

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, September 19, 2005

6 from 4:00 p.m. to 8:00 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

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

12 * * * * *

13 ALSO PRESENT:

14 DOUG BURNETT, Esquire, Rogers, Towers, Bailey,
Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
15 FL, 32084, Attorney for Airport Authority.

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

17 BRYAN COOPER, Assistant Airport Director.

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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 regular monthly meeting of the Airport
4 Authority. And everybody note that at 5 o'clock,
5 regardless of where we are, we'll stop and go into
6 a public meeting at that time, and then we'll come
7 back to where we have left off here. So, let's --
8 let's start with the Pledge of Allegiance to the
9 flag.

10 (Pledge of Allegiance to the flag.)

11 3. - APPROVAL OF MINUTES: AUGUST

12 CHAIRMAN GEORGE: Okay. We have the minutes
13 that have been presented for the month of August.
14 Are there any corrections or comments that need to
15 be made?

16 MS. GREEN: They're fine.

17 CHAIRMAN GEORGE: Hearing none, we'll -- the
18 minutes will stand approved as written.

19 4. - APPROVAL OF FINANCIAL REPORT: AUGUST

20 CHAIRMAN GEORGE: We have the financial

21 reports for the month of August.

22 MR. COX: I've gone over the reports and find

23 nothing to be -- everything's in order.

24 CHAIRMAN GEORGE: Anybody else, any comments

25 on it?

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1 (No comments.)

2 CHAIRMAN GEORGE: Hearing none, then we will

3 accept the financial reports as presented for the

4 eleven months ending in August.

5 5. - APPROVAL OF MEETING AGENDA

6 CHAIRMAN GEORGE: Are there any objections or

7 any additions for the agenda today that need to be

8 added or changed?

9 (No additions or objections.)

10 CHAIRMAN GEORGE: Hearing none, then the

11 agenda will stay as that line item. Let's go into

12 the member reports.

13 6.A. - COUNTY COMMISSION

14 CHAIRMAN GEORGE: Mr. Maguire, I don't see.

15 Is anybody else from the -- from the county here?

16 (Representative absent.)

17 6.B. - AERO SPORT, INC.

18 CHAIRMAN GEORGE: Mr. Slingluff is with us.

19 Bring the ladder.

20 MR. SLINGLUFF: Is this thing on? As -- as

21 y'all know, with Katrina, the fuel prices have

22 gone up. We're at record high prices here on --

23 on the field. We're trying to hold everything

24 down as much as we can. Statewide, though,

25 it's -- it's getting pretty outrageous. Jet fuel

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1 in a lot of places around the state is over \$5 a

2 gallon now. But people are still flying, so

3 that -- that's good news.

4 And with Katrina, Aero Sport is now donating

5 ten cents from every gallon that we sell is going

6 to the Red Cross between now and the end of the

7 year.

8 MR. COX: Good for you.

9 CHAIRMAN GEORGE: That's very good.

10 MR. SLINGLUFF: Just trying to do our part

11 there. But that's all we have to report right

12 now.

13 CHAIRMAN GEORGE: Okay. Ten cents is very

14 commendable. We appreciate it very much.

15 6.C. - NORTHROP GRUMMAN

16 CHAIRMAN GEORGE: Northrop?

17 MR. NEVADOMSKI: Nothing to report.

18 6.D. - S.A.A.P.A.

19 CHAIRMAN GEORGE: Did anybody introduce John

20 as the new liaison?

21 MR. WUELLNER: A couple of months back, I

22 think.

23 CHAIRMAN GEORGE: Okay.

24 MR. COX: About a year ago.

25 CHAIRMAN GEORGE: Right. Okay.

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1 Mr. Roderick.

2 MR. RODERICK: I put it up here and locked

3 it, Michael, I confess.

4 The membership of the Airport Pilots

5 Association is mildly depressed that Allison is --

6 restaurant's closed. And we feel that -- that all

7 kidding aside, it has a great impact on the

8 airport. It brings in a lot of people who spend

9 money in other places, other than the restaurant.

10 We don't -- none of us, of course, know

11 exactly why, or at least I don't, it closed. But

12 one of the members -- in fact, I heard it from two

13 of the members now -- suggested that -- that maybe

14 if they pay a percentage of the gross because of

15 the benefit they bring to the airport in general,

16 they might, whoever the next restaurateur or if

17 Allison comes back, might stand a better chance of

18 making it. Because airport restaurants typically

19 have a hard time if they don't have a good support

20 from the community. So, I'd just like to throw

21 that out for consideration.

22 Item two, I -- I met with Phil Jufko before
23 the meeting and reviewed the Master Plan, because
24 I was involved with it as a representative of the
25 Tactical Advisory Committee.

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1 I liked everything I saw. Especially the
2 south expansion is -- was a favorite one for me
3 and the members, how logically it flows around the
4 tower, which is also a safety issue for our tower
5 people.

6 The other thing was it keeps Estrella open,
7 which I think is important for public access,
8 should they need to go to the tower for the
9 existing -- and mainly, it doesn't disrupt the way
10 the airport looks right now. It preserves a lot
11 of trees on one side.

12 Also, it has a reserved area, item three, for
13 the community center. And it's in a great

14 location. People will be able to come and watch
15 airplanes take off and land. And that's really
16 what kids and families like to do at an airport.
17 They like to come and see airplanes. The place
18 chosen gives a tremendous area to view this.
19 Concludes my report.

20 CHAIRMAN GEORGE: Thank you.

21 6.E. - F.A.C.T.

22 CHAIRMAN GEORGE: Bjorn?

23 MS. TOSTEVIN: Bjorn's not here, but I just
24 have a comment.

25 CHAIRMAN GEORGE: Okay. To the mic, please.

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1 MS. TOSTEVIN: Donna Tostevin, Florida
2 Aviation Career Training. A question about the
3 parking. We know, all of us employees at the
4 flight school, we park in the -- you know, the
5 North 40 up there.
6 Question that we have is our customers; I

7 know the thing says a three-hour minimum, but it
8 doesn't say a per 24 hours, so we're having a
9 little concern because our customers are asking us
10 if they come in and they do a flight, they leave;
11 shouldn't they be able to come back and park,
12 rather than them having to be out in the North 40
13 where us employees are?

14 CHAIRMAN GEORGE: That's a good question.

15 MS. TOSTEVIN: We've been told -- we've been
16 told that it's three hours per 24. Now, if that's
17 the case, maybe we can look at that a little bit
18 better because, I mean, our customers are coming
19 in and they're spending a lot of money here on the
20 field, and to ask them, just because they're going
21 to be here for a three-hour flight, go back to
22 lunch, go to the motel and come back for an
23 afternoon flight, that now they have to go way,
24 way out.

25 If we could just get some kind of

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1 confirmation on which way that's -- where -- what
2 we're supposed to tell our people.

3 CHAIRMAN GEORGE: Okay. This -- this is the
4 part of our meeting where we typically get reports
5 on what you guys are doing and this, that, and the
6 other. But since, you know, we have a problem, I
7 don't know if you want to address that now, Ed,
8 or --

9 MR. WUELLNER: We'll look at it.

10 CHAIRMAN GEORGE: -- during the public
11 comment?

12 MR. WUELLNER: I don't have a copy of the
13 policy in front of me, but we'll look at it.

14 CHAIRMAN GEORGE: Okay. So, they'll look at
15 it and get back to you guys.

16 MS. TOSTEVIN: Okay. Great.

17 6.F. - AIRPORT AUTHORITY ATTORNEY

18 CHAIRMAN GEORGE: Doug?

19 MR. BURNETT: Nothing in particular to
20 report, other than I will be speaking when we get
21 to the FBO lease issue that's on the agenda for

22 today.

23 6.G. - A.T.C.T.

24 CHAIRMAN GEORGE: Okay. David?

25 MR. WUELLNER: That should clear it all up

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1 for you.

2 MR. GORMAN: I might say, David, we've been
3 we're making fun of you in your absence.

4 MR. KNIGHT: Okay. Do you require any
5 clarification?

6 MR. GORMAN: You got me.

7 CHAIRMAN GEORGE: Yes. Through the month of
8 August, for this business year, calendar year --

9 MR. KNIGHT: Yes, sir.

10 CHAIRMAN GEORGE: -- what is our total
11 operations in relation to the Master Plan
12 forecasted total operations? That would be that
13 other chart that I was talking about.

14 MR. KNIGHT: I believe that's in the next

15 chart, isn't it?

16 CHAIRMAN GEORGE: I didn't have one here, so

17 I didn't know it was -- is there another one

18 there?

19 MR. WUELLNER: No.

20 MR. KNIGHT: No? Okay. Let's go back.

21 MR. WUELLNER: The chart we're looking for is

22 the one that wasn't updated, I think. This is the

23 only chart I've got, other than the other one that

24 hasn't been updated since April.

25 MR. KNIGHT: Okay. Technically, from the

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1 forecast, we're well above the forecast that was

2 projected, off the top of my head.

3 We're right at about 130,000 ops for a year,

4 basically, and the projection was down around a

5 hundred and I think nine or ten thousand.

6 CHAIRMAN GEORGE: Okay. We're going to talk

7 about the Master Plan in a minute.

8 MR. KNIGHT: Okay.

9 CHAIRMAN GEORGE: And the Master Plan has, as
10 an appendix, another set of forecasts --

11 MR. KNIGHT: Okay.

12 CHAIRMAN GEORGE: -- you know, for -- I think
13 he calls it the FASPP plan. And it would be nice
14 to know how we're -- if we're hitting our
15 consultants' forecast or if we're hitting --

16 MR. KNIGHT: When we get those numbers, I'll
17 plug them into the chart and show them to you.

18 CHAIRMAN GEORGE: Right. Thanks.

19 MR. KNIGHT: How we're doing so far this year
20 is the solid line for those that -- that's been
21 making fun of the graphs.

22 As you can see, the solid line, where it ends
23 there just above the large A or the S, is well
24 above the dashed lines, which means the previous
25 year's.

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1 This coming month, for the month of
2 September, we're probably going to peak about
3 7,000 ops, which is just above the 5,000 -- just
4 below 5,000 there that you see in September. And
5 that's due to fuel prices and the hurricanes that
6 skirt the area. Any other questions?

7 MR. COX: Dave, how hard would it be for you
8 guys to separate out jets as opposed to airplanes?

9 MR. WUELLNER: You have that.

10 MR. COX: Do we? All right. That's fine.
11 That's all I need to know.

12 MR. WUELLNER: You have it in table form.

13 MR. COX: Okay. That's fine.

14 MR. WUELLNER: We're now at --

15 CHAIRMAN GEORGE: It's -- I saw it somewhere
16 in here.

17 MR. WUELLNER: At your request, we are now
18 providing the report we get monthly --

19 MR. COX: Oh, good.

20 MR. WUELLNER: -- which is entitled "Airport
21 Traffic Record." I think we sent you a packet

22 that had everything up to date for the year. And

23 then this package --

24 CHAIRMAN GEORGE: Right before the lease.

25 MR. COX: Okay.

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1 CHAIRMAN GEORGE: The lease agreement in the

2 packet.

3 MR. WUELLNER: We have the previous month.

4 MR. COX: Okay. I'll find it. That's fine.

5 MR. KNIGHT: That traffic count is broken out

6 by commercial aircraft, air taxis, general

7 aviation, and military. And it's further

8 subcategorized by IFR operations, VFR operations,

9 and local VFR operations.

10 MR. COX: Good show.

11 MR. KNIGHT: Okay.

12 MR. COX: Thanks very much. Good.

13 MR. KNIGHT: Okay.

14 CHAIRMAN GEORGE: Okay. Are there any public

15 comments on the reports we've gotten from -- yes,
16 ma'am? It's always good to see you.

17 MS. McELROY: Thank you. I have to ride
18 further now. Carolyn McElroy.

19 As a person who used to live close by, I
20 really have a problem with his report about the
21 traffic. I have had ever since he's been giving
22 them. I could stand in my backyard all day.

23 He -- what he's talking about, people would
24 have to -- there'd have to be planes taking off
25 every ten minutes, and that's not that way,

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1 because he's not open at night and there's not
2 that many. I really think there's a problem.
3 Somebody can't count.

4 CHAIRMAN GEORGE: Ms. McElroy, one of the
5 things that could be misleading is FAA requires us
6 to count operations. An airplane lands and then
7 he takes off. That's two operations.

8 MS. McELROY: I know.

9 CHAIRMAN GEORGE: So, the numbers look high,

10 but that could be one airplane coming in to do a

11 touch-and-go. And that's --

12 MS. McELROY: But then they curve around and

13 come back and --

14 CHAIRMAN GEORGE: That's three and four.

15 MS. McELROY: The helicopters -- the

16 helicopters, they're the ones that give you any

17 kind of -- y'all don't have as much touch-and-goes

18 as you used to. That's very inflated.

19 I could walk and see them do touch-and-goes

20 and touch-and-goes. I know what you're talking

21 about. And I can see them coming around. And you

22 could hear -- especially since you didn't give us

23 any protection after you put the tower up, I can

24 hear them do touch-and-goes. I could smell them

25 doing touch-and-goes.

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1 CHAIRMAN GEORGE: Yeah. Sir?

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

3 For the past month or so, I have been logging

4 counts on your air traffic. And I'm perhaps

5 ideally situated to do that. And my count's

6 pretty accurate. I will grant you that I miss a

7 few here and there. But I walk around with a

8 watch, a piece of paper, and a pen in my pocket.

9 And throughout the day, I do a pretty good job of

10 logging.

11 On a good day, and I mean a good day, like a

12 Saturday or a Sunday, if you have favorable

13 conditions, 90 hits is -- is -- I tell you what,

14 is right up to snuff. And I'll give you the

15 2-to-1 count, which is 180. Do the math.

16 There's days that I log over there -- and

17 we've had some tough weather a couple of weeks

18 ago -- be lucky if you get two, five, ten hits a

19 day. Now you've got to go like hell to make that

20 up.

21 And I'm not -- I'm not criticizing the

22 tower's count, but in my view, judging the data

23 that I'm acquiring, I feel it's suspect. I don't
24 know. Maybe I'm not doing it correctly. Maybe my
25 approach is not quite what it should be. But I

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1 have to say that I must to some degree concur with
2 Mrs. McElroy.

3 CHAIRMAN GEORGE: Okay.

4 MR. SESONA: Thank you.

5 CHAIRMAN GEORGE: Mr. Knight, maybe we could
6 get you, as an action item for the next meeting,
7 to go back over your procedure and do a spot check
8 and make sure that it is being done per your
9 instructions to your troops. And then --

10 MR. KNIGHT: I'd rather just address it right
11 now.

12 CHAIRMAN GEORGE: Fine.

13 MR. COX: Just have him define how they do
14 it.

15 MR. KNIGHT: Very simple. We clear an

16 aircraft to land, that's one check, one count.

17 Granted, we're counting traffic between the hours

18 of 7 o'clock in the morning till 9 o'clock in the

19 evening. An aircraft is cleared for a

20 touch-and-go, low approach, or stop-and-go, it's

21 given two clicks.

22 Aircraft departs out of here IFR, that's one

23 click. It's the official traffic count. It's in

24 the books.

25 CHAIRMAN GEORGE: These are by tail number?

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1 MR. KNIGHT: We don't go by tail number.

2 CHAIRMAN GEORGE: Okay. All right.

3 MR. KNIGHT: It's the official traffic count,

4 and it's backed up by -- once a year, I give a

5 check on how well my controllers are tallying the

6 traffic count. It's via the recorders. I'll sit

7 there for one hour and do such.

8 There's a factor that's involved that must be

9 within 5 percent, and I assure you it definitely

10 is.

11 CHAIRMAN GEORGE: Okay.

12 MR. WUELLNER: They also have in the -- in

13 the -- in their data, I mean, I've seen how they

14 develop all their -- while they're standing there.

15 And he has the ability to show you. They don't do

16 that for this report, but they can show you by

17 hour this information, for any day.

18 CHAIRMAN GEORGE: Okay.

19 MS. McELROY: I would like to pick a day,

20 some day when I was there and I know how many.

21 MR. WUELLNER: Come on up. I'm sure if he's

22 got the data, he'd show you.

23 MS. McELROY: And if we call the FAA and they

24 come and sit out here and don't tell you about it,

25 what are they going to come up with, do you think?

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1 MR. WUELLNER: Probably be within 5 percent.

2 MS. McELROY: I doubt it.

3 MR. WUELLNER: I'll bet it is.

4 MS. McELROY: Huh-uh. Having lived there as

5 long as I did, there was not as many airplanes

6 going up and down. If -- when I was walking, I

7 should be able to have had in an hour, how many --

8 how many touch-and-goes, how many landings, how

9 many takeoffs? The way you have it all cleared

10 out when I was walking now, I should have known

11 everything that was going.

12 The only thing that I would see would --

13 mainly would be helicopters and four or five

14 planes in an hour. That should be your average.

15 MR. GORMAN: Can I ask --

16 CHAIRMAN GEORGE: Yeah.

17 MR. GORMAN: I have to ask -- I'm going to be

18 a bit -- I'm not being rude or anything, but I've

19 got to ask the point to it. In other words, this

20 whole airport, in a number of different ways, is

21 actually getting busier. Fuel flowage is

22 increasing. You know, the parking -- the demand

23 for parking seems to be increasing its potential.

24 So, what is actually -- what concerns you about

25 these traffic -- specifically these traffic

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1 counts?

2 MS. McELROY: Well, what you just said, is
3 some of -- how much kind of money that you get and
4 everything. If you're padding your numbers, that
5 entitles you to more money and more who knows
6 what?

7 MR. GORMAN: So, in other words, you -- your
8 contention would be that actually the numbers have
9 not grown?

10 MS. McELROY: I'm sure they have grown. I'm
11 saying they're not what he's saying they are by a
12 long shot.

13 MR. KNIGHT: May I address one more point?

14 CHAIRMAN GEORGE: Yes.

15 MR. KNIGHT: Okay. It doesn't matter if

16 there's 10,000 operations in a month or 50,000
17 operations in a month. My controllers and I
18 receive the same amount of pay. It doesn't
19 matter.

20 MS. McELROY: I'm not talking about you.

21 MR. KNIGHT: The numbers that we report --

22 MS. McELROY: I'm talking about the airport.

23 MR. KNIGHT: The numbers that we report
24 officially are correct. That's all there is to
25 it.

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1 CHAIRMAN GEORGE: Well, we have a situation
2 where we have a discrepancy from somebody that has
3 been around a long time. And I think that the
4 best way to resolve that is you pick a date that
5 you would like to do an official count and go to
6 the terminal -- I mean, to the tower, and without
7 doing one for one, you do it for an hour and then
8 we check the numbers.

9 MS. McELROY: So, in other words, I can get
10 his phone number and I can just call him and say,
11 "I'll be there in 30 minutes; can we do a count
12 now?"

13 CHAIRMAN GEORGE: I don't know what he might
14 have going on in 30 minutes. But, you know, if
15 you want to do it on the spot like that, I don't
16 see where Mr. Knight would have a problem.

17 MS. McELROY: Okay. I'll get with him after
18 the meeting.

19 CHAIRMAN GEORGE: Okay.

20 MS. McELROY: That would be good for me.

21 CHAIRMAN GEORGE: All right. Any other
22 comments about the reports?

23 (No further comments.)

24 7.A. - MPO

25 CHAIRMAN GEORGE: Okay. Let's get into

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1 member committee reports. I've been absent for a

2 while, so Mr. Gorman, you went to the MPO?

3 MR. GORMAN: Yes, I did. I was trying to
4 pull the other. But there was actually two of the
5 most important points at the MPO meeting. One,
6 I've just got to say overall that I think it's --
7 it's really imperative that the county have that
8 seat.

9 I would go with you when you had tried to
10 analyze how critical it is for the airport to have
11 that seat, and that -- that analysis is probably
12 well taken.

13 CHAIRMAN GEORGE: Yeah.

14 MR. GORMAN: It -- it really is critical for
15 the county to have that seat, it just is, because
16 there's so much going on and so much that affects
17 this county. That said, I'll move on.

18 Like, for instance, there's an interchange
19 that's going to be up. And the interchange is
20 being debated now, but -- and it was -- there's
21 much interest whether Cecil Field would be
22 selected. And I believe part of the selection
23 process is the BRAC process.

24 And an interchange, a very large one, is the
25 question. And that interchange and a project of

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1 that size affects this county. It does. It
2 affects traffic flow. It affects everything.

3 And another really interesting point that was
4 discussed, but briefly at the MPO, was the idea of
5 a public/private partnership for the construction
6 funding. And this is a relatively -- this is not
7 completely new, but it's a relatively new
8 situation as far as interchange construction. And
9 I thought that was really something of extreme
10 interest to the public considering, you know, the
11 billions that go into these interchanges.

12 Again, another interesting discussion there
13 was the short-listing, and this is more along the
14 airport venue for the Intelligent Transportation
15 System, in other words, where you've got the small
16 aircraft system. What is the name of that

17 acronym? SATS?

18 MR. WUELLNER: SATS.

19 MR. GORMAN: SATS? And that would come into

20 that -- the SATS system would be discussed for the

21 Intelligent Transportation System. And Mr. Bush

22 of the council wanted staff data on the rational

23 selection of the short list for projects,

24 considering that one of those projects

25 short-listed would be a SAT system, the study of a

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1 SAT system, or the implementation of one. That

2 really is certainly extremely, you know, valuable

3 to the airport and be critical knowledge for us to

4 have.

5 Those are two of the high points. There's

6 lots of other things that were discussed about

7 tolls. In other words, just -- it has not much to

8 do with an airport. But tolls should pay off 50

9 percent in 12 years, and a hundred percent the

10 21st year. And they're actively discussing tolls
11 and bridges. But, again, the bridges and the
12 location of them is critical to this county and
13 its transportation system.

14 So, again, the -- the seat for the county is
15 critical. At times, there's critical information
16 for the airport, like the Intelligent
17 Transportation System. And other times, you know,
18 the meetings are not as relevant.

19 CHAIRMAN GEORGE: Taking your first comments
20 about not knowing whether we should be there, I
21 think the first year that we were there, it was --
22 Ed, correct me if I'm wrong, but I think the first
23 year was a \$12,000 assessment. And we complained
24 about that and got it knocked down to \$6-. We're
25 still sitting, looking at another \$6,000.

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1 So, I'm wondering if, based on your first
2 comment, if you would like to have Mr. Wuellner

3 add that as an agenda item next month for us to
4 actually discuss whether we should still maintain
5 a seat there or turn it over to the county and let
6 them have two. Jacksonville City's got eight.

7 MR. GORMAN: If -- if we do that, it would
8 be -- certainly be apropos to have someone with
9 the county here that has the -- the means to
10 actually implement.

11 CHAIRMAN GEORGE: Well, I would think --

12 MR. GORMAN: -- that seat.

13 CHAIRMAN GEORGE: -- if we put that on the
14 agenda, that they would be here --

15 MR. GORMAN: Yeah. That's fine.

16 CHAIRMAN GEORGE: -- you know, for that
17 meeting, and maybe Mr. Wuellner could talk to
18 them. Is that --

19 MR. GORMAN: That makes perfect sense to me.

20 CHAIRMAN GEORGE: Any objection to that?

21 MS. GREEN: Huh-uh.

22 CHAIRMAN GEORGE: Okay.

23 MR. BRUNSON: Well, doesn't Cyndi Stevens

24 (sic) attend the meeting with you at the MPO?

25 MR. GORMAN: Yes.

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1 MR. BRUNSON: Okay. Bruce was not available

2 and so she should have been here to --

3 CHAIRMAN GEORGE: Okay.

4 MR. GORMAN: Yeah. That would be the -- that

5 person and someone else in the financial

6 department that could actually make decisions as

7 to whether or not the county is going to fund this

8 or help the airport fund it.

9 MR. BRUNSON: Okay.

10 7.B. - EDC

11 CHAIRMAN GEORGE: I was not on the EDC, but

12 were you there at the last meeting?

13 MR. BRUNSON: Yeah. There's -- as far as the

14 airport, there's nothing really to report.

15 CHAIRMAN GEORGE: Okay.

16 7.C. - INTERGOVERNMENTAL

17 CHAIRMAN GEORGE: The intergovernmental
18 meeting, which -- agency meeting, which is a
19 meeting of all of the agencies within the county,
20 every 60 days, gets together. And I missed that
21 one, but I talked to Jerry Dixon, who was acting
22 as chairman on that, and he said it was just
23 basically an exchange of information, that he
24 didn't see anything that was earthshaking, you
25 know, from that.

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1 One thing I'd like to add to this, we had
2 started an investigation to find out if the
3 airport could have -- could participate in the
4 health care plan that they do in the county, and
5 we got a letter back saying, no, don't think so.
6 I have a meeting with Bailey Group on Friday,
7 and that's one of the topics, is to discuss why.
8 So, at the next meeting, I'll be able to come back
9 and we'll develop a strategy on where we're going

10 to go from there. Okay? All right. Let's get
11 into project updates.

12 8. - PROJECT UPDATES

13 MR. WUELLNER: Okay. Outstanding projects
14 today, we'll make mention of land acquisition;
15 south hangar development area, hangars 8,9, and
16 10; the small business development units; the
17 marketing and public relations; airport leasing
18 activities; and we'll touch on the Airport Master
19 Plan, however, that's an agenda item, and so I'll
20 just basically tell you that.

21 The land acquisition, there's really nothing
22 new to report. It's in attorneyland at this
23 point, and I'm -- I'm hopeful that we're going to
24 see some of these things come to either some
25 additional action or they'll have hearing dates

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1 set up to get it resolved finally. So -- but I'm
2 not aware of any new schedule changes at this

3 point.

4 CHAIRMAN GEORGE: One question while we're
5 there. Are we still planning on moving dirt in
6 October?

7 MR. WUELLNER: Well, that's subject to FAA
8 grant, and I have no tentative allocation letter
9 yet from them, so it's definitely not going to be
10 October, considering you'll have to bid it and
11 you'll have 30 days of bid period, minimum. So,
12 you're -- at this point, even if I knew today,
13 which I don't, you're a minimum of about 60 days
14 from starting. A minimum.

15 MS. GREEN: Any idea of when FAA might put us
16 on their agenda?

17 MR. WUELLNER: All I can -- all I can do at
18 this point is we continue to work with Congressman
19 Mica's office. The appropriations, typically
20 starting a new fiscal year on the federal budget,
21 are always delayed. So, while it's, you know, an
22 October date, they typically don't appropriate
23 money that fast.

24 The only other thing I can suggest is if you

25 have an interest of getting this thing off dead

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1 center, your clout as individual board members is
2 a lot more -- is felt a lot more with the --
3 because your elected officials with Congressman
4 Mica's office, than Staff. So, it wouldn't hurt
5 making that call or stopping by or -- or saying
6 something about getting this one off dead center.

7 CHAIRMAN GEORGE: I have an editorial
8 problem, editorial comment. When we were going
9 through the plans for the southern development
10 area, on every one of the meetings I brought up,
11 We're moving dirt in October. Yeah. The answer I
12 got was, Yeah, we're moving dirt in October.

13 I found in my business, and I think in a lot
14 of businesses, setting expectations, you know, is
15 the key thing. So, I would appreciate very much
16 before we say, Well, that's down the road, we'll
17 cover it then; let us know those exposures, you

18 know, so that we can get our expectations set.

19 MR. WUELLNER: Well, one -- one aspect of
20 this that we'll be able to move a little quicker
21 is the nonfederally funded portion which would
22 likely -- is really able to be out to bid here
23 shortly, and actually has to pre -- kind of happen
24 in advance of -- of the actual hard construction
25 there, which is to deal with the trees and -- and

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1 that type of issue.

2 You don't want to be doing that during
3 construction of the other, so -- and plus, it's
4 the season to be doing that, that work, or letting
5 that work get going. By the time that's awarded,
6 it will be the time to move trees.

7 CHAIRMAN GEORGE: Yeah.

8 MR. WUELLNER: So, it -- it will be moving,
9 but it's -- you're not looking at paving. I don't
10 think there's any significant slippage in schedule

11 as it -- as it is, is this piece of this -- this
12 component piece has to go before the others no
13 matter what.

14 CHAIRMAN GEORGE: Well, we had done loops, so
15 to speak, to try to get that design approved at
16 the last meeting so we wouldn't hold it up on our
17 end, so...

18 MR. WUELLNER: Okay. That was more a
19 conceptual design than it was the formal design.
20 The formal design is still being wrapped up --

21 CHAIRMAN GEORGE: Right.

22 MR. WUELLNER: -- from an engineering --
23 from -- potatoes/potatoes (pronunciation), in a
24 sense.

25 CHAIRMAN GEORGE: I understand. Yeah. Okay.

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1 MR. WUELLNER: Only mention I make about
2 south -- south development area, again, is the
3 engineering's ongoing, preparation of bid

4 documents, and we're awaiting word on FAA grant at
5 this point for the -- what we refer to as bid
6 Schedule B work, but which is the hard
7 construction.

8 CHAIRMAN GEORGE: Do you remember off the top
9 of your head what month it was that we approved
10 going to three hangars over there as opposed to
11 two separate ones? I'm just trying to get an
12 idea --

13 MR. WUELLNER: That's 8, 9, and 10.

14 CHAIRMAN GEORGE: -- of how long from the
15 time we approve something until the time it --

16 MR. WUELLNER: Well, you're -- you're talking
17 8, 9, and 10, not south hangar.

18 CHAIRMAN GEORGE: No, I'm talking 8, 9, and
19 10, right.

20 MR. WUELLNER: Which is a different project.

21 So, let me --

22 MS. GREEN: He wasn't there yet.

23 CHAIRMAN GEORGE: I'm sorry. I thought --
24 so, your slides are not in -- okay. Sorry. Are

25 you on 8, 9, and 10 yet?

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1 MR. WUELLNER: I am now.

2 CHAIRMAN GEORGE: Okay.

3 MR. WUELLNER: This is -- I believe we're
4 still waiting on DRC on this one. As soon as they
5 release it, we'll bid it. It's -- everything's
6 ready to go on this project other than their
7 sign-off on it.

8 CHAIRMAN GEORGE: You anticipate that when?

9 MR. WUELLNER: Any day.

10 CHAIRMAN GEORGE: Yeah.

11 MR. WUELLNER: It's -- it's at that point.

12 It's been that point for several weeks.

13 CHAIRMAN GEORGE: Okay.

14 MR. WUELLNER: Marketing and public
15 relations, to let you know, we did get word that
16 the University of Georgia charter will be in again
17 at the end of October, bringing their football in

18 for the -- football team in for the

19 Florida-Georgia game again.

20 CHAIRMAN GEORGE: Not going to advertise that

21 to the public -- to the Gators out there to let

22 them know that the dogs are coming in.

23 MS. GREEN: As a safety issue, probably not.

24 CHAIRMAN GEORGE: That's right.

25 MR. WUELLNER: By that, you mean we'll put an

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1 ad out? No, we won't.

2 CHAIRMAN GEORGE: Okay.

3 MR. WUELLNER: Yeah. And we continue

4 preliminary work and interface on the air show.

5 That's still going on. I don't -- I'm not up to

6 speed on the latest on that. I think

7 Mr. Brunson's been attending those meetings

8 periodically with the board members of that.

9 And we're just, depending on the decision and

10 action on the Master Plan today, we'll be able to

11 get started on the development of this post Master
12 Plan insert that we would like to prepare to go in
13 the -- in The Record, The Recorder, or anywhere
14 else that we can get it inserted that will kind of
15 tell the story of the airport from --

16 CHAIRMAN GEORGE: Okay.

17 MR. WUELLNER: -- the airport's perspective.

18 Yes, sir.

19 MR. GORMAN: I've got just a short comment.

20 I'd like to see us pick up the pace a bit in -- in
21 actually providing any media sources with some of
22 the more positive things and some of the more
23 useful things that happen at the airport. Because
24 I do think that the public has a misconception as
25 to what the airport's for.

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1 You see them and you hear them, from public
2 comments, about people that are, you know, against
3 this or negative about the airport. And I think

4 that we could use a little more of a -- be a
5 little more aggressive in our marketing of
6 ourselves.

7 MR. WUELLNER: Okay.

8 MR. GORMAN: I don't know. I don't have a
9 specific thing to do. I have talked at length
10 with Mr. Cooper about specifics, and he has some
11 wonderful ideas, but that's --

12 MR. WUELLNER: Sounds like the perfect guy to
13 put in charge, doesn't it?

14 MR. GORMAN: Not my choice. It's -- you're
15 the director. I'm just the --

16 CHAIRMAN GEORGE: I'm going to have to call
17 order here.

18 MR. COOPER: You might want to hear my ideas
19 before you say that.

20 MR. WUELLNER: Oh, I will, believe me. Yes,
21 sir.

22 MR. MARTINELLI: Can I make a comment?

23 MR. BRUNSON: On public relations, with your
24 permission, Aero Sport, tentatively, they have
25 requested to have a Chamber of Commerce mixer.

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1 The first one we have available I think is April
2 of '06, and that would be an excellent public
3 relations venue.

4 MR. GORMAN: Good start.

5 MR. BRUNSON: That if -- if it all comes
6 together.

7 CHAIRMAN GEORGE: Okay.

8 MR. WUELLNER: I think Vic had a comment. I
9 don't know whether you want to --

10 CHAIRMAN GEORGE: Airport leasing.

11 MR. WUELLNER: I have to say that the FBO
12 lease is finally complete, and that item is on the
13 agenda for a little bit later.

14 CHAIRMAN GEORGE: Okay.

15 MR. WUELLNER: Airport Master Plan update,
16 again, is another agenda item, and I'm sure that
17 we'll have some decision on whether it's moving
18 forward at this point and being adopted or sent

19 back.

20 CHAIRMAN GEORGE: Okay. That's the end of
21 the project updates.

22 Any public comments?

23 MR. MARTINELLI: Do I need to use the mic?
24 Can everybody hear me?

25 CHAIRMAN GEORGE: You just need to be so

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1 someone can hear you.

2 MR. BRUNSON: Yeah. Go to the mic. I'm hard
3 of hearing, as you know.

4 MR. MARTINELLI: Is this --

5 MR. COX: It's on.

6 MR. MARTINELLI: Is it on? Okay. Regarding
7 public relations --

8 CHAIRMAN GEORGE: And your name, sir?

9 MR. MARTINELLI: Oh, Vic Martinelli.

10 CHAIRMAN GEORGE: Thank you.

11 MR. MARTINELLI: 24 Carriage Lane, Ponte

12 Vendra Beach, Florida, 32082.

13 Okay. Public relations, Warren RauHofer has
14 written a series of articles that were published
15 in the Ponte Vedra Recorder. They were excellent,
16 and they were very well received by the people up
17 there. Those same articles I'm sure he'd make
18 available to The St. Augustine Record. And so, if
19 anybody from The Record's here and would like to
20 avail themselves of that, I'm sure that they'd be
21 happy to give them to you. Okay?

22 CHAIRMAN GEORGE: Is anybody from The Record
23 here?

24 (No representative present.)

25 MR. WUELLNER: And I was going to say, too,

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1 Warren has agreed to be -- assist us in developing
2 that Master Plan insert for the --

3 CHAIRMAN GEORGE: Oh, good.

4 MR. COX: Further comment.

5 MR. JONES: I've got just a question. Joe
6 Jones, 4672 Fifth Avenue. When you were talking
7 about moving dirt back in October, do y'all still
8 have to have them homes, you know, for the
9 variance and everything y'all talked about a long
10 time ago? And the road -- you know, when you said
11 you was going to get the roads done and
12 everything, has that already been done or is that
13 still in the process or --

14 MR. WUELLNER: The -- are you referring to
15 the relocation or --

16 MR. JONES: Well, the, you know, first --
17 like the houses that hasn't been rezoned yet, the
18 airport.

19 MR. WUELLNER: Okay.

20 MR. JONES: See, that still has to be done or
21 is that not --

22 MR. WUELLNER: It is in process right now.
23 The application is in with the county for the
24 zoning hearing.

25 MR. JONES: Okay. So, do you know -- do you

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1 know if they're going to be notifying people this
2 time? Because last time, they just did a -- you
3 know, a blanket thing for northeast St. Johns
4 County.

5 MR. WUELLNER: That was a little different
6 type of zoning.

7 MR. JONES: Right. They just said -- they
8 just wiped everything off, said, All right,
9 everything's Airport now.

10 MR. WUELLNER: Yeah. This -- this type of
11 zoning is the traditional zoning that everybody's
12 used to seeing which requires --

13 MR. JONES: The little red flags.

14 MR. WUELLNER: Exactly. The other type was
15 administrative, and they have a whole different
16 set of rules they -- that they follow.

17 MR. JONES: Right. You know, that was kind
18 of vague, the way they did that, because if you

19 talked to them, they said, Well, it's just going
20 to be Ponte Vedra Beach, and they got up there and
21 said, Well, it's too much to do for Ponte Vedra
22 Beach; let's just do the airport. And no one
23 showed up.

24 MR. WUELLNER: It was an interesting hearing.

25 I recall that.

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1 MR. JONES: Yeah. No one showed up. But
2 then, how about the roads? You know, you're
3 having to vacate the roads and stuff? That's
4 already --

5 MR. WUELLNER: They're doing -- currently,
6 the schedule is for them to do an all-in-one
7 Planning and Zoning meeting or Board of County
8 Commissioners meeting -- I'm not sure which it is;
9 I mean, Doug could speak to the schedule. But
10 it's all supposed to occur at the -- in order
11 after each other at the same hearing.

12 MR. JONES: So, you have to wait till you can
13 get the property itself before you can really do
14 it?

15 MR. WUELLNER: Actually, we -- we have the
16 property. That -- that part's not the issue. The
17 issue now is the -- the method at which they want
18 to zone it, instead of doing individual rezonings,
19 as the current code requires for each lot that is
20 not zoned properly.

21 MR. JONES: Okay.

22 MR. WUELLNER: The method that the county
23 staff wanted us to take was to abandon the plat
24 east of Casa Cola, which makes it one big piece of
25 property instead of little pieces of -- indicated

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1 as lots.

2 MR. JONES: All right.

3 MR. WUELLNER: They'll do that legal
4 description, which is already in their hands.

5 They will take one zoning action to zone that
6 whole area instead of maybe 10 or 15 zoning
7 actions to do individual lots.

8 MR. JONES: Okay. So, like if you fall
9 within that 300 feet of any one of them spots,
10 though --

11 MR. WUELLNER: In theory, you should get a
12 notice from them.

13 MR. JONES: Okay. That's all I had.

14 MR. WUELLNER: We don't do those. I mean,
15 they're not --

16 MR. JONES: Right. I know. I know.

17 MR. WUELLNER: But, yes, you should.

18 MR. JONES: I was just curious. Because I
19 know last time, like I said, it was just a blanket
20 thing. You know, they just said we're going to
21 rezone -- well, it wasn't even rezoning. All they
22 was going to do was make the land compatible, is
23 what it --

24 MR. WUELLNER: Right.

25 MR. JONES: -- started off as, compatible

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1 land use for northeast St. Johns County.

2 When you talked to them, they said, Well,

3 this is just going to be for Ponte Vedra Beach.

4 When they get there, they said, Well, we've got

5 too much to do in Ponte Vedra Beach. Let's just

6 do the airport. Everything the airport owns is

7 now airport development.

8 CHAIRMAN GEORGE: Well, you might want to get

9 in touch with the --

10 MR. JONES: Nobody even showed up.

11 CHAIRMAN GEORGE: You might want to get in

12 touch with the zoning people to let them know that

13 you have a special interest that --

14 MR. HICKOX: Planning and Zoning is required

15 by law to notify all property owners.

16 MR. JONES: They didn't have to do it last

17 time. It was administrative.

18 MR. WUELLNER: It was a different type of

19 zoning.

20 MR. HICKOX: Yeah, but they will not --

21 MR. JONES: How about the -- does your plan

22 still have to go to the Comprehensive Land Plan --

23 you know, at the county for that? You know,

24 with -- I'm just asking. I see him throwing his

25 hands up.

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1 MR. BURNETT: No, I just want to --

2 MR. JONES: Not a legal question.

3 MR. BURNETT: I just want to jump in and add

4 a few things. And I'm doing the -- I am pretty

5 extensively involved in the work related to

6 vacating the streets and the lots and in rezoning

7 the property. So, let me say this: The property

8 is all designated under the Comp Plan for airport

9 use; therefore --

10 MR. JONES: Well, it was residential. So, it

11 couldn't be -- you didn't own it. So, it couldn't

12 have been zoned for it.

13 MR. BURNETT: There's two different things.
14 There is a Comprehensive Plan, and then there is
15 zoning, okay? What property is currently zoned
16 for -- for example, on 16, if you went out State
17 Road 16 or you went north on U.S. 1, you'll see
18 large tracts of property that are currently zoned
19 OR, open rural.

20 MR. JONES: All right.

21 MR. BURNETT: But under the Comp Plan,
22 they're actually designated for mixed use, so you
23 could have commercial or residential in there.
24 It's just a function of when someone comes along
25 to develop it and they actually go forward with a

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1 rezoning, does the county look at it and say that
2 rezoning is consistent with the Comprehensive
3 Plan.

4 The rezoning that the airport's proposing for
5 the Araquay Park property east of Casa Cola, which

6 the airport has acquired, is consistent with the
7 Comp Plan, because the Comp Plan already
8 designates that property for airport zoning.

9 So --

10 MR. JONES: Okay. It's almost like a moot
11 point then already. Almost like a moot point.

12 MR. BURNETT: It would be difficult for the
13 county to not approve the rezoning if the
14 property's already --

15 MR. JONES: Yeah, I know --

16 MR. BURNETT: -- designated for airport
17 zoning.

18 MR. JONES: That was the last thing I would
19 think that was ever going to happen. You know,
20 just -- you know, like I said, I've still got a
21 concern about noise --

22 CHAIRMAN GEORGE: Yeah.

23 MR. JONES: -- and that's all. I just -- you
24 know, if they have a little meeting, at least you
25 can go up there and voice your concern like I'm

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1 doing now.

2 CHAIRMAN GEORGE: Right.

3 MR. BURNETT: Sure.

4 MR. JONES: You know, I never thought you
5 wouldn't get what you wanted. I just, you know,
6 have to voice the concern.

7 CHAIRMAN GEORGE: Mr. Ciriello, you want to
8 say something?

9 MR. CIRIELLO: Joe Ciriello, 5318 Shore
10 Drive, St. Augustine. Ed, could you put up the --
11 oh, that first -- land acquisition picture you
12 had.

13 MR. WUELLNER: Take me a half second to get
14 there, but I will.

15 MR. CIRIELLO: The other one. Yeah. Okay.
16 All those shaded areas and the few blank ones,
17 that right now, that is all what is under -- was
18 going to be present development now, more hangars
19 and the community center and everything, right?

20 MR. WUELLNER: You're talking in here

21 (indicating)?

22 MR. CIRIELLO: Yeah. All of that, from the

23 that great big line, all the way around.

24 MR. WUELLNER: Well, like this (indicating).

25 It's pretty much like this. And all the ones that

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1 are not shaded are shaded now. This map has not

2 been updated.

3 MR. CIRIELLO: But that -- we own -- we own

4 all that and everything right now.

5 MR. WUELLNER: Yes.

6 MR. CIRIELLO: Okay. Now, what my -- well,

7 what my concern is, underneath there, all of the

8 properties underneath --

9 MR. WUELLNER: Down here (indicating)?

10 MR. CIRIELLO: Yeah, down in there. Do we

11 own any of that yet?

12 MR. WUELLNER: Not in that neighborhood, no.

13 The only stuff we have is the extreme end of North
14 Boulevard.

15 MR. CIRIELLO: That's over where you're at.

16 MR. WUELLNER: This area (indicating), yeah.

17 MR. CIRIELLO: Yeah. Okay. But this other

18 stuff. Now, is there any plans on a present or

19 future master plan that that area that's not ours

20 yet is going to be developed?

21 MR. WUELLNER: There are no -- in the Master

22 Plan, there are no designated developments planned

23 for that area. It is an area identified in the

24 Master Plan as an area of noise concern, because

25 it is so close to the operating area of the

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1 airport.

2 The designation is designed to allow the

3 Authority to acquire, in extreme noise cases

4 where -- most of these, it was envisioned to be

5 voluntary, if somebody just can't stand the noise,

6 wants out, it would allow the State to participate
7 jointly with the Authority to acquire a lot or a
8 home or something back there if necessary. But
9 it's not an area that it's designated for
10 development, nor is it an area that we're going
11 out and soliciting purchase for.

12 MR. CIRIELLO: Well, okay. But my concern is
13 that down the road, if like you say, somebody
14 comes in because of the noise or for whatever
15 reason, they come in and voluntarily sell the
16 property to you, I would like to see somebody on
17 this board in the future to use the word "No."

18 And I'd like the Authority not to buy this
19 property, because once you start buying it like
20 you did in Araquay Park, you keep going forward,
21 and then you end up disrupting lives.

22 Of course, you-all heard me say before that
23 this airport is sufficient the way it is right now
24 to live on its own, to get off the tax rolls if
25 you quit doing capital projects.

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1 So, I'd like to see you people start telling
2 these people, No, if you want to sell your
3 property, go to a commercial real estate person
4 and sell it to them. And not get ourselves in a
5 bind to where someday we're going to think we have
6 to buy it all and expand the airport in that
7 direction, because I don't think it's going to be
8 needed.

9 And so, that's what I was concerned about, if
10 we already owned some of that property and had our
11 foot in the door or not.

12 CHAIRMAN GEORGE: Okay. Ms. McElroy?

13 MS. McELROY: Carolyn McElroy again. One
14 thing I'd like to know, legally, how can you,
15 until you finish paying us for our property, be
16 able to build or use it for anything?

17 MR. BURNETT: Let me interject a few things.

18 One --

19 MS. McELROY: That woke him up.

20 MR. WUELLNER: Almost scared me. I jumped

21 up.

22 MR. BURNETT: Ms. McElroy, I guess one thing

23 is, you'd have to rely on your own attorney for

24 advice related to the legal outcome of -- or the

25 legal position of the airport as far as whether or

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1 not it has a right to do that. If the board's

2 asking the same question, you do have that right.

3 So...

4 MS. McELROY: You have the right to use

5 people's property that you haven't paid for.

6 MR. BURNETT: Actually, in the court

7 proceeding, there's been an order of taking that

8 was extended -- I mean, that was entered, that

9 granted the airport possession of those properties

10 by a certain date. In two circumstances, that

11 date was extended to --

12 CHAIRMAN GEORGE: End of October.

13 MR. BURNETT: -- the end of October.

14 CHAIRMAN GEORGE: Yeah.

15 MR. BURNETT: But other than that, it gave

16 possession of those properties to the airport.

17 And therefore, the airport possesses them.

18 The issue of going to trial or not, or the

19 remaining issue relates to valuation and how much

20 money is paid for the property, not a question of

21 whether or not the airport has possession of

22 property.

23 CHAIRMAN GEORGE: The airport has already

24 deposited \$1.8 million for the acquisition of

25 those properties. That was required by the

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1 Courts, that, okay, under this valuation, here's

2 how much money you need to put in. So, that money

3 is already there.

4 MR. BURNETT: Which is part and parcel with

5 the order of taking being entered. Exactly.

6 CHAIRMAN GEORGE: Right.

7 MS. McELROY: What I'm saying is that you
8 have not finished paying, so as a publicity
9 nightmare, this could get exciting if you started
10 doing something with my property until you have
11 finished paying me.

12 CHAIRMAN GEORGE: Well, I think that Mr.
13 Burnett's --

14 MR. WUELLNER: The two aren't related.

15 CHAIRMAN GEORGE: -- advice is good. You
16 need to talk to your counsel on that.

17 MS. McELROY: I know -- I know what you're
18 doing. I know you're entitled to it. I'm telling
19 you -- you were talking about public relations.
20 I -- if you were -- thought about it, you might
21 not want to do things with property that you
22 really and truly morally do not own.

23 CHAIRMAN GEORGE: Legally, we do.

24 MS. McELROY: Legally -- not --

25 MR. WUELLNER: Yes, we do.

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1 MS. McELROY: Legally, yes, you do. But
2 morally, no, you don't.

3 CHAIRMAN GEORGE: Then --

4 MS. McELROY: So -- and like I'm saying, as a
5 publicity nightmare it could get to be, if you
6 start building things and doing stuff when you
7 don't -- haven't given people all their money.

8 That's like you, you could sign a contract on
9 your house, and they could give you half of it or
10 a quarter of it and say, okay, we'll get back to
11 you. And they keep, you know, well, we're going
12 to give it to you, we're going to give it to you,
13 and they turn it into a hoochy-coochy bar. And
14 you -- are you going to be excited or happy about
15 that?

16 You still don't have your money. They're
17 making money on your property, but you don't have
18 your money. And they're not doing anything to
19 give you your money.

20 CHAIRMAN GEORGE: Well, that's a function of

21 the courts. You know, we -- like I say, we've

22 already put --

23 MS. McELROY: And I -- you know, that's --

24 CHAIRMAN GEORGE: -- \$1.8 million to do that,

25 to make that happen.

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1 MS. McELROY: And that's tap dancing. That

2 is tap dancing.

3 CHAIRMAN GEORGE: I try to do it and --

4 MS. McELROY: I know.

5 MR. COX: What, turn your house into a

6 hoochy-coochy bar?

7 CHAIRMAN GEORGE: Yeah.

8 MR. COX: I would have come to it.

9 CHAIRMAN GEORGE: Any other public comment on

10 the project updates? Mr. Knight?

11 MR. KNIGHT: Yes, please. I have a question

12 for Mr. Wuellner.

13 Since last year when the hurricanes came

14 through, and a very slow process, our windows have
15 become opaque. They lost the gases that's in
16 between them, or the seals. To my understanding,
17 there's been some difficulty in terms of having
18 the insurance take care of it.

19 My question to Mr. Wuellner is, do we need to
20 add to the budget perhaps a tower window
21 replacement program?

22 MR. WUELLNER: No. It's a warranty issue,
23 and we'll be pressing the matter with the
24 contractor. The item was reported within the
25 terms of the warranty and it needs to be addressed

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1 by the contractor.

2 MR. KNIGHT: Okay. Thank you.

3 CHAIRMAN GEORGE: I assume that you have
4 documented your position with Mr. Wuellner before?

5 MR. WUELLNER: And we have with the
6 contractor, so...

7 CHAIRMAN GEORGE: Right. Okay.

8 MR. KNIGHT: Just waiting.

9 CHAIRMAN GEORGE: All right. So, we know
10 about it. Any other public comment?

11 (No further public comment.)

12 CHAIRMAN GEORGE: Okay.

13 MR. COX: I have an editorial comment I'd
14 like to make at your discretion.

15 CHAIRMAN GEORGE: Okay. I don't know. Is
16 this a good time to make those, or we talking
17 about the budget?

18 MR. COX: Prior -- probably prior to the
19 budget hearing, yeah, would be a good time.

20 CHAIRMAN GEORGE: Okay. It's open, so...

21 MR. COX: At your discretion, if you feel
22 it's not --

23 CHAIRMAN GEORGE: Then go ahead and do it
24 right now.

25 MR. COX: I've got some editorial comments

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1 that I'd like to make concerning a couple of
2 issues. And the issues concern and surround the
3 discussions last week in the first budget hearing
4 we had, and also comments from one of the staff
5 members at The St. Augustine Record.

6 These positions are my positions alone, and I
7 do not speak for the board on these issues, and
8 they may or may not be the opinions of any of the
9 other board members.

10 But I'd like to start out the comments with
11 an opening from one of The St. Augustine Record
12 editorials.

13 "The hotels are full. Restaurants are
14 brimming with people. Cash registers are ringing
15 in downtown St. Augustine. And the influx of
16 these folks filling their gas tanks hasn't hurt
17 either."

18 This was from a story about the TPC golf
19 championship by Brian Thompson, the business
20 editor at the time of The St. Augustine Record,
21 titled "Green." It's not just on the golf course

22 because the economic impact of TPC to St. Johns
23 County is just over \$63 million annually. And
24 much of that was due to the St. Augustine-St.
25 Johns County Airport.

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1 With more than 40 multimillion dollar jets
2 parked on our ramp at any one time during TPC and
3 nothing short of a scheduled airline operation by
4 NetJets, FlexJets, and any other type of a jet
5 operation dropping off passengers during the
6 event, TPC is a cash cow for St. Johns County.

7 Beyond TPC, the St. Augustine-St. Johns
8 County Airport has a total annual economic impact
9 exceeding a hundred million dollars annually to
10 St. Johns County and to the state.

11 For some reason the misconception has been
12 allowed to persist -- and I blame the airport
13 director and former boards for this -- that the
14 ad valorem tax to the airport was to make parking

15 spaces for rich airplane owners. This is simply
16 not the truth and is a total misperception of
17 reality.

18 It was fostered in part by a former county
19 commissioner and has been continually held in
20 front of the public by the use of disinformation,
21 innuendo, and hyperbole by The St. Augustine
22 Record.

23 The monetary impact of over a hundred million
24 is comprised of \$69 million in direct impacts,
25 approximately \$15 million itinerant operations,

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1 and induced or multiplier impacts which total \$29
2 million to the county and to the state.

3 These impacts represent direct impacts of
4 airport services, indirect impacts due to the use
5 of aviation services, and the induced impacts from
6 multiplier effects of subsequent transactions
7 throughout the county.

8 I am curious as to why I don't see the
9 restaurant owners, hotel managers, gas station
10 owners, rental car company reps, real estate
11 brokers, and developers in here complaining about
12 the expansion of the airport or the fact that the
13 Authority agrees to the logic of expanding the
14 airport to make it more versatile and to make it
15 more user friendly to bring in more business.

16 The reason is because of that hundred million
17 dollar economic impact that we bring to the county
18 every year.

19 Unfortunately, the detractors of the airport
20 have it backwards. This airport is not a drain on
21 the community; it is in fact 180 degrees opposite.
22 It is the lifeblood of St. Johns County.

23 For those who say the airport's a drain on
24 the community, that the funds utilized from
25 ad valorem tax proceeds to improve the airport are

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1 not worth it to the community, let me point out a
2 couple of items. More than 4 million people, and
3 that's a fourth of the total population of
4 Florida, live within an approximate two-hour drive
5 of St. Augustine Airport.

6 The labor force of St. Johns County has grown
7 more than 45 percent in the last 10 years. With a
8 total current population of 152,000, St. Johns
9 County right now is the third fastest growing
10 county in Florida and is forecast to be number one
11 in 2010, right at the end of our Master Plan -- or
12 right in the middle of the Master Planning stage
13 fore -- trying to forecast expansion of the
14 airport to meet the county's needs.

15 Outside of the St. Johns County school
16 system, which by the way, citizens pay 35 times
17 more in taxes to than the airport, the airport
18 comprises the largest block of employment in the
19 county, more than Flagler Hospital or the county
20 government.

21 And I'm not insinuating that the airport

22 employs all of those people, but within the
23 perimeter of this airport, we have the largest
24 block in the county.

25 There are 18 businesses on this field, with a

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1 combined payroll of over \$6 1/2 million annually,
2 the combined families those jobs represent and
3 comprise 5 percent of the population of St. Johns
4 County.

5 Through the doors of this airport's
6 facilities walk the CEOs and operating officers of
7 many of the Fortune 50 companies in the U.S.

8 Regardless of what the critics of the airport
9 wish, these business people are the movers and
10 shakers of this country's economy, and by almost
11 any standard, they are rich, which is not a crime
12 in this country, by the way, although the term has
13 been bantered around in this meeting hall like a
14 dirty word.

15 It's a plain and simple fact that there are
16 rich people in this country. They're free to
17 utilize this airport as much as they want, and I
18 invite them to do so, for they are the major
19 industrial developers in the United States and are
20 responsible for the majority of employment in this
21 country.

22 As an example of the aircraft coming into
23 this airport, last week, in the middle of the
24 week, a Grumman G-V landed here. That's a
25 multimillion dollar business jet. Landed at the

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1 airport and disembarked 18 passengers.

2 These passengers were the upper --
3 upper-level staff managers of one of the largest
4 telecommunications companies in the world. They
5 chose St. Johns County Airport to land at because
6 of the capabilities of the airport itself and
7 because of the amenities offered in St. Johns

8 County.

9 They departed the airport on the way to their
10 meeting in about a half a dozen or eight luxury
11 limos that they had rented in St. Johns County.
12 They had a day-long business meeting at a hotel in
13 St. Johns County. They all ate in Johns County.
14 They bought their fuel in St. Johns County. And
15 their meeting was on the issues of doing more
16 business in St. Johns County. That's just one
17 airplane out of one day of the year coming into
18 this airport.

19 The property of this airport is public use,
20 public access property. It will be used in that
21 manner for the good of everyone in the community,
22 period. We're not using its expanded property to
23 sell to a private developer so that they can sell
24 luxury condos. We're not building a luxury hotel
25 here and we're not developing a mall.

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1 Recently, Mr. Sutton of The St. Augustine
2 Record authored an editorial titled "Pie In The
3 Sky," and most recently, "Robbing Peter To Pay
4 Paul," in which he unabashedly tries to lead the
5 public to believe by innuendo and insinuation,
6 based on vague statements by board members out of
7 session, that the Authority was going to reduce
8 taxes by 14 percent per year over the next seven
9 years, which is simply not true. And then poses
10 the question of whether or not the airport
11 actually provides a service to the taxpayers it
12 supports.

13 First, the issue of a percentage-based
14 progressive tax reduction program may or may not
15 have been casually discussed. And it also might
16 have been in the language couched in a campaign
17 promise, but there was never any formal motion
18 made, nor adopted to that effect.

19 Mr. Sutton himself says he can't place a date
20 a candidate forwarded the notion, and that's
21 nothing more than a bunch of journalistic hooey to
22 be able to place blame on whoever he wants,

23 instead of trying to come up with a viable
24 solution.

25 We're here for comments and -- and trying to

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1 improve the situations. If you've got a better
2 solution, please forward it to us so we can take
3 it to the table and vote it on it.

4 The chairman of the Airport Authority
5 responded to the first editorial with a letter to
6 the editor explaining the truth of the matter and
7 the methodology we are in fact trying to utilize.

8 Unfortunately, Mr. Sutton was unable to grasp
9 the situation and spoke at the recent budget
10 hearing last week, reiterating his ideas on the 14
11 percent issue, once again, completely
12 mischaracterizing the board's goal.

13 The board and the director of the airport
14 have gone to great lengths to define for The
15 St. Augustine Record, and specifically Mr. Sutton,

16 personally, the methodology by which we are trying
17 to get off the tax rolls.

18 We continue to see the obvious disinformation
19 concerning the issue and the obfuscation of facts
20 in the matter in an obvious attempt apparently to
21 inflame and arouse the public's perception of the
22 issue, for instance, by use of words in quotations
23 insinuating the exact opposite of what he said.

24 So, I issue this challenge to Mr. Sutton of
25 The St. Augustine Record: I challenge him to a

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1 public debate, myself personally on the radio or
2 any other public venue, over the issues of the
3 airport. I also would like to have him define his
4 inflammatory position on the taxation issue.

5 My issue is that this airport is a tremendous
6 economic boom for the area, boom for the area, and
7 is in fact the life blood of this county. I am
8 prepared to back it up with facts.

9 Mr. Sutton should come prepared to disprove
10 my position and to back up the position in his
11 latest editorial insinuating that the airport
12 doesn't provide a service to the taxpayers it
13 supports, or support it.

14 I would further suggest that he be prepared
15 to show supporting evidence to prove that the
16 airport is a drain on this community and that it
17 offers no economic benefit to the county or the
18 surrounding community.

19 I apologize for taking so much time, but I
20 thank the board for this opportunity to speak.

21 MR. GORMAN: I have something to say, too.

22 CHAIRMAN GEORGE: We need, in two minutes --

23 MR. WUELLNER: Yeah, about two --

24 CHAIRMAN GEORGE: -- to cancel this -- or
25 excuse me, not cancel this meeting, but to

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1 interrupt this meeting and then go into the

2 budget. And I think the budget will probably
3 bring other comments, so if you could hold yours
4 to that point. Can you keep it to one minute?

5 MR. GORMAN: It will be less than one minute.

6 CHAIRMAN GEORGE: Fine.

7 MR. GORMAN: I was originally brought forth
8 the idea to decrease the ad valorem taxation by 14
9 percent over a period of seven years, being zero.

10 The board did not vote to do that for other
11 reasons, and -- but just to clarify that, and that
12 is a matter of minutes, and Mr. Sutton I'm sure
13 could find it.

14 CHAIRMAN GEORGE: Okay.

15 MR. GORMAN: Just as simple as that. Just to
16 clarify --

17 MR. COX: Thank you.

18 MR. GORMAN: -- previous data.

19 CHAIRMAN GEORGE: Okay. Thank you. What
20 time officially do we have? We do not have time
21 to get into the -- to the FBO lease.

22 MR. HICKOX: Like to point out that --

23 CHAIRMAN GEORGE: You need to give your name,

24 Wayne.

25 MR. HICKOX: I'm sorry.

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1 CHAIRMAN GEORGE: That's all right.

2 MR. HICKOX: Wayne Hickox, 881 Queen Road.

3 Mr. Cox is aware of this, and so is Jack.

4 We're trying to clear time on the radio to

5 literally rebut what was said in the paper, but to

6 bring the facts to fruition. I had a conversation

7 with Kerry McCarthy today. Some dates were given

8 to us. They don't happen to work out for the

9 gentleman, but we will attempt to gain as much air

10 time as possible to keep the airport's story in

11 front of the public.

12 CHAIRMAN GEORGE: Great.

13 MR. HICKOX: And I think we can probably

14 blunt some of this, with a very brief, good set of

15 comments.

16 CHAIRMAN GEORGE: Okay. Thank you, Wayne.

17 Okay. I am going to temporarily interrupt this
18 meeting so that we can, in two minutes, go into
19 our budget meeting. So, this meeting is hereby
20 interrupted. What's the proper term?

21 MR. BURNETT: Continued.

22 CHAIRMAN GEORGE: Continued later.

23 MR. BURNETT: A recess.

24 MR. COX: Ten-minute recess.

25 CHAIRMAN GEORGE: Yes. Don't we have to

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1 start that at 5:01 (indicating)? Let's take a
2 five-minute break, then. That will give us plenty
3 of time, and we can get back.

4 (Whereupon, the regular meeting was suspended and
5 reconvened immediately after the public budget meeting
6 as follows with Member Suzanne Green absent:)

7 CHAIRMAN GEORGE: Okay. We will reconvene
8 the regular monthly meeting of the St. Johns --

9 St. Augustine-St. Johns County Airport Authority.

10 And we'll call it -- call the meeting to order.

11 Thank you.

12 Okay. We left off, we had not gotten into
13 any of the agenda items, so Mr. Slingluff, I
14 apologize for making you stay so late to get to
15 this next item.

16 Mr. Wuellner, you have the floor.

17 9.A. - FBO LEASE APPROVAL

18 MR. WUELLNER: Okay. Thank you. The FBO
19 lease agreement is at this point complete and
20 ready for Authority's ratification. It's been
21 executed by the FBO. I would assume that
22 indicates their concurrence in the document
23 itself.

24 The lease, as we're describing it today,
25 covers two actual lease agreements, one of which

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1 is the base FBO lease. And the second lease

2 that's tied directly to it and runs concurrent

3 with it is for the fuel farm facility itself.

4 That was contemplated as a part of the MOU

5 that the Airport Authority adopted jointly with

6 Aero Sport back in the year 2000, as are all the

7 terms generally contained within the lease

8 agreement that -- that we have for you today. And

9 I did want to make you aware that there are two

10 lease agreements in particular we're talking about

11 today, two specific documents.

12 The -- as per the MOU, it does change the

13 methodology by which we collect the fuel flowage.

14 It does correlate directly, finally in the base

15 lease, component values of the leasehold, which if

16 you go back -- I don't know if your history with

17 individual items goes back that far, but one of

18 the interesting problems we encountered when

19 trying to make generalized improvements to the

20 terminal area was the lack of ability to correlate

21 a value of a -- an improvement in the leasehold

22 area at the time of its removal to what rent was

23 being charged to get -- against that specific

24 asset.

25 All of that has been correlated within the

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1 new lease context. It does extend the term of the
2 FBO lease back out to a 20-year lease, as again,
3 all of the -- everything I'm telling you right now
4 was a part of the MOU as it was executed in 2000.

5 It does include all of the FBO facilities
6 that are currently occupied by the FBO to include
7 the Phase II terminal area, the paver apron area,
8 the original FBO buildings, the portion of the
9 terminal building that -- that they occupy, and
10 provides various and sundry things, including the
11 right to do fuel and to operate an FBO business.

12 So, with that, you've had the document with
13 your agenda package. I will point out that while
14 the lease, the base lease agreement was in its
15 final form when you got it, there were a few, I
16 would consider minor or scrivener-type

17 corrections, made within the fuel farm lease
18 agreement. It is effectively the exact same
19 agreement. It does -- it corrects a couple of
20 inconsistencies between the two documents and
21 brings that into -- into parallel. Otherwise,
22 it's the same -- the guts of it are the same.

23 And I don't know if Michael has got something
24 he'd like -- like to add or -- but, I would
25 personally say, I don't get to do this very often

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1 and the like, but I would like to -- to thank, in
2 particular, James Craig, who is the attorney that
3 assisted us in -- in getting this thing off dead
4 center and -- and grabbing the ball and running
5 with it at Rogers Towers out of their Jacksonville
6 office. But he -- he did the majority of work in
7 getting this thing finalized.

8 CHAIRMAN GEORGE: I'd like to thank Aero
9 Sport, too --

10 MR. WUELLNER: Everyone's --

11 CHAIRMAN GEORGE: -- for coming in and
12 putting this whole thing together. I don't know
13 if everybody understands, but we had -- how many
14 different amendments did we have to the leases?

15 MR. WUELLNER: Eight or nine.

16 CHAIRMAN GEORGE: Eight or nine. And what
17 this -- the reason it took so long is we had to
18 pull all of those, you know, and merge that with
19 the memo of understanding, we built the terminal
20 over there, and put it into one document. So, I
21 thank Aero Sport for helping us dive through this.
22 Sometimes not to the schedule that you'd like.

23 MR. WUELLNER: And these are --

24 CHAIRMAN GEORGE: Let's open up to public
25 comment. And, Mr. Slingsluff, did you want to make

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1 any comments on it?

2 MR. WUELLNER: While he's coming up,

3 emphasize these are new leases. So, the old
4 amended lease forms and all that goes with it
5 disappears as part of this -- this change.

6 CHAIRMAN GEORGE: Okay.

7 MR. SLINGLUFF: With the delay in the
8 construction over the past couple of years, that's
9 what's really prolonged this. But over the past
10 several months, we've really worked hard to pull
11 all of the documents together so that it -- my --
12 my goal here was to create basically a 20-year
13 document that certainly will outlast me. I think
14 it will outlast Ed.

15 MR. WUELLNER: I'm hoping.

16 MR. GEORGE: I don't.

17 MR. SLINGLUFF: I don't know how young he is.

18 But -- and just to simplify it. And it's a good
19 straightforward lease there. We're happy with it
20 and glad to be here.

21 CHAIRMAN GEORGE: Good. Anybody else from
22 the public have a comment on it? Mr. Martinelli.

23 MR. MARTINELLI: This is really for Diane and

24 for you. As Diane knows and Mike knows also, the

25 FBO lease has been something of a contentious

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1 issue for many, many, many years.

2 And my hat is off to you folks and also to

3 you folks (indicating) and to the lawyers, for

4 putting together a document that everybody's happy

5 with. And I think that's really important.

6 Everybody has to be happy with it, because if it's

7 one-sided, it's no good. So, again,

8 congratulations to you all.

9 CHAIRMAN GEORGE: Thanks.

10 MR. COX: Thank you.

11 CHAIRMAN GEORGE: Anybody else?

12 (No further public comment.)

13 CHAIRMAN GEORGE: Board comments?

14 MR. BRUNSON: I'd like to --

15 MR. COX: It's outstanding that you hammered

16 this out.

17 MR. BRUNSON: I'd like to echo Victor's
18 comments that, when I mistakenly interrupted a
19 conference meeting in here with all of the
20 attorneys and Ed and so forth, and I saw smiling
21 faces, and so I was surprised.

22 And I did see Mike after the meeting, and I
23 saw Ed after the meeting and Doug, and they were
24 very happy with what they have come up with, if
25 they could just get you guys to put the right

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1 language in there, and -- and you did. And I'm
2 very pleased with that.

3 MR. COX: Nothing.

4 CHAIRMAN GEORGE: Mr. Gorman, do you have any
5 comment?

6 MR. GORMAN: I'm very pleased that it will be
7 finally done, and if all parties are -- are
8 satisfied, it's -- it's good, because it's a good
9 thing to have a good relationship between the

10 Airport Authority and its major tenants.

11 CHAIRMAN GEORGE: I naturally went through
12 it, and I have a couple of changes. I'd like to
13 change some "mays" to "will."

14 I'm just kidding you, Mike. I'm just kidding
15 you. But I do have a question from -- of Ed. Is
16 this lease consistent with our financial plan?

17 MR. WUELLNER: Yes, it is.

18 CHAIRMAN GEORGE: Okay. All right. In the
19 past, we've had some things in one of the 18
20 leases, or whatever it was, where there were
21 requirements on both sides to do this on a monthly
22 basis and whatever.

23 I hope that the -- both of you will take this
24 opportunity to say, okay, we've got a new lease,
25 and this says it's going to be done on a monthly

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1 basis; it's got to be done on a monthly basis.

2 And that includes us, you know, as well as it does

3 the lessee.

4 But my congratulations. And I will entertain

5 a motion to accept the lease.

6 MR. COX: Motion to accept.

7 CHAIRMAN GEORGE: Do I have a second?

8 MR. BRUNSON: I'll second.

9 CHAIRMAN GEORGE: Any other discussion?

10 (No further discussion.)

11 CHAIRMAN GEORGE: All in favor of accepting

12 the lease as presented, say aye.

13 MR. BRUNSON: Aye.

14 CHAIRMAN GEORGE: Aye.

15 MR. COX: Aye.

16 MR. GORMAN: Aye.

17 CHAIRMAN GEORGE: Opposed? None?

18 (No opposition.)

19 CHAIRMAN GEORGE: So, the ayes have it.

20 MR. COX: Very good.

21 CHAIRMAN GEORGE: Now, what change did you

22 want? Okay. Next agenda item, our favorite

23 subject.

24 9.B. AIRPORT MASTER PLAN APPROVAL

25 MR. JUFKO: Good evening, everyone. Glad to

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1 be back here. Hopefully, once I figure these
2 buttons out... It's always got to cause me a
3 problem here.

4 Since last we were here, we had received
5 acceptance by this body to send the master
6 draft -- final draft Master Plan to the FAA and to
7 the Florida Department of Transportation for their
8 agency review.

9 Glad to say that we received their comments
10 back, and I have a few slides here to kind of just
11 summarize what type of comments we received from
12 the feds and from the state and how we plan to --
13 to address that, and -- and we have addressed all
14 the comments. So, we'll just go from here.

15 From the FAA, they looked at our plans set
16 and had some very minor comments in terms of the
17 Airport Layout Plan, which is the primary document

18 they use to show projects and -- and fund projects
19 over our 20-year planning period.
20 And basically, most of these types of
21 comments that I've shown here are editorial in
22 nature and they just wanted to see some things
23 clearer than we had shown them, and we have taken
24 care of that. And we've added some additional
25 detail where they had requested it.

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1 I'm just getting sick of this button here.

2 Here.

3 MR. WUELLNER: I think we've got it. Try
4 advancing it that way.

5 MR. JUFKO: Okay. I like that. That works.

6 From the -- from the state's perspective, they had
7 some new regulations out there they wanted to make
8 sure that we had in turn represented in our
9 report, and therefore we did. Our best management
10 practices for stormwater were referenced, as

11 suggested by the DOT, and some of the new
12 regulations and -- and statutes that they had out
13 there.

14 Also, we had to clarify an issue on our fuel
15 something procedures, and we -- we did so and
16 pointed that out to -- to the DOT representative.

17 Also, there's a new update in -- as it
18 relates to standards for the seaplane base, and we
19 addressed that and reflected it correctly in the
20 report. Since we had gone through quite a period
21 of time from the beginning of this study until
22 now, things had changed. And that's true across
23 the board. So, we had made that change as well.

24 DOT also asked us to do a summary, table of
25 facility requirements. We did have that already.

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1 It just missed -- it was left out of their
2 particular copy. So, we sent that to them to show
3 them for their review.

4 And then also, they had made a suggestion
5 that we use and include the wetland mitigation
6 fund, and it was included in our report. We just
7 had to clarify that and show that to the DOT as
8 well.

9 FAA also had some comments, some fairly
10 detailed comments on the property map. I'd like
11 to point out that the property map was probably
12 one of the most extensive areas of effort that we
13 spent on this Master Plan in terms of sheer time
14 involved. With all of the property acquisitions
15 that you had undertaken over the -- the past year,
16 there was a lot that needed to be updated from
17 your existing property map, and also meet the
18 current FAA requirements.

19 I'd be happy to share with you in the back of
20 the room here just the absolute detail that was
21 included in the property map itself. We included
22 all of the parcels, and there's supporting tables
23 that go along with that which have to show when
24 the property was acquired, who -- who it was

25 purchased from, and if any grants were used. It's

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1 extensive.

2 Also, we adjusted the property line to
3 encompass any of the new boundary that we're
4 proposing for the Master Plan per the exhibits
5 that we have shown you throughout the process.

6 And then Mr. Wuellner had asked us to sort that
7 data for -- for his staff and himself to better
8 utilize this information.

9 Now, as a result of some changes that came
10 about following our submittal to the FAA, they had
11 called us back up and asked us to take a look at a
12 couple of issues as it relates to change 8, which
13 is a recent change in the design criteria. And we
14 therefore went to reevaluate it for their benefit
15 so they are comfortable, had a comfort factor.
16 Had to deal with the safety areas beyond the
17 runways 13 and 31.

18 What we did as a result of that is we
19 recalculated declared distances and showed them
20 the end result. There -- there was some concern
21 as to whether we had actually applied a provision
22 in change 8. We did so. And we provided that
23 data to the local airport's district's office.

24 We also took a look at -- this is related to
25 the previous slide as well -- what we could do to

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1 preserve in the future precision approach for the
2 north end of the runway. And we -- using some of
3 those declared distance and some of the refined
4 criteria in change 8, we were able to show what
5 that would look like and assist the -- the airport
6 in preserving that for the future.

7 And also, we had to reflect that on
8 approximately three drawings in the set that was
9 originally presented to you. So, there was a
10 little extra work there to -- to make that happen.

11 These are the drawings that were updated. And in
12 a nutshell, there are some next steps.
13 Tonight, we're asking the Authority to adopt
14 the final Master Plan update. And with that
15 action, we would be submitting the final copy of
16 the report and the full-size airport plans set to
17 FAA to receive what's called their conditional
18 approval. And the projects that are included in
19 that ALP set would be utilized when you're
20 applying for your grants, and referred to.

21 Also, we would, per our contract with the
22 Authority, be submitting electronic deliverables
23 as called out in our scope of work, and then we
24 would also assist Staff in preparing a portion of
25 the special insert that you're going to be putting

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1 out in the newspapers with the Airport Master Plan
2 summary portion of that, along with some very nice
3 graphics that go along with the results of our

4 study.

5 So, that kind of completes where we have gone

6 since the last time we presented to you folks.

7 And as I said earlier, we're asking you to

8 consider what we've done and adopt the final

9 Master Plan.

10 CHAIRMAN GEORGE: Any public comment?

11 (No public comment.)

12 CHAIRMAN GEORGE: Board --

13 MR. JUFKO: I knew I didn't --

14 CHAIRMAN GEORGE: -- comment?

15 MR. JUFKO: I didn't want to get too far from

16 the mic.

17 CHAIRMAN GEORGE: Don't get too far. Have

18 you been through this?

19 MR. GORMAN: Yes.

20 CHAIRMAN GEORGE: Yeah? Okay.

21 MR. JUFKO: That indeed would be -- with some

22 exceptions that would be made from those comments

23 I just mentioned, would indeed be the same version

24 in a sense that you --

25 CHAIRMAN GEORGE: That's fine.

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1 MR. JUFKO: -- received earlier.

2 CHAIRMAN GEORGE: I got the impression that
3 most of the changes that were being made were
4 because FAA changed some regulations, and we had
5 to get them to compliance. So, that doesn't --

6 MR. JUFKO: Yes, sir.

7 CHAIRMAN GEORGE: -- that doesn't affect the
8 overall, you know, plan. I -- when I got my copy,
9 I immediately went to the appendix, and I noticed
10 you put our, you know, growth plan as the last
11 appendix. That's easy to find. So, that's good.
12 Appendix 8 is there. So, I commend you on putting
13 together such a verbose document. But that's
14 what's required, I guess.

15 MR. JUFKO: That's why they made summaries.

16 CHAIRMAN GEORGE: That's right. Exactly.

17 Mr. Wuellner, what is the policy or the procedure
18 on -- a member of the public calls and says, "I

19 would like to have a copy of the Master Plan"?

20 This is a significant undertaking right here.

21 And --

22 MR. WUELLNER: Upon final adoption, we will

23 place copies or provide copies at the public

24 libraries. We will also have them available here

25 for someone to look at. We will also develop the

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1 cost, because I don't know what it is, the

2 reproduction cost, because if someone wishes to

3 purchase a copy.

4 CHAIRMAN GEORGE: Okay.

5 MR. WUELLNER: Basically, the cost to

6 reproduce.

7 CHAIRMAN GEORGE: Okay.

8 MR. WUELLNER: Also, I mean, we could put

9 portions of it, at least the summary and the like,

10 available on the internet.

11 MR. GORMAN: I was going to say, do you have

12 it in digital form?

13 MR. JUFKO: We do. And we'll be providing

14 that. There's -- there is a little catch to that.

15 Some of the very nice color graphics in this

16 report, even as a PDF Acrobat files, are very

17 large.

18 CHAIRMAN GEORGE: Okay.

19 MR. WUELLNER: Huge. I think the summary

20 would be more appropriate, and then direct them

21 to -- direct them to the office.

22 CHAIRMAN GEORGE: Well, it's a golden

23 opportunity to put it all to a CD.

24 MR. JUFKO: We will be doing that.

25 CHAIRMAN GEORGE: If you put it to a CD, then

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1 we can make as many copies as they want to and

2 give it to them, and they can --

3 MR. WUELLNER: Just hand them it on a CD

4 form.

5 CHAIRMAN GEORGE: -- print it and look at it
6 and do whatever they want to. Yeah.

7 MR. WUELLNER: That's a good point. Will
8 that all fit on one?

9 MR. JUFKO: Sure. We'll make it happen. And
10 that's -- that's what we mean by that third bullet
11 up there on the slide, the submit electronic
12 deliverables. It's our intent to put it on a CD.

13 CHAIRMAN GEORGE: I would like to recommend
14 that for the official version of it, you know, in
15 this form (indicating), that we make a list of all
16 of the agencies, the government agencies, and the
17 elected government officials, that we're going to
18 send them a copy for their office; in other words,
19 if they don't stay in office, it stays right
20 there. But in an attempt to make sure -- and
21 maybe we could give The Record one or two or
22 three.

23 MR. WUELLNER: Like they'll read it.

24 MR. COX: CDs, right? Send them --

25 CHAIRMAN GEORGE: I think that we need to

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1 give our other elected officials, you know, this

2 thing. I'd like the MPO --

3 MR. GORMAN: MPO would probably need one.

4 CHAIRMAN GEORGE: Yeah. Anyway, if you

5 wouldn't mind making a list so that we can get

6 that all encompassed, and then I'll ask you how

7 much we have in the budget for doing it.

8 MR. WUELLNER: Do want to -- with the list --

9 with the list developed, do you wish us to go

10 ahead and get these out there at the appropriate

11 time, or do you want to see the list and the --

12 CHAIRMAN GEORGE: I don't -- I just -- I want

13 you to have a list so that when I come out here,

14 if I ask -- you know, just to make sure that I

15 haven't forgotten somebody that needs to be added

16 to it. Doug, you might need one.

17 MR. GORMAN: Would it be presumptuous to say

18 we just send other agencies a CD and let them bear

19 the printing cost? I mean, that's a silly point,

20 but...

21 CHAIRMAN GEORGE: Well, if somebody were --

22 emphasize public relations a lot, I think that,

23 you know, to have something that, okay, I've got

24 to do something with this. Well, what am I going

25 to do with it, as opposed to, okay, it's a CD;

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1 I'll look at it if and when I ever want to.

2 I think it would be a good PR move to, you

3 know, to get some of those out.

4 MR. JUFKO: Mr. George, I just would like to

5 point out many of the agencies we do deal with do

6 request that we do send it on a CD. FAA is one of

7 those agencies, although they do get a hard copy.

8 They're more and more requesting --

9 CHAIRMAN GEORGE: So then you know it will

10 fit on a CD because you've already had to assess

11 sending CDs, right?

12 MR. COX: Phil, turn that thing on, will you?

13 Not --

14 CHAIRMAN GEORGE: Okay. Any other board
15 comments?

16 MR. GORMAN: Oh, my.

17 MR. COX: No.

18 CHAIRMAN GEORGE: I'm done.

19 MR. COX: There is none. Just teasing, Jack.

20 MR. GORMAN: I -- I would have to disagree

21 with the entire concept of building an airport

22 with a 1200-foot-wide hole in the middle of it.

23 Let's just sum it up. I hate to be the bad guy

24 again; put the black hat back on, but that's

25 nonsensical for me. I'll leave it at that.

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1 CHAIRMAN GEORGE: Mr. Gorman, we've already

2 addressed that and we voted and the board

3 unanimously --

4 MR. GORMAN: I realize that.

5 CHAIRMAN GEORGE: Yeah.

6 MR. GORMAN: Well, you asked for board

7 comment. That's the comment.

8 CHAIRMAN GEORGE: You keep bringing it up.

9 Yeah.

10 MR. GORMAN: Well, I keep bringing it up

11 because it's that nonsensical. That's the end of

12 it.

13 CHAIRMAN GEORGE: Ed, do you have any other

14 comments to make of that? Are you pleased with

15 it?

16 MR. WUELLNER: Generally. I've still

17 identified a few little typo-type things. But

18 that won't -- not content.

19 CHAIRMAN GEORGE: But nothing that changes --

20 MR. WUELLNER: Not content.

21 CHAIRMAN GEORGE: -- the overall forecast and

22 resulting properties and whatnot?

23 MR. WUELLNER: It's incomplete legends,

24 things like that. It's not --

25 CHAIRMAN GEORGE: Okay. They would like for

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1 us to give them board approval on the plan to
2 press forward and publish it.

3 MR. BRUNSON: All right. Have you reviewed
4 this -- these documents? Is that necessary?

5 MR. BURNETT: Not from a legal standpoint.

6 MR. BRUNSON: Okay.

7 MR. BURNETT: It's more of a planning
8 document.

9 MR. BRUNSON: Okay. And as far as this will
10 give you what you need to go forward with the
11 grants?

12 MR. WUELLNER: Yes. The projects in here,
13 we -- we programmed with -- within the JACIP
14 beginning last -- its last iteration. So, many of
15 the projects are already beginning to get into the
16 capital improvement program or the funding cycles
17 as they come about. I mean, of course, they're
18 individual decisions to -- to fund or do a
19 particular project, but we're -- we're at least

20 getting them into the cue for consideration.

21 Another step -- I changed slides on you up

22 here, and it's in your -- was in your original

23 board handout, but -- so, you're at the point

24 where you approve the document, and then we submit

25 those things to FAA and FDOT for -- for their,

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1 quote, unquote, approvals.

2 But the other piece of this puzzle is we need

3 to not only make the public aware of the plan and

4 what's all in there, but another piece of that is

5 to present that same information to the county.

6 And one of the reasons the county part of it is,

7 is that our Master Plan needs to integrate

8 relatively seamless with the county's

9 Comprehensive Plan so that what they're doing when

10 considering zoning and Comprehensive Plan changes

11 melds with what the Airport Authority's desire is.

12 Their -- their Comprehensive Plan already

13 provides for that and -- and allows that
14 adjustment, but it needs to be formally done
15 within the Comprehensive Plan, which is not this
16 board's purview, but certainly yours to request.
17 And we'll -- we'll take care of that notification.
18 At some point, it would be a presentation to the
19 Board of County Commissioners, I suspect.

20 CHAIRMAN GEORGE: One of the -- a comment on
21 Mr. Brunson's comment about, does this dovetail
22 and tie into this? I think a lot of people don't
23 realize, of all the different documents we have,
24 they all have to dovetail together. The financial
25 plan that we put together is based on the volumes

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1 and everything that are put here.
2 So, all of those dovetail together, and
3 that's making something run like a business. You
4 know, if you're going to have a planning document,
5 it's all got to come together.

6 MR. WUELLNER: The capital program melds into
7 your financial forecast, which meld into your
8 projections for tax and revenue.

9 CHAIRMAN GEORGE: Right. Okay. I will
10 entertain a motion to approve it.

11 MR. COX: Motion to approve the airport --

12 MR. WUELLNER: Master Plan.

13 MR. COX: -- Master Plan.

14 CHAIRMAN GEORGE: Do I have a second?

15 MR. COX: Wait. That's the airport Master
16 Plan final update? Is that what it's called?

17 MR. WUELLNER: It is adopt the Master Plan at
18 this point.

19 MR. COX: Okay.

20 MR. BRUNSON: I'll second it.

21 CHAIRMAN GEORGE: We have a motion and a
22 second. Any other discussion?

23 (No further discussion.)

24 CHAIRMAN GEORGE: All in favor, aye?

25 MR. BRUNSON: Aye.

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1 CHAIRMAN GEORGE: Aye.

2 MR. COX: Aye.

3 CHAIRMAN GEORGE: Opposed? I'm sorry, we
4 didn't -- no?

5 MR. GORMAN: Nay.

6 CHAIRMAN GEORGE: Okay. Three to one. Okay.
7 So, she's approved. Thank you. Good job.

8 9.C. - AIRPORT BUDGET COMPARATIVE ANALYSIS

9 MR. WUELLNER: The next item I have is the
10 request that came out of the first public hearing
11 for the budget, comparative analysis requested,
12 and apparently there was a need to discuss scope,
13 what it is.

14 MR. COX: When you get to discussion.

15 CHAIRMAN GEORGE: Okay.

16 MR. WUELLNER: So, it's really your agenda
17 item. It was your request to place it on there
18 rather than mine.

19 CHAIRMAN GEORGE: I wasn't here, so...

20 MR. COX: Oh. And I think it was a request
21 from -- Jack, didn't you request?

22 MR. GORMAN: I've been requesting it, yeah.

23 MR. COX: Yeah. Having gone all over the
24 country, and it's something I was con -- for the
25 last week or so, of considering, try -- how we

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1 could best do that, and I can't -- I can't find an
2 airport -- having -- having done this research on
3 the economic impact led me into a lot of other
4 tangential situations with airports.

5 There's probably only two other airports in
6 Florida, at -- at least that I could find, that
7 come anywhere close to -- to having the diversity
8 of operations and things that we do here under
9 their umbrella. And the rest of the United
10 States, it's kind of the same thing.

11 So, my -- my point, it's going to be
12 extremely difficult to get a group to go and make

13 a comparative analysis on -- on the budget,
14 because they just don't have -- there's just
15 nothing that -- that's equal -- there's no
16 equal --

17 MR. GORMAN: And my contention would be --

18 MR. COX: -- or equivalent, I should say.

19 MR. GORMAN: All right. I'll have to argue
20 with you for a moment. My contention would be the
21 costs of running an airport are not contingent
22 upon the specialties; in other words, a specialty,
23 for instance, lots of aerobatics, a specialty that
24 we have an extra long runway. That specialty does
25 not create in itself additional unique costs.

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1 And so, I don't think we have to worry so so
2 much about the actual airport being so identical
3 in operations, relatively identical, but put five
4 or six -- five, six, maybe seven, you know, close
5 in acreage, close in demographic, in other words,

6 a growing town around it. And just use a common
7 sense analysis. Just throw down these budgets and
8 look at them and see if there's any tremendous
9 disparities.

10 If there's a tremendous disparity, find out
11 why it is. I mean, that's it. I mean, if it's --
12 and if it looks like there are no disparities,
13 then it's put to bed.

14 MR. COX: Yeah, and I don't disagree with the
15 concept.

16 MR. GORMAN: Yeah. Exactly.

17 MR. COX: I'm just -- I'm just saying don't
18 be surprised when, or if we reach out to these
19 airports that we pick out and -- and we have a
20 huge disparity in -- in operations and things --

21 MR. GORMAN: Then it'd be probably fairly
22 easily, you know, discussed.

23 MR. COX: All right.

24 CHAIRMAN GEORGE: Any comment?

25 MR. MARTINELLI: I've got a comment.

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1 MR. BRUNSON: Okay.

2 CHAIRMAN GEORGE: Yeah, let's --

3 MR. BRUNSON: The way I'm looking at this --

4 CHAIRMAN GEORGE: Oh, Mr. Martinelli, that's
5 right, he brought up a point that, you know --

6 MR. BRUNSON: Go ahead.

7 CHAIRMAN GEORGE: -- before we get into the
8 board comment we need public comment. I'm sorry,
9 Mr. Martinelli.

10 MR. BRUNSON: I yield to Victor Martinelli.

11 CHAIRMAN GEORGE: Feel sure to -- feel free
12 to do that anytime you want to, because I know you
13 will.

14 MR. MARTINELLI: Thank you. Oh, this is a
15 little better. As most of you know, in my prior
16 life, I did operational audits, mostly in
17 businesses and companies and manufacturing plants
18 and things of that sort. And so, you know, I --
19 what I can do for you is scope out what I think
20 you should be looking for in doing an operational

21 audit.

22 Now, you can then take that and you can

23 determine whether or not you like it or you don't

24 like it or you think it's too detailed or not

25 detailed enough or just what your mood might be.

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1 But let me just say, in this particular case,

2 you're going to look at whether or not you need a

3 specific expenditure or a specific service, and

4 then after you determine whether or not you need

5 it, you then have to determine whether or not

6 you're doing it at the right price. Okay? Just

7 those two basic things.

8 And so, if you -- and you can pretty much do

9 that empirically. You don't necessarily need to

10 compare it to another airport. You don't

11 necessarily need to do that.

12 And, Jack, when I say you don't necessarily,

13 a lot of common sense goes into this kind of a

14 thing. And so, if common sense rules the day,
15 then you don't need to go outside to fortify it.
16 If common sense doesn't make any sense, then you
17 go and get a comparative look.

18 But just, if you look at it that way and just
19 start with that, I think you might come to
20 something reasonable, because if you leave the
21 door wide open, and you go to a firm and you say,
22 Look, we want an operational audit, give us a
23 quote, you're going to get pretty high prices, I
24 can tell you that. Okay?

25 CHAIRMAN GEORGE: Any other public comment?

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1 (No further public comment.)

2 CHAIRMAN GEORGE: Okay. Now we'll get into
3 the board comment. Mr. Brunson?

4 MR. BRUNSON: Go ahead, Jack.

5 MR. GORMAN: I believe Mr. Martinelli's
6 right; you wouldn't want to leave it open without

7 scope. The only -- the way we would get to define
8 scope is through an open discussion with five or
9 six budgets of other airports in front of us, and
10 then we'll define the scope.

11 We may throw the scope right out the window.

12 At that point, we may say, well, this looks good
13 enough. I -- you don't know. But if you've never
14 done it, you never know. I mean, you really don't
15 have -- you haven't done any comparative. You
16 haven't done any whatsoever at this airport in
17 years and years and years. And that's why start
18 basic -- just with basic budgets of airports with
19 similar demographics, throw them on the table.

20 We'll discuss whether -- what the scope should be
21 at that point. Simple as that.

22 Should be a lively discussion.

23 CHAIRMAN GEORGE: Yeah.

24 MR. GORMAN: He's right. You can't leave it
25 up to a firm. Well, they'll write yourself a huge

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1 contract.

2 CHAIRMAN GEORGE: Yeah. Yeah. I think that
3 Mr. Martinelli had an excellent point when he said
4 look at the need, and we can start that with a
5 workshop of going through every line item in the
6 budget and saying, okay, this \$46,000 in here for
7 the whole year, what's that for?

8 Now, at the same time, if you want to have
9 budgets from other firms that say they only have
10 \$26,000. Well, the other \$20,000 might be buried
11 down here, so you might have to call them to find
12 out what's in there, because I don't think anybody
13 generates a budget with a two- or three-paragraph
14 discussion of every individual line item.

15 But that's what you're asking for. And I
16 personally can support it. But a different reason
17 than you. I can support it, because I think it
18 will make the board members more aware of what's
19 going on out here.

20 MR. GORMAN: Yes, exactly.

21 CHAIRMAN GEORGE: Okay? And if it shows up
22 that there's some areas that we can say there's no
23 need for that, or yes, there's a need, but it's
24 not a \$25,000 need, find it for \$15-. Fine. Then
25 we come up with those savings.

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1 MR. GORMAN: Sometimes we're going to find
2 needs that are unique to this airport that we must
3 have. That's true.

4 CHAIRMAN GEORGE: I'd -- I'd like to point
5 out that two years ago, we had workshops on the
6 budget. And last year, we didn't have a workshop.
7 We left it up to the individual board members to
8 get with them. And then this year, we didn't have
9 a workshop.

10 MR. GORMAN: You know what happens? Every
11 year, we get better and better at this. That's
12 what's happening.

13 CHAIRMAN GEORGE: Well, that's right, because

14 we've done the job, you know, one more year.

15 MR. GORMAN: That's true.

16 CHAIRMAN GEORGE: And that's why the public

17 ought to reelect every one of us, because we're

18 finally getting to the point -- oh, there's a

19 disagreement there. Okay. I would like to make a

20 suggestion -- I'm sorry. Go ahead.

21 MR. BRUNSON: Here's my thoughts on that. I

22 agree with you, that the -- I think it'd be

23 beneficial for a workshop and have the different

24 airports that we pick. And you can have more than

25 we pick, and we can throw them out and start

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1 comparing. And -- because it's just like in my

2 business as a realtor, when I have to analyze

3 things, I look at this, well, this one's got a

4 pool or this one's got this, and you -- it's

5 pluses and minuses.

6 MR. COX: Comps.

7 MR. BRUNSON: It's a pretty simple thing to
8 do a comparison. Sanford Airport has commercial
9 aircraft. They don't -- they don't have a -- we
10 have a better airport, but they've got commercial
11 aircraft. So, I think it's just plus and minuses.

12 Having said that -- and I -- and I think I
13 read into -- that we have some resources in
14 people, like Victor Martinelli, that would come to
15 this workshop and assess this -- and this. We
16 also have other people in the community that may
17 be not as good at airports, but are brilliant
18 people in finance, like Reau Estes, who we know
19 that we trust with our finances through.

20 Also, this has been on my mind, and I don't
21 know legally or -- or if the board would consider
22 this or if it would be a benefit, but I know
23 personally of people that are on staff with the
24 county that I have talked to, Ben Adams and Scott
25 Clem and a few of the county commissioners, that

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1 this airport is on their mind, believe it or not,
2 just as strongly as it is all of us, that are
3 willing for them to participate in this workshop.

4 We can -- we can take what they say, or we
5 can discount it, because we make the decision.

6 But instead of going out and hiring a consultant
7 until we -- as Victor says, what are we looking
8 for?

9 I think we need to have a workshop, and we've
10 got people in this county that would do as good a
11 job analyzing this as we went out and got a
12 high-priced firm. So, that's my comment.

13 CHAIRMAN GEORGE: Okay. I'd like to make the
14 suggestion then that we leave this meeting and we
15 let Mr. Cox and Mr. Wuellner and Mr. Gorman, too,
16 if you want -- can be there, let you come up with
17 the airports that you think are as close to being
18 comparable. Contact those airports to get their
19 budgets.

20 And then at the next meeting, we'll present
21 those airports, and then anybody else from the

22 public or the board, if they would like to sit
23 in -- well, the workshop is open to the public.
24 But if they would like to sit in as a member of
25 the panel, or you would like to have Reau Estes or

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1 whoever it is, then let's bring up their names and
2 let's approve them and let's go.

3 So, 30 days from now, we'll set an agenda on
4 when we're going to do it and let's get on it
5 while it's still hot on our minds.

6 MR. GORMAN: Who -- that's an excellent idea.
7 That solves the problem, without spending any
8 money.

9 MR. WUELLNER: I need the list as soon as --

10 MR. BURNETT: Each one of you would formulate
11 your own independent list and submit that to
12 Mr. Wuellner?

13 CHAIRMAN GEORGE: Yes.

14 MR. BURNETT: Okay. The only heartburn I

15 have is if it's comparing the list between
16 yourselves outside of the meeting. That's --
17 that -- I just want to make sure.

18 CHAIRMAN GEORGE: As much as you've told us
19 about --

20 MR. BURNETT: I understand.

21 CHAIRMAN GEORGE: -- the sunshine law. Even
22 the sun's not even shining and we're still worried
23 about it.

24 MR. BRUNSON: He left me out of that
25 equation.

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1 CHAIRMAN GEORGE: I what?

2 MR. BRUNSON: You left me out of the equation
3 of picking the airports.

4 MR. WUELLNER: If you have some airports...

5 CHAIRMAN GEORGE: Well, I think what he's
6 saying is, when I included the two of them, now
7 the two of them are meeting and forming an opinion

8 on the airport.

9 MR. BURNETT: Exactly. I just --

10 CHAIRMAN GEORGE: So, maybe let's leave it

11 with --

12 MR. GORMAN: Can I ask our attorney, what if

13 we pick ten and there's some -- and there's some

14 that are -- that coincide? Then those are the --

15 CHAIRMAN GEORGE: At some point --

16 MR. GORMAN: -- ringers?

17 CHAIRMAN GEORGE: Gentlemen, at some point

18 you've got to fish and cut bait, you know? We've

19 been talking about this for two years. It's time

20 to stop cutting bait and let's go fishing.

21 MR. BURNETT: What you want to do is

22 formulate your own list and then Ed collect the

23 information for the next meeting. I think

24 that's -- that's fine.

25 CHAIRMAN GEORGE: That sounds good.

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1 MR. BURNETT: That will get rid of the
2 sunshine law problem.

3 MR. COX: I'm starting with DFW, ORD, JFK.

4 CHAIRMAN GEORGE: Okay. Is anybody not in
5 agreement we're doing? Mr. Martinelli?

6 MR. MARTINELLI: Just a suggestion, Randy. I
7 would not involve any county staff in this,
8 because I think you've got a little bit of a
9 conflict there. I don't know if you're aware, but
10 some years ago, there was a move -- in fact, it
11 was put on a referendum -- for the county to take
12 over the airport. And so, I think you want to
13 kind of keep that separate.

14 MR. GORMAN: You mean, in other words, with
15 Mr. Wuellner, using him as the -- as the
16 clearinghouse for the actual selection? That
17 may -- that's probably -- may be a good point.

18 MR. BRUNSON: He's talking about when we get
19 to the --

20 MR. MARTINELLI: The workshop.

21 MR. BRUNSON: -- airport and me inviting John

22 Schwab to come in.

23 MR. MARTINELLI: Right.

24 CHAIRMAN GEORGE: Well, at the --

25 MR. MARTINELLI: Or Ben Adams, one of those

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1 guys, yeah.

2 CHAIRMAN GEORGE: That's a point well taken.

3 I think at the next meeting, when the list is

4 submitted, then everybody will vote on how many

5 they want to have on it and who they want to have

6 on it, and so it'll take care of that. So -- so,

7 do you -- anybody -- does everybody understand

8 what we're doing?

9 MR. COX: No. Yes, go ahead.

10 MR. WUELLNER: Yes.

11 CHAIRMAN GEORGE: Okay. Just as -- as a

12 summary, on this subject of airport budget

13 comparative analysis, we are going to -- everybody

14 get their suggestions in to Mr. Wuellner for

15 airport to be used as a comparity -- comparison.

16 MR. WUELLNER: This week?

17 CHAIRMAN GEORGE: This week. He will then

18 get in touch with -- and see about those airports

19 and see about getting the budget. And then at the

20 next meeting, we'll vote on which ones that, no,

21 that's not -- we don't agree with that one, and

22 try to get it down to something that's manageable,

23 and we'll determine that at the next meeting.

24 At the same time, everybody get a list in of

25 who they would like to invite to be on this panel,

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1 you know, discussion. So, at the next meeting, we

2 can come down with the participants and the

3 comparative analysis, and then we're going to go

4 from there.

5 MR. BRUNSON: And there might be somebody

6 that might be willing to do this in -- in your

7 many years in this industry that might want to

8 participate in that.

9 MR. WUELLNER: Well, let's shake it up and
10 see what happens.

11 CHAIRMAN GEORGE: I will entertain your
12 ideas, too, then.

13 MR. GORMAN: How many airports, five? Pick
14 five? Pick four?

15 CHAIRMAN GEORGE: No, we're going to look at
16 the list and we'll decide next meeting how many
17 we're going to pick.

18 MR. GORMAN: I mean, but each person submit
19 five?

20 CHAIRMAN GEORGE: Each person should submit
21 who they would like to have sitting on the panel.

22 MR. GORMAN: Oh, as far as list. I was just
23 talking about numbers of airports to give Ed.

24 CHAIRMAN GEORGE: Oh, okay. I -- I feel very
25 confident that the other members are going to come

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1 up with, you know, as good of a list of airports
2 that are not appropriate or appropriate, as the
3 case may be. I'll have a chance to say yea or nay
4 at the next meeting, so...

5 MR. WUELLNER: So, you do not -- now I am
6 confused. I wasn't, but I am now. We -- we are
7 not soliciting that budget information from those
8 airports until after the workshop?

9 CHAIRMAN GEORGE: Right. But you are
10 contacting them just to make sure that there's no
11 problem in getting a copy of it.

12 MR. WUELLNER: If they're in this state,
13 there's no problem.

14 CHAIRMAN GEORGE: Okay.

15 MR. WUELLNER: It's all public record.

16 CHAIRMAN GEORGE: We're just trying to get
17 the information in, and we make the decisions next
18 time on which of the airports we're going to use
19 and who we're going to invite to be on the panel
20 of those.

21 MR. WUELLNER: Okay.

22 CHAIRMAN GEORGE: And we set the date.

23 MR. WUELLNER: So, you'll determine the list
24 and the members at the next meeting.

25 CHAIRMAN GEORGE: Right.

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1 MR. WUELLNER: Okay.

2 CHAIRMAN GEORGE: Any other comments on that
3 item?

4 Moving right along. T-hangar lease grace
5 period.

6 9.D. - T-HANGAR LEASE GRACE PERIOD DISCUSSION

7 MR. WUELLNER: This -- this was Mr. Gorman's
8 item, and it had to do with his -- he came in and
9 made a request that y'all be given the opportunity
10 to -- to expand upon the T-hangar eviction appeal,
11 if you will. And I -- I promised him I'd get it
12 on the agenda.

13 CHAIRMAN GEORGE: Did a good job.

14 MR. GORMAN: Just, in other words, the --
15 just add -- it's very simple. In other words, at

16 times, you get personalities involved in things.

17 At times, you get contentious issues.

18 If you add the same -- you can actually ask
19 Doug, but you can add the identical addendum to
20 that issue. When you go to the one that we
21 changed for airport access, just add those words
22 to the backs of the lease.

23 So, if you get a contentious issue,
24 Mr. Wuellner can defer to the board. He can say,
25 okay, you have a problem with your lease, write

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1 letters to the board.

2 If two or more board members want to have a
3 hearing, we have a hearing. If you don't get two
4 or more board members, after soliciting them with
5 letters, don't have a hearing, then the decision
6 rests with Mr. Wuellner.

7 That does two things. It provides balance,
8 so someone does not feel in the public that they

9 have one issue, or that they've been wronged, for
10 instance, by the director. And it at allows the
11 director, should he be prevailed upon by some
12 contentious individual, that he can get out of the
13 thing and just defer it to the board and put that
14 in terms of the lease. It's -- what was it, five
15 sentences you had in that, Doug? It fixed it.

16 CHAIRMAN GEORGE: What's -- what's in the
17 lease now, Mr. Wuellner?

18 MR. WUELLNER: Currently, it provides --
19 your -- your lease is covered by your lease
20 policy --

21 CHAIRMAN GEORGE: Right.

22 MR. WUELLNER: -- not surprising. But it
23 provides for an application of a late fee after a
24 ten-day grace period on -- on the lease. And then
25 it further then, after that, triggers a 30-day --

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1 a notice of default, for lack of better terms --

2 CHAIRMAN GEORGE: Okay.

3 MR. WUELLNER: -- and a 30-day period to
4 cure.

5 CHAIRMAN GEORGE: Okay.

6 MR. WUELLNER: Following that, then your
7 policy says that that lease is terminated and we
8 resume the premises.

9 CHAIRMAN GEORGE: Okay. I think you have a
10 very good point there. We can add that on as an
11 option to the lessee --

12 MR. GORMAN: Don't change anything on it.
13 Don't change the lease at all. Just add that --
14 that -- that situation where --

15 CHAIRMAN GEORGE: Just add it to our lease
16 policy.

17 MR. GORMAN: Exactly.

18 MR. WUELLNER: Yeah. We would add it on --
19 we would create -- probably create a section or --

20 CHAIRMAN GEORGE: When do you plan on
21 updating that next?

22 MR. WUELLNER: We can do it anytime you want.

23 That's the beauty of the way we went about it.
24 So, we can create a section and we'll bring it
25 back to you next month with the language in the

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1 policy, and you can adopt it.

2 CHAIRMAN GEORGE: All right. Any public
3 comment on what we're talking about doing?

4 (No public comment.)

5 CHAIRMAN GEORGE: Any board comment?

6 MR. BRUNSON: Yeah, I don't know if this is
7 the proper time, but we're talking about T-hangar
8 leases and -- and hangar leases. And we have the
9 waiting list that we keep talking about.

10 MR. GORMAN: Yes.

11 MR. BRUNSON: And I think we do -- you know,
12 what happens now, I understand, is this list, at
13 the end of the year, whatever, we send out a
14 registered letter or some letter --

15 MR. WUELLNER: We make contact, yes.

16 MR. BRUNSON: We make contact and say, hey,
17 Randy, you still want to be on the list for a
18 hangar?

19 CHAIRMAN GEORGE: Right.

20 MR. BRUNSON: And naturally, I say, well --

21 CHAIRMAN GEORGE: That's already in our
22 policy, that we do that.

23 MR. BRUNSON: Right.

24 CHAIRMAN GEORGE: Okay.

25 MR. BRUNSON: What is -- what is -- where am

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1 I now? Well, you're at 125 now. Oh, yeah. Keep
2 me on there.

3 CHAIRMAN GEORGE: Okay.

4 MR. BRUNSON: What I want us to think about
5 is, I think it's time that we thought about having
6 some financial deposits if people are really
7 sincere about having a lease, and make it
8 substantial, that they're on the waiting list for

9 X amount of dollars, and I think this will show us

10 a better list of who is really --

11 CHAIRMAN GEORGE: Yes.

12 MR. BRUNSON: Now, that -- that might need to

13 be an agenda item, instead of tacked on to Jack's,

14 but I'd like the board to be thinking about that.

15 CHAIRMAN GEORGE: Why don't we let the staff

16 think about it.

17 MR. WUELLNER: I think you -- yeah, I don't

18 have a conceptual problem with that, but there are

19 two things I think we ought to seriously consider

20 in building a policy statement to that effect, and

21 one is, I don't -- I -- it's problematic to

22 develop what amounts to an escrow fund for these

23 and track that year after year after year after

24 year, and we're responsible for that money and

25 creating an account that's noninterest bearing and

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1 all of that, in order to comply with Florida

2 Statutes. Because it's nothing less than a --
3 than a deposit account that you're holding with --
4 for no purpose in the sense.

5 What we can do, though, is maybe at the
6 appropriate -- I think maybe an appropriate place
7 for putting this, rather than doing it at the time
8 of just getting on the list, is doing it before
9 you begin the T-hangar construction projects.

10 Because in a sense, you're taking that -- that
11 T-hangar waiting list and matching it to a
12 T-hangar construction project, and those people
13 that are serious about it, put a deposit down and
14 they have a space in that. It helps you make the
15 decision to begin a capital development project
16 for a building without just carrying the
17 financial --

18 CHAIRMAN GEORGE: Rather than a deposit, make
19 the signing up for a lease an agreement, and part
20 of that agreement says you agree to pay one
21 month's rent if we bring it up to you and you turn
22 it down.

23 MR. WUELLNER: Well, that's another

24 alternative.

25 MR. BRUNSON: This is something I want to

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1 think about and --

2 MR. WUELLNER: Collecting may be --

3 CHAIRMAN GEORGE: Okay.

4 MR. GORMAN: I might say, these are two

5 completely distinct issues, but that's a great

6 idea, because it really flushes out the list. But

7 it's completely distinct for the balance issue

8 with the lease --

9 CHAIRMAN GEORGE: That is something else to

10 discuss. You're going to say something, Mr. Cox?

11 MR. COX: Yeah. Can we go back to discuss

12 the point that was brought up?

13 CHAIRMAN GEORGE: No, not yet.

14 MR. WUELLNER: The other -- well, the other

15 issue -- I need clarification, too -- is it was

16 brought up in the context of T-hangar leases.

17 But -- but is this for development within the
18 policy, is it a policy relative to leases? If so,
19 it's -- you know, we develop the wording a little
20 broader in scope and, you know, it --

21 CHAIRMAN GEORGE: Put it in three
22 different --

23 MR. WUELLNER: You know, a corporate hangar
24 has the same right of appeal. I don't -- I don't
25 know that it hurts to include your tenants in

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1 there.

2 MR. GORMAN: To me, it provides balance. It
3 provides a way out for either party. And the
4 bottom line will be the board. And I think that
5 would save him from contentious issues, and it
6 will -- it will save people from accusing the
7 Airport Authority of unfair practices.

8 CHAIRMAN GEORGE: I have a problem with us
9 having an agenda item that has three lines, and

10 then us trying to make a decision today on it. I
11 would prefer to say, okay, we discussed it. You
12 know what we're looking for. Put something
13 together and the verbiage with those options in it
14 and let's bring it back at the next meeting and go
15 over it.

16 MR. WUELLNER: Well, that was the intent of
17 the agenda item. It was not to adopt it today.

18 CHAIRMAN GEORGE: Okay. Fine.

19 MR. WUELLNER: It was simply to direct us to
20 develop the policy statement for your approval at
21 next meeting, or not do anything.

22 MR. GORMAN: Can I ask Doug if there's any
23 problem with just adding that same -- that same
24 verbiage to the bottom of the leases?

25 MR. BURNETT: It's different than just the

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1 cart issue, so I've got to use a little -- I've
2 got to think about it just a little bit on making

3 sure it all jives with the other terms of the
4 lease. So, I -- and we're -- if we're talking
5 about beyond just the T-hangar lease, then I need
6 to look at all the -- all of the lease language.

7 CHAIRMAN GEORGE: I don't see why --

8 MR. BURNETT: I think in concept it's pretty
9 easy to do, though.

10 CHAIRMAN GEORGE: I don't see why the lease
11 document itself has to be changed at all. The
12 lease says you pay your bill. If you don't pay
13 your bill, you get termination.

14 Then the come in and say, What are my
15 options?

16 Here is a procedure that we all operate by.
17 This is the option right here.

18 MR. BURNETT: Okay. So it wouldn't be -- it
19 would only be in the policy.

20 CHAIRMAN GEORGE: Yeah.

21 MR. BURNETT: It wouldn't be something
22 specified in the lease. And I -- I'll tell you, I
23 like that for a simple reason of --

24 CHAIRMAN GEORGE: Simplicity.

25 MR. BURNETT: -- it's simple, and the only

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1 thing that I was thinking of originally, and I've
2 litigated a lot of landlord/tenant disputes, is
3 the issue of undermining the power of your
4 executive director and every time you have people
5 coming in on lease issues. But I don't think you
6 create that situation. Or, what you wind up with
7 is people -- what I conceive happening when you
8 have situations where -- where the executive
9 director may not be in a strong position or -- or
10 somehow or another his position's not as strong as
11 it would be if this policy wasn't in place, that
12 folks may purposely always be behind on the rent.

13 You may always have everybody's always 60
14 days behind on the rent because they know by the
15 time it gets set for the board meeting, then they
16 can just come in and pay their rent.

17 But I'm not sure the way you're structuring
18 it, that that's going to be created, but that is
19 something that I guess you would want to --

20 CHAIRMAN GEORGE: Well, if you would make
21 your input then to Mr. Wuellner so that we can
22 bring it up the next meeting --

23 MR. BURNETT: Absolutely.

24 CHAIRMAN GEORGE: -- we'll move on to the
25 next agenda item.

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1 MR. BURNETT: Yes, sir.

2 MR. COX: I haven't even got my discussion
3 point out yet, and you're moving on to the next
4 agenda item.

5 CHAIRMAN GEORGE: Well, you can't keep up
6 with us.

7 MR. COX: I had my hand up about five times.
8 You guys are kicking in and discussing this
9 bullshit. Listen, this is not a deal where we

10 give -- take away from the executive director the
11 authority. Yes, it is. Because you end up
12 sitting in quasi-legal judgment on a person. You
13 do.

14 And if I'd have been at that meeting where we
15 did the IDs, I wouldn't have voted for it, either.
16 It's ridiculous to have somebody coming in here
17 and -- and soliciting the board every time they
18 don't like the issue of the director saying, I'm
19 sorry, you're out of here.

20 MR. GORMAN: The beauty of it, though, Bob,
21 seriously, is the fact that you get a letter, we
22 all get a letter. It's from somebody. And you
23 decide it's a crank letter, you just throw it
24 away. And the executive director's power is
25 intact. We're leaving it intact. We want it

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1 intact. He's making the decisions.

2 But it does allow a balance for someone to

3 petition the board. And if we throw away the
4 letter, the board has been petitioned and the
5 board has failed.

6 MR. COX: How many people on the airport have
7 had this problem?

8 MR. GORMAN: There's been a few. And there's
9 been no outlet. As this airport grows, especially
10 with that lease --

11 MR. COX: The outlet's right there
12 (indicating). He makes the final decision.

13 MR. GORMAN: Bob. Bob. We've had --
14 seriously. I don't -- with -- you -- you will
15 probably get problems when you get to that hangar
16 list, and then people say, oh, I was on the list
17 but they passed me by, then he'll want it. The
18 executive director will want it.

19 CHAIRMAN GEORGE: That's a different subject.
20 Don't listen to that. That's a different subject.

21 MR. GORMAN: Well, but that's going to be
22 useful for here --

23 CHAIRMAN GEORGE: This particular agenda item
24 then has been discussed --

25 MR. COX: Table it for the next meeting.

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1 CHAIRMAN GEORGE: So we can see something in
2 concrete. So, moving on to the next -- the next
3 agenda item that I have is the Fly-By.

4 9.E. - FLY-BY CAFE

5 MR. WUELLNER: As luck would have it, I
6 didn't carry the stuff out.

7 MR. COX: Oh, it must have been on your list.

8 CHAIRMAN GEORGE: It is. Right here.

9 MR. WUELLNER: Do you have a copy of it?

10 MR. BURNETT: I see --

11 MR. WUELLNER: I'm going to let Doug -- he
12 has -- he has the same agenda I do, because it
13 says it on mine, too.

14 MR. COX: I've got it.

15 MR. WUELLNER: In any case, we -- we provided
16 information. Based -- just a brief history,
17 without getting into any significant -- we

18 provided you a chronology for your information
19 that was provided over the weekend. But the
20 bottom line is, the -- the restaurant has elected
21 to surrender their lease to the Airport Authority.
22 In consideration of that, the Airport Authority
23 has retained ownership of some furnishings and
24 restaurant equipment up there.

25 We have at least three different folks

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1 already expressing interest in just a couple of
2 days. What -- it's certainly in the airport's
3 best interest to get someone in there as fast as
4 possible before it becomes a community issue that
5 it's not, there's no restaurant again.

6 CHAIRMAN GEORGE: Right.

7 MR. WUELLNER: We -- we are just really
8 looking for two things. One, you've got to ratify
9 the termination of the lease agreement, which --
10 which I think we provided to you electronically.

11 CHAIRMAN GEORGE: Right.

12 MR. WUELLNER: So, you just need to kind of
13 agree with that. The other part of it is, I need
14 some direction, because ordinarily we develop, you
15 know, a lease, have a discussion, and go on and on
16 and on. And a month later, well, maybe got a
17 lease in front of you, and that whole time the
18 restaurant's not open.

19 Do you wish us to do that screening, allow
20 some -- you know, maybe enter into the lease with
21 somebody, get it going? Do you want to provide
22 direction to that? Do you want to just maintain
23 that 30 days and not have a restaurant for at
24 least that period of time?

25 You know, what -- I need some direction on

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1 how you want me to fill the gap. Is it important
2 to you to fill it in an instant form and have
3 someone in there and -- and get it going and bring

4 the lease to you later?

5 CHAIRMAN GEORGE: You know our needs. What
6 do you suggest?

7 MR. WUELLNER: My suggestion is, we -- you
8 know, we beat the bushes for a couple of days.
9 We've already got a few to start picking from.
10 Try to meld that with the interest of the airport,
11 and if they're willing to begin operations in
12 advance of the lease, then let's get them in and
13 get them running.

14 CHAIRMAN GEORGE: Okay. Do we have any
15 notification of public requirement?

16 MR. WUELLNER: There is some risk on both
17 parties here, but the lease is the lease. I don't
18 see that significantly changing, you know.

19 CHAIRMAN GEORGE: Okay. Any public comment?

20 MR. SLINGLUFF: I think the -- the restaurant
21 is a -- is a terrific value added service to the
22 airport community. And so, whatever we can do to
23 fast-track another restaurant in there, we really
24 need to do that.

25 If -- if it affects Aero Sport directly,

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1 everyone assumes that we're connected directly to
2 the restaurant. And a lot of people fly in.

3 There's a lot of disappointment all the time.

4 And hopefully we can find a tenant that is
5 sensitive to the airport users' needs and -- and
6 their time schedules. Thank you.

7 CHAIRMAN GEORGE: Uh-huh. Mr. Knight?

8 MR. KNIGHT: The -- the control tower
9 receives plenty of comments in regards to the
10 restaurant being open or not. I can tell you for
11 sure that there's plenty of comments, not very
12 good, but they really -- pilots fly out of their
13 way to get to St. Augustine, check out lunch,
14 breakfast, whatever the case may be.

15 They're really disappointed when they spent
16 their money to fly here and it's not available. I
17 would recommend that they get a restaurant

18 facility as soon as possible.

19 CHAIRMAN GEORGE: Okay. Thank you. One
20 comment. When your airport personnel are hearing
21 comments, positive or negative, I assume that they
22 are being passed on to Mr. Wuellner so he's aware.
23 That's a good answer. Yes. Please do that in the
24 future. Okay.

25 MR. MARTINELLI: One more comment.

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1 CHAIRMAN GEORGE: Yes, Mr. Martinelli? You
2 can do it from there.

3 MR. MARTINELLI: Okay.

4 MR. BRUNSON: No. I can't hear.

5 MR. MARTINELLI: My point is, one of the
6 sticking points in talking with Allison over a
7 period of time, she felt -- I don't know how valid
8 this is, but she felt that one of the keys to her
9 making it was the catering service. And for quite
10 a period of time, she did not have it. I

11 understand she was about to get it, but she went

12 bust.

13 So, in the future, is it possible for you to

14 work out something right up front with the new

15 lessee on, you know, catering? Because that I'm

16 sure would sweeten the pie and make it much more

17 financially solvent.

18 MR. SLINGLUFF: We have with previous tenants

19 and -- and people investigating whether or not the

20 restaurant is a viable entity at the airport.

21 Bryan has always brought me into the discussions

22 with the potential clients. And I say right up

23 front, realize that catering and providing the

24 flying public restaurant services is the business,

25 and if you do it on a reliable fashion, there's a

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1 lot of business out there. I mean, there's a lot

2 of business. Dave's numbers, you know, those

3 airplanes are coming in here. They want services.

4 Aero Sport has elected not to be in the food
5 service industry. We have a hard enough time with
6 our own industry.

7 CHAIRMAN GEORGE: But you direct them to
8 where to go, right?

9 MR. SLINGLUFF: Yeah. Yeah. We do. And if
10 somebody wants that catering, it is right there
11 for them. Our only requirement --

12 CHAIRMAN GEORGE: So, based on your other
13 comments, you would support, you know, a good
14 restaurant there with catering recommendations.

15 MR. SLINGLUFF: Yes. And we -- we can
16 provide the contact for the catering, along with
17 our other catering contacts. The customer decides
18 who's reliable.

19 CHAIRMAN GEORGE: Yeah. Okay.

20 MR. SLINGLUFF: That's really what it comes
21 down to.

22 CHAIRMAN GEORGE: Any other public comment?

23 (No further public comment.)

24 CHAIRMAN GEORGE: Mr. Cox?

25 MR. COX: Thank you, sir. In Michael's -- I

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1 don't want to say defense -- but, I mean, to
2 support what Michael has to say, the jets coming
3 in are going to want like five star catering, and
4 they will not -- they will not put up with
5 anything less than that.

6 So, if -- and it would be hard for Aero Sport
7 to sign on and say, we support you, this is it,
8 because the restaurant does the catering for it,
9 and for him to agree to that, and -- and to -- you
10 know, it's not a bad idea to sweeten up the pot
11 for the restaurant, but for them to say a hundred
12 percent, this is going to be -- the restaurant's
13 going to cater for us, you couldn't do that.

14 Because, like I said, the customer's going to
15 find the best value, and they're going to go
16 with -- and actually, the folks that are asking
17 for the catering, they don't care about value;
18 they want the best stuff.

19 CHAIRMAN GEORGE: Yeah.

20 MR. COX: So, it's got to be five star stuff,
21 all -- you know, platters of this and that. My
22 point is, if it turns out after the first two
23 weeks that they're not doing a good job, that's
24 it. That's what's going to happen, with the
25 catering, anyway.

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1 CHAIRMAN GEORGE: The previous leases, have
2 we had something in there about the quality of
3 their performance that we can terminate the lease?

4 MR. WUELLNER: Not related to catering or
5 something along that line.

6 CHAIRMAN GEORGE: You might want to consider
7 that for a new one. I know with the hospital, we
8 had a big discussion when we brought a pharmacy --
9 pharmacist in on a contract basis to take over,
10 and he basically said, I've got a problem; you've
11 got all of this clauses in here that, you know, if

12 you don't like me, you can throw me out. And I --

13 I can't live with that.

14 And I said, Well, what do we do if we don't

15 like you? You know, it's our name, you know, and

16 it's Mike's name. And so, I think we need

17 something in there that we have some -- some

18 clout.

19 MR. GORMAN: Okay. We had -- we have two --

20 a little bit separate operations. Now, correct me

21 if I'm wrong. In other words, when Mr. Slingsluff

22 has a jet come in -- and I agree totally with Bob,

23 that he wants five star. We've got to have a five

24 star -- we have to have the presentation, the food

25 has to be perfect.

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1 And yet, for begin -- but the other point is

2 for a restaurant to do enough volume to stay alive

3 up there, can they produce five star at some kind

4 of a rate that will allow them to do that volume?

5 And so, I wonder if -- you know, it's going to --
6 you need to be able to serve both needs of the
7 restaurant. I just don't know, being -- not being
8 a restaurateur, how hard that is. But you've got
9 to serve --

10 MR. COX: I just don't think the restaurant
11 can do it.

12 MR. GORMAN: You've got to do the volume, but
13 you've got to have his -- his needs served. I
14 don't know who hard that is. But maybe that
15 should be something that Mr. Wuellner interviews
16 for. And I -- I'll leave it at that.

17 MR. WUELLNER: I think we're going to do our
18 best to find a match --

19 MR. GORMAN: Exactly. Who knows.

20 MR. WUELLNER: -- a match that works. I
21 don't know how else -- how else to promise it.
22 You know, you've got companies that are focused on
23 catering, you've got those that are in the
24 restaurant business.

25 MR. COX: You could do a comparative

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1 analysis.

2 CHAIRMAN GEORGE: Comparative budget analysis

3 is what you want him to do.

4 MR. MARTINELLI: An operational audit.

5 CHAIRMAN GEORGE: Is that on?

6 MR. WUELLNER: No.

7 MR. RODERICK: You guys need to get the

8 gloves back.

9 CHAIRMAN GEORGE: Mr. Brunson has the floor.

10 MR. BRUNSON: First of all, I want to go back

11 to the termination of the Allison's Fly-By. And

12 based on the memorandums I received, that there's

13 certainly no reason we should pursue -- pursue any

14 arrears, because we're going to receive goods and

15 inventory that far outweigh that.

16 MR. WUELLNER: Right.

17 MR. BRUNSON: Is that true?

18 MR. WUELLNER: That is true.

19 MR. BRUNSON: Legally, can we terminate her
20 lease quickly?
21 MR. BURNETT: No. The lease -- and one of
22 the things that I did when I got in -- involved in
23 the loop initially with Cindy Hollingsworth,
24 and -- and Ed Wuellner brought me in, under the --
25 under the thought that it was going to be an

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1 eviction action to evict her because of the --
2 because of the nonpayment of rent, I actually
3 called Allison and talked to her about the
4 situation, what was going on. And she intended
5 on -- on vacating the property.

6 And so, we discussed sort of what had gone on
7 in the history. And I set up a meeting with her
8 and -- and your staff. And Bryan Cooper was there
9 as well. And what I did was I drafted the
10 document that you've seen, that's here for you to
11 consider today, is this release and bill of sale,

12 releasing her from the lease, and in exchange as
13 part of that, the airport would get these items of
14 equipment, which appear to me, from a lay
15 standpoint, to be what you need to run a
16 restaurant in that location, although there may be
17 other things needed. It certainly comes with the
18 big range and the fryer and big freezer and big
19 refrigerator and those kind of things.

20 The other thing that's in the agreement,
21 though, that -- that I think is sort of an
22 intangible, I don't know what price you put on it,
23 but you've got a sign out there that says "Fly-By
24 Cafe."

25 And in this agreement, it preserves in the

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1 airport the right to be able to continue to use --

2 CHAIRMAN GEORGE: Good.

3 MR. BURNETT: -- the Fly-By Cafe, which may

4 have value to you. Certainly, the sign on the

5 building has value to you.

6 CHAIRMAN GEORGE: Do we also get the liquor
7 license? That's something that's easily saleable
8 to convert to cash.

9 MR. BURNETT: No, we did -- we did not get
10 the liquor license. And -- and the value of the
11 liquor license versus the value of what was owed
12 may not have aligned themselves.

13 But I think the value of the equipment that
14 you got probably far exceeds what was owed. And
15 so, even getting what -- what you got was --

16 CHAIRMAN GEORGE: Okay. Since we own the
17 equipment, and I assume we would make that
18 available --

19 MR. BRUNSON: That's the main thing. This
20 agreement, I think, is perfect. So, we get that
21 put aside and -- but I think it's --

22 (Pause in the proceedings.)

23 MR. BRUNSON: I think it's paramount that we
24 find a compatible restaurant person that can run
25 the restaurant, that also can provide this

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1 catering service to the caliber that's -- that's
2 needed. Otherwise, it's been proven, just by
3 being a restaurant, it's not working.

4 CHAIRMAN GEORGE: That's -- absolutely.

5 So --

6 MR. BRUNSON: We've got to find somebody.

7 And -- and also what needs to be said is, that
8 when we have special functions that -- and I'm
9 sure that Aero Sport is going to do this, and
10 different -- just like I think a lot of -- I don't
11 think we gave Allison the support that was due her
12 for the Super Bowl.

13 And I -- I think we made that mistake, and I
14 hope that our next person that runs the
15 restaurant, that we'll do everything we can as a
16 board and as FBO and as other Grumman and so to
17 support that person to where they make money and
18 stay there a long time.

19 But I would recommend that Ed interview

20 people, and I feel confident that he knows what's
21 needed there, and to give us a list and do it
22 quickly.

23 CHAIRMAN GEORGE: Okay. I would assume,
24 since we own this valuable equipment, that the
25 lease rate would go up, because we're providing

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1 it.

2 MR. WUELLNER: I would assume so.

3 CHAIRMAN GEORGE: Okay.

4 MR. BURNETT: And I think you also see a
5 little bit different lease in that it will have a
6 provision in there related to the maintenance,
7 that the tenant will maintain that equipment.

8 CHAIRMAN GEORGE: Absolutely would have to
9 be, yeah. But Mr. Brunson brings up a good point.

10 There have been X number, you know, of restaurant
11 failures there, and they've failed for some
12 reason. And I think that Mr. Slingsluff is close

13 enough to that operation and knows what's --
14 what's needed.

15 And whenever we talk to somebody, they've
16 got -- they've got a -- we can't put them in
17 business just so we go through this again, you
18 know, a year and a half from now. And I think
19 that he could find out --

20 MR. WUELLNER: He's offered his assistance
21 in -- in that evaluation.

22 MR. GORMAN: That's a good point. There's
23 one thing I've often thought about. In other
24 words, I've noticed that the nonflying public.
25 The flying public all knows about the restaurant.

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1 They all know about it; they go in there.

2 The nonflying public doesn't -- a lot of them
3 never knew about the Fly-By Cafe. Now, I think is
4 it 60,000 people that drive by a day on U.S. 1?
5 But the signage is not -- I used to be in the

6 advertising business a long time ago. The signage
7 is not really -- it doesn't have a lot of impact.

8 And it would be nice to try to --

9 CHAIRMAN GEORGE: The parking doesn't,
10 either.

11 MR. GORMAN: Yeah, well, we're going to --
12 the parking, I don't even want to discuss now.

13 But the signage doesn't have a lot of impact. I
14 wonder what you could do to provide a little bit
15 better signage. I just -- I mean impact sign,
16 something that's going to gather people for the
17 lunch crowd. That was just a thought I always had
18 of that idea.

19 CHAIRMAN GEORGE: Also something to look at
20 is extending the baggage loading ramp to make it
21 an extension of the cafe so that we wind up with a
22 covered area that -- out there that will seat
23 another two rows of tables. And you could
24 probably get ten tables of four people. You could
25 get another 40 people seating out there.

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1 We don't have a problem with parking at night
2 at the airport, do we?

3 MR. WUELLNER: No.

4 CHAIRMAN GEORGE: Okay. So, if they could
5 get to the regular restaurant crowd level, you
6 know, having those other 40 seats out there, you
7 know, and having the air-conditioning capable of
8 it, would be great. I understand it's a problem
9 that the kitchen is not large enough to support
10 that, though.

11 MR. COX: That's an issue.

12 CHAIRMAN GEORGE: So, taking everybody's
13 comments here, I think that the conclusion is we
14 need to do some hard looking at what we can get
15 there and what can be successful.

16 MR. WUELLNER: I agree.

17 CHAIRMAN GEORGE: And if you'd like to --

18 MR. WUELLNER: And the only residual
19 question -- you have two things. One, you've got

20 to deal with that agreement and -- and ratify

21 that.

22 CHAIRMAN GEORGE: Right. I got both.

23 MR. WUELLNER: The second piece is, I -- you

24 know, I need a little more -- you know, do you

25 wish me to negotiate and enter into that lease?

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1 Do you wish me to negotiate, keep them at arm's

2 length until the next Authority meeting? I mean,

3 I need that kind of --

4 CHAIRMAN GEORGE: Fine. Let's take item one

5 first.

6 MR. WUELLNER: Okay.

7 CHAIRMAN GEORGE: I'll entertain a motion on

8 the accepting the agreement that's as presented

9 there to terminate that existing lease.

10 MR. COX: Motion to terminate the existing

11 lease.

12 MR. BRUNSON: Second.

13 CHAIRMAN GEORGE: And I have a second. Any

14 other discussion?

15 (No further board discussion.)

16 CHAIRMAN GEORGE: All in favor?

17 MR. BRUNSON: Aye.

18 CHAIRMAN GEORGE: Aye.

19 MR. COX: Aye.

20 MR. GORMAN: Aye.

21 CHAIRMAN GEORGE: It's unanimous. Okay.

22 Next item, direction to proceed. I really think

23 that Mr. Brunson has a good point there, and --

24 and everybody does, that we need to know what

25 facilities are required to make that a successful

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1 operation.

2 Now, if we're trying to get the -- the

3 catering public in, you know, if we can't have a

4 kitchen that's big enough to do both, then we've

5 got to look at, you know, can anybody make any

6 money just turning it into a catering operation,
7 you know, with vending machines for sandwiches and
8 a couple of tables out there and get away from the
9 booze.

10 MR. WUELLNER: Well, perhaps we can get to
11 this point: If -- if -- don't want to just the
12 word joint determination, but if there -- you
13 know, if we can come to an agreement with Aero
14 Sport that the scope of what's being proposed up
15 there appears at least to be adequate, you know,
16 can we -- can we move forward with getting
17 somebody in there moving?

18 If -- if it -- after discussing with people
19 who do this for a living, that, you know, an
20 either/or is -- is the way it's -- you know, if
21 you're doing the restaurant, you just really can't
22 support catering out there; if you're doing
23 catering, it's really not a good restaurant for --
24 for space reason, if nothing else, then we can
25 certainly explore -- you know, that kind of pulls

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1 it out of that -- that realm, and I think we need
2 to really talk to y'all about it, because it
3 becomes entirely different than what was
4 envisioned there.

5 CHAIRMAN GEORGE: Okay. Do you need some
6 help from any one member of the board putting
7 together that list of what, you know, a restaurant
8 needs to have to make it successful?

9 MR. WUELLNER: Actually, I have a minor
10 background in that kind of an area.

11 CHAIRMAN GEORGE: I thought you did.

12 MR. WUELLNER: You were hoping I'd say that.

13 CHAIRMAN GEORGE: Getting so hard to suck
14 these things out.

15 MR. WUELLNER: Yeah. Yeah. I have a fair
16 idea what's involved in both aspects of it. And,
17 you know, I think -- I think we can get -- if it
18 can be made to work up at that location. And
19 square footage is an issue up there.

20 We had already asked just, you know, sometime

21 during the course of the last year -- I don't
22 think we've gotten anything back on it, but we had
23 asked our engineer to look at some of the options
24 that were available to deal with adding some
25 square footage up there, which, you know, talks to

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1 your issue of the old loading area and all of
2 that.

3 You know, we have not gotten any of those
4 options on the table. Obviously, they're not in
5 the capital program there, you know. But -- but,
6 at the same point, we need to have some idea of
7 what's involved in doing that. It's something
8 that needs to be done long term no matter what.

9 CHAIRMAN GEORGE: Yeah. So, let me -- let me
10 see if I can summarize a direction and see if
11 anybody wants to add to it. You go ahead and put
12 your list down of what you think it takes to be
13 successful in that business and, you know, with

14 the help of Mike, try to get some commitments out
15 of Aero Sport that, in the -- that they will give
16 it a try for the quality, you know, of bringing
17 somebody in. And then go ahead and start talking
18 to somebody about that. And bring back to us at
19 the next one, here's the things that you think
20 long range we're going to have to do to make that,
21 you know, a go.

22 MR. WUELLNER: Okay. So, am I -- am I
23 understanding that the direction is we're going to
24 leave it vacant for 30 days while we do this? Is
25 that -- or we're going to put somebody in there?

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1 We're going to deal with the things we need to
2 augment as a stand-alone issue?

3 I mean, I think, you know, if you're going to
4 try and shorten that time line, then they need
5 some rational --

6 CHAIRMAN GEORGE: If you're going to put

7 some --

8 MR. WUELLNER: -- assurance that it's going
9 to move forward.

10 CHAIRMAN GEORGE: Okay. If you're going to
11 put somebody in there that's going to do exactly
12 what was being done up there before, I don't think
13 you ought to do that.

14 But in the event that you come up with a
15 list, and they satisfy many more items on the list
16 which could be interpreted of giving them the
17 chance of making money, put them in there with the
18 idea that we're going to put the lease, you know,
19 together to the terms that --

20 MR. WUELLNER: Okay.

21 CHAIRMAN GEORGE: -- we used to have.

22 MR. WUELLNER: And if they're in agreement
23 with that approach, then we'll move forward.

24 Otherwise --

25 CHAIRMAN GEORGE: Does anybody on the board

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1 want to be personally notified before he puts
2 somebody in there?

3 MR. WUELLNER: I mean, I'm not -- I'm not
4 going to execute a lease until we bring it back.

5 CHAIRMAN GEORGE: Right.

6 MR. WUELLNER: But if they're willing to
7 operate for three weeks, or whatever the magic
8 number is, until which time as the lease is
9 ratified, then -- then there's nothing -- you have
10 no problem with them starting in advance of a
11 lease.

12 CHAIRMAN GEORGE: Okay. The approval of that
13 lease will not be unreasonably withheld by the
14 board if you cover those points on something
15 different up there that's going to be able to make
16 some money.

17 MR. WUELLNER: All right.

18 MR. GORMAN: Can I ask just one question? Do
19 you have -- have you had any contention with the
20 lease amount being high or low or -- obviously not

21 going to complain if it's low.

22 MR. WUELLNER: It's less about the -- the
23 rent itself than the ability to get people through
24 the restaurant. We've had a lot of issues that
25 are thrown out as, This is the problem, this is

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1 the problem.

2 And frankly, we've spent a good part of last
3 year curing all of those, what I, you know --
4 balance of your staff will certainly agree that I
5 have said from the beginning most of the issues
6 that are being raised is, This is why I'm not
7 making any money.

8 We're not at the core of the problem. We
9 resolved all of those issues, and it still wasn't
10 at the core of the problem, as predicted. So,
11 here nor there. It's not the rental itself. It's
12 the ability to put customers through the
13 restaurant. If you can't put customers through

14 the restaurant, it doesn't much matter what I'm
15 charging for rent. It's doomed to fail.

16 MR. BRUNSON: You know, I would hate to see
17 just the -- the facility turning to be catering.

18 CHAIRMAN GEORGE: I would, too.

19 MR. BRUNSON: I would hate the facility to
20 turn into exactly what it's been, and then
21 running -- going out of business. So, I hope that
22 you can find some person that will open it as a
23 restaurant, not necessarily a bar. I don't think
24 that place is -- a bar needs to be there. That's
25 my personal opinion.

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1 MR. WUELLNER: I agree.

2 MR. BRUNSON: But I hope you can find
3 somebody that has -- has a restaurant and can find
4 one other thing, whether it's catering or special
5 events, that -- that will make this successful.
6 And I -- and I would rely on you to do that.

7 MR. WUELLNER: Find something that doesn't
8 fit the same mold of the three previous.

9 CHAIRMAN GEORGE: I would suggest a sign
10 outside to keep our public from having to go all
11 the way up the steps to find out that it's -- the
12 Fly-By is closed --

13 MR. WUELLNER: Okay.

14 CHAIRMAN GEORGE: -- okay? That concludes
15 all of the agenda -- oh, sorry.

16 MS. McELROY: Can I -- what kind of hours are
17 you talking about? Do you want just a breakfast,
18 just a lunch, just a dinner? Do you want all-day
19 service?

20 MR. BRUNSON: Yes.

21 CHAIRMAN GEORGE: We're leaving that to
22 Mr. Wuellner to look at what's going to make
23 money.

24 MS. McELROY: What -- what is it -- what it
25 did before and it's not worked.

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1 MR. WUELLNER: Well, originally, we've --
2 we've tried to hold the lessee to all three meal
3 periods. They've had the ability within the lease
4 to create, you know, a full bar scenario that went
5 with the restaurant. The problem we've
6 experienced is largely the evening meal ends up
7 being, you know, more like a pub and a bar than it
8 does a restaurant.

9 The early hours, the morning and the -- and
10 the lunch crowd tend to be more restaurant
11 oriented than bar oriented. So, the mix has just
12 not worked. The evening becomes untenable for
13 people that just want to go have dinner and don't
14 want that bar atmosphere.

15 MS. McELROY: So, the -- the airport, though,
16 would like to have something --

17 MR. WUELLNER: Covering all three.

18 MS. McELROY: -- that stretched through the
19 whole day. So maybe you need two leases, someone
20 who -- someone who would like to do breakfast and
21 lunch that would work along with someone who would

22 like to do dinner/bar area, and get two people

23 that would work together and have two --

24 MR. WUELLNER: That's certainly on the table

25 if it works.

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1 CHAIRMAN GEORGE: Leave that on the table.

2 But we -- we really did the public comment before

3 we got into the board comment so -- but Wayne, if

4 you can keep it to --

5 MR. HICKOX: Okay. Just one comment. I'm

6 surprised you didn't pick up on it, Jack, being an

7 ex-ad man. The place never promoted itself. And

8 keep in mind as much business as you can get from

9 the airport, folks, outside traffic is what's

10 going to make the difference.

11 AUDIENCE SPEAKER: Exactly. That's the only

12 way that restaurant will survive. You've got to

13 pull in local and your airport traffic.

14 MR. WUELLNER: Well, and the old rule of

15 thumb in the airport restaurant business was you
16 should only be relying on the airport for about 15
17 percent of the business.

18 AUDIENCE SPEAKER: Right.

19 CHAIRMAN GEORGE: Okay. Well, moving on to
20 the next item, and that's housekeeping.

21 10. - HOUSEKEEPING

22 MR. WUELLNER: I've got just two items, one
23 real quick. Grumman ARFF discussions continue.
24 I'm hoping we'll get some -- some serious
25 information over the next couple of weeks.

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1 Also, you had a request from the MPO to
2 provide a display at the transportation summit
3 that they're hosting up somewhere across the river
4 from St. Mary's -- and I don't remember the name
5 of it -- in October.

6 One, do you want us to put together that and
7 prepare that? The other is -- that's the

8 information there. The other is, I'm trying to
9 get an answer. I had e-mailed Denise about -- I
10 knew the question would come up. We're being
11 asked to attend that event, also, along with
12 staffing a booth, for lack of better things.

13 Does -- does -- in the event you-all are
14 invited to attend -- and I don't know whether it's
15 open to everyone or just the MPO representative or
16 what the deal is with it -- that's what I was
17 trying to get an answer to. Is that something you
18 would like?

19 I think it would be very good for you to
20 attend if you... It's designed toward the
21 legislature, so it's you interfacing your
22 projects, your -- the Airport Authority in front
23 of the legislative delegation, versus selling or
24 doing anything like that.

25 It's mostly just putting the Airport

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1 Authority's issues and projects and things like
2 that and showing just, you know, what a great
3 group of folks you are.

4 MR. GORMAN: Real quick one. Would you like
5 to brief MPO attendees, myself and Buzz, as to
6 what you feel we should kind of target? ST, you
7 know, the small aircraft transportation
8 initiative, you know?

9 MR. WUELLNER: That would be the last thing
10 I'd ever support, but --

11 MR. GORMAN: All right.

12 MR. WUELLNER: But just as the old --
13 surprised Bryan didn't come up. But in any case,
14 the -- what I do think would be helpful is -- is
15 looking toward perhaps that new funding mechanism
16 that's in -- that's coming out here, and I forgot
17 the acronym for it, but it's another source of
18 money for regional transportation.

19 MR. GORMAN: Intelligent Transportation
20 System.

21 MR. WUELLNER: Yeah. There's something in

22 there as another piece of that. As well as
23 interfacing with the Strategic Intermodal System.
24 I think we just -- we focus on what we do best and
25 what segment of the flying public, this airport,

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1 responds to. Because, frankly, no one else in
2 Jacksonville does that.
3 They've got air carrier. They've got a group
4 toward industrial development, and they've got a
5 group for light GA, in a sense. You don't -- you
6 don't -- this is a very unique facility, and I
7 think you need to try and showcase it if you're
8 agreeable to it, and we'll try to put some ideas
9 together.

10 CHAIRMAN GEORGE: What kind of money are we
11 talking about?

12 MR. WUELLNER: We haven't even tried to come
13 up with the ideas to do it. I can't imagine --

14 CHAIRMAN GEORGE: I mean, you can put a booth

15 together costs 20 grand.

16 MR. WUELLNER: Well, I think -- that sounds
17 insane to me.

18 CHAIRMAN GEORGE: You can put a booth
19 together that costs a thousand.

20 MR. WUELLNER: I think you're looking, at
21 most, a couple thousand dollars in materials and,
22 you know, photographic reproduction, that kind of
23 stuff.

24 I don't see any huge -- I mean, I'm not
25 trying to create a booth that we take on the road

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1 to conventions all year. That's -- that's way
2 outside of what we're doing.

3 But I -- but I think you -- you really should
4 participate in this, in -- given my limited
5 understanding. And you should really go up and be
6 involved in that. It's a one-day thing. You
7 know, it doesn't involve -- in fact, it's about a

8 half a day.

9 MR. COX: So, any of the board members --

10 MR. WUELLNER: You got a letter, too, Jack?

11 MR. GORMAN: Yes.

12 MR. WUELLNER: Did that come in the mail to
13 you?

14 MR. GORMAN: Yes.

15 MR. WUELLNER: Did everyone get one of those?

16 MR. COX: Yeah.

17 MR. WUELLNER: Great. Then they are inviting
18 individual -- you know, that was the question I
19 was trying to get out of Denise today, because it
20 didn't -- it wasn't real clear in the letter
21 whether everybody was ultimately invited or
22 just --

23 CHAIRMAN GEORGE: Has the county been invited
24 to put a booth up?

25 MR. WUELLNER: I suspect they -- no. The --

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1 the lettering I got -- and I thought I gave you a
2 copy of the letter, but if I didn't, it's a
3 separate letter than this. Indicated they were
4 just looking at stand-alone transportation
5 facilities. They aren't interested in showcasing
6 the county's road system. They're interested in
7 key infrastructure, stand-alone, independently
8 controlled transportation things within the area.

9 MR. GORMAN: That's why I asked my question
10 of you.

11 MR. WUELLNER: Is that your understanding,
12 too?

13 MR. GORMAN: Yeah. That's why I asked the
14 question of you, is it, in your opinion as
15 director, a direction that you think the MPO staff
16 might take? In other words --

17 MR. WUELLNER: The MPO staff?

18 MR. GORMAN: No, that we should -- we should
19 present to the MPO as being interested in.

20 MR. WUELLNER: I think we -- we initially
21 just respond we want to do that, and I think we've
22 got -- we've got not a lot of time here, but about

23 four weeks to put something together.

24 MR. BRUNSON: I'd like to say, if invited, I

25 certainly would like to go, but I would -- I would

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1 need more information who's going to display and

2 what date it is and --

3 MR. WUELLNER: I can get you the date

4 information.

5 MR. BRUNSON: And before I can make a

6 decision on if it's worth it to --

7 MR. WUELLNER: I think you've got the date in

8 there.

9 MR. GORMAN: Just give me both of these back,

10 if you would, please.

11 MR. WUELLNER: Yeah. I want to say it's the

12 21st of October. It's a Friday. Yeah, Friday.

13 It's basically the morning, and that's it.

14 MR. BRUNSON: I just wonder --

15 CHAIRMAN GEORGE: Question: Other than the

16 advantage of our members going to it, what is the
17 advantage to the airport of us having a booth and
18 participating in this?

19 MR. WUELLNER: I think in this case, you're
20 putting the airport and its role in Northeast
21 Florida in front of the Northeast Florida
22 legislative delegation, which is a message that's
23 lost entirely --

24 CHAIRMAN GEORGE: Okay.

25 MR. WUELLNER: -- in the normal course of

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1 business.

2 CHAIRMAN GEORGE: So, to answer Mr. Gorman's
3 question, you think we should support it.

4 MR. WUELLNER: I do. I think you -- you
5 know, if you're involved in the MPO, you need to
6 be there. And even if you weren't, I'd suggest
7 you try to be there.

8 MR. BRUNSON: Well, do -- is there a cost for

9 having a booth?

10 MR. WUELLNER: There's no cost for a booth.

11 They're -- they're -- it's not open to the public.

12 It's not a, you know -- you know, a summit of, you

13 know, general interest. It's clearly and

14 specifically designed to target the legislature.

15 CHAIRMAN GEORGE: Will we have our Master

16 Plan brochure done by then?

17 MR. WUELLNER: I don't know if we'll have the

18 brochure, but we'll have something meaningful to

19 give them.

20 CHAIRMAN GEORGE: Okay.

21 MR. COX: I think Ed's point is, is that,

22 like you said, the message is lost outside of this

23 venue --

24 CHAIRMAN GEORGE: Absolutely. Right. Got my

25 attention.

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1 MR. COX: -- so -- and -- and you will really

2 get a lot of --

3 MR. WUELLNER: We do something very unique in

4 Northeast Florida that no one else does.

5 MR. COX: Right. That is what?

6 CHAIRMAN GEORGE: You want to have somebody

7 from the tourist development there just to let

8 people know why we're attracting --

9 MR. WUELLNER: I'll come up with a --

10 MR. COX: We have that hoochy-coochy bar.

11 CHAIRMAN GEORGE: That's right. Yes. Okay.

12 Then the -- that's the last of the agenda items.

13 And we go to the Authority members.

14 11. - PUBLIC COMMENT

15 CHAIRMAN GEORGE: I guess we throw it over to

16 public comment. Anybody have any comment?

17 (No public comment.)

18 CHAIRMAN GEORGE: Good.

19 12.A. - MR. RANDY BRUNSON

20 CHAIRMAN GEORGE: Okay. We go to the

21 Authority members for wrapping up their comments

22 at the end. Mr. Brunson?

23 MR. BRUNSON: I've said enough.

24 CHAIRMAN GEORGE: Suzanne's not here.

25 Mr. Gorman?

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1 12.C. - MR. JOHN GORMAN

2 MR. GORMAN: It seems I vote no on so many
3 issues, but the reason is because I want more
4 questions asked. Just trying to kind of --

5 12.D. - MR. BOB COX

6 CHAIRMAN GEORGE: Mr. Cox?

7 MR. COX: Well, to start off with, all of
8 this talk about catering made me hungry. I want
9 to offer my sincere apologies for my loss of
10 collegial discussion a little while ago to the
11 board and to the public.

12 12.E. - MR. WAYNE GEORGE

13 CHAIRMAN GEORGE: Okay. My final comments
14 are I think that we owe Mr. Slingluff a drink.
15 So, let's go celebrate his party.

16 13. - NEXT MEETING DATE AND ADJOURNMENT

17 CHAIRMAN GEORGE: Next meeting is set for

18 October the 17th. We are now adjourned.

19 (Whereupon, the meeting adjourned at 8 p.m.)

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1 REPORTER'S COURT 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 8th day of October, 2005.

13

14

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

15

Notary Public - State of Florida

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My Commission No.: DD102224

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