

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 General Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, October 23, 2006

6 from 4:06 p.m. to 5:45 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 BOB COX, Chairman
- RANDY BRUNSON
- 10 SUZANNE GREEN

11 BOARD MEMBERS ABSENT:

- 12 WAYNE GEORGE, Secretary-Treasurer
- JOHN "JACK" GORMAN

13 * * * * *

14 ALSO PRESENT:

15 DOUG BURNETT, Esquire, Rogers, Towers, Bailey,
 16 Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
 FL, 32084, Attorney for Airport Authority.

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

18 BRYAN COOPER, Assistant Airport Director.

19 * * * * *

20

21

JANET M. BEASON, RPR, RMR, CRR
St. Augustine Court Reporters
1510 N. Ponce de Leon Boulevard
St. Augustine, FL 32084
(904) 825-0570

24

25

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1	I N D E X	
2	PAGE	
3	2. PLEDGE OF ALLEGIANCE	4
4	3. APPROVAL OF MEETING MINUTES	4
5	4. ACCEPTANCE OF FINANCIAL REPORTS	4
6	5. APPROVAL OF MEETING AGENDA	5
7	6. CHAIRMAN'S COMMENTS	6
8	7. REPORTS:	
9	A. Mr. Jim Bryant - County Commissioner	34
	B. Mr. Michael Slingsluff - Galaxy Aviation	34
10	C. Mr. John Nehring - Grumman St. Augustine	34
	D. Mr. John Roderick - S.A.P.A.	34
11	E. Mr. Bjorn Ottesen - F.A.C.T.	35
	F. Mr. Doug Burnett - Authority Attorney	35
12	G. Mr. David Knight - ATCT Tower	35
13	8. MEMBER COMMITTEE REPORTS:	
14	A. MPO	36
	B. EDC	37
15	C. Intergovernmental	37
	D. St. Johns County Aerospace Academy	39
16		
	9. PROJECT UPDATES	41
17		
	10. ACTION ITEMS	
18		
	A. Minimum Commercial Aviation Operating Stds.	46
19	B. Seaplane Bid Award	62
	C. JPA Resolution 2006-08	65

20	D. Future FBO - Discussion	67
21	11. HOUSEKEEPING ITEMS	85
22	12. PUBLIC COMMENT	86
23		
24		
25		

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 I N D E X (Page 2)

2 PAGE

3 13. AUTHORITY MEMBER REPORTS:

4	A. Mr. Randy Brunson	91
	B. Ms. Suzanne Green	93
5	C. Mr. John "Jack" Gorman	Absent
	D. Mr. Wayne George - Secretary/Treasurer	Absent
6	E. Mr. Bob Cox, Chairman	96

7	14. NEXT BOARD MEETING	97
---	------------------------	----

8	15. ADJOURNMENT	99
---	-----------------	----

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 P R O C E E D I N G S

2 CHAIRMAN COX: We'll call to order the
3 October 23rd meeting for the St. Johns County
4 Airport Authority. And the first order of
5 business is Pledge of Allegiance, please.

6 (Pledge Of Allegiance.)

7 3. - APPROVAL OF MEETING MINUTES

8 CHAIRMAN COX: Thank you. Approval of the
9 minutes. Are there any exceptions or additions to
10 the minutes from last meeting?

11 MS. GREEN: No, sir.

12 MR. BRUNSON: None.

13 CHAIRMAN COX: They'll stand approved, then.

14 4. - APPROVAL OF FINANCIAL REPORT

15 CHAIRMAN COX: Financial report. Our
16 secretary/treasurer is not available today, and I
17 think the director is going to make comments in
18 his stead.

19 MR. WUELLNER: Actually, what I was tasked to

20 do is let you know that he had no issues with
21 approving it. And primarily because the audit
22 starts tomorrow and being this is the last
23 financial statement of the calendar year, it's
24 subject to adjustment anyway through the audit
25 period, so...

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Okay. So, with that in mind,
2 we will approval the August/September financial
3 reports as -- as reported by you.

4 5. - APPROVAL OF MEETING AGENDA

5 CHAIRMAN COX: Agenda approval. I think
6 the -- unless there's any additions or changes by
7 anybody...

8 MR. BRUNSON: I have -- I have none, but
9 the -- this Minimum Commercial Aviation Operating
10 Standards is something that is a little
11 complicated, and I know we've had it on the agenda
12 for a good while, but I'd just like to make a
13 comment that I wish that the whole board was here
14 to really give their thoughts on this. And --

15 CHAIRMAN COX: I think -- Mr. Gorman, as I --
16 I'm assuming he's going to be here shortly, so...

17 MR. BRUNSON: Oh, okay.

18 CHAIRMAN COX: But Buzz is not available, but
19 I know he's looked those over very carefully, too.

20 So...

21 MR. BRUNSON: All right.

22 CHAIRMAN COX: And -- and I haven't had

23 any -- there's been no comments passed to the

24 director concerning that issue, I mean, if Buzz

25 had any issues on it.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. WUELLNER: I have none from board
2 members.

3 CHAIRMAN COX: Okay.

4 MR. WUELLNER: We've worked -- I believe
5 we've worked through most of the issues with
6 tenants.

7 CHAIRMAN COX: Very good.

8 MR. BRUNSON: That sounds good.

9 CHAIRMAN COX: So, if there's no additions or
10 exceptions to the agenda, that will stand
11 approved.

12 6. - CHAIRMAN'S COMMENTS

13 CHAIRMAN COX: Moving into Chairman's
14 comments. Shortly after our last meeting, it was
15 brought to my attention that there was some
16 politicking going on and that one of the
17 candidates for the Airport Authority had been
18 passing around some statements that actually, in
19 my opinion, are -- are bordering on slanderous and

20 libelous and rife with inaccurate statements and

21 numbers.

22 And I've been approached by numerous people

23 questioning why these were put out to the public

24 in such a negative fashion. And I really can't

25 answer why, but I'd like to answer some of those

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 questions. And if that person would mind taking
2 the floor for a few minutes, I'd like to ask a
3 couple of questions, Mr. Ciriello.

4 Do you want to -- do you want to stand up and
5 answer some questions to these statements that
6 you've made?

7 MR. HICKOX: Why should he have to?

8 CHAIRMAN COX: He doesn't have to. I just
9 asked him if he wanted to.

10 MR. CIRIELLO: Well, you've caught me off
11 guard, so I don't --

12 MR. HICKOX: Well, are you making these
13 statements, Joe? Stand up and answer them.

14 CHAIRMAN COX: You've -- you've passed out
15 these statements to the public. I don't know why
16 that would catch you off guard. But that's fine.

17 I'll read you some of the statements and
18 respond to those in kind, and I will allow any of
19 the board members, because it attacks every one of

20 the board members on this board.

21 First off, you say that Araquay Park was

22 destroyed by threats of eminent domain to build

23 hangars for special interest groups.

24 There's no special interest groups that the

25 hangars are going to be built for.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 You say you are opposed to disrupting
2 people's lives, as were we all. You're for
3 letting people keep their homes, as were we all.
4 And you're against careless spending.

5 I'd like to bring up the point to you that
6 you were the one person who insisted on going to
7 Beaver Splat (sic), Pennsylvania in Air -- at
8 Airport's expense to look at an airport because
9 you didn't think that our director was being paid
10 in a proper fashion or the appropriate fashion, so
11 you were going to make an analogy against -- or
12 with an airport that you were familiar with in
13 your hometown.

14 In my opinion, that was tremendously careless
15 spending, but we can go on.

16 MR. CIRIELLO: I will answer some of your
17 questions.

18 CHAIRMAN COX: I have the floor, sir. I have
19 the floor, and you said you didn't want to speak.

20 MR. HICKOX: You're attacking him -- you're
21 attacking him as a private citizen, sir. You've
22 got to give him a chance to respond.

23 CHAIRMAN COX: I will give him a chance to
24 respond, but not while I have the floor.

25 MR. CIRIELLO: Well, I'm just telling you I

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 will respond.

2 CHAIRMAN COX: Mr. Ciriello, that's fine.

3 I'll let you have the floor shortly.

4 MR. HICKOX: You aren't a dictator, John

5 (sic).

6 CHAIRMAN COX: The backbone of the Airport

7 Authority is a 20-year plan and a \$294 million

8 budget. Can you believe this and get off the tax

9 roll in seven years?

10 You insinuate to the public that the \$294

11 million budget, which is a 20-year plan, is our

12 intention to get off the rolls in seven years, and

13 that's not the case at all.

14 You talk about plans for lengthening existing

15 runway 13/31 approximately 800 feet to encourage

16 military contracts for larger aircraft and those

17 huge earth-trembling noisy jets headed right over

18 your front yard.

19 Those huge noisy trembling jets, and I don't

20 know which ones you're talking about, but they are
21 manufactured and employ approximately 2500 people
22 here with the largest manufacturer, the largest
23 employer in the county -- in this county.
24 Then you talk about the ILS system
25 sacrificing a thousand feet, which that thousand

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 feet of runway has been displaced long before the
2 ILS went in.

3 You talk about people in Ponte Vedra area and
4 then try to advise them that we're building a new
5 runway -- and I don't know which runway you're
6 talking about -- for those huge noisy -- huge
7 noisy jets headed east/west right for your front
8 yard.

9 Ponte Vedra's approximately 18 to 20 miles
10 north of here. The east/west runway wouldn't go
11 over Ponte Vedra to begin with. But I don't know
12 where the new runway that you're talking about
13 came from. Another very inaccurate point that you
14 make here.

15 Then you insinuate that there's no seaplane
16 air traffic, so why build a seaplane ramp. Well,
17 the reason we're building a seaplane ramp is to
18 bring the seaplane air traffic back in.

19 Then in the very last part, though, is the

20 problem -- is what I have the most problem with,
21 because you insinuate that everybody on the board
22 is either associated with or members of the Pilots
23 Association selfishly involved with the hobby of
24 flying and not the best interests of the taxpayers
25 in mind.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 And I take that as a tremendous affront to my
2 personal integrity, Joe. And I have some issue
3 with it. And that's the point I have, with you're
4 bordering on slanderous and libelous statements
5 when you go that far.

6 And I want to point this out to you: The
7 only person on this board that's been a hundred
8 percent representational of special interest
9 groups has been you. It's either Araquay Park or
10 Vilano Beach for noise abatement, okay?

11 Everybody else on this board, now why they
12 may have some concerns about special interest
13 groups, has been a hundred percent involved in
14 representing everybody else in this county. And
15 that's the responsibility of the board members on
16 this board, are the other 170,000 citizens in this
17 county, not the 12 or so in Vilano Beach that are
18 having complaints about noise issues here or the
19 homeowners in Araquay Park.

20 Then we move on to your newspaper articles
21 where you quote, in quotes -- and I'm going to
22 take this at face value, because it's in quotes,
23 that in fact was reported accurately. Joe
24 Ciriello says, "I am the only voice at the Airport
25 Authority that represents the general public,"

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 insinuating that none of the other board members
2 represent the general public.

3 Once again, I take strong issue with that
4 statement, Joe, and I think everybody else on the
5 board does also.

6 Mr. Burnett, you had a comment to make?

7 MR. BURNETT: The only thing that I brought
8 to your attention before the meeting today and
9 brought to Mr. Wuellner's attention and asked
10 Staff about to make sure of, because I was
11 confident I knew the answer, but even though I
12 knew the answer, I still wanted to confirm it and
13 make sure that I was on the right page related to
14 this, was that the St. Johns Sun reported on
15 Friday, October the 20th, 2006, that -- and this
16 is not attributable to Mr. Ciriello. And -- and I
17 don't mean to get involved in --

18 CHAIRMAN COX: Those issues.

19 MR. BURNETT: -- those sort of political

20 issues. But what -- what I do want to comment on
21 is what it reported was that the airport has
22 exercised its powers of eminent domain to take
23 property from citizens and then rent those
24 properties out. And that has not occurred.
25 The St. Johns Sun is -- is inaccurate in that

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 regard. And for those of you don't know, the St.
2 Johns Sun is a supplement of the Times-Union for
3 residents living in the northwest. So anyways,
4 it's -- it's inaccurate for those --

5 CHAIRMAN COX: Well, there were several
6 inaccuracies --

7 MR. BURNETT: -- who may be upset about that
8 article.

9 CHAIRMAN COX: -- in that particular article.

10 MR. BURNETT: Yeah. For those who may be
11 upset about that article, that is actually
12 inaccurate. The airport has not exercised its
13 powers of eminent domain to take property and then
14 rent those properties to folks.

15 As I understand it, the only properties that
16 have been taken are ones which are slated to be --
17 that either have been demolished or slated to be
18 demolished in connection with the expansion of the
19 airport into Araquay Park.

20 MS. GREEN: Have we asked for a retraction,
21 or are we doing a rebuttal to that to make sure
22 the public knows that we are not taking properties
23 and renting them?

24 MR. BURNETT: You -- you certainly could do
25 that.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Have not -- as far as I know,
2 we haven't asked for a retraction. Mr. Cooper has
3 called that particular reporter numerous times,
4 with no return calls. So, I don't -- I don't
5 know.

6 But to move forward, do you have any comments
7 on the issues I was bringing up?

8 MS. GREEN: I do have one comment, coming
9 from the only nonpilot on the board. In my line
10 of business, which is the legal field, I was
11 approached several times from constituents in
12 Ponte Vedra asking about the runway situation,
13 which I kind of said, "I don't know what you're
14 talking about. Being on the board almost six
15 years now, we are not slated to do a runway that
16 has anything to do flying over Ponte Vedra."

17 And I'm trying to calm them down.

18 And also, obviously flying is not my hobby.

19 I wish it was. That would be very nice. It's

20 kind of my volunteer work here.

21 But that article did give great concern to me

22 as a board member trying to answer questions for

23 which, as a board, I didn't know anything about.

24 Because we, as a board, had not discussed any of

25 those things. And it gave grave concern to me.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Well, the reason we didn't
2 discuss them, because they're totally inaccurate
3 and out of context.

4 MS. GREEN: That's my -- that was my concern.
5 And I'm trying to answer our constituents, you
6 know, our, you know, personnel here in Ponte Vedra
7 and St. Johns County, their questions, and I
8 can't.

9 And they think, well, I don't know what I'm
10 talking about. I do know. No, we do not have a
11 runway slated for that. No, we are not taking and
12 renting property.

13 So, it was very difficult for me, and I took
14 great affront to it, trying to re-create and
15 correct what happened. That's why I was asking if
16 we, either as a board or the airport, can do some
17 type of retraction or editorial. I don't know
18 what we can do, Mr. Burnett, but it's been very
19 difficult the last two weeks to deal with this.

20 CHAIRMAN COX: Right. Mr. Brunson?

21 MR. BRUNSON: Very briefly. Only comment I

22 have, Mr. Cox, I feel exactly like you do.

23 However, having said that, I think as a private

24 citizen, Mr. Ciriello has the -- the right to give

25 his personal opinion on anything he wishes to

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 discuss and let the voters and the public decide

2 whether it's inaccurate or not.

3 I, too, take offense, but what I've tried to

4 do is talk to Joe and say, you know, I am a member

5 of the Pilots Association, but I think my voting

6 record will prove that I don't represent the

7 Pilots Association a hundred percent.

8 On the radio talk shows, when people call in,

9 and Mr. Ciriello's been on there a couple of

10 times, people will say things, and they will

11 support him or not support him. And to tell you

12 the truth, what I do when somebody makes a comment

13 like, "Mr. Ciriello is the only one on the board

14 that has common sense," then I take it upon myself

15 to call that person and request a meeting with

16 them to show them my voting record and show them

17 my background. And hopefully they'll see that I

18 have common sense.

19 But I'd rather not get involved with politics

20 here and do anything formally to -- because

21 everybody has their rights to --

22 CHAIRMAN COX: I don't disagree with you.

23 You have the right to speak your mind and -- and

24 give your own opinion, but when you -- when you

25 obviously give out opinions that are tremendously

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 skewed with inaccuracies and, you know --

2 MS. GREEN: That's my concern, because we are
3 here, and Mr. Gorman's not here, but he's been a
4 big forerunner in marketing and getting the
5 airport out there so that people can see what we
6 are doing. And then this happens, and it's not
7 the board speaking; it's politics, which you're
8 right, should be out there. It's not here.

9 We, as a board, need to stand together and
10 say, no, we as a board say this. Politicians can
11 do something else.

12 But my concern was, I'm answering questions
13 as a board member for some agenda we did not put
14 out there --

15 CHAIRMAN COX: Right.

16 MS. GREEN: -- and that's difficult.

17 MR. BRUNSON: We -- we need to respond in the
18 paper, and if nothing else, letters to the editor.
19 They -- they might get published and they might

20 not.

21 CHAIRMAN COX: True. Let me allow

22 Mr. Ciriello to take the floor and respond.

23 MR. CIRIELLO: Well, Mr. Cox, you'll have to

24 help me here, because of all the things you went

25 through, what was the first statement you made?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 Of course, it'd just be my opinion against
2 your opinion. I don't think there's any hard
3 proof here that can be made -- is this thing on --
4 one way or another, but --

5 MR. WUELLNER: It is.

6 MR. BRUNSON: It is on.

7 MR. CIRIELLO: -- what was the first state --
8 statement you were objecting to?

9 CHAIRMAN COX: Well, I don't know what you
10 call hard proof. This is your mission statement
11 out of a deal you were talking about.

12 MR. CIRIELLO: Still, what was your first
13 comment?

14 CHAIRMAN COX: How you represented all the
15 people and taxpayers and not just the special
16 interest groups.

17 MR. CIRIELLO: I thought you had a couple of
18 points before that. But, okay. Here's -- here's
19 my line of thinking when I made that statement,

20 okay? If I -- at my speeches, if I'm not -- if
21 I'm remembering correctly, I alluded to the fact
22 that the first year on the board with you guys,
23 was your first year was my third, that that's the
24 year that a \$17 million record budget was passed.
25 And at my recollection, I tried to get you to take

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 out \$7 million of that budget that I thought was
2 (sic) necessary. And I also wanted to go with a
3 rollback rate on ad valorem taxes, which you guys
4 decided to keep the same.

5 So, when I say, "I represent all of the
6 citizens of St. Johns County and not just special
7 interest," I'm thinking of all the citizens of St.
8 Johns County is paying taxes, and if you guys were
9 interested in all of the citizens, plus, you are
10 the ones that are going around telling
11 everybody -- not just you guys, the one -- people
12 way before you, 20 years ago. They're always
13 saying when it comes time to get elected, "We're
14 going to get off the tax rolls." And it never
15 happens.

16 So, if you're interested in supporting all
17 the people of St. Johns County and you're speaking
18 for all of them, why then would you not lower that
19 budget and go with the ad valorem rate, because

20 all that money was benefiting the airport? It

21 wasn't benefiting everybody else.

22 Oh, you'll say, "Oh, sure, it brings in

23 employment" and everything else, but I don't go

24 with that.

25 But that was my -- anyhow, that was my line

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 of thinking when I said that, that I represent
2 everybody because -- not just the special
3 interest, okay?

4 Now there was a couple of other points you
5 brought out. Well, I know the one about the trip
6 to Beaver County. You like to make slight of the
7 name of the place because --

8 CHAIRMAN COX: I couldn't remember what the
9 name of it was.

10 MR. CIRIELLO: Beaver County Airport.

11 CHAIRMAN COX: All right.

12 MR. CIRIELLO: I've said many a times as a
13 board member and before a board member, speaking
14 at the mic, comparing Beaver County with this
15 airport. Beaver County makes money in the black
16 every year, and -- and there's no burden to the
17 taxpayers. So, I wanted to go up there, and I
18 wanted Ed to go along, but he couldn't go, to see
19 how the airport was run, not have any effect on

20 his management. It had nothing to do with how

21 much he was making.

22 Now, I think you might have got that -- the

23 statement from one of the guys that was with me,

24 but I happened to ask the lady that was running

25 the airport, that had the same job he has, how

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 much money she was making at the time.

2 And I think she said \$47,000.

3 I asked her if she had a college education.

4 She said, no, high school. She told me her name.

5 And then I remembered how she got the job. She

6 was a secretary beforehand, and then the county

7 who runs the airport appointed her to be the

8 executive director. But she does the same thing

9 that Ed does.

10 Of course, the airport's physically not as

11 big as this one, but it's just as busy. Had a

12 control tower way before you people even thought

13 of having one. And she gets paid \$47,000 for

14 doing basically the same job as Ed, and maybe

15 she -- I will say she's probably not as smart as

16 he is, because he's educated in this area.

17 But that was the reason for going up there,

18 just to see how they are, how come they're in the

19 black, why we can't be, why they're not on the tax

20 rolls and we are. It had nothing to do with
21 trying to compare Ed's job or his duties or how he
22 does it with anybody else.

23 CHAIRMAN COX: All right.

24 MR. CIRIELLO: Now, there was a couple of
25 other comments you made earlier before that, that

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 I don't quite remember what they were, but when
2 you said them, I had something in mind.

3 CHAIRMAN COX: The gist -- the gist of the
4 issue is, Joe -- yes, sir.

5 MR. BURNETT: Mr. Chair, I just want to make
6 one comment. And again, I want to repeat before I
7 say this, I'm not trying to get in the middle
8 of --

9 CHAIRMAN COX: Politics.

10 MR. BURNETT: -- politics. It's not my
11 position. I'm here as an attorney for the board
12 and the Airport Authority.

13 I just want to make sure that Mr. Ciriello
14 knows that although the Chair is asking him
15 questions, Mr. Ciriello -- and I'm not here to
16 advise you and be your attorney. But I just want
17 to at least make the statement that you're not
18 required to answer anything. It's up to you
19 whether you respond or -- or answer questions or

20 make statements or the like.

21 As far as from a legal standpoint, you're --

22 you're making public comments to the extent you

23 want to or don't want to.

24 MR. CIRIELLO: I understand that.

25 MR. BURNETT: Okay.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Joe, I don't want you to -- I
2 don't want you to have to stand here and -- and
3 issue these bullet points, but you've passed this
4 out --

5 MR. CIRIELLO: Oh, I've just answered the
6 questions that you brought out.

7 CHAIRMAN COX: Okay. And that's --

8 MR. CIRIELLO: You mentioned Beaver County.
9 You've mentioned --

10 CHAIRMAN COX: All right.

11 MR. CIRIELLO: -- that I said I'm the only
12 one --

13 CHAIRMAN COX: I understand that.

14 MR. CIRIELLO: You also mentioned at the end
15 of your speech -- now, at the beginning, you had a
16 couple of points, but -- when I say something
17 about the private St. Augustine Pilots
18 Association. Now, you can't tell me that four --
19 it's not the four, because Mr. Brunson wasn't here

20 then. But when I was on the board, there was

21 three members of your club on the board --

22 CHAIRMAN COX: What club are you talking

23 about?

24 MR. CIRIELLO: The private pilots club. You

25 belong to it. Jack belongs to it and George

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 belongs to it.

2 CHAIRMAN COX: We belong to it by de facto
3 because they automatically include all board
4 members in the club.

5 MR. CIRIELLO: Well, I know that.

6 CHAIRMAN COX: Okay. But anyway, let's --
7 let's move forward. All -- the gist of the
8 problem I'm getting at is, you have, with this
9 paper, impugned the integrity of everybody on this
10 board by -- by saying that we don't have the best
11 interest of taxpayers in mind. That's BS.

12 MR. CIRIELLO: That's the thing I draw from
13 the way you guys act.

14 CHAIRMAN COX: All right. Well, that's your
15 opinion, but I think personally you owe an apology
16 to everybody on the board.

17 MR. CIRIELLO: Well, how you about
18 apologizing to me with that personal attack? You
19 never liked me from day one, and I've never said

20 anything bad about you. I think you're --

21 CHAIRMAN COX: Which personal attack are you

22 talking about?

23 MR. CIRIELLO: Oh, hell, you tried to get me

24 censored one time.

25 CHAIRMAN COX: That's right. You were

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 speaking out of turn.

2 MR. CIRIELLO: No, I wasn't. I wrote a
3 letter to the editor --

4 CHAIRMAN COX: All right. I'm not going to
5 debate it with you, Joe. Do you have any other
6 comments on this?

7 MR. CIRIELLO: Well, I can't remember the
8 first couple of things you said --

9 CHAIRMAN COX: Okay.

10 MR. CIRIELLO: -- and you won't tell me,
11 so...

12 CHAIRMAN COX: Please take your seat.

13 MR. HICKOX: May I make one comment?

14 CHAIRMAN COX: Yes, sir.

15 MR. HICKOX: As you know, I report -- I'm
16 Wayne Hickox, 881 Queen Road. I think this is
17 probably going into the record.

18 I've worked with all of you, and I've -- and
19 I will not deny the fact that I'm the

20 secretary/treasurer of Joe's campaign. He's been
21 a personal friend to me and I support him. Do I
22 agree with everything? You know I don't.
23 We've had debates over the executive
24 director's pay before the board, and I have made
25 suggestions to you here. But you have never heard

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 in any one of my stories -- I heard you mention
2 the media. You have never heard me take a stance,
3 whether it's something he supports or something
4 that Kelly supports, or for that matter, one of
5 you.

6 There are members of the media out there that
7 will take a piece of material and make a scandal
8 out of it.

9 CHAIRMAN COX: Yeah.

10 MR. HICKOX: I think it's unfortunate that
11 you've been forced to have to bring this up in
12 front of the meeting. I don't apologize for Joe.
13 I support some of what he believes, much of what
14 he believes, but not necessarily as to how you
15 guys have conducted your jobs. I just want that
16 understood.

17 CHAIRMAN COX: Yes, sir. Thank you. And the
18 media that I was alluding to was not you by any
19 means, so...

20 MR. HICKOX: I just want it understood, I

21 have never used --

22 CHAIRMAN COX: I know that.

23 MR. HICKOX: -- my comments on the air --

24 CHAIRMAN COX: Thank you.

25 MR. HICKOX: And you can --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Thank you, Mr. Hickox.

2 MR. BRUNSON: I agree.

3 CHAIRMAN COX: Well --

4 MR. BURNETT: Mr. Chairman?

5 CHAIRMAN COX: -- moving forward, then, let's

6 go to -- yes, sir.

7 MR. BURNETT: Mr. Chair, if I might. Let's

8 at least offer if anybody else has public comments

9 since we've gone beyond just the initial speaker.

10 CHAIRMAN COX: Very good point. Any other

11 public -- Mr. Martinelli?

12 MR. MARTINELLI: Victor Martinelli, Ponte

13 Vedra Beach. When it comes time for elections and

14 candidates are out there, they're tripping the

15 light fantastic. Sometimes I think they're eating

16 the wrong mushrooms.

17 But in any event, this appears to be a new

18 low. And I would implore everyone -- Joe, I've

19 known you for a long time, and you don't really

20 need to hit below the belt to get elected. And --
21 and I really think that when you're impugning
22 and -- and in my opinion you are, that's my
23 opinion, your statements do impugn the integrity
24 of this board -- and when you do that, I think you
25 really buy a lot of trouble. So, that's point

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 number one.

2 Point number two, I would suggest that -- and
3 I'd be happy to do it. I'll write an editorial to
4 the Ponte Vedra Recorder, and I'll get all the
5 facts about the so-called runway that's going to
6 fly airplanes into our backyards and so on.

7 I do have some following in Ponte Vedra. A
8 lot of people know me. And so maybe it will carry
9 some weight, and it won't be coming from the
10 board. So, I'd be willing to do that.

11 CHAIRMAN COX: Thank you very much, sir. Any
12 other comments?

13 MR. SESONA: Al Sesona, 394 North Boulevard.
14 I've only been attending Airport Authority
15 meetings the last couple of years or so, and I've
16 heard statements often repeated. Some, I took a
17 hundred percent. Some, I didn't.

18 I know Joe. I've gone back and researched
19 Airport Authority minutes for pretty close to ten

20 years. In my observations, in the minutes of the
21 Airport Authority meetings, as they reflect to
22 Joe, he was more or less one of the very, very few
23 people, more often than not, that held feet to the
24 fire on this board and across -- and the executive
25 director, which I thought was pretty admirable,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 considering what was going on at the time and now.

2 Personally, I've heard you, Mr. Chairman,
3 pontificate about how wonderful the Airport
4 Authority is, but as a private citizen and as a
5 business person, I have a lot to object to about
6 how you run the board and how do you run the
7 business of the board. I believe that this
8 airport could function very well as is just under
9 the direction of the fixed base operator.

10 And the airport really doesn't need the
11 Airport Authority. It could do very well without
12 it. It's a going business. And -- and -- and
13 this Airport Authority and all that it does is --
14 is really an empty shoe, in my opinion. And I
15 think I'm entitled to that. The airport more or
16 less is made up of Northrop Grumman, it's made up
17 of the fixed base operator, and it's made up of an
18 awful lot of tenants that pay rent.

19 The business of the airport is business, not

20 flying, not me, not you, not anybody, but how much
21 money in and how much money out. And y'all don't
22 have a good record of that. You've been
23 subsidized from day one. And if it wasn't for the
24 largesses from the Florida Department of
25 Transportation, from the Department of

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 Transportation and the FAA, you couldn't exist.

2 Thank you.

3 CHAIRMAN COX: Mr. RauHofer.

4 MR. RAUHOFER: Warren RauHofer, Ponte Vedra

5 Beach. I disagree with you wholeheartedly. And I

6 just want to bring up the fact that none of these

7 people are paid. You know, yeah, just a little

8 mistake you made. I'm sure you're aware of that.

9 The other thing that I really get is when I

10 went to Joe's web site, and I saw this club that

11 we have at the -- at the field called the

12 private -- the rich private pilots club, well, the

13 only one I know is St. Augustine Airport Pilots

14 Association. And those are the folks who

15 volunteer to do a lot of the grunt work when we

16 have things like Super Bowl come along. They

17 volunteer to run the COA air -- air show, which

18 everybody in the county enjoyed, and we pumped

19 \$40,000 into the COA. They -- they were the arms

20 and legs of that air show.

21 And we do a lot of other things here at the

22 airport. And I'm not rich and I don't own an

23 airplane, and most of the people in that club

24 don't own an airplane, including you, Joe.

25 And your pictures are on the same page on

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 that directory as Mr. Cox. So, you're in the
2 same -- you're in the same club that we are. Are
3 you rich? No. Probably not. Not any richer than
4 any one of us.

5 I think it's -- I think when people say that,
6 all they're doing is looking for votes. That's
7 all they're doing. The agenda is looking for
8 votes.

9 And I agree with the individual that said,
10 hey -- Mr. Martinelli said we've come to an all
11 time low, if that's what you have to do to get
12 votes, is -- is to -- is to shade the truth.

13 I mean, a runway that's going to disturb
14 Ponte Vedra is ridiculous. And I've spent all my
15 life, 35 years, with American Airlines, 31 years
16 with -- with flying in the Navy Reserve, and I
17 want to tell you something; I -- I don't see any
18 runway that's ever going to be a problem up there.

19 You just -- what you put it in there for is

20 to get votes. That -- that's my opinion. And I
21 believe, with Mr. Cox and the other board members,
22 you owe not only them an apology, but you owe the
23 club an apology, you owe a lot of people that are
24 just citizens of this community apology. Thank
25 you.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Thank you, sir. Sir?

2 MR. THOMPSON: I'm Mike Thompson. I live at
3 895 Roberts Road.

4 I've heard some things here this afternoon
5 that kind of defy belief. I think one thing that
6 has gotten lost in some of this, and maybe all of
7 this, is that this airport is a huge benefit to
8 the entire county. And anybody that doesn't think
9 so needs to sit out here, go to the restaurant,
10 have a glass of tea, and watch those business jets
11 coming in.

12 Every one of those jets is here for a
13 business reason. I know that some of y'all want
14 to sit around and say, hey, just came down to play
15 golf. No, they don't play golf, just like they're
16 dressed, when they get off those jets. They're
17 here for two hours, three hours, four hours, maybe
18 overnight, spending some money outside the fence,
19 working on business deals that benefit who? The

20 county.

21 This airport is one of the most critical

22 resources St. Johns County has at its borders.

23 And anything that occurs that damages this airport

24 or its image is a terrible thing for all of us.

25 I'm not too sure what I just heard

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 Mr. Ciriello say, but when he was talking about
2 employment in the airport, he -- he didn't believe
3 that or he doesn't want to get into it, but
4 anybody that's ever gotten caught in a traffic jam
5 when Grumman lets out over on the east side of the
6 field knows that there's a whole bunch of
7 people -- and I got to tell you, I don't think
8 they're doing volunteer work over there. I
9 believe every one of those people is getting paid,
10 and in turn, they're contributing to the tax base.

11 I just heard that it's the largest employer
12 in the county. I don't know whether I believe
13 that or not. I believe it's the largest private
14 employer, but you've got to go some to beat the
15 government in this county in terms of number of
16 people, between the government and the school
17 system and all that. But I believe it's the
18 largest employer that contributes taxes.

19 And that's something that we have to keep in

20 mind. This is a valuable resource, and doing
21 anything to damage the credibility of this airport
22 or the people that run it is, in my opinion, a bad
23 thing. Thank you very much.

24 CHAIRMAN COX: Thank you, sir.

25 Move on into regular reports.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 7.A. - COUNTY COMMISSIONER

2 CHAIRMAN COX: Mr. Bryant is not available
3 this evening. Mr. Slingluff?

4 7.B. - GALAXY AVIATION

5 MR. SLINGLUFF: Nothing to report.

6 MR. RODERICK: Coward.

7 7.C. - GRUMMAN ST. AUGUSTINE

8 CHAIRMAN COX: Mr. Nehring?

9 MR. NEHRING: Nothing to report.

10 7.D. - S.A.P.A.

11 CHAIRMAN COX: Mr. Roderick?

12 MR. RODERICK: I feel like an infantryman
13 walking into --

14 CHAIRMAN COX: Don't you bale out on me.
15 There's a mine field there.

16 MR. RODERICK: On the bright side, we were
17 approached to help design and look -- look ahead
18 to an airport community service building. This
19 will be a facility that supports high school

20 people, and we have a new aviation program, Civil

21 Air Patrol, Coast Guard auxiliary air program

22 that's growing at a very good rate. But it's

23 something to give back to the community.

24 And we have volunteered Warren RauHofer, like

25 we do for lots of things, to actively participate

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 for the St. Augustine Airport Pilots Association.

2 We have a new slate of officers, and we're
3 moving forward with what I might call established
4 adult leadership. We have two women to lead us
5 for the first time. Millie, vice-president. And
6 Reba, we have volunteered you to be president.
7 So, we're striking off in a new direction.

8 I will be replaced by Michael Thompson
9 starting next meeting. Thank you very much for
10 your indulgence.

11 CHAIRMAN COX: Thank you, sir.

12 7.E. - F.A.C.T.

13 CHAIRMAN COX: Mr. Ottesen? Is he not here?

14 (Not present.)

15 7.F. - AIRPORT ATTORNEY

16 CHAIRMAN COX: Okay. Mr. Burnett?

17 MR. BURNETT: Nothing to report.

18 7.G. - ATCT

19 CHAIRMAN COX: Mr. Knight? Did you have to

20 think about it, Dave?

21 MR. BRUNSON: He kind of crawled up to the

22 mic.

23 MR. WUELLNER: Can you bring a mic to me?

24 MR. KNIGHT: Good evening, everybody. Our

25 traffic count is just slightly below in September

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 in terms of the 2008 forecast. But other than
2 that, I think due to the economies of fuel, et
3 cetera, that the yellow and blue lines that you
4 see up there is previous years when the pilots
5 could afford the fuel a little bit easier.

6 Right now, we're running a little bit less,
7 in fact, close to our 2004 -- correction, 2003
8 numbers. Overall, we'll probably hit between 120-
9 and 125,000 operations for the year. Any
10 questions?

11 (No questions.)

12 CHAIRMAN COX: Thank you very much. Finished
13 up reports. We'll go into member committee
14 reports. And a couple of our members are not
15 here. But the MPO, please.

16 8.A. - MPO

17 MR. BRUNSON: MPO. We had an unbelievable
18 event at the Hyatt Regency in Jacksonville,
19 talking about global trade and transportation.

20 This was an all-day event that Congressman Mica
21 was a keynote speaker. And there were so many
22 good informative presentations. Frankly, you just
23 had to be there to -- to enjoy it.

24 One of the -- two of the things that stood
25 out in my mind were the things that had gone on at

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 JAXPORT. It's just a -- St. Johns County should
2 really benefit from the whole scope of JAXPORT.

3 And also, one of the people that just gave an
4 unbelievable presentation on what's going on at
5 Navy Jax, Commander Chip Goodson (sic), and so
6 that was a great thing.

7 And I'll mention that Navy Jax, as most of
8 you know, is having their air show the 27th, 28th,
9 and 29th. And I hate to admit to you guys, but by
10 representing the Airport Authority on the MPO, I
11 get to go to the commander's booth --

12 CHAIRMAN COX: Good for you.

13 MR. BRUNSON: -- and watch the air show. So,
14 thank you very much.

15 MR. HICKOX: Part of the perks.

16 CHAIRMAN COX: That's right. Well, you put
17 in a lot of time, you know, volunteer time, so,
18 yeah, you deserve it.

19 8.B. & C. - EDC & INTERGOVERNMENTAL

20 CHAIRMAN COX: EDC and Intergovernmental

21 is --

22 MR. WUELLNER: EDC did not meet this month.

23 CHAIRMAN COX: Okay.

24 MR. WUELLNER: They won't meet till November.

25 And the -- I'm sorry. Not EDC. Intergovernmental

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 did not meet.

2 MR. BRUNSON: EDC had, as usual, a monthly
3 breakfast. And help me with his name, the
4 terrorism --

5 MR. BURNETT: Glenn Hastings.

6 MR. BRUNSON: Glenn Hasty (sic) gave a
7 PowerPoint presentation and mentioned the study
8 that the EDC has done and the Chamber with this --
9 with this land, and gave us some good figures on
10 how many rooms we have here and how many
11 restaurants we have and how many people have come
12 into this airport and some very positive things
13 about the airport and terrorism and what this
14 does. So, that was an excellent meeting we had
15 with EDC.

16 CHAIRMAN COX: Great. Project updates,
17 please.

18 MS. GREEN: Mr. Chairman, we have one more --
19 we have one more --

20 CHAIRMAN COX: I'm sorry.

21 MS. GREEN: -- committee report, kind of.

22 CHAIRMAN COX: Oh, yeah?

23 MS. GREEN: Since we now have the

24 St. Augustine -- the school that's --

25 CHAIRMAN COX: Oh, the -- the St. Johns

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 County Aerospace Academy.

2 8.D. - ST. JOHNS COUNTY AEROSPACE ACADEMY

3 MS. GREEN: Yes, sir. I'd like to add that,
4 if we can, to our reports --

5 CHAIRMAN COX: Sure.

6 MS. GREEN: -- since we have board members --

7 CHAIRMAN COX: Very good idea.

8 MS. GREEN: -- that are actively involved in
9 advising that. And I know you were there and
10 Mr. Wuellner was there. And as an advisory
11 committee, I think we made some good strides
12 towards St. Augustine.

13 Actually, we even got some calls from Nease
14 students that wanted to come down and just
15 participate in the aeronautical part of it. But
16 the way it's set up right now, no, they cannot.
17 They have to be a full-time student at
18 St. Augustine High to participate in this.

19 And from what we learned at that meeting,

20 they are overwhelmed.

21 CHAIRMAN COX: Yeah.

22 MS. GREEN: They have more than they can

23 handle with students that are interested in the

24 aeronautical industry. And I actually, on a quick

25 note, went up to Auburn this weekend and had -- I

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 went for a run, and I had a Nease shirt on, and
2 F-16s flew over during the game, and someone said,
3 "You go to that school that's next to the school
4 that has that aeronautical school, right?"

5 And I'm looking at them going, "How did you
6 know that?" Word's getting out. It's out there.

7 CHAIRMAN COX: That's cool.

8 MS. GREEN: So, this is a big thing for
9 St. Augustine and the school, so...

10 CHAIRMAN COX: The airport's going to take an
11 active, very active role in the aerospace academy.
12 It's going to be a very -- very positive thing for
13 the county, it really will.

14 MS. GREEN: Our next meeting's the first.

15 CHAIRMAN COX: All right. Very good. And
16 that's a good point. Can we just add that in on
17 the committee reports?

18 MR. WUELLNER: Yeah, I actually touch it
19 under public relations --

20 MS. GREEN: I'm sorry. Okay.

21 MR. WUELLNER: -- but we can add an item, if

22 you want --

23 CHAIRMAN COX: Okay.

24 MR. WUELLNER: -- for future.

25 CHAIRMAN COX: That's cool. Project updates?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 9. - PROJECT UPDATES

2 MR. WUELLNER: Yes, sir. I've got several
3 ongoing projects to bring you up to speed on.
4 They include the south hangar -- excuse me, south
5 area development, apron development project;
6 T-hangar development; hangars 8, 9, and 10;
7 seaplane ramp project; marketing and public
8 relations; and airport leasing activities.

9 First is Taxiway Foxtrot and the associated
10 apron, and I'm proud to announce we're actually
11 under construction now. They are turning --
12 turning dirt back there. And a quick drive
13 through that construction site and you'll get a
14 feel for the magnitude of that project real quick.
15 It's -- I understand that you can actually kind of
16 visualize now what the size of the apron is and
17 locations of -- of taxiways now that they're
18 starting to begin their efforts on the subbase
19 preparation for that construction.

20 So, things look good down there. And we're
21 glad. Looks like completion of April 2007,
22 thereabouts. It was a six-month duration project.
23 We officially got underway earlier this month --
24 or actually last Wednesday, I believe it was. So,
25 a few short months, we'll be able to occupy that

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 and -- and be -- be on our way with some of these
2 hangar projects and -- and other revenue-producing
3 projects.

4 Speaking of hangar projects, T-hangar project
5 to -- to be developed in that area right now, the
6 engineering is continuing and is ongoing.

7 Expected to be bidding this project and getting us
8 some solid numbers on construction costs toward
9 the end of this calendar year. So, that's going
10 to come up pretty quick here.

11 We'll be also meeting with the County shortly
12 to go through the DRC process for the -- the
13 buildings as -- as required. And hopefully a few
14 months after that, we'll be in construction with
15 some buildings. So, I'm optimistic that first
16 quarter next year, we should be at a point where
17 permits are in place and -- and maybe we're
18 actually starting to build back there, so...

19 Next project I've got for you is hangars 8,

20 9, and 10. 8, 9, and 10, as you recall, are on
21 the eastside corporate area. This is the last
22 facility being built in that -- in that area due
23 to land constraints. That is under construction.

24 I can report that the heavy steel portion of
25 those buildings is virtually complete at this

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 point. And they will begin, I would expect in the
2 next day or so at the most, to begin skinning the
3 exterior of the building and placing insulation
4 and beginning to bring that structure under roof.

5 So, it's progressing nicely and --

6 CHAIRMAN COX: Projected completion?

7 MR. WUELLNER: I believe we're still looking
8 at -- I think they have till the end of February
9 to finish the building. But I would not be
10 surprised to see that accelerate a little bit.

11 CHAIRMAN COX: Okay.

12 MR. WUELLNER: But a lot of -- a lot of
13 factors between here and there.

14 Seaplane ramp, we -- we promised a rebid of
15 that. It actually shows up as an agenda item a
16 little bit further back. But you may recall that
17 we rebid that after reviewing the scope of work in
18 the proposed contract and -- and felt that it
19 still was way out of proportion to the work being

20 done. And I think you'll see that we -- that
21 turned out pretty well in terms of dollars to --
22 dollars related to that element of the project.
23 So, that's still on track. Must be completed
24 by the end of March of this year at the latest.
25 We're told that it's about a 30-day construction

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 effort once they're in there.

2 We have submitted applications to FDEP to --
3 to actually place the dock in -- in state waters,
4 which is required anywhere. So, once those are in
5 place, the construction can begin, assuming you
6 approve the contract later on.

7 Marketing and public relations. Point out
8 St. Johns County Aerospace Academy, as you already
9 pointed out, that several Airport Authority
10 members are on that, as well as myself and Michael
11 Slingsluff with the -- with Galaxy. And we
12 continue to, again, get more and more interest on
13 the airport community in participating in that and
14 making that a strong player in -- in St. Johns
15 County education. Everybody seems to be genuinely
16 excited about -- about that program. So, it's
17 good news.

18 The other thing I did want to point out that
19 the University of Georgia charter is once again

20 scheduled to be in here later this week in support
21 of the Florida-Georgia game, so we -- we've been
22 handling that charter for the last couple of
23 years. And again, they'll be in later this week.

24 CHAIRMAN COX: What kind of airplane is that?

25 MR. WUELLNER: That's a Boeing 737-800.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: BBJ or --

2 MR. WUELLNER: No, it's a --

3 CHAIRMAN COX: Just a regular --

4 MR. WUELLNER: It's actually Delta Airlines.

5 CHAIRMAN COX: Oh, okay. All right.

6 MR. WUELLNER: It's a regular passenger --

7 passenger aircraft.

8 And what else have we got? Nothing to report

9 on leasing activities.

10 I did just -- I took the item off the

11 reports, but I did want to let you know that we

12 made some contact with the County about walking

13 through the process, getting the Master Plan

14 document incorporated into the Comprehensive Plan

15 revisions coming up. Not this current cycle

16 they're in, but it will likely be the next one.

17 So, we'll walk through that process with them.

18 And -- and they'll have to adopt a new Airport

19 Overlay District boundary as a part of that, the

20 Land Development Regulations to the Comp Plan.

21 CHAIRMAN COX: The new overlay.

22 MR. WUELLNER: Well, the way the -- the

23 Comprehensive Plan for the County is written, the

24 Airport Master Plan, to -- to a great extent,

25 governs the borders of what the Airport Overlay

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 District should be.

2 CHAIRMAN COX: Okay.

3 MR. WUELLNER: And the County --

4 CHAIRMAN COX: Yeah.

5 MR. WUELLNER: -- effectively adjusts the
6 Comprehensive Plan to agree with the Master Plan.

7 But that requires their action. It's not an
8 Authority action.

9 So, that process takes a little time to go
10 through. And the County's limited to the number
11 of times they can amend their Comprehensive Plan
12 in any calendar year. And we'll have to hit the
13 next cycle. And it will be a part of many other
14 things that get adjusted in the Comp Plan in the
15 next iteration.

16 CHAIRMAN COX: Okay. Want to move into
17 action items?

18 10.A. - MINIMUM COMMERCIAL AVIATION OPERATING STANDARDS

19 MR. WUELLNER: Okay. First item I have for

20 you today is the Minimum Commercial Aviation
21 Operations Policy, which also is synonymous with
22 the Minimum Commercial Aviation Operating
23 Standards document that was provided in your
24 agenda package.
25 As I mentioned at the last Authority meeting,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 when we withdrew it as an action item, that many
2 of our -- many of our tenants had concerns about
3 requirements that were in there or just genuinely
4 had not had some time to spend with the document.

5 We hosted a couple of meetings with those
6 tenants and went over those issues, made some
7 revisions to our proposed documents to provide a
8 little more, not so much flexibility, but a little
9 more understanding of what -- a clarification --

10 CHAIRMAN COX: Clarification.

11 MR. WUELLNER: -- for lack of better terms,
12 within the document as to what our intents were.
13 And one of the areas that got a significant amount
14 of tension was the area of independent operators.
15 And the concept of independent operators is --
16 while not new on airports, is one that heretofore
17 the Airport Authority's Minimum Operating
18 Standards did not address directly.

19 And in an -- in an attempt to get that

20 properly regulated and properly considered by the
21 Airport Authority, we created a section that
22 basically allows someone to create an operating
23 arrangement through an operating -- written
24 operating agreement with the Authority for
25 business actions that would be accommodated or

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 accomplished on the airport. Provides for a
2 written agreement, payment of some fee to be
3 determined later and we'll deal with the fee side
4 at a future meeting, but allows those operators to
5 become, quote, unquote, legitimized on the
6 airport. Allows us to be aware of their presence.
7 Allows a regulatory element to that.

8 The requirement for insurance and things of
9 that nature begin to come into play as a way of
10 protecting the public and the flying public at
11 large from unscrupulous business practices, should
12 they end up inside the fence at times.

13 It is not an attempt -- and we tried to
14 clarify this at -- at Pilot's Association meeting
15 had concerns over the policy in general. But it
16 is a policy that strictly and entirely deals with
17 commercial aviation activities.

18 It is not aimed toward an individual who is
19 trying to work on his own aircraft or -- or along

20 those lines. It's strictly designed to cover

21 people who are intent on using airport public

22 property to develop revenue, to -- to go into

23 business. And it allows, again, some standards to

24 be applied to those situations.

25 Otherwise, probably the biggest changes from

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 the previously adopted one, which predate --
2 frankly predates all of us -- goes back to 1995 --
3 is a relaxing of some of the square footage
4 requirements under some of these individual
5 business classifications.

6 Many of these requirements had space
7 requirements in excess of 8- to 10,000 square foot
8 in order to establish a business. And in some
9 cases, that's a significant burden on a -- on a
10 small business.

11 For the most part throughout this, and the
12 FBO would be an exception, but most single-focused
13 businesses -- business opportunities on the
14 airport would now require a minimum threshold
15 entry value of about 3,000 square foot.

16 So, that also plays very well into some of
17 the future hangar developments that we have, as
18 well as some of the existing hangar developments
19 we have, such as hangar rows H and hangar row I

20 and some of these five smaller corporate size, for
21 lack of better terms, that we were working into
22 the -- the south hangar development area. Those
23 are right at about 3,000 square foot.

24 So, it would allow those to be -- meet the
25 satisfactory minimum requirements of a building

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 size for somebody wanting to be in business. So,
2 in -- in effect, it enhances the opportunities for
3 commercial businesses on the airport within
4 facilities owned by the airport.

5 So, I -- we -- I think I can somewhat speak
6 for the tenants, although I think a few of them
7 are here and, you know, maybe -- maybe have
8 comments to issue on their own. But I think we
9 came to a pretty good consensus document in what
10 we were trying to accomplish, and that is bring
11 that up to -- up to, you know, current thinking
12 and create a document that allows some
13 flexibility.

14 Another -- I need to -- one more point within
15 these. Something that your old policy did not do
16 was facilitate any method of appeal or a creation
17 of a variance to these requirements. And we --
18 we've gone to great lengths to create a vehicle,
19 for lack of better terms, that -- that lets

20 somebody who needs to stray from the standards
21 applied here to make an appeal, for lack of better
22 terms, back to the Authority and -- and get those
23 considered for some sort of tweaking or adjustment
24 if it were deemed appropriate by the board.
25 So, it -- it does open the door to be a lot

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 more flexible, but an informed flexibility of the
2 board versus just simply saying, no, you can't do
3 it.

4 We -- we've found over the years, a lot of
5 business opportunities tend to go away when
6 it's -- when you can't find a way to accomplish
7 something that's unique or -- or something that
8 just doesn't fit the standard mold.

9 So, with that, assuming you've had a chance
10 to look them over and -- and get somewhat
11 comfortable with them, we would recommend
12 adoption. I don't know. Again, you may have some
13 public comments that we've tried to circulate that
14 will especially affect the parties.

15 CHAIRMAN COX: I want to just give -- offer
16 my own comments. I'm very impressed with the
17 document. I think it's -- and I actually sat in
18 on one of the meetings with the tenants that -- in
19 some of the -- where the concerns were, you know,

20 dealt with.

21 I think Ed and the staff have done a really

22 good job in redoing the policy and making it much

23 more, I guess finite, if you will, in -- in

24 actually expanding the opportunity for small

25 businesses to work within the parameters of the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 airport's policies.

2 Any comments from the board, please?

3 MR. BRUNSON: Just a question just to
4 clarify. The -- the bigger tenants here, like the
5 flight school and the FBO and -- let's see here.

6 What was my comment? FBO. Now -- so the FBO --

7 MR. WUELLNER: Uh-huh.

8 MR. BRUNSON: You're saying that a FBO needs
9 10,000 square feet.

10 MR. WUELLNER: Uh-huh.

11 MR. BRUNSON: And 80,000 square feet of ramp.

12 MR. WUELLNER: Uh-huh.

13 MR. BRUNSON: If a new -- does Galaxy meet
14 this requirement now?

15 MR. WUELLNER: Yes.

16 MR. BRUNSON: Okay.

17 MR. WUELLNER: By far.

18 MR. BRUNSON: By far. And do we have space
19 available that we -- for an FBO that could utilize

20 this square footage and --

21 MR. WUELLNER: Are -- if you're asking me do

22 we have existing facility --

23 MR. BRUNSON: No, not existing facility, but

24 we -- do we have room --

25 MR. WUELLNER: For another one?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. BRUNSON: -- to allow another FBO to --

2 MR. WUELLNER: Yes.

3 MR. BRUNSON: -- meet this requirement?

4 MR. WUELLNER: Yes. Your south development
5 has an area reserved.

6 MR. BRUNSON: Okay. And then on the flight
7 school, same question.

8 MR. WUELLNER: Yes. The -- the airport --
9 the context of the Airport Master Plan would allow
10 every business that's listed in the Minimum
11 Operating Standards to be accommodated on the
12 airport.

13 MR. BRUNSON: So, the flight school now has
14 4,000 square feet.

15 MR. WUELLNER: They have leased -- they have
16 leased that amount of property, yes.

17 MR. BRUNSON: Okay. And so they -- they
18 would qualify under this. And under our Master
19 Plan, we're -- we're saying that another flight

20 school could have that space available.

21 MR. WUELLNER: Yes. The -- the space could

22 be made available to them.

23 MR. BRUNSON: Right.

24 MR. WUELLNER: We do not existing --

25 MR. BRUNSON: Right.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. WUELLNER: -- have that space. But, yes,
2 they could be accommodated.

3 MR. BRUNSON: Okay. That was the only
4 questions I had of -- on this.

5 CHAIRMAN COX: Ms. Green?

6 MS. GREEN: Other than I -- I read through
7 the independent contractor's part of it, which was
8 my main concern, and I think that that's been
9 addressed by Staff --

10 CHAIRMAN COX: Yeah, absolutely.

11 MS. GREEN: -- tremendously. I was fortunate
12 to be in a meeting with -- with Ed and one
13 individual who was interested in that. It was
14 nice to hear his comments. And I hope that we've
15 accommodated our desires, as well as those
16 independent contractors that want to come onto.

17 CHAIRMAN COX: I think it addressed them
18 rather well.

19 MS. GREEN: Yes.

20 CHAIRMAN COX: Ed's done a pretty good job.

21 The staff's done a really good job of backing that

22 up.

23 I'll open this up to public comment. I see

24 we've got at least one. Mr. Martinelli, comment

25 on the --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. MARTINELLI: Yeah. Going back, and
2 quoting history sometimes is a drag, but I want to
3 just quote some history here, because for many
4 years, the standards that were applied were very
5 discriminatory and they were very restrictive.
6 And there were many, many good business
7 opportunities that were missed over the years.

8 It's been a crusade for a long, long time to
9 get a nondiscriminatory objective set of standards
10 that really satisfy the objectives of the airport
11 and of the people who inhabit the airport.

12 And I think that what you have here in this
13 document is a real milestone toward that end. I
14 think you've done an excellent job. And -- and I
15 just want to commend everyone.

16 CHAIRMAN COX: Thank you very much, sir.
17 Appreciate it. Mr. Jones?

18 MR. JONES: Joe Jones, St. Augustine. Yeah,
19 I was hoping that, with the last homes that hadn't

20 been rezoned yet, that still are up to the PZA,
21 that I was going to try to somehow or another
22 convince them or something, at least part of the
23 area further south would be new development.

24 You know -- you know where he's talking about
25 doing now a commercial, you know, and you have the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 businesses are under something like that? Put
2 some kind of time frame on any kind of business
3 like that so that it just ain't open 24 hours a
4 day or something like that, where some -- because
5 you're going to be right next to an existing
6 neighborhood. I mean, you're talking about being,
7 you know, friendly with the neighborhood and stuff
8 like that.

9 And, you know, the way -- I don't know. I
10 haven't read that yet. But if it's -- you know,
11 if you're talking about making 3,000 square foot
12 hangars for commercial, you know, business and
13 stuff like that, it's possible that there's some
14 kind of time frame --

15 CHAIRMAN COX: I see what your point is. And
16 I -- that's well taken point. And I don't think
17 there's any standard in there saying --

18 MR. JONES: Well, because, see, nothing's
19 really been rezoned back there yet.

20 CHAIRMAN COX: Right.

21 MR. JONES: -- even on the houses. And it's

22 still got to go to the PZA.

23 MR. WUELLNER: It's been rezoned. It's been

24 rezoned for --

25 MR. JONES: I talked to them again --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. WUELLNER: -- six or eight months.

2 MR. JONES: I talked to them again this
3 morning. They said none of them houses, because
4 you did an eminent domain, has been rezoned. They
5 don't even know how you're doing any construction
6 back there.

7 MR. BURNETT: Well, part of -- part of the --
8 there's -- there's several issues that you're
9 raising, Mr. Jones. But part of -- and for
10 this -- what this is worth -- and I invite you to
11 go ask County Staff. Part of the property is
12 actually zoned commercial that was taken. When
13 you get into the McElroy properties -- is it --
14 McElroys were the ones on the marsh front.

15 MR. WUELLNER: Right.

16 MR. BURNETT: Those properties were actually
17 commercial to begin with.

18 MR. JONES: Right. Well, that was further
19 down. That's back over there -- that's back

20 closer to the airport. It's -- the ones that are
21 even further I guess would be almost coming west.
22 You know where that big Spanish-style house was,
23 the big white Spanish-style house that was right
24 there on the corner and stuff like that?
25 MR. WUELLNER: I'm not sure --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. JONES: Well, I'm just --

2 MR. WUELLNER: -- what your source of
3 information is, but all -- all Airport Authority
4 owned property --

5 MR. JONES: Well, I went to a meeting here at
6 the airport for another administrative rezoning
7 for the rest of the airport property.

8 MR. WUELLNER: Right.

9 MR. JONES: And they listed every one of your
10 properties. I went and talked to them this
11 morning. It still hasn't been rezoned to this
12 day. It doesn't go back -- it doesn't even go to
13 the PZA until November the 15th. Then after they
14 decide if it's rezoned or not, it goes to the
15 commission.

16 MR. WUELLNER: No, the County Commission
17 approved it in 2005, March of 2005. It was
18 instantly rezoned to airport.

19 MR. JONES: I wonder why they had it on the

20 meeting. And they've got it on all your -- I'm
21 telling you, it's in the meeting. You haven't
22 been to the -- it hasn't been to the P -- it
23 hasn't been in front of the PZA yet or anything.
24 And they were wondering how you could do any
25 construction back there.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. BURNETT: Yeah. And Mr. Jones, perhaps
2 we can meet and talk about that after the meeting.
3 You are correct as to some of the parcels are not
4 zoned airport district currently --

5 MR. JONES: Right. I'm just --

6 MR. BURNETT: -- if that -- if that's your
7 point.

8 MR. JONES: Well, no. My point was I know
9 you're fixing to pass this right here with
10 commercial, you know, hangars and tenants and
11 everything. And I was just wanting to know if
12 there's any possible way that if you want to talk
13 about being good neighbors and stuff, you know, to
14 look at putting stuff back there as hangars as --
15 for storage hangars, like your other T-hangars
16 type stuff where people park them, and they don't
17 go back to them. But, you know, not ones that's
18 going to be a business or a jet sitting out there
19 running or working on it or something like that.

20 CHAIRMAN COX: So we don't have G-5s pulling
21 in at 3 o'clock in the morning.

22 MR. JONES: Right. Just so -- because, you
23 know, like setting up for that section.

24 CHAIRMAN COX: I understand. Very good
25 point. If you've got the time, why don't you

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 speak with Mr. Burnett about the other zoning
2 issue that you raised after, you know, the
3 meeting? That would be great.

4 Is there any other comment, public comment on
5 this particular agenda item?

6 (No further public comment.)

7 CHAIRMAN COX: Seeing no further public
8 comment, I will entertain a motion concerning
9 the -- Staff's looking for direction from us.

10 MS. GREEN: I make a motion we recommend the
11 aviation operating minimum commercial standards
12 recommended by Staff.

13 CHAIRMAN COX: I'll second. We have --

14 MS. GREEN: I think we've discussed it. I
15 thank Mr. --

16 CHAIRMAN COX: I don't think there's any
17 further discussion, but that -- that --

18 MS. GREEN: Comments are very well taken.

19 CHAIRMAN COX: You know, we can amend any of

20 that language at any time, so...

21 MS. GREEN: Yeah.

22 MR. WUELLNER: Yeah. I would also -- it's --

23 what may be less about the standards in the

24 individual lease agreements that are developed,

25 this sets the minimum.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Right. Understand.

2 MS. GREEN: We can be more restrictive.

3 MR. WUELLNER: What you're talking about,
4 each of those leases still would be subject --

5 MR. JONES: I think it would be nice if, you
6 know, you tried to put your storage stuff back
7 over there and stuff that's actually going to be
8 worked on, where things are going to be worked on,
9 where you've already got the noise going and
10 everything, to make these -- making another
11 problem.

12 MS. GREEN: I think that's right. And we
13 can -- we have to leave Staff up to doing the
14 specifics on the leases. We try and stay out of
15 micromanaging, but that's a good point, that we
16 can direct Staff or take your recommendation that
17 when you get to those hangars, you take that into
18 consideration.

19 MR. JONES: What type of hangar that you

20 build there, you know, how much --

21 CHAIRMAN COX: All right. We have motion on

22 the table. It's been seconded.

23 MR. BRUNSON: May I make a comment on --

24 CHAIRMAN COX: Further discussion?

25 MR. BRUNSON: I -- I agree with you,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 Mr. Jones. And I think basically what you're
2 saying is try to keep the -- or has SJ (sic)
3 bought this -- Logistics, who have to blast off at
4 3:00 in the morning to do their kidney transplant
5 things, but if we could get them to stay away from
6 there, that would be where they are now. So, I
7 have no other discussion.

8 CHAIRMAN COX: Okay. We have a motion on the
9 table and a second. All in favor, say aye.

10 MR. BRUNSON: Aye.

11 CHAIRMAN COX: Aye.

12 MS. GREEN: Aye.

13 CHAIRMAN COX: All opposed?

14 (No opposition.)

15 CHAIRMAN COX: The ayes have it, and the
16 motion is passed.

17 10.B. - SEAPLANE BID AWARD

18 CHAIRMAN COX: Next agenda item is the --

19 MR. WUELLNER: Seaplane bid award. And refer

20 to your agenda packet. But low -- low bidder --

21 let me find it here real quick.

22 The project was rebid, and Yelton

23 Construction Company here in St. Augustine was the

24 low bidder at \$158,500. And that includes the

25 dock and lift for the seaplane. It's essentially

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 the same scope of work that was before us the last
2 time at -- for \$305,000.

3 Engineers and Staff went back to the drawing
4 board on materials and -- and exactly how it was
5 specified, and we came up with some revised
6 specifications that suit the need, but allow us to
7 reduce the cost.

8 And it would be our recommendation that you
9 award Yelton Construction in the amount of
10 \$158- -- \$158,500, and that, again, this is a
11 50/50 project with Florida DOT.

12 CHAIRMAN COX: All right. Any discussion on
13 the seaplane ramp from the board?

14 MR. BRUNSON: The -- two comments. Even
15 though I voted against this at \$350,000, it's been
16 approved. And -- and I haven't talked to Chip
17 Yelton, but he certainly has a good reputation,
18 and I'm sure he'll do a good job. And I make a
19 motion that we approve --

20 CHAIRMAN COX: Well, we're going to get to --

21 MR. BRUNSON: Get public comment?

22 CHAIRMAN COX: We've got to get public

23 comment first and any -- Ms. Green, any comments?

24 MS. GREEN: No, I -- I voted for it. I think

25 it's going to bring tourism in, and we need it.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: All right. And Mr. Sesona had
2 a comment on the seaplane ramp.

3 MR. SESONA: Al Sesona, 394 North Boulevard.
4 I really don't see a need for a seaplane dock
5 here. I -- you know, I've lived by the airport
6 now since 1974. I don't believe in that period of
7 time, which is how many years? That's quite a
8 number of years. I don't believe I've seen 50
9 seaplanes come and go.

10 Now, I'd like to see a separate study done,
11 maybe a three-year study done on seaplane traffic
12 and have it identified with time periods so that
13 at the end of three periods, we could look back
14 and say, well, you know, this was a good move or
15 it wasn't a good move. And I think -- I find that
16 very important to know. Thank you.

17 CHAIRMAN COX: Thank you. Any other comments
18 on seaplane ramp?

19 (No further comments.)

20 CHAIRMAN COX: Seeing no comments, I will

21 entertain a motion to --

22 MR. BRUNSON: Make a motion we approve

23 construction of the seaplane ramp to Chip Yelton

24 Construction, \$158,000.

25 MS. GREEN: I second.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Okay. We've got a motion on
2 the table and a second. Any further discussion?

3 (No further discussion.)

4 CHAIRMAN COX: All in favor, say aye.

5 MS. GREEN: Aye.

6 CHAIRMAN COX: Aye.

7 MR. BRUNSON: Aye.

8 CHAIRMAN COX: All opposed?

9 (No opposition.)

10 CHAIRMAN COX: There is no opposed, so the
11 motion passes. Next agenda item?

12 10.C. - JPA RESOLUTION 2006-08

13 MR. WUELLNER: Next item I have is Resolution
14 2006-08, which is a supplemental JPA resolution
15 for Taxiway Foxtrot and the apron. This provides
16 for the FDOT share of -- of not to exceed
17 \$125,000, which equates to the approximate 2 1/2
18 percent share of the Taxiway F and apron project
19 that FAA is funding.

20 So, this brings total grant project -- or
21 total grants to bear percentage of 97 1/2
22 percentage of state and federal money for this
23 job, and the Airport Authority's share at 2 1/2
24 percent. You're, in effect, paying 2 1/2 cents
25 per dollar for the development of Taxiway F and

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 apron.

2 CHAIRMAN COX: Just to educate those who are
3 not familiar with Taxiway F, would you mind just
4 delineating for us -- or can you do that real
5 quick or not?

6 MR. WUELLNER: Yeah. It will just take me a
7 second. There you go.

8 That is this project (displaying). It's the
9 entirety of this bluish area and the green area
10 (indicating). That's the entire project.

11 CHAIRMAN COX: All right. It'll allow
12 everybody to understand the scope of the project
13 we're talking about.

14 MR. WUELLNER: I'll try to catch back up with
15 it here.

16 CHAIRMAN COX: Did you have some further
17 information?

18 MR. WUELLNER: No.

19 CHAIRMAN COX: Okay. Any discussion from the

20 board, please?

21 MS. GREEN: No.

22 MR. BRUNSON: No.

23 CHAIRMAN COX: No discussion? Any public

24 comment on this agenda item, Taxiway F

25 construction?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 (No public comment.)

2 CHAIRMAN COX: Seeing no queries from the
3 public side of the house, then we will -- I'll
4 entertain a motion for acceptance of this
5 resolution.

6 MS. GREEN: Make a motion we accept the
7 Resolution 2006-08 as recommended by Staff.

8 MR. BRUNSON: Second.

9 CHAIRMAN COX: We have a motion and a second.
10 Any further discussion?

11 (No further discussion.)

12 CHAIRMAN COX: All in favor, say aye.

13 MS. GREEN: Aye.

14 CHAIRMAN COX: Aye.

15 MR. BRUNSON: Aye.

16 CHAIRMAN COX: All opposed?

17 (No opposition.)

18 CHAIRMAN COX: There will be no opposed. The
19 ayes have it. Resolution 08 passed. Next agenda

20 item, please?

21 10.D. - FUTURE FBO - DISCUSSION

22 MR. WUELLNER: Okay. Next action item I have

23 for you, which is really more a discussion, we

24 continue to have strong interest in development of

25 second FBO facilities here at the airport. We

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 have a number of parties on a waiting list, or a
2 list of interest, for lack of better terms, in
3 developing a second FBO.

4 With the development of Taxiway Foxtrot and
5 the apron project down there, the area immediately
6 adjacent to the air traffic control tower and
7 immediately east of our maintenance facility, so
8 in the interior portion of the air -- of that
9 development is an area that's been reserved, at
10 least from a planning standpoint, to accommodate a
11 second FBO.

12 What I'd like to know is if, because we are
13 now on a -- again, on an actual construction time
14 line, if the Authority is interested at this point
15 in moving through that process to be open
16 dialogues with prospective second FBO operators
17 and -- and get those kinds of things out on the
18 table and -- and hopefully to some kind of a
19 project in the future.

20 It's -- I'll be honest with you, it's not
21 a -- you know, a two-month effort. It will
22 probably take several months to go through a
23 process of identifying eventually a preferred FBO
24 operator or -- or developer for this. And then
25 you'll have lease negotiations, and then

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 ultimately at some point, discussions on who's
2 capitalizing what portions of that project. And
3 that may very well be a part of the selection
4 criteria.

5 Eventually, I would think it would result in
6 some sort of an FBO project being developed and
7 moved forward over the next year or more and
8 result in an FBO location. When you factor
9 construction and things of that nature, it could
10 be, you know, one to two years or more till
11 something's actually in place.

12 We've had discussions individually over --
13 over the years, actually, as to whether that
14 second FBO would be something that the Airport
15 Authority wanted to do or something that was, you
16 know, best left in the private sector. So,
17 perhaps the first question is, one, do you want to
18 move that kind of an effort forward?

19 Second question would be, if the interest is

20 there to move it forward, is that something best
21 left in the private sector, or is that something
22 the Airport Authority had a genuine interest in
23 moving forward as a -- as an Airport Authority
24 operation, keeping in mind there'll be -- you
25 know, there are absolutely some -- some positives

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 and negatives to both decisions.

2 CHAIRMAN COX: Right.

3 MR. WUELLNER: And then if a decision is to
4 go private sector, which I'm not presupposing, but
5 in the event it is, perhaps some direction to
6 Staff to begin developing a -- a criteria to
7 solicit letters of interest or statements of
8 qualifications or something else, some sort of
9 document along that line, moving forward, if it's
10 indeed going to be a private sector effort. So --

11 CHAIRMAN COX: The --

12 MR. WUELLNER: And -- and what speed
13 you're -- you know, what -- what pace the whole
14 thing might go on. It could go as -- as quickly
15 as maybe a three- or four-month effort to
16 ultimately identify somebody or as slowly as, we
17 don't want to deal with it now; we'll deal with it
18 next year, or another year for that matter.

19 CHAIRMAN COX: You -- you brought up two very

20 good points. And I think one -- one point is,
21 which will lead us into the next one, is whether
22 or not the Airport Authority wants to become
23 involved in being an FBO.

24 And this is my personal opinion, but I've got
25 some issues with government competing with private

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 sector. And because there's such a tremendous
2 vantage on the -- advantage on the government
3 side, that it would be -- I mean, in my opinion, I
4 just -- I'm not willing to go there with the
5 airport being its own FBO, as opposed to
6 soliciting private -- soliciting or answering to
7 letters of interest for other private enterprises
8 coming into the airport. Your comments?

9 MS. GREEN: I -- coming from the nonpilot
10 standpoint here, I kind of agree with you that --
11 the disadvantages or the unfairness going on, but
12 I also don't want to put any more tax dollars into
13 anything with us. I would like to see some
14 outside, private --

15 CHAIRMAN COX: And I think that's part of
16 what --

17 MS. GREEN: Yeah.

18 CHAIRMAN COX: And what the parameters that
19 Ed's looking for in letters of interest, if you

20 will, is, hi, we're X, Y, Z corporation, here's --
21 we've got financial backing up the, you know,
22 ying-yang, and we'll -- we'll do our own thing or
23 we accept 50 percent of a grant from so and so,
24 you know, whatever. But I think that's going to
25 be part of the vetting process, if you will.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. WUELLNER: Yes.

2 CHAIRMAN COX: If the Airport Authority
3 reaches out to entities that might be interested
4 to send us a letter of interest and say, here's
5 what we'd like to do, or our thoughts on the
6 issue, you know. Mr. Brunson?

7 MR. BRUNSON: Second FBO. I talked to the
8 present FBO many months ago with discussion on
9 this and was very surprised at the answers I
10 received from them and how much they supported a
11 second FBO.

12 I agree with Susan (sic), that I think maybe
13 the investment is something that -- even though I
14 think there's some excellent points with the
15 Authority doing certain things, and they need to
16 be weighed, but just on the surface, I would --
17 wish we would look into private investments to the
18 second FBO initially.

19 MR. WUELLNER: Okay.

20 CHAIRMAN COX: So -- and this -- we just need

21 to get this clear for the director is, I think the

22 direction, then, that the board members are

23 looking toward to go is private enterprise as

24 opposed to government enterprise; is that correct?

25 MS. GREEN: Well, go out there, cast your

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 nets, and find out. But I think you want -- do
2 you want a direction for a three-month or a
3 one-year? You're looking for a time frame.

4 MR. WUELLNER: Yeah. I think initially, I
5 don't know that you have to decide absolutely --

6 CHAIRMAN COX: True.

7 MR. WUELLNER: -- today which way it goes.

8 CHAIRMAN COX: True.

9 MR. WUELLNER: But if the -- if the interest
10 is definitely not absolute that it's the Authority
11 doing it --

12 CHAIRMAN COX: Very good point. Right.

13 MR. WUELLNER: -- then we can begin a process
14 over the next several months to -- first effort
15 would be we'd internally try to create some
16 criteria that we could bring back to you folks
17 and -- and further, you know, refine into
18 something that would be meaningful and represents
19 what your vision is of a second FBO in going out

20 and soliciting interest.

21 Then that would come back and -- and be

22 evaluated by, I would suspect Staff and the

23 Authority --

24 CHAIRMAN COX: Right.

25 MR. WUELLNER: -- and some -- some criteria

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 matched and -- and eventually at least a short
2 list kind of a mentality established.

3 CHAIRMAN COX: In your best guess, if we cast
4 the net, so to speak, are we looking at -- let's
5 say if we -- blue sky effort, we solicit letters
6 of interest and it's presented in maybe let's say,
7 okay, 30 days, 60 days, whatever, are we looking
8 at 10 letters, 20 letters, 5 letters? What --
9 what are your -- what's your best guess?

10 MR. WUELLNER: To -- to be fair, if -- if you
11 don't spend the front-end effort in developing
12 what you want out of the second FBO --

13 CHAIRMAN COX: Good point.

14 MR. WUELLNER: -- that you're going to end up
15 with a very --

16 CHAIRMAN COX: A hundred letters.

17 MR. WUELLNER: Hundreds.

18 CHAIRMAN COX: Yeah, okay.

19 MR. WUELLNER: Potentially that.

20 CHAIRMAN COX: All right.

21 MR. WUELLNER: If -- if you refine that

22 and -- and openly discuss in your solicitation the

23 level of investment, your expectations for -- for

24 what they do on this field, you will refine that

25 dramatically down to those who fit that -- fit

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 that criteria.

2 The "one size fits all" approach to this
3 is -- is probably the least productive, and you're
4 going to find yourself mismatched with -- with
5 firms with the financial capability but not the --

6 CHAIRMAN COX: I mean, I --

7 MR. WUELLNER: -- don't match.

8 CHAIRMAN COX: Once again, personal opinion,
9 but having flown into lots of different places,
10 I -- I don't think that we're looking for the type
11 of an FBO that services the same FBOs that you
12 might find in -- in category 10 cities and
13 category 10 -- I'll -- I'll change that phrase --
14 very, very, very large cities, you know, I mean
15 with hundreds of jets a day coming in. So --

16 MR. WUELLNER: We have different needs. I
17 mean --

18 CHAIRMAN COX: Right.

19 MR. WUELLNER: -- that -- that's a part of

20 what you're going to have to wrestle with in

21 developing the criteria.

22 CHAIRMAN COX: Good point. So, any ideas?

23 MR. WUELLNER: We don't mind -- and from a

24 Staff perspective, we certainly don't mind putting

25 some of that down and -- and then bring that back.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 And then, of course, you know, you go with it
2 where you want.

3 But let me just get the -- get the -- some --
4 some thought provokers, if nothing else, on the
5 table in those ideas. And you may not want to
6 ascribe criteria to all the things that we might
7 even suggest. And at the same point, you may have
8 ideas that we haven't come up with and -- and need
9 to be addressed in the solicitation.

10 MS. GREEN: And I know Mr. Brunson's one
11 step -- at least one step ahead of me. But I'd
12 like to speak to our current FBO, too, just to see
13 their insight, and I have not done that. My
14 fault. But I'd like to do that.

15 MR. WUELLNER: I don't think there's anything
16 to be gained by being exclusionary in -- in how
17 you go about developing what's -- what's in the
18 interest of the overall airport community.

19 It's a -- it's a very important decision and

20 it's a very important revenue production project
21 for the airport over time. So, it -- it bears
22 paying attention to and being --
23 MS. GREEN: We want to -- we want to
24 complement. That's the whole point. We want to
25 make this as efficient as possible and complement.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 So, I think we need to work together.

2 CHAIRMAN COX: Well, and -- and one of the
3 bullets points here is fundamental direction to
4 Staff. So, they're looking for some direction
5 from us at this point to say, okay -- well, I
6 mean, do you want just some basic parameters on --
7 that we'd like to --

8 MR. WUELLNER: I mean, I think what I've
9 heard, and you can confirm this or, you know,
10 modify it as you -- as you see fit here, but --
11 but the general leaning is toward private sector.

12 The -- the pace, you know, is probably less
13 important than getting it right. However, moving
14 it forward is not a bad idea. And that you
15 probably would look to us to -- to start the
16 discussion for it. If that's what I think I
17 heard. It may have been what I said instead of
18 what you heard. That may have been where I heard
19 it.

20 CHAIRMAN COX: I'm not sure I heard -- I'm

21 not sure I heard what you heard what you said.

22 MS. GREEN: I think we are looking toward the

23 private enterprise --

24 CHAIRMAN COX: Yes.

25 MS. GREEN: And -- and to look at that, I

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 think we're trying to complement what we have, so
2 obviously we're not going to the category 10 --

3 CHAIRMAN COX: Right.

4 MS. GREEN: -- airports. And I was going to
5 ask Mr. Slingsuff -- and I'll talk to you
6 afterwards, but -- maybe Wednesday afternoon, just
7 for my edification, that I would like to see what
8 your thoughts are or Galaxy's thoughts are so we
9 can complement what we're looking at. But that
10 doesn't have to weigh on what you're doing.

11 CHAIRMAN COX: I -- I know that a year ago or
12 a year and a half ago, I mean, I know there was
13 some interest expressed by some FBOs. Do we
14 currently have a list of letters?

15 MR. WUELLNER: We -- we maintain a list right
16 now. The level --

17 CHAIRMAN COX: Yeah, I understand.

18 MR. WUELLNER: -- of those would be people we
19 directly provide -- it's more like a bidder's list

20 in that we -- we have basic information from them,
21 and we'll certainly provide them with a direct
22 mailing information, but you would also solicit
23 publicly those -- those things and anybody else
24 that was there. So, it's not meant to be
25 inclusionary (sic) or exclusionary in terms --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: So saying -- I don't know.

2 MR. WUELLNER: We probably --

3 CHAIRMAN COX: What kind of a time frame
4 would we be --

5 MR. WUELLNER: Five -- four or five, maybe or
6 so on the -- our waiting list.

7 CHAIRMAN COX: So, within -- within the time
8 parameters of the next meeting, would we be able
9 to be presented with a list of possible or --

10 MR. WUELLNER: I'm not sure that would --

11 CHAIRMAN COX: Letters?

12 MR. WUELLNER: Frankly, I don't see that
13 being productive. What I -- what I think you --

14 MS. GREEN: A couple of months?

15 MR. WUELLNER: -- need to do is -- is develop
16 what you want out of it and then go out and ask.

17 MR. BRUNSON: We need a vision.

18 MR. WUELLNER: I think you're going the wrong
19 direction if you don't.

20 MS. GREEN: Yeah.

21 MR. WUELLNER: Or you're going to have a task

22 that's -- it's -- you're going to be in that

23 apples and oranges, basically fruit salad, trying

24 to pick out the grapes.

25 CHAIRMAN COX: Right on. But we don't -- we

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 don't need any motion on this because --

2 MR. WUELLNER: No.

3 CHAIRMAN COX: -- I mean, because you've
4 accepted. But I need to open up to public comment
5 because it's an agenda item. Any -- any public
6 comment on this particular agenda item?

7 Mr. RauHofer?

8 MR. RAUHOFER: I've seen -- oh, yeah.

9 MR. BRUNSON: Mr. Auctioneer.

10 MR. RAUHOFER: Warren RauHofer, Ponte Vedra.

11 I've seen -- I've spent my whole life in aviation,
12 and I've seen some terrific FBOs move on with
13 another FBO on -- on the same station. They seem
14 to get along, because one FBO will be after a
15 group of people in the market that the other FBO's
16 not interested in or not -- not interested, not
17 want to -- not -- not that interested in.

18 Another thing is, on a positive side, we --

19 you should remember that the way you structure

20 your -- your offer to -- to come aboard as the
21 second FBO will indicate how much positive things
22 you can get from it.
23 Number one, dedication of the building that
24 they're going to build. Normally an FBO will come
25 in and build its own building to suit itself and

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 its needs, and then they'll turn around and
2 they'll dedicate it back to the -- to the airport,
3 which -- which is huge for the airport because in
4 case they leave, you -- you -- you have the
5 building.

6 The other things, of course, are -- are
7 collateral issues like maintenance. You know, if
8 the guy's got a -- the FBO has a fuel contractor
9 that he comes in and he can -- he -- he develops a
10 situation with the fuel. There's all kinds of
11 real positive things that can go on by having a
12 second FBO.

13 The -- the charge that you guys have is -- is
14 making sure that you frame your criteria in such a
15 way that you'll -- you'll attract serious people
16 and people that can -- that can give you what you
17 want. Thank you.

18 CHAIRMAN COX: Thank you very much, sir.
19 Let's start on this side and -- yes, sir.

20 MR. THOMPSON: I know you almost said "the
21 short one over there," but John's one of the few
22 people that can make me feel short.

23 CHAIRMAN COX: Well, I -- I started to say
24 "the good-looking one," but I didn't want to hurt
25 his feelings.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. THOMPSON: Well, then there would have
2 been a rush and I would have been the only guy
3 left sitting. Mike Thompson, 895 Roberts Road.

4 I want to say by way of opening this
5 conversation that one of the bad dreams that I
6 have, one of the fears that I have when I wake up
7 in the morning is I'm going to come down here one
8 day and find out that some high-powered airport
9 has come in and hired away Ed and the entire staff
10 for, you know, much more money. Whatever the
11 reason would be, I would be absolutely
12 heartbroken. We are blessed at this airport.

13 Having said that, I would like for this board
14 to direct him on two things in the criteria. One
15 is that nothing happens to our great self-service
16 fuel prices.

17 CHAIRMAN COX: From here on out, right?

18 MR. THOMPSON: No, no. Got to go down from
19 here on out.

20 CHAIRMAN COX: Oh, okay.

21 MR. THOMPSON: But he's done great with that.

22 And it's --

23 CHAIRMAN COX: He has done.

24 MR. THOMPSON: And if you check airnav.com

25 and -- and those web sites dedicated to it, we get

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 a lot of positive comment, both with the fuel
2 prices and the facilities.

3 CHAIRMAN COX: Yeah.

4 MR. THOMPSON: The -- the restrooms get very
5 positive comment. And that may not be something
6 you think about if you don't fly, but going to a
7 nice bathroom when you're getting out of that
8 airplane after three hours is -- that's a
9 wonderful thing.

10 The other thing is we've got to make sure
11 that this operator keeps a couple of old beater
12 cars that run around for the guy that come in and
13 buy 25 gallons of fuel so they can go get some
14 seafood while they're here.

15 Thank you very much.

16 CHAIRMAN COX: Yes, sir. Thank you very
17 much. Mr. Roderick?

18 MR. RODERICK: I definitely support the
19 private sector. I -- having many years of

20 government work and having gone through
21 recontracting services that the government
22 previously did to the private sector, it's
23 unbelievable the savings and the quality that
24 improves. And -- and I don't -- that's not to say
25 that we don't have great public servants, but

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 it's -- I've seen that trend.

2 The second thing is, this can be done in a
3 complimentary fashion. We -- not only does he
4 fuel jets, but I'm in the Coast Guard Auxiliary.
5 We walk in there and use the conference room.
6 It's very convenient for the county of this size.
7 Those people are wonderful. They give us coffee.
8 He handles a great niche on this side of the
9 highway.

10 And Mr. Jones, his concern for noise, smaller
11 planes, little piston airplanes, things like that
12 would be better served on this side for the
13 community and for them. So, those kind of things
14 can be worked out very well.

15 CHAIRMAN COX: Thank you. Mr. Martinelli?

16 MR. MARTINELLI: The approach that you all
17 discussed, I think, is a good approach. I would
18 suggest also that in scoping or specifying what
19 you want the second FBO to be and to do, don't

20 overlook the needs of the little private pilot
21 here with an airplane that can't get service and
22 has to go to other airports to get maintenance
23 service on his airplane.
24 So, hopefully that's a niche that can be
25 filled by the second FBO. And I would suggest

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 that maybe you consult the pilots and make sure
2 that they have representation in those respects,
3 as well.

4 CHAIRMAN COX: Well, part of those concerns
5 is answered in the Minimum Commercial Operating
6 Standards, anyway, so -- and that will be --
7 that's a good point, though. Thanks for your
8 comments. Any other comments on the agenda item?

9 (No further comments.)

10 CHAIRMAN COX: Well, I think you have some
11 direction, Ed. Is that what you're looking for?

12 MR. WUELLNER: Yes, sir. Thank you.

13 CHAIRMAN COX: And we're just moving on to
14 housekeeping items then.

15 11. - HOUSEKEEPING ITEMS

16 MR. WUELLNER: There's a couple of things to
17 point out. That public wireless access on airport
18 property is -- is finally available. So, tenants
19 who have wireless capable computers can now access

20 the internet on -- on the property.

21 Also, the industrial park study that the

22 Airport Authority's participating in needs a --

23 would like to have, anyway, a board member

24 participate in that short-list committee. They

25 have solicited consultants to conduct that study,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 and they are trying to whittle that down to a
2 couple of companies to --

3 CHAIRMAN COX: How many months do you foresee
4 that being?

5 MR. WUELLNER: Actually, they've already got
6 the -- the responses in hand, and they're just --
7 there's probably a week's worth of effort, if
8 that.

9 CHAIRMAN COX: I'll volunteer to do that.

10 MR. WUELLNER: Just over the course of a
11 week.

12 CHAIRMAN COX: I'll do that.

13 MR. WUELLNER: Okay. We'll -- we'll let them
14 know. Because I think we could probably have you
15 the solicitation results in the next day or so.

16 CHAIRMAN COX: Okay.

17 MR. WUELLNER: And that's really all I had
18 for housekeeping.

19 12. - PUBLIC COMMENT

20 CHAIRMAN COX: Open the floor up to general

21 public comments. Mr. Hickox.

22 MR. HICKOX: Wayne Hickox, 881 Queen Road

23 again.

24 I would like to urge the chairman and the

25 rest of the board to please do start a practice of

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 reporting regularly on your activities. We've
2 tried to do some of that. But one of the things
3 that was discussed earlier, of course, was a
4 problem. And I think it would serve the board's
5 interest well. I hope you do respond to this. I
6 think you should. And so forth. But I think the
7 public would have an awful lot of the questions
8 answered if we knew on a regular basis what you
9 were doing.

10 I know what you're doing, and wherever
11 possible, without -- without having my own show at
12 the present time, I get these things out. But I'm
13 only one person.

14 All of this other media that you were talking
15 about, the regular general circulation newspaper,
16 the peripheral suburban papers, if you can get
17 some kind of release in the wake of your meeting
18 of those things that you are working on, why you
19 think they're important, but make very good

20 articles and very good reading. Because one of
21 the things I have heard about the meetings is it's
22 amazing how many new people don't even know you've
23 got an airport here. They haven't been on U.S. 1,
24 and they don't see it.
25 It's worth more than that. We all know how

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 important it is, and I think it would help the
2 present case.

3 CHAIRMAN COX: Good point. Thank you, sir.

4 Any other general public comments? Yes, ma'am.

5 Ms. Barrera.

6 MS. BARRERA: Kelly Barrera, Ponte Vedra. I

7 would just add on to what Wayne had to say,

8 because when I've been out in the public, a lot of

9 people do not realize what a valuable resource

10 this airport is or how much it impacts, the

11 economic impact of the airport to the community.

12 And so, I think Wayne is exactly right.

13 Any -- any PR that we could do to get that

14 information out -- they don't realize how they

15 personally benefit from the airport. They don't

16 understand that the emergency services that are

17 based here. They don't understand the job

18 creation, the tax base, and the -- the extended

19 economic impact by people who do come in, who do

20 stay overnight, who do eat dinner.

21 And so anything like that, that -- that

22 you're able to do, or in the future is able to do,

23 I would wholly support. And I agree with

24 Mr. Hickox on that.

25 CHAIRMAN COX: Thank you.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. HICKOX: By the way as a volunteer,
2 anybody that needs help with contacts -- Ed
3 already knows this -- I'll be happy to help you at
4 any time. That's always been true.

5 CHAIRMAN COX: Thank you, sir. Mr. Jones.

6 MR. JONES: Joe Jones. I just had a
7 question. You know, at one time you talked about
8 putting a park out towards -- to the south so you
9 could look at -- is that still in your plans?

10 CHAIRMAN COX: Yes.

11 MS. GREEN: Oh, yeah.

12 MR. JONES: That's going in the south
13 development plans?

14 CHAIRMAN COX: That's one of our primary
15 issues right now.

16 MR. JONES: Okay.

17 CHAIRMAN COX: And it's a really nice little
18 area, so...

19 MR. JONES: Okay. Well, I was just -- you

20 know, I seen how you got the taxiway there.

21 CHAIRMAN COX: Right.

22 MR. JONES: Are you crossing the taxiway,

23 then, or is it going to come in from the other --

24 I'm just -- because people ask me. I don't like

25 to tell -- say things I don't know.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. WUELLNER: While it's not designed, it's
2 designed to complement the marshfront portion
3 that -- that separates the -- the two
4 neighborhoods there.

5 CHAIRMAN COX: Uh-huh.

6 MR. JONES: That's why I was just curious
7 there.

8 MR. WUELLNER: That -- that's the general
9 area of where that's supposed to go.

10 MR. JONES: I didn't know.

11 MR. WUELLNER: It's not designed or anything
12 yet. It's just kind of conceptually laid out.

13 MR. JONES: At one time, we -- you know, we
14 talked about you were going to do that buffer
15 averaging and stuff like that --

16 MR. WUELLNER: Yeah.

17 MR. JONES: -- and things like that and how
18 that was going to affect the park area, but that
19 fell inside your buffer that you couldn't use it

20 for a park anymore. That's why I was curious --

21 MR. WUELLNER: Right.

22 MR. JONES: -- how that affected, you know,
23 what you have going.

24 MR. WUELLNER: Well, and again, it's not laid
25 out, but the -- the concept is to take the buffer

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 as it ends up approved and use the walkway, for
2 lack of better terms, to delineate that usable
3 wetland area.

4 MR. JONES: Okay.

5 MR. WUELLNER: Because we have issues --

6 MR. JONES: You still have a park going in
7 there. Because I knew what --

8 MR. WUELLNER: That's the intent.

9 MR. JONES: -- you can't use that as a park
10 either, so --

11 MR. WUELLNER: That's the intent. It is the
12 intent, and it would be outside the buffer, yeah.

13 CHAIRMAN COX: Any other public comment?

14 (No further public comment.)

15 CHAIRMAN COX: We'll move to comments from
16 board members. Mr. Brunson, please?

17 13.A. - MR. RANDY BRUNSON

18 MR. BRUNSON: The only -- a couple of little
19 things. Wayne, I agree with you a hundred

20 percent. And before you leave tonight, I'd like

21 to chat with you just a moment, if you may.

22 MR. HICKOX: Sure.

23 MR. BRUNSON: And -- but I will say that in

24 all my meetings I go to, one very recently one was

25 the St. Johns Vision. And at the EDCs and the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 Intergovernmental and the -- the MPO First Coast
2 and the Chamber of Commerce, I venture to say that
3 this airport comes up, especially about the
4 industrial park study. And that was brought up at
5 the Vision. And so I think we do need to expand a
6 little bit on what we're doing and -- and
7 everything.

8 The only -- and this is a real little thing
9 I'd like to say. Next -- we'll be voting in
10 November. So, good luck to all of the candidates
11 that are running for the Airport Authority. I
12 hope the county will make good decisions.

13 And having said that, we all have to make a
14 living. And from time to time, some people have
15 to miss meetings. And we understand that. But
16 the people that are on the board that are able to,
17 when it becomes time for budgeting and passing --
18 about the rollback rate, and some of these hard
19 decisions that we have to make, if we could

20 schedule to attend every meeting, especially at
21 that time, I would appreciate it, instead of three
22 people sitting here making the decisions.

23 And I think the airport is doing a great job,
24 and -- and I hope we continue on the way we're
25 going.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 CHAIRMAN COX: Thank you, sir. Ms. Green?

2 13.B. - MS. SUZANNE GREEN

3 MS. GREEN: I just want to bring up what I
4 had mentioned briefly earlier that you're going to
5 add to the committee reports. I'm very excited
6 about the St. Johns County Aerospace. I'm going
7 to be pretty active in that just because I'm the
8 one with younger children on this board. And I
9 think that's great for our future marketing and
10 for the kids out there.

11 We're not talking kids. We're speaking about
12 kids that are 14, 15. They're voting in a couple
13 of years, and we're trying to indoctrinate them
14 into, one, a career, and two, into aerospace and
15 aviation. And the market's out there. I mean,
16 they want it.

17 So, I'm going to try and do as much as I can
18 to get them into seminars and internships that
19 we're trying to do for them. We're working with

20 UNF and other -- Grumman's been wonderful helping
21 out with that. So, I'm looking forward to that
22 quite a bit. And I think this airport --
23 Mr. Wuellner was there and Mr. Cox was there --
24 but we're going to do everything we can. We're
25 trying to make everything available for them. I

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 think they have what, 50? What?

2 MR. WUELLNER: Eighty-seven students.

3 CHAIRMAN COX: Right.

4 MS. GREEN: Eighty-seven? I mean, it's huge.

5 I mean, it's -- it's really great. They're

6 overflowing. So, I'm looking forward to working

7 with that.

8 CHAIRMAN COX: I think there was a number

9 thrown out, it was 130-something volunteers -- I

10 mean, volunteered for the program. And, you know,

11 they have to schedule -- so there's -- you know,

12 we've got a bunch of really brilliant -- and you

13 have to be a volunteer in this program. They

14 don't assign this class. So, these -- these kids

15 are very, very -- very up on the issues. And

16 they -- as Ed mentioned before, he went into one

17 of the classes, and these guys were talking rocket

18 science --

19 MR. WUELLNER: Literally.

20 CHAIRMAN COX: All kind of analysis. And
21 they had to launch a rocket ship into space and
22 with a payload and like, yeah.

23 MS. GREEN: It's not just a couple of
24 classes, either.

25 CHAIRMAN COX: Right. Yeah.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MS. GREEN: We're -- we're speaking a
2 four-year curriculum that they have to follow.

3 CHAIRMAN COX: It's an academy. That's
4 exactly -- that's the way they're running it.
5 So -- and it's a good academy. It's for any --
6 any school student in St. Johns County can go to
7 that.

8 MS. GREEN: Actually, you can come from out
9 of county if you want.

10 CHAIRMAN COX: That's a good point.

11 MS. GREEN: I asked that.

12 CHAIRMAN COX: Right.

13 MS. GREEN: It's because we had a number of
14 kids. But you have to attend St. Augustine High
15 full time. And you can get the deferral, but you
16 have to be a student.

17 MR. WUELLNER: And the other point -- it
18 probably wasn't brought up by anybody today, is
19 that the relevance of what they're teaching them

20 actually satisfies first-year aerospace

21 engineering requirements --

22 CHAIRMAN COX: At a college level.

23 MR. WUELLNER: -- at an accredited college --

24 MS. GREEN: And they also spoke that it would

25 save in costs?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 MR. WUELLNER: Upwards of \$70,000 in some
2 cases.

3 CHAIRMAN COX: And -- and just to add on to
4 what you're talking about, the Aerospace Academy,
5 some of the supporters of that academy are
6 Embry-Riddle, FCCJ, Northrop Grumman --

7 MS. GREEN: UNF.

8 CHAIRMAN COX: UNF. I mean, we've got --

9 MR. WUELLNER: JU.

10 MS. GREEN: JU.

11 CHAIRMAN COX: -- the Airport Authority, and
12 they've got -- and they've got a really huge depth
13 in quality of people helping and participating in
14 that as the advisory committee.

15 Mr. Gorman's not here. Mr. George is not
16 here.

17 13.E. - CHAIRMAN BOB COX

18 CHAIRMAN COX: Just one comment from me.

19 We've had -- and for -- most of the people that

20 are in the room here are very, you know, intensely
21 interested in what happens around the airport,
22 whether it's a negative or positive sense, but I
23 don't think anybody would disagree that every one
24 of us in this room wants to watch out for the
25 security of the airport, regardless of what our

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 political concerns are outside of that.

2 We've had several issues in the last several
3 months where we've had -- I won't call it security
4 breaches, but we've had some questionable
5 incidents around the perimeter of the field.

6 So, I would like everybody, if you wouldn't
7 mind, spread it around to the -- to S.A.P.A., the
8 pilots and public citizens, if you see anything
9 suspicious going on around the perimeter of this
10 airport, please call either the airport -- you
11 know, the director's office or the police or
12 whatever it is, because we've had some interesting
13 incidents.

14 I mean, anything suspicious, people getting
15 out with telescopes, taking pictures, you know,
16 people trying to sneak in over the fence.

17 Whatever it is, just -- just be a good citizen
18 about it and try to protect our community. And
19 that's all I have.

20 14. - NEXT MEETING DATE

21 CHAIRMAN COX: We need to set a next meeting

22 date. November 20th is -- I'm not going to be in

23 town. I was wondering if the 13th will work out

24 for y'all.

25 MR. WUELLNER: Three days before

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 Thanksgiving, the 20th? So, the week before is
2 probably better in terms of attendance.

3 CHAIRMAN COX: I'm sorry?

4 MR. WUELLNER: The 13th's probably --

5 CHAIRMAN COX: 13th?

6 MR. WUELLNER: Probably is a better date.
7 The only -- the only thing is it's only a couple
8 of weeks away, really.

9 CHAIRMAN COX: Right.

10 MR. WUELLNER: So, it's really up to you.
11 You know, last -- I don't know if it was last
12 year, but in previous years, we considered
13 combining it, taking it after Thanksgiving, and
14 then not having a later December meeting, but
15 that's -- you know, think about it.

16 CHAIRMAN COX: The -- yeah, the issues are,
17 is we're -- we're approaching an election time
18 frame and we've got a lot of stuff coming up in
19 the next -- I don't know. My personal preference

20 would be not to combine the two meetings, but if

21 everybody wants to move in that direction, that's

22 fine. And --

23 MR. WUELLNER: We can be ready with an agenda

24 on the 13th, so...

25 CHAIRMAN COX: Well, you know, we've got --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 two of the members are missing. It may be -- it
2 may be a better idea to solicit dates by e-mail
3 or -- instead of deciding this evening.

4 MR. WUELLNER: You want to tentatively put it
5 on the 13th?

6 CHAIRMAN COX: Let's tentatively do that.
7 And then --

8 MS. GREEN: For whatever it's worth, I'm in
9 trial that day, so that means I could be here or
10 could not be here, depending on Judge Alexander.

11 CHAIRMAN COX: Just do a really good job.
12 Take this with you.

13 MR. BRUNSON: I'll go with you and help you.

14 MS. GREEN: Thank you.

15 CHAIRMAN COX: We wouldn't see her the next
16 month, then.

17 MS. GREEN: Post my bail for me.

18 CHAIRMAN COX: Okay. Well, let's just
19 tentatively put it as the 13th, and then we can

20 finalize that or reset the date. Does that work?

21 MR. WUELLNER: Yes.

22 CHAIRMAN COX: Everybody in concurrence?

23 Okay. We'll adjourn this meeting. Thank you.

24 (Meeting adjourned at 5:45 p.m.)

25

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006

1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

11

12 Dated this 1st day of November, 2006.

13

14

JANET M. BEASON, RPR-CP, RMR, CRR
Notary Public - State of Florida
My Commission No.: DD531390
Expires: April 30, 2010

15

16

17

18

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 23, 2006