

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 General Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, May 16, 2005

6 from 4:01 p.m. to 5:09 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 WAYNE GEORGE, Chairman
- BOB COX, Secretary-Treasurer
- 10 RANDY BRUNSON
- JOHN "JACK" GORMAN

11 BOARD MEMBERS ABSENT:

- 12 SUZANNE GREEN

13 * * * * *

14

15 ALSO PRESENT:

16 F. EUGENE ATWOOD, Esquire, Rogers, Towers, Bailey,
 Jones & Gay, P.A., 1301 Riverplace Blvd., Suite 1500,
 17 Jacksonville, FL, 32207, Attorney for Airport
 Authority.

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

19 BRYAN COOPER, Assistant Airport Director.

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

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

2 CHAIRMAN GEORGE: Okay. We'll call to order
3 the May 16th meeting for the
4 St. Augustine-St. Johns County Airport Authority,
5 our regular meeting. And let's start with the

6 Pledge of Allegiance to the flag.

7 (Pledge of Allegiance.)

8 3. - APPROVAL OF MEETING MINUTES

9 CHAIRMAN GEORGE: We have two sets of minutes

10 that need to be approved. The first one is a

11 workshop that was held in the month of April. Any

12 comments?

13 (No comments.)

14 CHAIRMAN GEORGE: Hearing none, we'll accept

15 those minutes into the record. And also, the

16 regular meeting from the month of April, any

17 comments on that?

18 (No comments.)

19 CHAIRMAN GEORGE: Hearing none, we will also

20 accept those into the -- into the minutes.

21 4. - APPROVAL OF FINANCIAL REPORTS

22 CHAIRMAN GEORGE: Financial reports? We have

23 three months to look at here, because of the

24 lateness of coming in the last time. Any

25 comments?

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1 MR. COX: I've reviewed the financial
2 reports, and they all seem to be in good standing.
3 I have no questions about it. I spent some time
4 with Ed going over the reports today, if you have
5 any questions or --

6 CHAIRMAN GEORGE: Anybody else have any --
7 any comments or questions?

8 (No comments or questions.)

9 CHAIRMAN GEORGE: Then we'll accept all three
10 of the months, you know, as presented.

11 5. - APPROVAL OF MEETING AGENDA

12 CHAIRMAN GEORGE: Next item is to approve the
13 agenda. I would like to make one change, and that
14 is to move the member committee reports in front
15 of the project updates. I think that those are
16 more informational in nature. Then the project
17 updates gets right into the meat of the -- of the
18 meeting. Any other comments? Yes, sir.

19 MR. SUNDEMAN: I have a comment, yes. I
20 wrote a letter to the board -- my name is John

21 Sundeman, 4665 Fifth Avenue. I wrote a letter to
22 the board April the 26th, and I was wondering if
23 that was going to appear on the agenda or be
24 addressed at this meeting.

25 CHAIRMAN GEORGE: I don't think it's on the

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1 agenda, you know, to be addressed. I have a copy
2 of the letter that was sent out today. Do you
3 have your copy of it? It was one that --

4 MR. SUNDEMAN: No, I don't -- I don't have a
5 copy.

6 CHAIRMAN GEORGE: Yeah. I mean, it just went
7 out today, so --

8 MR. WUELLNER: Went out today.

9 CHAIRMAN GEORGE: -- maybe we can get you a
10 copy --

11 MR. SUNDEMAN: I'd appreciate that.

12 CHAIRMAN GEORGE: -- so you don't have to
13 wait for the mails to come.

14 MR. SUNDEMAN: Okay. Thank you.

15 CHAIRMAN GEORGE: Any other comments about
16 the agenda? Any objection to moving the member --

17 MR. COX: Not from me.

18 CHAIRMAN GEORGE: Okay. Then the agenda will
19 be approved as modified.

20 6.A. - COUNTY COMMISSIONER

21 CHAIRMAN GEORGE: Okay. Reports.

22 Mr. Maguire?

23 (Representative absent.)

24 MR. BRUNSON: Mr. Maguire's attending a
25 workforce home seminar with HUD in -- at World

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1 Golf Village, and I think he'll be absent.

2 CHAIRMAN GEORGE: Okay. Mr. Slingluff?

3 6.B. - AERO SPORT, INC.

4 MR. SLINGLUFF: No -- no report at this time.

5 CHAIRMAN GEORGE: Mr. Leslie?

6 6.C. - NORTHROP GRUMMAN

7 MR. LESLIE: Yes, I do. John Leslie,
8 Northrop Grumman. I've been on the --
9 representing Northrop Grumman at these meetings
10 for approximately ten years, and tonight I'd like
11 to introduce John Nevadomsky who's going to
12 replace me in this role.

13 John's the manager of flight test operations
14 and he's been intimately involved with flight ops
15 here for the last 20 years, probably, and has
16 worked quite a bit with Ed and Bryan and the whole
17 staff here. So, I wanted to introduce him to the
18 rest of the board and any of the other
19 participants here. John will be our rep from here
20 on out.

21 CHAIRMAN GEORGE: Welcome, Mr. Nevadomsky.

22 MR. NEVADOMSKY: Thank you.

23 CHAIRMAN GEORGE: We hate to see you go,
24 John.

25 MR. LESLIE: I'm just down the street.

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1 CHAIRMAN GEORGE: Just down the street.

2 Okay. Sounds good.

3 S.A.A.P.A., Mr. Roderick?

4 6.D. - S.A.A.P.A.

5 MR. RODERICK: Thank you. I have three items
6 for you. Number one, the membership, we had a
7 meeting on -- we have one every month on Saturday,
8 and the -- the membership was generally very
9 pleased with the Airport Authority progress,
10 especially runway 2/20. And, you know, several of
11 you were there that could roger that.

12 The other important item I think is next
13 year, the airshow is -- hopefully will be a
14 success. And from what I could gather from the
15 general membership, there definitely will be
16 support for all the volunteer activities. We're
17 having an organizational meeting soon on that.

18 And item 3, tree conservation. The article
19 that appeared in the paper was -- was a great step
20 in the right direction. That's the -- was I

21 believe Saturday's paper.

22 CHAIRMAN GEORGE: Saturday morning, yes.

23 MR. RODERICK: Right. I gave it kind of the

24 acid test from one of our people -- I'll just say

25 her first name is Mary -- who's been very active

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1 in our community. And she -- her first reaction

2 was it's just -- and I'm going to paraphrase the

3 word -- was balderdash. It's just the rich boys

4 with their toys trying to appease the people.

5 I talked to her for 30 or 40 minutes and said

6 that is not the case. We have people on the board

7 in our club who are definitely concerned about the

8 trees in the general environment of our area. We

9 don't want it to become a barren wasteland. And

10 we are going to move in that direction.

11 And she seemed, okay, prove it to me.

12 And it's up to us to do that as citizens of

13 this county. Thank you.

14 CHAIRMAN GEORGE: Okay. Thank you. Bjorn?

15 MR. RODERICK: Oh, Mary. It wasn't Mary

16 Willis.

17 CHAIRMAN GEORGE: Oh, it wasn't Mary Willis?

18 MR. RODERICK: She supports it, too.

19 CHAIRMAN GEORGE: Mr. Burnett has changed.

20 6.F. - AUTHORITY ATTORNEY

21 CHAIRMAN GEORGE: Do you have any comments?

22 MR. WUELLNER: Appearing in his new role,

23 yeah.

24 MR. ATWOOD: No.

25 CHAIRMAN GEORGE: Okay. Mr. Knight?

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1 6.G. - A.T.C.T. MANAGER

2 MR. WUELLNER: I think he's on station today.

3 CHAIRMAN GEORGE: Okay.

4 MR. WUELLNER: But I've got his wonderful

5 slides here.

6 CHAIRMAN GEORGE: Okay. Is that in the

7 project updates or now?

8 MR. WUELLNER: No, it's his report. It's his
9 stuff.

10 CHAIRMAN GEORGE: Okay.

11 MR. WUELLNER: Traffic count, this is a
12 revised slide to include April. The solid white
13 line representing current year. This is among the
14 more difficult charts we present. This is the new
15 and improved version, as suggested by Mr. George
16 last meeting.

17 The yellow-green kind of line there
18 represents 2005 traffic when compared to the
19 bottom line, which the blue line, which was first
20 year of tower operation. And the cream-colored
21 line, for lack of better terms, it's -- it's
22 currently above it as last year's operations line.
23 So, you're looking at a -- kind of a compilation
24 of traffic to date. And it's aggregate number as
25 we move through.

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1 So, you'll be able to more I think readily
2 compare operations for the previous two years
3 using this chart. So, combined, you get most of
4 what you want, I think.

5 CHAIRMAN GEORGE: Okay.

6 MR. WUELLNER: Still looking at averaging
7 about 13- -- round numbers, about 13,000 ops a
8 month here recently.

9 CHAIRMAN GEORGE: Okay. And our forecast
10 with the Master Plan called us to go to 150,000
11 for the year, which that's a -- no, what is --

12 MR. WUELLNER: No. Actually, they're
13 projecting significantly less than that. You
14 exceeded it -- you came close to it last year of
15 what their forecast was.

16 CHAIRMAN GEORGE: Okay.

17 MR. WUELLNER: You're overperforming -- or
18 performing better than what the forecast was.

19 CHAIRMAN GEORGE: Okay.

20 MR. COX: Member committee reports now,
21 right?

22 CHAIRMAN GEORGE: Yeah. Now we go into the
23 committee reports.

24 7.A. - MPO

25 CHAIRMAN GEORGE: I went to the MPO meeting

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1 this past week, and I made a presentation on the
2 preliminary to our Master Plan, explained to them
3 the approval cycle, and it seemed to go over well.
4 The normal amount of things were handled at the
5 MPO with sending staff back to redo certain things
6 and the like. So, nothing major that would impact
7 us.

8 7.B. - EDC

9 CHAIRMAN GEORGE: Environmental -- I mean,
10 sorry. Economic development.

11 MR. BRUNSON: The economic development,
12 this -- this Saturday, we have a group of
13 companies coming to visit St. Augustine, which the
14 Chamber of Commerce and the Economic Development

15 Council will try to showcase St. Johns County.

16 And the airport will pay -- play a part in
17 this, that we have ten people, that we will have
18 five airplanes. And the way it will work is that
19 we'll have two people that are corporate people, a
20 narrator and a pilot, and Saturday at 10 a.m.,
21 we'll fly them over the county for about 45
22 minutes and showcase St. Johns County.

23 And we're excited about it. The -- the EDC's
24 excited about that, and so that the -- Bryan and
25 Ed are giving us our support, and as some of the

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1 pilots are, to fly them around.

2 CHAIRMAN GEORGE: Do you have five committed?

3 MR. BRUNSON: We have -- we have four, and
4 one says if we really need him, he will step up.

5 CHAIRMAN GEORGE: Okay. Good.

6 7.C. - INTERGOVERNMENTAL

7 CHAIRMAN GEORGE: The intergovernmental

8 agency meeting, that's a group that gets together
9 every two months now. And it's basically
10 representatives from all of the governmental
11 agencies, you know, in St. Johns County. And it's
12 basically just to kick around what's happening in
13 their area, what's happening with education,
14 what's happening here, you know, there, and
15 usually lasts about an hour.

16 And there was nothing that would
17 significantly, you know, impact the airport that
18 was presented. But it seems like every agency has
19 their own agenda that they're working on and their
20 hot buttons, just like we do.

21 Okay. Project updates.

22 8. - PROJECT UPDATES

23 MR. WUELLNER: Okay. Today -- today, we've
24 got a number of projects including the Estrella
25 Avenue parking lot; land acquisition; south hangar

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1 development area; hangars 8, 9, 10; runway 2/20;
2 the terminal office buildout; marketing and public
3 relations; and leasing activities; and Master Plan
4 update, several of which have very little to talk
5 about, but we'll -- they're still on the -- on the
6 list there.

7 Estrella Avenue parking lot, the site and
8 paving work on that lot has been completed.
9 They're wrapping up the installation of irrigation
10 and landscaping at this point, and we expect by
11 the end of the month to be fully, lack of better
12 terms, CO'd, or released for use from DRC on that
13 particular parking lot and be ready to go down
14 there. That will wrap up that.

15 Next project's land acquisition Araquay Park.
16 At this point, all we expect to occur is -- over
17 the next several months, is to get into the
18 process of mediation with the individual remaining
19 residents in Araquay Park east of Casa Cola to
20 settle out final valuations on property or -- and
21 at that point, effect final disbursement of funds

22 related to Araquay Park. So, that's ongoing.

23 There's some legalese or legal actions that

24 are going back and forth at this point, but

25 they're fairly benign in terms of us, any active

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1 involvement even of Staff at this point. It's

2 just the perfunctory work they do within the

3 court.

4 South development area, you probably saw from

5 the -- from the paper the other day that we've --

6 we've locked in at this point, or given direction,

7 I should say, to -- to Passero to move ahead with

8 the design. It's very -- the layout's essentially

9 what's up there for the pavement portion of it.

10 Mr. Gorman continues to work with Passero and

11 staff in identifying vegetation, for lack of

12 better terms, of interest throughout that project

13 area. And we're attempting to, as we move forward

14 with building-related projects over the next

15 several months in terms of getting to a point
16 where engineering begins, having a real good solid
17 plan of action on how we're going to place
18 buildings or be able to place buildings there with
19 minimal impacts on existing, especially old growth
20 hardwood trees. So, that -- that's moving along
21 very nicely.

22 And I -- I think we're getting a pretty good
23 response so far to that approach. And certainly,
24 from what I recall, this board, and as well as
25 staff, is -- is embracing that technique and --

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1 and moving forward with this, what I would call
2 Phase I development into -- into the south
3 development area.

4 CHAIRMAN GEORGE: When do you anticipate
5 Phase I development starting? In other words,
6 starting to --

7 MR. WUELLNER: I -- I would defer a little

8 bit to Andrew on the -- on the timing, but I think
9 from a funding, which is the -- the realistic
10 portion of this, you're probably looking at
11 October, between October and January for a
12 begin-of-construction time line.

13 CHAIRMAN GEORGE: Okay.

14 MR. WUELLNER: Somewhere in that area. I
15 hate to be that vague, but that's kind of where it
16 sits in time.

17 CHAIRMAN GEORGE: That's fine.

18 MR. GORMAN: Can I be a little bit tongue in
19 cheek? And can we rename it from Phase I to some
20 other --

21 MR. WUELLNER: Phase A?

22 MR. GORMAN: Some other -- No, not phase.
23 Step 1 or -- I'm just being a little --

24 MR. WUELLNER: Sure.

25 MR. GORMAN: Thank you.

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1 MR. WUELLNER: The phasing's gotten a little
2 tired.

3 MR. GORMAN: Yes.

4 MR. WUELLNER: I understand.

5 And -- and I would think that some of the
6 building-related development is primarily hangars,
7 T-hangars and the like, that -- that go kind of
8 hand in glove with this, that sometime beginning
9 early this fall, we should be able to release the
10 engineering.

11 Obviously, the site development and
12 development of the paving has to progress to a
13 limited extent to be able to -- to get in there
14 and build -- build facilities that complement it.
15 But some of it can be done concurrently. It's
16 just got to -- got to get a little bit of a head
17 start on it.

18 CHAIRMAN GEORGE: So, some of the design can
19 start before --

20 MR. WUELLNER: Sure.

21 CHAIRMAN GEORGE: -- the October to January
22 time frame.

23 MR. WUELLNER: Well, I think it's a perfect
24 time to get your design wrapped up, get out on the
25 street for bidding and -- and by that point,

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1 you're maybe 90 days into construction or maybe a
2 little further into construction on that. And now
3 your -- most of your elevations are set and the
4 like and it becomes a fairly -- or a much easier
5 manner of siting buildings at that point.

6 MR. GORMAN: You're talking about apron
7 construction, you know --

8 MR. WUELLNER: Apron construction moving
9 ahead and then building construction being on its
10 heels, yes.

11 CHAIRMAN GEORGE: I just --

12 MR. WUELLNER: All of which are next -- your
13 budget items.

14 CHAIRMAN GEORGE: I just don't want us to
15 drag our -- not drag our feet but, you know, cut

16 the time limit as short as we can. We've got how
17 many on the waiting list for hangars now, 129?

18 MR. WUELLNER: Something to that effect.

19 Plus or minus one or two there.

20 CHAIRMAN GEORGE: So, if we can move it ahead
21 30 days, then we need to try for that. Okay.

22 MR. WUELLNER: Understood. Hangars 8, 9, and
23 10, you actually have an agenda item. I'm just
24 letting you know the engineering's ongoing, but
25 you've got an agenda item a little bit later to

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1 just kind of review what -- where we are to date
2 prior to release for bid.

3 CHAIRMAN GEORGE: All right.

4 MR. WUELLNER: So, we can get last-minute
5 comments in there. And we're still expecting to
6 maybe release that late this month, but I think
7 it's still the schedule to -- well --

8 MR. HOLESKO: End of an early June.

9 MR. WUELLNER: -- first week of June or
10 thereabouts to get it on the -- get it out
11 advertised. So, you're looking at perhaps be in a
12 position to do bid awards at the July meeting, I
13 would think, or one of the workshop meetings at
14 that point. Well, it couldn't be a workshop, but
15 meeting concurrent with a workshop.

16 CHAIRMAN GEORGE: Okay.

17 MR. WUELLNER: Runway 2/20. We have all that
18 work, as you recall, is being done internally.
19 That -- by being that, I mean staff. The 2/20
20 threshold lights are either in or in place here or
21 exist here.

22 The southern end of the runway, we've --
23 still looking at about a week's worth of closure
24 time on that piece of pavement while we cut across
25 that, install the end pavement lights, and -- and

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1 bring that area back up.

2 All of the edge lighting, all of the can
3 lights that go on the edge of the runway, all
4 those, the bases are installed, that -- which is
5 the -- the time intensive hard part of this job.

6 So, we're really not too far away. I would
7 expect sometime mid-June, assuming weather
8 cooperates and things show up in a reasonable time
9 here, that we'll be open 24/7 on that runway, and
10 they'll be properly lighted and marked at that
11 point.

12 So, we'll be happy to report to you hopefully
13 at the June meeting we're days away from opening,
14 so...

15 CHAIRMAN GEORGE: Okay.

16 MR. WUELLNER: If not open.

17 Terminal buildout. We finally resecured
18 building permits, and that got back underway on
19 the 5th of this month from the revisions. Drywall
20 finish work is underway. I understand they're
21 about approaching, if not at a hundred percent, on
22 the Drywall hanging now, as of today. They'll

23 begin that Drywall finish-out work. That should
24 wrap up within a week. And they'll be on to just
25 finish and buildout at that point.

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1 All the flooring materials in -- exist, is
2 here. You know, there's no delays on ordering
3 anything. So, it should be a pretty rapid
4 conclusion at this point. There's no long lead
5 items waiting on or anything else. So, should go
6 pretty quick.

7 MR. GORMAN: Rapid conclusion, meaning kind
8 of bottom line when we get to dust it off and move
9 in?

10 MR. WUELLNER: I'm estimating here first --
11 based on the contractor input, first week of June,
12 assuming the CO can be turned around by the County
13 that quick, but there's -- since the building's an
14 existing structure, it shouldn't be as elaborate
15 as a new building from scratch.

16 And I would just point out that the original
17 was a -- original delay in this was for permitting
18 rereview again. So -- I don't expect any delays
19 from this point forward. There -- everything
20 seems to be up and running finally after sitting
21 there for better part of six weeks waiting on the
22 County.

23 Marketing and public relations, just a few
24 things to point out. Red Bull held their event.
25 I think we were -- it was a few days away of the

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1 last meeting. They had that, brought in a Grumman
2 Albatross and had an Extra out here and were -- it
3 was basically for their -- some of their dealers
4 and distributors of their product, as part of a
5 promotional thing they put together for those
6 folks.

7 It involved just a handful of people. I
8 think it was about 30 people in total. They flew

9 them in in a couple of waves, put them up at Casa
10 Monica, you know, did -- took them on some rides,
11 and -- and did that kind of a thing as a part of
12 their -- their program for -- we did it -- held it
13 over by the base of the tower by the self-fuel
14 area. Just needed a little grass area, and it
15 worked out perfect for them. And I think they
16 were very happy.

17 Airshow discussions, just point out that
18 we -- from a Staff level, and I know several of
19 you on the board level have been approached and
20 have had some discussions with various individuals
21 affiliated with the airshow that's being proposed
22 for -- for here next -- tentatively sometime in
23 May, I'm hearing.

24 It will be an item that they're looking for
25 the Authority's participation in and -- in many

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1 ways, and obviously there'll be some budget

2 impacts proposed. And those -- those things will
3 be brought up and discussed as a part of your
4 budgeting process. It's not money to be expended
5 to the balance of this fiscal year. It's --
6 you're looking into next -- next fiscal year, and
7 you'll need to appropriate funds if you choose to
8 support that in -- in any other way -- in any way.

9 So, you'll have a chance to discuss that and
10 go on. I'm just kind of pointing out that that --
11 that is gaining momentum in the community as -- as
12 an event and looks like it's probably going to
13 happen in some form or fashion. And a lot of --
14 it's going to be a pretty big effort.

15 Several of us have been involved in them in
16 the past. And a lot of fun, but they're also a
17 lot of work, so -- it's also a great place for the
18 Authority to step forward and do some real
19 positive promotional and -- and public relations
20 effort, so...

21 And just reinforcing you again, as soon as
22 the Master Plan is approved, we do intend to put
23 together a insert to go into the newspapers that

24 kind of present the results of that Master Plan
25 and predictions for growth and self-sufficiency

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1 and all of the other things, kind of a combination
2 of economic development, Master Plan development,
3 and financial impact or regional impact related to
4 the airport.

5 It's more of a public relations effort more
6 than a promotional effort, but certainly a public
7 relations effort, to give the public some idea of
8 what's actually going on in here and what the
9 results of the Master Plan are. So, that's --
10 probably won't actually work on that till you guys
11 adopt that final.

12 No significant developments in airport
13 leasing. I did -- you know, we had the discussion
14 at the last meeting about the 30 days with the
15 FBO. I -- I can tell you, when working with our
16 attorneys to legitimize, if you will, or reduce to

17 writing is probably a better term, the residual
18 issues on the table with wrapping up the FBO
19 lease, I think we're about a day or two away from
20 being able to communicate meaningfully with Aero
21 Sport and -- and work through the last of the
22 issues. And I'm very, very optimistic that by the
23 June meeting, we'll have some definitive, "This is
24 where it is" position on the -- on the whole
25 thing.

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1 So, I'm -- I think we're going to get there.
2 It's just we wanted to have all our ducks in a row
3 and get all the issues on the table and -- and
4 review the -- all of the -- the issues, for lack
5 of better terms, that are -- that are still out
6 there related to the FBO leases.
7 So, it is on track. I'm sorry it's taken
8 more than the 30 days, but it was a fairly
9 significant effort to go back through those old

10 documents and make sure that everything's been
11 covered and everything is properly addressed in
12 the documents, so --

13 CHAIRMAN GEORGE: Okay.

14 MR. WUELLNER: -- we're going to get there.

15 CHAIRMAN GEORGE: All right. Any public
16 comment on the project updates?

17 MR. SUNDEMAN: Yes.

18 CHAIRMAN GEORGE: Yes, sir.

19 MR. SUNDEMAN: This is John Sundeman at 4665
20 Fifth Avenue. I have four handouts I'd like to
21 pass out to the board members, and I have some
22 extras for the audience, and discuss those
23 handouts, please. It's all related to your
24 projects that you just discussed.

25 MR. WUELLNER: Projects?

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1 CHAIRMAN GEORGE: Go ahead and hand them out.

2 You know, it would be nice if we had these in

3 advance, because I think what you're going to do
4 is you're going to catch the board members not
5 having a chance to study and analyze your thing;
6 therefore, we couldn't give you a meaningful
7 comment. You know, it would be like the last
8 time, when you said, "Is there a plan?" and
9 somebody gave you an answer of, "No, there's no
10 plan."

11 MR. SUNDEMAN: Well, I believe, sir, that you
12 can simply disclaim it by saying -- and I'll
13 disclaim it up front -- take your time to respond.

14 CHAIRMAN GEORGE: Okay.

15 MR. SUNDEMAN: Okay?

16 CHAIRMAN GEORGE: Fine.

17 MR. WUELLNER: Thank you.

18 CHAIRMAN GEORGE: Thanks.

19 MR. SUNDEMAN: Would anybody like a copy?

20 Could you share these? I have a limited number.

21 MR. COOPER: I've only got one here.

22 MR. SUNDEMAN: Pardon me?

23 MR. COOPER: I only have one.

24 MR. SUNDEMAN: Would you share that? I've
25 got four -- three more to give out here. Anybody

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1 like one? Pass these back.

2 CHAIRMAN GEORGE: Could we get someone else
3 to help Mr. Sundeman pass these out? And that
4 way --

5 MR. SUNDEMAN: I appreciate it.

6 CHAIRMAN GEORGE: -- maybe you could tell us
7 the issues that you want us to look at.

8 MR. SUNDEMAN: Okay.

9 MR. SLINGLUFF: Same group?

10 MR. SUNDEMAN: Same group. Here's another
11 batch here. Leave one for me. I'll need one to
12 discuss.

13 MR. GORMAN: This isn't really on the agenda,
14 is what it is.

15 CHAIRMAN GEORGE: It was not on the agenda.

16 MR. SUNDEMAN: I asked if you'd put it on the

17 agenda, and the Chairman agreed.

18 MR. COX: The Chairman agreed?

19 MR. SUNDEMAN: He just said go ahead and pass
20 them out.

21 CHAIRMAN GEORGE: I said pass them out, but I
22 said to get a meaningful discussion of all of
23 them, the board members need some time -- that
24 was -- when you said you had a handout, I thought
25 it was a, you know, one- or two-page, you know --

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1 MR. SUNDEMAN: I said I had a four-handout,
2 sir. If you want to remove it from the agenda and
3 ask me to leave --

4 MR. COX: It's not on the agenda yet, sir.
5 He didn't agree to that.

6 CHAIRMAN GEORGE: What I agreed to was, yes,
7 let you pass it out and then we will take it up as
8 an agenda item or, as you said, take our time in
9 responding to it.

10 MR. CIRIELLO: Schedule it for next month.

11 CHAIRMAN GEORGE: Is there any verbiage that
12 goes with this, sir?

13 MR. SUNDEMAN: Well, certainly. How I could
14 pass out a picture -- these photographs here and
15 not have any kind of verbiage and have it -- how
16 could you possibly respond next meeting unless I
17 had verbiage?

18 CHAIRMAN GEORGE: Okay. You're right.

19 MR. SUNDEMAN: It doesn't make any sense,
20 sir.

21 CHAIRMAN GEORGE: You're absolutely correct.

22 MR. SUNDEMAN: Okay. Thank you.

23 First thing I'd like to do is to call your
24 attention to the very first photo that I handed
25 out. This is a picture of the runway coming in

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1 from the Atlantic Ocean. And as you'll see on the
2 photograph here, it shows tributaries that meander

3 around and go into between Indian Bend Road and
4 North Boulevard.

5 If you'll look at the second photo that I
6 passed out, this second photo shows these
7 tributaries running from Indian Bend Road back
8 underneath North Boulevard, and the tributary
9 wraps all the way around and goes around to the
10 right, which is not visible on the picture.

11 I would like to first comment about these two
12 pictures. And, of course, you can comment later.

13 CHAIRMAN GEORGE: Okay.

14 MR. SUNDEMAN: It's my understanding in the
15 early 1960s, the airport tried to close up these
16 tributaries and close up this little canal. I
17 don't know the name of this tributary. I just
18 gave it the name Indian Bend River, is what I call
19 it, just for talking purposes here. The airport
20 was sued, and they were not permitted to fill this
21 area in.

22 As part of your Master Plan, my understanding
23 is there's been no independent, reliable
24 environmental study to determine the impact on

25 this waterway. Also, on your land planning map

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1 here -- it was put up here on the board here last
2 week -- there was no showing of this as being
3 filled in.

4 So, it seems to me that -- it seems to me
5 that the public, as sensitive this environmental
6 issue is, should receive an independent, reliable
7 environmental study of this area to determine the
8 impact of your Master Plan on the environment.

9 Now, if I may address the last two.

10 CHAIRMAN GEORGE: All right.

11 MR. SUNDEMAN: The next one I would like to
12 address is the colored one that shows the yellow
13 coloring. This is the -- came from
14 St. Johns County mapping office. This is -- shows
15 the airport -- no. That's the -- it's -- it's the
16 yellow, the one with the yellow coloring on it.

17 CHAIRMAN GEORGE: Next to you.

18 MR. GORMAN: All right.

19 MR. SUNDEMAN: This map here shows the

20 Airport Overlay District. If you'll look at the

21 map, you'll see North Boulevard. You'll see

22 Four -- Fourth and Sixth Street. I live on Fifth

23 Street.

24 My major concern here -- my major concern is

25 when I bought my home on Fifth Avenue, I checked

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1 this map to see whether or not I was in the

2 overlay district. I'm not in the overlay

3 district.

4 Now it's my understanding -- it's my

5 understanding that you're going to eminent domain

6 property all up North Boulevard outside your

7 overlay district here and take my property.

8 CHAIRMAN GEORGE: I have -- I have never

9 heard that discussion.

10 MR. SUNDEMAN: That was at the last meeting,

11 at the April 18th meeting, the chairman -- the
12 executive director was asked, "Does this mean
13 eminent domain proceedings on North Boulevard?"
14 and he said yes.

15 MR. WUELLNER: No, I didn't.

16 MR. SUNDEMAN: So, what I want to know, is
17 this airport going to go over your overlay
18 district that you have put as to be good through
19 year 2015?

20 I mean, I never would have bought the
21 property if I would have known I'd have been in
22 the Airport Overlay District. This is certainly
23 not fair to the people that own homes all up and
24 down North Boulevard, when we bought our homes in
25 the good faith of this comprehensive land plan.

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1 I'm sure you can understand how I feel.

2 CHAIRMAN GEORGE: Yes, sir.

3 MR. SUNDEMAN: Okay. This is a reasonable

4 question here. And it was very clearly
5 communicated at last meeting by the director that
6 it would mean eminent domain proceedings on North
7 Boulevard, to take this strip as a sound barrier
8 here. And certainly you could put up sound
9 barriers to prevent taking all of these people's
10 homes along this street.

11 Now, the last map that I handed out here is
12 an aerial photo. And if you look -- if you look
13 at this aerial photo again, it shows the Airport
14 Overlay District. Again, if you look at where the
15 airport goes, the runway, by extending that runway
16 out, you're going to go -- going into
17 environmentally sensitive areas in here.

18 Again, I think the citizens of this county,
19 that you -- for the benefit of the citizens of
20 this county, you should have an independent
21 environmental study to determine the environmental
22 impact.

23 And I have one last comment. I don't think
24 it's very polite, when the public comes up here

25 and gives a presentation, and your attorney here

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1 is making sneering, laughing little remarks about
2 the public. That's very unprofessional. Thank
3 you.

4 CHAIRMAN GEORGE: Okay. Mr. Sundeman, we
5 will take these and -- and address them and --
6 address them to you, if you still want them as an
7 agenda for the next time. We'll be glad to do so.

8 MR. SUNDEMAN: I would like to have it in
9 writing --

10 CHAIRMAN GEORGE: I would like -- I'm not
11 through yet.

12 MR. SUNDEMAN: -- have it in writing, if I
13 could.

14 CHAIRMAN GEORGE: I'm not through, Mr.
15 Sundeman.

16 MR. SUNDEMAN: I'm sorry.

17 CHAIRMAN GEORGE: I'm going to give it to you

18 in writing. Because of the problems we had last
19 month, I gave you a little leniency and go ahead
20 and let's go through this. When you said there
21 was naturally going to be verbiage, I thought that
22 there was going to be another handout that said
23 item 1, 2, 3, that we could sit back and analyze
24 it. I think I have your notes, you know, what you
25 said.

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1 MR. SUNDEMAN: I'll follow up in a letter.

2 I'll send you a letter.

3 CHAIRMAN GEORGE: Well, I don't want to cause

4 you to have to do that because we have the -- you

5 know, the minutes from --

6 MR. SUNDEMAN: Right.

7 CHAIRMAN GEORGE: -- the transcription. So,

8 I'll be able to do that. But typically, the

9 public comments are typically limited to three,

10 you know, to five minutes of comments about what

11 the subject that was just passed, and that was the
12 project updates.

13 So, in the future, if you need something, you
14 know, of this magnitude -- and I think this is
15 serious -- if you could just give us a hint of it
16 beforehand, then we could all be prepared and we
17 could have an intelligent conversation about it
18 and not have to postpone it for a month.

19 MR. SUNDEMAN: Okay. Thank you.

20 CHAIRMAN GEORGE: Okay. Any other public
21 comment on the project updates? Yes, Wayne.

22 MR. HICKOX: I guess I better pose a
23 question. I don't know if this is the right time,
24 but it might have to do with your previous
25 closed-door meeting. But one of the things I

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1 didn't hear from Mr. Wuellner was any update on
2 resolving the suit over the construction of the
3 airport terminal expansion. Is there any news

4 along that line?

5 CHAIRMAN GEORGE: Mr. Wuellner?

6 MR. WUELLNER: Nothing I can report at this
7 time.

8 MR. HICKOX: Thank you.

9 CHAIRMAN GEORGE: Okay. Any -- any other
10 public comments?

11 (No further public comments.)

12 CHAIRMAN GEORGE: Okay. Any board comments
13 on the project updates?

14 MR. BRUNSON: Ed, what is the approximate
15 percentage of the terminal leased? How much of
16 the terminal is leased now?

17 MR. WUELLNER: You don't have -- five -- five
18 office spaces, I believe, out of the eight.

19 MS. HOLLINGSWORTH: On the second floor?

20 MR. WUELLNER: Yeah.

21 MS. HOLLINGSWORTH: We have two contracts for
22 sure, and then we have four available for the --
23 that's available.

24 MR. WUELLNER: We're actively talking with
25 how many others, three?

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1 MS. HOLLINGSWORTH: Three.

2 MR. WUELLNER: Three others?

3 MR. BRUNSON: Good.

4 MR. GORMAN: So, you expect -- you expect
5 them to be occupied --

6 MR. WUELLNER: When they're ready.

7 MR. GORMAN: -- June 30th?

8 MS. HOLLINGSWORTH: Okay.

9 MR. GORMAN: I mean --

10 CHAIRMAN GEORGE: How many is it?

11 MS. HOLLINGSWORTH: We have two contracts for
12 sure. So, we'll have those offices occupied. And
13 then we're in negotiations with a few other more
14 companies.

15 CHAIRMAN GEORGE: Okay. Any other comments?

16 (No further comments.)

17 CHAIRMAN GEORGE: Okay. Let's get into the
18 action items.

19 9.A. - LEASE POLICY AMENDMENT

20 MR. WUELLNER: I've got three action items
21 for you, two of which are basically follow-ups
22 from last month's meeting and discussions relative
23 to language to be incorporated into two different
24 policies of the Airport Authority.

25 First is related to the lease policy. And if

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1 you recall making -- or providing verbal direction
2 that we reduce to writing, but it provided for the
3 second floor office space over at the terminal,
4 when the space does not exceed 500 square feet,
5 that we would exclude that from ordinary -- or the
6 requirement to review that.

7 That language is provided -- was provided as
8 a part of your packet, and it was highlighted, and
9 I believe it's kind of a reddish-brown color from
10 the -- to distinguish it from the other text of
11 the proposed new language.

12 It's basically the same language, modified
13 for the circumstances that's included in your
14 T-hangar exclusion. And it basically says, The
15 activities associated with the lease of small
16 aviation office space shall be exempt from the
17 provisions of this section."

18 It comes under the heading of "Commercial
19 Aviation Leases." Two, The Executive Director is
20 specifically authorized to enter into any office
21 space lease of 500 square foot or smaller, at
22 prevailing market rates, on behalf of the
23 Authority without additional approval of the
24 Authority.

25 And that's the extent of the language and

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1 would require your adoption to formally include it
2 in the policy. I wanted y'all to see the language
3 involved.

4 CHAIRMAN GEORGE: Okay. Any public comment

5 on the change to the lease policy?

6 (No public comment.)

7 CHAIRMAN GEORGE: Any board comments? Yes,

8 sir.

9 MR. GORMAN: Very simple. I just think that

10 because there aren't that many leases available,

11 that the board should just be able to be cognizant

12 of the -- every lease that comes through.

13 MR. WUELLNER: We would --

14 MR. GORMAN: Don't have to discuss it at

15 length.

16 MR. WUELLNER: -- report it. If it's

17 acceptable, we'll just report it back through the

18 project updates portion of -- of leases that are

19 executed in that regard, if that's acceptable.

20 CHAIRMAN GEORGE: Is that acceptable, or do

21 you want to look at the leases before they're

22 signed?

23 MR. GORMAN: Just to expedite it, that's

24 acceptable.

25 CHAIRMAN GEORGE: Okay.

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1 MR. BRUNSON: I think at the last board
2 meeting, we agreed that, on these small leases,
3 that the Director could implement.

4 CHAIRMAN GEORGE: Okay. Anybody want to make
5 a motion that we accept the Authority -- the Staff
6 recommendation?

7 MR. COX: I'll move that we accept Staff's
8 recommendation for the aviation office space
9 exclusion.

10 CHAIRMAN GEORGE: Okay.

11 MR. BRUNSON: Second.

12 CHAIRMAN GEORGE: Second? Any other
13 discussion?

14 (No further discussion.)

15 CHAIRMAN GEORGE: All in favor, aye?

16 MR. BRUNSON: Aye.

17 MR. COX: Aye.

18 CHAIRMAN GEORGE: Aye.

19 MR. GORMAN: Aye.

20 CHAIRMAN GEORGE: Opposed?

21 (None opposed.)

22 CHAIRMAN GEORGE: Okay. Approved.

23 MR. WUELLNER: I -- I neglected to point out,

24 we did find one other inconsistency that's -- that

25 comes up periodically in leasing T-hangars, and I

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1 apologize for not including that in our -- just

2 our discussion. But basically we're -- we're

3 trying to preserve a space on the T-hangar waiting

4 list for when someone rises to the top of that

5 list and the space that's available is

6 incompatible with their aircraft.

7 I just wanted to point out that we were

8 proposing that that -- we be allowed to

9 accommodate their position in that waiting list at

10 the top of the list until appropriate space

11 becomes available and they be given that space at

12 that point, rather than make them go all the way
13 back to the end of the list and start over. That
14 seems a little unfair, just because your airplane
15 won't fit the space.

16 CHAIRMAN GEORGE: Any public comment on that
17 other clause? I thought that was the policy that
18 we were operating under all along, but it's good
19 to get it documented.

20 MR. WUELLNER: It's basically both, and I'm
21 sorry.

22 CHAIRMAN GEORGE: That's all right. Any
23 additional board comment? Okay. Well, we've
24 already approved and everybody had a chance to
25 read it, so we'll go on to the next item.

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1 9.B. - GATE CARD POLICY AMENDMENT

2 MR. WUELLNER: Okay. Next item I had was to
3 amend policy -- or basically create policy 05-02,
4 which supersedes policy 99-03, which relates to

5 the issuance of gate cards. And as we discussed
6 at the last meeting, we came up with some -- the
7 concept, anyway, of -- of providing for some
8 method of appeal back to the Airport Authority for
9 the denial of an access card made by this office.

10 And we have the red text within the amended policy
11 here attempts to do that for you.

12 Some of the language is there exclusively to
13 clarify ambiguities in the original language, also
14 serve -- there's some language in there that
15 serves to provide a positive language providing
16 for the succession of this policy over the
17 previous policy, and then finally the appeal
18 section at the end, which was crafted by Doug at
19 Rogers Towers, and just kind of I think tries to
20 solidify what the thoughts were at the last
21 meeting with regard to appeal.

22 Basically, they provide a written statement.
23 You have a chance to review those statements and
24 decide whether you want to or do not want to hear
25 with the appeal. The net effect of not hearing it

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1 is that my decision stands. In the event you do
2 elect to hear from it, it doesn't obligate you to
3 change that decision; it provides you all the
4 options at that point.

5 CHAIRMAN GEORGE: Okay. Any public comment?

6 (No public comment.)

7 CHAIRMAN GEORGE: Board comment?

8 MR. GORMAN: I brought it up, and I thought
9 it was well written. It's well done. It -- it
10 addresses the issue of the public being able to
11 have access to an appeal, and I would certainly
12 make a motion to accept it.

13 CHAIRMAN GEORGE: I have a motion to accept
14 it.

15 MR. BRUNSON: Second.

16 CHAIRMAN GEORGE: I have a second. Any other
17 board discussion?

18 MR. COX: I'd just like to read it. I
19 didn't --

20 MR. GORMAN: I'm sorry.

21 MR. COX: What was it that promulgated this,

22 Jack?

23 CHAIRMAN GEORGE: When -- if I'm not

24 mistaken, when some -- when someone was denied a

25 gate pass --

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1 MR. COX: Right.

2 CHAIRMAN GEORGE: -- or they were found to

3 have abused the privileges and the gate pass was

4 requested, in the past, there was no recourse that

5 they had to go before anyone other than the

6 executive director.

7 So, the changes that are made to this

8 document give them an appeal avenue that they can

9 notify the executive director and have it on the

10 agenda at the next meeting, and that way, the

11 whole board gets to decide whether to support the

12 executive director or overturn it. And if it

13 causes a policy change, have a policy change.

14 MR. GORMAN: It does two things. It provides
15 balance. It provides the executive director with
16 some insulation from someone that is going to
17 accuse him of -- of not hearing their case. And
18 it gives someone an actual written policy that --
19 so they can go forth and state their case to the
20 board.

21 But it isn't -- but there's a balance in
22 there that it can't be frivolously done, because
23 the board has to agree to hear it. In other
24 words, just a frivolous --

25 MR. COX: The board has to agree to hear the

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1 appeal to begin with?

2 MR. GORMAN: Yes. Yeah, exactly, Bob. In
3 other words, so it can't be just a frivolous
4 situation.

5 MR. COX: And the FAA buy -- buying off on

6 it?

7 MR. WUELLNER: Yeah, it's really not a FAA
8 issue. It's a management issue.

9 MR. COX: Do you have any issues with it?

10 MR. WUELLNER: No. It serves to I think
11 solidify the --

12 MR. COX: All right.

13 MR. WUELLNER: -- discussion the last
14 meeting.

15 CHAIRMAN GEORGE: All right. We have a
16 motion and a second. Any other discussion?

17 (No further discussion.)

18 CHAIRMAN GEORGE: All in favor, aye?

19 MR. BRUNSON: Aye.

20 CHAIRMAN GEORGE: Aye.

21 MR. COX: Aye.

22 MR. GORMAN: Aye.

23 CHAIRMAN GEORGE: Opposed?

24 (No opposition.)

25 CHAIRMAN GEORGE: The ayes have it.

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1 9.C. - EASTSIDE DEVELOPMENT CONCEPT REVIEW

2 MR. WUELLNER: Okay. The last item I have
3 is -- this will probably scare Andrew to death
4 because he didn't send them to us colored, but
5 this is the hangars 8, 9, and 10, which are the --
6 is the remaining property over in the eastside
7 corporate area.

8 To orient yourself, the building shown as
9 existing on the right-hand side is the old SK
10 Logistics hangar. The building on the left as
11 shown here is the current location of the
12 Sheriff's Office facility (indicating). It's the
13 property between those two hangars that we're
14 discussing.

15 This is the general site plan that -- that
16 we've come up with and would facilitate the -- the
17 development over there (indicating). There are
18 three individual units. It's one building,
19 though. Creates three units. Parking around it.

20 The access road, which is this area here
21 (indicating), exists. That pavement doesn't need
22 to be done. The only thing we do is the parking.
23 And we -- one of the weaknesses in the eastside is
24 access to the apron side of hangars in the
25 corporate area, and this access is a part of here.

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1 It provides a tenant access to the airside for
2 their apron, should they need to. And --

3 CHAIRMAN GEORGE: So, those aren't barbwire
4 fences you've got up there.

5 MR. WUELLNER: That's inside a controlled
6 access fence --

7 CHAIRMAN GEORGE: Okay.

8 MR. WUELLNER: -- but you've got to get that
9 far first. Yes.

10 CHAIRMAN GEORGE: All right.

11 MR. WUELLNER: And then the last slide
12 showing the elevation drawings, if you will, of

13 the -- of the hangars (indicating). Don't mind
14 the colors. It's just there to kind of highlight
15 the -- the features.
16 Airside's shown at the bottom. Would feature
17 a -- a Megadoor structure, which is the same
18 fabric and aluminum structure used up on the
19 northeast end. So, the door collapses upwards and
20 provides maximum opening with minimal mechanical
21 requirements.
22 Then there's office space that sits outside.
23 The only thing that's a little different in this
24 drawing versus the other is the office, as is
25 being depicted on the site plan, is out the entire

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1 width. And I believe that's ten feet? It's --
2 it's only shown here about three or four feet
3 protruding out of the building. It would be the
4 ten feet out. It's not in the hangar bay itself.
5 It's on the outside of the building and would be

6 of some masonry or stucco-type material.

7 The idea is to bust up that big solid wall
8 that was on the back side there, architecturally
9 give it a little something to look at.

10 And each provides a roll-up door, a garage
11 door, for lack of better terms, so that a vehicle
12 could be placed in the hangar, or access to the
13 hangar could be made from the parking lot side of
14 it, too. And would be landscaped and the like in
15 compliance with county code.

16 But that's -- that's the general layout.
17 That's where they are. At this point, if you
18 don't have any architectural issues or issues
19 related to the site over there, we'll give Passero
20 direction to wrap up the bid documents, and
21 hopefully in early June, we'll be in a position to
22 have this on the street and solicit bids and see
23 what the numbers come back.

24 And you'll see it again at the end of bid.

25 That will be the next time you would see this

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1 project, is at the conclusion of bidding where
2 we're looking to provide some recommendation for
3 contract award.

4 CHAIRMAN GEORGE: Okay. What kind of budget
5 do we have for this project? Do you remember
6 offhand?

7 MR. WUELLNER: I want to say it's currently
8 right at about \$900,000.

9 CHAIRMAN GEORGE: I see.

10 MR. WUELLNER: They're about 22,000 square
11 feet. It's a fairly good-size building. The
12 whole -- the whole structure is.

13 CHAIRMAN GEORGE: And we have potential
14 tenants? We've got a waiting list --

15 MR. WUELLNER: You've got 25 of them on the
16 waiting list, yeah.

17 CHAIRMAN GEORGE: Yeah, okay. Okay. Let me
18 ask for any public comment on the hangars. Yes,
19 sir, Mr. Sundeman.

20 MR. SUNDEMAN: Again, John Sundeman, 4665

21 Fifth Avenue.

22 One of the problems you've got here with
23 presenting this type of information, it's not
24 \$900,000 for that hangar. The problem you've got
25 here is the true cost of that hangar in order to

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1 determine the return on investment is the grand
2 total cost associated with the taking of Araquay
3 Park land, all your eminent domain proceedings --
4 excuse me.

5 I believe under the Florida sunshine law, to
6 carry on conversations between people not recorded
7 in the minutes is a violation of the sunshine law.
8 If you have something to speak, we need to speak
9 in turn, and I ask the Chairman for order.

10 CHAIRMAN GEORGE: Okay.

11 MR. SUNDEMAN: Now --

12 CHAIRMAN GEORGE: Mr. Sundeman has the floor,
13 everyone, so...

14 MR. SUNDEMAN: Okay. This is not a \$900,000

15 hangar, sir. The true cost -- I have a 30 years'

16 experience as a governmental auditor, and I'm a

17 specialist in accounting in -- for governments.

18 That's not the cost of that hangar.

19 The true cost of that hangar is the total

20 cost of to take this project down, the eminent

21 domain proceedings, the land acquisition cost.

22 That is the true cost of that land.

23 I'm a -- I'm noted under Florida law as being

24 an expert in this area. And that is not true.

25 And what's deceiving to the public here, sir, is

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1 the fact that you're quoting these numbers when

2 you're not really giving the true cost of this

3 project to the taxpayers. And I will obtain this

4 information one way or the other. And I think

5 it's a sad thing to the public when we're not

6 given the true cost of what this project is. And

7 it's not \$900,000.

8 And also, if I may, these remarks that's
9 being made between people, like when I was talking
10 before, your attorney carrying on a conversation
11 with your executive director, it's not on those
12 minutes. That's a violation of Florida sunshine
13 law.

14 CHAIRMAN GEORGE: All right. Thank you, sir.
15 Mr. Gorman, you're not -- be out of order.

16 MR. GORMAN: Can I say something without -- I
17 wanted to address something that --

18 CHAIRMAN GEORGE: Well, do you have anything
19 else, Mr. Sundeman?

20 MR. SUNDEMAN: Did you have a question for
21 me?

22 MR. GORMAN: Yes, I did.

23 MR. SUNDEMAN: Go ahead.

24 MR. GORMAN: Well, a question and a reply a
25 bit. I -- that particular area is not part of the

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1 property that was subject to eminent domain

2 whatsoever.

3 MR. SUNDEMAN: It doesn't make any
4 difference. The whole complex here, when you take
5 over property in here, the whole complex in here
6 in this cost, no matter what you're doing here,
7 needs to be factored in the total cost of this
8 project. And that's not what's being done here.

9 CHAIRMAN GEORGE: Thank you, sir. Any other
10 comments?

11 (No further public comment.)

12 CHAIRMAN GEORGE: Okay. Board comment?

13 I'd like to commend Andrew and them. I think
14 you did a good job to maximize the square footage,
15 you know, and therefore, hopefully maximize our
16 return.

17 What is it -- are you looking for any kind of
18 direction from us?

19 MR. WUELLNER: To determine whether this is
20 what you envisioned also over there. If so, I'll

21 prepare the documents to go to bid with the
22 project, at which point you will know what the
23 project costs.

24 CHAIRMAN GEORGE: Okay. Then looking at it
25 that we need to discuss it to give them direction

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1 to continue, are there any points you want to make
2 on the hangar here?

3 (No comments.)

4 CHAIRMAN GEORGE: Hearing none, anybody want
5 to make a motion to tell them to proceed?

6 MR. COX: Do we need direction to proceed?

7 MR. WUELLNER: I -- your policy doesn't
8 actually provide for this review, so it's really
9 up to you if you want to provide direction;
10 otherwise, it will move forward without --

11 CHAIRMAN GEORGE: This falls under his
12 original scope of work of completing it, and I --

13 MR. WUELLNER: Yes, it is.

14 CHAIRMAN GEORGE: Then I think that this is
15 just a -- see if there's any major, you know,
16 conflicts that he does have.

17 MR. WUELLNER: Correct.

18 CHAIRMAN GEORGE: And the direction that we
19 gave him was to maximize the rentable space.

20 MR. COX: Yeah.

21 CHAIRMAN GEORGE: So, I think we've done
22 that, so we don't need --

23 MR. COX: Move forward.

24 CHAIRMAN GEORGE: So, we don't need any other
25 discussions on it. Okay?

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1 Ed has a new item called housekeeping.

2 10. - HOUSEKEEPING

3 MR. WUELLNER: Just to reacquaint you with
4 several of the items ongoing that are not
5 actionable at this time, but the airport phone
6 number has changed. The new number is 209-0090.

7 Preliminary budget work has begun internal,
8 and we'll begin to have those discussions in June,
9 beginning with a staff presentation of budget for
10 next year. And then you'll have some meetings to
11 discuss that and -- and move forward with the
12 statutory process of approving a budget.

13 CHAIRMAN GEORGE: I -- I urge any of the
14 board members if there's any items that you have
15 discussed throughout the year that you think need
16 to be added, to bring that to Mr. Wuellner's
17 attention.

18 I will remind you that our forecast of
19 revenue versus cost and being off the tax roll,
20 that needs to be updated in detail during this --

21 MR. WUELLNER: Correct.

22 CHAIRMAN GEORGE: Okay.

23 MR. WUELLNER: They're already working on
24 that.

25 We're continuing to discuss the feasibility

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1 and the operation and development of airport
2 rescue and firefighting facilities on property
3 with Grumman. No significant developments at this
4 time. I think, as I mentioned the last time,
5 the -- it will take a little while to reach some
6 kind of an agreement or -- or detailed agreement
7 with the Authority and Grumman to be able to
8 present something meaningfully back here.

9 When we get that far, we'll bring you --
10 certainly bring you in the loop and -- and go from
11 there on discussions. But it's a little premature
12 as to where we are with that right now.

13 We are working with LPA and Bryan
14 spearheading the revisions, final revisions to the
15 Airport Certification Manual, which is the ACM,
16 the Stormwater Pollution Prevention Plan, and the
17 Spill Prevention and Control Plan. Those are
18 currently being updated with the help of LPA's
19 environmental consultant. So, we'll be able to
20 provide copies of those when those plans have been
21 updated, and I'll bring them back for approval to

22 the Authority. ACM's in advance of our annual FAA
23 inspection which will occur in early July.

24 Mediation, we had a brief mediation meeting
25 with Liberty Mutual relative to portions of the

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1 completion of Phase I, and I believe we've
2 presented a -- an offer, if you will, a settlement
3 offer to Liberty Mutual relative to work that they
4 were financially responsible for.

5 We are finishing the development of those
6 same numbers to present to Asset Builders, who has
7 responsibility for some residual items that need
8 to be done over there, and in turn, their bonding
9 company, if necessary.

10 But there's a significant amount of money on
11 the table with Liberty Mutual they're not walking
12 away from at this point. I don't think there are
13 any issues. I actually kind of expect to just get
14 a check from them here not too awful long.

15 CHAIRMAN GEORGE: I would suggest that we put
16 that back under project updates, you know, as
17 opposed to housekeeping --

18 MR. WUELLNER: We can do that.

19 CHAIRMAN GEORGE: Yeah. Until we get the
20 resolution on that.

21 MR. WUELLNER: We can do that. And I also
22 just would call your attention to something didn't
23 put on the slide, but we kind of created a minor
24 section in your agenda package that just provides
25 some correspondence to note, for lack of better

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1 terms, and -- and some things that perhaps provide
2 follow-up or backup to discussions you had in the
3 Authority meetings prior or questions that have
4 been asked us or correspondence that we've
5 received that's of significance, just to call your
6 attention to those particular documents.

7 They're not really items we're looking for or

8 action from you, but just call your attention to
9 them. We won't go through them individually but
10 we'll try to provide those as part of your packet.

11 And if there's something on there you want to
12 talk about, you know, it can be appended at the
13 beginning of the meeting at your -- solidify your
14 agenda.

15 CHAIRMAN GEORGE: I find these to be very
16 helpful. That's good. Yeah. Any -- oh, when
17 does the airport phone number change?

18 MR. WUELLNER: It works now. Both numbers
19 work now and will work for a while.

20 CHAIRMAN GEORGE: When will the other one not
21 work? I'm always the last one to get --

22 MR. WUELLNER: About -- about eleven more
23 months.

24 CHAIRMAN GEORGE: Oh, okay. All right.

25 Okay. Any public comment on the -- well, let's

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1 say public comment on the housekeeping session?

2 Mr. Sundeman.

3 MR. SUNDEMAN: Yes. Again, John Sundeman,

4 4665 Fifth Avenue.

5 I reviewed your 2004, 2005 budget, and if

6 your current budget you're working on is the same

7 pattern, it's not in accordance with generally

8 accepted accounting principles. It's deficient in

9 the fact that it does not show reserves.

10 If you look at your budget, every item that

11 you -- bit of revenue you've got coming in, you're

12 showing that you're spending it all out to zero.

13 You don't spend all your money to zero. For

14 example, how many people in the room make sure

15 they spend every dime of money that they have?

16 One of the problems here with the airport is

17 the lack of reserves. And your budget clearly

18 does not show that. And I could be happy to show

19 you documents from the Governmental Accounting

20 Standing -- Standards Act, called GASB, that

21 clearly show what I'm talking about.

22 You can also look at the City of
23 St. Augustine, St. Johns County, especially
24 Anastasia Mosquito Control, and this is how
25 budgets should be properly prepared showing the

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1 reserves. Thank you.

2 CHAIRMAN GEORGE: Okay. I was under the
3 impression that our budget did show reserves, that
4 we had a --

5 MR. WUELLNER: It does.

6 CHAIRMAN GEORGE: What is -- what is the
7 category titled for that; do you know offhand?

8 MR. WUELLNER: It's under the -- the
9 reservation of that money is under Expenses
10 Nonoperating Reserves of \$2.4 million.

11 CHAIRMAN GEORGE: Okay. Yes, sir,
12 Mr. Slingsluff?

13 MR. SLINGLUFF: Last week, we did have an
14 aircraft go in here. No -- no -- no injuries.

15 So, you know, every month we're seeing increased
16 traffic.

17 I think that Ed's ARFF discussions with --
18 with Nevada here at Grumman I think are -- are
19 very, very important, and I would really like to
20 suggest that the board mandate that we get a
21 concise response plan in place, that we have some
22 drills. I think Nevada and I see eye to eye on
23 this. I know it's in negotiations with Grumman.

24 But in the meantime, we need to be doing this
25 with the County. It -- it did not go off smoothly

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1 last week, as, you know, again, luckily no one was
2 hurt. Thank you.

3 CHAIRMAN GEORGE: Okay. Mr. Wuellner, was
4 that your intent when you got through with --

5 MR. WUELLNER: Yeah. It's -- it's a
6 fundamental portion of the Airport Certification
7 Manual and it's being developed right now.

8 CHAIRMAN GEORGE: Okay. All right. So, it's
9 in the ACM.

10 11.A. - MR. GORMAN

11 CHAIRMAN GEORGE: Okay. Board members, any
12 comments on today's meeting? Mr. Gorman?

13 MR. GORMAN: I didn't even say anything yet.

14 I just --

15 MR. COX: You were looking at me.

16 CHAIRMAN GEORGE: When I see you lean forward
17 in your chair, that means you're getting ready
18 to --

19 MR. GORMAN: We had some positive press and I
20 hope that continues. Recently. It was certainly
21 positive. I've had lots and lots of calls and
22 things that were very positive; only three
23 negative. And I hope that trend continues.

24 11.B. - MR. RANDY BRUNSON

25 CHAIRMAN GEORGE: Okay. Mr. Brunson?

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1 MR. BRUNSON: No comments.

2 11.C. - MR. BOB COX

3 CHAIRMAN GEORGE: Mr. Cox?

4 MR. COX: Yes. Our accounting standards are
5 exactly what you stated and as Ed has stated, and
6 they meet the Standards for Accounting and Review
7 Services issued by the American Institute of
8 Certified Public Accountants, and we do show
9 reserves. Thank you.

10 CHAIRMAN GEORGE: Uh-huh.

11 11.D. - MR. WAYNE GEORGE

12 CHAIRMAN GEORGE: I have no other comments,
13 you know, to make.

14 12. - NEXT BOARD MEETING

15 CHAIRMAN GEORGE: So, we'll -- the next board
16 meeting is set for June the 20th. Anybody have a
17 problem? Okay. Wait a minute. I guess I
18 closed -- I put comments on the housekeeping and
19 not comments on the whole meeting. So, I have to
20 reopen that for public comment. I apologize.

21 13. - PUBLIC COMMENT

22 MS. McELROY: My turn?

23 CHAIRMAN GEORGE: Yes, ma'am.

24 MS. McELROY: All right. Carolyn McElroy,

25 Indian Bend Road. I just wanted to make a

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1 little -- ask Mr. George a little question about

2 his statement in the newspaper.

3 You stated that in -- in the '60s, the

4 airport decided to start expanding, or something

5 to that effect, and they couldn't go west because

6 of the highway; they couldn't go east because of

7 the river. What was wrong with north?

8 CHAIRMAN GEORGE: It's my understanding that

9 U.S. 1 coming to a point, and the end of our 31

10 runway runs right into it, so to expand, says go

11 through --

12 MR. COX: U.S. 1.

13 CHAIRMAN GEORGE: -- U.S. 1 or rebuild the

14 entire 31/13 runway to be something like 27 or

15 69 --

16 MS. McELROY: No, I'm talking about where you
17 have all of your -- your jet hangars up there now,
18 north. You could have kept going way up. Now
19 they have Casa Cola Landing and all of those
20 houses up there. In the '60s, there wasn't
21 anything up there.

22 CHAIRMAN GEORGE: Yeah.

23 MS. McELROY: So, they could have gone north.

24 UNIDENTIFIED SPEAKER: They would have had --

25 CHAIRMAN GEORGE: It was -- it was my

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1 understanding from talking to old board members,
2 you know, and from some of the documentation, that
3 as early as the '60s, it was recognized that there
4 would be a problem.

5 And Mr. Wuellner showed me that in the -- in
6 '86, was a Master Plan type of document that was
7 done that -- that feasibilities of going in
8 different directions were analyzed, and going

9 south was the way they pointed out.

10 I was only trying to give some history to the

11 paper.

12 MS. McELROY: Oh. Because going north, where

13 there was no houses, it was only woods. Going

14 south, you're -- there was already a neighborhood

15 with a -- quite a number of houses. And -- in the

16 '60s. And you also were going closer to town,

17 where there's more noise for town -- the people

18 who live in town and the businesses in town.

19 Is -- I just never have understood what that was.

20 Well, I -- I think I do --

21 CHAIRMAN GEORGE: I wasn't here in the '60s

22 either.

23 MS. McELROY: I know you weren't. And I

24 think I -- it was politics, is what I think it

25 was.

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1 CHAIRMAN GEORGE: I don't know whether it was

2 or not, so... Any other comments, general

3 comments to make? Ms. Willis?

4 MS. WILLIS: Yes. I would say ditto to what

5 Carolyn said because, of course, I'm in Araquay

6 Park, and the only houses north of the airport --

7 when Gus Craig was executive director, he had the

8 colonial period house bulldozed. That was the

9 Danby dairy (phonetic) home in which they had

10 lived. The silo is still there. Apparently it's

11 not a navigational object for your airplanes.

12 But there were little or no houses except for

13 the one at -- two at the end of Gun Club Road.

14 And we're going back 45 years to 1960. So, that

15 would have been great. It did not happen. And we

16 are -- have lost our neighborhood.

17 CHAIRMAN GEORGE: The recent Master Plan

18 was --

19 MS. WILLIS: Sorry.

20 MR. WUELLNER: Thank you.

21 CHAIRMAN GEORGE: -- was a result of, I don't

22 know how many technical review sessions.

23 Mr. Roderick, you attended most of them. And how

24 many were there open to the public meetings on --

25 MR. RODERICK: At least six that I recollect.

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1 CHAIRMAN GEORGE: Yeah.

2 MR. RODERICK: I can do better, if you like.

3 CHAIRMAN GEORGE: Did anybody bring up, you
4 know, going to the north?

5 MR. RODERICK: We -- we discussed going to
6 the north and keeping the large jets to the north
7 to reduce the noise. It was discussed, but too --
8 also keeping that industrial area up that way, to
9 minimize the impact on the community.

10 CHAIRMAN GEORGE: Okay. So, I wish I had
11 been there in the '60s. Yes, ma'am?

12 MS. McELROY: Carolyn McElroy again. When
13 these hangars were put in right here,
14 Mrs. Hollingsworth and I got together with the
15 County Commission, and it was agreed, and the

16 County Commission voted that there should never
17 be -- there would not be any jets or commercial
18 businesses south of the airport.

19 And I'm sure it could be looked up in the --
20 in the county meetings. We went to a county board
21 meeting. It was brought up at that time.

22 CHAIRMAN GEORGE: Yeah.

23 MS. McELROY: I don't remember what year.

24 Or -- they -- actually what happened was they put
25 the hangars up, and then the County got mad at

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1 them because they didn't get any permissions or
2 anything. But when they put those up, we went,
3 because we didn't want any jet noise coming south.

4 CHAIRMAN GEORGE: That would be something we
5 need to probably look into. Okay.

6 With the new public comment, do the board
7 members have anything they want to add to this?

8 MR. SESONA: Can I make a comment?

9 CHAIRMAN GEORGE: Oh, yes, sir. I'm sorry.

10 MR. SESONA: Al Sesona, 394 North Boulevard.

11 Why -- there's probably a good reason, but I don't
12 know what it is. But why isn't there more
13 emphasis placed on acquiring that land over where
14 the Gun Club is? Is it not good land? Is it not
15 buildable land? How much land is there? Would it
16 lend to the project? Would it take away from the
17 project?

18 CHAIRMAN GEORGE: If -- if I'm not
19 mistaken -- Mr. Wuellner, correct me, or John, you
20 know, you can, too. That was a discussion, you
21 know, of one of the options of going there. But
22 it was wetland, and I'm not so sure if there
23 wasn't salt marsh area over there, and they
24 thought that the cost of trying to get that land
25 mitigated, you know, and come up with other, you

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1 know, offsetting land would be astronomical. Is

2 that --

3 MR. WUELLNER: That's a significant portion
4 of it. The -- the other primary negative is
5 access.

6 CHAIRMAN GEORGE: Is what?

7 MR. WUELLNER: Is access. It's combining
8 airfield access with vehicle access. There's no
9 easy way to get vehicles back to the development
10 that you've proposed on the north side without
11 bisecting airfield, which becomes a problem with
12 getting FAA standards met.

13 You can't have a road cross an active taxiway
14 or those kind of structures.

15 CHAIRMAN GEORGE: Right.

16 MR. WUELLNER: Otherwise, you have to develop
17 a whole perimeter road system on the north end to
18 get access to anything internal.

19 CHAIRMAN GEORGE: Well, that could have been
20 done by taking Gun Club Road and putting that
21 inside of our -- or --

22 MR. WUELLNER: It's all about --

23 CHAIRMAN GEORGE: Yeah. That's all I know.

24 MR. SESONA: Well, this is curious, because
25 contemplating acquiring property along North

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1 Boulevard, which is across the creek and across
2 wetlands, presents the same set of circumstances
3 or something similar to it. So, I find it
4 interesting that you would knock it out of the box
5 over there in that consideration, yet continue to
6 feel fairly certain that you're going to take
7 property where we are.

8 Once again, it's dislocated so that I would
9 assume that no matter what choice of action you
10 propose, you're going to be confronted with
11 closing roads or opening roads or changing traffic
12 flows or one thing or another. Just --

13 CHAIRMAN GEORGE: I think that a
14 misconception is that having the area on North
15 Boulevard identified as a noise abatement, the
16 assumption was that we were intending to fill in

17 the marsh, you know, without any feasibility
18 studies.

19 I think the plan, from what I recall of the
20 plan, is that that is totally a noise buffering
21 area and has no plans at all on the construction
22 for jumping that marsh or filling in that marsh or
23 anything in that marsh.

24 It is used as a buffer for the -- you know,
25 between us and -- and the other property, you

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1 know, down below. So, there's not any -- there's
2 nothing identified in this Master Plan that calls
3 for that to be a construction area or to be -- to
4 have the marsh area filled in.

5 MR. SESONA: Does this mean you're abandon --
6 extending that runway 13/31 to the south?

7 CHAIRMAN GEORGE: No. But it says that that
8 marsh area that -- that you show from North
9 Boulevard, you know, north, we don't have any

10 intentions of filling that marsh area in.

11 With the extension of the runway 31, the
12 threshold, Taxiway B, which goes down to it, will
13 be coming into -- do you have a picture you can
14 show up here?

15 MR. WUELLNER: Of --

16 CHAIRMAN GEORGE: So I can point out what
17 we're talking about.

18 MR. SESONA: I'm fairly familiar. Well, I'm
19 getting more familiar with it.

20 CHAIRMAN GEORGE: Okay. Taxiway B would be
21 extended down to the end --

22 MR. SESONA: Of the existing runway?

23 CHAIRMAN GEORGE: -- of the existing runway.

24 And that will take some of the marsh area that's
25 now. But the waterway getting back into the area

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1 back in the residential would still remain.

2 MR. SESONA: Okay.

3 CHAIRMAN GEORGE: Or, it would be replaced,
4 if you will. In other words, if we have to fill
5 in to get taxiway B to get down to the end of 31,
6 there would be water to the west of it to get feed
7 thing to go back into that -- I think you called
8 it Indian Bend -- or Mr. Sundeman called it Indian
9 Bend --

10 MR. SUNDEMAN: River.

11 CHAIRMAN GEORGE: -- River.

12 MR. SESONA: Okay. I'm satisfied with that.

13 Thank you.

14 MR. WUELLNER: Just to add to that,
15 there's -- you know, in today's environment,
16 there's -- regulatory environment -- there is
17 literally no way to just go in and fill and/or
18 destroy wetlands of any type or character anymore
19 without a complete regulatory review of the
20 project, the -- the possibilities for
21 alternatives, and ultimately getting a balance
22 that's approvable by federal, state agencies as to
23 what would occur in any -- any type of wetland

24 scenario.

25 It's a -- any project we're proposing is a

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1 long way from a construction agenda. It's got all

2 that regulatory mire to get through and -- and

3 those tests to be met in order for it to be a

4 valid construction project and -- and be fundable,

5 for that matter. So, there are a lot of things

6 that -- that have to happen.

7 CHAIRMAN GEORGE: I think the concern is that

8 that is a nice, you know, a marsh area back in

9 there.

10 MR. WUELLNER: No doubt.

11 CHAIRMAN GEORGE: And if you look at it as an

12 overlay area, it doesn't say we're going to fill

13 it in, but it doesn't say we're not going to fill

14 it in.

15 MR. WUELLNER: That's correct.

16 CHAIRMAN GEORGE: So, it's probably a very

17 valid question to bring up. But there's nothing
18 in the Master Plan, as I recall, that calls for
19 anything in the 20-year time period for that to be
20 closed in.

21 Okay. Any other public comments?

22 (No further public comments.)

23 12. - NEXT MEETING

24 CHAIRMAN GEORGE: Okay. The next board
25 meeting then will be June the 20th. Anybody have

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1 a problem with that?

2 (No comments.)

3 13. - ADJOURNMENT

4 CHAIRMAN GEORGE: Okay. Then we will adjourn
5 the meeting at this time.

6 (Whereupon, the meeting adjourned at 5:09 p.m.)

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1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

11

12 Dated this 23rd day of May, 2005.

13

14

JANET M. BEASON, RPR-CP, RMR, CRR
Notary Public - State of Florida
My Commission No.: DD102224
Expires: April 30, 2006

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