

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, May 23, 2022

from 4:00 p.m. to 5:22 p.m.

* * * * *

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman
SUZANNE GREEN
REBA LUDLOW
ROBERT OLSON

BOARD MEMBERS ABSENT:

JUSTIN MIRGEAUX

* * * * *

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,
104 Sea Grove Main Street, St. Augustine, FL, 32080,
Attorney for Airport Authority.

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

* * * * *

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

2 CHAIRMAN MAGUIRE: Okay. Call the meeting to
3 order. Robert, if you'll lead the Pledge.

4 (Pledge of Allegiance.)

5 MEETING MINUTES

6 CHAIRMAN MAGUIRE: Okay. Meeting minutes,
7 anybody have any changes, modifications, or
8 updates? Robert.

9 MR. OLSON: Yes, I have a couple.

10 Page 144, Line 20 of the minutes, it's -- it's
11 the part of the meeting where I'm talking about the
12 staff shortages and the need to add to our
13 administrative staff.

14 Line 44, I'm -- or Line 16, Page 44 [sic] I'm
15 referring to positions that Boca Raton
16 Airport Authority currently has, and one of the
17 positions in the transcript is listed as county
18 manager, and actually I believe I said county --
19 accounting manager. I wanted to say accounting
20 manager.

21 CHAIRMAN MAGUIRE: Okay.

22 MR. OLSON: So county manager, which could be
23 confusing in later years --

24 CHAIRMAN MAGUIRE: Okay.

25 MR. OLSON: -- for people, accounting manager.

1 The other thing is -- is a mistake I made
2 referring to the search firm on -- at the following
3 page, 145, Line 23, I refer to the search firm we
4 were talking about as "ATK." And when I first
5 mentioned it, it's actually -- and then I recall Ed
6 saying "ADK," which is the correct. So all those
7 references that have "ATK," and there's a couple on
8 that page and one on the following page, should
9 actually be "ADK."

10 CHAIRMAN MAGUIRE: Okay. Did you get that?

11 Okay. Any other changes or modifications?

12 (None.)

13 CHAIRMAN MAGUIRE: Motion to approve the
14 minutes with the changes mentioned by Robert?

15 MS. GREEN: Motion to approve.

16 MS. LUDLOW: Second.

17 CHAIRMAN MAGUIRE: Motion to approve and
18 second. Favor? Aye.

19 MS. GREEN: Aye.

20 MS. LUDLOW: Aye.

21 MR. OLSON: Aye.

22 CHAIRMAN MAGUIRE: Opposed?

23 (No opposition.)

24 CHAIRMAN MAGUIRE: Passed four to zero. Any
25 other changes at all?

1 (None.)

2 FINANCIAL REPORT

3 CHAIRMAN MAGUIRE: Let's go to the financial
4 report. Any comments, changes, modifications to
5 the financial report? Hearing none --

6 MS. LUDLOW: No.

7 CHAIRMAN MAGUIRE: Okay. Motion to approve?

8 MR. OLSON: (Indicates.)

9 CHAIRMAN MAGUIRE: I'll tell you we don't need
10 a motion; they'll just stand as presented.

11 MR. OLSON: Oh, okay.

12 CHAIRMAN MAGUIRE: Okay?

13 AGENDA APPROVAL

14 CHAIRMAN MAGUIRE: All right. Therefore, the
15 next thing would be agenda approval. Any changes
16 to the agenda?

17 MR. OLSON: Move we approve.

18 CHAIRMAN MAGUIRE: Approve the agenda?

19 MR. OLSON: Since we -- it looks like we have
20 to take action on it because it says approval,
21 right? Or don't we?

22 CHAIRMAN MAGUIRE: No.

23 MR. OLSON: Okay.

24 CHAIRMAN MAGUIRE: They can stand as
25 necessary --

1 MR. OLSON: Okay.

2 CHAIRMAN MAGUIRE: -- if nobody has changes --

3 MR. OLSON: Okay.

4 CHAIRMAN MAGUIRE: -- okay? Okay. No changes
5 being heard, they will stand as presented.

6 STAFF REPORTS

7 CHAIRMAN MAGUIRE: Staff reports.

8 MR. WUELLNER: Yes, a couple of updates for
9 you. It doesn't sound like it's on. Maybe it is.
10 Yes, it is.

11 All right. Terminal entrance road, Phase I's
12 under contract. You probably noticed the parking
13 lot work began April 25th and continues at this
14 point. Phase II, design work continues at this
15 point. Looking to be out to bid with that in the
16 next 45 days or so.

17 Project for the Taxiway B, we solicited bids.
18 Those opened last week, and was about \$200,000,
19 just -- just round numbers, below the engineer's
20 estimate, so that's a positive development. We
21 expect to submit the actual grant application to
22 FAA probably by Wednesday of this week, and they'll
23 at their discretion over the summer provide the
24 grant at that point. At the point we have the
25 grant, we'll bring back the contract, the bid

1 summary, and all that stuff for Airport Authority
2 approval and we'll be moving forward at that point.

3 Similar, with the fence and gates, we will be
4 preparing a grant app over the next few days.
5 Unfortunately this is not currently funded in the
6 fiscal year. We will submit it in for extra -- or
7 funds that may become available at the end of their
8 fiscal year. If not, it is a solid project and
9 will be funded next year with FAA.

10 That bidding came in significantly higher than
11 the -- the original. We bid this you may recall
12 about, I don't know, two to three years ago, and
13 it's about -- approximately doubled in that time,
14 the cost to do that kind of project.

15 (Phone interruption.)

16 MR. OLSON: Sorry.

17 MS. LUDLOW: We should have some kind of
18 punishment or --

19 MR. OLSON: I know.

20 MS. GREEN: At the courthouse like they could
21 put it in a bag over there and --

22 MS. LUDLOW: Yeah, that's right.

23 MR. WUELLNER: Take out the trash at the end
24 of the night.

25 Anyway, that's in queue probably for next

1 year. I'm not holding my breath. It's up about
2 \$2 million at this point, a little over \$2 million,
3 actually.

4 And strategic business plan not looking good
5 for funding in the fiscal year, but it's in the
6 queue for next year, also. So we'll -- we'll
7 update you when we see what comes out of the
8 program in July at this point. There's still a
9 chance, but I -- he wasn't terribly optimistic when
10 I talked to him the other day, for current-year
11 funding -- surplus funding, whatever they call it.

12 MR. OLSON: When would we know if it was -- if
13 they accepted putting it in the next fiscal year?

14 MR. WUELLNER: It's -- it's in the program for
15 next year.

16 MR. OLSON: So -- so it's certain.

17 MR. WUELLNER: It's certain, it's just the
18 time --

19 MR. OLSON: And what would the match be in
20 the -- if it's in the program for the coming year?

21 MR. WUELLNER: I believe it's in at a hundred
22 each, a hundred thousand each --

23 MR. OLSON: Okay. And --

24 MR. WUELLNER: -- for next year.

25 MR. OLSON: -- that would be available as soon

1 as when?

2 MR. WUELLNER: We would request -- it becomes
3 available technically July 1st, but you have to go
4 through the grant -- they have to allocate the
5 funds. They have to write the grant. We have to
6 execute our side of it. It goes back and finally
7 comes to us. My best guess here is I think he told
8 us mid-September is probably --

9 MR. OLSON: Okay.

10 MR. WUELLNER: -- the best.

11 MR. OLSON: Thank you.

12 (Phone interruption.)

13 MS. LUDLOW: This is going to be a good day.

14 MR. WUELLNER: It scares me that mine could be
15 next.

16 CHAIRMAN MAGUIRE: If anybody else has a cell
17 phone, check it now and make sure it's put on mute.

18 MS. MARTIN: Sorry.

19 MS. LUDLOW: So a hundred thousand each.

20 MR. WUELLNER: Yes, ma'am.

21 MS. LUDLOW: Okay. And the -- so are you
22 saying September, the next fiscal year --

23 CHAIRMAN MAGUIRE: Yeah, it's going --

24 MS. LUDLOW: -- the next calendar?

25 MR. WUELLNER: -- to technically be next

1 fiscal year. You'll see this project as an actual
2 budgeted item for next year.

3 MS. LUDLOW: Okay. I have a --

4 CHAIRMAN MAGUIRE: I think she's going to go
5 back to one of the first issues.

6 MS. LUDLOW: I am.

7 CHAIRMAN MAGUIRE: Make that -- wrap it up
8 with the triennial exercise.

9 MR. WUELLNER: Just let you know we did that
10 on the 18th. A few photos just to run through on
11 the screen, those of you that didn't happen to get
12 here that morning. Tremendous response. Had
13 another -- another really good exercise.

14 MS. MARTIN: There's me on the upper right.

15 MR. WUELLNER: Yeah, yeah. There's --

16 MS. LUDLOW: There's Sacha.

17 MR. WUELLNER: -- Sacha being carried out by
18 the firefighters. She was kind enough to volunteer
19 to be a victim.

20 MS. GREEN: Is there an Oscar award there?

21 MS. MARTIN: I was in pain.

22 MR. WUELLNER: Yeah, just to give you a flavor
23 of what goes on that day, it's a -- it's a big
24 morning, and my personal thank yous as well as the
25 Airport Authority thank yous to Kevin for as

1 usual --

2 MR. OLSON: Yes.

3 MR. WUELLNER: -- putting that together for us
4 and doing a great job, and of course all of the
5 first responders and those entities and observers
6 and volunteers and all of those that come out to
7 make that a success to meet the requirements of
8 FAR Part 139 for our triennial.

9 MR. OLSON: And really good coverage in
10 The Record of it.

11 MR. WUELLNER: Yeah.

12 MR. OLSON: So whoever coordinated that, also
13 good communication.

14 MS. GREEN: Good Facebook coverage.

15 MR. WUELLNER: Yeah.

16 MR. OLSON: Yeah.

17 MS. LUDLOW: And Times-Union.

18 MR. OLSON: Oh, Times-Union picked it up?

19 MS. LUDLOW: Yeah, and -- and -- can I talk?

20 CHAIRMAN MAGUIRE: Go ahead.

21 MS. LUDLOW: And I want to say, it was really
22 interesting. You know, because of the things
23 that's happened, our focus has been on airboats,
24 and this was high tide and they had lots of water
25 and that airboat still had a problem. It took all

1 the power it could get to move it around. So I
2 don't know how it moved around in the muck. I
3 mean, I really don't, because I was very interested
4 in that.

5 CHAIRMAN MAGUIRE: Uh-huh.

6 MS. LUDLOW: But it had to be very powerful
7 and that was high tide.

8 CHAIRMAN MAGUIRE: Okay.

9 MS. LUDLOW: Okay. That's it.

10 CHAIRMAN MAGUIRE: Okay.

11 MR. WUELLNER: That's it other than the
12 photos.

13 CHAIRMAN MAGUIRE: Okay. I think Reba has a
14 question going back to the terminal entrance.

15 MS. LUDLOW: Now he's reading my mind.

16 MR. WUELLNER: Oh, okay.

17 MS. LUDLOW: Yes, Phase II, design continues
18 working with NGC on easement.

19 CHAIRMAN MAGUIRE: Reba, can you move that
20 closer?

21 MS. LUDLOW: Hello?

22 MR. WUELLNER: Got it.

23 MS. LUDLOW: 101 mic. Cindy's supposed to
24 give me lessons. Mic 101.

25 Anyway, Phase II design continues. Working

1 with NGC on easement. What easement is that?

2 MR. WUELLNER: It's a -- they call it a mutual
3 easement where we can traverse the same piece of
4 property at the same time.

5 MS. LUDLOW: But isn't this something that
6 when you got the whole project approved, wouldn't
7 it have already been approved?

8 MR. WUELLNER: Well, all I can say is you've
9 apparently never worked with Northrop Grumman to
10 get anything done in a timely manner. So it is
11 still hanging out there working with Grumman on
12 that. We're due to meet actually tomorrow morning
13 at 10:00 to get it resolved.

14 MS. LUDLOW: Just these things keep coming up.
15 Like now we find out we don't -- we're not going to
16 get the traffic light till later, a year or two
17 later, right?

18 MR. WUELLNER: You were never getting the
19 traffic light as a part of the basic project.

20 MS. LUDLOW: Okay. I just want to bring that
21 up that, you know, kind of like you'd like to see
22 the whole project, you know, cost this much and
23 it's going to cost this much at the end. That's
24 all. I just wondered about the easement, why are
25 we working on an easement now, okay.

1 CHAIRMAN MAGUIRE: Is that it?

2 MS. LUDLOW: Yes, thank you.

3 CHAIRMAN MAGUIRE: Okay. Go ahead, Ed.

4 MR. WUELLNER: That -- that's all I have on
5 the staff report.

6 Oh, you were going to -- I'm sorry. I dropped
7 you an e-mail on the enplanements. I don't know
8 whether you saw it, but it -- I sent you a second
9 one. But the enplanements for March, 290; April
10 were 431, and that's it.

11 MS. LUDLOW: Okay. He's talking about
12 enplanements, I asked how many. So March is 290?

13 MR. WUELLNER: 291, I think it was.

14 MS. LUDLOW: Okay. And April is 431? And
15 does that include Portland, or when did Portland
16 stop --

17 MR. WUELLNER: It looks like April would.

18 MS. LUDLOW: April included Portland.

19 MR. WUELLNER: Yeah.

20 MS. LUDLOW: Okay. How many of those people
21 do you think are tourists?

22 MR. WUELLNER: I have no idea. I truly don't.

23 MS. LUDLOW: Okay. I just wondered.

24 MR. WUELLNER: It's not something, you know,
25 buy a ticket and label yourself tourist, so I don't

1 have that data.

2 MS. GREEN: The rental cars went up quite a
3 bit, so --

4 MR. WUELLNER: Yeah.

5 MS. GREEN: -- if that answers --

6 MS. LUDLOW: That's a good mark. Okay. Thank
7 you. That's the enplanements.

8 And I didn't what Appendices 9.1, so I did
9 like you guys suggested; I sent a note and said,
10 Ed, what is Appendices 9.1 federal grants? And I
11 want enplanement things. So he was well aware and
12 he sent me back the answer. It has to do with
13 federal grants, just like it said.

14 CHAIRMAN MAGUIRE: Okay.

15 MS. LUDLOW: Thank you.

16 CHAIRMAN MAGUIRE: Okay. Was that it for
17 staff, Ed?

18 MR. WUELLNER: Yes, sir.

19 BUSINESS PARTNER UPDATES

20 CHAIRMAN MAGUIRE: All right. Business
21 partners, Mr. -- Commissioner Henry Dean.

22 COMMISSIONER DEAN: Good afternoon, everybody.
23 Is this on? I guess it's on. Good. Just a couple
24 of things to highlight and then I'll be happy to
25 answer any questions if there are questions.

1 I want to highlight our continued exponential
2 growth in this county has driven -- this is no
3 surprise to anyone in this room, driven housing
4 prices up through the roof. But if you haven't
5 heard the latest, the latest median price for a
6 home in St. Johns County as of last month was
7 \$550,000. It's -- it's shocking.

8 And so, I think that I along with my fellow
9 commissioners during the past year have put quite a
10 bit of emphasis on what can we do about affordable
11 housing for those of our workers that we
12 desperately need, both in the public and private
13 sector.

14 In the public sector, we have entry-level
15 deputies, entry-level first responders, entry-level
16 nurses, teachers, that obviously cannot afford a
17 half a million dollar home, especially if they just
18 graduated and have any level of student debt.
19 Think about that's a double whammy.

20 So in the last two years, we approved four
21 affordable housing developments. And when I say
22 affordable housing, we started a pilot project
23 where if the developer -- initially the price --
24 the price point was set at 210-, \$210,000. Then if
25 the developer were going to develop a hundred

1 homes, he could increase his density, double his
2 density, if he would set aside 40 percent of those
3 homes for at or less than 210-.

4 And those four projects have gone forth.
5 Actually two are homes for sale and two are
6 apartment rentals. And the apartment rentals have
7 a sliding scale that provides for lower rent based
8 on income. So that's our sort of pilot project.

9 In addition to that, last Wednesday, the 18th,
10 we had a presentation -- some of you may know Frank
11 Williams, but at one time 40 years ago, he was one
12 of the house members representing St. Johns County.
13 He went out to California. He actually was the
14 chairman of the housing authority for
15 San Bernardino, California, that county, and --
16 which is one of the largest in California.

17 He came back, retired, and actually lives on
18 my old street, Riverview Drive, down near the
19 Catholic church on A1A, and he's been asking us to
20 consider creating a housing authority for
21 St. Johns County, which has a number of benefits,
22 in my opinion.

23 So he had his former executive director fly in
24 on his own nickel and gave a presentation to the
25 advisory -- the affordable housing advisory

1 committee and the housing finance authority that we
2 do have last Wednesday. Very interesting, and I
3 think you may see as we go forward the possibility
4 of a county housing authority which will have its
5 own independent authority to issue bonds, apply for
6 major federal grants, et cetera.

7 But I think that my point in touching on this
8 today is that we -- we as a county, all of us, must
9 work to do something to provide reasonable adequate
10 housing for our workers that we desperately need,
11 particularly in the service industry, the tourist
12 industry, in government for those entry-level
13 positions.

14 And I'll be going into some depth covering
15 growth management infrastructure and other issues.
16 A week from Friday I'll be speaking to the
17 quarterly EDC meeting, the Chamber meeting, if --
18 the tickets are going fast. You better hurry. I
19 don't get a cut, by the way. So any questions?

20 CHAIRMAN MAGUIRE: No questions. Thank you,
21 very much.

22 COMMISSIONER DEAN: All right. Good to see
23 everybody. See you next month.

24 CHAIRMAN MAGUIRE: Okay. Mr. Vinny Beyers.

25 COMMISSIONER DEAN: I have a 5:00 meeting.

1 CHAIRMAN MAGUIRE: Thank you. Vinny Beyers.

2 (Not present.)

3 MS. LUDLOW: Oh, he's off today.

4 CHAIRMAN MAGUIRE: Mike Thompson or Jaime
5 Topp?

6 MR. TOPP: Yeah, I'm here. I really -- I just
7 wanted you to know I was in -- I had to fly to
8 Miami the day of the event.

9 CHAIRMAN MAGUIRE: If you have anything to
10 say, get up there. If not, just say no thank you.

11 MR. TOPP: I -- I can do that. I really
12 don't, but if I do -- thank you. I'm Jaime Topp
13 and -- with SAAPA.

14 First of all, I wanted to know how we did at
15 the -- the emergency practice. I had to fly out of
16 town that day, so I -- it was good to hear that it
17 went well. I'm really glad to hear that.

18 And number two, I don't know if this is the
19 forum for this, but you know the windsock on the
20 U.S. 1 side of 13? You know the first windsock on
21 the right?

22 MR. HARVEY: Yes.

23 MR. TOPP: It's blocked by grass and things so
24 it really doesn't get a good reading of the wind.
25 So you might want to take a look at that, either

1 cut it down or whatever. Because when you're
2 coming in, of course we have pretty sporty winds
3 here, you can't see it. You know, you can see it,
4 but it's just hanging limp and it's blowing 13
5 knots from the left. So you might want to take a
6 look at that and see if there's something we can do
7 about it.

8 MR. HARVEY: Okay.

9 MR. TOPP: Either its -- the bearing is stuck,
10 you know? But anyway, that's all I've got.

11 CHAIRMAN MAGUIRE: Thank you, very much. Nate
12 McKendrick.

13 (Not present.)

14 MS. LUDLOW: I think he may be late, he said.

15 CHAIRMAN MAGUIRE: Mr. Courtney Pittman?

16 MR. PITTMAN: Good afternoon. My name's
17 Courtney Pittman.

18 CHAIRMAN MAGUIRE: I understand you're new?

19 MR. PITTMAN: I am the new air traffic control
20 manager here in St. Augustine. I'm the new face.
21 I wanted to make you-all aware.

22 A little brief history of me. I just move --
23 just became the manager here, but I was also the
24 manager at Gainesville Regional Airport. I was
25 there for two and a half years, and then Ms. Tammy

1 decided to move on from this tower and I saw it as
2 a golden opportunity for me to improve my career
3 and move up.

4 Prior to that, I was a controller at Craig
5 Airport. I worked there for five years. That's
6 where I broke my teeth into federal, on this side,
7 the civilian sector, as an air traffic controller.

8 Prior to that, I did 20 years in the
9 United States Navy, seven different commands. Some
10 of the busiest towers in the United States Navy.
11 So I have a wide range of air traffic control.

12 But I am looking forward to this challenge
13 here in St. Augustine because this airport's very
14 unique. You have unique individuals, you have a
15 unique layout, and you have a variation of aircraft
16 that you have moving in and out of here.

17 One of the things I would like to leave you
18 with is I want to have education instead of
19 violation, relationship instead of turning backs to
20 each other. I would like to get to know each and
21 every one of you if the time is available.

22 Because I'm always in my office Monday through
23 Friday. Just come by. You don't have to call;
24 just come by. I'm there. I want to talk. I want
25 to learn what are the problems. I've heard rumors

1 and I've heard the gossip you say that may be
2 scuttlebutt. I don't believe in scuttlebutt.

3 I believe in direct communication between
4 individuals. If there's a problem, I feel as if
5 two adults can solve their problem. Maybe it's
6 just a misunderstanding on our part or -- you know
7 pilots never fail, so I'll never judge you. But
8 please come by. Please let me know who you are and
9 please let me know what you need.

10 This is not a one-way relationship. Like I
11 always tell people in air traffic control, when it
12 comes to pilots, relationships are built on trust.
13 You must trust that I'm going to put you in the
14 right position to make the right decisions and the
15 right calls in a timely manner and I have to trust
16 that you're going to do what I say. That's a risk
17 that is hard for most people to take. But in air
18 traffic controller it's vital.

19 And so, I've heard things. I don't care about
20 the past. Let's establish procedure going forward.
21 I want to know what you need. I want -- and I want
22 to ask you -- tell you what I need as well, and
23 maybe we can meet in the middle, iron some things
24 out, and form a relationship going forward.

25 Now I could talk all day. I'm an energetic

1 individual. I have a passion for what I do. But I
2 want to leave the floor for you-all to ask me
3 questions. I'm here for you. Yes, sir?

4 MR. OLSON: First, welcome.

5 MR. PITTMAN: Thank you.

6 MR. OLSON: And, you know, it's a step up from
7 Gainesville.

8 MR. PITTMAN: Absolutely. Absolutely.

9 MR. OLSON: So my question is -- and maybe
10 everyone else in this room knows this -- what is
11 the total personnel require -- or needed to operate
12 our control tower?

13 MR. PITTMAN: Okay. I'll answer this question
14 just to be honest with you. Now my company tells
15 us we're not supposed to give those types of
16 answers because it's proprietary information, but
17 seven is the answer. Seven individuals.

18 Due to -- because we're supposed to have a
19 local -- we're supposed to have three positions
20 manned in the tower. And so that gives coverage to
21 give two people to open in the morning and two
22 people to close in the afternoon. So that way
23 traffic doesn't a late open, an emergency situation
24 for the home doesn't cause the tower to be
25 undermanned. So it requires seven. That number

1 includes myself.

2 MR. OLSON: Okay. Thank you.

3 MR. PITTMAN: Yes, sir.

4 CHAIRMAN MAGUIRE: Go ahead.

5 MR. PITTMAN: Yes, ma'am.

6 MS. LUDLOW: Courtney?

7 MR. PITTMAN: Yes, ma'am.

8 MS. LUDLOW: I didn't if you were a girl or a
9 boy.

10 MR. PITTMAN: I get that all the time. I hope
11 I made it clear.

12 MS. LUDLOW: So you can be sure I have called
13 the tower. I called Courtney --

14 MR. PITTMAN: Yes, ma'am.

15 MS. LUDLOW: -- but he never answered. But
16 he --

17 MR. PITTMAN: That's because I was going back
18 and forth between two towers, but I'm here now.

19 MS. LUDLOW: Yes, yes. Actually it was today.
20 Because I wanted him to take a picture -- did they
21 tell you what I wanted?

22 MR. PITTMAN: No, ma'am.

23 MS. LUDLOW: Okay. Kevin, you should hear
24 this, too.

25 I wanted him to take a picture of the red sign

1 that says 2/20 that's right in the middle of the
2 taxiway. And if you're looking at Delta 3, it's
3 right definitely in the middle of the taxiway --

4 MR. PITTMAN: Yes, ma'am.

5 MS. LUDLOW: -- and it's already been hit. So
6 I mean, you have a great view of that.

7 MR. PITTMAN: Yes, ma'am.

8 MS. LUDLOW: I wanted you to bring me a
9 picture. That's all.

10 MR. PITTMAN: Okay. I'll take care of that.

11 MS. LUDLOW: Yeah, but that's all right. I
12 need to -- who do I need to talk to? Because --
13 and of course it had to be the -- Jay Lawrence, the
14 DE, you know, a couple of thousand dollars worth of
15 damages. Because it's a tail wheel and you're up
16 and looking up like this and it is right in the
17 middle of the runway, is it not?

18 MR. HARVEY: It's in the middle of the ramp
19 over there --

20 MR. WUELLNER: The ramp there.

21 MR. HARVEY: -- at the hold position.

22 MS. LUDLOW: It -- it's in the -- you're on
23 Delta 3, it's right in the -- you can't see it if
24 you're in a plane.

25 Anyway, that's all I wanted and I guess I

1 just -- well, I could tell by your voice if you
2 were a boy or girl so I'd know.

3 MR. PITTMAN: Thank you.

4 MS. LUDLOW: That's all. Thank you.

5 MR. PITTMAN: Yes, ma'am.

6 MS. LUDLOW: Thank you for being here.

7 MR. PITTMAN: Thank you for having me.

8 CHAIRMAN MAGUIRE: Thank you, very much.

9 MR. PITTMAN: Yes, sir.

10 CHAIRMAN MAGUIRE: Doug?

11 MR. BURNETT: Nothing in particular to report
12 this month.

13 CHAIRMAN MAGUIRE: Okay.

14 PERFORMING ARTS CENTER REQUEST TO PRESENT

15 CHAIRMAN MAGUIRE: Okay. Go to business
16 items. Ed, do you want to take --

17 MR. WUELLNER: I would just tell you we
18 solicited Cindy on our behalf additional
19 information from the -- from the performing arts
20 center folks and we provided that to you well
21 before the meeting.

22 It's on there really just for a do you want to
23 or do you not, after seeing that response, whether
24 you want to have a presentation by them or not.
25 It's purely your call at this point.

1 CHAIRMAN MAGUIRE: Okay. Did everybody read
2 it? Any comments?

3 MS. LUDLOW: I --

4 MR. OLSON: Oh, go ahead.

5 MS. LUDLOW: I'm sorry. I answered. Did
6 everybody answer? I mean, do you have a consensus
7 of what we --

8 MR. WUELLNER: Yeah, we -- yeah, we can't do
9 it that way. I can't -- we can't -- you're welcome
10 to respond to me, but I can't use that to create
11 consensus or not.

12 CHAIRMAN MAGUIRE: You have to do the
13 consensus --

14 MS. GREEN: The Sunshine Law.

15 MR. WUELLNER: It's a public meeting
16 requirement.

17 CHAIRMAN MAGUIRE: Okay. So do we have a
18 consensus either way? What's your position?

19 MS. LUDLOW: I -- I don't think we need this
20 at this time.

21 CHAIRMAN MAGUIRE: Okay. Robert?

22 MR. OLSON: Yeah, I -- I guess I'm looking at
23 the -- you know, the request, and just from a
24 courtesy standpoint, I suppose it, you know,
25 wouldn't hurt to hear details about their project;

1 but on the other hand, I think that -- I'm worried
2 that it would give the message out that we have
3 land for general development.

4 And I think, everything I know and have sat in
5 on master planning for the airport is that the
6 airport acquires land for airport-related purposes
7 and airport-related development. I mean, that can
8 be a broad area, but it is a -- it doesn't seem
9 that a performing arts center fits that arena.

10 CHAIRMAN MAGUIRE: Okay. So you're a
11 negative, too. Suzanne?

12 MS. GREEN: Yes, I'm with that, too. It is
13 airport development. I mean, we have such a big
14 hangar waiting list and other things that need to
15 be developed here, and I -- I commend them for
16 trying, but I think it does open the flood gates
17 of --

18 CHAIRMAN MAGUIRE: Okay. I think the
19 consensus is no.

20 MR. WUELLNER: Thank you.

21 EASTSIDE DEVELOPMENT PROJECT

22 MR. WUELLNER: Next item we provided you, and
23 there should be up on the screen here in a second,
24 a revised sketch of the area. This is putting some
25 additional detail, the engineers did, on the access

1 road.

2 I did want to update you on a couple of
3 related/nonrelated kind of sep- -- what I'm trying
4 to say here is they're separate projects but they
5 would support this project in the end. One being
6 land acquisition required to do the relocated
7 Hawkeye View Lane, which is going to be the west
8 side of that diagram, the blue line there.

9 The part from the existing Grumman out to
10 Gun Club Road, we have -- FDOT is funding the land
11 acquisition for that in 2024 now, which is -- which
12 is a huge -- huge improvement. That is
13 approximately a \$2 million land acquisition budget
14 that would be developed for that to acquire that 13
15 acres -- 11 to 13 acres, that's kind of
16 indetermined at this point.

17 The land acquisition money could also be used
18 for other acquisition down the road; it's not
19 exclusive for that location. But it is being
20 interestingly funded out of modal funds, which will
21 require you to build the road if you accept the
22 grant. And we're still two years from accepting
23 that grant, so there's a lot of discussion and a
24 lot that will go into that.

25 But if you do end up accepting the land

1 acquisition money, you will be required to build
2 the road. Now they will participate in building
3 the road also, but it will commit you to the
4 project at that point.

5 The other is we -- we have -- we are in the
6 process of gathering, our engineers are, the sub
7 consult, if you will, details on what it will cost
8 to do -- to get the proposals together for the
9 surveying, the testing, and even the
10 utility-related information together ahead of
11 really being able to move forward quickly on this.

12 So, we're -- we're going as fast as we can,
13 but unfortunately there's so much work out there in
14 Northeast Florida getting companies corralled long
15 enough to even get quotes and proposals for things
16 like surveying and the like. I've heard three to
17 four weeks just to get them to show up there to
18 tell you how much it will eventually cost. So
19 it's -- it's kind of backed up out there right now
20 with all the growth in this part of the country.
21 So they are working hard to get those numbers
22 together for us. With that, it's just a revised
23 sketch at this point.

24 I did want to make you aware that we did move
25 through our large aircraft hangar waiting list at

1 this point, both commercial and corporate, and on
2 those lists are 27 different individuals listed.

3 We con -- made contact with them and there
4 seem to be continued interest from at least six of
5 those companies at this point and that would be in
6 the area of funding or building their own facility.
7 So this is not with Authority dollars to build
8 these, but just to -- you know, kind of how this
9 project has been laid out at this point.

10 So we feel like there's sufficient interest in
11 general for this kind of a project. So I think it
12 makes a lot of sense once we start getting the
13 proposals together that we begin to move forward
14 from this point, too.

15 That's about really it related to this. It's
16 just more of an update than a decision-making point
17 at this. I'm hoping that by June we have those
18 proposals together.

19 That will also let us begin to budget it and
20 put some preliminary information into next year
21 and -- and start to build the business plan for
22 this as well as maybe working with Doug. Shortly
23 we'll begin to put together the proposal format, if
24 it's still acceptable, for what we'll be looking
25 for from those folks who will ultimately want to

1 build something.

2 So you're going to want to control that based
3 on the last conversation we had at the last
4 Authority meeting on this project. So it is moving
5 forward. We're going as quick as we can with the
6 information we have at this time.

7 CHAIRMAN MAGUIRE: Okay. Board comments
8 before I go to public? Okay.

9 MR. OLSON: Yeah, a couple of questions.

10 Can -- does it appear that the -- the interest
11 from the six, if that materializes and becomes
12 development, that all those interests' needs can be
13 fit on this or -- I'm just curious about how that
14 were -- if they would all, as you say, be doing
15 their own building on a ground lease from the
16 airport.

17 MR. WUELLNER: Correct.

18 MR. OLSON: How does the stated interest
19 relate to the size capacity of what can be built on
20 the site?

21 MR. WUELLNER: Frankly, I think that's the
22 step after we solicit proposals for what they would
23 intend to build there.

24 MR. OLSON: Okay.

25 MR. WUELLNER: I'm not sure we have that.

1 We -- our intent from the beginning was not to
2 literally draw out lots and say this is it. We
3 want to be flexible. We want to make it all work
4 on the parcel that's available.

5 MR. OLSON: So I -- I guess that connects to
6 my other questions, is the -- oh, the all-important
7 thing seems to be at the outset is the cost to the
8 Authority to do the infrastructuring and site prep.

9 MR. WUELLNER: Uh-huh.

10 MR. OLSON: And that can only be known with
11 some more land planning.

12 MR. WUELLNER: Correct.

13 MR. OLSON: So those are the things that would
14 happen this year?

15 MR. WUELLNER: Correct. And that's the number
16 I'm referring to when we start building the budget
17 here next month.

18 MR. OLSON: Okay. So --

19 MR. WUELLNER: We're hoping to have enough
20 detail to be able to --

21 MR. OLSON: So in the next couple of months,
22 we would be looking at a proposal to do a land
23 planning and infrastructuring for --

24 MR. WUELLNER: Correct.

25 MR. OLSON: -- so we have a cost.

1 MR. WUELLNER: Correct. And probably -- and
2 the hope is we'll be ahead of that with survey data
3 and testing data on the soil so that we know what
4 the conditions are --

5 MR. OLSON: Okay.

6 MR. WUELLNER: -- and the ability to build
7 what those --

8 MR. OLSON: Okay.

9 MR. WUELLNER: -- what those costs are likely
10 to run to.

11 MR. OLSON: Okay. Thank you.

12 MR. WUELLNER: Or drawing parallel.

13 CHAIRMAN MAGUIRE: Reba?

14 MS. LUDLOW: Yes, thank you.

15 Okay. You said \$2 million, and that's there
16 for -- from FDOT. And it's going to take 11 to 13
17 acres to build that road around the Hawkeye lane?

18 MR. WUELLNER: No. The -- they're really two
19 different projects. One supports the other. The
20 Hawkeye View road realignment will support not only
21 this project we're talking about here, the east
22 side --

23 MS. LUDLOW: The east -- east.

24 MR. WUELLNER: -- it will also support that --
25 if you remember the master plan drawings, they're

1 not shown on here, but west -- I guess technically
2 it's north of the east side corporate and the
3 existing Grumman, that area -- I'm just going to
4 get up and point if that's all right. Cindy, you
5 want to back up here a sec?

6 This area here will also support the future
7 development of that, too. We're talking about this
8 road.

9 MS. LUDLOW: Right.

10 MS. GREEN: Right.

11 MS. LUDLOW: So you mean support that they
12 will have access to it.

13 MR. WUELLNER: Correct.

14 MS. LUDLOW: Okay. While you're there, show
15 me where the Atlantic property that they wanted.

16 MR. WUELLNER: Over here.

17 MS. LUDLOW: Okay. So can -- why can't we use
18 that now?

19 MR. WUELLNER: You could.

20 MS. LUDLOW: Okay. So if you get a request
21 for a lease for that property right now, you could
22 lease it?

23 MR. WUELLNER: Well, we'd have to give -- we
24 have to give Atlantic the option of doing it first.

25 MS. LUDLOW: No. They backed out.

1 MR. WUELLNER: That's the right of first
2 refusal. That's what the terms -- they have not
3 backed out of it, no, ma'am.

4 MS. LUDLOW: I understood that they said they
5 didn't want it.

6 MR. WUELLNER: That is by -- not at all.
7 There's conversation as recent as today regarding a
8 lease amendment that supports that right of first
9 refusal.

10 MS. LUDLOW: Okay. So if -- if Atlantic tells
11 you -- do they have to tell you by paper or do --
12 can they just tell you verbally and then you can
13 lease that land?

14 That's revenue. I mean, that's been sitting
15 there -- it almost sat there until 2036, and that
16 bothers me because that's money sitting there.

17 MR. WUELLNER: Uh-huh. Yeah, I don't think
18 you quite understand the process, but that's okay.

19 We did a memorandum of understanding on the
20 front end of this, which is what was to the
21 Authority, with direction to pursue that or get
22 that into the lease agreement through a lease
23 amendment which you pre-authorized as a part of
24 that same motion.

25 Doug and Atlantic have been back and forth on

1 that as recently as today. We believe the -- the
2 document will be executed before the holiday here,
3 so probably this week.

4 That will then allow us to trigger the right
5 of first refusal. We will in writing transmit that
6 there's interest to do a project there on the
7 outside. That will start the clock with Atlantic
8 as to whether they intend to develop the property
9 or not.

10 After that expiration date, then we'll be able
11 to work with either the future tenant or Atlantic
12 in developing the process. So it's going to move
13 very quickly from this point.

14 MS. LUDLOW: How long do you give them?

15 MR. WUELLNER: I think it's required or will
16 be required a 30-day notice, typically. 30 or 60.
17 What -- do you know what it is off the top of your
18 head?

19 MR. BURNETT: It's -- that's one of the last
20 issues, is 30 or 60.

21 MS. GREEN: Uh-huh.

22 MR. WUELLNER: One of the two will have to
23 expire before it can move to the private sector.

24 MS. LUDLOW: Okay.

25 MR. BURNETT: But we do anticipate that this

1 is going to be wrapped up very soon.

2 MS. LUDLOW: Okay. Okay. So two months and
3 this is -- so we're talking about in July,
4 probably -- June/July. Okay. Well, I just
5 wondered because it is money sitting there, as far
6 as I'm concerned.

7 MR. WUELLNER: I -- I think it will go to
8 lease very quickly, probably by the end of the
9 summer, frankly, one way or the other.

10 MS. LUDLOW: Okay. That's all I have on that,
11 but I have something else.

12 MR. WUELLNER: Is it --

13 CHAIRMAN MAGUIRE: Is it --

14 MR. WUELLNER: -- on topic?

15 CHAIRMAN MAGUIRE: -- on east side
16 development?

17 MS. LUDLOW: It's on the east side
18 development.

19 CHAIRMAN MAGUIRE: Okay.

20 MS. LUDLOW: Okay. All right. So one thing.
21 Over here, alternative two, you said -- I'm just --

22 MR. WUELLNER: That sheet shouldn't have been
23 in the PowerPoint. It was accidentally transmitted
24 to you guys.

25 MS. LUDLOW: Okay. But you know what? I like

1 it because you said we have 6 -- \$6 or \$7 million
2 to put for in -- infrastructure.

3 MR. WUELLNER: Uh-huh.

4 MS. LUDLOW: So why can't we use \$6 or
5 \$7 million to build? We have land right now for 42
6 hangars A row, F row, and Estrella. I know, if you
7 guys think I'm going to give up on these hangars --

8 MR. WUELLNER: No, no.

9 MS. LUDLOW: -- you're just wrong. You might
10 as well build them.

11 MR. WUELLNER: No, but I think you misread
12 what the slide was representing.

13 MS. LUDLOW: Authority build infrastructure
14 only, 6.7 million.

15 MR. WUELLNER: That's very different than the
16 Authority has \$6 or \$7 million to put in the fund.
17 That's the slide --

18 MS. LUDLOW: Where were you going to get --

19 MR. WUELLNER: That's the slide from last
20 month.

21 MS. LUDLOW: Where were you going to get 6 or
22 7 -- oh, well, it made a lot of difference. Where
23 do you have 6 or 7 million?

24 MR. WUELLNER: That's -- that's the con --
25 budget conversation, and also the structure -- the

1 proposals we solicit from them, if you remember
2 Chairman Maguire suggested perhaps some upfront
3 funding by the individual lessees that would go
4 over there. That is not distilled yet.

5 MS. LUDLOW: That is if we took that --

6 MR. WUELLNER: Yes.

7 MS. LUDLOW: -- proposal.

8 MR. WUELLNER: But we are not sitting on \$6 or
9 \$7 million for this project --

10 MS. LUDLOW: Okay.

11 MR. WUELLNER: -- at this point.

12 MS. LUDLOW: And then as far as the east side
13 development, is there -- you list the cost there,
14 but no, you don't list any projected revenue, nor
15 do you list like how many hangars can go on there.

16 And I think if you list the cost, then you
17 have to list what revenue would come in also. And
18 I would think like the lease values, the land
19 value -- and I don't see my note here so I can't
20 remember what all I put on it. But if they're
21 going to put the cost there, then I think we need
22 to know what the projected revenue is.

23 MR. WUELLNER: Right. We weren't -- we
24 weren't dealing with the revenue side of it at this
25 point in choosing the alternative. You chose as a

1 board that alternative, just for the record. You
2 did it last month.

3 MS. LUDLOW: I remember.

4 MR. WUELLNER: Okay. Part of the next step is
5 that development of the business plan proposal side
6 of it which will distill the revenue, the cost,
7 who's paying for what, what those budgets are. We
8 don't have that information entirely yet.

9 MS. LUDLOW: Okay. But then are we going to
10 approve this before we get those numbers?

11 MR. WUELLNER: No, ma'am. All we're doing at
12 this point is some surveying and soil testing to
13 allow the engineers to take it to the next step on
14 what the cost of this project will be.

15 MS. LUDLOW: Okay. Thank you.

16 MS. GREEN: Because we don't know what we can
17 build yet or what can be built.

18 MR. WUELLNER: Correct.

19 MS. LUDLOW: Well, we end up spending a bunch
20 of money and then all of a sudden it's ours and we
21 have no I -- like the road, nobody knows what the
22 final cost is. We still don't know the final cost
23 of the road.

24 MR. WUELLNER: Well, ultimately, not to get
25 too deep in the weeds here, you're never going to

1 know the final cost of a project until you bid it.

2 MS. LUDLOW: I -- I understand. Okay, until
3 you bid it.

4 MR. WUELLNER: Yes.

5 MS. LUDLOW: Okay. So then at least then you
6 would know.

7 MR. WUELLNER: Correct.

8 MS. LUDLOW: I mean, you can't say just build
9 me a house, is it going to be three stories or two
10 stories, whatever? So you have to have some idea.

11 MR. WUELLNER: Correct. And we do. That's
12 part of what the engineer's estimate that's
13 prepared for, to give you a very good estimate of
14 what we expect it to cost. But you won't know that
15 final cost until it's bid.

16 MS. LUDLOW: Right. And then -- okay. And
17 then when you called these people on the list and
18 you asked them -- you said out of 27, 6 people are
19 interested. So when you contacted 27 people, is
20 your question, "Are you interested in a large
21 hangar?" and that's -- that's your question, or --

22 MR. WUELLNER: No. Cindy, do you recall the
23 wording on that?

24 But it -- it's more about them developing
25 their own facility on a -- on a piece of property.

1 It's not us -- we didn't solicit their occupancy in
2 a hangar. In other words, we're making no
3 commitments at this point to build any kind of
4 buildings. That's not --

5 MS. LUDLOW: Right. So you --

6 MR. WUELLNER: That's not on the table right
7 now.

8 MS. LUDLOW: So you just call and them say,
9 "Are you possibly interested in building a hangar
10 or renting a larger hangar?"

11 MR. WUELLNER: I didn't ask them anything
12 about renting.

13 MS. LUDLOW: Build -- "Are you interested in
14 building a hangar?"

15 MR. WUELLNER: Correct.

16 MS. LUDLOW: All right. And you called 27
17 people.

18 MR. WUELLNER: We contacted 27 people.

19 MS. LUDLOW: Contacted 27 people. And --
20 well, that's pretty good.

21 MR. WUELLNER: Yeah.

22 MS. LUDLOW: At least six people have money.

23 MR. WUELLNER: We'll see.

24 CHAIRMAN MAGUIRE: Okay. Any further comment?

25 MS. LUDLOW: Thank you.

1 CHAIRMAN MAGUIRE: Okay. Matt Liotta, you
2 have a comment?

3 MR. LIOTTA: Matt Liotta, 93 Lake Mist,
4 St. Johns.

5 You know, this project is sort of here because
6 I kicked it off by sending a letter with an actual
7 intent to lease the land. My proposal that went to
8 the airport was for more than \$10 million of rent
9 for the land with no expectation that the airport
10 would do anything for us.

11 And since that time, all that's really been
12 achieved is that you've sent out 27 requests, is
13 somebody interested with them only responding in an
14 e-mail, sure, I'm interested. You've got six
15 people saying they're interested with no commitment
16 of any kind. And two of those six people are
17 associated with my company.

18 So, I mean, really, it -- it doesn't seem like
19 we're -- we're actually going in the right
20 direction here. We're -- we're -- as the director
21 said the last meeting, the board voted on Option 2,
22 and now you're going to go down the road and then
23 develop the business plan for it.

24 It's usually the other way around; you want to
25 like actually have a business plan first before you

1 decide on your options. Does the board actually
2 know what the three options they chose from, what
3 the associated business is for each of those
4 options? I don't think so, because apparently at
5 least on Option 2, there was no business plan and
6 you're going to do that later. And look at how
7 much time just goes to nowhere when you could
8 actually be receiving revenue right now.

9 And look at this on the other side, this piece
10 right here. We're talking about waiting for the
11 ROFR to be signed in a lease that you're still
12 negotiating so that you can immediately trigger it
13 because you already have interest.

14 Why are you entering into a lease with a ROFR
15 that you know is going to be triggered instantly
16 once you do it? You need to go to them right now
17 and say, Hey, are you going to meet this proposal
18 that exists? Because if you're not, what are we
19 doing? It's completely the wrong order. It
20 doesn't make any sense.

21 And the reason why this is happening here is
22 all because we didn't even bother to talk about
23 this land existing until we happened to have found
24 out about it because we were talking about this
25 ROFR in the first place in January when we just

1 finally for the first time mentioned that the
2 Grumman ROFR even existed, you know.

3 And -- and as far as I understand, the
4 business planning work that Bob Olson wants to do
5 is not going to be funded. So it's just this
6 continuation of just going down roads that
7 foreclose options for the airport without any sense
8 as to what you're doing until it's too late. It
9 doesn't make sense.

10 MS. LUDLOW: Can I say something on this?

11 CHAIRMAN MAGUIRE: Do what?

12 MS. LUDLOW: Can I say something --

13 CHAIRMAN MAGUIRE: Sure.

14 MS. LUDLOW: -- to his?

15 Matt, I -- I see what you're saying. Ed, why
16 do you have to wait till a certain day to ask them
17 if they want to exercise the right of first
18 refusal?

19 MR. WUELLNER: Because you entered into an
20 agreement to amend their lease to include that.
21 We're just simply honoring our word to our tenant.
22 Once that's complete, we certainly can -- can
23 trigger the right of first refusal.

24 MS. LUDLOW: So you have to wait till the
25 lease time.

1 MR. WUELLNER: Well, we're talking about a
2 week here.

3 MS. LUDLOW: Yes. Okay.

4 CHAIRMAN MAGUIRE: All right.

5 MR. BURNETT: And if I may, Mr. Chairman.

6 CHAIRMAN MAGUIRE: Go ahead.

7 MR. BURNETT: Recall, that was a portion of
8 them giving up the space where the two hangars were
9 for the new access improvements on the front side
10 of the airport.

11 MS. LUDLOW: Grumman?

12 MR. BURNETT: Yes.

13 MS. LUDLOW: Yes.

14 MR. BURNETT: Not Grumman.

15 MS. LUDLOW: No.

16 MR. BURNETT: Atlantic.

17 MS. LUDLOW: Oh, Atlantic, right. That's
18 right.

19 MR. BURNETT: Because two of the hangars had
20 to come down for that access improvement to occur.
21 So that came out of their lease, which required an
22 amendment to the lease.

23 And so the negotiated amendment to the lease
24 contemplated this as approved. So you've got the
25 memorandum of understanding that came before the

1 board for approval and now the lease amendment,
2 which again they -- they communicated to us they
3 want it signed before the end of the month. So
4 that works good for your timing to be able to then
5 turn around and give them notice, if -- if that's
6 the airport's intent.

7 MS. LUDLOW: I see.

8 CHAIRMAN MAGUIRE: Thank you.

9 AUTHORITY STAFFING CONSIDERATIONS - ADK CONTRACT

10 CHAIRMAN MAGUIRE: All right. Next item?

11 MR. WUELLNER: As agreed last month, Mr. Olson
12 and I approached ADK about a full-service executive
13 search for a number two.

14 The -- they have two -- two levels of service.
15 We believe the higher level of service would be
16 appropriate for the Airport Authority since we do
17 not have a dedicated human resources department to
18 run a significant portion of the interviewing.

19 That -- we provided you both -- both versions
20 of that contract with information ahead of the
21 meeting. I believe it's our recommendation to
22 recommend approval for \$39,900 to ADK Consulting
23 for the consultant -- or the selection services for
24 a new number two.

25 I'm sure Bob or I could try to answer any

1 questions that might be in there, but I think we
2 walked away relatively impressed with the
3 capabilities of this company. In fact, they're
4 used in many many -- they seem to focus on airports
5 as well as governmental types of positions.

6 CHAIRMAN MAGUIRE: For that contract, what
7 would be the result that we would expect to see
8 come out?

9 MR. WUELLNER: A qualified candidate that's --
10 up to five candidates that are for consideration of
11 hiring at that point, that have been fully vetted
12 and -- and are ready to go.

13 MS. LUDLOW: Are you saying CF -- sorry,
14 Mr. Chair.

15 CHAIRMAN MAGUIRE: Go ahead.

16 MS. LUDLOW: Are you saying CFO and COO
17 operating and financial officer --

18 MR. WUELLNER: Yes.

19 MS. LUDLOW: -- is that right?

20 MR. WUELLNER: Yes.

21 MS. GREEN: And that is commensurate with the
22 25 to 33 percent of what the compensation would be?
23 That's what I'm -- research I've done, that's --

24 MR. WUELLNER: It's very close.

25 MS. GREEN: Okay.

1 MR. WUELLNER: Yeah, it's very close.

2 MS. GREEN: Yeah.

3 CHAIRMAN MAGUIRE: Is there a time limit on
4 this?

5 MR. OLSON: Yes.

6 MR. WUELLNER: Meaning?

7 CHAIRMAN MAGUIRE: How long are we -- how long
8 will that carry on before they get their results?

9 MR. WUELLNER: What was -- do you remember the
10 number?

11 MR. OLSON: The indication -- again, this is a
12 very full-service contract, which is great, because
13 it does not burden the staff.

14 And going through the steps, we pressed them
15 on what they normally would think of as appropriate
16 or likely for a search and -- this kind of search,
17 and I believe it was --

18 MR. WUELLNER: Oh.

19 MR. OLSON: -- four to five -- oh, great.
20 We've got someone here that can answer that
21 question better than I.

22 MR. ASTRAN: Sorry. I was in the back.

23 I'm Blake Astran with ADK Executive Search.
24 I'm the vice president of business operations, so I
25 figured I'd step in in case anyone has some

1 questions.

2 So you're asking about a time --

3 MR. OLSON: Yeah.

4 MR. ASTRAN: -- a time --

5 MR. OLSON: How soon will we --

6 MR. ASTRAN: As soon as if you guys -- we get
7 the go-ahead and have a signed contract, we
8 begin -- we do -- we typically say about 90 days
9 for a search to be completed. That means from
10 signed contract to signed offer letter. Not
11 necessarily when the candidate will start.

12 But as -- as Ed said, we are the number one
13 airport recruiting firm in the country. We do more
14 searches than -- than any other firm. We do
15 airports of all sizes. So we -- we have no doubt
16 that we will be able to provide quality candidates
17 to you.

18 The goal being at the end, you asked that
19 earlier, is to have a talented candidate pool. If
20 that's three candidates, five candidates, seven
21 candidates, our goal is to make it so that you guys
22 have a difficult decision in the end.

23 I always tell our clients if it's -- if you
24 guys have a tough choice deciding, we did a good
25 job because you'll have a couple of candidates that

1 you're -- you're deciding between.

2 It's a hot industry right now. People are
3 moving a lot, so you guys are getting in at the
4 right time. Summer's a great time for recruitment.
5 This kind of position will be specifically
6 intriguing to people wanting to move up in the
7 industry, becoming an airport director, so I have
8 no doubt we can provide a quality candidate pool.

9 Especially St. Augustine, a highly desirable
10 place to live, people want to relocate to Florida.
11 We just -- I just happen to be based here, but our
12 company's spread throughout the country. So it's a
13 good opportunity to get out here and see the board
14 and say hi as well. Any other questions, I'm happy
15 to answer.

16 CHAIRMAN MAGUIRE: Questions?

17 (None.)

18 CHAIRMAN MAGUIRE: Thank you, very much for
19 jumping in.

20 MR. ASTRAN: Sure.

21 MR. WUELLNER: Thanks, Blake.

22 CHAIRMAN MAGUIRE: Okay. So --

23 MS. GREEN: Public?

24 CHAIRMAN MAGUIRE: Huh? Yeah. Any other
25 board comment?

1 (None.)

2 CHAIRMAN MAGUIRE: I don't have any letters
3 here from public comment. Is there any public
4 comment?

5 (None.)

6 CHAIRMAN MAGUIRE: Okay. Bring it back to the
7 board. Discussion?

8 MS. GREEN: No.

9 CHAIRMAN MAGUIRE: Motion.

10 MR. OLSON: (Indicates.)

11 CHAIRMAN MAGUIRE: What does that mean?

12 MR. OLSON: Oh. I -- I move we act on this
13 con -- we approve the contract.

14 CHAIRMAN MAGUIRE: I ask that because you've
15 got to remember the microphone doesn't pick up hand
16 waves.

17 MR. OLSON: Oh.

18 MS. GREEN: Neither does Ms. Beason.

19 CHAIRMAN MAGUIRE: Okay. We have a motion. A
20 second?

21 MS. GREEN: I'll second.

22 CHAIRMAN MAGUIRE: Second. All in favor?

23 MS. GREEN: Aye.

24 MS. LUDLOW: Aye.

25 MR. OLSON: Aye.

1 CHAIRMAN MAGUIRE: Aye. Opposed?

2 (None.)

3 CHAIRMAN MAGUIRE: Four to zero unanimous.

4 Thank you, very much. Okay. So get working.

5 Where did he go? Get working.

6 LEASING POLICY AMENDMENT - FAA GRANT ASSURANCES

7 CHAIRMAN MAGUIRE: Okay. Next?

8 MR. WUELLNER: Next item I have for you is the
9 lease policy amendment.

10 This is strictly to place in our lease policy
11 document -- we have an Appendix 9.1 that con- --
12 that just contains the FAA grant assurances as they
13 exist. This simply replaces the old version and
14 puts the new version of grant assurances in our
15 lease policy for reference.

16 CHAIRMAN MAGUIRE: Any questions from the
17 board?

18 MS. LUDLOW: No.

19 CHAIRMAN MAGUIRE: Okay.

20 MR. OLSON: Is there any -- would there be any
21 surprises for the -- from the updated FAA pol- --
22 the -- what has changed, anything, than what we're
23 doing now or how we --

24 MR. WUELLNER: Yeah. I think I understand
25 where you're going with it.

1 MR. OLSON: Yes.

2 MR. WUELLNER: No. No, there are no real
3 changes because these have been in place in terms
4 of being in your grant documents for the last --
5 for two years.

6 The last update that FAA did on these was in
7 2020 and they've been included in every FAA grant
8 you've had since then. So you're already committed
9 to them. They will be --

10 MR. OLSON: So then my question is -- I guess,
11 is why we are doing this now if we -- if it's
12 already been in effect? Is there some reason we're
13 doing this --

14 MR. WUELLNER: That's a really great question.
15 It's just something we didn't catch to sub it out.
16 They're in there by reference.

17 MR. OLSON: Okay.

18 CHAIRMAN MAGUIRE: Okay.

19 MS. GREEN: So it doesn't affect anything
20 we've been planning on those --

21 MR. WUELLNER: There's --

22 MS. GREEN: -- whatever --

23 MR. WUELLNER: -- really no significant
24 change.

25 MS. GREEN: For our application for grants and

1 everything.

2 MR. WUELLNER: Yeah.

3 CHAIRMAN MAGUIRE: Okay. Matt Liotta, you
4 want to talk about this, too?

5 MR. LIOTTA: I think that if you're going to
6 be addressing your lease policy, you should address
7 it more fully. There's several things that -- that
8 I've seen that are problematic right now.

9 For example, we've seen people where there's a
10 hangar that's for a commercial use and then
11 suddenly it goes to someone who's not on the
12 commercial hangar waiting list; it goes to someone
13 who is doing it for personal use. How does that
14 happen? Where is the lease policy for that?

15 Further, when we talk about FAA grant
16 assurances, one of the grant assurances is related
17 to good faith effort for leasing negotiations. In
18 a Part 16 decision against Pompano, the FAA
19 director wrote that the airport sponsor is required
20 to act in good faith negotiations for leases at
21 airport properties and facilities. And that
22 particular airport did not engage in good faith and
23 the FAA forced compliance action on them.

24 Where -- where is that here? We need to make
25 sure that that assurance is specifically called out

1 in the lease policy so that this airport complies
2 with that assurance and doesn't have any compliance
3 actions or Part 16 otherwise. Thanks.

4 CHAIRMAN MAGUIRE: Okay. Thank you. Any
5 other comment?

6 (None.)

7 CHAIRMAN MAGUIRE: Bring it back to the board.
8 Do we need to vote on this, Ed?

9 MR. WUELLNER: Yes, just to include it in.

10 CHAIRMAN MAGUIRE: Okay. A motion to approve
11 this? I saw a finger there. Is that a motion or a
12 question?

13 MS. LUDLOW: No, it was a question. Because
14 this is very misleading. It says FAA grant
15 assurance and now it goes into leases? That's a
16 whole different ballgame.

17 MR. WUELLNER: Your -- there are elements of
18 the grant assurances that apply to leasing
19 activities the airport does. FAA uses the grant
20 assurances as a very broad effort to gain
21 compliance of airports; in other words, we have the
22 money, we make the rules.

23 MS. LUDLOW: Is that what you have in your
24 hand?

25 MR. WUELLNER: And that -- that's a copy of

1 the assurances is all.

2 MS. LUDLOW: Okay. What does it say about
3 leases in there?

4 MR. WUELLNER: It -- it goes into how you do
5 nondiscriminatory practices, things of that nature
6 that carry over to leasing.

7 MS. LUDLOW: We should have known that. That
8 says -- that's a lot more than just grants.

9 MR. WUELLNER: It's been in your --

10 MS. GREEN: It's been in there for --

11 MR. WUELLNER: No, no, no. It's also in your
12 policy in other places --

13 MS. GREEN: Right.

14 MR. WUELLNER: -- it's just --

15 MS. LUDLOW: I don't want --

16 MR. WUELLNER: -- this is the source.

17 MS. LUDLOW: -- something to come up that all
18 of a sudden I pass an FAA grant assurance and I
19 can't hang a picture on my wall. So I want to make
20 sure what is in there that has to do with leases,
21 with my lease and my hangar and what I can do.

22 MR. WUELLNER: It's -- it's not that kind of a
23 document. This is like nondiscriminatory
24 practices, EEO kinds of -- we're required to
25 include many of the provisions of this assurance

1 document in our leases, but for the most part, they
2 apply to commercial-type operators.

3 MS. GREEN: Can't discriminate. Have to have
4 equal opportunity.

5 MR. WUELLNER: Yep.

6 MS. LUDLOW: Yeah, I know commercials, but
7 still, you know, it's saying what you can do.

8 MR. WUELLNER: You -- those types of things
9 have never -- I won't say never change, but they've
10 basically been the same for 30, 40 years.

11 MS. LUDLOW: All right.

12 MR. WUELLNER: What now gets wrapped in here
13 is items like, buy American steel in contracting
14 for federal jobs. Those are the kinds of additions
15 that have shown up in grant assurances nowadays.

16 CHAIRMAN MAGUIRE: Okay.

17 MS. LUDLOW: Okay. I'm going to read it,
18 though.

19 MR. WUELLNER: Yeah, please do.

20 MS. GREEN: Oh, yeah.

21 CHAIRMAN MAGUIRE: Yeah, encourage all board
22 members to -- to read it.

23 MS. LUDLOW: I --

24 MR. WUELLNER: It's all over the place.

25 MS. GREEN: And the downside if we don't

1 include it, we've got some issues.

2 MR. WUELLNER: Then you do have a compliance
3 issue.

4 MS. GREEN: Right. We're out of compliance.

5 MS. LUDLOW: Well, yeah, I understand that,
6 but --

7 MR. WUELLNER: Yeah, what -- whether you agree
8 to place this as an appendix within your lease
9 policy is really irrelevant at the end of the --
10 that's a housekeeping item. The reality is every
11 time we've executed a grant, those assurances have
12 been ratified with the FAA and will likely occur
13 again over the summer.

14 CHAIRMAN MAGUIRE: Okay. Go back to the
15 motion. Do we have a motion?

16 MS. GREEN: I make a motion we accept the --

17 CHAIRMAN MAGUIRE: Okay.

18 MS. GREEN: -- 9.1.

19 MR. OLSON: Second.

20 CHAIRMAN MAGUIRE: Second the motion. Further
21 discussion?

22 (None.)

23 CHAIRMAN MAGUIRE: All in favor?

24 MS. GREEN: Aye.

25 MS. LUDLOW: Aye.

1 MR. OLSON: Aye.

2 CHAIRMAN MAGUIRE: Aye. Opposed?

3 (None.)

4 CHAIRMAN MAGUIRE: Four to zero. Next item.

5 FORMER CHINESE RESTAURANT LOCATION

6 MR. WUELLNER: Next item I have for you is the
7 site of a former Chinese restaurant down U.S. 1
8 just north of the car dealership, if you need a
9 little orientation there.

10 But this is a building we bought as -- I don't
11 even know, 15 years ago, 20 years ago. It
12 operated. We -- we had a lease -- we were
13 handed -- I don't think it's been that long,
14 actually, but it -- the lease came with the
15 purchase. This is that tenant. Prior to that,
16 it's been a pizza place, a barbecue place, a sub
17 shop I think at one time under -- under previous
18 ownership.

19 CHAIRMAN MAGUIRE: Uh-huh.

20 MR. WUELLNER: We got it as a Chinese
21 restaurant and in -- that included the tenant. The
22 tenant notified us he was not going to renew that
23 lease agreement and has since dissolved the
24 business, as we understand it.

25 This is the building. It's kind of

1 brutal/disgusting. The question is, to bring it up
2 to compliance for us to lease it to someone would
3 require some investment if we're going to do that.

4 We could compel a potential lessee to do those
5 improvements and bring it up to code. The city has
6 already notified us that there's going to be
7 extremely limited occupancy at that location
8 because of how it's connected to city utilities.

9 It's in pretty rough shape, but it's your call
10 as to whether you want to direct us to try to lease
11 it again or we just simply tear it down and move
12 on.

13 CHAIRMAN MAGUIRE: I'll start off.

14 My position is I've seen it several times
15 previously. I have not been in the last short
16 term. My recommendation is to see what's
17 potentially sellable in terms of restaurant
18 equipment on the inside, offer it up for sale, and
19 demolish it.

20 MR. WUELLNER: There's really nothing in there
21 but potentially a range hood. I don't even think
22 that's --

23 CHAIRMAN MAGUIRE: Yeah, when I saw the range
24 hood --

25 MR. WUELLNER: -- able --

1 CHAIRMAN MAGUIRE: -- that's what made me
2 think of it.

3 MR. WUELLNER: It's -- otherwise there's
4 really nothing in there.

5 CHAIRMAN MAGUIRE: Yeah. All right. Robert?

6 MR. OLSON: Yeah, I also think that demo is
7 probably the best course of action.

8 Any kind of tenant that would want it that
9 would have to make the -- the kind of improvements
10 that would require a long-term commitment on the
11 building, the building is part of a planned parcel
12 that's connected to other larger airport holding --

13 MR. WUELLNER: Uh-huh.

14 MR. OLSON: -- and it's got frontage on
15 U.S. 1, so there's opportunity coming along for
16 airport-related development.

17 So, I guess my only question in my mind is
18 would -- should we incur the cost of demo now or
19 can it be capitalized into something that might
20 happen there soon? But I guess it wouldn't be
21 soon. So, I mean, I -- those are the kinds of
22 thoughts in my -- but I think if -- I don't even
23 know what the cost to clear the site would be now.

24 MS. GREEN: Do you -- I was going to ask
25 Mr. Maguire if he would know what the cost of

1 demolition is, thereabouts?

2 CHAIRMAN MAGUIRE: I wouldn't -- the -- I'm
3 guessing less than 25.

4 MR. OLSON: Oh, okay. Well then --

5 CHAIRMAN MAGUIRE: I mean, you just come in
6 and bring a trackhoe and break it down and throw it
7 in a dumpster and take it off.

8 MR. OLSON: Okay. Okay.

9 CHAIRMAN MAGUIRE: I assume there are no
10 hazardous waste issues on it?

11 MR. WUELLNER: Doesn't appear to be, no.

12 MS. GREEN: No gas or --

13 CHAIRMAN MAGUIRE: Yeah. So...

14 All right. Comments?

15 MS. LUDLOW: I -- no, I think it should be
16 disposed of. I don't think there's any hope for it
17 at all, and the -- the vacant land would be much
18 more valuable.

19 CHAIRMAN MAGUIRE: Okay.

20 MS. GREEN: Yeah, I agree with other board
21 members, Mr. Olson and Ms. Ludlow, because it is
22 attached to other property and it has great
23 frontage, so I think it's more profitable for the
24 airport to get let's rid of it and we don't have
25 any liability for anyone walking in there or --

1 MR. OLSON: Yeah.

2 MS. GREEN: Yeah.

3 CHAIRMAN MAGUIRE: Okay.

4 MR. WUELLNER: Okay. Don't motion on that.
5 We're good.

6 CHAIRMAN MAGUIRE: Do you need a motion on
7 that? Just --

8 MR. WUELLNER: No.

9 CHAIRMAN MAGUIRE: -- consensus to tear it
10 down.

11 MR. WUELLNER: If you're good with it, I'm
12 good with it.

13 CHAIRMAN MAGUIRE: All right.

14 FY2021-22 AUDIT SCOPE

15 MR. WUELLNER: The last item I believe I have
16 for you is -- well, I've got two more, but this one
17 is the audit scope, as I promised back a few months
18 ago when we concluded the last audit but before we
19 executed the engagement letter for next year's
20 audit, that we'd provide you that document and
21 allow you the opportunity to add or subtract
22 anything in there.

23 I don't think there's anything you want to
24 take out of it. Primarily it's set up to be
25 compliant with the GASB accounting stands and meet

1 the requirements of federal single audit standards,
2 state audit standards, and the like.

3 But there was mention at one point about
4 adding additional areas that they might want to
5 look at. This is the time to have that
6 conversation if you want.

7 CHAIRMAN MAGUIRE: Okay. Questions? Robert?

8 MR. OLSON: Yeah. Does this proposal include
9 any added work related to our two years of what --
10 I'm using the term, not an accounting term, beating
11 the doghouse as far as a high risk entity?

12 Because I've heard and read or research
13 somewhere that when you are in that category, there
14 are additional audit -- there's additional audit
15 work that needs to be done, and I'm wondering
16 whether this scope and price proposal --

17 MR. WUELLNER: Includes that work.

18 MR. OLSON: It does include that work.

19 MR. WUELLNER: Yes.

20 MR. OLSON: Okay. So it is -- it is different
21 from our last --

22 MR. WUELLNER: It is not because our -- all of
23 our audits have had that exact same reporting
24 requirement under GASB. So we've always
25 reported --

1 MR. OLSON: Okay.

2 MR. WUELLNER: -- the level of detail required
3 under the -- that determination.

4 MR. OLSON: Okay. Thank you.

5 MS. GREEN: Is the price point con --
6 commensurate with ones we've had before? I'm
7 trying to remember.

8 MR. WUELLNER: It's --

9 MS. GREEN: A little higher?

10 MR. WUELLNER: It's a little higher than what
11 it's been.

12 MS. GREEN: Yeah.

13 CHAIRMAN MAGUIRE: Okay.

14 MR. WUELLNER: But what isn't right this
15 minute?

16 MS. GREEN: I know. I just...

17 MS. LUDLOW: Is -- is this a time that you
18 might tell us that you have a new employee from our
19 accounting firm?

20 MR. WUELLNER: That we have a new employee?

21 MS. LUDLOW: Do we have a new employee?

22 MR. WUELLNER: I'm not sure what you mean.

23 MS. LUDLOW: Do you have a new employee?

24 MR. WUELLNER: Do I have a new employee?

25 MS. LUDLOW: Yeah.

1 MR. WUELLNER: Yeah. Oh, Dana. Yeah, I'm
2 following you.

3 Yes, we -- we brought over a bookkeeper to
4 replace -- we have brought the accounting function
5 back in-house again. Not at all pleased with what
6 we've been getting as a product on the outside at
7 this point.

8 MS. LUDLOW: But she was the one that was
9 doing the work actually for the accounting firm, so
10 it didn't change too much.

11 MR. WUELLNER: Well, that's not entirely true,
12 but yes.

13 MS. LUDLOW: Right. Okay. But we're keeping
14 the same accounting firm.

15 MR. WUELLNER: We are right now not using an
16 outside accounting firm. We have been -- been able
17 to use -- the items that need CPA review, your
18 audit firm is committed and able to do as part of
19 the audit process or ahead of the audit process.
20 So --

21 MS. LUDLOW: Okay. So now --

22 MR. WUELLNER: -- I don't expect any issues
23 from this point forward.

24 MS. LUDLOW: Now it just goes to the CPA for
25 the audit.

1 MR. WUELLNER: Correct. Like, for instance,
2 this month's financial reporting is all done
3 in-house now.

4 MS. LUDLOW: Uh-huh. Okay. Well, we could
5 have welcomed her.

6 MR. WUELLNER: I don't know if she's here.
7 Yes.

8 CHAIRMAN MAGUIRE: Okay. The question is any
9 additional items to include?

10 (None.)

11 CHAIRMAN MAGUIRE: Seeing none, move on to the
12 next.

13 MR. WUELLNER: Thank you.

14 FY2022-21 BUDGET DEVELOPMENT

15 MR. WUELLNER: Last item I have for you is the
16 sort of become traditional request or discussion,
17 however brief, on the budget development going into
18 next year.

19 While these are not committal kinds of things,
20 we just want you to make sure you understand that
21 the primary budget drivers are as always capital
22 development program. It historically ranges
23 anywhere from 60 to 80 percent of the Authority's
24 budget. It -- it's typically in capital of some
25 form or another. That is also then tied to in most

1 cases a federal or state grant program for some
2 portion of that money.

3 We are making the assumption, unless you tell
4 us otherwise, that we will once again remain off
5 ad valorem taxes. We are asking you if there's
6 anything else you want us to consider.

7 At this point, you still have a couple of
8 meetings going over the next several months where
9 we can -- we can make those decisions, but are
10 there additional things or -- or efforts you want
11 to have included in the budgeting process looking
12 into October and beyond?

13 Otherwise, we've identified the dates of the
14 next four meetings that will support the
15 development of your annual budget. That includes
16 June 20th will be the preliminary budget
17 presentation. You will have then till the July
18 meeting, which is on the 18th to do your TRIM
19 notification, which will be your -- if you recall
20 at your -- where you solidify your decision-making
21 as it relates to ad valorem taxes. That's your
22 go/no-go on ad valorem date.

23 Following that, you have two public hearings
24 required by statute to occur in September. Those
25 will occur in September 12th and the 19th, one of

1 which will be a combined meeting with the regular
2 business meeting of the Airport Authority. So
3 that's the schedule as it lays out.

4 So if you've got -- again, you have about a
5 month. If you've got projects you want us to try
6 to work in here, you have just anything that you
7 want to discuss relative to building the budget,
8 now's the time today and over the next couple of
9 weeks to get in and help us understand what it is
10 you want us to do.

11 CHAIRMAN MAGUIRE: I think that's the key,
12 take it today if you have it, but if you don't,
13 think about it over the next couple of weeks and
14 tell him. Robert?

15 MR. OLSON: I guess the budget would include
16 anticipating the new position that --

17 MR. WUELLNER: Uh-huh, of course.

18 MR. OLSON: -- ADK is going to recruit for us,
19 plus a refilling the Carol Saviak position?

20 MR. WUELLNER: We'll be looking at that
21 closely, yes.

22 MR. OLSON: Okay. So we'll have really three
23 new positions in this budget, because it will be --

24 MR. WUELLNER: Actually two --

25 MR. OLSON: -- the bookkeeping --

1 MR. WUELLNER: It's actually two. The -- the
2 honestly, the accounting is a wash. Before, we
3 were paying for outside services.

4 MR. OLSON: Oh, okay. But it's just
5 shifted --

6 MR. WUELLNER: But it is a position.

7 MR. OLSON: -- into staff.

8 MR. WUELLNER: Correct.

9 MR. OLSON: And then the other thing is the
10 match for the business plan.

11 MR. WUELLNER: Correct.

12 MR. OLSON: Okay. Thank you.

13 CHAIRMAN MAGUIRE: Okay. Other comments?

14 (None.)

15 CHAIRMAN MAGUIRE: No? Okay. Is that it
16 for --

17 MR. WUELLNER: Yes.

18 PUBLIC COMMENT - GENERAL

19 CHAIRMAN MAGUIRE: All right. Let's move on
20 down to next will be the public comment. I have
21 two cards. If anybody else has a public comment
22 request, bring it up. We'll start off with
23 Mr. Liotta again.

24 MR. LIOTTA: So it's now been over a year
25 since I formally asked for an amendment to our

1 lease at Casa Cola, which we still don't have.

2 And, you know, we won't rehash that, but
3 during this time, I've had the opportunity to
4 listen to Chairman Dean talk about a whole variety
5 of things from the county such as the beach
6 renourishment project and how that supports the
7 residents as well as the tourism in the area.
8 Recently of course he just talked about affordable
9 housing and how that's important to the county
10 citizenry. You know what I've seen from -- from
11 him in these meetings is paying attention to the
12 problems that occur in the county and making real
13 efforts to solve them.

14 In the year that I've been here, the problems
15 that are here are still here. The waiting list for
16 the hangars is as long as it's ever been. There's
17 still no plans to make any new hangars. You've got
18 companies like ours that we are now employing 108
19 people and we've got nowhere to grow, and we keep
20 trying to do something here with no response.

21 I'm starting to think that maybe the county
22 would be better at running this airport than the
23 airport runs it, and I'm not alone. I would really
24 encourage this board to stop and think, can they
25 make a change to make this better or do they need

1 the county to take over? Thank you.

2 CHAIRMAN MAGUIRE: Okay. Bill Hay.

3 MR. HAY: Happy thoughts. Happy thoughts.

4 Bill Hay, 3445 St. Johns Bluff Road.

5 I, too, would like for the board to consider
6 in the future planning or setting aside some
7 property for additional T-hangars. I get no less
8 than three or four e-mails a month because folks
9 know that I'm here now that are still stuck at
10 Craig, wanting to know if there's any building
11 going on down here. And I know Cindy, it was five
12 years from the time I applied until the time she
13 called me, and I had actually forgotten I had even
14 applied, it had been so long. So I'm blessed to be
15 here now.

16 The other thing I wanted to say that's in a
17 good light is I've had the experience to be around
18 Greg. I've been at Craig since I was 12 years old,
19 so I've gone through a lot of controllers. And
20 Greg, who was interim here for a while, is
21 fantastic.

22 Courtney, and I'm not getting a check from
23 him, is absolutely amazing when it comes to keeping
24 his guys in the right mindset that they're dealing
25 with students, they're dealing with unfamiliar

1 pilots. And when Courtney says come by the tower,
2 he wants to talk to you, he wants to hear what you
3 have to say, he's serious. And he's -- he's really
4 good. You guys are blessed to have him because you
5 could have had several others, and you did -- you
6 lucked out. You got the cream of the crop.

7 And the last thing is that recently -- you
8 know, I follow politics quite a bit from my other
9 life. And the -- the boutique airline subsidy of
10 which Elite falls into the class of boutique
11 airline, the Biden Administration had lobbied and
12 selected and got them to change the way they
13 managed the boutique subsidy on fuel for -- for
14 these smaller airlines, and that's going away now.

15 It used to be that they would give a subsidy
16 for three years and then if before that subsidy ran
17 out that particular boutique airline sold their
18 routes or their position at an airport to another
19 boutique, that three-year clock started over again.
20 That ended as of about three weeks ago.

21 So if Elite doesn't make it on their subsidy,
22 another boutique would have to start at the very
23 beginning to reapply. And I can tell you that the
24 way the economy's going and how much they're
25 tightening up on just giving money away -- unless

1 it's to a foreign country that's in a war, then
2 they give away millions -- but they're tightening
3 up on these little subsidy upstart airlines.

4 And so, that's something to consider when --
5 when it comes to thinking about building other
6 T-hangars. You might want that general aviation
7 revenue. Thank you.

8 CHAIRMAN MAGUIRE: Thank you, very much.

9 MEMBER COMMENTS AND REPORTS

10 CHAIRMAN MAGUIRE: Okay. Bring it back to the
11 board for Authority member comments. Start off
12 with Ms. Reba Ludlow.

13 MS. LUDLOW: Why do I start first?

14 CHAIRMAN MAGUIRE: Because your name's first.

15 MS. GREEN: Because you're first.

16 CHAIRMAN MAGUIRE: Okay. Aerospace, TPO --

17 MS. LUDLOW: Because I'm the oldest.

18 CHAIRMAN MAGUIRE: -- and Safety Committee.

19 MS. LUDLOW: Because I'm the oldest.

20 Okay. I am going to talk about the -- the
21 flying club, the Aerospace Academy. I don't know
22 if they found a place. They do have a plane,
23 Marty -- Marty Martindale's old plane. But I
24 don't -- do you know, Ed, have they asked you for a
25 place to put that plane?

1 MR. WUELLNER: I'm not aware of it.

2 MS. LUDLOW: Not that you know of?

3 MR. WUELLNER: No.

4 MS. LUDLOW: Okay. Well, they haven't said to
5 me that they have, either, so I don't know exactly
6 where that stands. But I do know that they were
7 looking for a fuselage to work on. So, if anybody
8 has part of an airplane they'd like to donate to
9 the school, you know, they would appreciate that.

10 The other thing they wanted was a flying club
11 for students, and so I referred that over to our
12 flying club, our very successful flying club, and
13 they were going to get with the students and
14 help -- and help them get started, whatever they
15 do.

16 The -- and TPO, I missed the meeting. I read
17 the minutes. And really the only thing about
18 St. Johns County, there were two references, and
19 one was year-end cost for the road 2 -- 313 to --
20 anyway, it was immaterial. Those two are rather
21 close.

22 But my -- the safety review committee, and
23 that is a big deal, I want to tell you. This whole
24 airport is very enthusiastic about a safety review
25 committee.

1 One thing I want to -- one thing I want on the
2 record is that I didn't realize until Ed told us
3 that we only adhere to the minimum requirements,
4 you know. And maybe the rest of the board knew
5 that, but I didn't. I would like to see that
6 changed, I can tell you that.

7 I talked to the Sheriff's Office. We have
8 people that have volunteered from the
9 Sheriff's Office. We have fire and rescue. Even
10 TSA, I don't know what they can do, but they said
11 if we can help in any way, you know, TSA, we are
12 here to help you. Some of the things that came up,
13 you know, as you're talking to these people,
14 everyone is very emotional about safety at the
15 airport.

16 So, you know, our consensus here was that, you
17 know, we would have leaders, experienced leaders,
18 you know, like the Sheriff's Department and fire
19 and -- and rescue and those things, and then we
20 would have people, the stakeholders, you know, big
21 companies, you know, like FACT, the National Guard,
22 you know, Ring Power and those, and then we would
23 also have a general aviation represented. So we've
24 asked Kevin if he will represent the board for us
25 on -- on this committee.

1 So it looks like the -- the group, the
2 Sheriff's Office and fire department, as soon as we
3 get enough names of people -- so far I've talked to
4 nine -- nine companies -- nine of the big
5 commercial companies on the field and they are very
6 enthusiastic. And so now I'm talking to the
7 general aviation to see how -- not that they just
8 want to be on a safety board, but what can they
9 offer as experience and time and things like that.

10 So some of the things, a couple of the things
11 that came up -- and, you know, I don't know if it's
12 ever come up before, but it was like why -- this is
13 a very bad Toastmaster sentence -- why don't we
14 have fire extinguishers at the end of the hangars?
15 Because if somebody needs fire extinguishers,
16 they're locked inside the hangar. So how are they
17 going to get them?

18 Another thing -- see, these are things that
19 just came up. Another thing was that do they know
20 the water -- where the water supply is when the
21 fire and rescue come in?

22 And I know they have the drills. Our exercise
23 was excellent. The only thing about the exercise
24 that didn't work out was that we didn't have it
25 videoed. And we thought the drone was taking

1 pictures of it and it was, but it wasn't recording
2 it, it was just sending it to another place. So,
3 that -- so we need the video for our next thing.
4 And Kevin's going to take care of representing us,
5 and when the Sheriff's Department and those people
6 get together, then I'll have a report.

7 CHAIRMAN MAGUIRE: Okay.

8 MS. LUDLOW: Would anybody like to add
9 anything, any suggestions to that?

10 CHAIRMAN MAGUIRE: Any questions for those
11 three events?

12 MS. LUDLOW: Any ideas of anything that --
13 else that I can do?

14 CHAIRMAN MAGUIRE: I'd like to go back to your
15 comment on 313. TPO had nothing to say about 313?

16 MS. LUDLOW: Yeah, they had -- it was 313 to
17 something and it was just a year-end amount on how
18 much they had spent on it. I -- that's part of the
19 papers that fell on the floor. It's in the car.

20 CHAIRMAN MAGUIRE: Okay.

21 MS. LUDLOW: I'll look at it.

22 CHAIRMAN MAGUIRE: All right.

23 MS. LUDLOW: And that's all I have.

24 Don't we have any other clubs that we
25 represent? Remember you guys used to have like I

1 know TPO and the Aerospace Academy, but didn't we
2 have other things in the past?

3 MS. GREEN: Not a whole lot.

4 MR. WUELLNER: Just EDC.

5 MS. GREEN: Right.

6 MS. LUDLOW: Oh, that's right, TDC.

7 MS. GREEN: EDC.

8 MR. WUELLNER: EDC.

9 MS. LUDLOW: Yeah, EDC, the development.

10 Okay. It just seems like -- oh, there you are.

11 CHAIRMAN MAGUIRE: Okay. Robert, you're next.

12 MR. OLSON: I have nothing to add.

13 CHAIRMAN MAGUIRE: Nothing?

14 MR. OLSON: Nothing to report.

15 CHAIRMAN MAGUIRE: Okay. Suzanne Green?

16 MS. GREEN: I don't think my mic is working,
17 but I did attend the EDC meeting, and that was our
18 legislative update, and our Travis Hutson was
19 there, Paul Renner, Cyndi Stevenson, and then from
20 St. Augustine, Nancy Kline, and from
21 St. Augustine Beach, Don Samora.

22 And it was very informative about how much
23 money that our legislature -- thanks -- how much
24 money our -- how much money our legislature has
25 funded for St. Johns County, which is a very good

1 positive thing this year, a lot more than we had
2 before.

3 St. Augustine Beach and St. Augustine are
4 doing a lot of work with regards to traffic and
5 roads and trying to alleviate the high traffic that
6 we have, and also the development obviously of
7 course.

8 And then I do encourage -- like
9 Commissioner Dean said, I am going to go to
10 June 3rd where he is going to specifically speak
11 about the -- the growth and how to manage -- manage
12 growth, not growth manage us. So that should be a
13 very interesting EDC breakfast to find out.

14 And that affects us quite a bit, because as we
15 know, we do have more people here. We do have need
16 for general aviation hangars. We do have need for,
17 you know, some commercial. It's being begged for
18 whenever I go out. So I think the EDC is actually
19 getting pretty busy right now and will be because
20 of all this growth.

21 CHAIRMAN MAGUIRE: Good. All right. Good. I
22 think I'm on. Yeah, I'm on.

23 Okay. Thanks for putting up with me. Just --
24 y'all have heard me cough. Just to let you know, I
25 am not sick. I had a COVID and -- testing on

1 Monday, Wednesday, and Saturday because I'm leaving
2 tomorrow to go to Greece, not because I was coming
3 here and wanted to protect you guys. But my
4 coughing is left over from last week when I had a
5 cold.

6 So, other than that, I have nothing. I will
7 have a good time in Greece.

8 MS. GREEN: Yes, you will.

9 MR. OLSON: Yes.

10 CHAIRMAN MAGUIRE: Yeah. So if there's
11 nothing else, adjourned.

12 MS. GREEN: The 20th? June 20th?

13 CHAIRMAN MAGUIRE: As usual, look at your last
14 page for the dates for all meetings.

15 MS. GREEN: Just wanted to remind.

16 (Meeting adjourned at 5:22 p.m.)

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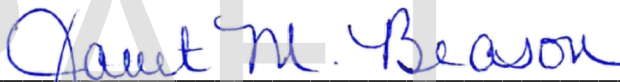
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REPORTER'S COURT CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 3rd day of June, 2022.



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

<p>CHAIRMAN MAGUIRE: [139] COMMISSIONER DEAN: [3] 15/22 18/22 18/25 MR. ASTRAN: [4] 50/22 51/4 51/6 52/20 MR. BURNETT: [9] 26/11 37/19 37/25 47/5 47/7 47/12 47/14 47/16 47/19 MR. HARVEY: [4] 19/22 20/8 25/18 25/21 MR. HAY: [1] 74/3 MR. LIOTTA: [3] 44/3 56/5 72/24 MR. OLSON: [79] 3/9 3/22 3/25 4/21 5/8 5/11 5/17 5/19 5/23 6/1 6/3 7/16 7/19 8/12 8/16 8/19 8/23 8/25 9/9 9/11 11/2 11/9 11/12 11/16 11/18 23/4 23/6 23/9 24/2 27/4 27/22 32/9 32/18 32/24 33/5 33/10 33/13 33/18 33/21 33/25 34/5 34/8 34/11 50/5 50/11 50/19 51/3 51/5 53/10 53/12 53/17 53/25 54/20 55/1 55/10 55/17 60/19 61/1 63/6 63/14 64/4 64/8 65/1 66/8 66/18 66/20 67/1 67/4 71/15 71/18 71/22 71/25 72/4 72/7 72/9 72/12 81/12 81/14 83/9 MR. PITTMAN: [19] 20/16 20/19 23/5 23/8 23/13 24/3 24/5 24/7 24/10 24/14 24/17 24/22 25/4 25/7 25/10 26/3 26/5 26/7 26/9 MR. TOPP: [4] 19/6 19/11 19/23 20/9 MR. WUELLNER: [165] MS. GREEN: [48] 4/15 4/19 7/20 10/20 11/14 15/2 15/5 27/14 28/12 35/10 37/21 41/16 49/21 49/25 50/2 52/23 53/8 53/18 53/21 53/23 55/19 55/22 55/25 58/10 58/13 59/3 59/20 59/25 60/4 60/16 60/18 60/24 63/24 64/12 64/20 65/2 67/5 67/9 67/12 67/16 76/15 81/3 81/5 81/7 81/16 83/8 83/12 83/15 MS. LUDLOW: [139] MS. MARTIN: [3] 9/18 10/14 10/21</p>	<p>\$ \$10 [1] 44/8 \$2 [4] 8/2 8/2 29/13 34/15 \$2 million [4] 8/2 8/2 29/13 34/15 \$200,000 [1] 6/18 \$210,000 [1] 16/24 \$39,900 [1] 48/22 \$550,000 [1] 16/7 \$6 [4] 39/1 39/4 39/16 40/8 \$7 [4] 39/1 39/5 39/16 40/9 \$7 million [1] 39/5 0 0570 [1] 1/24 1 101 [2] 12/23 12/24 104 [1] 1/17 108 [1] 73/18 10:00 [1] 13/13 11 [2] 29/15 34/16 12 [1] 74/18 12th [1] 70/25 13 [5] 19/20 20/4 29/14 29/15 34/16 139 [1] 11/8 144 [1] 3/10 145 [1] 4/3 15 [2] 2/8 61/11 16 [3] 3/14 56/18 57/3 17 [1] 1/23 18th [3] 10/10 17/9 70/18 19th [1] 70/25 1st [1] 9/3 2 2/20 [1] 25/1 20 [4] 3/10 21/8 25/1 61/11 2020 [1] 55/7 2022 [2] 1/6 84/10 2024 [1] 29/11 2036 [1] 36/15 20th [3] 70/16 83/12 83/12 21 [2] 2/13 69/14 210 [2] 16/24 17/3 22 [2] 2/12 65/14 23 [2] 1/6 4/3 25 [2] 49/22 64/3 25th [1] 6/13 26 [1] 2/10 27 [7] 31/2 42/18 42/19 43/16 43/18 43/19 44/12 28 [1] 2/10 290 [2] 14/9 14/12 291 [1] 14/13</p>	<p>3 30 [3] 37/16 37/20 59/10 30-day [1] 37/16 313 [4] 77/19 80/15 80/15 80/16 32080 [1] 1/17 32084 [1] 1/23 33 [1] 49/22 3445 [1] 74/4 3rd [2] 82/10 84/10 4 40 [2] 17/11 59/10 40 percent [1] 17/2 42 [1] 39/5 431 [2] 14/10 14/14 44 [2] 3/14 3/14 45 [1] 6/16 4730 [1] 1/4 48 [1] 2/11 4:00 [1] 1/7 5 54 [1] 2/11 5:00 [1] 18/25 5:22 [2] 1/7 83/16 6 6.7 [1] 39/14 60 [3] 37/16 37/20 69/23 61 [1] 2/12 65 [1] 2/12 69 [1] 2/13 7 72 [1] 2/14 76 [1] 2/15 8 80 percent [1] 69/23 825-0570 [1] 1/24 83 [1] 2/16 84 [1] 2/17 9 9.1 [4] 15/8 15/10 54/11 60/18 90 [1] 51/8 904 [1] 1/24 93 [1] 44/3 A A.A.E [1] 1/18 A1A [1] 17/19 ability [1] 34/6 able [8] 30/11 33/20 37/10 48/4 51/16 62/25 68/16 68/18 about [46] 3/11 4/4 6/18 7/12 7/13 8/1 13/24 14/11 16/10 16/19 20/7 22/19 27/25 31/15 32/13 34/21 35/7</p>	<p>38/3 42/24 43/12 45/10 45/22 45/24 45/24 47/1 48/12 51/2 51/8 56/4 56/15 58/2 66/3 71/4 71/13 73/4 73/8 75/20 76/5 76/20 77/17 77/24 78/14 79/23 80/15 81/22 82/11 ABSENT [1] 1/12 absolutely [3] 23/8 23/8 74/23 Academy [2] 76/21 81/1 accept [2] 29/21 60/16 acceptable [1] 31/24 ACCEPTANCE [1] 2/5 accepted [1] 8/13 accepting [2] 29/22 29/25 access [4] 28/25 35/12 47/9 47/20 accidentally [1] 38/23 accounting [11] 3/19 3/19 3/25 65/25 66/10 67/19 68/4 68/9 68/14 68/16 72/2 achieved [1] 44/12 acquire [1] 29/14 acquires [1] 28/6 acquisition [6] 29/6 29/11 29/13 29/17 29/18 30/1 acres [3] 29/15 29/15 34/17 act [2] 53/12 56/20 action [3] 5/20 56/23 63/7 actions [1] 57/3 activities [1] 57/19 actual [3] 6/21 10/1 44/6 actually [19] 3/18 4/5 4/9 8/3 13/12 17/5 17/13 17/17 24/19 44/19 44/25 45/1 45/8 61/14 68/9 71/24 72/1 74/13 82/18 ad [3] 70/5 70/21 70/22 ad valorem [3] 70/5 70/21 70/22 add [4] 3/12 65/21 80/8 81/12 added [1] 66/9 adding [1] 66/4 addition [1] 17/9 additional [8] 26/18 28/25 66/4 66/14 66/14 69/9 70/10 74/7 additions [1] 59/14 address [1] 56/6 addressing [1] 56/6 adequate [1] 18/9 adhere [1] 78/3 adjourned [2] 83/11 83/16</p>	<p>ADJOURNMENT [1] 2/16 ADK [8] 2/11 4/6 4/9 48/9 48/12 48/22 50/23 71/18 ADK Consulting [1] 48/22 Administration [1] 75/11 administrative [1] 3/13 adults [1] 22/5 advisory [2] 17/25 17/25 Aerospace [3] 76/16 76/21 81/1 Aerospace Academy [2] 76/21 81/1 affect [1] 55/19 affects [1] 82/14 afford [1] 16/16 affordable [5] 16/10 16/21 16/22 17/25 73/8 after [3] 26/23 32/22 37/10 afternoon [3] 15/22 20/16 23/22 again [9] 48/2 50/11 60/13 62/11 68/5 70/4 71/4 72/23 75/19 against [1] 56/18 agenda [5] 2/6 5/13 5/15 5/16 5/18 ago [6] 7/12 17/11 61/11 61/11 65/18 75/20 agree [2] 60/7 64/20 agreed [1] 48/11 agreement [3] 36/22 46/20 61/23 ahead [11] 11/20 14/3 24/4 27/4 30/10 34/2 47/6 48/20 49/15 51/7 68/19 air [5] 20/19 21/7 21/11 22/11 22/17 airboat [1] 11/25 airboats [1] 11/23 aircraft [2] 21/15 30/25 airline [3] 75/9 75/11 75/17 airlines [2] 75/14 76/3 airplane [1] 77/8 airport [34] 1/1 1/17 3/16 7/1 10/25 20/24 21/5 28/5 28/6 28/6 28/7 28/13 32/16 44/8 44/9 46/7 47/10 48/16 51/13 52/7 56/19 56/21 56/22 57/1 57/19 63/12 63/16 64/24 71/2 73/22 73/23 75/18 77/24 78/15 Airport Authority [5] 3/16 7/1 10/25 48/16 71/2</p>
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<p>A airport's [2] 21/13 48/6 airport-related [3] 28/6 28/7 63/16 airports [3] 49/4 51/15 57/21 all [62] 4/6 4/25 5/14 6/11 7/1 11/4 11/6 11/25 13/8 13/24 14/4 15/20 18/8 18/22 19/14 20/10 20/21 22/25 23/2 24/10 25/9 25/11 25/25 26/4 30/20 32/12 32/14 33/3 33/6 35/4 36/6 38/10 38/20 40/20 41/11 41/20 43/16 44/11 45/22 47/4 48/10 51/15 53/22 58/1 58/17 59/11 59/21 59/24 60/23 63/5 64/14 64/17 65/13 66/22 68/5 69/2 72/19 80/22 80/23 82/20 82/21 83/14 all right [12] 5/14 6/11 18/22 25/11 38/20 47/4 48/10 63/5 64/14 72/19 80/22 82/21 all-important [1] 33/6 ALLEGIANCE [2] 2/3 3/4 alleviate [1] 82/5 allocate [1] 9/4 allow [3] 37/4 41/13 65/21 almost [1] 36/15 alone [1] 73/23 along [2] 16/8 63/15 already [6] 13/7 25/5 45/13 55/8 55/12 62/6 also [16] 1/15 8/6 11/12 20/23 29/17 30/3 31/19 34/24 35/6 39/25 40/17 58/11 63/6 69/25 78/23 82/6 alternative [3] 38/21 40/25 41/1 always [5] 21/22 22/11 51/23 66/24 69/21 am [6] 10/6 20/19 21/12 76/20 82/9 82/25 amazing [1] 74/23 amend [1] 46/20 amendment 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