

ST. JOHNS AIRPORT AUTHORITY

First Public Hearing

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, September 12, 2022

from 5:01 p.m. to 5:33 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- BRUCE MAGUIRE, Chairman
- SUZANNE GREEN
- JUSTIN MIRGEAUX
- REBA LUDLOW
- ROBERT OLSON

* * * * *

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.

* * * * *

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

2 CHAIRMAN MAGUIRE: All right.

3 MS. LUDLOW: Okay. Wait --

4 CHAIRMAN MAGUIRE: Reba, will you lead us in
5 the pledge?

6 MS. LUDLOW: Thank you.

7 (Pledge of Allegiance.)

8 MS. LUDLOW: So we don't have to have a
9 court -- we don't have to have a court reporter.

10 CHAIRMAN MAGUIRE: Well, I'm getting ready to
11 say something, okay? I've been told we do not have
12 a court reporter, so Ed and Cindy are recording
13 this on their cell phones. Let the record show
14 that all five board members are here so opening
15 remarks.

16 OPENING REMARKS

17 MR. WUELLNER: Just -- just the usual reminder
18 that by statute, the pro -- the order of events for
19 these public hearings, this one and the one next
20 week, are established. In other words, we have to
21 take the specific items in the specific order. So
22 be patient with it.

23 It seems kind of out of order when you first
24 do it if it's your first budget, but reality is
25 your -- your first order of business is going to be

1 with the millage. Then that conversation will be
2 followed up -- or that action will be followed up
3 with the -- any action you choose to take on the
4 budget today.

5 With that, you know, nothing has changed in
6 what we have presented in the previous meetings.
7 Shouldn't be any surprises or any -- meaning any --
8 any changes at all, for that matter, related to it.
9 And with that --

10 CHAIRMAN MAGUIRE: Okay. The millage is set
11 at 0.000, okay?

12 MR. WUELLNER: And that takes the form of a
13 resolution. And if you'll --

14 CHAIRMAN MAGUIRE: And that's --

15 MR. WUELLNER: -- indulge us, we'll have --

16 CHAIRMAN MAGUIRE: Yeah, that's --

17 MR. WUELLNER: -- Doug read it.

18 CHAIRMAN MAGUIRE: That's what we've been
19 carrying and that's all we're talking about today.

20 Okay. Does anybody want to discuss anything
21 else? Okay. Go ahead.

22 DISCUSSION OF MILLAGE RATE BY AUTHORITY

23 MS. LUDLOW: I want to ask one thing. We
24 don't have to have the -- the accountants usually
25 show up for this?

1 MR. WUELLNER: No.

2 CHAIRMAN MAGUIRE: No.

3 MR. WUELLNER: No, ma'am.

4 CHAIRMAN MAGUIRE: No.

5 MS. LUDLOW: Never for the preliminary?

6 MR. WUELLNER: Correct.

7 MS. LUDLOW: Okay. I had some questions for
8 them.

9 CHAIRMAN MAGUIRE: Well, call them in advance,
10 okay?

11 PUBLIC COMMENT

12 CHAIRMAN MAGUIRE: All right. Public comment?

13 MR. SCOTT: No.

14 CHAIRMAN MAGUIRE: Okay.

15 MR. SCOTT: I pass.

16 CHAIRMAN MAGUIRE: No public comment from the
17 crowd.

18 TENTATIVE ADOPTION - RESOLUTION 2022-04

19 CHAIRMAN MAGUIRE: All right. Coming back to
20 the board for further discussion and/or a motion.

21 MR. WUELLNER: We'd like to get Doug to read
22 the resolution --

23 MR. BURNETT: Yes.

24 MR. WUELLNER: -- if that's all right.

25 MR. BURNETT: Mr. Chairman, if I might, I'll

1 read the resolution into the record.

2 CHAIRMAN MAGUIRE: Okay.

3 MR. BURNETT: My ultraconservative view --

4 CHAIRMAN MAGUIRE: Okay.

5 MR. BURNETT: -- is to read it into the
6 record. So with that, I'll do that.

7 "St. Johns County Airport Authority
8 Resolution 2022-04.

9 A resolution of the St. Johns County
10 Airport Authority of St. Johns County, Florida,
11 adopting the tentative levying of ad valorem taxes
12 for Fiscal Year 2002-202- -- excuse me, 2022-2023,
13 providing for an effective date.

14 Whereas, the Airport Authority of
15 St. Johns County, Florida, on September 12th, 2022
16 adopted for Fiscal Year 2022-2023 a tentative
17 millage rate following a public hearing as required
18 by Florida Statute 200.065; and

19 Whereas, the Airport Authority proposed a
20 millage rate of 0.0000 and said rate does not
21 exceed the rolled back rate.

22 Now, therefore, be it resolved by the
23 St. Johns County Airport Authority of
24 St. Johns County, Florida, that the Fiscal Year
25 2022-2023 operating tentative millage rate is

1 0.0000 mills, which does not exceed the rolled back
2 rate.

3 This resolution shall take effect immediately
4 upon its adoption.

5 Duly adopted at a public hearing this 12th day
6 of September, 2022. St. Johns County Airport
7 Authority by Bruce Maguire, Chairman."

8 CHAIRMAN MAGUIRE: Okay. Discussion?

9 MR. OLSON: Oh, I thought we were going to
10 make the motion --

11 CHAIRMAN MAGUIRE: Okay.

12 MR. OLSON: -- and then --

13 CHAIRMAN MAGUIRE: Make the motion.

14 MR. OLSON: I move the adoption of
15 Resolution 2022-04 setting the millage rate -- or
16 tentative levying at 0.0000.

17 CHAIRMAN MAGUIRE: Okay. We have a motion.

18 MR. MIRGEAUX: Second.

19 CHAIRMAN MAGUIRE: Second by Justin Mirgeaux.

20 All in favor?

21 MS. GREEN: Aye.

22 MR. MIRGEAUX: Aye.

23 MS. LUDLOW: Aye.

24 MR. OLSON: Aye.

25 CHAIRMAN MAGUIRE: Aye. Opposed?

1 (None.)

2 CHAIRMAN MAGUIRE: Five-to-zero vote. Thank
3 you very much. All right.

4 PROPOSED BUDGET - STAFF

5 MR. WUELLNER: Thank you. That brings us to
6 the initial discussion on the budget or discussion
7 on the budget prior to the adoption, the tentative
8 adoption.

9 I'll read through the first page. If you have
10 questions or anything following that, we can refer
11 to pages that are further in the document. That's
12 up to you.

13 Operating revenues of course are at 95 percent
14 projection for the year, so keep that in mind when
15 you're hearing these numbers. Fuel is expected to
16 be -- be \$416,556 in revenue. Leases, \$3,673,009.
17 Operating agreements at \$242,537. Total
18 adjusted -- excuse me, adjusted total operating
19 revenues are expected at \$4,332,102. Nonoperating
20 revenues would be \$4,500,000. 0 for loans. Grants
21 would be \$3,021,907. For a nonoperating revenue
22 projection of \$7,521,907. For a total revenue
23 expectation for next year of \$11,854,010.

24 On the expense side -- on the expense side is
25 personnel expenses expected at \$1,461,131.

1 Operating expenses, this is all items, at
2 \$1,836,620. For a total of \$3,297,751 in operating
3 expenses, operating and personnel. On the
4 nonoperating side, which is primarily capital and
5 reserves, reserves would equal \$3,991,093 next
6 year. Capital at \$4,565,165. For total
7 nonoperating expenses of \$8,556,258. Bringing a
8 total expense budget of \$11,854,010.

9 Mr. Chairman, I'm happy to announce that the
10 revenues and expenditure budgets are in agreement
11 or are -- do equal zero.

12 CHAIRMAN MAGUIRE: Okay.

13 MS. LUDLOW: I'm lost.

14 MR. WUELLNER: You're lost, aren't you?

15 DISCUSSION

16 CHAIRMAN MAGUIRE: All right. Bring it to the
17 board for discussion. Any discussion by the board?

18 MS. LUDLOW: Yes. I'm sorry. I was lost.

19 MR. WUELLNER: Yeah.

20 MS. LUDLOW: I thought you were going to do
21 the Resolution 22 -- 2022-05.

22 MR. WUELLNER: We review the budget prior to
23 adopting the resolution.

24 MS. LUDLOW: Oh, okay --

25 MR. WUELLNER: That's why --

1 MS. LUDLOW: -- that's next. So then --

2 MR. WUELLNER: That's next.

3 MS. LUDLOW: -- you just jumped into saying --

4 MR. WUELLNER: Yeah, the first page. The big
5 blue --

6 MS. LUDLOW: For --

7 MR. WUELLNER: The blue type.

8 MS. LUDLOW: I got it, right, and I have --

9 MR. WUELLNER: Perfect.

10 MS. LUDLOW: -- my questions, but it went so
11 fast, I couldn't catch up with you.

12 MR. WUELLNER: Sorry.

13 MS. LUDLOW: Yeah. Okay. Reserves, do --
14 it's okay if I ask questions?

15 CHAIRMAN MAGUIRE: Go ahead. Yes.

16 MS. LUDLOW: Reserves forward, we had
17 \$4,500,000 in reserves?

18 MR. WUELLNER: No, that's capital.

19 MS. LUDLOW: It says nonoperating revenue.

20 MR. WUELLNER: Right.

21 MS. GREEN: Uh-huh.

22 MR. WUELLNER: If you read it --

23 MR. OLSON: Right.

24 MS. LUDLOW: Reserves forward.

25 MR. OLSON: Cap -- capital reserves, yeah.

1 MS. LUDLOW: Oh, there's capital reserves,
2 okay. And our grants, so, you know, what I was
3 going to ask of the accountants is to -- we need
4 more clarification on some of these line items,
5 like the grants, you know, what -- what made up
6 that number.

7 MR. WUELLNER: If you'll go back to the
8 purple-colored sheet --

9 MS. GREEN: Uh-huh.

10 MR. WUELLNER: -- it's fully explained on that
11 sheet for you.

12 MS. LUDLOW: He always gets me like that. I
13 don't think it was explained, but...

14 MR. WUELLNER: It's a -- I'm not sure which
15 sheet --

16 MS. LUDLOW: I'm looking at capital.

17 MR. WUELLNER: Yeah.

18 MS. LUDLOW: I went over this, believe me.

19 MR. WUELLNER: The --

20 MS. LUDLOW: Okay.

21 MR. WUELLNER: -- top portion represents
22 basically Authority capital projects. Then under
23 construction and planning are the proposed capital
24 and planning projects for next year.

25 MS. LUDLOW: Construction and planning.

1 MR. WUELLNER: Left-most column of that is
2 what the project's expected to cost during that
3 year. And then --

4 MS. LUDLOW: Okay.

5 MR. WUELLNER: -- immediately to the right are
6 the funding columns of who's paying what.

7 MS. LUDLOW: Wait. I got it. Except do you
8 allow for inflation in here? There are so many
9 things.

10 MR. WUELLNER: Not on the grant side. Those
11 are already either typically bid or will be bid
12 during the fiscal year.

13 As an example, Taxiway B is already bid, so
14 those numbers are already solid. The strategic
15 plan is already essentially done and under
16 contract. The ATC tower equipment, while we have a
17 quote, it's dependent on when we -- when or if we
18 get an FD -- FAA grant on that. We already awarded
19 the contract on -- I'm reading kind of bottom to
20 top. My apologies.

21 MS. LUDLOW: Thank you.

22 MR. WUELLNER: East -- east side development
23 engineering was already released a few months back,
24 so that's the work that will conclude at the end of
25 October.

1 MS. LUDLOW: Are you under construction and
2 planning?

3 MR. WUELLNER: I am. I am.

4 MS. LUDLOW: You said bottom up, so --

5 MR. WUELLNER: Well, bottom up of that second.

6 MS. LUDLOW: Okay.

7 MR. WUELLNER: And then the last project I
8 didn't hit already is the terminal access road,
9 which is essentially a holdover project from last
10 year.

11 And then we -- kind of in the next section
12 just totals based on funding source, a little more
13 conveniently. So you can see that the FAA's
14 providing 44.21 percent of the capital.

15 MS. LUDLOW: Yeah, this is -- this is what
16 cost us right here.

17 MR. MIRGEAUX: So for -- the largest project
18 for the next year is Taxiway B, but the largest one
19 that's out of the Authority's pocket is terminal
20 access road improvement.

21 MR. WUELLNER: Correct. Which was actual --
22 as I pointed out before, was actually budgeted last
23 year. So we're -- we've brought it forward.

24 MR. MIRGEAUX: That's why you're 4.5 instead
25 of 3.5, right?

1 MR. WUELLNER: Correct. And actually, we
2 didn't end up using all of our match in that, so
3 you still ended up a net positive to your -- to
4 your capital reserves.

5 MR. OLSON: We are of course funding, as was
6 just mentioned, significant capital projects, but
7 we -- we are projected to end this year with
8 4.5 million in reserves and we chewed away at them
9 net down to projected 3.9.

10 MS. GREEN: Uh-huh.

11 MR. OLSON: So we are going down in our -- our
12 capital reserve, but again, we're -- we're putting
13 a substantial amount in -- of what's -- of what
14 we've expended into capital improvement projects.

15 MS. GREEN: Infrastructure improvements.

16 MR. OLSON: Yes.

17 MS. LUDLOW: Okay. Hold on. I wanted to talk
18 about that.

19 So, I don't if this is the right time to bring
20 this up, but when -- you know, when we get grants
21 like this, then part of the thing about old --
22 bringing up old business on the agenda -- I forgot
23 to say. Can I talk, Mr. Chairman?

24 CHAIRMAN MAGUIRE: If it relates to the --

25 MR. WUELLNER: I did --

1 MS. LUDLOW: Yes.

2 CHAIRMAN MAGUIRE: -- to this --

3 MS. LUDLOW: Yes, it is.

4 CHAIRMAN MAGUIRE: -- then yes.

5 MR. WUELLNER: I did -- we -- I just want to
6 make sure you're clear on this. The -- there is
7 not at the end of the year 4.5 million in reserves.

8 MS. LUDLOW: Oh.

9 MR. WUELLNER: There was 4.5 that would have
10 been in reserves but for the capital program, when
11 you combine it with last year's, it's -- we reduce
12 reserves that we would have had, which would have
13 been 4.5 million by 508,000, which brings it down
14 to that 3.991 number.

15 MS. LUDLOW: Yes. But -- but my thing is --

16 MR. OLSON: I want to ask what you --

17 MS. LUDLOW: I don't --

18 MR. WUELLNER: Sure.

19 MR. OLSON: -- what you just --

20 MS. LUDLOW: Not enough detail.

21 MR. OLSON: We were not projected to end
22 2022-23 with 4.5 million reserves?

23 MR. WUELLNER: Correct. You're going to end
24 the year with 3.991.

25 MR. OLSON: No. You're talking about next

1 year's budget, aren't you?

2 MR. WUELLNER: Well, it's --

3 MS. LUDLOW: Yeah, that's --

4 MR. WUELLNER: -- this year's budget, the one
5 you're adopting.

6 MS. LUDLOW: -- 22-23. Yes.

7 CHAIRMAN MAGUIRE: Yeah, the one we're
8 adopting.

9 MR. OLSON: 22-23.

10 MR. WUELLNER: Yes.

11 MR. OLSON: Okay. So the -- the balance
12 forward is what we brought forward from 21-22.

13 MS. GREEN: Correct.

14 MR. WUELLNER: Correct.

15 MR. OLSON: Okay. Correct, yeah.

16 CHAIRMAN MAGUIRE: Okay.

17 MR. WUELLNER: You saw a big -- almost a
18 million-dollar bump from the year before. Then we
19 deduct basically that road project out of that,
20 which still nets a positive to reserves of about
21 400,000, 450-.

22 MS. LUDLOW: Is that what the difference is,
23 the minus 528,990? So it's 104 percent change? On
24 net operating income to reserve --

25 MR. WUELLNER: Yes.

1 MS. LUDLOW: -- 20,000 to 508?

2 MR. WUELLNER: Correct. If -- I know it's a
3 little confusing in -- at first glance, but if you
4 look what we would have ended last year was
5 3.5 million.

6 If you were to look at the capital projects
7 from last year, you'd see that we had a 50/50 share
8 of about \$950,000 for that road project. So that
9 money did not get spent, so ends up in reserves
10 forward this year, and then we're taking about
11 50 percent of that out, is all we'll need this
12 year.

13 MS. LUDLOW: I --

14 MR. WUELLNER: So it's a net increase.

15 MS. LUDLOW: Are you saying the terminal road?

16 MR. WUELLNER: Uh-huh.

17 MS. LUDLOW: The new road, the terminal road.

18 MR. WUELLNER: The terminal access road, yes.

19 MS. LUDLOW: Yes. Okay.

20 MR. WUELLNER: It's the same project, yes,
21 ma'am.

22 MS. LUDLOW: It's -- yes. Okay.

23 CHAIRMAN MAGUIRE: Anything else?

24 MS. GREEN: While Reba's looking, what was the
25 40 percent increase in technology? Did we get new

1 computers? I think we were looking at that because
2 they were antiquated.

3 MR. WUELLNER: Where are you seeing a 40 --

4 MS. GREEN: Under expenses. Operating
5 revenues and expenses, the first detailed page.

6 MR. WUELLNER: Yeah, there was a whole --
7 wholesale increase in the swap-over from security
8 systems as well as --

9 MS. GREEN: Right.

10 MR. WUELLNER: -- the servers in the -- our --
11 our overall servers were replaced.

12 MS. GREEN: I remember that because they were
13 old. I just wanted to make sure, to clarify that's
14 where that came from.

15 MR. WUELLNER: Uh-huh.

16 MS. LUDLOW: And on airline operations, we go
17 from 163 to proposed 127, so it doesn't sound like
18 we're going to get a revenue-producing airline in?
19 Under operating revenues and expenses, the airline
20 operations.

21 MR. WUELLNER: It -- rather than it enter into
22 a straight CPI kind of an adjustment, it's based on
23 what we know at this point relative to flights.
24 And we plugged -- there's a separate -- I don't
25 think we even provide it, but there's a separate

1 spreadsheet that we do as a part of the budget that
2 calculates based on the number of flights, expected
3 load, the earnings per passenger that we have
4 historically gotten, projects that out, and that's
5 the number that kind of spits out of there.

6 MS. LUDLOW: And I think that would be
7 wonderful to look at and understand.

8 MR. WUELLNER: Sure. Happy to provide the
9 sheet.

10 MS. LUDLOW: Would you do that, please?

11 MR. WUELLNER: Yeah.

12 MS. LUDLOW: Thank you. Okay. That's not CPI
13 adjustment. (Unintelligible.)

14 Now, I had some things I was going to ask the
15 accountants, but --

16 MR. WUELLNER: From the budget or from
17 financials? Do you remember?

18 MS. LUDLOW: Probably -- well, no. It would
19 have to be -- well, the budgets are based on the
20 financials, so it would have started -- I would
21 like some -- ask them about some of the breakdowns
22 on quite a few things. So, who is our -- who are
23 the -- who is our new accountant firm?

24 MR. WUELLNER: Dana Hallman, who is in our
25 office. You're -- come on in and --

1 MS. LUDLOW: Is she the -- no, you hired her
2 from Todd Neville --

3 MR. WUELLNER: We did.

4 MS. LUDLOW: -- when they didn't get the --
5 the bid or something. So who else -- who's going
6 to replace Todd Neville?

7 MR. WUELLNER: We -- actually, the company
8 that does our audit has agreed to review our
9 quarterly financials that we generate in-house. So
10 we don't pay for outside financial services, just
11 the auditor. So your auditor reviews our financial
12 statements throughout the year ahead of doing the
13 audit.

14 MS. LUDLOW: So the auditor is Dana.

15 MR. WUELLNER: No, ma'am. No, ma'am. That's
16 Cherry Bekaert out of Orlando, I believe they are.

17 MS. LUDLOW: Oh, okay. That one --

18 MR. WUELLNER: The auditor.

19 MS. LUDLOW: -- coming in. Yeah, all they do
20 is review --

21 MR. WUELLNER: It's still outside reviewed,
22 it's just --

23 MS. LUDLOW: -- review end of the year. So if
24 we want anything explained, then we ask Donna -- I
25 mean Dana.

1 MR. WUELLNER: Dana.

2 MS. LUDLOW: I mean Dana. Dana Holiday [sic].

3 MR. WUELLNER: We can get you any detail you
4 want. All that's here.

5 MS. LUDLOW: Okay.

6 MR. OLSON: A real good move to internalize
7 that.

8 MS. GREEN: Uh-huh.

9 MS. LUDLOW: Well, it's kind of different
10 when, you know, we had a lot questions on -- we
11 wanted more detail and we wanted --

12 MR. OLSON: Yeah.

13 MS. LUDLOW: -- more structure and so many
14 things. So now we get the same person who's doing
15 the same thing.

16 MR. WUELLNER: Well, actually she wasn't doing
17 it for us. That was why we were seeing all the
18 mistakes for the previous year.

19 MS. LUDLOW: She was doing it for us?

20 MR. WUELLNER: She was not.

21 MS. LUDLOW: Oh.

22 MR. WUELLNER: They had someone else in the
23 company doing it. That's part of the reason --

24 MR. MIRGEAUX: Just a small item, but at the
25 bottom of nonoperating, the breakdown --

1 MR. WUELLNER: Uh-huh.

2 MR. MIRGEAUX: -- the bottom box --

3 MR. WUELLNER: Uh-huh.

4 MR. MIRGEAUX: -- in reserves, I think the
5 formula calculating your percentages is off for the
6 middle row. Net operating income to reserves,
7 20,000 and then you go into negative 508. We
8 discussed the reason why. It's not really a
9 question, it's more just like a --

10 MR. WUELLNER: It's very possible the
11 percentage calculation may have been based on a
12 positive result --

13 MR. MIRGEAUX: You're just dragging it down
14 and -- yeah.

15 MS. GREEN: Uh-huh.

16 MR. MIRGEAUX: It's a negative to positive.
17 It looks like it's --

18 MR. WUELLNER: Yes.

19 MR. MIRGEAUX: -- it's erring out.

20 MS. LUDLOW: Kind of a different setup, but --
21 I have no questions.

22 CHAIRMAN MAGUIRE: No more? Okay. Any other
23 questions from the board?

24 (None.)

25 PUBLIC COMMENT

1 CHAIRMAN MAGUIRE: Bring it back to public
2 comment.

3 MR. SCOTT: No public comment.

4 CHAIRMAN MAGUIRE: No public comment?

5 TENTATIVE ADOPTION - RESOLUTION 2022-05

6 CHAIRMAN MAGUIRE: Bring it back to the board
7 for final discussion and then a motion.

8 MS. GREEN: And read the --

9 CHAIRMAN MAGUIRE: And read.

10 MR. BURNETT: Thank you. Mr. Chair, this is
11 Resolution Number 2022-05.

12 "A resolution of the St. Johns County
13 Airport Authority of St. Johns County, Florida,
14 adopting the tentative budget for Fiscal Year
15 2022-2023, providing for an effective date.

16 Whereas, the Airport Authority of
17 St. Johns County, Florida, on September 12th, 2022,
18 adopted for Fiscal Year 2022-2023 a tentative
19 budget following a public hearing as required by
20 Florida Statute 200.065; and

21 Whereas, the Airport Authority has prepared a
22 budget for Fiscal Year 2022-2023; and

23 Whereas, the Airport Authority adopted a
24 tentative millage rate prior to adopting this
25 resolution.

1 Now, therefore, be it resolved by the
2 St. Johns County Airport Authority of
3 St. Johns County, Florida, that:

4 1. The annual budget estimates of reserves
5 [sic] and expenditures of the St. Johns County
6 Airport Authority for Fiscal Year 2022-2023,
7 is [sic] considered and acted upon, under and by
8 the authority of the laws of Florida, are hereby
9 ratified, approved, and tentatively adopted.

10 2. The annual budget of revenues and
11 expenditures tentatively adopted for the ensuing
12 Fiscal Year 2023-2023 shall be attached to the
13 minutes of this meeting.

14 This resolution shall take effective
15 immediately upon its adoption.

16 Duly adopted at a public hearing this 12th day
17 of September, 2023, St. Johns County
18 Airport Authority by Bruce Maguire, Chairman."

19 CHAIRMAN MAGUIRE: All right.

20 MS. GREEN: One exception. Sorry. On the
21 resolved, Number 1, the annual budget estimates of
22 revenues. You had said "reserves."

23 CHAIRMAN MAGUIRE: He said "reserves."

24 MS. GREEN: Yeah.

25 CHAIRMAN MAGUIRE: Yes.

1 MS. GREEN: Just want to make sure it does say
2 "revenues."

3 CHAIRMAN MAGUIRE: Yeah.

4 MR. BURNETT: Thank you.

5 CHAIRMAN MAGUIRE: Okay. All right. Motion?

6 MS. GREEN: I'll make a motion that we adopt
7 tentatively the budget.

8 CHAIRMAN MAGUIRE: Okay. We have a motion.
9 Second?

10 MR. MIRGEAUX: Second.

11 CHAIRMAN MAGUIRE: Seconded by Justin. All in
12 favor?

13 MS. GREEN: Aye.

14 MR. MIRGEAUX: Aye.

15 MS. LUDLOW: Aye.

16 MR. OLSON: Aye.

17 CHAIRMAN MAGUIRE: Aye. Opposed?

18 (None.)

19 CHAIRMAN MAGUIRE: Nothing. Five to zero
20 passes with no objections. Okay.

21 COMMENTS

22 MR. BURNETT: Mr. --

23 CHAIRMAN MAGUIRE: Any other general
24 comments -- yes?

25 MR. BURNETT: Mr. Chairman, I do have one

1 matter I need to bring up --

2 CHAIRMAN MAGUIRE: Okay.

3 MR. BURNETT: -- with the Authority.

4 We have a grant that has come in. You've
5 known about this, Mr. Wuellner I think has been --
6 has briefed you previously. It's an interesting
7 item, though, because this is the loosely
8 \$1.8 million grant coming from FAA, and it
9 specifically requires us to sign the grant, "us"
10 meaning your staff and the -- the
11 Airport Authority's attorney, to sign the grant
12 document by September 16th.

13 Obviously we're at the 12th now. The 16th is
14 Friday. Our next meeting's on the 19th. And I
15 need to bring it to your attention because I need
16 to sign the grant, assuming you-all want to for --
17 go forward with it.

18 Mr. Wuellner can tell you specifically what it
19 relates to, but this is to rehabilitate Taxiway B,
20 rehabilitate Taxiway B lighting, relocate
21 Runway 13/31 end lights. And again, it's airport
22 improvement money that's coming in in the amount of
23 \$1.8 million.

24 And so, with that, I'd like to get, one,
25 Mr. Wuellner to tell you a little bit about it in

1 more detail, answer any questions, and then make
2 sure that the Authority, you five, approve this.

3 Again, it will come back to you in more detail
4 on the 19th, but right now we're in a situation
5 where I need to sign the grant document.

6 CHAIRMAN MAGUIRE: Okay.

7 MR. BURNETT: And obviously you don't want to
8 lose the funds, so that's --

9 MR. OLSON: We -- you know, the board has
10 previously authorized the -- the application for
11 it, right?

12 MR. BURNETT: Yes, sir.

13 CHAIRMAN MAGUIRE: This is not a new issue.

14 MR. OLSON: No. So it's simply authorization
15 to receive and execute, right?

16 CHAIRMAN MAGUIRE: Authorization to --

17 MR. WUELLNER: And historically, we don't
18 normally bring these back to you until the next
19 regular Authority meeting.

20 The guidance I've had over the years was sign
21 the grant, bring it back and get it ratified so
22 that we don't ever lose the money, which would
23 normally be the case. But we just wanted to make
24 sure that everybody's still on board with that
25 approach to these. We'll bring that as a

1 ratified -- an item for you to ratify, along with
2 the contracts associated with this at your Monday
3 meeting coming up.

4 CHAIRMAN MAGUIRE: Do we need a vote of the
5 board or consensus of the board?

6 MR. OLSON: I have a question before we vote.

7 CHAIRMAN MAGUIRE: Okay.

8 MR. OLSON: Why would Doug sign it and not
9 you?

10 MR. WUELLNER: We both. Well, the FAA
11 requires that I sign it and then following that,
12 the county attorney's -- or the attorney certify --

13 MR. OLSON: Okay.

14 MR. WUELLNER: -- our ability to enter into --

15 MR. OLSON: Okay.

16 MR. WUELLNER: -- the grant.

17 MR. OLSON: Okay.

18 MR. WUELLNER: That's all. It's -- that's the
19 same as it's really always been.

20 MR. OLSON: Okay.

21 MR. WUELLNER: But now they're doing it
22 electronically so that we've got these weird
23 suspenses on them.

24 MR. OLSON: Yeah, yeah. Okay.

25 MR. BURNETT: And so, the reason for me is one

1 of the things it's asking me to certify is that
2 it's been approved by the Authority. I get the
3 application was approved, so I just wanted to get
4 here tentative approval from you so that I can go
5 ahead and sign this document.

6 MR. WUELLNER: You officially can't approve it
7 today.

8 MR. MIRGEAUX: Is this the 1.6 that on
9 next-year's budget --

10 MR. WUELLNER: Yes.

11 MR. MIRGEAUX: -- for Taxiway B?

12 MR. WUELLNER: Yes.

13 MR. MIRGEAUX: So if it's coming in
14 September -- or this is just we're accepting --

15 MR. WUELLNER: It always comes in typically
16 September.

17 MS. LUDLOW: But you just said --

18 MR. MIRGEAUX: So this --

19 MR. WUELLNER: -- because the fiscal year
20 crosses. We have the same fiscal year as FAA.

21 MR. MIRGEAUX: Yeah. But the fiscal year ends
22 September 30th, is what I'm saying, so -- doesn't
23 it? No.

24 MR. WUELLNER: No, it does.

25 MR. MIRGEAUX: It does.

1 MR. WUELLNER: It does for everyone --

2 MR. MIRGEAUX: Right.

3 MR. WUELLNER: -- a lot of them --

4 MR. MIRGEAUX: Right.

5 MR. WUELLNER: -- except the state.

6 MR. MIRGEAUX: Right. So, it's on next year's
7 budget but we're executing in September 19 -- 16th?

8 MR. WUELLNER: Yeah, and the work will
9 begin -- it will be a next year's construction
10 project.

11 MR. MIRGEAUX: Okay. So there's no -- just --
12 just so we're clear, this is all going to --

13 MR. WUELLNER: Yes.

14 MR. MIRGEAUX: -- be a part of next year's
15 business.

16 MR. WUELLNER: And it's technically FAA's
17 money in their current -- the current fiscal year;
18 they just don't get it appropriated till the very
19 last minute every year, so...

20 MR. SCOTT: Pardon me. The public has to be
21 excused. I have another meeting.

22 MR. WUELLNER: Thank you, Mr. Public.

23 MS. LUDLOW: Boring.

24 CHAIRMAN MAGUIRE: All right. So, my question
25 to the attorney, do we need a vote or consensus?

1 MR. BURNETT: I guess, you know, you obviously
2 can review this in more detail next Monday and I
3 assume you can take action to undue it if you
4 wanted to next Monday. Even though it's not on the
5 agenda, I would ask for you to approve the
6 execution of the grant. And specifically it's
7 grant number 3-12-0073-051-2022.

8 CHAIRMAN MAGUIRE: Okay.

9 MR. BURNETT: That way we can go forward with
10 signing the document --

11 CHAIRMAN MAGUIRE: Okay. And we don't have
12 to --

13 MR. BURNETT: -- and get this accomplished --

14 CHAIRMAN MAGUIRE: -- approve this at next
15 meeting.

16 MR. WUELLNER: Well, you'll -- you'll
17 ratify --

18 MR. BURNETT: You'll still have --

19 MR. WUELLNER: -- it --

20 MR. BURNETT: -- to ratify it again next
21 meeting.

22 CHAIRMAN MAGUIRE: Okay.

23 MR. BURNETT: That way, if anybody claimed
24 this vote was inappropriate, Monday it will be
25 taken care of officially.

1 CHAIRMAN MAGUIRE: All right. Do I hear a
2 motion?

3 MR. MIRGEAUX: Motion.

4 CHAIRMAN MAGUIRE: Motion to approve what was
5 just presented?

6 MS. LUDLOW: You have to --

7 CHAIRMAN MAGUIRE: And a second?

8 MS. LUDLOW: I second that we approve grant,
9 what number, 3-12-0073-771-722.

10 MR. BURNETT: 051-2022.

11 MS. LUDLOW: Did I miss the zero --

12 MR. BURNETT: Otherwise you're really good.

13 CHAIRMAN MAGUIRE: Okay.

14 MS. LUDLOW: Got it.

15 CHAIRMAN MAGUIRE: All right.

16 MR. WUELLNER: Good job.

17 CHAIRMAN MAGUIRE: All right. We have a
18 motion and a second. All in favor?

19 MS. GREEN: Aye.

20 MR. MIRGEAUX: Aye.

21 MS. LUDLOW: Aye.

22 MR. OLSON: Aye.

23 CHAIRMAN MAGUIRE: Aye. Opposed?

24 (None.)

25 CHAIRMAN MAGUIRE: Five to zero in approval.

1 MR. BURNETT: Thank you.

2 MR. WUELLNER: Thank you.

3 CHAIRMAN MAGUIRE: Any further discussion of
4 the items brought up by the board or the staff?

5 MR. WUELLNER: Just a reminder that you'll
6 have a regular meeting next week. We'll interrupt
7 that for the public hearing at approximately -- at
8 5:01, conduct that public hearing, and then we'll
9 resume the meeting at that point, the regular
10 meeting.

11 CHAIRMAN MAGUIRE: Yes, ma'am?

12 MS. LUDLOW: Okay. For the board comment, you
13 know, I'm hoping for the -- now I can say this --
14 for the next meeting, that added to the -- to the
15 agenda will be the conference center. Also added
16 to the agenda under old business will be the
17 breakdown of the terminal road cost grants in
18 total. That -- that's that we wanted --

19 MR. WUELLNER: Okay.

20 MS. LUDLOW: -- for old business, a breakdown
21 of these things to carry on. How much it -- how
22 much we got, how much we spent, how much we
23 anticipate, which now with the inflation is out of
24 the roof.

25 But the other thing is that it would be good

1 sense -- all we talk about is -- I mean, a lot of
2 the things we talk about are the hangars, that I
3 think the board members should be supplied with a
4 hangar availability list at --

5 MR. WUELLNER: Availability or hangar waiting
6 list?

7 MS. LUDLOW: -- every meeting. I mean the --
8 the waiting list.

9 MR. WUELLNER: Sure.

10 MS. LUDLOW: The waiting list.

11 MR. WUELLNER: We can do that.

12 MS. LUDLOW: I think that -- that's what we
13 ask for, we usually want the waiting list.

14 MR. WUELLNER: Okay.

15 MS. LUDLOW: And so we want all the waiting
16 lists. So when you say we're going to build 10
17 hangars there, 12 hangars there, then we on the
18 board at least know that, well, you have, you know,
19 three people who want corporate hangars and that's
20 going to give us this much more money in revenue if
21 we built three corporate hangars instead of ten.

22 MR. WUELLNER: Okay.

23 MS. LUDLOW: And it would -- normal hangars,
24 whatever.

25 Anyway, so the conference center, a breakdown

1 of the terminal road costs and costs expected
2 total, and -- and a hangar report at every meeting.
3 I'm adding that to the agenda for next -- I have to
4 have it approved.

5 CHAIRMAN MAGUIRE: Okay. Any opposition to --

6 MR. WUELLNER: Those are already on there
7 for -- for this coming Monday.

8 MS. LUDLOW: Under -- under old business, do
9 you have conference center? I'll bet you do.
10 Right.

11 MR. WUELLNER: Yeah --

12 MS. LUDLOW: So do you have a breakdown --

13 MR. WUELLNER: -- I have it as a -- I have it
14 as current business because you're going to review
15 the policy.

16 MS. LUDLOW: Right. But they need old
17 business, also.

18 MR. WUELLNER: Okay.

19 MS. LUDLOW: I don't want just current. I
20 want to know the seed, we got this much money and
21 then we spent this much.

22 MR. WUELLNER: I was referring --

23 MS. LUDLOW: If you just tell us --

24 MR. WUELLNER: -- to the conference center.

25 MS. LUDLOW: -- current, we have no idea what

1 this or this or this is.

2 MR. WUELLNER: No, no, no. You misunderstood
3 me. I was answering based on the conference center
4 not based on the --

5 MS. LUDLOW: Oh, I'm sorry.

6 MR. WUELLNER: -- road, that's why. But, yes,
7 the conference center is on our regular business
8 agenda --

9 MS. LUDLOW: Yes.

10 MR. WUELLNER: -- because it's a normal review
11 of the policy --

12 MS. LUDLOW: Yes.

13 MR. WUELLNER: -- and the other we'll provide
14 as old business --

15 MS. LUDLOW: And the breakdown --

16 MR. WUELLNER: -- if you wish.

17 MS. LUDLOW: -- of the terminal road.

18 CHAIRMAN MAGUIRE: Okay. Any opposition?

19 MS. GREEN: No.

20 CHAIRMAN MAGUIRE: No? Okay. Any other
21 comments?

22 MR. WUELLNER: It would -- it would be helpful
23 at next meeting, just so you know, to get a little
24 more clarification for us what you want to see in
25 old business and those kind of things. There would

1 be --

2 MS. LUDLOW: Exactly.

3 CHAIRMAN MAGUIRE: I think --

4 MR. WUELLNER: I heard you today --

5 CHAIRMAN MAGUIRE: -- you need --

6 MR. WUELLNER: -- but, I mean, just --

7 CHAIRMAN MAGUIRE: I think you need to give a
8 good definition of what constitutes old business --

9 MR. WUELLNER: That's what I'm looking for.

10 CHAIRMAN MAGUIRE: -- okay?

11 MR. WUELLNER: Yes, sir.

12 CHAIRMAN MAGUIRE: Because just because a
13 project has a continuing issue doesn't necessarily
14 mean it's old business --

15 MR. WUELLNER: Correct.

16 CHAIRMAN MAGUIRE: -- because you're
17 maintaining it as new business. If it was resolved
18 before, okay, then the maintenance of that issue
19 would be new business. If it wasn't continued,
20 wasn't resolved before, and the problem continues,
21 then it becomes old business basically, okay? Does
22 that make sense?

23 MS. LUDLOW: No. I think --

24 MR. WUELLNER: I'm going to read that a few
25 times.

1 MS. LUDLOW: Yeah. Right.

2 CHAIRMAN MAGUIRE: Yeah. Look at that again.

3 MS. LUDLOW: Because if we're building a --
4 okay. If we're building a road and -- and it is
5 presented to the board as a cost of 1 million,
6 right? And so then -- and so he goes out and gets
7 bids and things like this and he comes back and
8 says, okay, well, our bids come in to
9 1 million, 900 or something, so what I want to
10 know, and we all should know is he says we get a
11 grant. So if we get a grant for 500,000 or 500
12 whatever and -- and then we're the -- who's going
13 to pay the -- the rest of this? I want a running
14 total of how much goes out. That -- that is
15 continual --

16 MR. WUELLNER: We have that.

17 MS. LUDLOW: -- old business.

18 MR. WUELLNER: We have that. That's normal.

19 You want -- you --

20 MS. LUDLOW: We've always asked for that.

21 MR. WUELLNER: No, we've -- you've never asked
22 for it up until last meeting, but we're happy to do
23 it.

24 MS. LUDLOW: Okay. So it's like --

25 MR. WUELLNER: It's always available.

1 MS. LUDLOW: -- the building -- said it was
2 going to cost \$5, right, and then he gets a bid and
3 then it costs \$10. So how -- so now who's going to
4 pay the other \$5? Is it a grant or is it the
5 Airport Authority? And then like if we got the
6 \$10, then all of a sudden we spent like \$9 on
7 paving, then we only have -- I want to see where
8 the money goes.

9 CHAIRMAN MAGUIRE: That's okay.

10 MR. WUELLNER: That's fine.

11 MS. LUDLOW: Yeah, okay.

12 CHAIRMAN MAGUIRE: No problem.

13 MS. LUDLOW: All right. I'm from DeLand.

14 CHAIRMAN MAGUIRE: All right. Any other
15 comments?

16 (None.)

17 CHAIRMAN MAGUIRE: All right. Meeting's
18 adjourned.

19 (Meeting adjourned.)

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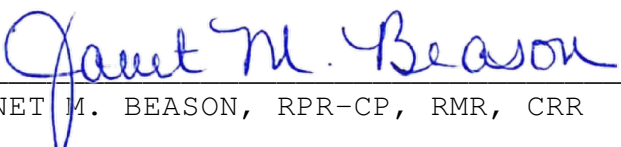
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically transcribe the foregoing recorded audio proceedings and that the transcript is a true record of my transcription to the best of my ability.

Dated this 15th day of September, 2022.



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

<p>CHAIRMAN MAGUIRE: [82] MR. BURNETT: [21] 5/23 5/25 6/3 6/5 23/10 25/4 25/22 25/25 26/3 27/7 27/12 28/25 31/1 31/9 31/13 31/18 31/20 31/23 32/10 32/12 33/1 MR. MIRGEAUX: [25] 7/18 7/22 13/17 13/24 21/24 22/2 22/4 22/13 22/16 22/19 25/10 25/14 29/8 29/11 29/13 29/18 29/21 29/25 30/2 30/4 30/6 30/11 30/14 32/3 32/20 MR. OLSON: [29] 7/9 7/12 7/14 7/24 10/23 10/25 14/5 14/11 14/16 15/16 15/19 15/21 15/25 16/9 16/11 16/15 21/6 21/12 25/16 27/9 27/14 28/6 28/8 28/13 28/15 28/17 28/20 28/24 32/22 MR. SCOTT: [4] 5/13 5/15 23/3 30/20 MR. WUELLNER: [129] MS. GREEN: [20] 7/21 10/21 11/9 14/10 14/15 16/13 17/24 18/4 18/9 18/12 21/8 22/15 23/8 24/20 24/24 25/1 25/6 25/13 32/19 36/19 MS. 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