

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, March 15, 2021

from 4:00 p.m. to 5:24 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman  
JUSTIN MIRGEAUX  
REBA LUDLOW  
ROBERT OLSON

BOARD MEMBERS ABSENT:

SUZANNE GREEN

\* \* \* \* \*

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: All right. Pledge of  
3 Allegiance.

4 (Pledge of Allegiance.)

5 CHAIRMAN MAGUIRE: Okay. The next meeting,  
6 Reba, you can lead the Pledge of Allegiance.

7 MS. LUDLOW: Pardon me?

8 CHAIRMAN MAGUIRE: The next -- next meeting,  
9 you can lead the Pledge of Allegiance.

10 MS. LUDLOW: Oh, thank you.

11 CHAIRMAN MAGUIRE: -- okay?

12 MS. LUDLOW: I'm so honored.

13 CHAIRMAN MAGUIRE: That's because you're line  
14 of sight, okay?

15 MEETING MINUTES & FINANCIAL REPORT

16 CHAIRMAN MAGUIRE: Okay. Meeting minutes and  
17 financial report. Any comments on the meetings  
18 from last minute -- the minutes from the last  
19 meeting?

20 (None.)

21 CHAIRMAN MAGUIRE: Okay. No comments? All  
22 right. They stand as presented.

23 How about the financial report; any comments,  
24 changes, modifications on the financial report?

25 MS. LUDLOW: I have questions.

1           CHAIRMAN MAGUIRE: You have a question? Go  
2 ahead.

3           MS. LUDLOW: Nobody has a question?

4           MR. WUELLNER: Oh, you're talking audit.  
5 That's not yet.

6           MS. LUDLOW: Oh, that's audit.

7           MR. WUELLNER: Yeah.

8           CHAIRMAN MAGUIRE: Yeah, the financial report.

9           MS. LUDLOW: So our last financial report.

10           The only thing I said is that -- the only  
11 thing I would like to ask is lease revenue and --  
12 is where you have corporate tenant revenue and  
13 corporate hangar revenue -- oh, commercial,  
14 corporate, and major lease, can we break those down  
15 into smaller categories? Like what -- who-all is  
16 under commercial and who-all is under corporate.

17           CHAIRMAN MAGUIRE: And I can answer that.

18           I just talked with Cindy and him. Before the  
19 next meeting, they're going to give us -- they will  
20 send out via e-mail a list of all the tenants on  
21 the airport, a little statement of who they are,  
22 what they do, how much they pay in rent.

23           MR. WUELLNER: And we can certainly provide  
24 that.

25           MS. LUDLOW: Okay.

1           MR. WUELLNER: We -- we get that information  
2           and we can just condense it for your -- for summary  
3           purpose.

4           MS. LUDLOW: Yeah, I agree. And actually, you  
5           know, because there's a difference in revenue --  
6           just like you said, the corporate, commercial, and  
7           GA -- so it would be good to have a breakdown of,  
8           you know, our income from each individual category.  
9           So we expect two --

10          CHAIRMAN MAGUIRE: Okay.

11          MS. LUDLOW: -- on top of that.

12          CHAIRMAN MAGUIRE: Anything else?

13          MS. LUDLOW: No, but thank you.

14          MR. WUELLNER: The only word of caution I  
15          would give you in looking at these, just the  
16          monthly snapshots, is that so much of it's a  
17          function of the time of the month things hit. So  
18          things can look undervalued or overvalued depending  
19          on how --

20          MS. LUDLOW: But I think we're aware --

21          MR. WUELLNER: But absolutely it would help  
22          you to know some detail.

23          MS. LUDLOW: Thank you.

24          CHAIRMAN MAGUIRE: Okay. All right. Before  
25          we get to the agenda approval, our attorney is not

1 here yet but I have been told he is on the way, so  
2 when he gets here, we'll bring him up.

3 AGENDA APPROVAL

4 CHAIRMAN MAGUIRE: All right. Agenda  
5 approval. Anybody have any changes or  
6 modifications to the agenda?

7 (None.)

8 CHAIRMAN MAGUIRE: Okay. They stand as done.  
9 Staff reports?

10 EXECUTIVE DIRECTOR'S REPORT

11 MR. WUELLNER: Sure. I've got a couple of  
12 items for you, now that I remembered -- I said I  
13 remembered, but Cindy remembered to tell me to turn  
14 the mic on.

15 Taxi -- or, yeah, new T-hangers B and C, just  
16 wanted everyone to know that the roadwork  
17 associated with that is wrapping up. We got word  
18 this morning that despite what I told everybody at  
19 SAAPA on Saturday, that the paving will not occur  
20 till very first of next week now. So it -- it will  
21 be wrapped up by mid week next.

22 Taxiway Delta, that work has begun, started in  
23 earnest this morning. They've begun delivering and  
24 I know we've taken several loads of pipe. A great  
25 deal of the electrical components are already

1 on-site and work has begun.

2 We met -- we've got a lot of information out  
3 there now. Our web site has as much detail as we  
4 can provide at this point in time. We will be  
5 constantly updating that as we go forward.

6 We spent some time with SAAPA at their meeting  
7 on Saturday presenting the project and going over  
8 what we know at that point. E-mail blasts,  
9 whatever we can do to keep our tenants, especially  
10 our T-hangar tenants in Rows B through K/L/M,  
11 informed of the schedule and progress, because  
12 there will be interruptions to their access to the  
13 airfield from -- from time to time over the course  
14 of the project.

15 The project is about 125 days in duration now  
16 that it started, and we'll do our level best to  
17 keep everybody in the loop and minimize those  
18 open -- those closures -- minimize those  
19 openings -- minimize those closures so that  
20 everybody's -- the impact is kept to a minimum.

21 SCASD grant, I mentioned last month that we  
22 were -- or sought permission from the board  
23 relative to go ahead and make that application. We  
24 have made that to the USDOT for purposes -- that's  
25 a Small Community Air Service Development grant.

1           As you recall, this was a minimum revenue  
2           guarantee type of scenario. We had a nice meeting  
3           with the VCB folks, and the VCB has agreed to fund  
4           the difference, if you will, in the grant. So  
5           they've -- they've got up to \$300,000 of skin in  
6           the game matching the DOT grant, should that grant  
7           actually should be -- should we be awarded that  
8           grant.

9           So we have a terrific partner in that. You  
10          may recall me saying we can't use Airport funds in  
11          that, that's why we needed an outside partner for  
12          that. But they have stepped up, and we had some  
13          great conversations over the idea and the topic and  
14          are really pleased and proud that they are -- they  
15          are a partner with us to -- to pursue that grant.

16          We'll know something, but it -- I would be  
17          hard-pressed to tell you when that will roll out.  
18          The last time, it took many months before any  
19          indication that things were funded or whatever,  
20          so...

21          Now, there is additional money in that grant  
22          program, at least this year. I'm not sure what the  
23          latest, whatever you want to call it, stimulus  
24          package that passed last week, I don't know if  
25          there are additional impacts. I have not seen



1 anything. The one before that had additional money  
2 and brought it up to a about 40 percent increase  
3 from what it was. So maybe there's -- there'll be  
4 opportunity in there for -- for a grant. I --  
5 we'll just see what happens with it.

6 I wanted to let you know that the MS 150 grant  
7 looks like -- or grant. The MS 150 event looks  
8 like that's been calendared with us. So that will  
9 occur way out in -- is it October? October.  
10 It's --

11 MS. LUDLOW: This year?

12 MR. WUELLNER: This year. Last year, it was a  
13 virtual ride, so there was nothing on property last  
14 year. We were involved the year before. It got  
15 relocated out of TPC out of Ponte Vedra down --  
16 back down here. It had been here many years prior  
17 to that.

18 So anyway, it's back and we'll keep everybody  
19 informed as we go forward. But as a result of  
20 their use of the property and the like, we're  
21 considered a major sponsor of that event, at least  
22 in the local area. So it's certainly a good event  
23 for the Airport Authority to be piggybacked on.

24 With that, let me give Carol a call up here to  
25 do legislative. She sits directly behind me, so I

1 don't get to see.

2 (Mr. Burnett joins the meeting.)

3 MS. SAVIAK: Good afternoon, and thank you for  
4 the opportunity to provide a government relations  
5 update to the board.

6 On the federal level, the big action this past  
7 week was the package of what we call CARES --  
8 CARES 3, otherwise known as the American Rescue  
9 Act, which will provide \$1.9 trillion in additional  
10 appropriations to stimulate the economy as a result  
11 of the COVID-19.

12 And that includes \$8 billion that's slated for  
13 airports. We will be looking to see if it contains  
14 the SCASD grant that you referred to to see if  
15 there are any additional appropriations there. I  
16 didn't see any in my first review.

17 Also of interest at the federal level is that  
18 USDOT has issued tentative certification for two  
19 airlines. One is Breeze. It is -- we've got two  
20 airlines that have been under development during  
21 the last short time period. One is Breeze and they  
22 received their certification to begin flying.

23 And of note there, is Breeze is led by JetBlue  
24 founder Dave Neeleman, and he's been very  
25 successful in the industry. And so, everybody is

1 watching Breeze very closely to see how they  
2 develop.

3 And then the other airline that received  
4 certification from DOT is ViaAir in its next  
5 evolution. ViaAir, which did fly here for a  
6 certain period of time, I believe concluded in  
7 2018, had filed for bankruptcy. It's assets were  
8 purchased by a company or corporation called  
9 Wexford Capital.

10 The new Via that will have a potentially  
11 different name will -- is led by Wayne Heller, who  
12 is a very successful airline executive with  
13 Republic Airways. And so, we have two new entrants  
14 in that.

15 There is a third that has applied called Avelo  
16 that you might hear about in the future, and both  
17 Breeze and Avelo are expected to be low- to  
18 mid-cost carriers.

19 Our legislative session began on March 2nd,  
20 and so they've had their first week and a half.  
21 And as they like to say, no one's safe when the  
22 legislature is in session, so we're all watching  
23 carefully.

24 The budget shortfall continues to be estimated  
25 at about \$2 billion. The economy is picking up,

1 but it's something where they still have a  
2 shortfall to address.

3 Our local bill, House Bill 787, has had its  
4 first reading in the House and we are referred to  
5 two committees. And right now our House sponsor,  
6 Cyndi Stevenson, has requested that we be heard,  
7 and our first committee of reference was just the  
8 local administration and Veterans Affairs  
9 subcommittee. So we're waiting just to hear back  
10 from her. But we coordinate with her office every  
11 week and I talked with her office this morning.  
12 We're just waiting to hear back if we can get back  
13 on schedule.

14 Other key issues are being monitored by the  
15 Florida Airports Council, and I had a legislative  
16 call today with Florida Airports Council and we'll  
17 monitor the bills that they are watching closely  
18 throughout session, and there's a number of them  
19 right now. During the start of session, you  
20 typically have a lot more bills than you'll have at  
21 the end, and so we are on this every day.

22 Lastly, on Kevin's behalf, he conducted a  
23 training and participated in the Runway Safety  
24 Action Team meeting in February, and so just wanted  
25 to bring that to everyone's attention.

1           So, thank you for allowing me.

2           CHAIRMAN MAGUIRE: Good. Thank you, very  
3 much. Any questions for Carol?

4                               (None.)

5                               BUSINESS PARTNERS UPDATE

6           CHAIRMAN MAGUIRE: Okay. Move on to business  
7 partners updates. Henry Dean, sir -- Commissioner.

8           COMMISSIONER DEAN: Well -- is this on?

9           CHAIRMAN MAGUIRE: Yes.

10          COMMISSIONER DEAN: Good afternoon. I'll be  
11 brief and then happy to answer any questions.

12               One thing I wanted to mention is that I find  
13 it a little bit surprising to me, I don't know how  
14 everyone else feels, but as a county, we continue  
15 to grow exponentially in the middle of this  
16 COVID-19 pandemic, and I -- I don't know how. It's  
17 counterintuitive to me, but February -- February,  
18 we only had 19 workdays in February, and we issued  
19 a record number of single-family building permits,  
20 single-family homes, individual permits. 545.  
21 That was a record.

22               I mean -- and you think after a year of -- I  
23 don't -- I think maybe more people are moving here  
24 from the north and midwest because it's -- it's  
25 time to move to Florida. I don't know, but it's --

1       it's bizarre.

2               And I will say that, too, business seems to be  
3       picking up. Some of you own businesses and I hope  
4       things are going well, but I don't know how it's  
5       going in your shops, but I'll tell you this, I sort  
6       of -- this is anecdotal, but this weekend -- I live  
7       on the very south tip of St. Augustine Beach, so  
8       I'm on Anastasia Island most of the time.

9               But I had a chance to drive up the  
10       Coastal Highway from Vilano up to South Ponte Vedra  
11       Sunday. I was going to the tournament, no  
12       surprise. But nevertheless, I've hardly ever seen  
13       it so crowded on our beaches. Park -- every  
14       parking lot on Anastasia Island and every parking  
15       lot from Vilano up to Ponte Vedra not only was full  
16       Sunday early afternoon, but the cars were lining  
17       the highway.

18              My point is that I think that things are  
19       happening in this county a lot now. I think we've  
20       hopefully turned the corner in getting our  
21       businesses, getting the tourism back on track and  
22       moving ahead. So I -- I think hopefully we'll  
23       really be maybe not back to, quote, normal this  
24       summer, but close to it in St. Johns County.

25              And I may have said this before, but for the

1 coming budget year, which marks October 1, the  
2 budget we're going to be working on this summer,  
3 we've had again a 10 percent increase in property  
4 values. A lot based on business development,  
5 commercial business activity.

6 So, we should not be having any real  
7 struggles, at least for the coming year, with our  
8 county budget. Hopefully we can stick with the  
9 same millage rate or maybe even consider the  
10 rollback we went to this past year.

11 So, with that, I'll be happy to answer any  
12 questions.

13 CHAIRMAN MAGUIRE: Any questions or comments?  
14 Let me add a comment to what you said about the  
15 growth of the building.

16 First of all, the beach renourishment went  
17 very well. It started north of my house, but I'm  
18 feeling the good part of it because all that sand  
19 is flowing right down in front of my house.

20 COMMISSIONER DEAN: That's our plan.

21 CHAIRMAN MAGUIRE: Yeah.

22 The other thing is, to pick up on your comment  
23 about growth, last week I talked to a -- our  
24 previous board member who's the chairman of the  
25 Board of Realtors here in town.

1 COMMISSIONER DEAN: Yeah.

2 CHAIRMAN MAGUIRE: I was asking about the  
3 property values, and we had a nice conversation.

4 When he became chairman of the Board of  
5 Realtors 15 years ago, the inventory in the MLS  
6 system at that time was just over 2,400 homes in  
7 the MLS.

8 Now, that's countywide, but recognize also  
9 that a lot of homes don't go to MLS in this county,  
10 they go to Jacksonville. 2,400 homes plus. Last  
11 week when I called up and we talked, the inventory  
12 that morning was 242.

13 COMMISSIONER DEAN: There you go.

14 CHAIRMAN MAGUIRE: Okay. It is moving so  
15 fast, that people are double and triple bidding  
16 higher than the asking price of people selling  
17 homes. Many of them don't even have the buyer  
18 looking at the home. They come online, hire a  
19 broker, submit an offer. It's gone crazy. So --  
20 so I can see why property has gone up 10 percent,  
21 if not more.

22 COMMISSIONER DEAN: It's -- it's unreal. It's  
23 unreal.

24 CHAIRMAN MAGUIRE: Yeah. Commercial values --  
25 have y'all been out to Buc-ee's yet? Go to



1 Buc-ee's. It's something else, but you'll enjoy  
2 it.

3 COMMISSIONER DEAN: It's Disney World for  
4 adults.

5 CHAIRMAN MAGUIRE: It's amazing out there to  
6 see. But you cannot sit -- there's no sitdown to  
7 eat. It's all pick up and go. But that's --  
8 that's interesting to watch something like that.

9 And to wrap it up, the growth coming out this  
10 way, have you noticed the growth factor? I know  
11 you have and he has. It's growing this way  
12 rapidly. So we need to keep an eye on the airport  
13 with respect to growth in this part of the county.

14 COMMISSIONER DEAN: Well, let me close with  
15 another anecdotal note.

16 When I left the house about half an hour ago,  
17 the last thing Melanie my wife said to me is, "I  
18 just got a call from So and So." She's a realtor,  
19 she's with Watson. She said "A lady wants to look  
20 at a house in Madeira," which is right up the  
21 street. In other words, just to reaffirm your  
22 point. So, yeah, it's crazy. I've never seen  
23 anything like it in my 37 years here in this  
24 county.

25 CHAIRMAN MAGUIRE: Okay. No other questions

1 or comments?

2 (None.)

3 CHAIRMAN MAGUIRE: Thank you.

4 COMMISSIONER DEAN: Okay.

5 CHAIRMAN MAGUIRE: And I have something I want  
6 to talk to you later if you stick around. Okay.

7 Vinny Beyers, here?

8 (Not present.)

9 CHAIRMAN MAGUIRE: Okay. Sam Barresi?

10 MS. LUDLOW: Sam's stand-in.

11 CHAIRMAN MAGUIRE: Pardon?

12 MS. LUDLOW: He's Sam's stand-in.

13 MR. WUELLNER: Sam's stand-in.

14 MR. TUCKER: Yeah, Len Tucker. I'm Sam's  
15 stand in. He's still -- he's still suffering from  
16 some medical issues.

17 We really have nothing to bring up as new  
18 information. However, we would like to thank Ed  
19 Wuellner for coming to our meeting on Saturday. It  
20 really was a great information time in terms of the  
21 construction going on with Taxiway D, and I think a  
22 lot of people, it cleared up a tremendous amount of  
23 misunderstanding about what was going on. So, it  
24 was very thank -- thank you so much, Ed.

25 MR. WUELLNER: Our pleasure. Thank you.

1 CHAIRMAN MAGUIRE: Questions for Sam's proxy?

2 (None.)

3 MR. WUELLNER: Proxy Sam?

4 CHAIRMAN MAGUIRE: Okay. Thank you.

5 All right. Dan Nehring? Is Dan here?

6 MR. WUELLNER: I believe Dan's retired. We  
7 need to find another name.

8 CHAIRMAN MAGUIRE: Who's -- do we have another  
9 name for Dan? Who?

10 MR. WUELLNER: In June. He's retiring in  
11 June. I'm sorry.

12 CHAIRMAN MAGUIRE: Okay.

13 MR. WUELLNER: I've retired him early.

14 CHAIRMAN MAGUIRE: Okay. Is Tammy here today?  
15 I thought I saw her walk in.

16 MS. ALBIN: Tammy Albin, St. Augustine Control  
17 Tower.

18 Month of February, probably one of our lower  
19 months I think ever since -- at least since I've  
20 been here. 7,818 operations for February.

21 However, with the better weather, we've  
22 already had three to four days this month of  
23 700-plus -- it didn't like that -- 700-plus  
24 operations on a single day, three or four different  
25 times already this month.

1           And over the weekends, we're back to pushing  
2           almost 400. And normally that will -- when the  
3           flying, you know, Spruce Creek and all them get  
4           moving again, some of our older population that  
5           usually would come in on the weekends, I'm sure  
6           that that will pick up also.

7           Taxiway Delta construction, as was mentioned,  
8           James and Kevin and the maintenance staff and  
9           everyone, excellent job this morning of getting  
10          everything pre-staged and getting everything shut  
11          down safely and -- for the control tower, for us to  
12          make sure that we had all the information that we  
13          needed. So we appreciate that. Thank you.

14          We do have a new hire in the control tower, a  
15          transfer from Gainesville. Before Gainesville, he  
16          was at Pennsylvania -- Lancaster, Pennsylvania,  
17          which is a very very busy little GA airport with  
18          crossing runways.

19          So we're very hopeful that we'll have a  
20          checkout and a certification so the tower will be  
21          fully staffed, which that will be the first time  
22          since November of 2019 that we've been fully  
23          staffed. So --

24                 CHAIRMAN MAGUIRE: Great.

25                 MS. ALBIN: -- everything's looking good.

1           CHAIRMAN MAGUIRE: Terrific.

2           MS. ALBIN: Any questions?

3                           (None.)

4           CHAIRMAN MAGUIRE: Okay. Thank you, very  
5 much. All right. Mr. Doug.

6           MR. BURNETT: Briefly, and this isn't really  
7 anything that's an update as a specific item, but  
8 just more of a one in general.

9                   You know we're in the Airport District -- of  
10 course Commissioner Dean is all too familiar with  
11 the land use -- future land use map of the county  
12 and the boundary of the district.

13                   Just wanted to give you a little bit of a  
14 reminder that as things come through the county for  
15 approval, they are routed to your staff here when  
16 there's something new coming through for a zoning  
17 or the like that triggers that requirement. And  
18 so, we do look at it and we're standing by waiting  
19 to comment on it or bring it to your attention.

20                   As some of you may recall, we'd have a cell  
21 tower on the top -- on the north side of Gun Club  
22 Road if we hadn't been proactive over the years.  
23 And so various things come up like that, the most  
24 common of which, though, is we have a standard  
25 request that the Airport Authority imposes related

1 to avigation easements.

2 If someone's going to come through with a new  
3 subdivision or the like, like Madeira currently is  
4 covered with, like Cordova Palms is covered with,  
5 that it puts the future homeowners on notice of the  
6 fact that they're in the area of an airport and  
7 they may hear noise and they may have lights and  
8 the like fly over their home.

9 So I just wanted to bring that to your  
10 attention as a reminder that's one of those things  
11 that comes up from time to time and we may see  
12 something come up in the future, not too distant  
13 future, related to that.

14 But just so you know, from our standpoint, we  
15 keep imposing the avigation easement if it comes up  
16 as a -- as a base issue, and then obviously if it's  
17 something that's going to deal with height or the  
18 like, then obviously bring it to your attention  
19 very -- very quickly.

20 Other than that, I have got an agenda item  
21 that I'll be talking to, so I'll save the rest of  
22 my comments for that.

23 CHAIRMAN MAGUIRE: Okay. Any questions for  
24 Doug?

25 (None.)

1           CHAIRMAN MAGUIRE: All right. Move on to  
2 business -- business items.

3                     ANNUAL AUDIT PRESENTATION

4           MR. WUELLNER: Well, this is -- this is one of  
5 your lucky days where you don't have to hear me the  
6 whole meeting. Doesn't happen very often, but it's  
7 nice.

8           Your auditors, Cherry -- I always get it  
9 wrong --

10          MR. CONRAD: Bekaert --

11          MR. WUELLNER: -- Bekaert, are here to present  
12 your -- the results of your annual audit. So, with  
13 that, Ron Conrad coming up.

14          MR. CONRAD: Where should I sit?

15          MR. WUELLNER: Right here. Well, you can sit,  
16 stand, whatever.

17          MR. CONRAD: So, would you -- is it all right  
18 if I take my mask off while I talk?

19          CHAIRMAN MAGUIRE: Uh-huh.

20          MR. CONRAD: Okay. I can actually hear  
21 myself.

22          All right. I appreciate the opportunity to be  
23 here today. I can tell you that St. Augustine  
24 is -- is -- hasn't missed a beat. The last half  
25 hour before I got here, I was in traffic all the

1 way. So, it was definitely busy out there.

2 So, we have completed the audit. We've given  
3 you a draft of the financial statements before, and  
4 so I'm just going to kind of go over the  
5 highlights.

6 This is our first year as your auditor this  
7 year. So we probably would have normally gotten  
8 this done in February, for the February meeting,  
9 but we asked too many questions, I guess. As the  
10 first-year auditor, we're -- we're asking a lot of  
11 things. So Todd has been inundated, his firm, with  
12 the things that we've, you know, requested in  
13 trying to make sure we're doing a thorough job for  
14 you.

15 So, you know, with regard to the audit, we  
16 have a clean opinion on the financial statements,  
17 unmodified opinion. The audit is not only on the  
18 financial statements, but it also has -- is related  
19 to your federal and your state grants. So, we --  
20 we tested both your federal and your state grants.  
21 No exceptions, noted no findings, so clean opinion  
22 with respect to your grants.

23 With respect to internal control and  
24 compliance, we don't have any comments that we've  
25 provided you, you know, with -- in relation to the



1       audit. So just kind of go over some of the basic  
2       things in the financial statements.

3               I -- last year, what you may have had is the  
4       financial statements kind of integrated with the  
5       presentation. What we've done this year and what  
6       we typically do is we just have the financial  
7       statements separate, so if you want to issue those  
8       separately, and then there's a letter to those in  
9       charge of governance that kind covers the main --  
10      main aspects.

11             So the first item in that letter is the  
12      significant audit -- audit findings. Goes over  
13      any -- if we had any changes in standards that we  
14      may have this year, any accounting pronouncements.  
15      There were no changes in accounting pronouncements.

16             Government Auditing Standards did have some  
17      minor changes with respect to auditing standards,  
18      but -- so you'll see a couple of words that changed  
19      in the internal control compliance letter, but  
20      that's really all that amounted to.

21             Difficulties, as far as difficulties  
22      encountered in the audit, we didn't have any.  
23      It's -- it did take a little bit longer because of  
24      some of the detail that we were asking for and, you  
25      know, working with Todd's group in getting that.

1           As far as the corrected and uncorrected  
2           misstatements, we did have a couple of items that  
3           we -- that we adjusted with respect to kind of your  
4           construction in progress and completed construction  
5           progress. We made sure that was in the completed  
6           capital assets categories.

7           And then just with respect to your -- your  
8           schedule of federal and state financial systems,  
9           the expenditures and federal state awards, just  
10          making sure that we had some small things in  
11          relation to that. So -- and then we had a small  
12          uncorrected item that's -- was attached to your  
13          letter, but again very inconsequential.

14          We didn't have any disagreements with  
15          management. We're going to get to representations  
16          from management in the conclusion of the audit.  
17          That's part of the standard audit procedures,  
18          required procedures.

19          There were no consultations with other  
20          accountants in relation to the audit. No other  
21          items or findings that we had.

22          As far as the supplementary information,  
23          required supplementary information, you'll see  
24          some -- some additional information in there this  
25          year just with respect to some of the prior year

1 comparative stuff.

2 We'll have -- so there's some beefing up, if  
3 you will, with regard to the statements. But  
4 again, your numbers are, you know, amazing, I mean,  
5 given, you know, the pandemic and everything and  
6 how everything has worked out. You'll see some  
7 increases in some of the -- like the receivables  
8 and the prepaids and, you know, the -- so you'll  
9 see some -- with respect to leases, there was in  
10 particular one related to a tenant deposit that  
11 you'll see a new category on there called "Tenant  
12 Deposit." That's also reflected in the receivables  
13 areas. You'll -- you'll see prepaids went up a  
14 fair amount. That's really in relation to  
15 insurance, AirSure. So you'll -- you'll see that  
16 number go up.

17 You'll see accounts payable went up a bit, and  
18 that's with respect to these grants. In the  
19 construction, Halifax Paving and some of the  
20 others.

21 So you'll see some changes on some of the  
22 balance sheet accounts, but that's really what --  
23 what it's related to. And other than that, it's  
24 really, you know, just dealing with all the capital  
25 grants that you have, both federal and state

1 purposes, and making sure that the -- you know, all  
2 the important stuff is done for the airport, you  
3 know, all the capital improvements.

4 So, with that, I'll just open it up for any  
5 questions you might have.

6 CHAIRMAN MAGUIRE: Any questions? Yeah,  
7 Robert?

8 MR. OLSON: Yeah. Going forward, as a best  
9 practice or just being beneficial, would it be I  
10 guess beneficial to have an audit committee of this  
11 authority?

12 And the reason I ask that is that I'm aware  
13 that Naples Airport Authority has -- uses or has an  
14 audit committee in their process. So I'm just  
15 curious, what's the best practice about that and  
16 how -- how would you advise on that?

17 MR. CONRAD: You know, I could never dissuade  
18 you from getting an audit committee. I mean, that  
19 is almost engrained in an auditor, that the -- an  
20 audit by an audit committee is a good thing to  
21 have.

22 So, you know, it's -- it's something where you  
23 have, you know, a focus, you know, group basically  
24 that's focused on anything in relation to the  
25 audit.

1           Sometimes you also add other things to that,  
2           you know, like, say, risk assessment. You know,  
3           maybe the audit committee, you know, not only deals  
4           with the auditors, but also looks at primary risks  
5           that your organization has.

6           I've seen that, you know, where you've got,  
7           you know -- because, you know, if you get an audit  
8           committee, sometimes they get bored. There's not a  
9           whole lot to do, right? You've got a whole year.

10          But it -- you deal with the planning. You  
11          know, typically an audit committee would meet with  
12          the planning part and make sure that, you know,  
13          they concur with how we're doing the planning  
14          aspects, and we talk to them as far as any issues  
15          that might be out there and then at, say, the close  
16          of the audit.

17          So, you know, I wouldn't dissuade you from it.  
18          I think it's a -- you know, audit committees are  
19          good things.

20          MR. OLSON: Thank you.

21          CHAIRMAN MAGUIRE: Okay. Is that it, Robert?

22          MR. OLSON: Yes.

23          CHAIRMAN MAGUIRE: Okay. Reba?

24          MS. LUDLOW: Yes, I do. I wanted -- well, I'd  
25          like to follow up on that, as a matter of fact.

1       And so, did you say, yes, we should form an audit  
2       committee to work with you or not?

3               MR. CONRAD: Well, I -- I think that audit  
4       committees are good. So it's -- you know, if  
5       you're -- especially if you're looking at -- you  
6       know, and I don't know all the expertise of the  
7       board, you know, as far as, you know, this area as  
8       far as the accounting and financial reporting and  
9       stuff, but, you know, if you feel as a board that  
10      that isn't your forte, it probably would be good to  
11      get somebody else in there that kind of works with  
12      you as a -- as a committee that is, you know, kind  
13      of more focused on that, that makes you feel better  
14      that -- you know, that, you know, everything's  
15      in -- in good shape, you know, so that you have a  
16      committee overseeing that.

17             So, you know, I would say, yes, you know, if  
18      you're looking at -- again, depending on your  
19      board's configuration what you -- how comfortable  
20      you feel with things. But, you know, typically my  
21      answer would be yes.

22             MS. LUDLOW: Okay. I have a question.

23             CHAIRMAN MAGUIRE: You have the floor. Go  
24      ahead.

25             MS. LUDLOW: Thank you.

1           It's the -- it's on one of your back pages,  
2           and I know I could ask Ed this, but it's about the  
3           lease of course, the operations and concentration.  
4           And you have for the year ending '20 and 2019, that  
5           three tenants accounted for approximately  
6           70 percent respectively of total lease revenue.  
7           But you don't list those, so can I ask --

8           MR. CONRAD: Typically, you don't.

9           MS. LUDLOW: Okay.

10          MR. CONRAD: It's -- it's really just a --  
11          it's a required disclosure if you have a, you know,  
12          significant concentration to kind of give the  
13          reader a view that, okay, you know, there's a lot  
14          of the business kind of in a small area. But  
15          typically you wouldn't put the names.

16          MS. LUDLOW: Okay. So, Ed, then would that be  
17          Northrop Grumman, Atlantic, and -- who were the  
18          three biggest tenants that supply 70 percent of the  
19          revenue?

20          MR. WUELLNER: I'm not sure how he's reporting  
21          it.

22          MR. CONRAD: Grumman is the big one, but --

23          MS. LUDLOW: Yeah. And then there are two  
24          others. So how do I ask --

25          MR. WUELLNER: I'm not sure whether he -- my

1 statement is I don't know whether he's reporting it  
2 as by lease or by tenant. That's why --

3 MR. CONRAD: It would be the revenue.

4 MR. WUELLNER: So -- so it's by the lease?

5 MR. CONRAD: Yeah.

6 MR. WUELLNER: So it's probably Grumman twice  
7 in terms of the -- the scale of this. Because  
8 there are two significant leases in that. Two  
9 large --

10 MR. CONRAD: Well, it's actually --

11 MR. WUELLNER: So it's going to be --

12 MR. CONRAD: -- the name of the organization,  
13 I should say. So, Todd, do you know offhand?

14 MR. NEVILLE: Off the top of my head, I mean,  
15 I just know Grumman would be the big one.

16 MR. CONRAD: Yeah.

17 MR. WUELLNER: By far.

18 MR. CONRAD: I can't remember the other two.

19 MS. LUDLOW: Would Atlantic be --

20 MR. WUELLNER: Atlantic. Probably -- do you  
21 remember off the top of your head? What? It would  
22 be helpful if I turned it on again. Sorry. Do you  
23 know who the third largest?

24 MS. HOLLINGSWORTH: I just --

25 MR. NEVILLE: We can get that answer back to



1           you. That's easy.

2           MR. WUELLNER: I suspect it's Southeast Aero,  
3           but I do not know that.

4           MS. LUDLOW: Okay. Thanks.

5           MR. WUELLNER: Uh-huh.

6           MS. LUDLOW: Nothing else.

7           CHAIRMAN MAGUIRE: Is that it, Reba?

8           MS. LUDLOW: Yes, thank you.

9           CHAIRMAN MAGUIRE: Okay. Any other comments,  
10          Justin, with the audit? Robert, anymore?

11          MR. MIRGEAUX: Yeah, I have -- I have a  
12          question.

13          CHAIRMAN MAGUIRE: Okay.

14          MR. MIRGEAUX: The -- near the back, report on  
15          the internal control over financial reporting and  
16          compliance, am I understanding this correctly  
17          you're expressing no opinion on that?

18          MR. CONRAD: Right. As far as the -- so we  
19          issue an opinion on the financial statements, we  
20          issue an no opinion on each grant, major grant that  
21          we're testing for state and federal. But as far as  
22          internal control, we don't issue an opinion.

23          Basically what we're doing is we're -- we're  
24          reviewing internal control in relation to -- or the  
25          financial statements. So it's -- but we're not

1 specifically saying, okay, we're going to give an  
2 opinion on your internal control. It's -- it's  
3 kind of a by-product. It's in order to get to the  
4 financial statement numbers, we need to look at the  
5 internal control aspect.

6 And we do have Government Auditing Standards  
7 here. So that's why you have all these reports  
8 that, you know, Government Auditing Standards do  
9 require report on internal control and compliance.  
10 If it was a private company, that wouldn't be a  
11 required report, so --

12 MR. MIRGEAUX: I saw that. That was separate.

13 MR. CONRAD: Yeah.

14 MR. MIRGEAUX: And we are in compliance there.

15 MR. CONRAD: Yeah. There's a -- there's a  
16 report on internal control and compliance and then  
17 there's a separate one on the federal grants, you  
18 know, which -- uniform guidance that's up there, in  
19 the heading Uniform Guidance, and then  
20 Chapter 10.550 of the Auditor General rules. And  
21 that's dealing with the state and federal grants.  
22 That's where we -- we have the opinion in that one  
23 in relation to the grants testing.

24 MR. MIRGEAUX: Okay.

25 CHAIRMAN MAGUIRE: Is that it?

1 MR. MIRGEAUX: That's it.

2 CHAIRMAN MAGUIRE: Okay. For the board  
3 members as a reminder, when you ask a question,  
4 reference the page number. Because I'm sitting  
5 here flipping through trying to find what you were  
6 talking about. So, tell people what page number  
7 you're on and stuff like that so we can follow  
8 along.

9 MS. LUDLOW: You are so right.

10 CHAIRMAN MAGUIRE: By the time I find it, the  
11 discussion's over with.

12 MS. LUDLOW: Page 12.

13 CHAIRMAN MAGUIRE: All right. Any other  
14 questions or comments?

15 (None.)

16 MS. LUDLOW: Good point.

17 CHAIRMAN MAGUIRE: Thank you, very much.

18 MR. CONRAD: I appreciate the opportunity to  
19 work with you. Thank you.

20 MR. WUELLNER: Your action item is acceptance  
21 of the audit.

22 CHAIRMAN MAGUIRE: Okay. Accept -- we have to  
23 accept the audit as is. We need a motion to  
24 approve or deny it.

25 MR. MIRGEAUX: I move to accept the audit.

1 MR. OLSON: Move --

2 CHAIRMAN MAGUIRE: Okay. Justin moves  
3 accepted and Robert seconds it.

4 MR. OLSON: Aye.

5 CHAIRMAN MAGUIRE: Thank you, very much. I  
6 love it when people call on me and correct me.  
7 Public comments out in the audience, any public  
8 comments?

9 (None.)

10 CHAIRMAN MAGUIRE: No public comments. Bring  
11 it back to the board for a vote or further  
12 discussion.

13 (None.)

14 CHAIRMAN MAGUIRE: Okay. All in favor?

15 MR. MIRGEAUX: Aye.

16 MS. LUDLOW: Aye.

17 MR. OLSON: Aye.

18 CHAIRMAN MAGUIRE: Aye. Opposed?

19 (None.)

20 CHAIRMAN MAGUIRE: Passed unanimous four to  
21 zero. Okay. Ed, you're up.

22 EDA GRANT OPPORTUNITY

23 MR. WUELLNER: Well, this is again not really  
24 me, so Carol --

25 CHAIRMAN MAGUIRE: You or staff.

1 MR. WUELLNER: Carol.

2 MS. SAVIAK: I'm coming.

3 Thank you, very much for the opportunity to  
4 talk about the EDA grant opportunities. I know  
5 that the board members were provided in advance  
6 with a backgrounding document that described a  
7 little bit about the grant and a little bit about  
8 the Economic Development Administration.

9 I believe Mr. Wuellner and also Mr. Olson have  
10 previously provided a brief summary in one of the  
11 past meetings, but in -- in a very short summary,  
12 because of some of the expertise that we have on  
13 our board and investigation by staff, we have  
14 determined that we are a candidate for an Economic  
15 Development Administrative [sic] grant.

16 We have been in communications with the EDA's  
17 regional office and their staff over the last  
18 couple of weeks. We have also -- due to the nature  
19 of the grant, have had outreach to a variety of  
20 stakeholders at the local and state local that  
21 they're engaged in economic development, including  
22 a brief presentation to the Industrial Development  
23 Authority.

24 Some of the grants of this nature require that  
25 you have letters of support from partner agencies,

1       and we overwhelmingly have received positive  
2       feedback from some of our economic development  
3       partners regarding this opportunity.

4               But to sum -- to summarize the topic of the  
5       grant, it would be a feasibility study as to  
6       whether or not we can develop an aerospace industry  
7       cluster that's related to the airport in  
8       St. Johns County and also conduct or have created  
9       for us a strategic action plan of how to move  
10      forward with the knowledge gained from the study  
11      about how to further develop upon the aviation and  
12      aerospace assets that we have in our community and  
13      also our region, because the aerospace industry  
14      does not always recognize county borders, and while  
15      we like to grow our -- our industry within our  
16      community and county, there are supply chain and  
17      labor force in surrounding counties.

18             So it's a project that we would undertake with  
19      support from a consultant as a result of the  
20      funding that we could receive from the EDA. And  
21      then the other part of this opportunity is, as  
22      Mr. Olson said I believe at a past meeting, that we  
23      have a unique opportunity in time.

24             St. Johns County, as Commissioner Dean  
25      alluded, has had a lot of success in attracting

1 citizens and tourists to our community, but we also  
2 have a need for economic diversification, and in  
3 the terms of national economic development focus,  
4 additional diversification for the purposes of  
5 economic resilience.

6 And that's something that we've seen in the  
7 pandemic with our tourism industry being, you know,  
8 directly impacted by restaurant closures, hotel  
9 closures, things like that, and also with the  
10 hurricanes. So that the economic development term  
11 of resilience is used there with respect to  
12 economic diversification.

13 And we have an opportunity in time because  
14 St. -- St. Johns County might not be or considered  
15 because we do in and are -- have characteristics of  
16 economic prosperity. Generally we have a low  
17 unemployment rate. But this year, most communities  
18 around the country can qualify as a special needs  
19 under the pandemic. And so, we have an opportunity  
20 in time to seek funding through the EDA's Public  
21 Works and Economic Adjustment programs to be able  
22 to do this. And so, that's what we put before you  
23 today.

24 The nature of the grant is you submit an  
25 application, like many grants, and you submit

1 letters of support from some of the economic  
2 development partners. And that would be -- include  
3 the Northeast Florida Regional Council, the  
4 County's Economic Development office, the Chamber,  
5 JAXUSA.

6 We had a meeting with Space Florida, which is  
7 one of our economic development partners at the  
8 state level. And also, again I had mentioned that  
9 Industrial Development Authority.

10 Enterprise Florida we talked to as well, and  
11 they're generally supportive of the project. And  
12 so it's something where we put a lot of work into  
13 the research to make sure that this was a credible  
14 grant opportunity for us. And so, what we're  
15 asking today, and I'll just kind of bring it home,  
16 is we need permission to actually file the  
17 application.

18 And as part of that application, there is a  
19 local match. And so, you as a board and our  
20 community would consider whether or not the  
21 benefits that we could derive from this project,  
22 and the application that we intend to submit is an  
23 80/20 proposal in which we would have a 20 percent  
24 local match, as outlined in the document. I  
25 believe we would match part of that with in-kind



1       staff dollars.

2               And so, we're proposing for a total budget  
3       cost of about \$300,000 that our local cash match  
4       would be approximately \$35,000 and \$25,000 in  
5       in-kind staff support for that.

6               And so, what the EDA asked is that we provide  
7       a letter that's stating that funds would be  
8       accessible, and there's specific language that Ed  
9       has a copy of that they're asking that we would  
10      have the ability -- that funds would be available  
11      to commit to the project were we to be awarded.

12              And so, I will put that but-for out there.  
13      You know, until we get the grant, there's no  
14      obligation of funds except for the obligation to  
15      state that funds would be accessible and available  
16      and not encumbered.

17              So I think I've covered a lot of ground, so I  
18      would just ask if you have any questions. I know  
19      we provided you with a lot of information.

20              I would also add that we do have educational  
21      partners like First Coast Technical College that  
22      have aerospace-related programs and also  
23      Embry-Riddle, UNF, JU, other educational partners  
24      that would also end up being part of that as well.

25              CHAIRMAN MAGUIRE: Okay. Questions or

1           comments for Carol? Questions or comments for  
2           Robert? Go ahead, Robert.

3           MR. OLSON: Well, yeah, I would like to just  
4           add Carol has really picked up beautifully on this,  
5           and you can -- I'm sure you can tell by what she's  
6           reported to us, she -- her contacts with EDA, the  
7           agency that we're dealing with on this, are -- have  
8           been intense. I think she's best buddies with the  
9           EDA person in charge of Florida now. Speaks almost  
10          daily with him.

11          And I really don't see -- it's hard to see a  
12          downside with -- with this. The upside is it puts  
13          more focus on our mission in economic development  
14          as well as transportation, and so I think it's very  
15          good.

16          It's hard to say what -- what the outcome --  
17          outcomes may be, but I think most of them would be  
18          positive. We can't say that the aerospace industry  
19          is going to stampede here, but even having a  
20          stronger presence over time with a focused strategy  
21          to have that happen, I think would be really good.

22          What -- we don't know whether this grant will  
23          be approved. It's possible it won't. And as Carol  
24          said, we're normally not eligible for EDA  
25          assistance. And, you know, based on

1 Commissioner Dean's report, we're -- we may be  
2 quickly ineligible again. So, it's a -- it's an  
3 opportunity that needs to be taken now if we're  
4 going to take it.

5 CHAIRMAN MAGUIRE: Comments, Justin?

6 MR. MIRGEAUX: How much of this is -- overlaps  
7 with existing playing in, say, like the  
8 master plan?

9 MR. OLSON: Well, I can answer part of that  
10 because I was on the master plan committee.

11 MR. MIRGEAUX: Right.

12 MR. OLSON: The master plan really is just  
13 very physical. I would say you could characterize  
14 our master plan that has useful information in it  
15 as a capital improvements program.

16 MR. MIRGEAUX: Correct.

17 MR. OLSON: Basically it's a 10-, 15-year  
18 capital improvements program.

19 So strategic direction on what we're talking  
20 about here really was not a focus of the  
21 master plan. It was physical, and of course maybe  
22 in part because there were civil engineers that did  
23 the master plan.

24 So, I guess that's -- the way I see it is that  
25 there is no overlap. It's an add-on. It's sort of

1 a business strategic add-on to our physical  
2 master plan.

3 MR. MIRGEAUX: So this is separate and apart  
4 from it?

5 MR. OLSON: Yes.

6 CHAIRMAN MAGUIRE: And I'll echo that, because  
7 one of the concerns I had early on -- I wasn't  
8 involved with the master plan development, but one  
9 of the biggest concerns was how can you develop a  
10 construction plan if you don't have a strategic  
11 plan to give you the guidance? So I -- I think  
12 this is an issue.

13 And I'll add one other comment, too. Back  
14 when I was a county commissioner, one of the  
15 biggest problems we had in this county was  
16 commercial development. And Henry can quantify  
17 that today.

18 There is a big discrepancy between residential  
19 revenues in development versus commercial. And we  
20 really had not even close enough commercial  
21 development countywide and everything seemed to  
22 funnel down from Jacksonville. Now, I don't know  
23 what the percentages are now, but --

24 COMMISSIONER DEAN: Let me tell you real  
25 quick, because that's a --

1           CHAIRMAN MAGUIRE: Get up and tell us real  
2 quick.

3           COMMISSIONER DEAN: -- key metric I think that  
4 everyone should know.

5           Five years -- five years ago in 2016, the  
6 ratio was 90 percent rooftop, residential rooftops,  
7 versus 10 percent commercial business tax revenue,  
8 ad valorem tax revenue. The state average, by the  
9 way, the state average is 65 percent residential,  
10 35 percent business.

11          Today, five years later, we've had -- we've  
12 tried the best we can to increase commercial  
13 business activity. We re -- we eliminated  
14 concurrency. We have tried to recruit and it's now  
15 today 80 percent residential, 20 percent business  
16 commercial.

17          Because we've had some pretty big business  
18 commercial activity in the last two years, we  
19 anticipate with Costco going in next to Buc-ee's  
20 and there are things going up. This spring we're  
21 going to have three major hospitals under  
22 construction in this county: Ascension  
23 St. Vincent's, Baptist, and Flagler.

24          So, this -- hopefully we can get closer --  
25 because of course all you know, being a taxing

1 authority, although luckily you don't tax, but  
2 nevertheless, residents have, as most of us, the  
3 3 percent cap under Save Our Homes on homestead  
4 property, but that doesn't apply to business.

5 So as we -- as we grow more businesses and  
6 they're more successful, we can get more revenue to  
7 serve the people that are -- because of our growing  
8 demand on our services.

9 I didn't mean to carry on, but you hit a  
10 special point, because I've been trying to recruit  
11 business now for four years and we're meeting with  
12 some success.

13 CHAIRMAN MAGUIRE: And we were trying back  
14 when I was a commissioner, but back then  
15 concurrency killed a lot of our efforts because the  
16 University of Florida published a document and said  
17 you had to do this, and we could not legally get  
18 away from that document. So it hurt.

19 COMMISSIONER DEAN: Well, I'm not a hundred  
20 percent sure how we did it, but we eliminated  
21 concurrency for business and commercial activity.

22 CHAIRMAN MAGUIRE: Okay. Any other questions  
23 or comments?

24 (None.)

25 CHAIRMAN MAGUIRE: Okay. Now, what do you

1           need from us, a motion to carry this forward?

2 MR. WUELLNER: Carry -- to go ahead and submit  
3 the application as well as an all -- basically a  
4 commit to allocate funds for the share should it be  
5 successful.

6 MR. MIRGEAUX: Is that one motion or two?

7 MR. WUELLNER: You can do it either way.

8 CHAIRMAN MAGUIRE: What's the staff position?

9 MR. WUELLNER: I -- I join them in saying I  
10 don't see a down -- downside to this.

11 CHAIRMAN MAGUIRE: Okay.

12 MR. WUELLNER: The worst-case scenario is  
13 we're not approved for a grant and we're exactly  
14 where we are today.

15 CHAIRMAN MAGUIRE: Okay. Motion?

16 MR. MIRGEAUX: I move to --

17 CHAIRMAN MAGUIRE: Motion from Justin.  
18 Second?

19 MR. OLSON: Second.

20 CHAIRMAN MAGUIRE: Second from Robert. Okay.

21 Public comment?

22 (None.)

23 CHAIRMAN MAGUIRE: Seeing none, bring it back  
24 to the board. All in favor?

25 MR. MIRGEAUX: Aye.

1 MS. LUDLOW: Aye.

2 MR. OLSON: Aye.

3 CHAIRMAN MAGUIRE: Aye. Opposed?

4 (None.)

5 CHAIRMAN MAGUIRE: Nay. Four to zero  
6 unanimous.

7 BOOMERANG SETTLEMENT AGREEMENT

8 MR. BURNETT: All right. Ed said I would get  
9 30 minutes to talk for this item.

10 MR. WUELLNER: You know better than that.

11 CHAIRMAN MAGUIRE: Ed didn't say that.

12 MR. WUELLNER: I would never say that.

13 MR. BURNETT: I'm only kidding.

14 I guess let me start with the bad part of  
15 this, and the positive -- at the end, we're going  
16 to end in a positive place I think that you'll be  
17 very happy with.

18 This lawsuit started two years ago basically,  
19 and it was the culmination of a lot of activity  
20 where this company would say they didn't operate at  
21 the airport and yet their web site clearly  
22 advertised and showed that they operated the  
23 web site -- operated at the airport.

24 Then they sanitized the web site, but it pops  
25 up on Facebook and social media that they're based



1       here. Or we had other incidents go on where we got  
2       clear indication that they were based here.

3               So to make a long story short, the direction  
4       was to file a lawsuit. The lawsuit was one that  
5       sought declaratory relief. One, Court please  
6       declare that Boomerang, since they're offering  
7       scheduled service here at the airport, has to abide  
8       by our minimum operating standards, which would  
9       require them to then have an operating agreement  
10      with the airport. And an injunction would be the  
11      second cause of action to enjoin them from doing  
12      this unless they have an operating agreement.

13             To make a long story short, they -- in  
14      response to the lawsuit, their tactic was to remove  
15      the case to federal court and claim that as a local  
16      government, the Airport Authority did not have the  
17      power essentially to regulate the airport activity  
18      because the Airport was preempted by federal  
19      regulation, federal law and FAA rules. And so they  
20      removed it to federal court.

21             And in making that argument, it ignored the  
22      fact that the St. Augustine Airport Authority as a  
23      local government would still have the power to  
24      regulate what goes on on an airport. It got  
25      removed to federal court.

1           The bad thing about that, good and bad, but  
2           the bad thing about that is if you litigate in  
3           federal court, everything almost always costs more  
4           to litigate. It's more intensive litigation.

5           I'll give you a great example. In this case,  
6           we filed the complaint. In response, they filed an  
7           answer to the complaint, and their answer is a  
8           motion to dismiss. They want to move to dismiss on  
9           all these federal counts.

10          Well, in state court, you would set that  
11          motion for a hearing, you would go to a hearing on  
12          it, and argue the issue in front of the judge. In  
13          federal court, they give you a time frame to file a  
14          response to the motion to dismiss. So now you're  
15          essentially writing briefs about the arguments  
16          before you have a hearing. So it causes it to cost  
17          more.

18          To make a long story short, they also took at  
19          that time a tactic that they didn't want to settle  
20          the case because they were going to prevail on  
21          their federal court arguments. And we worked to  
22          try and resolve it numerous occasions, but  
23          essentially there was a no-compromise kind of  
24          tactic taken.

25          Now, fast forward to what's gone on subsequent

1 to the initial parts of the case. The federal  
2 court reviewed the motion to dismiss. We filed our  
3 response and briefed the legal argument as to why  
4 we -- our case shouldn't be dismissed. The federal  
5 court ruled in our favor.

6 Then the federal court, on the issue of  
7 jurisdiction -- because they had transferred the  
8 case from state court to federal courts to say  
9 there's all these federal court issues, this isn't  
10 a state issue -- on that, I told Ed we should just  
11 let it stay in federal court. What do we care?  
12 We'll litigate in state court, we'll litigate in  
13 federal court, but if I brief it and have to go  
14 argue this in front of the federal court, it's just  
15 more time and money. Let's just skip that and let  
16 them keep the case and we'll have the -- we'll have  
17 the arguments in federal court.

18 Well, the court somewhere in there said, we  
19 need a -- we need a brief on this, a memorandum of  
20 law in response as to why the federal court has  
21 jurisdiction or doesn't have jurisdiction. So when  
22 we did that, the federal court ruled that it  
23 doesn't have jurisdiction and remanded it back to  
24 state court.

25 So, in that process, though, Boomerang -- we

1        didn't know this was going on I don't think  
2        initially -- Boomerang sold. And so it now has a  
3        new owner, and the -- the owner's name is Dave  
4        Schiffman. And Dave and his new lawyer, the new  
5        lawyer who took over the case -- Jeff Ludwig took  
6        over the case from Boomerang's prior lawyer.

7            He immediately contacted us and said, Hey, we  
8        want to resolve it. And, Oh, by the way, what are  
9        we litigating over? What's -- what's the issue?  
10       Help us to understand.

11           MR. MIRGEAUX: He didn't know?

12           MR. WUELLNER: No.

13           MR. BURNETT: They knew the case existed, but  
14       they didn't really know what the fight was about.

15           So to make a long story short, we've got  
16       the -- a settlement agreement before you today that  
17       says, look, we're going to sign the minimum --  
18       we're going to abide by the minimum operating  
19       standards. We're going to sign the operating  
20       agreement -- which they've already signed and given  
21       us. They've already signed the settlement  
22       agreement that's in front of you. So they're ready  
23       to -- to take care of this and get it resolved.

24           It would result in a dismissal of the case.  
25       In this settlement agreement, they recite that they

1       should have had an operating agreement, so -- and  
2       really that's it.

3             The other piece of this, I will tell you, is  
4       to talk about, okay, well, what's the bad part of  
5       this? The bad -- one of the bad things is you  
6       spent in the course of two years 20 grand on legal  
7       fees.

8             Might have been half that or less if it was in  
9       state court the entire time, but the amount of work  
10      we had to do because it did go to federal court was  
11      a lot of effort there.

12            So, unfortunately this is a case where you  
13      don't recover legal fees. It's not one of those  
14      ones where you're -- you know, in the state of  
15      Florida, you recover legal fees in cases where it's  
16      set forth in the statute or it's set forth in a  
17      contract.

18            You know, most every construction contract you  
19      have or your contract to buy or sell a home, those  
20      kinds of things usually have a provision that would  
21      say the prevailing party is entitled to recover  
22      it's legal fees. Here, we don't have that  
23      situation, so it's not a -- an attorney's fees  
24      case.

25            There's some what I would call very long-shot

1 theories of how you potentially could make this an  
2 attorney's fees case over time if it were to  
3 continue on before it got to trial. But more often  
4 than not, even if you tried that, it would not be  
5 successful. The cost side of it, \$500 in filing  
6 the case.

7 What you have in front of you is a settlement  
8 agreement that in short says that they should have  
9 had an operating agreement. It's under new  
10 ownership. The prior owner has nothing to do with  
11 the company now.

12 David Schiffman wants to abide by everything.  
13 He signed the operating agreement. He wants to get  
14 this behind him and is asking the Airport Authority  
15 to agree to the terms of the settlement, which  
16 basically dismisses the lawsuit and they move on  
17 and they comply with our reg -- regulations.

18 So often, at times the unfortunate thing with  
19 this type of legal action is you're trying to  
20 enforce your regulations and you're not able to  
21 recover your attorney's fees.

22 I wish I was sitting here today telling you  
23 that this is one of those ones where we could get  
24 it or had a good argument to get them at some point  
25 in time. It's just not. It's a painful part of

1 requiring compliance or compelling compliance with  
2 your regulations.

3 The good thing that I can tell you is we're at  
4 a point where we haven't had to go to trial and  
5 spend that much more money to try and get it  
6 resolved. They are here now saying that, you know,  
7 they're ready to get it over with and comply.

8 So with that, I'll shut up and feel free to  
9 answer -- answer -- ask questions or --

10 CHAIRMAN MAGUIRE: Let me ask a couple of  
11 questions. The minimum operating agreement, have  
12 they already signed that or have you already  
13 developed it?

14 MR. BURNETT: They've already signed your  
15 standard form --

16 CHAIRMAN MAGUIRE: Good.

17 MR. BURNETT: -- operating agreement. So  
18 that's in this package as well.

19 CHAIRMAN MAGUIRE: Okay. For me personally,  
20 \$20,000 is a drop in the bucket in legal fees. I  
21 was involved in a case where legal fees were over  
22 \$500,000 on each side. So \$20,000 is \$20,000, but  
23 it's far better than the options. So I have no  
24 problem with this at all.

25 What do you -- maybe this is an improper

1 question. What's your perception of Mr. Schiffman  
2 going forward and his new company?

3 MR. BURNETT: He's excited to be here. You  
4 know, they've communicated to us they're excited to  
5 be here. They're excited to have bought Boomerang.  
6 They want to grow that business. They want to grow  
7 here.

8 One of their comments about the operating  
9 agreement was could they get on the airport's  
10 web site listing with other businesses like theirs  
11 that are on the airport. They want to get that  
12 equal footing.

13 And I guess, Ed, you may have other comments  
14 related to it, but that was my general impression  
15 from talking to them.

16 MR. WUELLNER: He strikes me as actually a  
17 rational businessman that seems to understand doing  
18 business on public use airports.

19 CHAIRMAN MAGUIRE: Can you invite him to the  
20 next meeting to give a presentation so we can meet  
21 him?

22 MR. WUELLNER: Sure.

23 MR. BURNETT: Yeah.

24 CHAIRMAN MAGUIRE: I mean, if it's a new  
25 corporation, we want to start off on a good foot --



1 MR. WUELLNER: Sure.

2 CHAIRMAN MAGUIRE: -- and that would be a good  
3 effort to show that we're -- we're going forward,  
4 too --

5 MR. WUELLNER: Sure.

6 CHAIRMAN MAGUIRE: -- and a chance for him to  
7 express himself. Questions?

8 MR. OLSON: Yeah. In -- how -- how did you  
9 read their initial resistance to the operating  
10 agreement? Was it financial; they simply didn't  
11 want to incur the costs that would come under an  
12 operating agreement, or what was the original --

13 MR. BURNETT: Their --

14 MR. OLSON: -- basis for resisting the  
15 operating agreement?

16 MR. WUELLNER: The original?

17 MR. OLSON: Yeah.

18 MR. BURNETT: Their -- their lawyer's  
19 expressed reason was that the Airport Authority  
20 could not enforce it against them and --

21 MR. OLSON: But that was when they were out  
22 already resisting it, though, right? They were --  
23 they were saying it's unenforceable. I mean --

24 MR. BURNETT: Exactly. They were saying that  
25 it wasn't enforceable. They were at -- at many

1 times over the -- and this -- it went on for years  
2 before the lawsuit was actually filed.

3 And so, we -- we wrote them a letter and they  
4 explained back that they weren't actually based  
5 here. Then we figured out, well, they were still  
6 advertising they were based here.

7 There was an article in the Jacksonville  
8 Business Journal in fact where they were announcing  
9 that they were going to have scheduled service here  
10 at the airport and that they're based here at the  
11 airport. And so it's like, okay, well, we got a  
12 letter from you that says you're not and now that  
13 you are, so --

14 MR. OLSON: I probably didn't ask the question  
15 as well as I should have.

16 Were they not wanting to enter an operating  
17 agreement because they would be incurring more  
18 costs under that agreement? Was that the seed?

19 MR. WUELLNER: Yeah --

20 MR. OLSON: There's some reason they were  
21 resisting it and wanted to go to the mat legally  
22 to --

23 MR. WUELLNER: The original or the idea that I  
24 would say broke down any, I say negotiations, but  
25 it's a pretty straightforward agreement, came to

1 insurance limits that the Airport Authority  
2 requires for charter operators.

3 Airport Authority requires \$5 million of  
4 liability insurance for an operator of his -- his  
5 size. He had access to that insurance, wasn't an  
6 issue there, simply refused to provide that to us.  
7 It was just not going to happen.

8 The Airport Authority, in an effort to get it  
9 settled the first time, waived its own insurance  
10 requirements down to a million dollar limit for a  
11 period of 12 months to allow him an opportunity to  
12 acquire the insurance and bring it up to speed.

13 He I think took advantage of the \$1 million  
14 but never did anything past that, which brought us  
15 back to the original starting point after the  
16 Authority's acquiescence, if you will, of the  
17 requirements.

18 The individual -- the -- we could go on and on  
19 about this particular individual, but nonetheless,  
20 when he first arrived at the airport, he made  
21 every -- appeared to make every attempt to quote,  
22 unquote play by the rules, do what was asked of  
23 him.

24 In fact, he leased property on the airport,  
25 leased a hangar for the purposes of operating a

1 charter business. Did everything by the book. Had  
2 no issues. At some point he got in his head that  
3 he could do this less expensive by walking away  
4 from that lease agreement by the Airport -- from  
5 the Airport Authority and operating as a tenant, a  
6 subtenant of the FBO --

7 MR. OLSON: Okay.

8 MR. WUELLNER: -- and it went south from  
9 there.

10 MR. OLSON: Okay. Thanks.

11 CHAIRMAN MAGUIRE: Okay. Any other comments?

12 MR. MIRGEAUX: Currently, the business is  
13 still a sublet of the FBO or are they --

14 MR. WUELLNER: I believe the aircraft is still  
15 stored there, which was a fundamental sticking  
16 point in the early days. They said, We don't have  
17 an aircraft based here, yet the airplane is here --

18 MR. MIRGEAUX: Right.

19 MR. WUELLNER: -- which didn't meet that sniff  
20 test as to whether it was based here. Indeed, it  
21 was based here, because the airplane is actually  
22 owned locally by the some businessmen here, who  
23 aren't affiliated with the charter side of it, but  
24 actually own the aircraft that's used in the  
25 charter business.

1 MS. LUDLOW: I just want to say, with someone  
2 or some of us that have been here from the  
3 beginning to go through this whole Boomerang thing,  
4 it would really be a blessing for it to be gone.  
5 I'm telling you.

6 MR. WUELLNER: I couldn't have said it better  
7 myself.

8 MS. LUDLOW: I think -- I think it's on its --  
9 it's turning out well for us. I think it's --  
10 we're turning it -- even though we spent that  
11 money, but it's over, you know, and we have  
12 somebody good now.

13 CHAIRMAN MAGUIRE: Okay. Public comment?  
14 Anybody?

15 (None.)

16 CHAIRMAN MAGUIRE: Okay. Bring it back to the  
17 board for further discussion and a motion to  
18 approve the --

19 MR. WUELLNER: Settlement agreement.

20 CHAIRMAN MAGUIRE: -- agreement.

21 MS. LUDLOW: I make a motion we approve the  
22 Boomerang settlement agreement.

23 MR. MIRGEAUX: Second.

24 CHAIRMAN MAGUIRE: Okay. Motion. Second,  
25 Robert? Justin?

1 MR. OLSON: I believe Justin --

2 CHAIRMAN MAGUIRE: Seconded by Justin.

3 MR. OLSON: -- made the second.

4 CHAIRMAN MAGUIRE: Okay. All in favor?

5 MR. MIRGEAUX: Aye.

6 MS. LUDLOW: Aye.

7 MR. OLSON: Aye.

8 CHAIRMAN MAGUIRE: Aye. Opposed?

9 (None.)

10 CHAIRMAN MAGUIRE: Four to zero, approved.

11 MR. WUELLNER: Thank you.

12 CHAIRMAN MAGUIRE: Okay. All right. Doug,  
13 while we've got you, whatever happened to that  
14 issue about the property just north of us where  
15 they wanted to build something? Did that ever  
16 resolve or is it still hanging in the air?

17 COMMISSIONER DEAN: They went under the  
18 current zoning and built 30 houses instead of 60 or  
19 80. You're talking about the residential  
20 development just north of the Gun Club?

21 CHAIRMAN MAGUIRE: Yeah. Well, there were  
22 two. There was a residential development and then  
23 a commercial on the corner, wasn't there?

24 MR. BURNETT: Yes. So Commissioner Dean's  
25 accurate and -- and he would know all too well.

1           The one on Gun Club Road for the residential  
2           houses, the 67 houses or so, they went under  
3           existing OR zoning which allowed them to get about  
4           30 houses.

5           CHAIRMAN MAGUIRE: Got it. So they didn't --

6           MR. BURNETT: But I'm not sure what that works  
7           out to, a half an acre each or and acre. It might  
8           be a full acre each lot.

9           MR. WUELLNER: Yeah, they're good size.

10          MR. BURNETT: And so that keeps it good size  
11          lots.

12          CHAIRMAN MAGUIRE: Okay.

13          MR. BURNETT: Exactly, yeah. And then on the  
14          commercial --

15          MR. WUELLNER: And that's under construction  
16          already.

17          CHAIRMAN MAGUIRE: Oh, good. Good.

18          MR. BURNETT: And then on the commercial  
19          parcel, we haven't seen any activity yet. It's  
20          still out there.

21          MR. WUELLNER: It's been a while.

22          MR. BURNETT: Yeah.

23          CHAIRMAN MAGUIRE: The reason I ask that,  
24          because when I drove by the other day, the sign was  
25          missing.

1 MR. WUELLNER: Oh.

2 CHAIRMAN MAGUIRE: And first time I've seen  
3 the sign not there.

4 MR. WUELLNER: Oh.

5 MR. BURNETT: Could have sold.

6 CHAIRMAN MAGUIRE: So I didn't know what that  
7 meant, okay?

8 PUBLIC COMMENT - GENERAL

9 CHAIRMAN MAGUIRE: All right. Public comments  
10 are next. We're going to start off with Joe  
11 Lopinto?

12 MR. LOPINTO: Yes, thank you.

13 CHAIRMAN MAGUIRE: Okay. If anybody else has  
14 a comment, give us a piece of paper, please.

15 MR. LOPINTO: My name's Joe Lopinto. I'm the  
16 operations manager of the Northeast Florida Aero  
17 Club. You may or may not be familiar with it.  
18 Just wanted to give a little update.

19 One of the fellow board members, Mike Zonis,  
20 is here. He's our member -- membership chair. If  
21 this has not been said before, on behalf of the  
22 board and also our members, which now total 20 with  
23 seven more on the waiting list, we'd like to thank  
24 the board. We've already expressed our  
25 appreciation to Ed and his staff.



1           For when we first started about this time last  
2           year and -- it was much like a field of dreams. In  
3           the first 10 months, we had 20 members, one  
4           airplane. In the last four months -- echoing  
5           Commissioner Dean's growth, in the last four  
6           months, we've had a run rate of 27 hours per month  
7           on that airplane. The average general aviation  
8           airplane flies approximately 50 hours a year. This  
9           week alone, we're scheduled for 22 hours of flying.

10          We are actively looking for additional  
11          airplanes, not just one more, but planes. As I  
12          said, Mike has seven more people on the waiting  
13          list and more keep on coming in.

14          Mike and I both have backgrounds in general  
15          aviation corporate and also airlines. We have a  
16          joke that says that the most dangerous thing in  
17          general aviation is two airline captains flying at  
18          the same time.

19          And so, we do appreciate all the help and work  
20          that you folks have been giving us. We'd like to  
21          say that general aviation has been here since day  
22          one at St. Augustine Airport and will continue to  
23          be here going forward, and any help that you can  
24          give us by increasing that growth is much  
25          appreciated.

1           We purchase a lot of fuel here. Maybe not as  
2           much as the jets that come in, but we're here  
3           permanently. We recognize the growth and  
4           infrastructure that's needed, and it's provided by  
5           having corporate and potentially airlines coming  
6           in, but we have a substantial waiting list for  
7           hangars and we would be fully supportive of any  
8           increase of having not only individual hangars, but  
9           also I think you call it box hangars.

10           I offer to have any of the members come down  
11           to visit with us, see the airplane that we fly.  
12           It's done for pleasure, for growth, for camaraderie  
13           among all of the pilots. We have private pilots  
14           that are there. We don't do any flight  
15           instruction. It's done for pleasure. All the way  
16           down to us retired airline captains. So you're  
17           more than welcome.

18           I'll take any questions now. If not, look  
19           forward to seeing you.

20           CHAIRMAN MAGUIRE: Okay. Questions? Thank  
21           you, very much, sir. Glad to hear you're doing so  
22           well.

23           MS. LUDLOW: They're doing -- can I say one  
24           more thing?

25           CHAIRMAN MAGUIRE: Yes.

1 MS. LUDLOW: It's a wonderful thing because  
2 when they get new members to -- you know, they join  
3 SAAPA. So they become involved immediately. And  
4 so they learn so much more about the airport than  
5 just coming in from somewhere and renting a plane  
6 and taking off. Because they come to our meetings  
7 and they support SAAPA and we support them.  
8 They've done a wonderful job.

9 CHAIRMAN MAGUIRE: Terrific. Good.  
10 All right. Any other comments?

11 (None.)

12 MEMBER COMMENTS AND REPORTS

13 CHAIRMAN MAGUIRE: All right. Let's go to  
14 member comments. And we'll start off with  
15 Ms. Reba, Aerospace Academy and TPO.

16 MS. LUDLOW: Oh, those things. Oh. I thought  
17 I had more in line.

18 Yes, Aerospace Academy, you know, they're  
19 looking -- they're very active. Sherry Gaynor is  
20 very good. She's a new Katie Maltby, which we've  
21 all worked with.

22 So we talked about our scholarships, how many  
23 scholarships we're going to be able to get this  
24 year, and we'll get back on that when we're not  
25 sure. And they want -- they have an online

1 application for interns, and the students get  
2 credit hours for being interns.

3 And so, SAAPA has stepped up, and so we'll  
4 fill out the application and get one, two, or  
5 three. But we can share them between the different  
6 hangars, and they learn so much. They just -- I  
7 mean, they're in an aerospace aircraft program and  
8 they can't even get near an airplane. So -- plus  
9 we have them sweep the floor, and they learn a lot  
10 of life experiences when they're with us.

11 So, let's see. And TPO, I missed that  
12 meeting, but one thing -- because of TPC. But one  
13 thing they're doing, which I'm so happy that Jeff  
14 is so good about, you know, coordinating  
15 everything, they're putting -- they have put  
16 together like training sessions so the new members  
17 can learn more about TPO and find out how we can  
18 incorporate what they do into our -- our region,  
19 our base, you know, what we do.

20 So that's the next big thing coming up with  
21 TPO. Is that right, Carol? Anything else? That's  
22 about it? Okay. But anyway, those are my two  
23 reports.

24 CHAIRMAN MAGUIRE: Okay. Thank you. Robert,  
25 any comments?

1 MR. OLSON: Yeah. Yeah, I don't have very  
2 much to report.

3 The EDC quarterly breakfast, the first one of  
4 this year is March 26th. I'll be attending that.  
5 The topic is the interface between transportation  
6 and economic development.

7 Also, I did attend with Carol the Industrial  
8 Development Authority on March 8th and we made a  
9 presentation on the aerospace initiative.

10 And the other thing I've attended is the  
11 National Space Club Florida Chapter, which is a  
12 private sort of booster organization, I would say,  
13 that has monthly luncheons programs.

14 The one I attended on February 9th was the  
15 director of Kennedy Space Center. They're doing --  
16 they're meeting by Zoom now, but by -- in May, they  
17 will start meeting in person. Typically, they meet  
18 down in Titusville at a hotel.

19 I think it might be a good networking for our  
20 Airport Authority to have a presence and hang out  
21 with that group once a month, so I'll try to do  
22 that, also. That's it.

23 CHAIRMAN MAGUIRE: Okay. Justin?

24 MR. MIRGEAUX: No update.

25 CHAIRMAN MAGUIRE: Okay. I have a couple of

1 things.

2 First of all, the -- is the video -- have  
3 y'all got the video going? Is it going right now?  
4 Good. Give us a report on how it goes.

5 MR. TUCKER: Right now?

6 CHAIRMAN MAGUIRE: You don't have to report at  
7 the next meeting. You can just send out a memo --  
8 a memo to Ed and he can forward it to us so we'll  
9 know the good and the bad.

10 MR. TUCKER: Do you have one minute? I would  
11 like to make a short introduction.

12 Yeah, we have seated here our young candidate,  
13 which is from the Civil Air Patrol. He's I believe  
14 a junior from Nease; is that correct? Steven  
15 Parth. Yeah. And here -- hopefully he will train  
16 and be the assistant there for doing the video, but  
17 he's able to earn public service hours doing  
18 this --

19 CHAIRMAN MAGUIRE: Oh, good.

20 MR. TUCKER: -- and a great experience for  
21 him.

22 CHAIRMAN MAGUIRE: Thank you, very much.

23 Okay. Second thing, the VCB -- and it's just  
24 one thing I want to talk to you about. I'm still  
25 trying to get the VCB to ask us to be a member of

1 the VCB, because there are so many things going on  
2 with that and the TDC.

3 One thing I want to talk to you about is the  
4 taxes they're getting ready to propose that the  
5 county do. They want to raise the 4 percent sales  
6 tax to 5 percent.

7 COMMISSIONER DEAN: Well, we call it the bed  
8 tax, but go ahead.

9 CHAIRMAN MAGUIRE: The bed tax, yeah. Okay.

10 COMMISSIONER DEAN: It's paid by tourists, not  
11 residents.

12 CHAIRMAN MAGUIRE: Yeah, but there are a lot  
13 of issues that are not really being discussed I  
14 want to talk to you.

15 COMMISSIONER DEAN: Okay.

16 CHAIRMAN MAGUIRE: It's outside of this.

17 But my point for bringing it up, any time you  
18 see something that you think might affect activity,  
19 economic, residential, airport or whatever, if it's  
20 worthwhile, bring it up to the board so we can talk  
21 about it.

22 The train building down here, have you heard  
23 any comments on that? Because I have a new one.

24 MR. WUELLNER: You have a new comment or a new  
25 building?

1           CHAIRMAN MAGUIRE: No, new issue.

2           I had a phone call Friday. There's a guy, I  
3 forgot his name, runs a charity, and they have done  
4 research and they have discovered that this  
5 building -- it's the one right over here.

6           MR. WUELLNER: The one with the Civil Air  
7 Patrol in it?

8           CHAIRMAN MAGUIRE: The one with the Civil Air  
9 Patrol. Well, there are two buildings there.

10          MR. WUELLNER: Uh-huh.

11          CHAIRMAN MAGUIRE: One's an old train building  
12 that looks like a warehouse. And the other one is  
13 the original building that sat at the foot of the  
14 Bridge of Lions when they had the trolley going  
15 across, okay? That's the one in the back. And  
16 they're photographed -- we have photographs.

17          The reason he called me is because I used to  
18 own that building, and it was moved from the  
19 Bridge of Lions to this location long before I ever  
20 bought it, okay?

21          They want to acquire this building and  
22 preserve it. They don't have any place to put it  
23 yet, but he wants to talk to me about -- and this  
24 is not in my capacity as -- as airport, this is my  
25 capacity as a previous owner. They want to get



1           some guidelines and ideas.

2           But I can see coming down the road they're  
3           probably going to ask will the Airport donate this  
4           building to a charity if they move it someplace.  
5           So, just put that on the agenda down the road to  
6           think about, okay? I'm not saying yay or nay.

7           If you've never been inside the building, it's  
8           a neat building. It has a big safe in it and it  
9           has a coquina fireplace. Very nice.

10          MS. LUDLOW: That's wonderful.

11          CHAIRMAN MAGUIRE: All right. And it goes  
12          back to the 1920s. It's over a hundred years old.

13          All right. That's --

14          MR. WUELLNER: We'll help them load it.

15          CHAIRMAN MAGUIRE: Pardon?

16          MR. WUELLNER: We'll help them load it.

17          CHAIRMAN MAGUIRE: Well, I've always wanted to  
18          buy it back, but I don't have any place to put it  
19          and I don't have the money to move it. So anyway.

20          Any other questions from the staff?

21          MR. WUELLNER: From staff? No, sir.

22          CHAIRMAN MAGUIRE: From you?

23          Okay. Our next meeting, regular meeting is  
24          April 19th. If you have any questions, please  
25          forward them on so they can answer them in advance.

1 MS. LUDLOW: I have some questions. I have  
2 some -- I have some board comments.

3 CHAIRMAN MAGUIRE: Oh, I thought you already  
4 had them.

5 MS. LUDLOW: Huh-uh.

6 CHAIRMAN MAGUIRE: Okay. Proceed forward.

7 MS. LUDLOW: You know -- well, you put me way  
8 down here so you forget me.

9 Anyway, I need to ask Ed. Ed, when we do the  
10 MS 150, because Taxiway D is torn up -- so, you  
11 know, we know where they were in the past, and how  
12 many bikes do we get in there?

13 MR. WUELLNER: It's typically north of 1,000.  
14 By the time we get to October, Delta will be  
15 totally back in service.

16 MS. LUDLOW: Oh, okay. That -- that was one  
17 of them.

18 MR. WUELLNER: Should be back working like in  
19 June some time at this point.

20 MS. LUDLOW: Okay. Good.

21 And the other thing, you know, in the line of  
22 transparency, this report from Carol, the  
23 government relations, you know, that is so good.  
24 Why can't we put things like that online with the  
25 agenda? I mean, wouldn't it be good for everybody

1 to know these things?

2 MR. WUELLNER: Sure.

3 MS. LUDLOW: You know, I mean, I think that  
4 like Bruce is really doing such a nice job on  
5 getting the -- our supporting documents, and I  
6 think all of our supporting documents should follow  
7 the agenda.

8 CHAIRMAN MAGUIRE: Uh-huh.

9 MS. LUDLOW: Everything should be right there,  
10 you know.

11 MR. WUELLNER: Okay.

12 MS. LUDLOW: We'd get much more interest if  
13 they put -- because people don't have any idea what  
14 I'm looking at. So -- and it's very complimentary.  
15 I didn't do anything wrong.

16 MR. WUELLNER: Sure.

17 MS. LUDLOW: Okay. The -- one more thing.  
18 So -- well, I have my little list, so I want to say  
19 that.

20 I wanted to ask about the terminal road that  
21 the -- that we're going to share apparently with  
22 Northrop Grumman. So you said we don't have a  
23 number of how many people come and go --

24 MR. WUELLNER: Correct.

25 MS. LUDLOW: -- employees like at each shift.

1 But it looks like it's going to cost us -- no, the  
2 taxpayers about a million dollars, right? 950.

3 MR. WUELLNER: Something to that effect, yes.

4 MS. LUDLOW: 950. So -- but we get nothing --  
5 we get nothing from that, right? We get --

6 MR. WUELLNER: It is --

7 MS. LUDLOW: -- no revenue.

8 MR. WUELLNER: Correct. It's an  
9 infrastructure project, not a revenue-producing  
10 project, that's correct.

11 MS. LUDLOW: Why isn't Northrop Grumman  
12 participating in that? They're going to be the  
13 biggest users on that road.

14 MR. WUELLNER: Well, it's not on their  
15 property, primarily.

16 MS. LUDLOW: But they're closing their access,  
17 right?

18 MR. WUELLNER: Correct.

19 MS. LUDLOW: Okay. I wanted to bring that up.

20 Also, I think a lot of people missed this.  
21 Sometimes I say things because I want them on the  
22 record. I just want you to know that.

23 CHAIRMAN MAGUIRE: That's perfectly  
24 acceptable.

25 MS. LUDLOW: Yes. I want them on the record.

1           On the fire station, I know this goes -- like  
2           we want to link the -- open the road between the  
3           conference center and U.S. 1. And the reason we  
4           want to do that is because in the future, who, the  
5           state, we want to build a joint -- we want to build  
6           a fire station, right?

7           MR. WUELLNER: Correct.

8           MS. LUDLOW: And so we have to have access to  
9           U.S. 1.

10          MR. WUELLNER: Tied to the community fire  
11          station --

12          MS. LUDLOW: What kind?

13          MR. WUELLNER: A community fire station,  
14          regular.

15          MS. LUDLOW: Oh, okay. Community, not a  
16          county.

17          MR. WUELLNER: Well, it's -- would be operated  
18          by the county, yes. It's -- the distinction being  
19          an aviation fire station, an ARFF station, and a  
20          community fire station being just a normal fire  
21          station of people. It would be combined.

22          MS. LUDLOW: I think that would be so good for  
23          everybody to know. What about our fire station  
24          there; does Northrop operate that one?

25          MR. WUELLNER: No. Actually it's operated

1           when it's -- when it's used, it's operated by  
2           St. Johns County firefighters. We pay them by the  
3           hour to operate that.

4           The -- the goal of this project, in combining  
5           the efforts, is that the cost of operating the  
6           station, it would be manned 24 hours a day and  
7           would have -- it'd have access to --

8           MS. LUDLOW: I see. So if I called --

9           MR. WUELLNER: It's a win-win for both  
10          airport --

11          MS. LUDLOW: -- 911 --

12          MR. WUELLNER: -- operations as well as the  
13          community.

14          MS. LUDLOW: So it would be just as accessible  
15          to the airport just like that one is --

16          MR. WUELLNER: Absolutely.

17          MS. LUDLOW: -- like if we have a plane come  
18          in that -- that requires that fire truck to be  
19          there.

20          MR. WUELLNER: The difference is it would be  
21          manned with firefighters 24 hours a day.

22          MS. LUDLOW: I see.

23          MR. WUELLNER: Which would be a huge upstep.

24          MS. LUDLOW: What would happen with that  
25          facility?

1 MR. WUELLNER: It's -- would be -- it's a part  
2 of the same, yeah.

3 MS. LUDLOW: Oh, okay.

4 MR. WUELLNER: It wouldn't go away or  
5 anything.

6 MS. LUDLOW: Okay. And so, with acquiring  
7 this ARFF Index B vehicle of what, how much, 900 or  
8 50 -- how much money? \$50,000? 900?

9 MR. WUELLNER: I'm not sure what you're  
10 looking at. Oh, the DOT plan?

11 MS. LUDLOW: Uh-huh.

12 MR. WUELLNER: It would be a federal grant.  
13 That's been deferred out.

14 Yes, it would be a 5 percent share by the  
15 Airport Authority --

16 MS. LUDLOW: Okay.

17 MR. WUELLNER: -- for a vehicle. We actually  
18 bought, if you recall, the newer smaller vehicle,  
19 which is considered an Index A vehicle.

20 MS. LUDLOW: Oh.

21 MR. WUELLNER: That was a federal grant, also.

22 MS. LUDLOW: I think that's wonderful. Thank  
23 you.

24 And I just love the idea that we can get more  
25 information online with the agenda. And like your

MS. LUDLOW: Yeah, thanks.

CHAIRMAN MAGUIRE: All right. Yeah, I want to wrap up one last comment.

Thank you, Joe and Robert. Thank you, Carol wherever she went. Thank you. It was a good job on that one. Very informative and needed. So I'm hoping that we go forward and get that grant. Any other comments?

(None.)

CHAIRMAN MAGUIRE: Adjourned.

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

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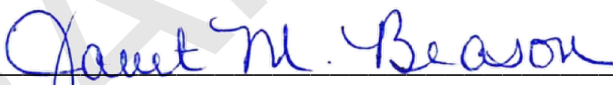
## REPORTER'S CERTIFICATE

STATE OF FLORIDA )

COUNTY OF ST. JOHNS )

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

Dated this 8th day of April, 2021.

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

<b>CHAIRMAN MAGUIRE: [128] COMMISSIONER</b> <b>DEAN: [16]</b> 13/8 13/10 15/20 16/1 16/13 16/22 17/3 17/14 18/4 44/24 45/3 46/19 62/17 71/7 71/10 71/15 <b>MR. BURNETT: [18]</b> 21/6 48/8 48/13 52/13 55/14 55/17 56/3 56/23 57/13 57/18 57/24 62/24 63/6 63/10 63/13 63/18 63/22 64/5 <b>MR. CONRAD: [19]</b> 23/10 23/14 23/17 23/20 28/17 30/3 31/8 31/10 31/22 32/3 32/5 32/10 32/12 32/16 32/18 33/18 34/13 34/15 35/18 <b>MR. LOPINTO: [2]</b> 64/12 64/15 <b>MR. MIRGEAUX: [21]</b> 33/11 33/14 34/12 34/14 34/24 35/1 35/25 36/15 43/6 43/11 43/16 44/3 47/6 47/16 47/25 52/11 60/12 60/18 61/23 62/5 69/24 <b>MR. NEVILLE: [2]</b> 32/14 32/25 <b>MR. OLSON: [25]</b> 28/8 29/20 29/22 36/1 36/4 36/17 42/3 43/9 43/12 43/17 44/5 47/19 48/2 57/8 57/14 57/17 57/21 58/14 58/20 60/7 60/10 62/1 62/3 62/7 69/1 <b>MR. TUCKER: [4]</b> 18/14 70/5 70/10 70/20 <b>MR. WUELLNER: [88]</b> <b>MS. ALBIN: [3]</b> 19/16 20/25 21/2 <b>MS. HOLLINGSWORTH: [1]</b> 32/24 <b>MS. LUDLOW: [72]</b> 3/7 3/10 3/12 3/25 4/3 4/6 4/9 4/25 5/4 5/11 5/13 5/20 5/23 9/11 18/10 18/12 29/24 30/22 30/25 31/9 31/16 31/23 32/19 33/4 33/6 33/8 35/9 35/12 35/16 36/16 48/1 61/1 61/8 61/21 62/6 66/23 67/1 67/16 73/10 74/1 74/5 74/7 74/16 74/20 75/3 75/9 75/12 75/17 75/25 76/4 76/7 76/11 76/16 76/19 76/25 77/8 77/12 77/15 77/22 78/8 78/11 78/14 78/17 78/22	78/24 79/3 79/6 79/11 79/16 79/20 79/22 80/4 <b>MS. SAVIAK: [2]</b> 10/3 37/2 <b>\$</b> <b>\$1 [1]</b> 59/13 <b>\$1 million [1]</b> 59/13 <b>\$1.9 [1]</b> 10/9 <b>\$2 [1]</b> 11/25 <b>\$20,000 [3]</b> 55/20 55/22 55/22 <b>\$25,000 [1]</b> 41/4 <b>\$300,000 [2]</b> 8/5 41/3 <b>\$35,000 [1]</b> 41/4 <b>\$5 [1]</b> 59/3 <b>\$5 million [1]</b> 59/3 <b>\$50,000 [1]</b> 79/8 <b>\$500 [1]</b> 54/5 <b>\$500,000 [1]</b> 55/22 <b>\$8 [1]</b> 10/12 ' '20 [1] 31/4 <b>0</b> <b>0570 [1]</b> 1/24 <b>1</b> <b>1,000 [1]</b> 74/13 <b>10 [2]</b> 43/17 65/3 <b>10 percent [3]</b> 15/3 16/20 45/7 <b>10.550 [1]</b> 34/20 <b>104 [1]</b> 1/17 <b>12 [2]</b> 35/12 59/11 <b>125 [1]</b> 7/15 <b>13 [1]</b> 2/7 <b>15 [2]</b> 1/6 16/5 <b>15-year [1]</b> 43/17 <b>150 [3]</b> 9/6 9/7 74/10 <b>17 [1]</b> 1/23 <b>19 [3]</b> 10/11 13/16 13/18 <b>1920s [1]</b> 73/12 <b>19th [1]</b> 73/24 <b>2</b> <b>2,400 [2]</b> 16/6 16/10 <b>20 [4]</b> 40/23 53/6 64/22 65/3 <b>20 percent [2]</b> 40/23 45/15 <b>2016 [1]</b> 45/5 <b>2018 [1]</b> 11/7 <b>2019 [2]</b> 20/22 31/4 <b>2021 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