

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, July 13, 2020

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

BOARD MEMBERS PRESENT:

SUZANNE GREEN, Chairman
STEVE KIRA
JUSTIN MIRGEAUX
BRUCE MAGUIRE

BOARD MEMBERS ABSENT:

RANDY BRUNSON

ALSO PRESENT:

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

LAURA DWYER PIERLE, RPR
ST. AUGUSTINE COURT REPORTERS
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P R O C E E D I N G S

CHAIRMAN GREEN: Call the meeting to order,
please. Stand for the Pledge.

(Pledge of Allegiance.)

MEETING MINUTES AND FINANCIAL REPORT ACCEPTANCE

CHAIRMAN GREEN: All right. First order of
business is the meeting minutes and financial
report acceptance. Any -- let's do the minutes
first. Any exceptions or corrections to the
minutes as presented?

MR. KIRA: Not I.

CHAIRMAN GREEN: Nothing. Okay. So we will
accept them as presented. And then the financial
report.

MR. KIRA: No questions.

CHAIRMAN GREEN: None from here. Okay. So we
will accept the financial report and the minutes.

AGENDA APPROVAL

CHAIRMAN GREEN: Agenda approval you were
provided the agenda earlier on. Is the agenda okay
as presented?

MR. KIRA: Agenda is fine.

EXECUTIVE DIRECTOR'S REPORT

CHAIRMAN GREEN: All right. Mr. Wuellner,
report.

1 MR. WUELLNER: Just a couple of items to make
2 note of. One is T-hangar project that's all but
3 wrapped up with a little bit of -- thank you,
4 Cindy. Just a couple of items to note.

5 T-hangar project is right down to the wire
6 now. They've got just a little bit of sidewalk
7 concrete work to do. They are on the punch list at
8 this point and we are expecting within the next 10
9 days to be completely turned over as per lease.

10 I will tie it together with the conversation
11 at the last meeting about the Taxiway Delta
12 project. It looks like after consultation with the
13 contractor on Delta that they are not going to be
14 in a position to start until very late October or
15 early November on the project regardless of when we
16 got the money on it. So we will just proceed with
17 leasing as normal and make sure that they are aware
18 of it at the point of lease that access could be
19 interrupted as a result of that. So we will move
20 into that phase here really within the next 10 days
21 the leasing piece of that.

22 CHAIRMAN GREEN: They were aware of all -- I
23 mean, we --

24 MR. WUELLNER: Yeah.

25 And apron rehab continues to go very well.

1 They should wrap up the heavy thick part of the
2 concrete work this week. Couple of slow nights
3 based on we had, as you well know, some rain,
4 especially the over night rain has made it a little
5 difficult because these pours are done in the
6 middle of the night, not during the day. So
7 that's -- it's still on track, but it's just
8 they've had a few delays in that. They will be
9 on the -- they're already on the prep work for the
10 asphalt components of connectors to FBO apron in
11 Runway 2/20, as well as the northern section of
12 Taxiway Bravo 2. Those connections should be done.

13 We are still looking at being done some time
14 in mid to late August with that project in its
15 entirety.

16 Nothing other than what I mentioned relative
17 to Taxiway Delta it's everything is proceeding.
18 It's, as you recall, 100 percent funded by FAA.
19 And it will move into a construction phase probably
20 in October with -- late October, early November if
21 things remain on track the way they are.

22 It's about all I've got with the projects
23 standpoint right now anyway. I will bring you up
24 to speed with a couple other things as apart of the
25 budget discussion.

1 BUSINESS PARTNERS UPDATE

2 CHAIRMAN GREEN: Okay. Then our business
3 partners, Mr. Dean.

4 MR. DEAN: Good afternoon, everyone. Can you
5 hear me okay? I am far enough away maybe I can
6 take my mask off.

7 You know normally, at this time mid July, you
8 know, it's always a few people on vacation, school
9 is out, everything is going somewhat smoothly.
10 This is a different year, different times.

11 And all of you probably know, some of you may
12 not, one of our own commissioners fell extremely
13 ill last week Paul Waldron and he is currently, I
14 think I can tell you, still in the hospital, still
15 in ICU, still on a ventilator, COVID-19. And we
16 are all praying for him. He's sort of stabilizing.
17 He went into septic shock last week right after he
18 went into the hospital and his organs were starting
19 to fail. It was pretty grime. But we think he is
20 slowly recovering. It's going to be a very long
21 recovery, but hopefully with all of our prayers he
22 will recover.

23 Many of you know Paul. He is one of the
24 sweetest guys I've ever met. Just a kind soul.
25 And I guess bad things sometimes happen to the best

1 people.

2 But that's the report and we are continuing to
3 meet weekly to discuss County issues.

4 And I know one thing that has been in the news
5 recently is that we actually have received a
6 substantial amount of funding from the CARES Act.
7 Our contact person is Joy Andrews. I know that she
8 has been in touch with Ed. Ed and her are talking
9 to see if there are any opportunities there that
10 may be above and beyond or separate from the
11 Federal Air Administration, Flight Administration.

12 But right now other than that, I will be
13 available for questions. But that's the key point
14 I wanted to hit this afternoon.

15 CHAIRMAN GREEN: Okay. Any comments from the
16 board?

17 MR. MAGUIRE: No.

18 MR. KIRA: No.

19 CHAIRMAN GREEN: Please express our concerns
20 to him.

21 MR. DEAN: Thank you. Thank you.

22 CHAIRMAN GREEN: Vinny.

23 MR. BEYERS: I'm good. Thank you.

24 CHAIRMAN GREEN: Okay. Sam? Where did you
25 go?

1 MR. BARRESI: All right. Through the most
2 part I can say SAAPA has been pretty quiet. We
3 just had a meeting Saturday. Great meeting. We
4 had a good speaker. But no particular issues were
5 brought to my attention anyway regarding the
6 commission. So it's a small report here.

7 CHAIRMAN GREEN: Thank you.

8 Northrop?

9 (Not present.)

10 CHAIRMAN GREEN: Nope.

11 Okay. And are you doing Tammy's?

12 MR. WUELLNER: I was not. But I can tell you
13 though --

14 MR. KIRA: Stats are in here.

15 MR. WUELLNER: Yeah, they were in the
16 legislature update.

17 CHAIRMAN GREEN: Right.

18 MR. WUELLNER: The update had the latest
19 numbers. Obviously things are off a bit in terms
20 of total operations and fuel and the like as you
21 might expect for what all has been going on. Yes.
22 And Doug is not here also.

23 CHAIRMAN GREEN: Right. And the only thing I
24 was going to bring up if we were talking about is
25 the lawsuit with Boomerang. The judge did make a

1 ruling in federal court that it would be not in
2 federal court.

3 MR. WUELLNER: Correct.

4 CHAIRMAN GREEN: It will be removed to state
5 court. So we stayed away from all the FAA stuff.
6 And it was well written by the judge to encompass
7 any motions to dismiss or anything else. So that's
8 the best that we could do with what the situation
9 was.

10 MR. MAGUIRE: Who was the Judge in that?

11 CHAIRMAN GREEN: Maria. Do you have it,
12 Steve?

13 MR. KIRA: That's both the Magistrate and the
14 Judge.

15 CHAIRMAN GREEN: Right.

16 MR. KIRA: The last page.

17 CHAIRMAN GREEN: That's female.

18 MR. MAGUIRE: Maria Howard.

19 CHAIRMAN GREEN: Right.

20 MR. WUELLNER: Judge Howard, that's correct.

21 CHAIRMAN GREEN: And we won't know who it gets
22 assigned to in state court just yet. I'm assuming
23 it's Judge Maltz. But sometimes we have retired
24 judges sitting in these days.

25 Okay. That's the end of the business partner

1 updates.

2 So our first agenda item.

3 GRUMMAN NORTH 40 LEASE RENEWAL

4 MR. WUELLNER: First item I have for you is
5 really normally we wouldn't even be bringing this
6 to you, the lease renewal related to Northrup
7 Grumman, but one of the things that came to the
8 table, so to speak, for Northrup Grumman each time
9 the lease -- this is the North 40 lease. So this
10 is the east side complex. Included, there are
11 actually three leases involved. One is of almost
12 no consequence. It's the run up facility itself.
13 It's a minor amount of money and very
14 straightforward. The other, the facility as well
15 as the property are in two separate leases the way
16 that was put together back in the late 1980's when
17 that facility was built on the east side.

18 Just a real quick history. But the leases
19 were built around the bond issue that was
20 originally done for both Hangar 27, which is on the
21 other side of the field that the Authority owned
22 and owed money on, and the east side the brand new
23 at that time North 40 complex that was envisioned.
24 The lease, the ground lease and the facility leases
25 were kind of written into the bond agreement or the

1 bond documents when the original money was borrowed
2 by Northrop, back in those days it was just
3 Grumman. And the Authority was the governing
4 entity entered the old concept of industrial
5 development bonds where you had to have a
6 governmental entity as a pass-through, if you will,
7 or a conduit in order to take advantage of reduced
8 bond finance rates back in those days.

9 So it's a little different lease structure
10 than what we would work with today. But the
11 facility lease is an absolute true Net Lease, which
12 is an anomaly these days and certainly an anomaly
13 on this airport where you are more likely to see
14 something like a double or a triple Net kind of
15 lease that's been developed.

16 As a result of it being a true Net Lease, all
17 of the expenses related to that facility are on the
18 lessee's back to include maintaining that facility,
19 any big repair or maintenance items, insurance, all
20 of the pieces and parts are the responsibility of
21 the tenant, in this case Northrop Grumman.

22 As you probably can imagine over 35 years now
23 almost the facility has needed significant
24 maintenance as it relates to replacement of roof
25 and doing some bigger -- bigger kinds of repairs to

1 the facility.

2 Grumman's obligation to do that has always
3 been hampered by the way they contract as a
4 military contractor to the Department of Defense
5 and how the lease is written, whether it's a
6 capital lease or an operating lease and how those
7 funds flow in and out of those contracts. It's
8 always been complicated by that.

9 They came up this year after a lot of pressure
10 on us to do something with that building, because
11 interestingly, while the obligation to do that
12 maintenance has always been with Northrop Grumman,
13 their failure to do the maintenance has always been
14 an issue when it comes time to appraise the
15 facility. So their appraiser always wants to go,
16 well, you know, the devaluation of the building
17 because the maintenance hasn't been done should be
18 considered in the rent. You go whoa, whoa, whoa,
19 you should be doing the maintenance. As a result
20 that's on the table and has been a part of this
21 negotiation.

22 Grumman proposed we have worked, Doug and
23 myself as well as their attorneys, have worked out
24 language and a direction we think is -- gets the
25 job done, gets the work done. The Authority will

1 be involved but only in a very tacit way. I will
2 explain that in just a second. But at the end of
3 this five-year term the big repair maintenance
4 kinds of items on that building should be
5 accomplished.

6 The way they are proposing it is an additional
7 provision in this lease renewal where Grumman
8 basically pays additional rent in the amount of
9 35,000 and change per month for the entirety of the
10 five-year term. That money is set aside by the
11 Airport Authority basically held in something akin
12 to an escrow kind of an account. Grumman at times
13 during that five-year period will contact us once
14 they bid a project and will be able to withdraw
15 those funds from that account or we will provide
16 the funds back to them, not really withdraw in a
17 technical sense, but they will be provided those
18 funds or portions of those funds to accomplish
19 things like replacement of the roof and door work
20 and exterior skin issues, things like that related
21 to the building. At no time does Grumman have
22 access to more money than is in the account. So
23 it's not a case where the Airport Authority is ever
24 in a loan situation.

25 In a true technical sense it's Grumman's

1 money, because it really isn't rent in the context
2 of lease. But it allows them to move it through
3 the defense contracts and have a dedicated source
4 of money from them to be able to do the work in a
5 structured fashion.

6 So the addition of that provision kind of made
7 me uncomfortable just in a standard renewal
8 scenario where the language is pretty
9 straightforward, we get a couple of appraisals, put
10 them together and that's the rental value. It's a
11 pretty straightforward renewal each five years. We
12 normally wouldn't even bother bringing it back to
13 you, because it's that simple. But with the
14 addition of this provision we felt like we wanted
15 to make you aware of that provision or what we've
16 negotiated to this point, get your blessing on that
17 as a concept and let us go and then we can notify
18 them tomorrow of the documents would be executed by
19 both parties over the coming weeks.

20 So with that, we are looking for some kind of
21 action, really I say endorsing is probably not the
22 right word, but just agreeing to that change in the
23 renewal provision that allows that work to kind of
24 pass-through the Authority.

25 MR. KIRA: So what we are looking at is we are

1 going to have a line item on our accounting that
2 says Grumman prepaid maintenance?

3 MR. WUELLNER: Correct. And we don't touch
4 it.

5 MR. KIRA: And after five years whatever is
6 left over is ours?

7 MR. WUELLNER: That's a great question and I
8 don't recall whether it's required. I don't
9 believe it is.

10 MR. KIRA: Actually it should be.

11 CHAIRMAN GREEN: It's an escrow account. It
12 should be interest bearing.

13 MR. WUELLNER: It is interest bearing. I just
14 read it.

15 CHAIRMAN GREEN: And the interest goes to who?

16 MR. WUELLNER: Them.

17 CHAIRMAN GREEN: I know.

18 MR. KIRA: It goes back to the account.

19 MR. WUELLNER: That interest goes half percent
20 a year. One of the requirements is, of course, we
21 keep it separate from our finances.

22 CHAIRMAN GREEN: Correct.

23 MR. WUELLNER: No doubt there.

24 MR. KIRA: But we still be reporting out on it
25 on a monthly basis?

1 MR. WUELLNER: Yeah. Absolutely. It also
2 gets included and picked up in our annual audit --

3 MR. KIRA: Sure.

4 MR. WUELLNER: -- of course.

5 MR. KIRA: No problem here.

6 MR. WUELLNER: Passing through us.

7 CHAIRMAN GREEN: Any other board discussion?

8 MR. MAGUIRE: Purely related to maintenance
9 issues, not operational?

10 MR. WUELLNER: Okay. Yes, it is. Yes. It
11 can only be used to do work on the facility that's
12 in --

13 MR. MAGUIRE: Okay.

14 MR. MIRGEAUX: How much is the percentage we
15 save the fire issue that we talked about at the
16 last meeting?

17 MR. WUELLNER: This is included as a repair
18 they can make. So effectively they are paying for
19 whatever those upgrades are that they want.

20 MR. MIRGEAUX: So would that be included in
21 this?

22 MR. WUELLNER: Yes.

23 MR. MIRGEAUX: When is the lease up for
24 renewal?

25 MR. WUELLNER: The lease itself is probably 35

1 or 40 years from formal renewal. The way the lease
2 was structured it had an original 20-year term and
3 then it had something like nine or ten five-year
4 options on it.

5 MR. MIRGEAUX: When is the five-year option
6 that we're currently in?

7 MR. WUELLNER: You are in, I want to say,
8 option number four -- option three, option four.

9 MR. MIRGEAUX: When does it expire?

10 MR. WUELLNER: It expired actually last
11 October. It's taken this long to get to here.

12 MR. MIRGEAUX: So we are in bonus time is what
13 you are saying?

14 MR. WUELLNER: Well, they are. But the way
15 the lease is written they go back to October and
16 write us a check for any difference in rent until
17 then. So it's not -- we doesn't lose any money.
18 We just delay it.

19 CHAIRMAN GREEN: It's retroactive to back
20 then.

21 MR. WUELLNER: Correct. And that was in --
22 again, the lease was a part of the original bond
23 issue. So it's a little unusual in its structure
24 compared to what we are used to seeing.

25 MR. MIRGEAUX: Where would you look for this

1 on the -- we've got the 2021 budget, where would it
2 be on the balance sheet.

3 MR. WUELLNER: It would be included in the
4 lease, the revenue section entitled major. There
5 are three -- two tenants, but three or four leases.
6 I can break it down for you when we --

7 MR. MIRGEAUX: So it's not non-operating
8 capital, it's operating is what you are saying?

9 MR. WUELLNER: Correct. It's not currently.
10 We are not passing it through the budget because we
11 are not --

12 MR. MIRGEAUX: It doesn't belong to us.

13 MR. WUELLNER: It doesn't belong to us. But
14 it will show up in your financial statements.

15 MR. MIRGEAUX: And at the end of this
16 discussion, is there something to vote on or are
17 you just looking for like a, hey, thumbs up.

18 CHAIRMAN GREEN: Basically he asked for our
19 blessing on it and if we are okay with going
20 forward with that.

21 MR. KIRA: I'm fine with it.

22 MR. MIRGEAUX: I am fine with it.

23 CHAIRMAN GREEN: Okay. Public. Reba, did you
24 have anything?

25 MS. LUDLOW: No comment. Thanks.

1 CHAIRMAN GREEN: That's the only one I had
2 marked on that. That's all for public comment.

3 All right. I will entertain a motion.

4 MR. MIRGEAUX: Motion to be fine with it?

5 CHAIRMAN GREEN: Yeah, that we follow -- we
6 are okay with the language. I mean, he asked
7 for --

8 MR. KIRA: Motion is we are okay with it.

9 CHAIRMAN GREEN: Is that good enough?

10 MR. WUELLNER: Yeah. Yeah. Just basically it
11 generates about \$426,000 a year toward those
12 projects for them.

13 CHAIRMAN GREEN: Okay. Any second?

14 MR. MAGUIRE: I'll second.

15 CHAIRMAN GREEN: Any further discussion? All
16 in favor?

17 Aye.

18 MR. KIRA: Aye.

19 MR. MAGUIRE: Aye.

20 MR. MIRGEAUX: Aye.

21 MR. WUELLNER: Thank you.

22 PRELIMINARY BUDGET & TRIM NOTICE

23 CHAIRMAN GREEN: Budget.

24 MR. WUELLNER: All right. Quick overview.

25 And then if you have any particular questions here.

1 Again, it looks like we have that pesky little
2 \$1 rounding error. It's probably like 51 cents
3 somewhere in the next year. But we will track it
4 down so that the two add up again.

5 Overview, just revenues, operating this is
6 proposed we are -- let me backup a second. We will
7 present preliminary kind of staff recommended first
8 draft of a budget today so that you have some idea
9 of what we are talking about.

10 But the action item for today related to
11 budget is nothing to do with adopting the budget
12 per se. It's simply setting the Trim Notice or the
13 Trim amount, which would be the proposed ad valorem
14 millage rate for the upcoming '20/'21 fiscal year.
15 And, of course, based on how we build a budget that
16 recommendation will be zero. But that will be your
17 motion and action item for this agenda item.

18 All right. Operating revenue this year we are
19 estimating fuel to be at 230,356. Leases will
20 total approximately \$3,567,780 of the budget.
21 Another 80,535 in operating agreements for
22 \$3,878,672. Let me go over that again. \$3,878,672
23 is pretty much where that is going to end up.

24 MR. MAGUIRE: Can you give us an example of an
25 operating agreement?

1 MR. WUELLNER: Car rentals as an example. I
2 think we have -- I won't even quote that because I
3 don't have it in front of me.

4 MR. KIRA: The restaurant.

5 CHAIRMAN GREEN: Lease.

6 MR. WUELLNER: That would be a lease. That
7 would be under lease.

8 MS. HOLLINGSWROTH: VIP, airplane detailing.

9 MR. WUELLNER: Okay. We have some operating
10 agreements on the airport to include ones that are
11 aircraft, what do you call them --

12 MS. HOLLINGSWROTH: Detailing, cleaning.

13 MR. WUELLNER: Detailing. Banner towings and
14 other, I am trying to think of some of the other.

15 CHAIRMAN GREEN: Helicopter.

16 MR. WUELLNER: Helicopter is a lease.

17 CHAIRMAN GREEN: Is it.

18 MR. WUELLNER: One is. One was an operating
19 and one is a lease. Yeah. So any way, those are a
20 couple of examples.

21 MR. MAGUIRE: Okay.

22 MR. WUELLNER: But you have three rental cars
23 in that mix as well.

24 Non-operating revenue, we are looking reserves
25 forward of proximately 2.5 million dollars at this

1 point. We will freshen that number as we get into
2 September. We are not proposing any loan or
3 revenue from borrowing. Grants this year totaling
4 \$4,375,000 is what's currently programmed. That
5 leaves a total non-operating revenue of 6.875
6 million. So total revenues will be \$10,753,672 at
7 this point.

8 On the expense side is a summary. Personnel
9 expenses at \$1,150,719.

10 Operating expenses, which are the day-to-day
11 kind of expenses, 1,476,500.

12 And then non-operating expenses, which include
13 debt service, we have zero debt service. Reserves
14 at the end of the year are forecast at 3,114,453.
15 So there is a growth on the reserve side projected
16 for this next year. Capital expenditures in total,
17 not the Authority's share exclusively, but in total
18 of \$5,012,000. That's kind of a weird number.

19 10,753,672 as the expense side of the budget,
20 which coincidentally equals the revenue side of the
21 budget at this point.

22 Little more detail if you wish on the revenues
23 and expenses. But your commercial leases, lease
24 breakdown is always of interest. And I do need to
25 point something out on this when I am finished.

1 But commercial leases total \$575,845. Corporate
2 leases of 234,606. Major leases to include things
3 like Grumman and FBO at 1,905,347. Other rent,
4 which is the category from the front operating
5 agreements, that kind of thing, is 165,645. And
6 rentals, which are any leases on the property less
7 than a year or less in length, is \$874,114. Which
8 totals your \$3,755,548.

9 Keeping in mind the number I just said is at
10 100 percent value. The number I mentioned on the
11 front page or the first time is 95 percent number.
12 It's been reduced by five percent.

13 Nothing currently in this years budget for
14 airline operations, neither revenue nor expense.
15 And, of course, we went through use fees and the
16 like on the last.

17 On the expense side airline operations, again
18 I mentioned is zero. Professional services at
19 146,000. Travel and per diem 12,000. Most of
20 these numbers are relatively unchanged from the
21 previous year. A few going down. We have been
22 made aware of likely increases in insurance costs.
23 That's not been quantified, however, it will be
24 quantified ahead of September first public hearing
25 on the budget. We are being told anywhere from 15

1 to 20 percent on the property side of it. And we
2 will be taking a hard look at that of course. But
3 we have enjoyed some very good property rates here
4 for a long time.

5 Repairs and maintenance budget 280,000.
6 Outside communications, which includes the
7 rescheduled Air Service Conference in January, at
8 230,000. Government obligations, this is largely
9 related to a couple of odd ball tax related items,
10 but primarily it's U.S. Customs, a cost of
11 operating U.S. Customs, which by the way we don't
12 have a new number on this, but U.S. Customs
13 beginning this fall will go to a cost recovery
14 model at all their user fee locations, but I don't
15 have a number yet for them. So this is simply last
16 year's number. Office expenses down a little bit
17 to 15,000 for the year. Operating expenditures at
18 130,000. Publications and memberships is ACI,
19 Triple A, FAC, things of that nature at about
20 15,000. And professional development I am not sure
21 if some of these will actually come to fruition,
22 especially professional development and any travel
23 related considering what is going on. We reduced,
24 I think, both of those numbers a little bit just
25 reflecting the unknown of any ability to even

1 travel let alone a willingness to actually go
2 anywhere.

3 Moving to the next page talk of non-operating
4 you can see there is no debt service. No other
5 non-operating revenues, for instance, ad valorem
6 taxes is set in our budget or at least shown here
7 at zero as it should be with no expenses to go
8 along with it.

9 Our projected adjusted net from operations
10 going into next year would be \$1,251,453. You
11 could think of that as a very simplified version of
12 profit. It's not really profit, but it gives you
13 an idea. It's net from operations. So it's
14 revenues over direct operating expenses that's how
15 much is left to do capital projects and facilitate
16 reserve components should you wish to do that.

17 So starting with that 1.25 million dollars of
18 revenue FAA has -- we have a project with FAA, as
19 I've made you aware of, we have no Authority share
20 in that project. It's at 100 percent FAA, which is
21 a nice change. That freed up some additional
22 capital there. FDOT \$375,000. And the Airport
23 Authority Match looks to be about \$375,000. Also
24 on the grants that should be planning and
25 construction kinds of grants. Equipment and

1 refreshes on servers and the like, which I've got a
2 little bit more information coming up on, about
3 \$262,000 projected next year.

4 All of that brings us down to an additional
5 contribution of projected contribution to reserves
6 at this point estimated at another \$637,000 that
7 will be available for reserves. But before we get
8 too excited about that number while it's really
9 good, you have an upcoming FDOT project in the
10 GA-terminal area that does that road work and that
11 alignment and all that that's under a DOT 50/50
12 grant. That will be for next year. So you are
13 sort of front-end paying a significant portion of
14 that project by the placement of this into the
15 reserves this year.

16 Quick look at the capital budget for next
17 year. A couple of significant items at the top.
18 We are at end of life on a quite few, which is EOL,
19 do you see that at the top. We are at end of life
20 on quite a few server and IT components that on
21 property. This facilitates pretty much a wholesale
22 replacement of most of those things. That's
23 everything from server, components, security
24 related components, all of that is estimated at
25 about \$100,000.

1 Additional equipment and maintenance to
2 include a gator and skid steer. The ATC, the tower
3 roof replacement, electrical vault, gutter and roof
4 on the tower replacements. And it also is a
5 complete, I say restore, but painting,
6 rehabilitation, if you will, of the catwalk that
7 goes around the tower cab up there. The underside
8 of that, while the surface is galvanized, the
9 underside steel is just that, harden steel, it's
10 not galvanized. So it's a periodic -- this is the
11 first time we have had to do it to this level since
12 really right at 20 years. So it's held up
13 tremendously well. This will hopefully give us
14 another 15 or 20 years at the end. That's the
15 non-construction equipment at 262,000.

16 Taxiway Delta, I mentioned earlier is 100
17 percent FAA dollars.

18 GA terminal access road improvements is a
19 little bit of the design and field work related to
20 the project that I mentioned we are kind of front
21 end funding. So a little bit of work this year
22 getting it ready to go. Next year would be the
23 lions share as it gets to construction. And that
24 is outside of this budget period.

25 Probably the project I am most excited about

1 because I think it provides a bit of an end game,
2 if you will, finally for some of our older T-hangar
3 units, but this is the -- we have some FDOT dollars
4 that we can match here, but this will provide
5 upgrades to the electrical in the J, K -- well,
6 actually G through M T-hangar buildings upgrades
7 electrical, replaces interior lighting and we will
8 also be being able to extend internet access
9 services throughout a great deal of the T-hangar
10 campuses as a result of this. So this is a project
11 that I think will be well received in our T-hangar
12 community at least.

13 MR. MIRGEAUX: Is that landline or Wifi?

14 MR. KIRA: This actually ends up Wifi. We
15 have already installed those provisions in the
16 newer buildings, the B, C, D and E row hangars all
17 have that -- will have shortly that capability.
18 It's about to turn it on at this point.

19 MR. MIRGEAUX: So how many zeros across the
20 board for that line then? Am I reading that right?

21 MR. WUELLNER: I don't think you are. I hope
22 not.

23 MR. MIRGEAUX: No. 350, right?

24 MR. WUELLNER: Yes. Split evenly between the
25 Authority.

1 We have a placeholder for land acquisition.
2 We do have an existing grant for this, but we do
3 not have a target property at this point that has
4 been made available to us. So it facilitates
5 should something come up.

6 So with that I'm happy to address additional
7 questions. But I think -- I think we are in a good
8 place. And certainly we don't need to be
9 considering ad valorem taxes for the upcoming
10 fiscal year. I'm happy as always to meet with you
11 individually. We can go over this again as another
12 agenda. We can do it however you want to proceed.
13 But your two proposed public hearings are Thursday,
14 September 3rd and Monday, September 14th for the
15 public hearings related to the budget.

16 CHAIRMAN GREEN: Okay. Any board discussion?

17 MR. KIRA: Not me.

18 CHAIRMAN GREEN: Okay.

19 Reba, did you have anything on the budget?

20 MS. LUDLOW: No thank you.

21 CHAIRMAN GREEN: Glen.

22 MR. TUCKER: How you doing? Glen Tucker. I
23 just had a couple of questions for clarification
24 and, of course, I'm not familiar with the
25 categories of how you break out leases as far as

1 commercial corporate and rental. But if you could
2 enumerate that a little better for me so that I can
3 understand what those are -- where does the
4 T-hangar lease fall in, where is the rental for the
5 maintenance facilities, where is the rental for the
6 restaurant; and those sorts of things -- so we have
7 a little better understanding for it.

8 In addition to that, I think I heard you say
9 under expenses outside communications at 230,000
10 was for the Casa Monica expenditure coming up.

11 MR. WUELLNER: No. It's a combination. It's
12 all public relations, marketing, as well as the
13 postponed and rescheduled Airline Services
14 Conference coming up in January.

15 MR. TUCKER: Okay. Well, how much would that
16 postponed airline scheduled part of that meeting?

17 MR. WUELLNER: I think it's 30,000.

18 MR. TUCKER: Okay. And under government
19 obligations that 135,000 I heard you correctly is
20 for the customs facility?

21 MR. WUELLNER: Is the cost.

22 MR. TUCKER: Now, my understanding customs is
23 closed for the next three months.

24 MR. WUELLNER: It is. We had the option based
25 on the end -- they provided us an option and

1 considering it was getting zero use because of the
2 COVID thing, standing it down and not having to pay
3 for it for three months, but the service will
4 resume October 1st.

5 MR. TUCKER: Because I noticed on the budget
6 it's the same amount as last year.

7 MR. WUELLNER: Yeah, because it will be a full
8 year based on October.

9 MR. TUCKER: Okay. All right. What is the
10 revenue that that generates for us?

11 MR. WUELLNER: I don't have it in front of me.
12 But it's -- do you have any idea what that is?

13 MS. HOLLINGSWROTH: It's approximately 5,000 a
14 month.

15 MR. WUELLNER: So it generates 60,000 a year
16 is all.

17 MR. TUCKER: So basically the airport is --

18 MR. WUELLNER: We do it as a service provided
19 versus a cost center.

20 MR. TUCKER: Because utilization of that, just
21 from my knowledge and observation is pretty low.

22 MR. WUELLNER: It is.

23 MR. TUCKER: All right. So at any rate if
24 somebody could break out what the different types
25 of those leases are I think that would be helpful.

1 MR. WUELLNER: Sure.

2 CHAIRMAN GREEN: Okay. I don't have any more
3 public comment. So what do you want to do?

4 MR. WUELLNER: Yeah, it's just a motion about
5 the zero millage, nothing formal like a resolution.

6 CHAIRMAN GREEN: Right.

7 MR. MIRGEAUX: Move to adopt zero millage
8 rate.

9 CHAIRMAN GREEN: Is there a second?

10 MR. KIRA: Second.

11 CHAIRMAN GREEN: Any further board discussion?

12 No.

13 All in favor?

14 Aye.

15 MR. KIRA: Aye.

16 MR. MAGUIRE: Aye.

17 MR. MIRGEAUX: Aye.

18 CHAIRMAN GREEN: Passes.

19 LEGISLATIVE ACTION PLAN

20 MR. WUELLNER: Last item I have for you is
21 that time of year where we have to respond to the
22 county relative to any action we might want to
23 propose for the upcoming legislative session. We
24 in the past several years have put three items out
25 there -- excuse me -- four. I will give you those

1 here and you can tell me whether you want us to
2 continue to move these forward with the county,
3 that needs to get through the county/legislative
4 delegation and then, of course, all bets are off as
5 to how well it fares.

6 But the items were -- one was to shorten the
7 Airport Authority's name from St. Augustine Saint
8 Johns County Airport Authority down to St. Johns
9 County Airport Authority.

10 Second item was provide just a reference in
11 the charter to Northeast Florida Regional Airport.
12 It doesn't specifically name an airport at this
13 point.

14 Third was to insert economic development
15 related languages so that the Airport Authority
16 would qualify as a Florida Statute 288.075 Economic
17 Development Entity.

18 And the fourth item, of course, was to create
19 a limited scope stippen for elected Airport
20 Authority members conditioned on the Airport
21 Authority, of course, being supported by its own
22 revenues and not accepting ad valorem taxes.

23 We made good progress on this a number of
24 times and, in fact, had no issues at the
25 legislative level only to under the previous

1 governor have no interest in doing anything for
2 special districts. And just the hubbub last year
3 of a brand new governor in office really failed to
4 get any attention at all to this. Not sure what
5 the prospects are with this in the current
6 legislative year or upcoming legislative year, but
7 certainly we will do our best to see if we can get
8 some action or at least not opposition from the
9 governor's office. I think our local delegation
10 has been willing to support it provided that there
11 is support at the other end at the governor's
12 office.

13 So what's your pleasure, I guess.

14 MR. MAGUIRE: I would like to see us continue
15 what we have done before, keep pushing the same.

16 MR. WUELLNER: Okay.

17 MR. KIRA: I agree. If those four items were
18 appropriate then they are appropriate today.

19 MR. WUELLNER: Okay.

20 CHAIRMAN GREEN: Yeah, no, I agree.

21 MR. WUELLNER: I don't want to spin my wheels,
22 and if we get to the end you go, oh, we really
23 didn't what do that this year.

24 MR. KIRA: No, it's fine.

25 MR. WUELLNER: Perfect.

1 CHAIRMAN GREEN: Okay. So any public comment?
2 Do you need any action from us?

3 MR. WUELLNER: No. With consensus on this we
4 just will draft the usual letter and get the
5 process started.

6 PUBLIC COMMENT - GENERAL

7 CHAIRMAN GREEN: Okay. All right. Then I
8 have public comment anybody. Anybody.

9 MR. BARRESI: I actually should have mentioned
10 this to you guys earlier. There is an issue and a
11 problem, as you may know, with the Civil Air
12 Patrol. Their building there has been -- was this
13 something you wanted to do?

14 MR. HERNADEZ: Oh, no. Go ahead.

15 MR. BARRESI: Okay. They found in trying to
16 replace their carpet they found that there was mold
17 in the building as well as now they've discovered
18 mold in the walls as well. So, you know,
19 environmental clean up. But perhaps I should let
20 Galín pick it up from here because he is more
21 closer to the issue. But they are kind of caught
22 between a rock and a hard spot because, I guess,
23 the Authority doesn't want to do environmental
24 clean up of that building for the Civil Air Patrol
25 to continue using it. And the Civil Air Patrol

1 they cannot expend money from the Civil Air Patrol
2 which they would gladly pay, but there is no lease.
3 The Civil Air Patrol does not have a lease with the
4 Authority. So that's the debacle that's there.

5 One suggestion was that there is some other
6 empty space on the airport, the Authority could
7 consider some other space for the Civil Air Patrol
8 to meet and conduct their operations that would be
9 appreciated. And so I really ought to let Galin
10 pick it up from here because he is more closely
11 involved with the Civil Air Patrol than I am.

12 Why don't you come up Galin.

13 CHAIRMAN GREEN: You didn't put -- just have
14 him fill one out later.

15 MR. BARRESI: He is going to be an extension
16 of me.

17 CHAIRMAN GREEN: Then you've got a minute and
18 a half.

19 MR. HERNADEZ: I need 30 seconds. I was just
20 talking earlier with Kevin and with Cindy and I
21 think you overheard. There is a couple of options.
22 I think we figured out a way of going around the
23 impasse from both sides. Neither side is actually
24 stonewalling. It's just this one little crack
25 where the two meet that we think we may have a

1 solution and it's doing a two year lease with a
2 90-day extension -- with a 90-day cancellation, I'm
3 sorry, and then an automatic 30-day. We think that
4 will appease both sides and if that happens then we
5 will be able to spend the money that we have to do
6 the upgrades and the fixes. So hopefully when --
7 this literally happened, what, an hour ago.

8 CHAIRMAN GREEN: Right before we started.

9 MR. HERNADEZ: Right before we started. You
10 were in here. Hopefully we can come back and say
11 we've got it done.

12 Thanks, Sam.

13 MR. BARRESI: That's why he should come up and
14 finish it.

15 MR. HERNADEZ: Thanks for bringing it up. We
16 think we may have worked around it.

17 CHAIRMAN GREEN: Okay. Thank you.

18 All right. I don't have any other public
19 comments.

20 MEMBERS COMMENTS AND REPORTS

21 CHAIRMAN GREEN: So Authority members,
22 Mr. Maguire, anything?

23 MR. MAGUIRE: No, ma'am.

24 CHAIRMAN GREEN: Okay. Mr. Kira, I know you
25 did TPO.

1 MR. KIRA: Yeah, I do TPO. So far I have a
2 perfect record there.

3 We have been zooming two times in a row now.
4 So we zoomed this last TPO meeting. There will not
5 be one this month because they closed down in July.
6 Reopening in August. I normally give the
7 statistics that we get off from the tower and stuff
8 like that and where our construction is and stuff.
9 So I am keeping them abreast of what we are doing
10 and that's about it.

11 CHAIRMAN GREEN: Okay. Thank you.

12 Mr. Brunson is not here.

13 Justin?

14 MR. MIRGEAUX: School starts August 10th.
15 Aerospace Academy is next meeting is September 3rd.
16 If you are interested in seeing our schedule, Carol
17 put it in the events calendar. It's the last
18 bullet. It's got the next four scheduled meetings.
19 Next meeting is September 3rd.

20 CHAIRMAN GREEN: You might want to -- because
21 that's our budget meeting. It's our first public
22 budget.

23 MR. MIRGEAUX: I'll check the time.

24 MR. WUELLNER: One should be on Wednesday and
25 one on Thursday.

1 CHAIRMAN GREEN: September 3rd is a Thursday.

2 AUDIENCE MEMBER: I'm sorry.

3 AUDIENCE MEMBER: September 23rd.

4 MR. WUELLNER: It's 23rd.

5 MR. MIRGEAUX: 23rd. I stand corrected.

6 MR. KIRA: Okay. They are not conflicting.

7 CHAIRMAN GREEN: I just want to -- I heard
8 September 3rd.

9 MR. WUELLNER: I did too.

10 CHAIRMAN GREEN: Okay. Thank you. And we
11 don't have EDC. So I haven't done anything with
12 that one.

13 Okay. Our next proposed regular meeting is
14 September 3rd. That's what we have on here. So
15 that's meeting here. And then our budget hearing
16 the first one you say is not September 3rd.

17 MR. KIRA: 5:00 o'clock.

18 CHAIRMAN GREEN: Right. 5:01. So we would
19 have our regular meeting, stop, do the public
20 budget, and then resume if need be. And then our
21 final is September 14th. So I want to --

22 MR. WUELLNER: Yep. And those meetings are
23 here.

24 CHAIRMAN GREEN: Yeah. Okay. I thank you
25 very much. You all have a pleasant evening and

1 stay safe.

2 MR. KIRA: Thank you.

3 MR. MAGUIRE: Thank you.

4

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

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The State of Florida)
County of St. Johns)

I, Laura Dwyer Pierle, Court Reporter, do hereby certify that I was authorized to and did report the above meeting in stenotype; and that the foregoing pages numbered from 1 to 40, inclusive, are a true and correct transcription of my stenotype notes taken during said meeting.

I further certify that I am not attorney or counsel of any of the parties, nor am I a relative or employee of any attorney or counsel of party connected with the action, nor am I financially interested in the action.

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Public, in and for the State
of Florida at large.
My Commission Expires
10/26/20
My Commission #GG041416

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