

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, March 10, 2008

6 from 4:00 p.m. to 5:01 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

- 9 RANDY BRUNSON
- JOHN "JACK" GORMAN
- 10 SUZANNE GREEN, Chairman
- KELLY BARRERA, Secretary-Treasurer

11 BOARD MEMBER ABSENT:

12 WAYNE GEORGE

13 \* \* \* \* \*

14 ALSO PRESENT:

15 DOUGLAS N. 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 M. LYNN PAPPAS, Esquire  
19 Pappas, Metcalf, Jenks & Miller, P.A.  
245 Riverside Ave., Ste. 400

20 Jacksonville, Florida 32202-4926

21 \* \* \* \* \*

22 JANET M. BEASON, RPR, RMR, CRR, FPR  
1510 N. Ponce de Leon Boulevard  
23 St. Augustine, FL 32084

24

25

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           P R O C E E D I N G S

2           CHAIRMAN GREEN: I'll call to order the  
3 meeting of the St. Johns County-St. Augustine  
4 Airport Authority meeting. Will you stand for the  
5 Pledge, please.

6           (Pledge of Allegiance.)

7           3. - APPROVAL OF MINUTES

8           CHAIRMAN GREEN: Okay. Okay. We have  
9 approval of the minutes. That's better.

10          Do I hear any exceptions or additions or  
11 deletions to the minutes as presented?

12          MS. BARRERA: None.

13          CHAIRMAN GREEN: Hearing none, the minutes  
14 will be approved as presented.

15          Financial reports. Jack?

16          4. - FINANCIAL REPORT

17          MR. GORMAN: I've done a brief review of the  
18 financials with Ed Wuellner and -- the director  
19 here, and they're in order. Historically, they

20 are always in order; however, at this time, I will  
21 say that I would like to add, as treasurer, to  
22 agenda for next month a -- kind of an in-depth  
23 discussion of whether or not increased revenues  
24 from Skybus are going to allow us to retire the ad  
25 valorem taxes a bit earlier than we expected.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 And we can discuss that at the next meeting.

2 Should be interesting discussion.

3 CHAIRMAN GREEN: That's fine. Ed, you can  
4 add that, just to have some numbers?

5 Okay. Any other comments on the financial  
6 report? Exceptions, deletions?

7 (None.)

8 CHAIRMAN GREEN: Hearing none, we'll accept  
9 the financial report as presented.

10 MR. WUELLNER: Cindy, still bring that down a  
11 little bit.

12 5. - AGENDA APPROVAL

13 CHAIRMAN GREEN: We have the agenda that we  
14 have before us. Any changes to the agenda?

15 MS. BARRERA: I move that we accept the  
16 agenda as presented.

17 CHAIRMAN GREEN: Second?

18 MR. GORMAN: I'll second it.

19 CHAIRMAN GREEN: Okay. Hearing no exceptions

20 to it, we'll accept the agenda as proposed.

21 6. - COMMITTEE REPORTS

22 CHAIRMAN GREEN: And committee reports. MPO,

23 we're not -- don't have a representative here.

24 EDC, our meeting is Wednesday morning, 7:30.

25 I will be there. So, I'll have something to

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 present next time.

2 (Mr. Brunson enters the room.)

3 CHAIRMAN GREEN: Intergovernmental?

4 MR. BRUNSON: Not guilty.

5 MR. GORMAN: Not quite yet. We'll wait for  
6 the meeting and then we'll be doing it.

7 CHAIRMAN GREEN: Okay. And aerospace.

8 MR. WUELLNER: Aerospace hasn't met this  
9 month.

10 CHAIRMAN GREEN: Right. Okay.

11 7. - REPORTS

12 CHAIRMAN GREEN: Reports? Mr. Sanchez,  
13 anything from the County?

14 COMMISSIONER SANCHEZ: Not really. If anyone  
15 has any questions, I'll be glad to attempt an  
16 answer, but there's nothing really new going on,  
17 except the --

18 CHAIRMAN GREEN: Okay. There might be --

19 COMMISSIONER SANCHEZ: -- budget slashes and

20 all -- all of that kind of --

21 CHAIRMAN GREEN: Michael, Galaxy?

22 MR. SLINGLUFF: Nothing new to report.

23 CHAIRMAN GREEN: Northrop?

24 (Representative not present.)

25 CHAIRMAN GREEN: I don't see anybody from

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 Northrop. SAAPA, Reba? Or Vic?

2 MR. MARTINELLI: Reba's not able to attend  
3 the meeting, and she asked me to just fill you in.  
4 We have, at our last meeting, discussed the  
5 Cordova Palms proposal. And the membership of  
6 SAAPA is investigating it and looking into it very  
7 carefully.

8 One of the things that we do not want is to  
9 have any restrictions on this airport as we move  
10 forward and, of course, on the pilots that fly  
11 here. That's about it.

12 CHAIRMAN GREEN: Thank you. I didn't see  
13 Bjorn. Anyone from FACT?

14 Doug couldn't make it, or is he running late?

15 MR. WUELLNER: I haven't heard from him  
16 today, so I don't know.

17 CHAIRMAN GREEN: Okay. We'll just reserve  
18 that until he --

19 MR. WUELLNER: He should be here.

20 CHAIRMAN GREEN: Okay. And flight ops.

21 MR. WUELLNER: Pleased to report that the

22 operations for the month of February were up

23 significantly over the last two years and, in

24 fact, came above the 10,000 takeoffs and landings

25 mark again for 2008. In fact, it's about, what,

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 13-, 1400 takeoffs and landings up for this -- for  
2 the month of February over the last -- the better  
3 of the last two years. So, that's good news.  
4 Hopefully, that is a harbinger of good things to  
5 come for the balance of the year, but certainly --  
6 certainly good news.

7 Of course, fuel's jumped dramatically since  
8 that time, too, so comes around.

9 CHAIRMAN GREEN: Okay. Project updates?

10 8. - PROJECT UPDATES

11 MR. WUELLNER: Project updates. I have a  
12 number of items for you today. T-hangar  
13 development, car rental facility, U.S. Customs,  
14 terminal operations. We have park development, is  
15 a new item we're add -- you know, as I mentioned  
16 last month, we'll add into updates routinely now.  
17 Marketing and public relations, and, of course,  
18 airport leasing.

19 First item I have is T-hangars, a new

20 T-hangar area. A couple of slides on the  
21 right-hand side there shows some of the work going  
22 on. As of lunchtime today, the last trip I made  
23 outside, it looks like most of the heavy iron,  
24 anyway, for the first T-hangar building is in  
25 place. The slab has been poured through the

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 second T-hangar. The third is being formed and  
2 likely will be poured this week, I would suspect.  
3 Second T-hangars, steel should be on site by the  
4 end of the week. Should get a building end of  
5 next week or very early the following week. So,  
6 looks like concrete's staying ahead of the -- the  
7 buildings and -- and the erectors are on -- on  
8 site now, starting to put them up. So, it's  
9 progressing very rapidly over there. I think I  
10 just said all that without getting --

11 MR. BRUNSON: Ed -- Ed, just curious, and I'm  
12 sure that you know the answer to this. But I  
13 notice this is a monolithic slab here. And so --  
14 but the -- the site work drainage and all that has  
15 been --

16 MR. WUELLNER: All that's done.

17 MR. BRUNSON: Okay.

18 MR. WUELLNER: It's part of one large site  
19 development master plan.

20 MR. BRUNSON: Okay.

21 MR. WUELLNER: Or drainage plan.

22 Car rental facility, contracts are being

23 finalized right now. I would expect that to be

24 under contract by the end of the week. It's at

25 DRC this week. I believe it's Wednesday. DRC

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 will finalize their review of -- of the plans  
2 submitted. I would hope that we'll be in a  
3 position to get started here very shortly once  
4 that's done. So, we're anxious, too. Have to run  
5 its -- run its course.

6 U.S. Customs facility, design is -- is --  
7 continues. It's underway at this point. We  
8 received the comments back from U.S. Customs.  
9 They're incorporating those in there, and I would  
10 suspect that we'll be wrapping up development of  
11 the plans and specifications within the next two  
12 weeks, 30 days, tops, and be out on the street for  
13 bids for that facility shortly.

14 It's a very simple site relative to the  
15 building, so it should be a fairly -- fairly easy  
16 project to get completed. Yes.

17 MR. GORMAN: Considering, you know, the bids  
18 will probably come in and you'll accept them. You  
19 know, it's not a huge project. What do you

20 expect, you know, construction to start, just

21 guessing?

22 MR. WUELLNER: From a time line?

23 MR. GORMAN: Guessing construction, guessing

24 completion.

25 (Mr. Burnett enters the room.)

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 MR. WUELLNER: I would hope that we're in  
2 construction not later than May 1st for occupancy  
3 by December. So --

4 MR. GORMAN: That's --

5 MR. WUELLNER: -- that's kind of where I am  
6 with it. It -- it could occur a little sooner,  
7 but that's --

8 MR. GORMAN: Sketchy, but okay.

9 MR. WUELLNER: Wanted to point out, too, that  
10 U.S. Customs is doing a joint training.  
11 Anticipating operating this facility in December,  
12 they've begun doing a joint training effort with  
13 the Sheriff's Office and -- to get them up to  
14 speed on what they'll need to do to assist them  
15 in -- in response.

16 As such, they are dealing with two tenants on  
17 the airport who fly routinely to the Bahamas, in  
18 particular, and the Caribbean. They've begun to  
19 clear aircraft on St. Augustine Airport as a part

20 of that training, but only for those two  
21 companies. And it's, again, just a joint  
22 training, and it will bring everybody up to speed,  
23 so hopefully it will be a real quick, real smooth  
24 transition in December when it opens the doors for  
25 the general public's use. All good stuff.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           And I would thank Sheriff Shoar for  
2           spearheading that. He -- he really has been  
3           leading the charge to get U.S. Customs on those  
4           facilities. He's keenly interested in that  
5           facility being here. And as I mentioned,  
6           completion date's December of this year.

7           MR. BRUNSON: A lot of people excited about  
8           that.

9           MR. WUELLNER: Yeah.

10          MR. BRUNSON: It's unreal.

11          MR. WUELLNER: It's good stuff. January,  
12          Skybus traffic, this is the first month that we  
13          exceeded 10,000 enplanements for the month of  
14          January. Come up over 10,136 inbound.

15          I've got those reversed on the screen. My  
16          apologies. Inbound is in the outbound number.  
17          But you can see there are about 250 difference in  
18          terms of inbound versus outbound. Slightly more  
19          inbound than outbound, despite what the slide

20 says.

21 Load factor is 62 percent, which isn't bad

22 considering the month of January and February.

23 Those start, I believe next week, ramping up

24 rapidly to sold out, many sold-out dates for the

25 month of -- toward the middle to late of this

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 month. So, I would expect the load factor to be  
2 significantly higher in March and even higher  
3 going into April.

4 And we've -- are in discussions. I should  
5 say they're -- they're indicating to us their  
6 desire to place more flights in here beginning in  
7 June. And we'll give you more details of that  
8 when they become available to the public here,  
9 which I would think would be in the next couple of  
10 weeks, so...

11 And from what I hear, there'll be new  
12 destinations. So, just a little teaser there for  
13 everybody.

14 MR. BRUNSON: Wow.

15 MR. WUELLNER: Next item up is the public  
16 park development. I have to kind of report to you  
17 that -- to explain why Andrew with Passero is  
18 going to make this presentation.

19 Bryan originally was going to make this

20 presentation, but Bryan's sister passed away over  
21 the weekend, so Bryan is up in North Carolina with  
22 his family. So, rather than pull it completely  
23 off the agenda, because we've delayed it a couple  
24 of times now, that -- Andrew's kind of been the  
25 reluctant new lead on this for -- for at least

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 today's meeting. So if -- Andrew, if you want to  
2 come up and just kind of talk them through it,  
3 I've got your slides in here for you.

4 MR. HOLESKO: Okay.

5 MR. WUELLNER: Yeah. All right.

6 MR. HOLESKO: I wouldn't even kid for a  
7 moment that I can fill Bryan Cooper's shoes, but I  
8 will -- I will go through some of the slides that  
9 he and I have been working on over the past few  
10 weeks.

11 He and I sat in his office, using the same  
12 graphic that -- that Ed had shared with some of  
13 the different general aviation operators, looking  
14 at the south general aviation area.

15 We also did a walk through the woods. Bryan  
16 has quite a level of energy out there when he's  
17 walking through the woods and beneath the trees,  
18 and I think he likes to walk me through the  
19 spiders since I'm so much taller than he is. But

20 we took about -- about a two-and-a-half-hour walk  
21 through the proposed park components. And what  
22 we've just done -- done is drawn up some of the  
23 different components to share with you here today.  
24 The first is neighborhood buffer. And again,  
25 there's going to be a green area preserved all the

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 way to the edge of the marsh between any of the --  
2 the active airport areas and -- and the residences  
3 there to the south. So, there's about a three --  
4 three-acre neighborhood buffer between the park,  
5 the airport, and the residences to the south.

6 First active park component is what Bryan and  
7 I have titled the "pond trail." He's proposing to  
8 have a central small parking lot right here, which  
9 will be very nonlinear and tucked away in the  
10 woods.

11 And the first area that he liked, even though  
12 it really wasn't developed as such or planned as  
13 such, was that -- the fact that the -- the Airport  
14 Authority has developed such a very nice nonlinear  
15 pond here, we've left some tree islands out there,  
16 he thought the first leg of the park development  
17 should actually go to the west and go around the  
18 large retention pond.

19 Next component is what we've called a wooded

20 trail. Again, starting from the same central  
21 area, there's some very active wooded areas here.  
22 I think he was proposing some seeding areas  
23 throughout the wooded area. It's very, very  
24 heavy. There's some very nice stands of bamboo  
25 back there, and again, heavily wooded, not -- not

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 open like the rest of the airport.

2 Next piece is -- is the marsh trail, starting  
3 off from the wooded trail, is bringing a marsh  
4 trail here, splitting at the other pond. One  
5 segment here would go on the north side of the  
6 pond, another right along the edge of the marsh.  
7 They'd rejoin back here and then have some  
8 splitting areas here as we head further to the  
9 east and further toward the runway system. But  
10 again, something walked on, looking at the open  
11 marsh and wetland areas to the south.

12 Last segment of the walking trail is an  
13 observation trail. This is actually the large  
14 retention pond and a heavily wooded area here.  
15 Again, whether it's a walking area just here on  
16 the south side or whether or not we are able to do  
17 a walking area all the way around the pond is  
18 still to be seen, but it is a very nice walk  
19 and -- and something that provides some excellent

20 views of the airport and the area.

21 Access and parking, very conceptual at this

22 point, as I mentioned. This -- we know the

23 parking is not going to look like this. All we

24 did was simply put in some parking areas here.

25 But this is probably going to be, again, very

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 nonlinear, where we are parking cars in between  
2 trees and using the open areas there in the  
3 central core.

4 And then -- next one, Ed. Other observation  
5 areas. Bryan is proposing the rehabilitation of a  
6 very nice deck and -- and an old boat dock here  
7 and also another deck here which can overlook the  
8 runway system. So, those two are planned.

9 I think there's one more, Ed, one more. And  
10 structures. There are some areas here, each of  
11 these little horseshoes or half horseshoes. And  
12 up here where he is actually proposing that the  
13 walk -- the -- the observation areas and the  
14 different walking areas are going to -- are going  
15 to go over drainage features and -- and -- and  
16 again, obviously not fill them in, but he wants  
17 there to be some -- some trails, some very, very  
18 small bridges. Whether they're timber, whether  
19 they're metal, he is trying to make that -- the

20 walkway as interesting as he possibly can.

21 I think that's most of them.

22 MR. WUELLNER: Yeah, that's it.

23 MR. HOLESKO: So again, he -- this is -- this

24 is his first concept. I know that he, I believe,

25 is planning on meeting with the other members of

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 the committee and reviewing through some of this,  
2 but he asked us to put together all of these  
3 different components.

4 I think the first time he had thrown a number  
5 up there was a -- a walking distance, I believe  
6 less than a mile. And this concept, or these  
7 concepts, I think have at least doubled the length  
8 of what he had originally proposed.

9 MR. MARTINELLI: How many acres?

10 MR. HOLESKO: Vic, you know, it's not  
11 necessarily acres. It's more along the line of I  
12 guess linear footage. The acres, just looking at  
13 what's up there again, you know, maybe it's five-  
14 to ten-acre park, but there's definitely, you  
15 know, a mile or two miles of walking trails, if  
16 all of the four different components are -- are  
17 chosen by the Authority.

18 CHAIRMAN GREEN: Okay. Thank you. Do you  
19 have some questions?

20 MR. GORMAN: Not much questions, just  
21 reflection. I want to state that this -- all this  
22 land area that he's proposing to use that we're --  
23 that, of course, I would actually agree with  
24 everything that Andrew said -- I've walked the  
25 same walk with Bryan -- is wetland. It really has

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 no other use. And it's pretty. And it has direct  
2 access to the water to the -- to the water,  
3 because it is wetland, and it's the best use of  
4 the property.

5 And something he hadn't mentioned that I  
6 might mention now is that, you know, it's going to  
7 provide something for the public, I think. It  
8 allows the public access to an airport to where  
9 normally airports are really inaccessible.

10 And my own concept of it is very state  
11 parklike. Just minimal expense. We don't need to  
12 get really expensive. That's my own personal  
13 concept.

14 There is some space, should we keep the fence  
15 line as close to the airport movement area as we  
16 can, some space that could be used for a  
17 multipurpose building later on. We had discussed  
18 that. For instance, this multipurpose building  
19 could be used for, for instance, the local flying

20 club, SAAPA. It could be used for the U.S. Coast  
21 Guard Auxiliary. It could be used for the Civil  
22 Air Patrol and -- and could be booked by any other  
23 public entity that would qualify for it. And that  
24 doesn't have to be, again, a huge facility, but  
25 it -- it's that -- the space is there, too,

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 without, you know, infringing on the environment.

2 So, it's kind of a, I don't know, my own

3 feeling, a good thing.

4 CHAIRMAN GREEN: Okay.

5 MR. WUELLNER: Next item I have is PR

6 committee report. Just to let everybody know

7 we're making a presentation tonight on the

8 aerobic box over on the North Shore Improvement

9 Association at 7:00 tonight. So, once this

10 meeting's over, I'll be heading over there to do

11 that tonight, so...

12 Same slide twice, maybe? Oh, seaplane fly-in

13 is another component. Am I doing that? I'm doing

14 that. Okay. I didn't put this together, but I'm

15 apparently giving it to you.

16 Brief slide show on the seaplane fly-in. As

17 a reminder, it was a joint effort by SAAPA and the

18 PR committee to have the fly-in, and it was

19 supported by Fly-By, Old City Helicopter, Galaxy,

20 Coast Guard Auxiliary, and other local businesses  
21 and individuals in the supporting of it in door  
22 prizes and just having people out there available  
23 to help us. And -- okay.  
24 Apparently, you get a good shot of my better  
25 side from the seaplane ramp looking generally

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 south on that lovely day. Shot of Coast Guard  
2 Auxiliary put a boat in here during that time to  
3 assist keeping the -- the lagoon there open, and  
4 without other boat traffic in there, fishing boat  
5 traffic during the time of the seaplane fly-in to  
6 assure maximum level of safety.

7 View from across the runway. You're sitting  
8 there on Taxiway Bravo looking toward the --  
9 toward the east, looking at the various seaplanes  
10 parked there. You can see there's a pretty good  
11 number of seaplanes parked there as well as quite  
12 a bit of vehicle activities supporting the effort.

13 This is Jim McManus and his -- and his wife,  
14 who are director of the Seaplane Pilots  
15 Association and director of the Florida Air  
16 Museum. They came out and joined us on that day,  
17 and I believe walked away quite impressed with not  
18 only the facility, but the hospitality they  
19 received when they got here. Nothing but good

20 things, I've heard.

21 View of some of the seaplanes that showed up

22 that day. You can see Galaxy came across the

23 field and provided some fuel support for at least

24 one of the aircraft over there.

25 A little different view from the air of how

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 the event was set up with the food and all that  
2 being located on this -- this side. Seaplanes  
3 parked on both sides of the entrance. You can see  
4 we stayed isolated. You can even see we still  
5 managed to conduct airline operations with the  
6 seaplane area, kept everything behind the -- the  
7 safety area line there.

8 Another view of the same thing. See a number  
9 of airplanes on the ground at the time this was  
10 shot. And we did get several more in there after  
11 that. Not sure who he is, but it looks like he's  
12 having a good time. And Alice apparently giving  
13 away door prizes two at a time just to keep  
14 everybody happy. Does that mean you gave two away  
15 to everybody?

16 MS. SUTHERLAND: Well, we had so many  
17 donations --

18 MR. WUELLNER: That's awesome.

19 MS. SUTHERLAND: -- we really could have

20 given everybody three of something.

21 MR. WUELLNER: That's one of the seaplanes

22 leaving the area, taxiing down the ramp back into

23 the water. Getting up a little head of steam as

24 he's heading out of here. And you can see three

25 of them took off pretty much one right after each

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 other and gave us a little fly-by on their way out  
2 of town. And then apparently I have given up.

3 MR. BRUNSON: Lost again.

4 MR. WUELLNER: As if it were ever under my  
5 control. A lot of good-looking airplanes there  
6 during that. I think that's the last of the  
7 slides.

8 And there's nothing new to report under  
9 leasing.

10 CHAIRMAN GREEN: All right. Thank you. For  
11 those of us that couldn't attend, I'm glad to see  
12 the slides.

13 9.A. - T-HANGAR LEASING POLICY REVIEW

14 MR. WUELLNER: At the last meeting -- just  
15 going on to regular business items, at the last  
16 meeting, Mr. George asked that I review quickly  
17 with y'all the airport leasing policy as it  
18 pertained to T-hangars. So, I just have a simple  
19 slide here to go through it. And, of course, if

20 you have any questions about what's contained,  
21 this is in your lease policy, so it's just a few  
22 quick sentences on it.

23 But your primary leasing document is your  
24 airport leasing policy. And that's where the  
25 provision for T-hangar waiting lists -- I think

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 the questioning was more around how are those  
2 hangars going to, you know, get out there and get  
3 leased when we get to that point in a few months.

4 We maintained, as we reported last month and  
5 validated the T-hangar list, 168 names on that  
6 list as of February. We do maintain what's called  
7 a lateral transfer list. This is consistent with  
8 your policy. This is for anyone who is a current  
9 T-hangar tenant and who has requested to change  
10 hangars.

11 In many cases, people are getting in  
12 T-hangars that are either less than desirable for  
13 the aircraft they have or for whatever reason want  
14 to upgrade the hangar as something becomes  
15 available. They'll take that first aircraft or  
16 the -- most cases, it's a port-a-port hangar  
17 lease, get on the airport and get on that list,  
18 and when something else is available and they're  
19 the next guy on the list, they can in a sense

20 upgrade while they're here.

21 I want to point out that right now, we have

22 40 names on that list desiring to laterally

23 transfer for whatever reason or another. And it's

24 for a variety of hangar products. I mean, some

25 want a little larger hangar because it doesn't fit

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1     their aircraft. Some have just an issue with a  
2     particular location, want to be by friends. I  
3     mean, it's -- it's all kinds of reasons out there.

4         Being on the lateral transfer list only  
5     allows you to switch a unit. It does not allow  
6     you to rent an additional unit. So, I want to  
7     make that clear. If you're on that list, it's  
8     essentially you're giving up the leasehold you  
9     have in favor of a new leasehold when it's offered  
10    to you.

11        And last point under a lateral transfer is  
12    that we do give priority to those contacted  
13    previously. We've had, I think there are only  
14    three on the list currently, but when they were  
15    contacted, made it to the top of the list of the  
16    T-hangars, we -- the hangar that was available did  
17    not fit the aircraft they had. So they've, in a  
18    sense, remained sort of in a -- in a virtual top  
19    of the list. We move on beyond them, and as soon

20 as something's available, they'll be the first put  
21 in there once that -- those three are off the  
22 list. Then we move on to the 40 laterals, which  
23 should in theory free up 40 other hangars that  
24 will go to the hangar waiting list from that point  
25 on.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1           And we do need to make some policy decisions  
2           related to hangar rental rates, as we bring this  
3           new product on in -- in May or June. My  
4           suggestion is we agenda that as a discussion item  
5           for the April meeting and just decide how you're  
6           going to approach this. There are a couple of --  
7           couple of directions you can -- you can go with  
8           this, and we'll just get them out on the table and  
9           see what y'all want to do with it.

10          That -- that's really it as it applies to the  
11          lease policy. So, with that, we'll bring it back  
12          in April, if everybody's okay with that, and talk  
13          about just the rate policy as it -- especially as  
14          it interacts with the new hangars. We've got an  
15          ROI expectation on those hangars, and you've got  
16          to decide whether you're going to do the -- get  
17          the ROI based on just the new hangars or are you  
18          going to spread that over -- across all the units.  
19          And that's a policy decision we'll present, what

20 we know about it, in April.

21 Okay. That concludes my first item.

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: Sorry.

24 CHAIRMAN GREEN: I was going to open it to

25 public comment.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 MR. WUELLNER: Sure.

2 CHAIRMAN GREEN: Victor, you're the only one  
3 that gave me...

4 MR. MARTINELLI: I'm okay.

5 CHAIRMAN GREEN: Any board comment?

6 MR. WUELLNER: Yeah. Shouldn't be any  
7 surprises about it. That's -- that's been the  
8 standing policy for a while. That's how we run  
9 through the waiting list and lateral transfers all  
10 day.

11 9.B. - CORDOVA PALMS UPDATE

12 MR. WUELLNER: Okay. I put Flagler  
13 Development back on. I just wanted to bring you  
14 up to date real quick on our meeting with Florida  
15 DOT Aviation office people.

16 CHAIRMAN GREEN: Right.

17 MR. WUELLNER: We met and went over the  
18 options that were on the table with regard to  
19 Florida DOT. And the basic point where we are now

20 is we are -- have been asked by Florida DOT's  
21 Aviation office to get them a letter or a small  
22 white paper or something discussing the issues  
23 related to Cordova, how they affect the airport,  
24 what our concerns are, any comments we have,  
25 anything generic and -- or specific for that

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 matter, that can be -- that FDOT Aviation office  
2 will request to have transmitted with Florida  
3 DOT's comments to DCA while DCA is reviewing the  
4 submittal from the County and the developer.

5 So, we'll have an opportunity to get those  
6 comments in front of DCA through the DOT. We can  
7 also send those separately to DCA. We don't have  
8 to do that through DOT, but they're also, you  
9 know, in a sense a business partner of ours and an  
10 investment partner certainly in the infrastructure  
11 on the airport.

12 So, our intent is to get that to DOT this  
13 week so that we don't miss any kind of deadlines  
14 or submittal issues with them and -- and kind of  
15 go from there with -- with them and -- and make  
16 our points and our cases on there.

17 If you have input you want to give me  
18 individually or collectively as a board relative  
19 to things you want to make sure are in that -- in

20 that discussion, you're certainly welcome to do  
21 that. But as I said, I will -- I will be trying  
22 to get this out within the next couple of days to  
23 DOT. So, if there's something you feel strongly  
24 about or needs to be included in there as a  
25 comment, then you need to get it to me pretty

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 quick here. Otherwise, we'll be talking about  
2 everything from overflight to inconsistency with  
3 our Master Plan, things of that nature, and  
4 overflight noise issues, long-term development.  
5 All of those kinds of issues will be things I'll  
6 be bringing up anyway. Yes, sir.

7 MR. GORMAN: The last previous meeting, I  
8 recall asking, I had some -- a lot of the board  
9 members, I believe it would be true, to actually  
10 get these graphics to include the land that we  
11 own, that the airport owns, in other words, and  
12 provide a graphic with -- so you superimposed  
13 Cordova Palms with an actual, you know, graphic  
14 that can show what we own --

15 MR. WUELLNER: Right.

16 MR. GORMAN: -- as an airport authority. And  
17 I don't see that in any of these handouts.

18 MR. WUELLNER: I am working on that for you.  
19 It is not that simple to get it over the top of

20 it --

21 MR. GORMAN: Okay.

22 MR. WUELLNER: -- but we are working on that

23 drawing for you.

24 MR. GORMAN: The other thing is I just --

25 it's kind of an amusing thing that -- that the

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 cloud bank kind of moved in. Is there -- is there  
2 another graphic that shows the airport a little  
3 more clearly than that?

4 MR. WUELLNER: Oh, that's from the developer.  
5 That wasn't from us.

6 MR. GORMAN: Right. There must be something  
7 a little more clearer than that --

8 MR. WUELLNER: It's -- yeah, I don't know.  
9 Because I think they've --

10 MR. GORMAN: -- because the airport is  
11 actually right there, and you can actually see it  
12 without this --

13 MR. WUELLNER: Yeah, I think they  
14 artistically --

15 MR. GORMAN: Right.

16 MR. WUELLNER: -- are cutting it off.

17 MR. GORMAN: I'd like to see less artistry  
18 and more actual graphic.

19 MR. WUELLNER: Yeah. It's their graphic, not

20       ours.

21       MR. GORMAN: Right.

22       MR. WUELLNER: All I did was steal it, so to

23       speak.

24       MR. GORMAN: It's for discussion.

25       MR. BURNETT: Just, let me -- yeah, let me,

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 real quick, if I could, I just wanted to share  
2 with you what it is that I handed out. And I know  
3 you've -- I know y'all are all familiar with this  
4 project, but I wanted to make sure that you had  
5 some of these draw -- these graphics that have  
6 been prepared by the developer.

7 You know, one's a general air -- aerial that  
8 shows the layout and where the project is. And --  
9 and these maps, interestingly enough, in the DRI  
10 will have specific things. They are aerials of  
11 map D. The map A is a general location map so you  
12 can get some idea, and that's the other slide that  
13 Ed had up there earlier. Very similar.

14 The figure 10. -- 10-1 is interesting because  
15 it shows the Airport Overlay District and it shows  
16 the noise contour. So, that's useful for you  
17 folks.

18 And then the map H is their plan of  
19 development, the one that Ed's been showing up

20 there. Did you not get a map picture?

21 MS. BARRERA: No, I didn't get that.

22 MR. BURNETT: Okay. Not sure. Must have  
23 done a bad job sorting those.

24 The other thing that I've given you is what

25 is the question 10, which is a general description

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 of the project so you've got an idea of -- of what  
2 they're planning in the project. And you'll see  
3 that it's dated April of 2006 because it really  
4 hasn't changed since then. Again, the holdup,  
5 from what we understand from the project, was  
6 related to DOT and roadway-related issues.

7 The actual transmittal has been to the  
8 Planning and Zoning Agency, as you know, but at  
9 our last meeting, subsequent to that, we had  
10 anticipated that it would go to the Board of  
11 County Commissioners and be transmitted. It was  
12 actually pulled from the Board of County  
13 Commissioners as an agenda item. I'm not entirely  
14 sure as to why that's happened. But it's a DRI  
15 and it takes a lot of negotiation and problem  
16 solving, typically, and it's not unusual for  
17 something like that to happen with a project of  
18 this size. So, I guess we'll wait and see and  
19 monitor what's going on with the Board of County

20 Commissioners so we've got an idea of what's going

21 on there.

22 But other than that, that's where it's at.

23 And I figured I'd give you this material so you'd

24 have something to take home and read tangible and

25 help you to better understand what's going on

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 related to that project.

2 CHAIRMAN GREEN: Okay.

3 MR. BURNETT: And -- and one other thing I'll  
4 comment on, and so that you know who she is in the  
5 audience -- you obviously know.

6 Lynn Pappas is here, and she's an attorney,  
7 the -- the primary partner, I would say, based on  
8 the name being first of the Pappas Metcalf law  
9 firm. Lynn is a -- I will go one step further to  
10 say that she's also the preeminent land use  
11 attorney in our area, and she is representing this  
12 project. And so, I'm sure she is well aware --  
13 fully knowledgeable about the project, if you had  
14 any questions. So, she's here.

15 CHAIRMAN GREEN: Public comment. Victor, do  
16 you have any?

17 MR. MARTINELLI: Nothing further than the  
18 comment that I made on behalf of the Pilots  
19 Association. But we believe that this is an

20 extremely serious situation. And going down the  
21 road, we would certainly not want to have  
22 anything, even with so-called avigation easements,  
23 in any way impede the progress of this airport.  
24 And certainly the flight patterns, putting the  
25 school, for example, right off the end of one of

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 our main runways, doesn't really sound like a good  
2 idea.

3 So, as I said before, we're looking into it,  
4 and we'll be back to you with more detail.

5 CHAIRMAN GREEN: Thanks. Michael?

6 MR. SLINGLUFF: Echoing what Mr. Martinelli  
7 said, I think the impact of this DRI is very, very  
8 important, and we need to take a very careful look  
9 at it. It's far, far reaching on not just today's  
10 operations, but down -- down the road, five years  
11 down the road, how -- how this airport will  
12 expand. I mean, it's -- it will be a major  
13 impact.

14 I think -- I'd like to suggest that the board  
15 put together a committee to investigate the impact  
16 that the -- not just on an avigation easement, but  
17 on day-to-day use of the airport as it is today,  
18 the impacts that we see in five years. If there's  
19 another instrument approach, how -- how is that

20 going to be affected?

21 Our Master Plan, obviously, is affected and

22 will have to be changed. This whole thing should

23 be given top priority. Thank you.

24 CHAIRMAN GREEN: Thanks, Michael. Okay.

25 Board comment, Jack?

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           MR. GORMAN: I certainly agree with  
2           Mr. Slingsluff on -- on all his -- all his points.  
3           And I would like to see -- personally, I would  
4           like to ask for -- like figure 10-1 is fine. But  
5           to get a graphic overlay of -- of our lands and  
6           provide that to the -- the board, you know, for  
7           study at least a week ahead of the next board  
8           meeting where we're going to discuss it, because  
9           I've got some other people I need to discuss it  
10          with besides board members.

11          So, in other words, it's got to be -- so I'd  
12          like to have that. Just a picture's worth a  
13          thousand words. So, if we can actually see what  
14          we own, it would be very, very helpful. 10 --  
15          10-1 is a good start, but it doesn't show anything  
16          we have.

17          CHAIRMAN GREEN: Any other board comment?  
18          Randy?

19          MR. BRUNSON: Susan (sic), the only thing

20 I'll say it's kind of like I guess what eventually  
21 the board maybe is going to promote this or -- or  
22 go against it in some way, but this is kind of  
23 backwards from what -- and when we have this  
24 meeting, I would like some way, Doug, for the  
25 people that are affected by this, not that we are

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 not -- we're not in the Planning and Zoning and  
2 we're not the County Commissioners, but we sure  
3 need those same kind of inputs from the community  
4 and around the airport so we can get a full  
5 disclosure of everything. And how best you do  
6 that, that would be up to you.

7 But there's a lot of things to look at.

8 CHAIRMAN GREEN: You mean a public like  
9 workshop or something?

10 MR. BRUNSON: Well, you asked for that  
11 anyway, you know, with any public comment.

12 CHAIRMAN GREEN: Right.

13 MR. BRUNSON: And so -- but they need to know  
14 that -- and I'm sure the Planning and Zoning has  
15 published that. But they need to know they can  
16 voice their opinion here, too.

17 CHAIRMAN GREEN: Any other board comments?

18 MR. BRUNSON: Comments on that?

19 MR. BURNETT: No. The only -- the only

20 notice really that goes out on this kind of matter  
21 is the usual public advertisement that goes in the  
22 newspaper. Because it's a Comprehensive Plan  
23 change, it's advertised through -- through the  
24 paper.

25 I don't believe it even gets the 300-foot

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 neighboring property owner notice sent out. That  
2 would certainly happen later when the property was  
3 rezoned to a PUD, because even though it may get a  
4 DRI designation, it will still have to go through  
5 the PUD notice. So, at that point in time, they'd  
6 get the 300-foot property owner notice. But  
7 otherwise, it goes out through the paper.

8 And one thing that the County has done is  
9 included Mr. Wuellner in the notice. And, in  
10 fact, the Applicant even sent copies of their  
11 application materials, their original application  
12 materials to Mr. Wuellner on your -- on your  
13 behalf. So, that's the -- the best of the notice  
14 that I know of that's going on.

15 I've -- I've struggled with -- with the  
16 concept of what you're talking about as to how you  
17 stay in the loop and how best to keep the Airport  
18 Authority in the loop. And I'm not sure, short  
19 of -- it's not an issue that goes before you, so

20 I'm not sure how we get the ad out to -- to say

21 something --

22 MR. BRUNSON: Right.

23 MR. BURNETT: -- along those lines.

24 MR. BRUNSON: And I understand that. But --

25 so I guess it's up to each individual board member

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 to -- to do the research to see what's -- the  
2 feeling is.

3 CHAIRMAN GREEN: I'll put it on our agenda,  
4 too, that goes out so the public knows.

5 MR. BRUNSON: Yeah.

6 CHAIRMAN GREEN: I've got a quick logistic  
7 question. Doug, you gave us these photographs.  
8 And I know Lynn. Is Rogers Towers representing or  
9 partly representing the developer?

10 MR. BURNETT: Yeah. Thanks for bringing that  
11 to my attention. That's interesting when I see  
12 that there. You'll note that some of these maps  
13 are -- are not dated. And it's my  
14 understanding -- although I could be wrong, but  
15 it's my understanding that -- well, what I do know  
16 to be true is George McClure and Susan Bloodworth  
17 were no longer attorneys at Rogers Towers in April  
18 of 2006.

19 When I look at the materials I've given you,

20 the application for development approval, it's  
21 actually dated April 2006. So, my assumption  
22 related to that is it's a carryover from -- George  
23 and Susan were attorneys in our firm. They were  
24 leaving during this time. And since the materials  
25 haven't changed, they were never updated to

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 reflect that it's George McClure and Susan -- or  
2 McClure, Bloodworth, P.A., and not Rogers Towers,  
3 P.A. So, it's a lingering thing from that time.  
4 I don't know that there's a conflict there. If  
5 there is, I'm sure they'll bring it to my  
6 attention. And maybe that's something I'll follow  
7 up with them and make sure there's no --

8 CHAIRMAN GREEN: I would ask you to follow  
9 up, because if we're concerned about this and have  
10 to give an opinion paper or whatever, we're going  
11 to have a conflict if we're represented by Rogers  
12 Towers. Maybe Lynn knows. I don't know how much  
13 involved you know that Rogers Towers is or is not.

14 MS. PAPPAS: Thank you. Lynn Pappas. I'm  
15 not aware of any current representation on Rogers  
16 Towers part. I think Doug accurately  
17 characterized it. I think it's just a holdover  
18 from the earlier application.

19 MS. BARRERA: Be nice to get a clarification

20 on that, though.

21 MS. PAPPAS: We'll certainly confirm it as

22 well, but I don't think there's any issue for you.

23 MR. BURNETT: Yeah.

24 CHAIRMAN GREEN: If you could just let us

25 know.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           MR. BURNETT: And my knowledge of it was  
2           that -- and it would have been George McClure.  
3           Now, Mr. McClure at that stage would have had  
4           somewhat limited involvement. It's my  
5           understanding that his representation was really  
6           rated -- related to matters to come in the future  
7           in the present time period related to the hearings  
8           and those sorts of things. So -- but I'll follow  
9           up and make sure there's not a problem there.

10          CHAIRMAN GREEN: Okay. Anymore board  
11          questions, Kelly?

12          MS. BARRERA: I have. I just want a  
13          clarification. When I'm looking at this Airport  
14          Overlay District and the runway, can -- and I know  
15          you don't probably have a slide on it, but where  
16          exactly in this is the school? Because my  
17          under -- I want to make sure I'm clear on that.

18          MR. BURNETT: If you --

19          MR. WUELLNER: It's up here, is my

20 understanding.

21 MS. BARRERA: That was my understanding. So,

22 it's not in this noise contour; is that correct?

23 MR. WUELLNER: Correct.

24 MR. BURNETT: That's correct, yes.

25 MS. BARRERA: So, it's in the northernmost

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 part.

2 CHAIRMAN GREEN: Uh-huh.

3 MR. WUELLNER: I don't know if that other  
4 drawing shows it.

5 MR. BURNETT: Yeah, the other drawing.

6 MR. WUELLNER: There you are.

7 MR. BURNETT: Yeah, it's the purple portion.

8 MS. PAPPAS: Yes, it's very, very -- I'm  
9 sorry.

10 MR. WUELLNER: It's better drawing of it.

11 MS. PAPPAS: It's way up on the north.

12 CHAIRMAN GREEN: Lynn, do you know how firm  
13 they are on the alternate 312, 313?

14 MS. PAPPAS: I know that that's something  
15 that's been considered, certainly as the project  
16 was being renegotiated and discussed with -- with  
17 DOT.

18 I apologize, because I'm not as up to speed  
19 as I need to be to answer those questions, but

20 I -- what I did want to explain to you is that the  
21 timing in the deferral is, as Doug suggested,  
22 there is a little more time for us to try to have  
23 these discussions.

24 And, you know, no applicant goes into this  
25 process without a recognition that in proximity to

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 an airport, that the relationship with the airport  
2 is going to be a critical factor. We're very  
3 respectful of your needs, and hopefully there is a  
4 circumstance and a universe in which the project's  
5 opportunity can coexist with the airport's  
6 objectives.

7 Our goal, at this point, if you all have  
8 concerns, is to make sure we understand what they  
9 are. And if we -- if we are able to reach  
10 resolution that meets both objectives, that's  
11 great, and that's something we would put as a --  
12 as a high priority.

13 I would suggest to Mr. Wuellner, if -- if  
14 he's comfortable, either sharing his DOT document  
15 with us before he sends it or certainly when he  
16 sends it --

17 MR. WUELLNER: Okay.

18 MS. PAPPAS: -- so that we have an  
19 opportunity to sit down and -- and go over what

20 the issues are. Because I think what's happening  
21 at this stage is you all are revisiting how this  
22 might affect you.

23 We haven't had this dialogue in this fashion,  
24 and to the extent that it needs to be had, I'd  
25 just like to make sure that you all understand

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 we're certainly willing to be there and have that  
2 discussion. And again, if we -- if we're able to  
3 reach resolution, that's great. It's not our  
4 objective to try to do this in a fashion that  
5 doesn't give the airport a full opportunity --

6 CHAIRMAN GREEN: I think we -- actually, we  
7 were lucky to have some discussion last meeting  
8 with the representatives here. But I'd like --  
9 can we get a copy of that before it goes out?

10 MR. WUELLNER: Sure. Yeah.

11 CHAIRMAN GREEN: I just want -- because  
12 obviously, our major concern that I hear from the  
13 board is the noise, obviously. That's going to be  
14 a problem. We don't want to field all those  
15 calls. And two, our growth. And it greatly  
16 affects when that 312 is changed, our Master Plan.  
17 And that's huge.

18 So -- and I know that the people that  
19 represented Cordova, who were here last week, did

20 listen to that. I mean, they -- just to fight the  
21 questions about it. But those are one of the few  
22 things I think -- or two of the few things that  
23 would be addressed in that paper.

24 MR. WUELLNER: The character of the airport  
25 has changed dramatically since this first --

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 CHAIRMAN GREEN: Came out?

2 MR. WUELLNER: -- was discussed. I don't  
3 know that we've had discussions since getting  
4 commercial service. So...

5 CHAIRMAN GREEN: Just last month.

6 MS. BARRERA: And that was a surprise at that  
7 point.

8 CHAIRMAN GREEN: Yeah. Because it just  
9 resurfaced.

10 Any other board comment?

11 (None.)

12 CHAIRMAN GREEN: Okay. Thanks, Lynn.

13 MS. PAPPAS: Thank you.

14 MR. WUELLNER: Is that it for that item?

15 Everybody good?

16 9.C. - FBO CONSULTANT TASK

17 MR. WUELLNER: Last business item I have is

18 related to I was -- we were directed at last

19 Authority meeting to see if we couldn't get a

20 scope of work prepared to look at the FBO-related  
21 issues. I provided you via e-mail, with your  
22 agenda package, the letter from Airport Business  
23 Solutions, their proposal, as well as the  
24 qualifications and experience statement.  
25 Reminder, you've used this firm on a couple

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 of occasions, primarily toward preparation of  
2 fairly high-end, high-detail aviation appraisals,  
3 and even some market evaluation that was done  
4 dating back over ten years now. So, we -- we do  
5 have a history with the firm. It's not a new firm  
6 to us.

7 Their current proposal would provide for a  
8 60- to 90-day contract suspension to do -- to do  
9 the scope of work that's presented, which is  
10 essentially some -- some on-site visits, some  
11 discussions with -- with some other airports  
12 relative to second FBO development, looking at  
13 volumes and forecast data and the like,  
14 demographic trends, trends in fuel, pricing,  
15 aircraft manufacture and delivery, and combine --  
16 compiling for your use a list of qualified FBO  
17 candidates that would be out there, and analyze  
18 the prospective respondents to develop business  
19 opportunities and -- at the airport here also, as

20 well as prepare a report to that related.

21 One of the items that I did hear from Ms.

22 Kelly on was that we were looking for some

23 recommendation of site on the airport to come out

24 of this. And the other concern she had was that

25 this included some travel, the proposal did. And

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 the suggestion was made that we perhaps make it a  
2 not-to-exceed number and look at ways to maybe  
3 curb the number of trips involved in this and --  
4 and see if we can't do it for under that amount  
5 either way.

6 But given the time line of the comments, I  
7 have not had a chance to get back with the -- with  
8 the consultant. And I don't think there's any  
9 issue adding that as an item to the scope of work  
10 with no change in the -- in the value. And I  
11 don't think they'll have an issue with doing  
12 anything on a time and materials kind of mentality  
13 so that it's with a not-to-exceed number of this  
14 \$19,5-, so that if indeed more can be done for --  
15 for less work effort, that we can take advantage  
16 of the cost reduction.

17 But if you want to get it going, you know,  
18 you decide this month, or we can go through that  
19 effort with them and bring it back to you next

20 month. Your choice.

21 CHAIRMAN GREEN: Public comment, Victor?

22 MR. MARTINELLI: I'm glad to see that you're

23 taking this approach. I think that if I could

24 offer a suggestion, the two slides that Ed had

25 prepared several meetings ago asking for

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 publication, actually, to the public of certain

2 statistics, do you recall those slides?

3 I think that it -- the consultant who does

4 this should include that information in his

5 report, because I think that it's very, very

6 important that everyone who will look into this as

7 a prospective FBO coming on -- on the field have

8 all that information and that be circulated with

9 all the other reports. So, if I could, Ed, I'd

10 like to see maybe that included as part of the

11 specification.

12 MR. WUELLNER: Okay.

13 CHAIRMAN GREEN: Thanks. Patty?

14 MS. WAGSTAFF: I'm not going to add anything.

15 CHAIRMAN GREEN: If no other public comment,

16 board discussion?

17 Did we get any -- I mean, of one proposal

18 number, is this norm for the industry, the \$19,5-?

19 MR. WUELLNER: It's -- yeah. And it's very

20 specialized kind of look-sees. You can -- you can  
21 ask other individuals, if you want. But the --  
22 the relative value is that it's below the  
23 requirement to do for professional services  
24 contracts to go out and achieve multiple quotes.  
25 This is a --

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           CHAIRMAN GREEN: No, I just wondered if it  
2 was norm in the industry, this amount.

3           MR. WUELLNER: I think it's fair, considering  
4 the work effort that's involved in this. There's  
5 a fair amount of back investigation that's got to  
6 go on to support it to the direction they come up  
7 with.

8           CHAIRMAN GREEN: We can --

9           MR. WUELLNER: It's actually less than what  
10 was proposed, if you recall, a year and a half  
11 ago. Now, the scope of work is slightly  
12 different. That was more toward developing a  
13 scope of work and -- and -- and what the airport's  
14 needs were in that context and working closely  
15 with the Authority directly to -- to develop that  
16 proposal. So, the scope is slightly different,  
17 but it is less money, too.

18          CHAIRMAN GREEN: Are they still going to use  
19 that in their proposal, what they feel the needs

20 are, the scope?

21 MR. WUELLNER: Yes. That's -- that's what

22 the -- what they're trying to come up with, is

23 what -- what is our baseline business and where

24 does that look like it can expand? And I don't

25 mean physically, but I mean in terms of

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 development of business.

2 MR. BRUNSON: Madam Chairman?

3 CHAIRMAN GREEN: Randy?

4 MR. BRUNSON: My only comment I have is I  
5 hate to spend money, but I think this would be  
6 money well spent. And hearing no objections from  
7 the professionals of the airport and seeing some  
8 of the people that I know at Peachtree DeKalb and  
9 Greenville-Spartanburg, I think he's made a wise  
10 choice of presenting this.

11 CHAIRMAN GREEN: Any other board comment?

12 No?

13 MR. GORMAN: I'll make a short one. I hate  
14 to spend the money, too, but since we can't come  
15 to any decisions, and we just keep discussing it  
16 round and round and round, I don't know, I think  
17 maybe that would be some way to come to a  
18 conclusion.

19 MS. BARRERA: I think it's the only prudent

20 way to come to a conclusion. And I would like to  
21 see the tour of the other airports. And -- and  
22 you're working on mitigating those costs.

23 CHAIRMAN GREEN: Right.

24 MS. BARRERA: That's my only --

25 CHAIRMAN GREEN: They have a Jacksonville

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 office.

2 MS. BARRERA: Yeah. They -- they definitely  
3 have a strong expertise in North Florida, given  
4 the projects that they've done in the past. And  
5 so I think that they'll be able to mitigate that.

6 CHAIRMAN GREEN: Okay.

7 MR. BRUNSON: Do you need a motion?

8 CHAIRMAN GREEN: I don't think so. Ed,  
9 you're not asking for any action, are you? We've  
10 got a --

11 MR. WUELLNER: I think you'd need to  
12 approve -- well, technically, I -- with your  
13 direction, I can approve it. But I just want to  
14 make sure you're all right. That's it.

15 CHAIRMAN GREEN: I think --

16 MR. WUELLNER: It falls below the threshold.

17 CHAIRMAN GREEN: -- we're all on the same  
18 page, not the exceed, include the travel, and try  
19 to mitigate that down.

20 MR. WUELLNER: Right. Otherwise --

21 MR. BRUNSON: Good luck.

22 MR. WUELLNER: Thank you.

23 CHAIRMAN GREEN: I don't want to put it off

24 any longer. We've got to make a decision on this.

25 MS. BARRERA: Right. It's not fair to the

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 people who are involved. And -- and we need it  
2 for growth of the airport so that we're doing it  
3 the smart way.

4 10. - HOUSEKEEPING

5 MR. WUELLNER: A couple of housekeeping  
6 items. That's it for -- for me for business  
7 items. But just to let you know, Aerospace  
8 Academy internships started on the airport. It  
9 involves six different entities on the airport.  
10 We've placed seven students on the airport.  
11 Exciting time. They all seem to be starting to  
12 show up now to -- to their individual employers  
13 and -- and the energy's been exceptional at this  
14 point. So, everything seems to be very good.

15 I wanted to let you know that runway 2/20  
16 repairs, last I heard are on track to begin this  
17 Thursday. And we -- looks like the engineers have  
18 been able to get the cost down to about \$48,000  
19 within the scope. So -- and -- and that will be

20 split with Florida DOT.

21 We did want to point out that the AAAE

22 conference is in New Orleans this year.

23 (Suzanne Green leaves the meeting.)

24 MR. WUELLNER: And you have some information

25 as part of your packet, and we need to get

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 information back from you if you intend to -- to  
2 go to that in June. I believe it's, yeah, June  
3 8th through the 11th this year.

4 Also, just a quick meeting preview for April.  
5 We will have a detailed discussion and a need to  
6 make a decision relative to property and liability  
7 insurance for the next calendar year, beginning  
8 May 1st, is our renewal date. We will have some  
9 alternatives for you this year. We'll have some  
10 additional companies involved in those  
11 alternatives. And we'll give you, you know, a  
12 pretty broad selection of things to -- to consider  
13 moving into May 1st. And we'll also, as I  
14 mentioned earlier, have that T-hangar rate  
15 discussion as a part of the April meeting. So,  
16 for sure, those items will be on there on the  
17 April -- this meeting.

18 And at the request of Mr. Gorman -- I didn't  
19 get it added here, since the slide was already

20 done -- but we'll also add the inferences of  
21 airline revenues and the -- relative to tax  
22 implications moving forward. So, we'll see how --  
23 we'll get some factual data together for that.  
24 And that will -- will provide a good  
25 discussion leading into the budget season here

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 kicking off in late May and June. So, it's a good  
2 timely -- to ask the question.

3 MR. GORMAN: You're going to talk about cash  
4 flows --

5 MR. WUELLNER: Yeah.

6 MR. GORMAN: -- and possibilities. Well,  
7 let's see. We have, since it's relatively  
8 apparent that the chairman has left, that leaves  
9 this to me.

10 And not being an expert at Roberts Rules of  
11 Order, we are going to carry on with --

12 MR. WUELLNER: Public comments.

13 MR. GORMAN: -- public comment.

14 Mr. Martinelli?

15 11. - PUBLIC COMMENT - GENERAL

16 MR. MARTINELLI: Runway 2/20, runway 6/24,  
17 13/31 are three runways. The -- as I understand  
18 it, the FAA will support two runways, and  
19 currently they are supporting 13/31 and 6/24 as

20 far as funding is concerned.

21 We have had some discussion as to the

22 desirability of changing the second or crosswind

23 runway funding from 6/24 to 2/20. The advantages,

24 we believe, are first of all, 2/20 is a wider

25 runway. It's not quite as long as 6/24, but it

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 also has a subbase which we believe will carry  
2 heavier traffic than 6/24.

3 Runway 2/20 presently is suffering from lack  
4 of repair evidenced by the recent problem that  
5 we're now going to spend, what, \$48,000 or so to  
6 fix.

7 I believe, Ed, you were going to do some core  
8 samples of both runways to verify the subbase and  
9 the load factors that these runways could carry.

10 Hopefully, the advantage will be toward 2/20.

11 If there are any other technical requirements  
12 necessary for submission to the FAA in order to  
13 get the designation of 2/20 as the second runway,  
14 we should look at those.

15 Also, I would like to suggest that the  
16 Airport Authority begin thinking about it, because  
17 if it boils down to your decision and your request  
18 of the FAA to get that funding, that it be done  
19 so. Because without it, you can't afford to keep

20 runway 2/20 as an operating runway down the road,  
21 because it's just -- it just needs to be  
22 resurfaced. It costs a lot of money to do that.  
23 And without participation from FAA and FDOT, it  
24 would be virtually impossible for you to do.  
25 On the other hand, 6/24 has recently been

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 resurfaced. And the fact that 2/20 becomes the  
2 second runway funded by the FAA and FDOT doesn't  
3 necessarily mean that 6/24 goes away.

4 The 2/20 maintenance has not really occurred  
5 in any -- to any extent for, Ed, I don't know, 20  
6 years or thereabouts? And so, if 6/24 goes by  
7 that same pattern, you can have three good usable  
8 runways going on into the future if you take this  
9 action. So, I would suggest that the board think  
10 about this and really address it.

11 MR. GORMAN: Any additional public comment?

12 (None.)

13 MR. GORMAN: Any additional board comment?

14 12.A. - MS. KELLY BARRERA

15 MS. BARRERA: No. I'm looking forward to --  
16 we have a presentation tonight. I'm not sure if  
17 I'm going to be able to make it, but I think it's  
18 very proactive on the airport to go out and to  
19 help try to educate people in the aerobatic box

20 and get that information out and to the public  
21 about the -- the -- what it encompasses and the  
22 time of year it falls under and those type of  
23 things. That'd be my only board comment.

24 12.B. - MR. RANDY BRUNSON

25 MR. BRUNSON: The only -- only comments I

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1 have, I'm real encouraged to see the flights are  
2 up, and I'm real encouraged to see the PR  
3 committee doing such a good job. I hope it keeps  
4 going and the positive things keep coming out.

5 And I will report that the MPO board meets  
6 this Thursday, so next board meeting, I hope I can  
7 come back with some information on 312 that --  
8 that we need to know about the Master Plan and --  
9 and what's going on.

10 It goes without saying, when -- the great  
11 presentation you did for Bryan, that the safety  
12 and security will be the utmost of importance.

13 And -- and we certainly feel for Bryan at this  
14 time. And we acknowledge that.

15 And that's the only thing I have. Let's see.  
16 There'll be a lot of people flying in here  
17 Sunday -- I can get away with this comment -- to  
18 attend the Blessing of the Fleet, which -- which  
19 is going on next Sunday at the city marina, and

20 that's always a very nice affair.

21 And I have to thank Victor Martinelli for

22 his -- always his good comments. And 92 percent

23 of the time, I agree with him. So, thank you,

24 Victor.

25 And that's all I have, Mr. Vice Chair.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           12.C. - MR. JOHN GORMAN

2           MR. GORMAN: I'll make a couple of quick  
3 ones. And one is, we have a lot of taildragger  
4 airplanes, and it might be prudent to keep, you  
5 know, runway 2/20 open for them. That refers to  
6 the aerobatic box.

7           And as far as my graphic request, I'll make  
8 it real clear to superimpose the easement proposed  
9 by the Cordova Palms, superimpose it the same time  
10 on the same graphic, the airport land owned by us,  
11 by the airport board and the Airport Authority,  
12 and then the school proposed area, and on one  
13 graphic sheet so that we can actually see these  
14 relationships. I'd like to see all that at once  
15 for discussion.

16          MR. BURNETT: And if I might, Mr. Gorman, I  
17 will work with Ed to see if we can't get the  
18 applicant to have its engineers at England, Thims  
19 & Miller to put that together so it comes as no

20 cost to you. If it doesn't, then we'll --

21 MR. GORMAN: Without the clouds.

22 MR. BURNETT: -- the airports --

23 MR. GORMAN: Without clouds. All right.

24 Thank you. We are done, except for -- looks like

25 we're done.

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008



1 13. - NEXT BOARD MEETING AND ADJOURNMENT

2 MR. GORMAN: The next regular meeting is

3 April -- if I put on my glasses I could read this.

4 MR. WUELLNER: 21st.

5 MR. GORMAN: The 21st at 4 p.m. And if we

6 have nothing additional, we'll adjourn.

7 (Meeting adjourned at 5:01 p.m.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008

1           REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA    )

4 COUNTY OF ST. JOHNS )

5

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

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12       Dated this 24th day of March, 2008.

13

14

\_\_\_\_\_  
JANET M. BEASON, RPR-CP, RMR, CRR, FPR

15

16

17

18

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - MARCH 10, 2008