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ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, September 25, 2023

from 4:00 p.m. to 4:56 p.m.

and 6:04 p.m. to 6:51 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

- DENNIS CLARKE, Chairman
- ROBERT OLSON
- JENNIFER LIOTTA
- MICHELLE CASH-CHAPMAN
- REBA LUDLOW

\* \* \* \* \*

ALSO PRESENT:

JEREMIAH R. BLOCKER, ESQUIRE, Douglas Law Firm,  
100 Southpark Boulevard, Suite 414, St. Augustine,  
Florida, 32086, General Counsel for Airport  
Authority.

CHAD S. ROBERTS, ESQUIRE, The Roberts Firm, PLLC,  
1633 Challen Avenue, Jacksonville, Florida, 32205,  
Aviation Counsel for Airport Authority.

JAIME TOPP, Interim Executive Director.

\* \* \* \* \*

MELISSA SCHROEDER, RPR  
St. Augustine Court Reporters  
17 Pacific Street, Suite B  
St. Augustine, FL 32084  
(904) 825-0570

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1           CHAIRMAN CLARKE: Good afternoon, folks.  
2 Welcome to the St. Johns County Airport Authority  
3 meeting. We'll begin the meeting with the  
4 Pledge of Allegiance.

5           (Pledge of Allegiance.)

6           CHAIRMAN CLARKE: All right. Thank you and  
7 welcome. I'd like to remind -- remind everyone  
8 this meeting is -- excuse me. I'm having problems  
9 with this.

10           This meeting is scheduled to go from 4:00 p.m.  
11 till 5:00 p.m., then we're going to adjourn and  
12 have a budget hearing, and then if we need to  
13 resume this meeting, we will do so at the  
14 conclusion of the budget hearing.

15           Are there -- I suppose we should have the  
16 agenda approval first.

17           MS. LIOTTA: I have --

18           MR. OLSON: The minutes? Well --

19                           MEETING MINUTES

20           CHAIRMAN CLARKE: Are there any -- any  
21 comments on the minutes from August 28th or the  
22 September 11th meetings?

23           MR. OLSON: We don't have September 11th.

24           CHAIRMAN CLARKE: We haven't -- we haven't  
25 received them?

1 MR. OLSON: I haven't received them yet.

2 MR. TOPP: They went out.

3 MS. LUDLOW: Yeah.

4 CHAIRMAN CLARKE: Did they go out?

5 MR. TOPP: They were e-mailed.

6 MS. LUDLOW: I saw the whole video.

7 CHAIRMAN CLARKE: Okay. I haven't reviewed  
8 September 11th myself because --

9 MR. OLSON: Well, the video aren't the  
10 minutes.

11 So the minutes went out -- for 11th, went out?

12 MR. TOPP: Yeah.

13 MR. OLSON: Because we -- I got the 28th. Did  
14 they go out at the same time as --

15 MR. TOPP: No. They went out -- they brought  
16 them in, I think, last week, and we mailed them  
17 right out --

18 MR. OLSON: Okay.

19 MR. TOPP: -- the soft copies. We even  
20 printed -- printed one, didn't we, Reba, for you?

21 MS. LUDLOW: Uh-huh.

22 MR. TOPP: Yeah.

23 MS. LIOTTA: Or maybe we can just move the --  
24 those minutes to the next meeting then --

25 CHAIRMAN CLARKE: Yeah.

1 MR. TOPP: All right.

2 MS. LIOTTA: -- since not everybody's had a  
3 chance to look at them for whatever reason.

4 MS. LUDLOW: Oh. Who didn't get them?  
5 Because I got them. I always go by the office and  
6 ask for a hard copy because I'm a --

7 MR. OLSON: Whew, that's a lot of pages.

8 MS. LUDLOW: -- I'm a yellow-highlighter. So  
9 I know I got mine. So they came out.

10 MR. TOPP: Yeah, they put them out.

11 MS. LUDLOW: Did you get yours, Michelle?

12 MS. CASH-CHAPMAN: Honestly, I don't know, but  
13 I think I didn't get them.

14 CHAIRMAN CLARKE: Well, I think that since no  
15 one is -- we haven't collectively reviewed both  
16 minutes, I think that's a good suggestion, that  
17 we'll defer it to the next meeting.

18 MR. TOPP: Okay.

19 AGENDA APPROVAL

20 CHAIRMAN CLARKE: Now, are there any  
21 modifications to the agenda?

22 MS. LIOTTA: I would have one minor  
23 suggestion. Maybe we can do business partner  
24 updates first, especially in light of the budget  
25 hearing, in case anyone can't stay for the second

1 half, if there is a second half.

2 CHAIRMAN CLARKE: Okay. Okay. I agree.

3 Any other changes?

4 MS. LUDLOW: No, but I think that's a good  
5 idea.

6 MR. OLSON: I think -- well, I don't know how  
7 we want to handle the budget, but in the past when  
8 we've gone to budget hearings, we've had an  
9 approved budget to have a hearing on, and I'm not  
10 sure we're quite there yet because we've had  
11 discussion but not final action on the proposed  
12 budget.

13 So that's just a question. Do we want to have  
14 an equivalent of a work session, plus hearing from  
15 the public at 5:00, or do we want to have  
16 discussion of the budget now to -- and have the  
17 board approve it going on to public hearing?

18 MS. LUDLOW: Mr. Chairman, I'd like to say  
19 something. I guess we have to be recognized to --  
20 you need to recognize us to talk.

21 CHAIRMAN CLARKE: And you are?

22 MS. LUDLOW: Thank you. Board Chairman  
23 Ludlow. And I suggest that budget is all in one  
24 time and we take care of the other business for one  
25 hour and then we can take care of the entire budget

1 and when -- nothing but budget.

2 CHAIRMAN CLARKE: Focus on that? All right.

3 Anyone have an objection to that, any other  
4 members?

5 MS. CASH-CHAPMAN: (Shakes head.)

6 MS. LIOTTA: (Shakes head.)

7 CHAIRMAN CLARKE: All right. That's how we'll  
8 proceed.

9 BUSINESS PARTNER UPDATES

10 CHAIRMAN CLARKE: There being no further  
11 changes to the agenda, we'll hear from our business  
12 partners.

13 Commissioner Dean, welcome.

14 MR. DEAN: Glad to be here. First of all, I  
15 just wanted to report to you that Mr. Topp and I  
16 had a really good meeting a week and a half or so  
17 ago --

18 MR. TOPP: Correct.

19 MR. DEAN: -- had some good discussions, and  
20 hopefully we are going to be working together on  
21 several issues involving financial plans and bonds,  
22 et cetera. And he's going to be meeting with our  
23 budget director, Jesse Dunn, who is the world's  
24 expert on county budgets --

25 MR. OLSON: Yes.

1           MR. DEAN: -- and, I think, can share some  
2 good information.

3           So -- also, I wanted to mention our county  
4 administrator position, which is open, we've  
5 received -- and we've been advertising it. We're  
6 doing a search. And we have -- we closed the  
7 application period a week ago, and we have  
8 105 applications.

9           We're going to be meeting -- the search  
10 committee, there are four of us on the search  
11 committee, and we're going to be meeting on  
12 October 6th to go through the first cut. And we  
13 have a very good search company helping us. And  
14 after that, we're going to narrow -- we're going to  
15 winnow the field down a little bit and probably  
16 present about four or five candidates -- in no  
17 particular ranking, just there are four or five  
18 really good candidates, we think -- to the full  
19 commission. And the full commission will be  
20 interviewing those candidates, in all likelihood,  
21 on October 30th and 31st.

22           And then at the end of the meeting -- if we  
23 finish on the 30th, we won't need to meet on the  
24 31st, but if we go to the -- the final voting  
25 either on the 30th or the 31st for the best



1 candidate. And so that's the process we're going  
2 through with the county administrator if anyone  
3 asks -- asks you about that.

4 I also wanted to mention too, all of you, I  
5 think, are aware of the fact that the Hall of Fame  
6 has moved to North Carolina, and the two -- three  
7 buildings that become the county's upon their exit  
8 are the actual Hall of Fame building with the tall  
9 steeple and the IMAX Theater and audio/visual  
10 building that they were using -- the PGA Tour is  
11 using. And so those properties at the end of the  
12 month -- actually, they actually transferred it to  
13 us on the 1st of September. We're looking at what  
14 we can do with those facilities that would be the  
15 most -- for the most benefit of the residents in  
16 that surrounding area. There are now about  
17 20,000 residents within probably a 5-mile radius  
18 that weren't there 25 years ago when the Hall of  
19 Fame opened in '98.

20 So with that said, I wanted you to know, and  
21 you may have friends that may live in that area or  
22 people you may know, we're having two community  
23 meetings inviting the public to come Wednesday  
24 evening at 5:30 at the county auditorium, so the  
25 first meeting is Wednesday evening at 5:30 in the

1 county auditorium to hear from residents, citizens,  
2 anyone who would like to give -- give suggestions  
3 for the use of those properties, and then also the  
4 next morning at 9:00. So we've got Wednesday  
5 evening at 5:30 and Thursday morning at 9:00 to  
6 take input from -- from the public because we will  
7 be deciding what to do.

8 It's kind of interesting, there's about  
9 35 acres, a large area, of parking that I'm sure  
10 most of you've driven the circle and seen that huge  
11 parking area. They -- they retain -- under the  
12 original agreement in '98, they actually retain  
13 ownership, that is, the PGA Tour, of that 35-plus  
14 acres -- somewhere between 30 and 35 acres. And  
15 that's probably going to be a subject of  
16 negotiation for acquisition by the county, we  
17 think, and then what we could do with that or they  
18 may -- they may just put it out for bid themselves.  
19 So it's going to be sort of exciting to follow that  
20 and see what happens.

21 Also, I think the City of St. Augustine and  
22 the -- and St. Johns County Cultural Affairs had  
23 one of the, I think, best-put-together and  
24 best-received Sing Out Loud events downtown Friday  
25 and Saturday. I think over 25,000 showed up. And

1           it was really a -- really a big lift for the city  
2           and the county with respect to economic impact  
3           because this is the slowest month of the year for  
4           the tourist industry. For us, it's -- is the, you  
5           know, restaurants, hotels, et cetera. All the  
6           restaurants were packed, all the hotels were full.  
7           The hotels on the beach were full, the Marriott and  
8           the Embassy Suite. So that and, I think, adding to  
9           the economy. It was a great concert for those who  
10          missed it. Mumford & Sons were better than ever.  
11          They -- they knocked it out of the park. I was  
12          fortunate enough to attend.

13                 So with that said, if there are any questions,  
14                 I'm happy to respond. If not -- now, Reba, you  
15                 always ask something.

16                 MS. LUDLOW: Well, yes, because I read all the  
17                 questions. And the questions -- the biggest  
18                 questions were: What about the county garage?  
19                 Everybody said, "Why did they close it off? I have  
20                 my monthly, you know, pass, and I couldn't get in  
21                 it and -- "

22                 MR. DEAN: Well, it was closed basically to  
23                 the public so that concertgoers would -- would be  
24                 able to use it. They paid, but, I mean, it was --  
25                 we -- you know, downtown St. Augustine has such

1 little parking alternatives, that the City made the  
2 decision -- it wasn't the county. It's their  
3 parking lot. So the City made the decision to  
4 close it in order for concertgoers to use it.

5 MS. LUDLOW: Right. Well, it was a great --

6 MR. DEAN: I heard about that, too, by the  
7 way.

8 MS. LUDLOW: I'm sure.

9 It was a great success overall. And -- and I  
10 heard that, you know, Friday night, you know, they  
11 had a few glitches, and by Saturday, it was running  
12 like a well-oiled machine.

13 MR. DEAN: Yeah. We actually got e-mails from  
14 people who first said how bad Friday was, but they  
15 congratulated the staff because what took over an  
16 hour to basically go through the system to get in  
17 on Friday night only took five minutes on Saturday  
18 night. They moved a bunch of gates and more --  
19 brought in more people. So it was a good --

20 MS. LUDLOW: It was great.

21 MR. DEAN: -- a good reaction, fortunately,  
22 the staff was able to make and worked well.

23 MS. LUDLOW: No, it -- it was a great success.

24 So what -- what would you estimate monetarily  
25 that meant to the City?

1 MR. DEAN: At least 700,000.

2 MS. LUDLOW: Okay. Thanks. That's what I  
3 wanted to know.

4 MR. TOPP: That's outstanding. Excellent.

5 MR. DEAN: And next week, this coming -- well,  
6 we are in the next week. Friday and Saturday is  
7 the Songwriters Festival.

8 MS. LUDLOW: Yeah.

9 MR. DEAN: And about 50 or so of the top  
10 songwriters from Nashville come and perform. And  
11 you can go online and find that, but like the --  
12 the Colonial Oak facility on St. George Street --

13 MS. LUDLOW: Right.

14 MR. DEAN: -- Prohibition Kitchen, a couple  
15 others. Anyways, they have tremendous  
16 songwriter -- they've written songs for -- huge  
17 number one songs for all the -- you know,  
18 Kenny Chesney and Garth Brooks. So that's  
19 something that I enjoy. I'm from west Texas, so I  
20 enjoy country music.

21 MS. LUDLOW: I can't wait. Yes.

22 MR. DEAN: So I find it thrilling, but you all  
23 may -- that may not be your cup of tea.

24 All right?

25 MS. LUDLOW: That's perfect --

1 MR. DEAN: All right.

2 MS. LUDLOW: -- again.

3 MR. TOPP: Thank you.

4 CHAIRMAN CLARKE: Thank you, Commissioner.

5 MR. DEAN: Yeah.

6 CHAIRMAN CLARKE: Next, Mr. Beyers from  
7 Atlantic Aviation.

8 MR. BEYERS: No comment.

9 CHAIRMAN CLARKE: No comment?

10 Mr. Riera?

11 MR. RIERA: No comment.

12 CHAIRMAN CLARKE: No comment?

13 MR. RIERA: No comment.

14 CHAIRMAN CLARKE: Mr. McKendrick,  
15 Northrup Grumman.

16 MR. MCKENDRICK: Nothing to add. Thanks.

17 CHAIRMAN CLARKE: Nothing.

18 Mr. Pittman? Mr. Pittman is not here.

19 OLD BUSINESS ITEMS

20 CHAIRMAN CLARKE: All right. The next order  
21 of business is to review the interim executive  
22 director's contract. We've all had several weeks  
23 to look at the contract. And what I would ask you  
24 to do -- well, we'll go in order -- alphabetical  
25 order, and if you have any concerns or would like

1 to make recommendations for the board to consider,  
2 I would suggest going in the order of the  
3 12 paragraphs and, you know, make your  
4 recommendation.

5 I presume, Mr. Blocker, we would have to vote  
6 on each change to the contract; is that correct?

7 MR. BLOCKER: Mr. Chairman, you could or  
8 the -- or the board could give direction as far as  
9 the substantive changes just by --

10 CHAIRMAN CLARKE: Okay.

11 MR. BLOCKER: -- a consensus.

12 CHAIRMAN CLARKE: Okay. Yeah, I just like to  
13 keep it orderly so -- and brief so that we can work  
14 our way through it.

15 So start with Ms. Cash-Chapman.

16 MS. CASH-CHAPMAN: I think it's fine as is.

17 CHAIRMAN CLARKE: Okay. Fine as is.

18 Ms. Liotta?

19 MS. LIOTTA: I've reviewed the contract. I  
20 find it to be in good form.

21 CHAIRMAN CLARKE: Good form. Okay.

22 Ms. Ludlow?

23 MS. LUDLOW: I -- I think it's wonderful.  
24 I -- I did have a question, but it's really kind of  
25 a matter of, you know, where the sentence ends or

1 something like that. So I would approve it as is.

2 CHAIRMAN CLARKE: As is.

3 MS. LUDLOW: Like Number 4, you know, "The  
4 term of this agreement shall be from the effective  
5 date, February 28th, for a period not to exceed  
6 six months, unless terminated earlier by either  
7 party in accordance with the provisions set forth  
8 in paragraph 8." And then it says "Additional  
9 six-month extensions may be negotiated if there's  
10 an agreement by both parties."

11 And then I kind of thought instead of  
12 "Additional," it might say "up to six months." Is  
13 that just a matter of semantics?

14 There was nothing. Okay.

15 The 20 weeks after termination -- no, no. The  
16 severance pay --

17 CHAIRMAN CLARKE: Which item are you referring  
18 to?

19 MS. LUDLOW: This is C, the termination  
20 employment.

21 CHAIRMAN CLARKE: Which paragraph?

22 MS. LUDLOW: C. C. Right there under  
23 Terminate --

24 CHAIRMAN CLARKE: Yeah, but there's a --  
25 there's a numerical number. Oh, 7(c)?



1 MS. LUDLOW: Yes.

2 CHAIRMAN CLARKE: Or 8 -- 8(c)?

3 MS. LUDLOW: 8(c).

4 CHAIRMAN CLARKE: 8(c).

5 MS. LUDLOW: 8(c).

6 CHAIRMAN CLARKE: Okay.

7 MS. LUDLOW: And it says that "payment equal  
8 to 20 weeks aggregate salary in accordance -- " it  
9 does say "Florida Statutes" now, so I wasn't  
10 sure -- "as applicable and the Authority agrees to  
11 pay the employee the following...." And I thought  
12 it should be "or remained -- or the remaining term  
13 of the contract."

14 But, like I said, that's semantics. I mean,  
15 and if it's -- if it's what the statute says, then  
16 just ignore me.

17 CHAIRMAN CLARKE: Maybe, Mr. Blocker, can you  
18 confirm that it's a statutory requirement for the  
19 contract?

20 MR. BLOCKER: That's -- that's correct,  
21 Ms. Ludlow, it does reference the statute in there.  
22 And this is, you know, if there's, you know,  
23 severance without cause, the Airport  
24 Authority moves on, there's a Florida Statute that  
25 covers that. Generally, it's 20 weeks. And,

1           again, we did have -- Mr. Topp did have counsel  
2           that reviewed this as well. So that's what we as  
3           attorneys came up with for board approval or for  
4           the direction.

5           MS. LUDLOW: No, I -- I wouldn't argue with  
6           anything for Jaime, but it does say "if employee is  
7           terminated as executive director," and then should  
8           it not say "as interim executive director"?

9           MR. BLOCKER: We can add that.

10          MS. LUDLOW: Okay. Because, until we twist  
11          his arm, if that happens -- no. And I'm fine. I'm  
12          very happy. And I would love to get this settled  
13          so we -- he can't walk out the door.

14          CHAIRMAN CLARKE: Okay. All right. Is that  
15          all?

16          Mr. Olson, any comments to this?

17          MR. OLSON: Yeah, I have a few questions. And  
18          I -- I first want to say I think we're extremely  
19          fortunate -- we're extremely fortunate that  
20          Mr. Topp was immediately available --

21          MR. TOPP: Thank you.

22          MR. OLSON: -- at a very precarious time for  
23          our airport, stepped forward and be our interim.

24          MR. TOPP: My pleasure.

25          MR. OLSON: And very fortuitous and we're

1 lucky that he was available.

2 I guess I have questions. What is the impetus  
3 for changing -- I understand we have an agreement  
4 now, it's a letter agreement, and we have a current  
5 salary. What is -- what is the emphasis -- impetus  
6 for redoing this into this rather more detailed  
7 contract?

8 MS. LUDLOW: I thought Jeremiah answered that  
9 for you before because you asked the same question  
10 and you said "Why are we doing a contract instead  
11 of just an engagement?" and they explained that was  
12 the best way to do it.

13 MR. OLSON: Well, he -- his explanation, as I  
14 recall, is that he -- I believe he said -- I  
15 believe you said you always think it's  
16 preferable --

17 MS. LUDLOW: He said contracts are better.

18 MR. OLSON: -- to have a full agreement. But  
19 we -- we haven't had that for -- well, we  
20 haven't -- this board hasn't -- has chosen to not  
21 do that previously. But, I mean, what is the  
22 impetus to do it now? I guess I'm interested in  
23 knowing that.

24 Is there no impetus other than it's a  
25 recommendation from counsel? Is that -- is that

1 correct? Counsel recommends that -- is that -- was  
2 that the impetus -- impetus for this?

3 CHAIRMAN CLARKE: I believe so.

4 Mr. Blocker?

5 MR. BLOCKER: Thank you. Through the Chair, I  
6 appreciate your resent, Mr. Olson. So that would  
7 be my recommendation. The former executive  
8 direct -- full-time executive director did have a  
9 contract. As a general practice, and especially  
10 dealing with government and public funding and  
11 money, generally contracts for these type of  
12 positions are preferable.

13 MR. OLSON: But it was not recommended  
14 necessarily for our offer to -- it was an  
15 employment letter to our offer to a permanent --  
16 selection for permanent executive director. I'm  
17 just -- it's a point. I know we don't have to  
18 belabor it.

19 MS. LIOTTA: My best recollection of this  
20 offer to Mr. Brienza was that we get him at will so  
21 that we could negotiate a contract, because  
22 typically if there -- like the prior executive  
23 director had certain KPIs for bonus pay, and this  
24 board had not decided on any additional bonus  
25 pay --

1 MR. OLSON: That's right. Yes.

2 MS. LIOTTA: -- so there was no -- there was  
3 nothing to put in a contract as far as additional  
4 compensation. So we were going to start with  
5 at will. I don't think the board ever --

6 MR. OLSON: Yeah.

7 MS. LIOTTA: -- had an idea that we should  
8 never do a contract. It was like at that time, in  
9 that context. We are at a different time and a  
10 different context with a very defined interim  
11 contract that I think we're all comfortable with.

12 MR. OLSON: Okay. Okay. Okay. Good. Okay.  
13 Thank you.

14 Then I guess my other thing is compensation.  
15 What is the current compensation under our current  
16 agreement?

17 MS. LUDLOW: You mean when we were paying  
18 double?

19 MR. OLSON: No, no. What is our, I guess --  
20 someone has this. What's our current compensation?  
21 Does this increase the compensation? I just want  
22 to know.

23 MS. LUDLOW: What do you mean?

24 MS. LIOTTA: It's my understanding that the  
25 compensation in this agreement is the same as the

1 base salary for the prior executive director. No  
2 change. In fact, it would be slightly less because  
3 there's no car -- car payment.

4 MR. OLSON: I'm not so sure because I believe  
5 I heard 200 mentioned and I heard 185 mentioned.

6 So does anyone -- Mr. Topp --

7 MS. LUDLOW: Are you going to argue over 26 --

8 MR. OLSON: -- you know what your current  
9 compensation is. What --

10 MR. TOPP: Yeah. It's the -- basically what  
11 it works out to is about 225, and that is because  
12 I'm not taking any health insurance and I am making  
13 up for -- like you said, the car payment, we're not  
14 getting paid for a car. I don't want that.

15 MS. LUDLOW: Or house.

16 MR. OLSON: Okay.

17 MR. TOPP: Or house.

18 MR. OLSON: Okay. I got it.

19 MR. TOPP: And also the -- the fact that I  
20 have my own medical with the Veterans Association,  
21 thank God, and also the retirement fund --

22 MR. OLSON: Okay. Okay.

23 MR. TOPP: -- that we don't have to fund that,  
24 and it's a whole lot more than what -- what this  
25 comes out to if I would take it.

1           MR. OLSON: Okay. I believe I'm correct on  
2 this, that's considerably more than our -- than  
3 Mr. Wuellner was --

4           MS. LIOTTA: Well, I don't know what the  
5 total -- I don't know what the total cost to the  
6 airport was for the former airport executive if you  
7 count all the benefits and the health insurance --

8           MR. OLSON: Okay.

9           MS. LIOTTA: -- and the base pay and the, and  
10 the and the's. I don't -- I don't -- I don't know  
11 the exact difference, but it does sound that  
12 there's --

13          MR. OLSON: Okay. And none of any of my  
14 questioning, I want to reiterate, is intended to  
15 reflect on Mr. Topp. It's questions and discussion  
16 I think we should have because the compensation  
17 we're -- we're doing are -- that's reflected here  
18 is really equal to what the county pays for a  
19 county administrator.

20          That's -- we're saying that we can rationalize  
21 compensation at the same level -- and we've never  
22 discussed this before as a board -- as a county  
23 administrator that administers a budget of  
24 1 billion or maybe a little bit more -- county  
25 budget? More? More? More?

1 MR. DEAN: (Indicating.) 1.5.

2 MR. OLSON: What? 5 billion?

3 MR. DEAN: We just adopted our budget last  
4 week for the coming year, October 1. 1.5.

5 MR. OLSON: 1.5. And what's the work --  
6 what's roughly the workforce of the county?

7 MR. DEAN: Say -- the workforce?

8 MR. OLSON: Yeah.

9 MR. DEAN: Approximately 1400.

10 MR. OLSON: Okay. Okay. So, I mean, we  
11 should just reflect on that a moment and we should  
12 tie it with like two other things. One is the  
13 provision of five months' termination, because if  
14 we're now in the middle of a search for a permanent  
15 director and we hire one and need to notice to our  
16 interim that we don't -- this contract is  
17 terminated, we are obligating ourselves to at least  
18 \$96,000, plus maybe associated benefits, I don't  
19 know. And that is -- just for perspective, that is  
20 more than half of what revenue we hope to get or  
21 was proposed from 10 acres of hotel frontage for  
22 land lease, 180,000. So --

23 MS. LUDLOW: Thank you for your comments. You  
24 can make a motion.

25 MR. OLSON: The whole thing I'm doing is



1           trying to make sure we all have a perspective on  
2           how we're spending our money, how we're -- how  
3           we're making decisions about funding and looking at  
4           our budget because we are big spenders, but we have  
5           a dwindling capital reserve. And that's my only --

6           MS. LUDLOW: Excuse me, but that's --

7           MR. OLSON: I'm just throwing that out for  
8           discussion.

9           MS. LUDLOW: Yeah, you don't need to correct  
10          us. We've read all of this and we've made our  
11          decision.

12          CHAIRMAN CLARKE: Okay.

13          MS. LUDLOW: So --

14          CHAIRMAN CLARKE: Okay. I'd -- I'd like to  
15          suggest --

16          MS. LIOTTA: I think --

17          CHAIRMAN CLARKE: Go ahead, Ms. Liotta. Thank  
18          you.

19          MS. LIOTTA: -- Mr. Olson makes some good  
20          points. I do think the -- the bringing up the  
21          termination is -- could potentially use a little  
22          bit of additional verbiage.

23                 In my mind, I don't -- we are looking for a  
24          new executive director. That might happen -- it  
25          might take a couple of months. Whoever we hire is

1 probably going to have 30-plus days of notice on  
2 their side. There could be -- there could be some  
3 time. It's unknown how long that's going to take.

4 I don't think that we would want Mr. Topp to  
5 leave the first day that we get a new person in,  
6 that we would want some overlap. I -- and the  
7 six -- this contract is -- starts in August, so  
8 we're already like over a month into it. So it's  
9 not six months from when we approve it. It's  
10 six months total term, which I think is probably  
11 appropriate for that new person to come in and have  
12 a transition.

13 I do, however, think that we may need to  
14 fine-tune the language so that if there's a  
15 handover where there's a change in title, that  
16 that's not considered a termination under this that  
17 would trigger 20 -- 20 weeks of salary. I don't  
18 think that's what the parties intend. But I think  
19 the language may be a little too rigid for that  
20 scenario. So that might need a little bit of  
21 tweaking.

22 MR. OLSON: Yes, I read it twice and I  
23 couldn't be assured that that -- we were protected  
24 on that point. It looked as though it was  
25 five months --

1 MS. LIOTTA: Yeah.

2 MR. OLSON: -- it could be interpreted as  
3 five months.

4 MS. LIOTTA: So I would think that we would  
5 want Mr. Topp to stay for that length of time in  
6 some capacity --

7 MR. OLSON: Yeah.

8 MS. LIOTTA: -- but I think the title  
9 shouldn't drive it --

10 MR. OLSON: Yeah.

11 MS. LIOTTA: -- so when we do get the new  
12 executive director in, we can plan that  
13 appropriately and not worry about it. And that's  
14 not a compensation change. It would be a title  
15 change. But that we should have the flexibility to  
16 do that.

17 MR. OLSON: I think also -- and we need to  
18 understand that -- and this is anecdotal. I have  
19 not done a detailed survey, but I have understood  
20 that other airports like us, the director is funded  
21 at considerably less than the amounts we're talking  
22 about. And I have one that I heard that --  
23 understand that an GA airport near us hired someone  
24 that was one of our finalists for a tad over  
25 100,000. I was told by the search firm that one of

1           our candidates that we were looking at in a final  
2           way was funded at 85,000 a year. Now, that seems  
3           awfully low --

4           MS. LUDLOW: Okay.

5           MR. OLSON: -- but I just think --

6           CHAIRMAN CLARKE: I'd like to address --

7           MS. LUDLOW: Why are we having this  
8           conversation?

9           MR. OLSON: -- we need to have perspective on  
10          this --

11          MS. LUDLOW: Why are we listening to this?

12          CHAIRMAN CLARKE: Are you -- Mr. Olson, are  
13          you able to provide any detail, or should we  
14          undertake to perform a compensation survey, which I  
15          personally would -- would prefer to see us do.

16          MR. OLSON: I would -- I think we should. I  
17          really do.

18          CHAIRMAN CLARKE: Okay.

19          MR. OLSON: And I'm sorry to have dragged  
20          these thoughts into this discussion, but --

21          CHAIRMAN CLARKE: Well, I think it would be  
22          appropriate for the -- for the new permanent  
23          director that we're looking for, but as to, you  
24          know, revising this contract for another  
25          four months, I don't know that we want to dive into

1           that in -- in detail.

2           MR. OLSON:   Yes.

3           MS. LIOTTA:   I think that your point is well  
4           taken.  We should not just go blindly into the next  
5           executive administration hire based on not knowing  
6           what the market is and if our previous  
7           professionals were giving us -- like Mr. Brienza's  
8           offer, that -- that range of salary was based on a  
9           conversation I had with the recruiter.  But if  
10          that's off base for the Florida area, then we  
11          should -- I think it's well worth us taking another  
12          look at that.

13          However, for this contract, it is short term.  
14          Do note that we are not down just executive  
15          director, we're also down a number two.  That  
16          position won't get filled until we get a new  
17          executive director.  So this is really Mr. Topp  
18          running -- you know, having two jobs in a lot of  
19          ways.  So I'm --

20          MR. OLSON:   Yeah.  And --

21          MS. LIOTTA:   -- comfortable with the higher  
22          salary for a short-term contract like this, but I  
23          don't think it should be the default.  For our  
24          permanent hire, we should do some more homework.

25          MR. OLSON:   I agree with both of you.  And I

1 think the other rationale for this is that it --  
2 there is a risk premium associated with it or a --  
3 the short-term range and the unknowing as to  
4 when -- how soon -- long we will need Mr. Topp. So  
5 I think all of those can justify a premium also.

6 MR. BLOCKER: Okay. And if I could,  
7 Mr. Chair, just, if I may --

8 CHAIRMAN CLARKE: Yes. Go ahead.

9 MR. BLOCKER: -- I think we've addressed just  
10 from -- from drafting this, one of the things I  
11 think is important is I believe Mr. Wuellner's  
12 salary when he left, he was getting approximately  
13 2 percent and-a-quarter raises each year that were  
14 automatic. So he was leaving approximately  
15 about -- I think his base salary was about 185, is  
16 the information that I had.

17 When I was negotiating with Mr. Topp's  
18 attorney, I think a couple of things that were  
19 important, and I'll share this with the board in  
20 the Sunshine, is, one, Mr. Topp stepped up to do  
21 this; we wanted to make sure that he was adequately  
22 compensated because it is an interim position.  
23 He's coming out of retirement to do this, but he  
24 has other ventures as well. So one of the reasons  
25 we wanted to build in here for -- to protect the

1        Airport Authority, because I represent you all, was  
2        to make sure that in fairness, that if the board  
3        decided to go in a different direction, if they  
4        were unhappy -- you know, there's for-cause  
5        termination. There's just at-will, "Hey, we're  
6        moving a different direction." So his attorney  
7        was -- asked for that. That's consistent with  
8        Florida Statute. You can modify it if need be.

9                But -- and Mr. Topp was in a difficult  
10       position when he came in. He was taking over a  
11       very, you know, difficult set of circumstances, I  
12       can personally attest. And there was some things  
13       that have been asked. And other -- I looked at  
14       other different interim-specific contracts  
15       throughout the country. Many of them were asking  
16       for additional revenue, additional compensation  
17       Mr. Topp specifically declined.

18               So we felt that was what we negotiated and  
19       came to. Obviously, the board has final approval,  
20       but Mr. Topp did turn down -- you know, there were  
21       housing allowances, car allowances. There was all  
22       sorts of additional compensation.

23               So, you know, again, for what it's worth,  
24       that's how we arrived at that. It seemed like a  
25       fair, based on the circumstances in him stepping

1           into, you know, I think we all agree, a difficult  
2           situation, managing it, with the understanding it's  
3           an interim position.

4           You know, a full-time position, I think we  
5           would negotiate differently, come to a different --  
6           different circumstances, candidly. So...

7           CHAIRMAN CLARKE: Okay. All right.

8           MS. LUDLOW: Can I make a motion?

9           CHAIRMAN CLARKE: Okay. Mr. Topp, any  
10          comments or --

11          MR. TOPP: Nope.

12          CHAIRMAN CLARKE: -- before we entertain -- or  
13          hear from the audience? There's at least one  
14          commenter spotted.

15          MR. TOPP: No. I just want to lead the  
16          airport out of the drama.

17          CHAIRMAN CLARKE: Okay.

18          MR. TOPP: That's my job too. And to take  
19          care of all the things with the FAA and all the --  
20          just -- and the FDOT. And working with you all is  
21          a pleasure. And we have a great staff, and I will  
22          tell you that that staff is a team now since I took  
23          over. They're really good. And we'll talk about  
24          that when we get to my staff reports. I want to  
25          give them some kudos. We had some serious



1 lightning strikes the last part of last week, but  
2 we'll talk about it later.

3 I appreciate you all, the discussion, and hope  
4 you pass this as we can -- so we can move on and  
5 move forward. I'm ready.

6 CHAIRMAN CLARKE: Okay. All right. I believe  
7 there are a couple minor modifications we can -- we  
8 can make, but if anyone would like to make a motion  
9 to accept the contract as written and --

10 MR. BLOCKER: Mr. Chairman?

11 CHAIRMAN CLARKE: Yes, sir.

12 MR. BLOCKER: We have some public comment, if  
13 you want to make --

14 MS. LUDLOW: Before we make a motion.

15 CHAIRMAN CLARKE: Yep. Okay.

16 Yeah, Mr. Riera?

17 MR. RIERA: Jose Riera, 133 Paranza Trace.

18 Based on the comments I've heard from the  
19 board and legal counsel, it looks like our former  
20 executive director was way over compensated, so  
21 let's not fall in the trap of having the new  
22 director be compensated again over. Mr. Topp's  
23 done a very good job on the compensation based on  
24 what we have, but I think I heard counsel --  
25 Ms. Liotta saying that, based on some of the

1 numbers, it looks like if we take the former  
2 executive director compensation and try to apply  
3 that to the new permanent, there's a big disparity  
4 between what the market pay is and what it was.  
5 And so make sure we take that into account so we  
6 don't really spend a lot more money than we should.

7 That's my comment.

8 MS. LUDLOW: Thank you.

9 CHAIRMAN CLARKE: Thank you.

10 Anyone else from the audience, even though you  
11 haven't --

12 MR. TOPP: One other thing, if you don't mind.

13 CHAIRMAN CLARKE: Yeah, sure.

14 MR. TOPP: You know, we -- we are working with  
15 some really good people in the office. And Dana  
16 has really stepped up to help on the financial  
17 side. So we, at this time, have put off until the  
18 new executive director comes on board to pick his  
19 own -- his or her, sorry, own CFO.

20 And, also, myself and James are working --  
21 wearing the hat of the director of operations as  
22 well, which we haven't replaced. And that would be  
23 another position if the new executive director  
24 chooses to have a director of operations. James is  
25 fantastic. And between the two of us, we've been

1           able to handle it and put NOTAMS out and do all the  
2           things.

3           So to Ms. Liotta's point, I am kind of  
4           doing -- not kind of, I am doing two jobs, and --  
5           and I'm more than happy to do that. So let's just  
6           move forward.

7           CHAIRMAN CLARKE: All right. Any other --  
8           yes, sir, Commissioner Dean?

9           MR. DEAN: Well, I'm certainly not  
10          knowledgeable enough to comment on internal  
11          operations and -- and I'm not going to address -- I  
12          don't think it's my role to address compensation.  
13          What I do want to address is that in the last  
14          several months -- I alluded to this earlier -- in  
15          the last several months, Mr. Topp has reached out  
16          to me, communicated with me, asked me several ways  
17          that we could help each other, and that's very  
18          refreshing, working in government, to have someone  
19          that -- that available and reaching out. And I  
20          just have to say that -- that I'm very impressed by  
21          him reaching out to the county as he has. And I'll  
22          leave it at that.

23          MR. TOPP: Thank you.

24          CHAIRMAN CLARKE: Thank you. Very good  
25          comment.

1 MS. LUDLOW: Thank you.

2 CHAIRMAN CLARKE: After all, we're all owned  
3 by the same taxpayers.

4 MR. TOPP: That's right.

5 MS. LUDLOW: And I would like to --

6 CHAIRMAN CLARKE: Okay. Ms. Ludlow.

7 MS. LUDLOW: I would like to make a motion  
8 that we accept the contract as is and that -- and  
9 to stop there. I mean, we can renegotiate when we  
10 get an executive -- full-time executive director,  
11 but we don't want Jaime to walk out the door. And  
12 I -- I make a motion that we accept his contract as  
13 is, gratefully.

14 CHAIRMAN CLARKE: All right. Are there any  
15 seconds?

16 MS. CASH-CHAPMAN: I'll second it.

17 CHAIRMAN CLARKE: Second?

18 MS. CASH-CHAPMAN: Yep. All in favor?

19 MS. LUDLOW: Aye.

20 MS. CASH-CHAPMAN: Aye.

21 CHAIRMAN CLARKE: Aye.

22 Opposed --

23 MR. OLSON: Aye. Aye, as long as it means  
24 that our attorney can further look at the  
25 termination language.

1           MS. LIOTTA: Yeah, there's that issue when we  
2           have an overlap and we may have a title change --  
3           we want Mr. Topp to stay, but if there's a handoff  
4           of -- you know, this new person becomes executive  
5           director on, you know, February 2nd or whatever,  
6           Mr. Topp's going to continue with the six months'  
7           same pay, but if we have a title change, it may  
8           trigger the -- how -- the strict interpretation of  
9           the language, and we don't -- I don't believe the  
10          airport should be subject to 20 weeks of severance  
11          pay because of a handoff like that.

12          MR. BLOCKER: If I can -- If I can just  
13          respond, I understand that, but I just -- out of  
14          fairness, we want to -- the understanding was  
15          not -- was not that. I understand the contract  
16          could -- we want to write these in a way that makes  
17          sense. That was not the discussion I had with  
18          Mr. Topp's attorney. He was fully aware of what  
19          the intent of the board was.

20          I would just say if we're going to change  
21          language, I want to -- he may sit here and say,  
22          yes, he's fine with that, but we do need to give  
23          him a chance, just for other reasons, to have his  
24          attorney look at it since he does have counsel.

25          So if we want to change some of the language,

1 I would ask the board to -- to give us time to do  
2 that so I can talk to his attorney and go from  
3 there. If the concern was that that could be  
4 misinterpreted, I have less concern about that  
5 interpretation, only because of the understanding  
6 that -- my direct communication with Mr. Topp's  
7 attorney.

8 Now, your attorney's not present today, but,  
9 you know, if you want to --

10 MR. TOPP: Right. Well, I can talk to  
11 Michael.

12 One thing that, you know -- why would we start  
13 this on August 28th when I started the 24th of  
14 July?

15 MS. LUDLOW: Right.

16 MR. TOPP: So that moves it back another  
17 month, right? So, essentially, it's not February  
18 but January or whatever the numbers are. That kind  
19 of solves the problem.

20 MS. LUDLOW: I think the contract as is is  
21 exactly where we are today. And anything can be  
22 modified down the line when the circumstances  
23 change.

24 MS. LIOTTA: Well, we can only modify it if  
25 all the parties agree to it. So what we sign does

1 matter, you know, today. We'll have -- we'll have  
2 less flexibility once we have a binding agreement,  
3 if there's any --

4 MS. LUDLOW: Our binding agreement said for  
5 six months.

6 MS. LIOTTA: Yeah, executed. So if there's  
7 any issues that are -- now's the time to address  
8 it. I think 20 weeks of severance is worth looking  
9 into and making sure we're all on the same page.

10 CHAIRMAN CLARKE: Do we need to defer this to  
11 the next meeting or can we --

12 MS. LUDLOW: Yeah, but we have a one and a  
13 second and we've all voted.

14 CHAIRMAN CLARKE: We have.

15 MS. LIOTTA: That's true. Did --

16 CHAIRMAN CLARKE: But we're going to clean up  
17 the -- clean up the language?

18 MR. BLOCKER: Through the chair, I -- we  
19 can -- I can work with Mr. Topp so we can make sure  
20 this gets clarified and go from there. And if --

21 MR. TOPP: Yeah, I think changing the date to  
22 the 24th --

23 MR. BLOCKER: Sure.

24 MR. TOPP: -- of July when I started kind of  
25 solves the problem.

1           MR. BLOCKER: Yeah. Sure. And we can -- and  
2 we can address -- I mean, obviously, Mr. Topp is  
3 here on the record in a public meeting agreeing and  
4 waiving his right for his attorney to be present  
5 here advising him.

6           MR. TOPP: Yes.

7           MR. BLOCKER: So I think we have -- I think we  
8 have enough on the record where we can make the  
9 modifications that would satisfy the board.

10          MS. LIOTTA: And I -- I apologize for  
11 interrupting the vote. That was not professional  
12 of me. Sorry about that.

13          CHAIRMAN CLARKE: No problem.

14          MS. LIOTTA: So I think -- my best  
15 recollection was we had three members vote and then  
16 I interrupted. Again, apologies. So Mr. Olson and  
17 I now need to -- to finish up the vote.

18          MR. OLSON: Okay. And I -- I was going to --  
19 I'm voting yes, but I want to make sure that we're  
20 not exposing the Authority to an additional \$96,000  
21 of -- plus termination payment under any -- under  
22 any scenario where we have a new executive director  
23 and he start -- and we have a start date and  
24 we're -- I don't know. You know what I'm talking  
25 about.



1 I think it can be further -- I think some  
2 language additions can be -- can address this. So  
3 I'm a yes.

4 CHAIRMAN CLARKE: So your vote?

5 MS. LIOTTA: I'm a yes.

6 CHAIRMAN CLARKE: You're a yes. Okay.

7 All right. That's -- looks like it's  
8 unanimous. And we can move on to the next item,  
9 staff reports. And let's see. Looks like we have  
10 20 minutes until we adjourn for the budget hearing.

11 MR. TOPP: Oh, my God. Good job, everybody.

12 MS. LUDLOW: Gosh, that's --

13 MS. CASH-CHAPMAN: Not a good job. We have a  
14 lot to do. Get going.

15 MR. TOPP: All right.

16 STAFF REPORT

17 CHAIRMAN CLARKE: All right. The first staff  
18 report, we have Mr. Blocker, but we've discussed  
19 the employment contract, so we'll move on.

20 MR. BLOCKER: Mr. Chairman, just one alibi --

21 CHAIRMAN CLARKE: Okay.

22 MR. BLOCKER: -- I do have -- I did get some  
23 more information on the residence that the -- the  
24 board had voted. So I need to review some of the  
25 information that was gathered, but I will -- I will

1 be providing a more detailed report after I've had  
2 an opportunity to review the documents from the tax  
3 attorney.

4 CHAIRMAN CLARKE: Okay. All right.

5 MS. LUDLOW: Good. But not today.

6 MR. TOPP: Are you talking about the residence  
7 of --

8 MR. BLOCKER: Correct. Yes, sir.

9 MR. TOPP: Yeah, so you understand, I didn't  
10 put it in there because I didn't know how much time  
11 we would have. The two bids to tear the entire  
12 thing down, get rid of everything ecologically and  
13 all the things that we have to worry about there --  
14 thereof is right at around 30,000. And I can send  
15 a memo out with the two different bids that we  
16 have, but we're prepared to move forward with that.  
17 And I don't know if we have to do that here since  
18 it's just \$30,000 to just turn that into a piece of  
19 dirt essentially.

20 MS. LUDLOW: Okay.

21 MR. TOPP: So we're ready to pull the trigger  
22 if you all -- you know, I don't think I really need  
23 to bring that in anyway because it's below my  
24 decision factor.

25 MR. BLOCKER: No, and -- and through the

1 Chair, so the issue with the -- that the tax  
2 attorney reviewed is completely independent of  
3 this. This would purely be the liability to the  
4 Authority. So the -- whatever as far as --

5 MR. TOPP: Okay. I misunderstood.

6 MR. BLOCKER: Yeah, this is completely the  
7 past contract where the executive director was  
8 given a residence that there was no tax assessed.  
9 That's a separate issue. So we can --

10 MR. TOPP: Okay. Sorry about that.

11 MR. BLOCKER: -- however the board wants to  
12 move forward with the real estate.

13 MR. OLSON: Would that actually be a liability  
14 to the Authority? I thought it was studied to be  
15 determined whether it's a taxable benefit to the  
16 beneficiary of the house.

17 MR. BLOCKER: So, Mr. Olson, I have the -- the  
18 document. I haven't had a chance to review it.  
19 And I'll be forwarding it to each of you all for  
20 your review and then comments, my comments on it,  
21 but I have not even had an opportunity to delve  
22 into the opinion yet.

23 MR. OLSON: Okay. Because --

24 MR. BLOCKER: So --

25 MR. OLSON: So that's still a question as

1 to --

2 MR. BLOCKER: Yes, sir. I have it and I  
3 haven't even had a -- we've had so much other stuff  
4 going on with the Authority, I haven't had a chance  
5 to delve into that before the meeting today.

6 MR. OLSON: Yeah, I -- I really didn't even  
7 think that it might be a liability of the  
8 Authority. Okay.

9 CHAIRMAN CLARKE: Mr. Topp, you can move --  
10 you have the rest of your report?

11 MR. TOPP: Yeah, the -- what we have in  
12 here -- and I apologize, Dana didn't come in  
13 today -- as of this morning -- I'm going to just  
14 spend three minutes. On Thursday, we got hit by  
15 lightning. It took out 45 of our taxiway lights on  
16 Bravo 1 and a bunch of transformers. Each light --  
17 or groups of light have these little transformers.  
18 They were just fried. Fortunately, we had plenty  
19 of spares, I want to keep saying in the hangar, but  
20 in the warehouse, if you will, and spares to repair  
21 all those lights.

22 And then also the office building or the  
23 administration building got whacked by lightning as  
24 well. And if you're not aware of it, those fences,  
25 you know, when you scan your card, it comes all the

1 way through the ether to the -- to the  
2 administration building, goes to a master board,  
3 which is about \$1,300, and then goes down to  
4 sub-boards for each fence. It took out five  
5 sub-boards that are 700 bucks apiece and the master  
6 board, \$1,200. And it also took out the -- the  
7 port in the office that gets all the Internet.  
8 Okay?

9 Then the next day, we got hit somewhere near  
10 the -- we haven't determined exactly where, but  
11 we're pretty sure it was either the top of the  
12 tower or along the side of the tower, which there's  
13 a box that sends control out to the end lights for  
14 31 that turn on at night. And not only did it wipe  
15 out the surge protector there, but it went along  
16 the Cat 5 cable and wiped -- it wiped out the surge  
17 protector at the Nimbus hangar and wiped out most  
18 of the internals of the Nimbus hangar as well. As  
19 well as on the first floor of the tower, our  
20 48 Port and 24 Port connectivity fried. I mean,  
21 you walked into that -- that room and it was smell.  
22 Okay?

23 Also, and I haven't gotten a report at the end  
24 of the day today, but unless it's changed, James,  
25 myself, and one of the other staff will be taking

1 turns watching the tower tonight. My turn is from  
2 2:00 to 6:00 in the morning, then I'm going to go  
3 get a shot in my back after that, because the  
4 machine that senses a fire in the tower also got  
5 wiped out. So we have no suppression there. Okay?  
6 So we've got to watch for fire coming out of the  
7 tower. We doubt anything -- because it's a  
8 concrete building, there shouldn't be a problem.

9 But the Internet is back up. We've got that  
10 handled. I did -- I know I said three minutes.  
11 It's going to be another minute.

12 I talked to some people over the weekend. I  
13 don't know if you all are aware of it, but my dad  
14 was -- worked for the Army and invented the  
15 autopilot for helicopters and the main battle tank  
16 and all that happy stuff. So I still have contacts  
17 in that regime. And I've been put in touch with  
18 the electrical engineer, that would make Elon Musk  
19 smile, who is in charge for the -- what he does is  
20 that he mitigates lightning for a bunch of  
21 contractors to refineries throughout the  
22 United States and Latin America. So hopefully --  
23 he's supposed to call me either Tuesday or  
24 Wednesday, because my concern is, is that what we  
25 have here is probably 10 to 20 years old and it's

1 not working. Okay? And then, you know, we're  
2 looking at just this past two days 30 or \$40,000 in  
3 expenses in just the equipment that got wiped out.  
4 Fortunately, we had spares, but we've got to  
5 replace those spares.

6 But, anyway, James and his team did a really,  
7 really good job. And we're tethering our phones to  
8 make the Internet work. It's been fine.

9 The next thing, I'm going to skip over this,  
10 the 21.1 acres, because I'm going to ask  
11 Mr. Roberts to address that.

12 The iVenture Security assessment, in the  
13 interest of time, I'm going to put that off until  
14 the next time because I want to include in that the  
15 electrical thing -- the electrical mitigation.

16 Somebody mentioned something about the need of  
17 a vertiport. We don't need a vertiport. We're an  
18 airport, so we would make space for a vertiport  
19 somewhere on the airport. But it would be  
20 something that we may want to help the county with  
21 downtown, you know, as that grows. Maybe that  
22 property out here, you know, I don't know.

23 One last thing, which I'm pretty excited about  
24 just because I'm a flying junkie, is October 20th  
25 through November 6th, we're going to have VT-86.

1           There will be five to six T-45 Navy trainers based  
2           here. They're going to be on the airport terminal  
3           ramp. And I've already worked with TSA. They've  
4           really helped out us to be able to badge those  
5           people. There will be 14 -- there will be 18 --  
6           no, 30 maintenance personnel, 15 in the morning and  
7           15 in the afternoon; 14 pilots; and 10 flight  
8           instructors and their managers. And they're going  
9           to be flying two, maybe three, sorties a day for  
10          us. And they're going to be buying their fuel from  
11          our friends at Atlantic, and that kind of bleeds on  
12          to us. And those things do burn a lot of gas. So  
13          it's going to be fun to watch. And I'm going to  
14          put out a little note about that so maybe some of  
15          the folks can watch that.

16                 But if Mr. Roberts can take seven or  
17                 eight minutes and talk about the 21.1 acres?

18                 MR. ROBERTS: I'll do better than that. Just  
19                 to circle back, just if we could -- I'm sorry --  
20                 through the Chairman, if it's all right --

21                 CHAIRMAN CLARKE: It's all right.

22                 MR. ROBERTS: -- to -- to -- let's talk about  
23                 whether there's an insurable claim potentially, if  
24                 we have coverage for these adverse lightning  
25                 strikes --



1           MR. TOPP: Yes. I'm going to be talking --  
2           yes, absolutely. I've been talking to the  
3           insurance company.

4           MR. ROBERTS: -- before we pay -- right.  
5           So --

6           MR. TOPP: Yeah, because we -- Chad and I, and  
7           I think you and Jeremiah talked about it with me  
8           this morning, I just hope it doesn't come under an  
9           act of God, you know.

10          MR. ROBERTS: That's typically why you pay  
11          your insurance premiums --

12          MR. TOPP: That's right.

13          MR. ROBERTS: -- whatever.

14          Okay. So Part 16 is framed. It's ripe for  
15          the FAA to make a decision potentially at any time,  
16          any day. That schedule is up to them. But all the  
17          pleadings are framed.

18          The claimant did have some motion practice  
19          last week, which basically agitating for a more  
20          aggressive intervention by the FAA. And we'll have  
21          a chance to file our response, but I don't think  
22          there's anything right now that we would suggest we  
23          need a shade meeting for or anything like that. So  
24          that -- that's there.

25          The 21.1-acre parcel, first of all, Grumman

1           declined to exercise their right of first refuse --  
2           right of first refusal, so that's off the table.  
3           So the -- on -- on September 15th, we had -- we had  
4           issued a notice that -- that let people know that  
5           that 21-acre parcel was going to come off the table  
6           for anyone to consider, and we thought providing  
7           notice was the right thing to do in fairness to all  
8           the stakeholders of the airport. So the last day  
9           of that notice, September 15th, the Authority did  
10          receive a -- another unsolicited proposal from the  
11          private sector to also propose an FBO facility on  
12          the same 21.1 acres.

13                 So to answer your question, Mr. Olson, from  
14          probably two board meetings ago, if -- and let me  
15          just, before I get to that, staff is still doing  
16          due diligence about this proposal: Understanding  
17          who the folks are and what they're about and just  
18          doing some homework about it. So by next board  
19          meeting, potentially in a position to say whether  
20          the staff believes this is a conforming application  
21          such that the board could exercise that threshold  
22          question of does it meet a public purpose or not,  
23          public use or not. So that's down the road, not  
24          for today.

25                 And then at that point, then it would be ripe,

1 I think, Mr. Olson, to -- now that the table is set  
2 in terms of knowing what potential concurrent  
3 proposals are, then for staff to establish a  
4 template for how the board should consider next  
5 steps.

6 The Authority would love to accommodate  
7 everyone's business interests that have been  
8 expressed. So that will be our first attempt, is  
9 to try not to make this a zero-sum game, you know,  
10 winner take all and -- and potentially have it that  
11 way if -- if there is a way to accommodate  
12 everyone's business interest. So I think that's  
13 where things are with the 21-acre proposal.

14 MR. OLSON: The reason -- I'm not sure if  
15 everyone understands why you singled me out --

16 MR. ROBERTS: Oh --

17 MR. OLSON: -- but -- but -- just now, but it  
18 was because I asked you the question at the time, I  
19 can't recall which meeting it was --

20 MR. ROBERTS: Of course.

21 MR. OLSON: -- "What do we do if we get more  
22 than one proposal? Don't we need some method of  
23 evaluating which is the best for the airport?"

24 MR. ROBERTS: Yes. Yes.

25 MR. OLSON: Okay.

1           MR. ROBERTS:  So -- I'm sorry.  So that's the  
2           context of that.

3           So that's where the 21 -- yes.

4           (Mr. Blocker conferred with Mr. Roberts sotto  
5           voce.)

6           MR. ROBERTS:  Yes, please.

7           MR. BLOCKER:  So just -- just -- just for the  
8           board's knowledge because this goes to your  
9           question, Mr. Olson.  So there is some -- as -- as  
10          Mr. Roberts alluded to, there's some staff work  
11          that we need to put into to this proposal.

12          Mr. Topp and I have spoke briefly with --  
13          doing our due diligence, with some of the parties  
14          that were included in this proposal, and we reached  
15          out to -- I think with Mr. Green?

16          MR. TOPP:  Yes.

17          MR. BLOCKER:  -- to get some -- there was some  
18          confusion and some --

19          MR. TOPP:  Well, no, we reached out to John,  
20          who -- John -- I can't remember his -- he's from  
21          the old country.  Stand by one --

22          MR. OLSON:  You -- you reached out to who?

23          MR. TOPP:  John Galderi -- Galdieri, who is  
24          the person --

25          MR. OLSON:  What entity -- one of the

1           proposers? One of two companies proposing?

2           MR. TOPP: It's just the one proposal,  
3           Martinair.

4           MR. OLSON: Okay. Okay.

5           MR. TOPP: Right. He was listed on page 5 as  
6           who would be running the FBO if they took it over.

7           And then shortly there -- after our call, and  
8           you can give them the recap of that, I got a call  
9           from Steve Green, who is listed as the point of  
10          contact on this proposal, and he clarified some  
11          things for us. I sent you a copy of the e-mail he  
12          sent us. And, you know, that's why we need to  
13          evaluate this a little further, but if you want to  
14          add to that, that's fine.

15          MR. BLOCKER: No, not at all. I think that's  
16          a good summary. There was just some -- questions  
17          were raised that we need to do some additional due  
18          diligence, and we'll make sure we report back to  
19          the board.

20          MR. ROBERTS: And any further -- did I leave  
21          anything --

22          MR. TOPP: What's that?

23          MR. ROBERTS: Anything further to add to the  
24          status of the 21 acres?

25          MR. TOPP: No, I don't think so. I think on

1 the 21.1 acres, I think that you said it perfectly.

2 MR. ROBERTS: Okay.

3 MR. TOPP: It would be great if we could get  
4 it that everybody would -- could just play  
5 together.

6 MR. ROBERTS: Awesome.

7 And then, finally, the Modern Aero lease has  
8 been tendered to Modern Aero for execution. We had  
9 previously received some markups, and we, I think,  
10 accommodated most of those. It had some language  
11 adjustments. But, basically, in the form that the  
12 Authority would at least have staff's  
13 recommendation to execute has been tendered to  
14 Modern Aero and is awaiting for their execution of  
15 it.

16 MR. TOPP: Right. They did -- they did  
17 respond back originally to the first one that we  
18 sent them, and they -- they made some good points,  
19 I thought. And Mr. Roberts did a good job of  
20 including that. And we sent it back to them last  
21 week, and we're just waiting for that to be signed  
22 and move forward.

23 CHAIRMAN CLARKE: Thank you.

24 MR. ROBERTS: Thank you.

25 CHAIRMAN CLARKE: All right. Is that -- that

1 concludes staff reports?

2 MR. TOPP: Uh-huh.

3 CHAIRMAN CLARKE: I believe we -- we need to  
4 adjourn. We can adjourn for four minutes, and then  
5 we'll re- -- we will open the budget hearing, and  
6 we'll resume this meeting at the conclusion of the  
7 budget hearing.

8 (Meeting adjourned at 4:56 p.m. and resumed at  
9 6:04 p.m.)

10 CHAIRMAN CLARKE: Okay. All right. I believe  
11 we -- we made it through the staff report; is that  
12 correct?

13 MS. CASH-CHAPMAN: We did, yes.

14 CHAIRMAN CLARKE: We did. So we're on new  
15 business items.

16 MS. CASH-CHAPMAN: That's correct.

17 MS. LUDLOW: All good here.

18 NEW BUSINESS ITEMS

19 CHAIRMAN CLARKE: Send a 30-day, quote, last  
20 call notice to Titan for land lease proposals.

21 MR. TOPP: I think Mr. Roberts has some  
22 comments about that, about the naming of it,  
23 et cetera.

24 CHAIRMAN CLARKE: Okay. Okay.

25 MR. ROBERTS: So I don't want to, like, tie

1           everybody up at this hour about this, but I wish  
2           you could see what I am looking at for --

3           MS. LUDLOW: We're not redecorating, Chad.

4           MR. ROBERTS: So this little -- what Titan  
5           proposes to develop is what we're calling the  
6           corner -- this is Taxiway A2. This is really a  
7           taxi lane, as a term of art. It's not a taxiway.  
8           It's just a place where aircraft maneuver to and  
9           from a facility.

10          They're proposing to -- to take down these  
11          5 acres bounded by the road that, under our master  
12          plan, is going to go away. And they're just going  
13          to build hangars -- on speculation, they're just  
14          going to build hangars and rent them and relieve  
15          some of the congestion for hangar capacity.

16          MS. MARTIN: How many?

17          MR. ROBERTS: I'm sorry. That was so rude of  
18          me.

19          MS. MARTIN: No, that's okay. How many  
20          hangars?

21          MR. ROBERTS: That was very -- I didn't mean  
22          to be so rude to stand in front of you that way.  
23          I'm sorry.

24          About three -- as many as will fit in 5 acres,  
25          probably three buildings, as I recall, something



1           like this.

2           MR. TOPP:   Yeah.

3           MR. ROBERTS:  Three large buildings.

4           MR. TOPP:  Large buildings.

5           CHAIRMAN CLARKE:  How many aircrafts?  You  
6           know, a fixed-wing aircraft.

7           MR. TOPP:  One building would be just big  
8           enough for a G-650, a hundred by a hundred, you  
9           know, unless you have something other than -- I  
10          know that they have, you know, Citations, different  
11          airplanes.  They've got people banging on our door.  
12          They want space.

13          MR. ROBERTS:  So this is just -- this is my  
14          concern, right?  I would like us to always have a  
15          second FBO option for the future, a real -- what I  
16          call a public -- an Atlantic, right?

17          Right now, the 21 acres is -- is shaping up to  
18          be apportioned for that.  We've told Titan that  
19          anything they do there, we would also ask them to  
20          configure it or make it configurable that it could  
21          be an FBO if it ever needed to be, right?  In other  
22          words, what we -- what we vertically build, we  
23          would want it to be at least consistent with if  
24          they ever wanted to sell the lease to somebody  
25          else, it wouldn't be an FBO.

1           So I just have a little bit of concern for us  
2 collectively about taking down this. To  
3 Ms. Liotta's point, I think the airport  
4 historically contemplated, you know -- in addition  
5 to spending all those environmental studies and all  
6 that, I think the airport contemplated that it was  
7 going to itself build out all the hangars that are  
8 going to come available once the Gun Club property  
9 becomes acquired and the -- and the road is  
10 reconfigured.

11           So if -- if we do this, which is fine, we'll  
12 get hangars out of it, we'll relieve some hangar  
13 congestion, we will also need to issue a right of  
14 first refusal to Atlantic because Atlantic  
15 currently has a contractual right of first refusal  
16 to build two hangars here, right? So that puts  
17 that into the mix. If we're --

18           MR. OLSON: Excuse me.

19           MR. ROBERTS: Yes, sir.

20           MR. OLSON: Right now, a question, is that  
21 right of first refusal or is Atlantic's ability to  
22 act on it limited by its overall FBO agreement with  
23 the Authority, which only has, what, ten years left  
24 effectively? And wouldn't that preclude the actual  
25 practical interest of -- of Atlantic to build a new

1 hangar complex?

2 MR. ROBERTS: I would say, in the abstract,  
3 no, and here's why: Atlantic -- if Atlantic wanted  
4 today to build two hangars there, it could ask us  
5 to come do it, and it would get for itself a  
6 long-term lease independent of its existing ground  
7 lease agreement.

8 MR. OLSON: Okay. So this all separate? It  
9 would be a separate --

10 MR. ROBERTS: Right.

11 MR. OLSON: Okay. Got it. Okay. Understand.

12 MR. ROBERTS: But now, as a -- to your second  
13 point, as a practical matter, does Atlantic think  
14 to itself: We don't want to be an absent landlord  
15 at some airport renting five hangars. That's not  
16 what we do. We want to be there with the main FBO  
17 and these hangars over here on the other side.

18 So as a practical matter, it may factor into  
19 the equation that they have never to date elected  
20 to add hangar capacity, right? And so without  
21 speaking for their economics, you know, when you  
22 can control capacity, you can control the rates  
23 that you charge. So it may not be in their  
24 perceived best interests to build more hangar  
25 capacity and therefore dilute, potentially, the

1 rates.

2 I don't know how the economics of that work  
3 out, right? That's for them to decide. But, at  
4 any rate, we would need to challenge them  
5 contractually for their right of first refusal and  
6 for them to make the call on that. So that may  
7 trigger --

8 MS. LIOTTA: I have a question.

9 MR. ROBERTS: Yes, ma'am.

10 MS. LIOTTA: Technical question.

11 MR. ROBERTS: I'm sorry. I'm doing it to you  
12 too. I apologize.

13 MR. TOPP: Here you go. I got it up.

14 MR. ROBERTS: Okay.

15 MS. LIOTTA: Assuming we get the -- I don't  
16 know how detailed the current proposal is. Is it  
17 detailed enough right now to tender a ROFR, or is  
18 that something that you think is going to need  
19 further negotiation with -- who is it? Tri- --  
20 Tri- --

21 MR. ROBERTS: I don't know that there's --

22 MR. TOPP: Titan is the --

23 MS. LIOTTA: Titan. Sorry. Knew T something.

24 MR. TOPP: -- Titan something, LLC.

25 MS. LIOTTA: -- Titan to get it to -- to the

1 point to where you can even trigger the ROFR?

2 MR. ROBERTS: I don't believe -- I think the  
3 ROFR would need to be triggered -- safely triggered  
4 with some kind of financial number, right?

5 MS. LIOTTA: Okay.

6 MR. ROBERTS: So a 35 cents a square foot kind  
7 of a number. And I don't think that it's there  
8 yet. Do you agree?

9 MR. TOPP: No, it's not.

10 CHAIRMAN CLARKE: Question. I guess I'm  
11 concerned of how -- are they -- the Titan, that  
12 is -- are they locked into that specific parcel?

13 MR. ROBERTS: They -- they've submitted a --  
14 and it was at the last board meeting. It's a  
15 little square area, and it -- it goes up against --

16 MR. TOPP: It's right here. It goes right up  
17 against Southeast Aero.

18 MR. ROBERTS: Right.

19 CHAIRMAN CLARKE: Because -- well, I mean,  
20 here's what my concern is: I mean, we have -- we  
21 have to look at the overall -- the global --

22 MR. ROBERTS: Yes.

23 CHAIRMAN CLARKE: -- footprint --

24 MR. ROBERTS: Yes.

25 CHAIRMAN CLARKE: -- of the airport and how we

1 can squeeze as many square feet of hangar space  
2 into that new parcel of land that we're going to  
3 acquire from the Gun Club.

4 MR. ROBERTS: Right.

5 CHAIRMAN CLARKE: And if we say, "All right.  
6 Yeah, go ahead and build hangars," is that going to  
7 reduce the potential that we can -- the airport can  
8 spend? I don't mind that -- you know, if we say,  
9 "Okay. We can fit 30 more hangars up there. You  
10 guys want to buy three of them, go ahead. You  
11 know, we'll make a deal with you."

12 MR. ROBERTS: Right.

13 CHAIRMAN CLARKE: But we don't -- I don't  
14 think we've ought to lock ourselves into that  
15 specific parcel until we know what the big  
16 picture's going to look like, the build -- the,  
17 quote, build-out.

18 MR. OLSON: We took some action on Titan at  
19 the last meeting. What was that?

20 MR. ROBERTS: We -- we -- we --

21 MR. OLSON: I made the motion, but I can't  
22 remember what it was.

23 MR. ROBERTS: We took their --

24 MR. OLSON: What was it?

25 MR. ROBERTS: You -- you considered that a

1 third party came to the Authority and said, "We'd  
2 like to build some hangars out on these 5 acres."  
3 And you made the initial determination, if that  
4 were to occur, it would be a public use; therefore,  
5 we're going to release the proposal to staff for  
6 staff to evaluate and make a recommendation.

7 MR. OLSON: Okay.

8 MR. ROBERTS: Recommendation may be that we  
9 not do it, but it's -- it's in the house, as --

10 MR. OLSON: Okay.

11 MR. TOPP: And where -- where it's at just at  
12 this moment is that he has met -- he met with  
13 Passero, and the same as -- same as the meeting  
14 with Tom Solano with Passero, Passero recommended  
15 some folks that build hangars and some  
16 architectural work, especially in the case of  
17 Tom Solano, to get the frontage to look good with  
18 the street --

19 MR. ROBERTS: Right.

20 MR. TOPP: -- and stuff like that, which he  
21 fully intends to, but, also, these 5 acres, same  
22 thing. And so -- I have not seen a final proposal  
23 yet, but I know that they're working -- they've met  
24 with engineering and they've met with other folks.

25 MR. OLSON: Well, that's good because storm

1 drainage is going to be huge for that 5 acres.

2 MR. TOPP: Oh, yeah. Oh, yeah.

3 MR. OLSON: They're going to need to do  
4 retention ponds and things like that.

5 MR. TOPP: They're not going to need boots;  
6 they're going to need waders, is what they're going  
7 to need.

8 MR. OLSON: Yeah.

9 MR. ROBERTS: It really goes to the point of  
10 we need to get in front of the train on this --

11 MR. TOPP: Roger that.

12 MR. ROBERTS: -- in a hurry, because if we  
13 just continue to be sort of reactive and then have  
14 public sector people walk up and say, "I'd like to  
15 develop something in the airport," presumptively,  
16 we're going to say, "Sure. You're offering your  
17 own capital. We're struggling how to come up with  
18 capital to meet these capital improvements and  
19 here's the public -- public sector stepping up and  
20 saying, 'We'll use the capital.'"

21 So my concern is, if we want the Airport  
22 Authority itself to -- I wish we had a laser  
23 pointer, but we don't. But --

24 MR. TOPP: Where do you want to point to?

25 MR. ROBERTS: This -- to the left. To the



1 left. Right -- right to the -- to the -- nope.  
2 I'm sorry. To the hangars that would be to the  
3 right. Right there. Right -- right there. Those  
4 hangars right there.

5 Those are the hangars I'm talking about  
6 where -- that is a lot of hangar capacity that's  
7 proposed for the Gun Club Road. And it may be  
8 that -- it may be in the Authority's best interests  
9 to -- to get into the hangar business and make more  
10 money than we would for a land lease to let some  
11 third party build those hangars and take the profit  
12 out of that and -- and we just become a ground  
13 tenant. And that's an important choice for you all  
14 to make.

15 And if we let people keep nibbling away at  
16 this dirt out there, those options are going to be  
17 diminished and constrained and -- and we're going  
18 to lose options. So that's the conclusion, yeah.

19 MS. LUDLOW: And so, Chad -- I mean, Mr. --  
20 Mr. Roberts, on Titan, this is the side property  
21 next to Southeast Aero?

22 MR. TOPP: Correct.

23 MR. ROBERTS: This is the --

24 MS. LUDLOW: Aren't they still planning on  
25 acquiring south -- not called Southeast --

1           MR. TOPP: One doesn't have anything to do  
2 with the other. It's two different functions.

3           MR. ROBERTS: They've asked. Yes, ma'am.  
4 They've asked to bifurcate that issue. If it  
5 happens, it happens. If it doesn't, it doesn't.

6           MR. TOPP: Yeah. Right.

7           MS. LUDLOW: Okay.

8           MR. ROBERTS: If it does happen, they would  
9 have a wonderful contiguous parcel for their  
10 benefit --

11          MS. LUDLOW: Gotcha.

12          MR. ROBERTS: -- that would -- would have some  
13 advantage, but --

14          MS. LUDLOW: What he wants to do anyway.

15          MR. TOPP: By the way, I apologize for the  
16 heat in here, because I forgot to mention, that's  
17 another problem.

18          MR. OLSON: Another lightning strike?

19          MS. LUDLOW: Casualty or --

20          MR. TOPP: Lightning strike wiped out the air  
21 handler.

22          MS. CASH-CHAPMAN: I'm comfortable for the  
23 first time ever in here.

24          MR. OLSON: This -- what's being outlined  
25 right now sounds like an ideal thing for the master

1 plan committee to get their hands around and maybe  
2 spend time with the issue.

3 CHAIRMAN CLARKE: We'll schedule another  
4 meeting.

5 MS. LIOTTA: I don't know that that's going to  
6 be fast enough. This sounds more like it  
7 potentially needs Authority action to look at a  
8 feasibility study for the airport to develop that:  
9 What's it going to take? What kind of financing  
10 are we going to need? Where would we get such  
11 financing? Do we -- are we going to put together  
12 an actual action plan so that if someone says -- to  
13 Mr. Roberts' point, we get a developer that comes  
14 to us the day after we buy the Gun Club land and  
15 says, "We'd like to develop it and we have no plan  
16 in place -- "

17 MS. LUDLOW: Don't we have to square the ROFR  
18 first?

19 MR. OLSON: Are you saying we out source --

20 MR. TOPP: No, ROFR doesn't have to do with  
21 the Gun Club. Right?

22 MR. OLSON: -- the issue to a consultant --  
23 (Simultaneous speaking.)

24 COURT REPORTER: I can't hear. I'm sorry.

25 MR. ROBERTS: I'm sorry. The court reporter

1 is going to need us to all exercise some  
2 discipline.

3 MR. OLSON: Yep. Yep. Okay.

4 MS. LIOTTA: I don't know exactly what the  
5 best practice is or what is normally done. That  
6 might be something where, once we get our engineer  
7 contracts done, we can have -- we can check in with  
8 a couple of them and maybe get their -- like  
9 Passero and one or both of the other ones, to get  
10 their initial thoughts on how that might be done,  
11 but also, I mean, the engineers aren't going to  
12 tell us how to finance our -- our -- our  
13 facilities.

14 MR. TOPP: No.

15 MS. LIOTTA: So I think it's broad -- it's  
16 bigger than that. And I think if we send it to the  
17 master plan committee, it's going to take forever  
18 to get back to the board to do anything. And I  
19 think this is -- it sounds like it's more urgent  
20 than that.

21 MR. ROBERTS: And to the credit, Mr. Olson's  
22 spoken of the planning activities in the past, I --  
23 I -- it's -- it's a big read. It's two volumes,  
24 800 pages, but there's a lot to learn from our  
25 master plan. Someone spent a lot of effort

1 memorializing the debates, the policy choices.  
2 Most of what we think of was thought of back then  
3 and debated and evaluated.

4 So there's a -- so to your point, that -- the  
5 way airports are to work is that you generate --  
6 you conduct this on a cycle and you come up with a  
7 master plan and decide on it and publish it. And  
8 that's what we've done. We have an airport layout  
9 plan, which you're looking at, and a master plan,  
10 which is the 800 pages in Volumes 1 and 2, that  
11 accompany it. And so we've made -- we've made  
12 these choices. We've made these decisions. We --  
13 we have reserved that area off for a second  
14 fixed-based operator and -- and potentially for  
15 just a bunch of new hangars.

16 So it is within your discretion to say, "We're  
17 going to take this property off. We're going to do  
18 this property." It's within your discretion to do  
19 that. But -- but we should do it before someone  
20 shows up and says, "You're changing your mind now  
21 that I showed up and said, 'I would like to develop  
22 this.'"

23 MS. LUDLOW: Then they're going to want a --  
24 through a RPF.

25 MR. ROBERTS: Right.

1 MS. LUDLOW: Or RFP.

2 MR. ROBERTS: So, anyway, that's -- these are  
3 our last -- these are our last pieces of dirt and  
4 they're just golden.

5 MR. TOPP: To -- to Mr. Roberts' point, there  
6 is some -- there is, on the horizon, someone  
7 interested on that piece of property.

8 MS. LIOTTA: So I think it behooves the  
9 Authority then to understand what it would look  
10 like for the Authority to do that development  
11 instead --

12 MR. TOPP: I agree.

13 MS. LIOTTA: -- and decide are we -- is that  
14 the best thing to do for ROI and get the bonds or  
15 the long-term debt, the whatever to do it or -- and  
16 start working on that --

17 MR. ROBERTS: Yes.

18 MS. LIOTTA: -- or do we turn it over to open  
19 bid and --

20 MR. ROBERTS: The private sector.

21 MS. LIOTTA: -- with the private sector to do  
22 development that would, of course, be consistent  
23 with the master plan? It would have to be that.

24 MR. ROBERTS: And -- and -- I suspect that the  
25 annual revenue we would get from the land lease

1 revenue would be not as impressive as if we did  
2 ourselves what these third-party private sector  
3 folks are contemplating, which is "I'd like to get  
4 into the hangar business and I'll -- I'll do a good  
5 job of making a profit renting hangars."

6 MS. LIOTTA: Well, sure. But a land lease  
7 also means that we don't -- the Authority is not  
8 responsible for the maintenance.

9 MR. ROBERTS: We don't have any debt.

10 MS. LIOTTA: If it gets a lightning strike and  
11 blows every fuse in the building, then the lease --

12 MS. LUDLOW: We'll all die.

13 MS. LIOTTA: -- the lessee has to do all  
14 the -- you know, so, yes --

15 MR. TOPP: Stupid lightning.

16 MS. LIOTTA: -- the land lease is less  
17 lucrative.

18 MS. CASH-CHAPMAN: It sounds to me like this  
19 is something that is going to require a good amount  
20 of us sitting down and really working through some  
21 of these things. And as much as I hate to suggest  
22 this, do you think that this perhaps is something  
23 that we should schedule a workshop for that we can  
24 really sit down and talk about? Because this is  
25 going to happen faster than we want it or faster,

1           you know, than we expect it to. And I don't want  
2           to see us move month after month and then suddenly  
3           we've got all these other people that want to do  
4           this and we're saying "we should really, we should  
5           really," but we haven't done it.

6           So do you think perhaps we should schedule a  
7           workshop within the next month or so so that we can  
8           sit down and really spend the time it deserves  
9           because --

10           CHAIRMAN CLARKE: I'd like to add that I think  
11           it's a good idea for a workshop, but I think it has  
12           to be initiated by staff and counsel and the  
13           engineers and, you know --

14           MS. CASH-CHAPMAN: Right. And I don't just  
15           mean us. I mean like a whole, whoever needs to be  
16           there.

17           CHAIRMAN CLARKE: No, I know. They need to  
18           queue up -- they need to queue up options so that  
19           we're not -- the board does not dive into the weeds  
20           on this --

21           MR. OLSON: Yeah, we need a lot of technical  
22           support, you're right.

23           CHAIRMAN CLARKE: Yeah, this is very highly  
24           technical --

25           MR. OLSON: Yeah.



1           CHAIRMAN CLARKE:  -- and we need their advice.

2           So...

3           MS. CASH-CHAPMAN:  Right.

4           MR. TOPP:  I'm sorry.  I didn't hear what  
5           Mr. Olson said.

6           MR. OLSON:  Technical support.  We need  
7           technical support.

8           MR. TOPP:  Yes.

9           MS. LUDLOW:  Jeremiah wants to say something.

10          CHAIRMAN CLARKE:  Okay.  I'm sorry,  
11          Mr. Blocker.

12          MR. BLOCKER:  No, just -- just through the  
13          Chairman, I think in response to -- I think it's --  
14          you know, a workshop is great and a great starting  
15          point, but if the board wishes, it could direct  
16          staff to work on a feasibility option to bring back  
17          and -- and, you know, we could schedule a workshop.  
18          That way we have numbers to work with, options,  
19          kind of some legal analysis, and, you know, we can  
20          plan and work with Mr. Topp and come up with that  
21          and really kind of present.  That way you all  
22          can -- can make a policy decision.

23          And this land's, as Mr. Roberts pointed out,  
24          very valuable.  This is, you know, treasure, if you  
25          will, and there's some feasibility options that we

1 can kind of map out and some legal -- you know, if  
2 we go one course of action, that creates this legal  
3 challenge. If we go through a different course of  
4 action -- and also the funding related. Because,  
5 really, at this point, the two -- the two issues  
6 you're looking at are really the funding, the  
7 revenue that's going to come in, and really the  
8 legal constraints.

9 MR. TOPP: Right.

10 MR. BLOCKER: So, really, the legal and the  
11 finance are the two things that we have to  
12 evaluate.

13 MS. LIOTTA: Yeah, I'd say put a hold on  
14 engineering until we -- sounds like, we have some  
15 of those threshold issues dealt with. And I  
16 don't --

17 MS. CASH-CHAPMAN: I just want to make sure  
18 that we don't just do it in a meeting and say like,  
19 "All right. Well, we all want to -- " like I want  
20 to make sure that we're really giving it the time  
21 that it deserves.

22 MR. TOPP: Right.

23 MS. LIOTTA: Yeah --

24 MS. CASH-CHAPMAN: So I think that if we get  
25 some homework done -- sorry, Jamie -- if we get

1           some homework done and we come back and we can  
2           really focus on it for a while, I think we'll  
3           present a lot better for future --

4           MS. LIOTTA:   So my -- I think that is  
5           really -- I like all of that.  My concern for the  
6           agenda today is we are supposed to look at these  
7           5 acres --

8           MS. CASH-CHAPMAN:  Right.

9           MS. LIOTTA:  -- and there is a proposal out  
10          for these 5 acres, and what do we do with this last  
11          call.  There's an agenda item.  Do we issue that?  
12          Do we not issue that?

13          MR. TOPP:  I agree.  We need to finish that.

14          MS. LIOTTA:  I mean, it is -- we do have a  
15          lease policy and, you know, we're -- you know, my  
16          personal opinion is we -- if we don't like our  
17          policies, we should work to change them, not change  
18          them on the fly every time we get a new issue in  
19          front of us.

20          So I think we should -- you know, I'd like to  
21          deal with that -- with the issue that's in front of  
22          us today while making plans for the larger  
23          Gun Club.

24          MR. ROBERTS:  So what's on the table today is  
25          basically this -- this is sort of like the 21 acres

1 without the Part 16 in the background of it. We're  
2 kind of going through the same thing. And what the  
3 notice we did on the 21 acres provided for was to  
4 say: There's a proposal being looked at, and there  
5 is a date which we're going to establish to say, if  
6 anyone else is making a proposal, at that date,  
7 we're not going to entertain any more until this  
8 decision cycle. And I think we used the word "this  
9 decision cycle." And --

10 MR. TOPP: I have it up here, the notice.

11 MR. ROBERTS: Right. The last paragraph of --  
12 the last paragraph of Section 1: "The purpose of  
13 this notice to establish a time and date, after  
14 which other proposals from the private sector  
15 develop and build a commercial aeronautical service  
16 facility on this parcel will no longer be  
17 considered during this evaluation cycle."

18 So we're not saying it's -- it's gone forever,  
19 because the -- your -- your decision may be no.  
20 Your decision may be carving this up in little  
21 5-acre snips is going to ruin it as a contiguous  
22 parcel for some more important use. And the answer  
23 is "Thank you, Titan, but no."

24 CHAIRMAN CLARKE: Mr. Roberts, if we -- if we  
25 decide to take this upon ourselves as the

1 Authority, would that make the issuance of this  
2 notice -- this so-called last-call notice a moot  
3 point? I mean, do we even have to do it?

4 MR. ROBERTS: If you -- I'm sorry. If you  
5 decide to develop yourself?

6 CHAIRMAN CLARKE: Yeah, if -- you know, it  
7 sounds like the consensus is that the Authority  
8 really ought to take the lead on this and pursue a  
9 build-out -- a theoretical build-out of that area  
10 on the property and it -- in which makes the --  
11 their proposal almost a moot point unless we can  
12 squeeze them into it somehow.

13 MR. ROBERTS: Here's the bookend of that  
14 discretion --

15 CHAIRMAN CLARKE: Okay.

16 MR. ROBERTS: -- is you can't use that  
17 attitude to just indefinitely suspend  
18 development --

19 CHAIRMAN CLARKE: Defer them, yeah, I agree.

20 MR. ROBERTS: -- of the airport, right?

21 CHAIRMAN CLARKE: Yeah. Yeah.

22 MR. ROBERTS: So the FAA's policy is "We're  
23 giving you grant money now."

24 CHAIRMAN CLARKE: Yeah. I agree.

25 MR. ROBERTS: "You already got our grant

1 money. What are you going to do with it now?"

2 CHAIRMAN CLARKE: Yeah.

3 MR. ROBERTS: Here's someone from the private  
4 sector saying, "I'm ready to relieve your hangar  
5 congestion."

6 MR. TOPP: Right on.

7 MR. ROBERTS: And if we say no to that, it  
8 better be because we're darn near shovel ready  
9 ourselves --

10 CHAIRMAN CLARKE: Okay.

11 MR. ROBERTS: -- to your point, Ms. Chapman.

12 So that's -- that's what we balance, really.  
13 If we were close, it's going to be more defensible.  
14 If we're not close, it's less defensible.

15 CHAIRMAN CLARKE: Okay.

16 MR. TOPP: May I?

17 CHAIRMAN CLARKE: Yes, sir.

18 MR. TOPP: Yeah, I'm not an attorney and --  
19 but to Ms. Liotta's point, and we've heard it many  
20 times from the crowd, and speaking as a -- as a  
21 citizen of this community, if you will, we do have  
22 a lease term. And these folks came out. They  
23 presented to us. I'm just talking about the  
24 5 acres. And this notice is not a surprise to  
25 them. Okay? They know that's coming.

1           I think -- I don't want us to get in trouble  
2           again, right? And 5 acres is just 5 acres and it's  
3           contiguous to Southeast Aero. I don't think it's  
4           that big of a -- in the scope. I a thousand  
5           percent agree with the rest of what we said about  
6           the rest of the property on the airport, but I  
7           need -- as I said earlier, I think we should go  
8           from G to O on this. Get this notice out. They've  
9           already started. They're spending money for that.  
10          And I'm not -- you know, I'm just making a  
11          recommendation.

12                 MR. OLSON: So the notice and the ROFR would  
13                 go out -- would be done at the same time?

14                 MS. LIOTTA: Nope.

15                 MR. OLSON: They wouldn't?

16                 MS. LIOTTA: Nope. Based on what I'm hearing,  
17                 the ROFR is not ripe yet because the terms are not  
18                 negotiated enough yet -- a right of first refusal  
19                 means you need to know what you're refusing.

20                 MR. OLSON: Okay. Yeah. Right.

21                 MS. LIOTTA: Things are not far enough along  
22                 with -- to even trigger it. So --

23                 MR. OLSON: Okay. Understand. Yeah.

24                 MS. LIOTTA: That is part of my concern --

25                 MR. BLOCKER: That's correct.

1 MS. LIOTTA: -- is that by doing this last  
2 call when you have a ROFR in the mix on these  
3 5 acres is that you're in -- we've got someone  
4 who's -- who's asking under our current lease  
5 policy. Our current lease policy does not have  
6 anything about a last call or putting in a  
7 competitive process after someone's put in a  
8 proposal. Our lease policy does have in it that  
9 the Authority does a negotiation and there is an  
10 outcome where the Authority says no and is within  
11 its discretion.

12 So I think if there's a deal to be made --  
13 this is my personal opinion, if there's a deal to  
14 be made that's accretive to the airport, that, you  
15 know, we don't need to do the last call and --

16 MR. TOPP: You're here.

17 MS. LIOTTA: -- and just go forward and see if  
18 there is something there with the party that's  
19 here, and if it -- if it looks like they want  
20 something that's incompatible with the long-term  
21 development of the Gun Club property, plans, I -- I  
22 would imagine we're in our discretion to say that  
23 that's not a deal that we want to do.

24 But there might be something where it works  
25 for everybody. And I'm hesitant -- I don't like



1 the idea of doing this last call when it's not part  
2 of our current policy.

3 MS. CASH-CHAPMAN: So -- so if we recall two  
4 meetings ago when I brought up we should do a last  
5 call, and then we all discussed and we heard from  
6 the public for like 45 minutes about why we  
7 shouldn't do it, and I kept saying I wanted to do  
8 it to be consistent and then everyone else agreed  
9 that we didn't need to do that, so in efforts to  
10 remain consistent with that, it doesn't make sense  
11 that we would pick you to do last call, you don't  
12 get one, you get one, you don't get one.

13 I understand we did it with the 21 acres  
14 because of everything else that was going on, but  
15 since then, we have not done it. And until we  
16 change the policy, perhaps we don't do it. And if  
17 we're that adamant that we need to start doing it,  
18 then we need to figure it out and we need to get it  
19 in our policy so that we're not having this  
20 discussion every time someone comes up with  
21 something.

22 MR. TOPP: Right. Mr. Blocker?

23 CHAIRMAN CLARKE: Mr. Blocker, yes.

24 MR. BLOCKER: And just through the Chair, if I  
25 can just echo what two of the board members have

1       said, and this is not to weigh on you all's  
2       discussion as a board, but the board has a  
3       mechanism to change these policies.  It's -- it's  
4       you all's discretion if we -- if we want to, you  
5       know, make some changes, we certainly can bring  
6       some recommended changes to the board.  I think,  
7       you know, just to kind of -- not to reiterate what  
8       was said, but that was a -- that strategy was a  
9       specific strategy to a litigation issue that was in  
10      front of it.  I don't think that myself or  
11      Mr. Roberts, you know, would counsel the board -- I  
12      don't want to speak for him.  He can speak for  
13      himself.  But I don't think that we would counsel  
14      the board to make that a repetitive practice at  
15      this point because it is not consistent with your  
16      current policies.

17             Now, there's good reasons to maybe change  
18      those policies, and that's for you all as a board  
19      to decide.  That is for you all collectively to  
20      guide counsel on that.  But I do -- I do want to  
21      caution, I think we have to be careful making that  
22      a practice because that's not -- if you have  
23      someone on the street that wants to do business  
24      here with the Authority, they're going to go to the  
25      governing documents and the guiding rules.  They're

1 going to look at that and they're going to make  
2 decisions based on that. If we're going to operate  
3 beyond that, then we need to -- you know, my  
4 recommendation as your counsel would be to look at  
5 any -- you know, amend those -- those rules,  
6 make -- make changes. When they were first  
7 written, circumstances were maybe different and it  
8 may make sense to do that.

9 But, again, I want to caution that was a  
10 specific legal strategy to a specific issue that is  
11 not replicated here. And, again --

12 CHAIRMAN CLARKE: I'd like to ask Ms. Liotta,  
13 is the policy committee prepared to --

14 MS. LIOTTA: Yeah. So here's -- here's --  
15 here's --

16 CHAIRMAN CLARKE: -- deal with this?

17 MS. LIOTTA: I alluded to this at the last  
18 meeting, and I didn't bring it up earlier before  
19 the last meeting because, well, frankly, I was  
20 hoping that the Part 16 would get resolved faster  
21 than it has and it would become a moot point. But  
22 right now, because of the Part 16, which involves  
23 Volato, which I have an ownership interest in and  
24 am employed by, I am conflicted. So I think even  
25 me working on these policies, which could then

1           become part of an act -- could reflect in any way  
2           upon that act of the Part 16 would not be  
3           appropriate. So the board, as a whole, certainly  
4           can act on the lease policy, I would encourage the  
5           board to do so, but I think the mechanism of the --

6           CHAIRMAN CLARKE: The policy committee?

7           MS. LIOTTA: -- you know, the policy committee  
8           is probably not very viable right now.

9           CHAIRMAN CLARKE: Okay.

10          MS. LIOTTA: And the whole board can just do  
11          it as well.

12          CHAIRMAN CLARKE: What about an ad hoc  
13          committee --

14          MS. LIOTTA: So my recommendation would be to  
15          ask counsel to draft a policy update, if they think  
16          that's appropriate, that would -- my understanding  
17          is that the current policy, I'll go out on a limb  
18          here, is not really satisfying anybody and -- and  
19          that it may need some updates with current FAA  
20          guidance and law. So I think there might be some  
21          low-hanging fruit there just to -- even if it's  
22          addressing some of the more glaring issues that  
23          have already been identified, we can proceed with  
24          that immediately in parallel with any of these  
25          ongoing, like for -- issues that we've identified,

1           like the Gun Club property terms, compliance.

2           MR. TOPP:    Yeah.

3           CHAIRMAN CLARKE:  Mr. Roberts, is -- let me  
4           ask the counsel, you know, would you -- you think  
5           that's a good idea, but personally I think it is.  
6           Would you be prepared to do that along with  
7           Mr. Topp and perhaps some other resources from  
8           other -- I know you've spoken to other authorities,  
9           that have --

10          MR. TOPP:  Well, I think -- go ahead.

11          CHAIRMAN CLARKE:  Just go ahead, Mr. Roberts.

12          MR. ROBERTS:  Here's -- here's the other end  
13          of the bookend, we can do the notice to the public  
14          or we can kind of do the notice to ourselves.

15          CHAIRMAN CLARKE:  Yep.

16          MR. ROBERTS:  And the notice to ourselves is  
17          that if we're going to want to solicit competitive  
18          bids on this 5 acres, we should not do it at the  
19          eleventh hour.  We should do it now.  We should do  
20          it now.

21                 Where people get upset is -- is having gone  
22                 down the road, and then maybe further down in the  
23                 process, we -- we think it would be appropriate to  
24                 do some kind of widening of opportunity for people  
25                 to do it.

1           So I could see foregoing this notice, but we  
2           should ourselves then be mindful that if we are  
3           going to want at some point in time to do some kind  
4           of competitive solicitation for other proposals  
5           or -- or to encourage or to make available  
6           opportunities for others to make proposals, we  
7           should do that today or -- not today literally, but  
8           we should do it on the early side of that and not  
9           let this third-party public sector person go way  
10          down the road and negotiate with lawyers and do  
11          terms and all these things. We do a ROFR to  
12          Atlantic.

13                 MS. LUDLOW: Then it goes to --

14                 MR. ROBERTS: And then at the very end, we  
15                 say, "Let's -- let's make sure there's nobody else  
16                 that wants to develop those 5 acres."

17                 So the purpose of the notice was to cut that  
18                 off one way or another, either to cut it off for  
19                 the private sector to know that there is a last  
20                 date at which a proposal would be accepted for this  
21                 cycle, or we should ourselves reflect that if we're  
22                 going to take this approach of we've got a proposal  
23                 now, we don't need to do this, let's just go for  
24                 it, then we're -- we need to respect the reliance  
25                 that this private sector person makes on us going

1 forward that way.

2 So that's the -- that's the policy choice, I  
3 think, you all should reflect on.

4 CHAIRMAN CLARKE: Mr. Topp?

5 MR. TOPP: Yeah, just real quick, is -- I know  
6 that they've expended -- I'm just speaking from  
7 trying to avoid more work, right?

8 MR. ROBERTS: Sure.

9 MR. TOPP: They've expended quite a bit of  
10 time already and money. And if we look up here,  
11 the Gun Club is this red part right here. 5 acres,  
12 see right here? That's the Gun Club property and  
13 these hangars here. This is the 5 acres we're  
14 talking about right now.

15 MR. ROBERTS: Right.

16 MR. TOPP: So, anyway, I guess the board  
17 should decide should we let them move forward.

18 MS. LIOTTA: Well, I think -- I think what I  
19 see here is something that -- and what -- the  
20 process that makes sense to me here is that it goes  
21 to staff to negotiate with the --

22 MR. TOPP: Titan.

23 MS. LIOTTA: -- Titan -- thank you -- to see  
24 if there's a deal to be had there that doesn't --  
25 that they're happy and it's -- has that second FBO

1           capability that we'd be look -- that the Authority,  
2           I've heard, is looking for. They may not be  
3           willing to do that. There may not be a deal there,  
4           but there might be. And if it -- and it's not  
5           impinging on other long-term plans that I guess we  
6           need to be starting like now --

7           MR. TOPP: Correct.

8           MS. LIOTTA: -- that there's no reason to --  
9           you know, if it's a -- if it's a viable deal,  
10          there's no reason to do a last call. If it's not a  
11          viable deal, there's no reason to insert that  
12          uncertainty and extra complication, a potential  
13          extra liability into what's -- you know, what we  
14          already have a process for.

15          And -- and I do think there's -- it would not  
16          be fair to Titan to go do a process with them where  
17          they spend money with engineers and to the lawyers  
18          and all of this and that. And, by the way, it's  
19          all public record, so if they send in a proposal,  
20          someone else can call up and get it. And then we  
21          do a last call where someone's like, "Oh, well, now  
22          I have access to their proposals and all the work  
23          they've done. I can take that, tweak a couple of  
24          things, and there you go."

25          MR. TOPP: Can't undo that.



1 MS. LIOTTA: That, I think, is a bad process.  
2 Either we, you know -- and I -- in my point of  
3 view, we don't -- you know, we have a process.  
4 Let's follow it. But I think we should also  
5 acknowledge that it keeps coming up over and over  
6 and over again. Nobody -- the process is flawed,  
7 and so we could start working on addressing some of  
8 those issues as well. And the sooner, the better.

9 MR. TOPP: I agree, but it's not up to me to  
10 agree --

11 CHAIRMAN CLARKE: Is there a -- have we  
12 reached a consensus on this issue?

13 MR. TOPP: Well, we've already been told to  
14 bring it in --

15 CHAIRMAN CLARKE: Right.

16 MR. TOPP: -- to bring them in for the  
17 proposal, and I'll continue to do that until I hear  
18 otherwise.

19 CHAIRMAN CLARKE: I --

20 MS. LIOTTA: Okay.

21 MR. OLSON: Do we need to have a consensus?

22 CHAIRMAN CLARKE: Oh, I think we -- we should.  
23 I think, you know, Ms. Liotta was very articulate  
24 in explaining our position here and I -- I agree  
25 with her. I think --

1           MR. OLSON: I hear her also, although, again,  
2 I just don't feel that as a matter of principle I  
3 can -- I can participate in a consensus of no bid  
4 awards of land at the airport, but -- we don't --  
5 maybe we don't need to have a consensus right now.

6           I think my view is that, as we're updating the  
7 policy, we look at ways that we can do the RFPs,  
8 which is a clean thing. It doesn't end up with  
9 situations that I think are serious, as you've  
10 described, Ms. Liotta, where one party has  
11 submitted their proposal and then we're calling for  
12 other proposals that have the benefit of that  
13 information.

14           So, for all those reasons, I can see why  
15 most -- many good airports are doing the RFP  
16 process as a matter of making land available.

17           MR. ROBERTS: That may wind up -- it may -- it  
18 is within the can of outcomes that staff recommends  
19 to say no to Titan and -- and, alternatively, to  
20 say if there's going to be an RFP -- and this is  
21 our plan. You're looking at it. That's our plan.  
22 If there's -- if we can do an RFP, that would be,  
23 for lack of a better word, kind of a long-term --  
24 you know, a really long-term RFP that would tell  
25 folks there's a long horizon on this of Gun Club

1 acquisition, environmental remediation, a lot of  
2 pieces that would have to fall in place that are  
3 really measured in a couple of years, at least.  
4 And so the -- we can do that, but it would be kind  
5 of a long-term -- if we did an RFP for the parcel  
6 as it looks now, which includes some portion of the  
7 Gun Club Road property that we don't even own  
8 yet --

9 MR. OLSON: Yeah, premature is what you're  
10 saying.

11 MR. ROBERTS: Well, maybe not premature.

12 MR. OLSON: Well, it's got a lot of unknowns  
13 in it.

14 MR. ROBERTS: It has -- it has its --

15 MR. OLSON: It's got time unknowns.  
16 Certainly, time unknowns, cost unknowns --

17 MR. ROBERTS: Yes. Right.

18 MR. OLSON: -- and maybe even engineering  
19 unknowns.

20 MR. ROBERTS: Right.

21 CHAIRMAN CLARKE: Well, I guess what I'm  
22 asking, does the board need to take any action for  
23 the staff to proceed in -- in --

24 MR. TOPP: Well, you did the last time we had  
25 a meeting. You told me to bring them on board.

1           CHAIRMAN CLARKE: We did. So we don't have  
2 to -- we don't have to do anything formal tonight?

3           MR. TOPP: No.

4           MR. ROBERTS: We don't need to do anything.

5           CHAIRMAN CLARKE: Okay.

6           MS. LIOTTA: Yeah, if we're not going to do  
7 the last call now, we just don't act on it, I  
8 guess.

9           MR. TOPP: Right.

10          MS. CASH-CHAPMAN: Right.

11          CHAIRMAN CLARKE: Okay. We've beat this horse  
12 to death, I think. Is there any -- any other --

13          MS. LIOTTA: I think the other thing that was  
14 discussed was referring to, I guess, having counsel  
15 recommend some -- some changes to the leasing  
16 policy.

17          CHAIRMAN CLARKE: Absolutely, yeah. Yep.

18          MS. LIOTTA: This could go through several  
19 iterations in my mind, but there might be some -- I  
20 would think --

21          MR. ROBERTS: Yes.

22          MS. LIOTTA: -- counsel might have some  
23 initial recommendations that could be acted upon  
24 quickly.

25          CHAIRMAN CLARKE: Yep.

1 MS. LIOTTA: So I'll -- I'll make that motion.

2 MR. OLSON: I'll second it.

3 CHAIRMAN CLARKE: Okay. All in favor?

4 MS. LUDLOW: Aye.

5 CHAIRMAN CLARKE: Aye.

6 MS. LIOTTA: Public comment?

7 MS. CASH-CHAPMAN: Anybody?

8 CHAIRMAN CLARKE: Public comment?

9 MS. CASH-CHAPMAN: Great.

10 CHAIRMAN CLARKE: Okay. All right. Good. We

11 can move on, I guess, to the next item on the

12 agenda.

13 Any comments, Ms. Martin?

14 MR. BLOCKER: Just, Mr. Chair, I believe there

15 was a motion and second and we asked for public

16 comment.

17 CHAIRMAN CLARKE: Oh. We didn't --

18 MR. BLOCKER: Did we have a vote on that? I

19 just want to make sure we --

20 CHAIRMAN CLARKE: Yep.

21 MS. CASH-CHAPMAN: Aye.

22 MS. LUDLOW: Aye.

23 CHAIRMAN CLARKE: Aye.

24 MS. LIOTTA: Aye.

25 MR. OLSON: Aye.

1 CHAIRMAN CLARKE: We agree.

2 PUBLIC COMMENT - GENERAL

3 CHAIRMAN CLARKE: Ms. Martin, do you have any  
4 public comments?

5 MS. MARTIN: No.

6 MR. ROBERTS: Otherwise known as the public  
7 today.

8 CHAIRMAN CLARKE: You're the public,  
9 Ms. Martin.

10 MS. LIOTTA: She represents the public very  
11 well.

12 MR. TOPP: We have somebody else over here  
13 that you skipped.

14 MS. LUDLOW: John. Whoo-hoo.

15 CHAIRMAN CLARKE: John's -- okay.

16 All right. We're at member comments and  
17 reports.

18 MEMBER COMMENTS AND REPORTS

19 MS. CASH-CHAPMAN: I'm going to be super  
20 quick.

21 We had our first -- I was hoping there would  
22 be more people to hear this, but now I'm directing  
23 it to you guys. We had our first screening of  
24 candidates for the executive director position.  
25 There were 65 candidates by the time we got through

1           them.  And what we did is we assigned each  
2           candidate a number.  And I removed all of their  
3           contact information, so while the five of us are  
4           looking at them, we don't know who that person is.  
5           And that helps us -- you know, because these are  
6           public meetings, nobody wants their resumé to be  
7           critiqued for the whole world to hear, number one;  
8           and, number two, it also eliminates any nepotism or  
9           known or unknown biases that we may have for a  
10          candidate.

11                 And so we have now narrowed it down to ten.  
12          Again, we do not -- well, I have their names  
13          somewhere, but I don't have the memory to know who  
14          any of them are.  So we're down to ten candidates  
15          right now.  I think we've got some really solid  
16          options.  And I am looking forward to our next  
17          meeting, which will be noticed if it has not been  
18          already.  But that is rapidly approaching in  
19          October -- anybody?  Anybody?

20                         MS. LUDLOW:  What's that?

21                         MS. CASH-CHAPMAN:  Is it the 6th?

22                         October 6th at 9:30 in the morning back here.  
23          And we're really excited.  In that meeting, we're  
24          going to go through it and we're going to kind of  
25          put them in an order of how we want to go down the

1 list as far as interviewing and who's still  
2 interested and who isn't, and then we can go from  
3 there.

4 And that's all I have. Thank you.

5 CHAIRMAN CLARKE: Okay.

6 MS. LIOTTA: I have one follow-up to that.  
7 One of the items that came out of that was a couple  
8 of follow-ups. I had spoken with a candidate --  
9 not a candidate, sorry, someone who had expressed  
10 interest in being considered as a candidate before  
11 we even had posted it. This was months ago. And,  
12 yeah, I've -- I can confirm that that person --  
13 that person didn't apply. So I was going to, like,  
14 follow up because I might have -- I might have  
15 misled them into not thinking -- thinking we were  
16 going to contact him to apply and to be fair. And  
17 that person will not be applying.

18 MS. CASH-CHAPMAN: Okay.

19 CHAIRMAN CLARKE: Okay.

20 MS. LUDLOW: Your --

21 MS. CASH-CHAPMAN: So that's probably nine for  
22 us now instead of ten.

23 CHAIRMAN CLARKE: All right. Ms. Ludlow, do  
24 you have any comments?

25 MS. LUDLOW: I have nothing to report.



1           CHAIRMAN CLARKE:  Nothing.

2           Okay.  Mr. Olson?

3           MR. OLSON:  Nothing.

4           CHAIRMAN CLARKE:  I'll just comment, first of  
5 all, I'd like to thank Ms. Cash-Chapman for her  
6 work on the executive director search.

7           MS. LUDLOW:  Yes.

8           CHAIRMAN CLARKE:  It was very well organized  
9 and I thought very well done.  So thank you.

10           I will be -- we had a master plan committee  
11 meeting on September 19th, and it was pretty well  
12 attended.  And I'll be getting minutes of that out  
13 to -- I've asked several people to review my notes  
14 so that we can properly represent, you know, what  
15 went on at the meeting.  But it was -- it was  
16 very -- very good.  My -- the impressions that I  
17 got from -- I was most interested in hearing from  
18 Mr. Pittman, the tower operator.  And when we  
19 reached the point where we discussed the parallel  
20 runway to the west side of US-1 and wanted his  
21 impression on that, and he was actually  
22 enthusiastically endorsing the idea because it  
23 would -- it would relieve -- considerably relieve  
24 the burden on the controllers from separating  
25 incoming and departing aircraft from training

1 aircraft.

2 We have an 8,000-foot runway, and for students  
3 who traverse that -- make a complete circuit, it is  
4 way more than double what it would be on the  
5 parallel runway of 3200 feet. So he was quite  
6 excited about the prospect. And, you know,  
7 we'll -- we'll continue to look into, you know,  
8 what may be involved in pursuing that option.

9 MR. OLSON: That's good. His testimony could  
10 be really useful in getting grants to support that.

11 MR. TOPP: Yes.

12 CHAIRMAN CLARKE: Without a doubt. Without a  
13 doubt. Yeah, I -- I mean, just the relief from,  
14 you know, some of the burden of conflicting traffic  
15 was -- it was rather interesting to hear his  
16 comments. Yes.

17 MR. ROBERTS: Would it be contemplated that it  
18 would be a controlled runway or an uncontrolled  
19 runway?

20 MR. TOPP: No, it's part of the control tower.

21 CHAIRMAN CLARKE: Yeah, it would be -- yeah.

22 MR. TOPP: And you can see it from the tower.

23 I'm sorry. I didn't mean to cut you off.

24 CHAIRMAN CLARKE: No, no, it would -- it  
25 would, yeah.

1 MS. LIOTTA: So -- okay. So it would be  
2 controlled, but it would just be easier to manage  
3 because it's off in a separate --

4 MR. TOPP: Yeah.

5 CHAIRMAN CLARKE: He even -- he even -- he  
6 even suggested that we may be able -- if we can  
7 position it, probably put a crosswind runway over  
8 there, which would -- I thought would be  
9 conflict -- you know, create traffic conflicts with  
10 the existing 13-31, but apparently he wasn't too  
11 concerned about that.

12 MR. TOPP: Yeah, to expand on that just real  
13 quickly, and I have one other thing that will just  
14 take two minutes -- or not even, he said that --  
15 that we're in an unique situation because we're --  
16 we have the ocean to the east. So, essentially, we  
17 just have three sides. And he goes, "And a lot  
18 of -- " we have a lot of student traffic. A lot of  
19 it. And, you know, Reba, myself, and Denny, and  
20 other pilots, we don't mind going a thousand feet  
21 over the ocean because we know we can glide it,  
22 right? But the students, "Oh, my God, I don't want  
23 to go over there," right? So they're always --  
24 they're always having to move them around. So  
25 having that runway would be fantastic.

1           The other thing I wanted to add and -- I'm  
2           meeting with Scott Maynard on the 27th, who's in  
3           the economic development thing about land use, and  
4           he has somebody across US-1 that he would be  
5           interested in talking to us about and some other  
6           things. So I'll report back to you how that --  
7           that goes.

8           CHAIRMAN CLARKE: One of the participants  
9           said -- at the meeting was -- owned a parcel of  
10          property. It's about 8 acres and it's surrounded  
11          by airport property. And --

12          MR. TOPP: Yeah. Kyle is his name. A  
13          different Kyle.

14          CHAIRMAN CLARKE: Yeah, yeah. He -- he  
15          figures that we'll be approaching him at some point  
16          to acquire his property. But he was a very nice  
17          guy.

18          But -- okay. That's it? Any -- no other  
19          comments?

20          MR. OLSON: There's your gavel.

21          CHAIRMAN CLARKE: All right. I'll declare the  
22          meeting adjourned.

23          (The meeting adjourned at 6:51 p.m.)

24

25

CERTIFICATE OF REPORTER

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STATE OF FLORIDA     )  
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COUNTY OF ST. JOHNS)

I, Melissa Schroeder, Registered Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings; and that the transcript is a true and complete record of my stenographic notes.

I further certify that I am not a relative, employee, attorney, or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorney or counsel connected with the action, nor am I financially interested in the action.

DATED this 6th day of October, 2023, in St. Johns County, Florida.

*Melissa Schroeder*  
\_\_\_\_\_  
Melissa Schroeder,  
Registered Professional Reporter

**CHAIRMAN**  
**CLARKE: [144]**  
**COURT REPORTER:**  
[1] 67/24  
**MR. BEYERS: [1]**  
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**MR. BLOCKER: [32]**  
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**MS.**  
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**MS. MARTIN: [3]**  
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**24th [2]** 38/13 39/22  
**25 [2]** 1/7 9/18  
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**26 [1]** 22/7  
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