 MR. WUELLNER: -- not us writing a check for
19 them.

20 So it's not a -- it's not a money out of our
21 pocket scenario; it's just a -- you're developing
22 effectively a long-term relationship with a company
23 to oversee our forest and make recommendations
24 as -- now, those can have significant revenue
25 enhancements to the Authority over time.

1 It's not an annual kind of revenue input. But
2 typically in a good managed forest, every three to
3 five maybe as far as seven years, there'll be some
4 kind of cutting or something that goes on until the
5 trees reach ultimate demise and a final cut, and
6 then you make the decision to replant or leave it
7 undone, whatever the development plans are.

8 We would recommend that you -- you go ahead
9 and adopt -- I don't have form of contract. Doug
10 and they are working on it. I don't see any
11 issues.

12 Doug has seen it, had made significant edits
13 to it just to make it a more -- I guess you would
14 say palatable to a governmental entity versus a
15 private sector citizen, to cover Florida Statutes.
16 And, Doug, you're welcome to chime in on the
17 specific modifications, if they're important. But
18 suffice it to say it's a very basic contract. I
19 don't even think it's a half a dozen pages long, if
20 it's that.

21 And from a staff side there's no urgency, so
22 if you really want more time to think about this,
23 it's great. As I understand it, current market
24 conditions for timber, while we have some stuff
25 that could -- could be harvested now, there's a lot

1 of timber backed up into the mills right now. So
2 it's not necessarily the best time to put timber
3 out there with --

4 CHAIRMAN GREEN: Thanks to hurricanes?

5 MR. WUELLNER: Yeah, between the hurricanes,
6 there's just a lot of stuff trying to get into
7 mills and it's not the best time if your trees are
8 healthy and otherwise in a good place if you can
9 wait it out a little while.

10 MR. KIRA: Is there a possibility to include a
11 saw palmetto harvesting?

12 CHAIRMAN GREEN: That was my question. Or if
13 not, to protect it if they're coming in there and
14 cutting.

15 MR. KIRA: Basically put that on -- on the
16 list, because it's a -- it's an asset that --

17 MR. WUELLNER: You're right.

18 MR. KIRA: -- we could benefit from.

19 MR. WUELLNER: And that's a relatively new
20 market, for lack of -- or a product that could be
21 marketed.

22 CHAIRMAN GREEN: Oh, it can be marketed.
23 Keystone's doing it. There's a number --

24 MR. WUELLNER: No, I know, but it's relatively
25 new. It used to be you just bulldozed that stuff

1 and went on and hoped it didn't grow back. Now
2 it's actually got a market value to it.

3 MR. KIRA: We can add that --

4 MR. WUELLNER: We could absolutely it in --

5 MR. KIRA: -- to the contract.

6 MR. WUELLNER: -- and if they're willing to do
7 that, I -- I don't know what their experience level
8 is --

9 CHAIRMAN GREEN: Or if not, to protect it --

10 MR. KIRA: Or protect it.

11 CHAIRMAN GREEN: -- so they don't go in there
12 and clear-cut and -- and protect it.

13 MR. WUELLNER: We'll -- we'll look at both
14 ways and let you know. I'm sorry.

15 MR. RAYMOS: You know, the -- the recent
16 hurricane supposedly devastated some of the
17 timberlands, so that might figure into whether or
18 not you want to harvest that.

19 MR. WUELLNER: It could very quickly rebound
20 and end up with not enough trees in the market.
21 Although they typically -- something as far as the
22 Panhandle typically has less effect on this market
23 because of the distance to haul the tree. But they
24 typically look at mills that are relatively close.

25 CHAIRMAN GREEN: Okay. Any public comment?

1 (None.)

2 MR. MAGUIRE: Are they going to do a timber
3 inventory?

4 MR. WUELLNER: They have done one initially in
5 this forest manager --

6 CHAIRMAN GREEN: It was in our --

7 MR. WUELLNER: -- it was just done.

8 CHAIRMAN GREEN: -- materials. It went
9 through all different types of trees and soils
10 and --

11 MR. WUELLNER: I don't recall the -- the
12 recommended harvest, but there was a harvest
13 already looked at for this fall or into the winter
14 months potentially.

15 And they can -- they can solidify. If we
16 choose to -- to do it, we can get the idea of what
17 the numbers are or whether it makes sense to do it
18 right now or wait another year to see where -- they
19 can -- they've got their finger on that, we do not.

20 CHAIRMAN GREEN: They can give us a market
21 analysis --

22 MR. WUELLNER: Absolutely.

23 CHAIRMAN GREEN: -- as to whether it's worth
24 it or not.

25 MR. WUELLNER: Even estimate the -- they can

1 do the tonnage and get you an idea what -- what the
2 revenue source would even be or stream would be.

3 CHAIRMAN GREEN: Uh-huh.

4 MR. WUELLNER: I know we -- I remember in
5 Hernando days when I was -- this goes back a lot of
6 years nowadays but, I mean, we -- we funded a full
7 ILS out of just tree harvest. It was phenomenal
8 revenue income. And it's not as expensive as you
9 think to replant, if that's what you choose to do
10 later.

11 MR. MAGUIRE: As a -- as a reminder, my
12 family's been in timber for a hundred years --

13 MR. WUELLNER: A long time.

14 MR. MAGUIRE: -- so we did a lot of
15 consulting, harvesting, planting, and things.
16 And -- and your comment about the market, it's
17 amazing how tertiary issues on the other side of
18 the world can change the market in a week.

19 MR. WUELLNER: Uh-huh.

20 MR. MAGUIRE: Hurricanes are a major issue
21 because you flood -- flood the market. But even
22 the little things that -- Canada -- not little.

23 Canada, when they were supplementing the
24 Canadian lumber business, that affected pulpwood
25 timber operations all the way down to

1 South Florida. And at one time timber out of
2 Washington State drew more money being shipped to
3 China than it did being shipped to the midwest. So
4 it -- the effects are worldwide.

5 MR. RAYMOS: Yeah.

6 CHAIRMAN GREEN: Okay. And we need a board
7 motion. This would be to accept the staff's
8 recommendation of the contract which we haven't
9 seen yet. I guess we're in negotiations.

10 MR. WUELLNER: Yeah.

11 MR. BRUNSON: I make a motion to accept
12 staff's recommendation for the consulting.

13 MR. KIRA: Second.

14 CHAIRMAN GREEN: Okay. Any further board
15 comment?

16 I just want to add -- I don't know if you
17 want to -- I think we kind of addressed it, but
18 with the -- the saw palms, that we make sure --

19 MR. WUELLNER: I'll make sure.

20 CHAIRMAN GREEN: -- that that's kind of in
21 your negotiations and what have you.

22 MR. WUELLNER: Absolutely.

23 CHAIRMAN GREEN: Just keep that in mind. The
24 berries are what we're talking about primarily.

25 MR. KIRA: The berries, sure.

1 As a matter of fact, we tried it because we
2 wanted to go up to Gatlinburg. We flew into
3 Charlotte, rented a car and drove across. Great
4 experience all the way around until we got ready to
5 come back.

6 Drove from Gatlinburg, and it's about a
7 four-hour drive. One hour into Charlotte we get a
8 phone call. The flight was canceled from Charlotte
9 to St. Augustine. So what do you do now? You
10 can't -- and the answer was from the airline, we
11 can book you on the next flight on Thursday.

12 MR. WUELLNER: Yeah.

13 MR. MAGUIRE: We said, no, it's Sunday. We
14 can't wait till Thursday.

15 Luckily we were in a rental car, so we just
16 turned south and drove home. Alternative actions
17 could have been we'd gone to Charlotte, tried to
18 book a flight into Jacksonville and had somebody
19 pick us up. But at that time of day, we figured it
20 wasn't worth it. But it did bring up something. I
21 can see where people are concerned about getting
22 stuck --

23 MR. WUELLNER: Uh-huh.

24 MR. MAGUIRE: -- when you only have a flight
25 every three or four days. It was tough. But as

1 far as the airline goes, it was great, and the
2 activity of the airport personnel was super all the
3 way around.

4 MR. WUELLNER: Good.

5 CHAIRMAN GREEN: Was it a weather issue or
6 mechanical or --

7 MR. MAGUIRE: Mechanical.

8 MR. WUELLNER: Mechanical.

9 CHAIRMAN GREEN: Mechanical. Okay. Mr. Kira?

10 MR. KIRA: At the last TPO meeting, I
11 basically was able to brag about the fact that we
12 did our budget and we -- we put no taxes on the
13 backs of our residents.

14 And I bragged about the fact that we're --
15 we're going through a large capital expenditure
16 next year, we budgeted that, and -- and, you know,
17 18 -- \$18 million worth of construction next year
18 versus 3 this year, and I think it's something good
19 for the economy. And it was accepted positively.
20 That's it.

21 CHAIRMAN GREEN: Okay. Mr. Brunson?

22 MR. BRUNSON: The only thing I have, I think
23 we've laid the groundwork for some great things
24 that are about to happen that will help us in the
25 long run. That's all I have to say.

1 CHAIRMAN GREEN: Mr. Raymos?

2 MR. RAYMOS: The Aerospace Academy, probably
3 the biggest takeaway was they're looking for rides
4 for the students and they're having difficulty
5 getting people to take them up and take them for a
6 ride. A lot of the kids have never been up in an
7 airplane and -- and it would help immensely if --
8 if the flying community would step forward and help
9 with that request from the school and the academy
10 itself.

11 As far as the EDC, the -- they had -- the
12 chamber had a speaker, Jack Rosenblum who wrote the
13 book Friction, and he was at the -- he was the main
14 speaker at the annual breakfast last Friday.

15 And if you didn't make that, it would have
16 been worth your time because he talks about the
17 change of marketing and data harvest -- harvesting,
18 and the fact that a lot of advertising that's being
19 done today is all wasted, that 90 percent of it is
20 not being looked at, listened to, but yet they're
21 still pouring all their money into TV ads and it's
22 to no avail. But he was a very good speaker. If
23 you ever have a chance to see him or hear him, you
24 should take that opportunity.

25 That's all I have as far as the EDC and

1 Aerospace Academy, but I did have a couple of
2 questions. I wanted to follow up on some items.
3 And -- and one was the -- the rental car space.

4 The -- I received some complaints that the
5 rental car place parks their vehicles in the front
6 of the FBO facility where public parking's supposed
7 to be and they have -- the rental car has all of
8 that other space to park the rental cars, and so
9 it's -- it's frustrating people who come and want
10 to go to the FBO or any other part of the airport.
11 And so, I -- I bring that up as a -- as a possible
12 issue.

13 The other one is, I -- I had made a request
14 for an update of the review of the study that was
15 done on internet connections for the hangars and
16 that that was going to be redone and brought to us
17 for consideration, and that's been at least two or
18 three months ago and I just wanted to ask again
19 about the review of the update on that.

20 MR. WUELLNER: Okay.

21 MR. RAYMOS: You know, I think it -- I said at
22 the time that I think it would be good public
23 service to provide free internet service to the
24 people who pay for hangar space. So...

25 MR. WUELLNER: Okay. We'll update you on

1 that.

2 CHAIRMAN GREEN: Yeah.

3 MR. KIRA: One more thing, if I may.

4 CHAIRMAN GREEN: Yeah, because I was
5 wondering. Sure, Mr. Kira?

6 MR. KIRA: Any follow-up on renting our
7 cafeteria --

8 CHAIRMAN GREEN: I was going to -- thank you.

9 MR. KIRA: -- or dining --

10 CHAIRMAN GREEN: Restaurant?

11 MR. KIRA: Restaurant.

12 MR. WUELLNER: I am working with the
13 interested party and we're trying to get to a point
14 we can give you something that's meaningful. So,
15 hopefully very soon.

16 MR. KIRA: Okay. That's all.

17 CHAIRMAN GREEN: Yeah. Thank you. I was
18 going to bring that up, also.

19 And then also along the lines with the
20 St. Augustine High School, every year they do a
21 VyStar reality fair where a lot of us have
22 volunteered and helped these kids realize that,
23 yes, you pay rent; and, yes, you have a car and how
24 to budget.

25 And it's not necessarily Aerospace directed --

1 MR. WUELLNER: Right.

2 CHAIRMAN GREEN: -- but it's a lot of the kids
3 that are in the academy, and it's October 30th and
4 it's during school hours. I have volunteered I
5 think the last three or four years in a row.

6 You can do a half a day, whatever, a couple of
7 hours. But literally you man a booth and you help
8 these kids figure out what it is to budget and
9 reality of they -- they give them out of the hat.
10 You have one child, by the way your spouse doesn't
11 work, and here's your salary. So they have to
12 learn how to budget within it and work with it.
13 And you can make it pretty interesting for them,
14 too.

15 But anyway, that's coming up on the 30th of
16 October all day long. But the academy does
17 involve -- Katie Maltby is involved with it, as
18 well. So I just wanted to bring that up.

19 All right. Our next scheduled meeting is
20 proposed for December 17th.

21 MR. WUELLNER: And just regards to that, too,
22 we will be getting out probably next week, week
23 after, the -- the interest memo for next year
24 officers and committees and the like, so that you
25 can review that at the December meeting.

1 CHAIRMAN GREEN: Right, because we will have
2 had midterm elections by then, so...

3 MR. WUELLNER: That's true, too. Yeah.

4 CHAIRMAN GREEN: The 17th. All right. Okay.

5 MR. MAGUIRE: Two final comments?

6 CHAIRMAN GREEN: Yes, sir.

7 MR. MAGUIRE: One, everybody watch television
8 at 3:30 on Saturday and root for the Gators to beat
9 Georgia.

10 MR. WUELLNER: I wasn't sure where that was
11 going.

12 MR. MAGUIRE: Okay. We need that --

13 MR. WUELLNER: I'm with you.

14 MR. MAGUIRE: -- as much as possible.

15 CHAIRMAN GREEN: I've got to hear about that.

16 MR. MAGUIRE: And -- yeah, you do. And then
17 on Wednesday, early voting starts, so you know two
18 people to vote for. Go vote.

19 MR. BRUNSON: And you left out say a prayer
20 for the Jaguars.

21 MR. MAGUIRE: I'm not a -- I'm not an NFL fan,
22 so I left that out.

23 CHAIRMAN GREEN: That's going to require
24 mass --

25 MR. MAGUIRE: Yeah.

1 CHAIRMAN GREEN: -- Jewish ceremony. That's
2 going to require everything.

3 MR. MAGUIRE: It is.

4 CHAIRMAN GREEN: All right. We're adjourned.
5 Thank you.

6 (Meeting adjourned at 5:04 p.m.)

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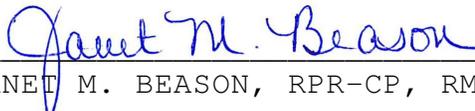
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 4th day of November, 2018.



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

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