

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, June 16, 2008

6 from 4:00 p.m. to 5:41 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

9 WAYNE GEORGE (By telephone)

RANDY BRUNSON

10 JOHN "JACK" GORMAN, Acting Chairman & Treasurer

KELLY BARRERA

11 BOARD MEMBERS PRESENT:

12 SUZANNE GREEN, Chairman

13 * * * * *

14 ALSO PRESENT:

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

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

18 BRYAN COOPER, Assistant Airport Director.

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21 JANET M. BEASON, RPR, RMR, CRR, FPR
22 St. Augustine Court Reporters
23 1510 N. Ponce de Leon Boulevard
 St. Augustine, FL 32084
24 (904) 825-0570

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

2 MR. GORMAN: Ladies and gentlemen, let's take
3 a moment and start the meeting of the
4 St. Augustine-St. Johns County Airport Authority.
5 Could I call you for the Pledge of Allegiance?

6 (Pledge of allegiance).

7 A P P R O V A L O F M I N U T E S

8 MR. GORMAN: The first order of business is
9 the approval of the minutes. And we have --
10 Mr. George, I understand is on the telephone here
11 so he can hear us.

12 MR. GEORGE: Yes, I'm on.

13 MR. GORMAN: Yeah. He can't vote, but he can
14 comment. And so, calling for the approve of
15 minutes.

16 A P P R O V A L O F M E E T I N G M I N U T E S

17 MS. BARRERA: I move that we approve the
18 minutes.

19 MR. BRUNSON: I will second it.

20 MR. GORMAN: And hearing no discussion, we
21 will call the minutes approved.

22 FINANCIAL REPORT ACCEPTANCE

23 MR. GORMAN: And then we go on to financial
24 report acceptance. And I have received -- acting
25 as treasurer, I've received the financial reports.

1 I received them Thursday afternoon and I just went
2 through a very brief meeting with Mr. Wuellner.

3 Historically, the financial reports are
4 always in good order. However, I have been
5 running through the financial reports with no less
6 than two separate accountants, and I have not had
7 the time to do that.

8 I did call Mr -- Mr. Waler, who does take
9 care of the compilation of all these reports, and
10 he has said that it is absolutely no trouble with
11 putting off the acceptance of these financial
12 reports until next month, where we will accept
13 both.

14 I can assure you, it will not be put off any
15 further than that. But due diligence requires, as
16 far as I'm concerned, that I do put off the
17 financial report acceptance, and then we -- we
18 will then accept both at the same time.

19 And I was admonished by this entire board I

20 understand the last time. And I can assure you
21 that -- for my not doing them in a timely manner.
22 But there is no harm done with -- with acting in
23 due diligence and actually looking at these things
24 and getting a second opinion, which is what I've
25 been doing with these accountants.

1 And, again, I'm going to have to, because of
2 the time constraints I have, is to put this one
3 off. But, I mean, it will not go months, I can
4 assure you. And even if it did, there's no harm
5 done with this thing. So, I would like to pass on
6 that. And then let's go on to agenda approval.

7 AGENDA APPROVAL

8 MR. BURNETT: If -- if I could, Mr. Gorman.

9 MR. GORMAN: Certainly.

10 MR. BURNETT: It's my understanding that
11 Ms. Green may or may not join us this evening.

12 MR. GORMAN: Yes. I should have mentioned
13 that. Thanks for mentioning that.

14 MR. BURNETT: There's the issue of the
15 Executive Director's contract that I know was
16 under Ms. Green's reports.

17 Perhaps, if the Authority is inclined, we
18 could move that topic to a discussion under just
19 the general action items, put it at the end, and

20 I'll share with you the information that I've got
21 and y'all can do with it as you will. Whether you
22 make a decision today or another meeting, at least
23 you'll have the information that I've worked up,
24 if you will.

25 MR. GORMAN: Certainly, with two board

1 members absent, that would probably be the --
2 certainly the best course of action. Any
3 discussion?

4 MR. BRUNSON: I have -- I have a comment and
5 maybe some input. This agreement that I read and
6 that I have called you to discuss, and I have not
7 had time and you have not had time to go over
8 this, this is a pretty lengthy agreement, and it
9 might be boilerplate in the aviation business, but
10 I have a lot of questions. And is this something
11 that needs -- needs board approval at a certain
12 date?

13 MR. BURNETT: Well, two things related to
14 that. Mr. Wuellner's contract, it's a five-year
15 contract, it actually is due to expire. The five
16 years will have run.

17 The contract provides that it continues on
18 unless either party provides notice of
19 termination. We haven't gotten that notice from

20 Mr. Wuellner and y'all haven't directed that

21 notice to be sent to him, obviously, so the

22 existing contract continues.

23 But perhaps, if you would, if you put it on

24 as a -- as an agenda topic, I can at least share

25 with you the information that I've got, do a quick

1 presentation related to where we're at on that
2 contract and then you can do with it as you will.
3 And I assume, based on what you've already
4 announced, probably really deal with it in depth
5 at the next Authority meeting, and perhaps you and
6 I can meet in the interim and discuss it in more
7 detail.

8 MR. BRUNSON: Okay. Personally, I think
9 that -- that -- I would like to hear that. And
10 then we'd like to meet personally. But I think
11 that this is so important, that -- that again, I
12 don't want to say this bad word in public, but I
13 think we need a workshop on this.

14 I'd be willing to give my time to going in
15 depth and talking more in detail about this, in
16 fairness to the taxpayers, the community, the
17 board, Mr. Wuellner. And I would recommend, after
18 your presentation -- and I might change my mind
19 even after our discussion, but I really think that

20 this is something that we need to work together on

21 and go over in line-by-line detail.

22 MS. BARRERA: So, if I'm understanding you,

23 Randy, what you're suggesting is have it discussed

24 at the 14th meeting in July and then tentatively

25 think about having a workshop afterwards if more

1 clarification's needed?

2 MR. BRUNSON: Yeah. After Mr. Burnett's
3 explanation or comments, I would -- I would want
4 to move forward and have a workshop immediately.

5 MS. BARRERA: Okay. So you're thinking of
6 having him make comments on it tonight?

7 MR. BRUNSON: Uh-huh. Yeah. Comments on it
8 tonight and then -- and if I still feel the same
9 way, I'm going to ask the acting chairperson to
10 schedule a workshop as soon as agreeable with the
11 board to where we can announce it and have it -- a
12 discussion of the contract.

13 MS. BARRERA: I have a question. Do we have
14 this as an action item or agenda item already
15 today?

16 MR. BRUNSON: It's on the agenda.

17 MR. BURNETT: It's on the agenda. And I
18 guess what my suggestion was, was since that
19 Ms. Green's not here, the chairman's not here,

20 switch it and -- because I -- the -- the reality

21 is I've done a lot of research that I think y'all

22 want to hear --

23 MS. BARRERA: Right. Agreed.

24 MR. BURNETT: -- or know of. And so, let's

25 go ahead and let me do that today and then y'all

1 can take away from this meeting that information.

2 And I guess, based on what I'm hearing from
3 Mr. Brunson, either schedule another meeting or
4 agenda item or schedule a workshop to discuss it
5 before the next meeting.

6 MR. BRUNSON: Having said that --

7 MR. BURNETT: I guess the -- the issue for
8 agenda is to I guess move it from --

9 MR. BRUNSON: Yeah.

10 MR. BURNETT: -- Authority Member comments up
11 to the action items that we actually discuss
12 today --

13 MS. BARRERA: Okay.

14 MR. BURNETT: -- so that I can at least give
15 you a presentation.

16 MS. BARRERA: That's what --

17 MR. GORMAN: Let me just interject here.

18 Mr. George, can you hear these proceedings? Would
19 you have any comments as to that? Wayne George?

20 MR. GEORGE: Yeah, I'm here. I said no.

21 Those are -- I heard the comments and that's fine.

22 MR. GORMAN: All right. I want to

23 understand. Any other --

24 MR. BRUNSON: Having said that, I'd like for

25 this to be settled as quickly as possible.

1 MR. GORMAN: I agree with Mr. Brunson. I
2 think that the -- let's hear the comments from our
3 attorney and then move on -- plan accordingly.
4 That sounds good. Do we need -- we don't need a
5 motion and a second to do that, we just use this
6 as a --

7 MR. WUELLNER: It's consensus.

8 MR. GORMAN: -- as a consensus. I think it's
9 a consensus. All right. Let's move on then to
10 committee reports. We have MPO.

11 COMMITTEE REPORTS

12 MR. BRUNSON: MPO. We had a meeting at the
13 MPO in Jacksonville last Thursday and, just like
14 everything else in the state and federal
15 government and the county, their concern is with
16 Secretary Baldwin or acting -- or Director Baldwin
17 is the tremendous cut and monies to do road
18 transportations.

19 And it is -- the priority list is still

20 intact with this county and other counties, but --
21 and the five-year landscaping plan is still intact
22 with the -- with the state, but I believe that
23 going forward, it's going to be extremely
24 difficult to have new projects funded in the
25 future.

1 And on a light side, the MPO that if -- if
2 you tell people you're involved in the MPO, they
3 mainly don't know what you're talking about.
4 Well, we voted to change the name to the North
5 Florida Transportation Organization, which will be
6 more in -- in tune to what we do with future rail
7 transit and roads and bridges and -- for the
8 Northeast Florida area. And that's my report.

9 MR. GORMAN: That's fine. Could I ask a
10 question?

11 MR. BRUNSON: Sure.

12 MR. GORMAN: How about the disposition of 312
13 and 313, which has a tremendous impact as to, you
14 know, our planning -- you know, our 10-year plan
15 and everything else with this airport? What -- is
16 there anything new?

17 MR. BRUNSON: Nothing new. It's still --
18 it's still in the -- in the planning stages and
19 the -- and so, it's -- it's unbelievable to me how

20 long it takes for something to come from being on
21 the priority list, to engineering and right-of-way
22 and funding and finally get started and to -- it's
23 just unbelievable.

24 But just like the intersection of 95 and 210,
25 which is a temporary fix for the transportation

1 and the backup, but it's moving right along. But
2 it just moves so slow.

3 MR. GORMAN: So there is no -- no time line
4 that you can identify yet? And have they
5 identified whether we've got a 312 or a 313? I
6 understand they still haven't gotten that far.

7 MR. BRUNSON: They seem to be focused on 9B
8 more than 313 and 312.

9 MR. GORMAN: Whichever -- whichever it ends
10 up being. I understand. All right. Well, thank
11 you, very much. Let's move on to the EDC report.
12 Do we have -- Mr. George, can you hear us?

13 MR. GEORGE: No comments.

14 MR. GORMAN: All right. No comments. All
15 right. We will -- intergovernmental will not be
16 reported on yet until we get through the next
17 intergovernmental meeting.

18 MR. BRUNSON: I will -- if you don't mind,
19 with the EDC.

20 MR. GORMAN: Certainly.

21 MR. BRUNSON: And check your -- check your

22 internet, as John Mica is going to give a

23 presentation, I think it's June the 23rd, at the

24 World Golf Village, and will -- will probably be a

25 lot of information talked about that's sponsored

1 by the EDC.

2 MR. GORMAN: So, in other words, that sounds
3 like certainly -- because of his influence, that
4 would be a very good thing to attend. Let's move
5 on then one more to the SJC Aerospace Academy.

6 MR. WUELLNER: They won't meet again until
7 probably August.

8 MS. BARRERA: We had the end of the year
9 function where several students got up and spoke
10 about their internships, what they had gotten from
11 the internships, what they had learned and how it
12 had benefited them. They did PowerPoint
13 presentations, and it was -- they were well done
14 and very informative, and I think it was a
15 success.

16 The pilots club, especially Reba Ludlow,
17 stepped up to the plate and really made a lot of
18 things happen. And they offered rides to
19 people --

20 MR. BRUNSON: Wow.

21 MS. BARRERA: -- and it was a -- it was a
22 very positive event for families. I had a teacher
23 that teaches at another school tell me what a
24 great thing that this was for the county and what
25 a great partnership with the school board, how

1 much she appreciated the airport taking their time
2 and energy to support this.

3 MR. GORMAN: That's good. Thank you for the
4 input. I just think that's a good idea. I mean,
5 anything that the airport can do to -- especially
6 for youth in the community, to be able to utilize
7 what we have.

8 MS. BARRERA: We're constantly doing it
9 everyday, and I -- it's good that it is
10 progressing.

11 MR. GORMAN: That's terrific. Let's see.
12 Let's move on to some more reports. And if I have
13 any errors in how I'm conducting this meeting, let
14 me know. But we're going to move on to the
15 reports. Mr. Ron Sanchez, our county
16 commissioner. He should be here. I did see him
17 earlier.

18 REPORTS

19 COMMISSIONER SANCHEZ: Thank you. It's been

20 very quiet over at the county. There's not a
21 whole lot going on, so... There's no knowledge
22 about the main subject everyone's talking about.
23 I have none. What I got, I got out of the
24 newspaper, so...
25 I would like to say something about 313,

1 though. That project has been changed to 313.

2 A few years back, the Commission at that time
3 decided that really was not a priority, and it did
4 not sit on the priority list for a few years. It
5 finally got back on there and the state is in the
6 design and right-of-way acquisition from 207 to
7 16.

8 As far as I know -- I don't even know if they
9 have all the funding they need, but as far as I
10 know, that is -- that's all they have right now.
11 So, you know, you understand how slow government
12 moves.

13 MR. GORMAN: Can I ask if they actually have
14 a location for this road yet?

15 COMMISSIONER SANCHEZ: Oh, yeah.

16 MR. GORMAN: I mean, I'm kind of
17 tongue-in-cheek on that one, because that has --

18 COMMISSIONER SANCHEZ: I think the only
19 part --

20 MR. GORMAN: -- a great bearing on what we're

21 going to do.

22 COMMISSIONER SANCHEZ: -- the only part they

23 talked about changing around is the part that the

24 airport board's concerned about because it may

25 effect y'all up here.

1 MR. GORMAN: Exactly as far as --

2 COMMISSIONER SANCHEZ: I haven't seen
3 anything final on that yet.

4 MR. GORMAN: So there -- there is nothing
5 final. When -- is there any time line you think
6 as far as their finalization as to where this
7 location of this will be?

8 COMMISSIONER SANCHEZ: Probably the 12th of
9 Never.

10 MR. GORMAN: That's always very assuring.

11 COMMISSIONER SANCHEZ: I mean, I'm just --
12 you know, if I knew, I would say something to you,
13 but you just never know. I don't know how much
14 their money's going to get cut in the future.
15 They may have to just stop it at 16, if it gets
16 that far.

17 MR. BRUNSON: And that's the main problem.

18 COMMISSIONER SANCHEZ: That's a lot of
19 million dollars just to finish that road to 16.

20 You're talking about a lot of money. And right

21 now, that seems to be scarce.

22 MR. GORMAN: So, in other words, you're

23 saying that right now, 313 as a -- as a name is

24 not completely funded? I'm asking both --

25 COMMISSIONER SANCHEZ: I've been able --

1 MR. GORMAN: -- Mr. Brunson --

2 COMMISSIONER SANCHEZ: -- to keep it on the
3 priority list as item number 2 after 9B, and I
4 think it should be there. 9B, I think, is
5 probably a long ways out, so I really wonder that
6 maybe, you know, that maybe -- we ought to look at
7 that a little closer. The bridge going across the
8 St. Johns River, another bridge is going to be a
9 long time coming, I think.

10 So anyways, that's the way it sits right now.

11 But I'm doing my best to keep it at least active
12 on there because I think that road is vital. It
13 actually -- when DOT first made the plans for
14 that, they said by 2007, that road needed to be
15 finished.

16 MR. GORMAN: As evidenced by the --

17 COMMISSIONER SANCHEZ: And guess what? It's
18 2008 now, I believe, if y'all run by the same
19 calendars we have at the county. I'm not sure.

20 MR. GORMAN: I don't know what the traffic
21 count on U.S. 1 is, but you couldn't agree more if
22 you live in this --

23 COMMISSIONER SANCHEZ: Ponce de Leon
24 Boulevard is shot. During rush time, it is --
25 it's an accident waiting to happen. And now that

1 rush time's expanding out considerably. And they
2 can't do anything to widen that road. The cost
3 factor just totally eliminated that as a
4 possibility. You can't do it. You can't buy the
5 right-of-way.

6 So that's why this road was supposed to be
7 the big item. And it's too bad it didn't stay on
8 priority. Probably would have been finished by
9 now and paid for. But as it is, it -- it isn't.

10 That's the only thing I can tell you.

11 MR. GORMAN: And that's a great -- that
12 certainly has a great stand to make sure that St.
13 Johns County has adequate representation on the
14 MPO, because it's such a -- that's a vital
15 situation to be able to relieve the traffic on
16 U.S. 1. All right. Well, thank you, very much.

17 COMMISSIONER SANCHEZ: Yeah, it's pretty bad.

18 MR. GORMAN: Wish you had a different answer,
19 but thank you very much.

20 COMMISSIONER SANCHEZ: Anybody got any
21 questions about anything else? Other than the
22 main topic, I'll be glad to answer them.

23 MR. GUINTA: Where'd you get those shorts?

24 COMMISSIONER SANCHEZ: What?

25 MR. GUINTA: Where'd you get those shorts?

1 COMMISSIONER SANCHEZ: I bought them. This
2 is my summer outfit.

3 MR. GORMAN: Is there -- we can ask right now
4 for public. Do we have any public questions for
5 Mr. Sanchez? Probably be an apropos time to do
6 so. Mr. Martinelli has a question.

7 MR. MARTINELLI: Yeah. Mr. Sanchez, the
8 right-of-way purchase that they're going ahead
9 with, in the area that's right now in question,
10 which affects the airport, are they going ahead
11 with --

12 COMMISSIONER SANCHEZ: They're not doing that
13 now.

14 MR. MARTINELLI: No right-of-way
15 acquisitions?

16 COMMISSIONER SANCHEZ: I don't believe that's
17 even in the works right now.

18 MR. MARTINELLI: Okay.

19 COMMISSIONER SANCHEZ: I think what they're

20 doing stops at 16.

21 MR. MARTINELLI: Okay.

22 COMMISSIONER SANCHEZ: If they get that that

23 far, which I really wish they would, but who

24 knows?

25 MR. MARTINELLI: Thank you.

1 COMMISSIONER SANCHEZ: Thanks for the
2 question.

3 MR. GORMAN: Any other -- any other
4 questions? It looks like that's -- we'll move on
5 to Mr. Slingsluff with Galaxy Aviation and his
6 report.

7 MR. SLINGLUFF: Nothing to report.

8 MR. GORMAN: Nothing to report. All right.
9 Thank you. We will then move on to Mr. Nehring,
10 Northrop Grumman. He's present?

11 (Not present.)

12 MR. GORMAN: Doesn't look like they're
13 present. How about we'll move on to the
14 St. Augustine Airport Pilots Association with Reba
15 Ludlow.

16 MS. LUDLOW: I have some.

17 MR. GORMAN: All right.

18 COMMISSIONER SANCHEZ: I know she's here.

19 MS. LUDLOW: I know, but you're going to like

20 it.

21 COMMISSIONER SANCHEZ: Don't step on her sore

22 foot. She'll get real upset.

23 MS. LUDLOW: Reba Ludlow, 46 Village Walk

24 Drive. And I am going to talk about social things

25 and don't hush behind me.

1 We do have first Fridays. I don't know if
2 all of you are aware of it. But the first Friday
3 of the month, if you come to the clubhouse, we
4 have donation jars, but we cook out. We have
5 brats, burgers, drinks and anything you'd like.
6 And it's just a great social time for us all to
7 get together.

8 And anybody can come if you can get in the
9 gate, I guess, or you can ask somebody to get in
10 the gate. But you don't have to bring anything.
11 Or if you want to, you can bring a dish or a
12 snack. But it doesn't matter. We do have a
13 donation jar, if you want to donate.

14 On that same line, there is a social -- we
15 have a social once a quarter. So our social is
16 this Saturday, the 21st. And it's going to be at
17 the Gun Club. Anybody can come to that, too, and
18 the more that come, the merrier, you know. We
19 don't have as many people to talk about if

20 everybody's there. But anyway, it's \$20.

21 We have tickets now. If you want to pay \$20

22 and that's Stalvey's Barbecue and it's everything.

23 It's the barbecue, the -- all the way through to

24 the desert. But it's \$25 at the door. But mainly

25 we would kind of like to know, you know, how many

1 are coming. So if anybody could buy their tickets
2 ahead of time, I'll take the money.

3 For our regular meeting, we had four new
4 members just pop up. We're just so happy about
5 that. We're just gaining members all the time.
6 We had at least 30 attending the meeting. And
7 most of the discussion -- well, there was a lot of
8 discussion, but the discussion that pertains to
9 the Airport Authority was about the rent, raising
10 the rent method for the new hangars. So,
11 everyone's very interested in clarification on
12 that. That's all I have to say.

13 MR. GORMAN: All right. Well, thank you very
14 much. Sounds like you're active -- the socials
15 are active.

16 MS. LUDLOW: Yes, they are.

17 MR. GORMAN: Again, the next report would be
18 Mr. Bjorn Otteson from FACT, if he's here. Bjorn,
19 are you here?

20 (Not present.)

21 MR. GORMAN: Then we go on to Mr. Doug
22 Burnett, who I know has a report with our airport
23 attorney.

24 MR. BURNETT: Yes. A brief thing. And I
25 guess I've got a couple of things to talk about

1 that are actually on the agenda, and one being
2 Ed's contract, which I guess we'll get to as an
3 agenda item.

4 But let me say that I need to bring something
5 to your attention and ask -- and I guess ask for
6 your consensus, that we be able to handle a
7 certain matter the way I've envisioned we could
8 handle it. And let me explain.

9 The Authority has been sued in a small matter
10 that is in small claims court, which means it's
11 under \$5,000. Your -- the analogy that I have for
12 you related to how we treat it is your purchasing
13 policy provides that matters under \$25,000,
14 Mr. Wuellner can -- has authority to deal with
15 himself, from a purchasing standpoint.

16 Based on that, I would I guess -- I just want
17 to confirm with you that as to this litigation
18 matter, since it is under \$5,000 -- and we can
19 certainly brief each one of the Authority Members

20 about it in more detail, but since it's under
21 \$5,000, that you authorize Mr. Wuellner to be the
22 person who's responsible for that matter for
23 making decisions on your behalf related to it.

24 And the reason I suggest this is -- and in
25 fact, the actual damage alleged in this lawsuit is

1 under a thousand dollars, to give you some idea of
2 what we're dealing with on the order of magnitude.

3 I'm not sure whether it's the type of thing
4 that warrants the taxpayers' dollars for having a
5 shade meeting for me to formally advise the board
6 and formally get your input back on a vote. And
7 so, for that reason, I'm asking for your direction
8 on which way you want me to handle -- handle this
9 matter.

10 And I guess my suggestion is, based on
11 using -- looking at the purchasing policy, I guess
12 I draw an analogy that Mr. Wuellner would be
13 empowered to be your authorized person related to
14 this, and obviously we'll -- we understand the
15 direction to litigate it to the best of our
16 ability and be reasonable in figuring out how to
17 bring it to a conclusion quickly.

18 So, with that, I just wanted to ask, would
19 that be the consensus of the board? And naturally

20 I understand I need to follow up and brief all of
21 you about what's going on. But I needed to get it
22 to you because this is a relatively new thing.

23 And it's highly unusual. I mean, I've never
24 been involved with a local government that's --
25 you know, you guys being sued in small claims

1 court. It does happen, but it's just unusual.

2 Usually you're talking about bigger ticket items,

3 such as the construction litigation we had

4 previously.

5 MR. GORMAN: As -- certainly any board -- any

6 board discussion?

7 MS. BARRERA: I'm not interested in paying

8 good money after bad. In all honesty, I know that

9 lawyers, you know, have high rates, and I've seen

10 too many cases where you're spending a lot of

11 money to cover something that doesn't warrant it.

12 So, I would -- I would suggest that Mr. Wuellner

13 be able to handle something that's -- that's

14 \$5,000.

15 MR. BURNETT: And to give you some idea about

16 the order of magnitude, I intend to represent the

17 Airport Authority and keep it within our regular

18 monthly retainer and just have this --

19 MS. BARRERA: Good.

20 MR. BURNETT: -- part of our regular work

21 that we do for the Authority, as far as my law

22 firm.

23 MS. BARRERA: Good.

24 MR. BURNETT: So, you know, it's not a very

25 large matter that we're dealing with here.

1 MR. BRUNSON: Only comment I had, did this
2 happen this morning? This -- at -- this claim
3 against us?

4 MR. BURNETT: No, it did not.

5 MR. BRUNSON: I know nothing about it.

6 MR. GORMAN: Yeah. Neither do I. I haven't
7 heard about it.

8 MR. BRUNSON: And, you know, I certainly
9 don't want to spend money after bad. But you know
10 what? I need -- I need to know. And this doesn't
11 need to be something in my opinion that's brought
12 up for me to decide to give -- purchasing power is
13 one thing. But to settle an agreement or a claim,
14 you know, that's something in my -- that's
15 different with me. And so, I would appreciate
16 being advised what's going on.

17 MR. BURNETT: Yeah. I understand. And let
18 me clarify, I guess. If we were to get in a
19 position where we were going to settle the claim,

20 I think we would -- we can certainly bring that

21 back to you. That's not a problem.

22 I guess my -- my direction I'm asking for you

23 is just the regular handling of the matter. If we

24 get to where we reach a settlement agreement, if

25 you want us to bring that back to you, that's

1 fine.

2 I can tell you that it's my opinion that the
3 Airport Authority is protected by sovereign
4 immunity. We have filed a motion to dismiss. I
5 believe that the matter will be dismissed based on
6 the Airport's sovereign immunity. But we'll see.

7 MR. GORMAN: I have a question for you. In
8 other words, I understand and certainly we don't
9 want to -- to micromanage Mr. Wuellner's ability
10 to purchase something as small as \$5,000, because
11 certainly the business of an airport is an
12 expensive business.

13 The only thing I worry about is if there's
14 some fairness quotient here that can be then
15 overblown. And I would like to have -- because
16 it's litigation, I'm sure you can't just state
17 names and numbers and everything else. But like
18 Mr. Wuellner (sic), I'd like to know more about
19 it, just simply what happened.

20 MR. BRUNSON: He knows about it.

21 MR. GORMAN: Because I don't want to -- I

22 don't want to then have some -- some fairness

23 principle thrown back at the airport and at the

24 board that someone was overtly ignoring the public

25 stance on something, and that's the only thing.

1 I don't know anything, and I assure you about
2 it this, at this point and just would like to know
3 before we go further. I don't want to rewrite the
4 policy myself as to Mr. Wuellner's purchasing
5 ability. That wouldn't make sense. Wouldn't -- I
6 would, as a board member, like to know what
7 happened.

8 MR. BRUNSON: Yeah. It's simple.

9 MR. GEORGE: Jack, if I might interject
10 something.

11 MR. GORMAN: Certainly. Absolutely.

12 MR. GEORGE: If -- if we're going to have as
13 a requirement that we be notified, I think the
14 procedure needs to be changed, because it could be
15 forgotten. You know, we don't typically go back
16 to minutes three years ago and see what we ask him
17 to do on a repetitive basis. That's what the
18 procedures are for.

19 So, if there is a procedure that we have, I

20 would -- I would suggest that it be added in there
21 that all board members be notified, you know, just
22 based on -- that way, it's clear. Your -- your
23 concern is taken care of. Mr. Brunson is taken
24 care of. And I kind of agree with you guys, too.
25 MR. GORMAN: Yeah. In other words, that

1 we -- and I agree with you. In other words, that
2 if we need procedurally to have it just so the
3 board members are notified in any litigation
4 cost -- any litigation cases, that's fine. But we
5 don't need to then, you know, try to -- because of
6 that, redo any type of purchasing policy at this
7 time. So can we just defer this whole thing until
8 we get briefed and then move from there? What do
9 you think?

10 MR. BURNETT: That's fine. I'll brief you
11 before the next -- before the next meeting. I
12 guess --

13 MR. BRUNSON: Yeah.

14 MR. BURNETT: -- in -- for the purpose of in
15 the interim, I'd ask that related to the
16 litigation, and we would generally do this
17 anyways, is to proceed with what we think in our
18 best judgment is in the Airport Authority's best
19 interest.

20 MR. GORMAN: Sure.

21 MR. BURNETT: Again, it's a matter that's
22 under \$5,000. And we understand the sensitivity
23 of any litigation related to the Airport
24 Authority, so -- and I'll follow up and meet with
25 all of you.

1 MR. BRUNSON: Mr. Burnett, if I was sitting
2 on the board in a corporation and you're my
3 attorney, then I think as a courtesy, that I need
4 to be told what's going on, no matter what it is,
5 if it affects the board.

6 And not saying that Mr. Wuellner might have
7 the authority, but you know what? We've got to
8 know what's going on with things. So, of course
9 in your -- you need to go forward with what you
10 think is best as our attorney. But just as soon
11 as you can brief us. And I'm disappointed we
12 haven't been briefed.

13 MR. GORMAN: So, in other words, what is our
14 course of action now, Mr. Burnett, do you think is
15 the best? Just brief us on it and we'll get
16 back --

17 MR. BURNETT: Yes.

18 MR. GORMAN: -- at the next board meeting?
19 Do we have that much time? Let's just put this to

20 bed.

21 MR. BURNETT: I'll -- I'll follow up with
22 each one of you individually and we'll see whether
23 or not it needs to go forward on a future meeting.
24 For what it's worth, the principal amount of the
25 claim is \$42.

1 MR. GORMAN: Well, sometimes principles are
2 important, so it would be good for the board to
3 know what it is and then we can proceed after
4 that.

5 MR. BRUNSON: Yeah.

6 MR. GORMAN: All right. Well, thank you.
7 Is -- Mr. Burnett, is there anything else? You've
8 got larger matters? Do you want to put them -- of
9 course put any more discussion after any of the
10 agenda items, or how would you like to proceed
11 with that?

12 MR. BURNETT: Yeah, I guess I can just
13 discuss the other items, the last being Ed's
14 contract at the end of the other agenda items, the
15 other action items, we can talk about Ed's
16 contract.

17 MR. GORMAN: Okay. However you think
18 that's -- we should proceed. All right. Any --
19 any more board discussion or -- and I can ask --

20 MS. BARRERA: Mr. Knight.

21 MR. GORMAN: You want to move on to Knight?

22 MS. BARRERA: Yeah. On the reports, just

23 tell us.

24 MR. GORMAN: That's fine. All right.

25 Mr. David Knight, as far as -- is he in

1 attendance?

2 MR. WUELLNER: There is your --

3 MR. GORMAN: Mr. Knight is not in attendance.

4 MR. WUELLNER: There's your table. It's been

5 updated through the end of May. And at this

6 point, you're about 20 -- just under 2,200

7 operations over last year's numbers. Total for

8 the month of May was 9,779 ops for comparable

9 months. And you can see 2006 and 2007 there. But

10 over -- this year over last year, you're up about

11 2,194 ops for the year.

12 MR. GORMAN: I'd like to ask something. Do

13 you feel that these operations, as far as -- I

14 call these the wiggles, in other words, these

15 projected, but we're well on track revenue-wise as

16 far as our operations?

17 MR. WUELLNER: Revenues-wise, yeah. This is

18 just takeoff and landing data.

19 MR. GORMAN: Well, takeoffs and landings

20 would certainly have a lot to do with revenues in

21 total.

22 MR. WUELLNER: Yeah. I think we'll report a

23 little bit later you're about a little over 5

24 percent ahead on revenues.

25 MR. GORMAN: Right. That's fine. Thank you.

1 That clarifies that. All right. Moving on to
2 project updates.

3 MR. WUELLNER: Okay.

4 MR. GORMAN: Mr. Wuellner.

5 PROJECT UPDATES

6 MR. WUELLNER: T-hangar development, rental
7 car facility, U.S. Customs, terminal operations,
8 park development, community relations, and
9 marketing and public relations as well as leasing
10 activities are covered today.

11 T-hangar project. Obviously construction's
12 ongoing, getting near the end of this project.

13 The buildings are largely in place, and depending
14 on the particular building, will probably range
15 anywhere from 98 percent done to maybe as low as
16 90 percent done at this point.

17 Driveways are in the process of being poured,
18 which is the area between the taxilane and the --
19 and the actual hangar itself. Most of the

20 buildings, I think they're down to the last one or
21 two buildings pouring those driveways. The
22 balance of them are already in place.

23 Asphalt paving's scheduled for next week on
24 the project. That will be followed up with the
25 landscaping and the like. FPL is supposed to be

1 in here by the end of the month to get primary
2 power hooked up, which should put us very close to
3 a CO by the end of the month. That should allow
4 us to begin the leasing activity with the CO in
5 our hand. Obviously we'll be --

6 MR. BRUNSON: CO for --

7 MR. WUELLNER: For the entire project.

8 MR. BRUNSON: For the entire.

9 MR. GORMAN: By when -- what was that date,
10 do you think? Just a guess --

11 MR. WUELLNER: I'm hoping --

12 MR. GORMAN: I mean, we're not going to hold
13 you to it, but --

14 MR. WUELLNER: End of the month.

15 MR. GORMAN: End of this month.

16 MR. WUELLNER: Plus or minus a few days. But
17 we should be in a position for the CO.

18 MR. GORMAN: The actual occupancy would be
19 then granted --

20 MR. WUELLNER: I'm going to -- we'll be
21 putting -- we should -- at this point, I don't see
22 any reason we're not putting people in hangars not
23 later than mid-July. It should be before that.

24 MR. GORMAN: All right. Good. Well, thank
25 you.

1 MR. GEORGE: Mr. Chairman?

2 MR. GORMAN: Yes. Wayne George, go ahead.

3 We can hear you, but I'll -- I can move this -- we
4 can barely hear you, but go ahead and speak up.

5 We'll see what you --

6 MR. GEORGE: Okay. Sorry. Is it possible,
7 Ed, for us to set a date for starting to allocate
8 or to assign or to make available these hangars?

9 I know there's a lot of people that's out
10 there that are saying, "Well, when are they going
11 to be available? When am I going to be called,"
12 you know, "to let me come pick my hangar," you
13 know, and stuff like that. Do you have any input
14 on that?

15 MR. WUELLNER: We'd like to hold that off
16 till approximately the end of next week. And the
17 reason being is I want to make sure that all the
18 overhead doors are secured and in place and the
19 asphalt paving's in place before we have people

20 running on that construction site. At that point,
21 it will be mostly landscaping left and just tying
22 up some loose ends and it shouldn't -- you know,
23 shouldn't be a safety hazard for anybody going out
24 wanting to look at hangars themselves.

25 MR. GEORGE: Okay. So then, if we put it off

1 till the end of next week, that's going to be
2 close to the 4th of July. Is it okay to say that
3 by the 1st of July, we will be in the process of
4 getting -- letting people select?

5 MR. WUELLNER: Yes. Yes.

6 MR. GEORGE: I think people just want a date.
7 You know, the people I've talked to say, "Well,
8 when? Well, when?" You know, "We don't hear
9 this, we don't hear that." So...

10 MR. WUELLNER: Our only short-term concern is
11 just construction of safety -- construction safety
12 of people wandering around the job site right now.
13 And we're really close to shoring that up and that
14 should be able to be accomplished by the end of
15 next week.

16 MR. GEORGE: Okay. Sounds good. Thanks.

17 MR. GORMAN: That was a good question. And
18 let's see. Any board questions?

19 MR. BRUNSON: Sounds good.

20 MR. WUELLNER: Okay.

21 MS. BARRERA: Let's move on.

22 MR. WUELLNER: Rental car facility is the

23 next item. That just remains on hold. We do have

24 a little bit of movement here only in that the

25 City of St. Augustine, who is the water supplier

1 for this project, has asked to move -- they're
2 going to go ahead and bring the line under the
3 railroad and do their part of the work because
4 they need the line for other purposes.

5 So -- they were planning to connect to the
6 extension here. So they're going to move forward
7 with that piece of it. But it's no net effect on
8 the Airport Authority in terms of dollars. It
9 will just make the line available in the event we
10 do get to move this project forward at a later
11 date.

12 MR. GORMAN: I might ask at this point, in
13 this rental car facility, until we get a viable --
14 in a -- a fairly large-scale tenant, you know, a
15 Part 121 tenant, there will be no further cost to
16 the -- to the Authority.

17 MR. WUELLNER: Correct.

18 MR. GORMAN: And there is -- is there any
19 cost to the Authority at keeping this rental car

20 facility project alive, per se?

21 MR. WUELLNER: Not currently. At some point,

22 the contractor -- if we were to try to restart it,

23 the contractor's going to obviously take a look at

24 the costs, and in the event those costs aren't,

25 you know, acceptable to the Airport Authority, you

1 may choose to rebid the project at that point.

2 So, that option remains on the table. But
3 that's still several months off, the way it's
4 looking, relative to even making a decision on
5 whether this would go forward.

6 MR. GORMAN: So we --

7 MR. WUELLNER: But right now, it's not
8 costing you anything to just kind of hold your --
9 or tread water here.

10 MR. GORMAN: All right. And then -- and
11 with -- and even with your -- the purchasing power
12 and your -- you won't be spending any more money
13 unless we have board --

14 MR. WUELLNER: Correct. It's just sitting
15 here on hold.

16 MR. GORMAN: That's fine. Thank you. Okay.
17 We can move on to U.S. Customs facility.

18 MR. WUELLNER: U. S. Customs. Bid opening
19 was held last week, and it's an action item on the

20 agenda in a few minutes. So we'll bring you up to
21 speed on that item in more detail in just a couple
22 of minutes.

23 Terminal operations, milestones just latest
24 and greatest that we know, Craig Air is due -- was
25 originally going to start up on the 12th. It's

1 now this coming Thursday. They should begin the
2 two day a week service to the Bahamas.

3 Casino Direct, as the newspaper reported, is
4 citing aircraft access and some fuel-related
5 issues in their contract discussions with the
6 casinos. And right now, they're having trouble
7 identifying an airplane and cost-sharing mix with
8 the casinos themselves in the Biloxi area that
9 allows them to start up. So they're still working
10 things.

11 I don't have any idea when -- when they would
12 resurrect and try to do it again with fuel doing
13 what it's been doing in the last couple of weeks.
14 They've had a few opportunities for some smaller
15 airplanes, but the numbers just don't work
16 relative to the casinos. It's not an issue here;
17 it's just an issue at the other end. So, we'll
18 see how some of that plays out in the next few
19 weeks. So, I have nothing else to report on them.

20 In terms of airline marketing, our efforts
21 continues ongoing. In fact, we're using an intern
22 from Boston University, who's got some time that
23 we're using on a daily basis to assist us in
24 developing the detailed marketing-related
25 information to go to some carriers and scheduled

1 to go up to -- a program called Jump Start next
2 Thursday, which is an event where the airlines are
3 invited to be there and they allow you to schedule
4 appointments with individual airlines groups to
5 attempt to convince them to serve you.

6 So, it's a nice convenient way of getting in
7 the front door, anyway, of some of the airlines
8 who are looking to expand service. So we -- we'll
9 be in attendance of that next week. Other than
10 that, that's all I've got for terminal operations.

11 MR. GORMAN: Moving on to park development.

12 MR. BRUNSON: Excuse me just a minute.

13 MR. GORMAN: I'm sorry. Go ahead.

14 MR. BRUNSON: Terminal operations. So, you
15 still feel comfortable that we need to hold off on
16 the terminal because of Craig Air and to make
17 it -- keep it available for charter flights.

18 MR. WUELLNER: Yes. Right now. Yeah. And
19 we're going -- hopefully we'll know a lot more in

20 the next few months as where -- where this is
21 going or not going. We'll keep you briefed on it
22 as it goes.

23 MR. BRUNSON: Have you given yourself a
24 deadline in your mind of --

25 MR. WUELLNER: I haven't. I have your

1 deadline. That's the only one I've got.

2 MR. BRUNSON: Okay.

3 MR. WUELLNER: I think it's -- it warrants
4 putting substantial amount of time into it, if
5 necessary, to get it going.

6 MR. BRUNSON: Well, I think it's worth the
7 time.

8 MR. GORMAN: I have one question.

9 MR. WUELLNER: And at some point, it will be
10 a -- you know, a budget kind of question.

11 MR. GORMAN: I have one question, and it's
12 about the federal entitlement money. So we're
13 well ahead in enplanements to be able to do that?

14 MR. WUELLNER: We are good for two years.

15 MR. GORMAN: That's -- I just wanted to --

16 MR. WUELLNER: After that --

17 MR. GORMAN: -- wanted to reassert that to
18 the public.

19 MR. WUELLNER: So, our -- our focus for

20 future entitlements actually doesn't begin until
21 January of next year. January of next year is
22 when we need to -- to work that calendar year to
23 see that we get at least 10,000 enplanements, to
24 allow us to extend another full year of PFC
25 entitlements -- not PFC, but entitlements.

1 MR. GORMAN: Okay. Any other board comments
2 on the terminal operations?

3 MR. BRUNSON: No.

4 MR. GORMAN: All right. I'm sorry. I
5 skipped you.

6 MR. WUELLNER: I apologize. I inserted this
7 slide apparently behind the wrong one. But a
8 couple of aerial views for you of that --

9 MR. BRUNSON: Looks good.

10 MR. WUELLNER: -- of that hangar project so
11 you can see how the green areas integrate with the
12 drainage retention areas and the tree stands and
13 the like that were left. And the plan is starting
14 to look a lot like what the drawing looked like at
15 this point. And here's another view from the
16 other direction, looking west.

17 And I believe these photos are courtesy of
18 Old City Helicopter, so appreciate them providing
19 those for us. You just get an idea how that --

20 how that lays out back in there now. It's hard to
21 see it from the ground sometimes how it all fits
22 together. But it's really quite nice.

23 MR. GORMAN: It's certainly coming up.

24 MR. WUELLNER: Okay. Park development. As
25 we mentioned last month, we're waiting to

1 integrate the park plan with the general aviation
2 plan. That general aviation meeting is scheduled
3 for later this week, at which point we should have
4 something tangible to begin trying to marry the
5 two.

6 I'm not expecting any real problems in trying
7 to marry the two, but I would hope that we're in a
8 position to bring both pieces of information back
9 to y'all in July and decide where to go with it.

10 We also -- in talking to Andrew before the
11 meeting, we may have some opportunities for
12 additional grant funds coming down the road here,
13 due to some fiscal hiccoughs in the way FAA was
14 funded this year, in particular the grant program.

15 So there may be some opportunities here to
16 get perhaps things like the fire station design
17 funded, perhaps the access road back to that fire
18 station site funded, and perhaps the fencing that
19 would isolate the park from the airside funded as

20 a federal project, which would be wonderful, in
21 that it would create 95 percent funding source for
22 those items, and they would be complementary to
23 the park and the balance of the GA fund, so -- GA
24 project, I'm sorry.

25 So, we're going to pursue that and we'll see

1 where that goes. If it's going to happen, it will
2 happen pretty rapidly, meaning we would know
3 grant-related information by late August at the
4 latest.

5 MR. GORMAN: But --

6 MR. WUELLNER: If it's going to happen, it
7 will happen very very rapidly for this calendar
8 year.

9 MR. GORMAN: You're saying during the next
10 board meeting we should have an active discussion
11 as to being able to reserve these areas for a park
12 and that will be with the GA committee's input.

13 MR. WUELLNER: Yes.

14 MR. GORMAN: So that we're all -- of course
15 there's a lot of minds that need to be heard, so
16 that we will then be able to meld the two together
17 and --

18 MR. WUELLNER: Right.

19 MR. GORMAN: And I have a question. Have any

20 of the other board members been on -- attended any
21 committee meetings concerning the planning of
22 this? As -- Mr. George, can you hear us?

23 MR. GEORGE: Yeah. I'm here. I have not
24 been on any of those committee meetings, no.

25 MR. GORMAN: All right. I'm just curious.

1 Just to clarify whether we have been or not. I
2 have not been. I am -- I'm disappointed, I have
3 not been, to be honest with you. But I'm sure
4 that the minds that have been involved have been
5 doing a good job and we'll come to a good
6 conclusion.

7 It's a pretty moot point what land we're
8 going to take -- use anyway because it's all
9 wetland. All right. Any other comments as to the
10 park? And I'm going to take the liberty to say
11 any public comments as to the park?

12 (No public comment.)

13 MR. GORMAN: Hearing none, let's keep going
14 to --

15 MR. WUELLNER: Just a reminder of the sketch
16 of the park, if anybody wanted -- needed to refer
17 to it.

18 At this point, operating revenues appear to
19 be ahead of budget by about a little over 5 1/2

20 percent. So it looks to be a solid performance on

21 operating revenues this year.

22 MR. GORMAN: Was that -- where did that come

23 in as far as this outstanding project? Did that

24 just pop up or --

25 MS. BARRERA: We asked for it.

1 MR. WUELLNER: You had asked for it.

2 MS. BARRERA: Specifically.

3 MR. WUELLNER: You guys asked to have that
4 included in the project updates.

5 MS. BARRERA: In the project updates. You
6 asked for it.

7 MR. GORMAN: That's fine. It's -- I just
8 didn't see it in the printing. That's no problem.

9 MR. WUELLNER: Is it not on the list?

10 MR. GORMAN: Yeah, it's just not on the list.

11 That's not a problem whatsoever. All right.

12 We'll move on to community relations.

13 MR. WUELLNER: Much like last month, there's
14 not been a whole lot of new developments. We are
15 waiting for the assignment of our new tower chief
16 to be able to -- in an effort to bring them in at
17 the first levels to work with Jax approach,
18 individuals in the airport to look at the overall
19 flight patterns surrounding the airport and see if

20 there are places where adjustments can be made in
21 that to avoid perhaps overflight of densely
22 populated areas on arrivals and departures, some
23 kind of common sense approach to things.

24 We really expect that individual to be named
25 very shortly, which should allow all of this to

1 get off dead center rapidly once they've been
2 named. We feel it's important that the tower
3 chief be integrated into that process, as they
4 will ultimately control how the tower deals with
5 those arrivals and departures.

6 MR. GORMAN: And could have a lot to do with
7 community's perception of noise.

8 MR. WUELLNER: Absolutely.

9 MR. GORMAN: And the -- and just to clarify,
10 the old tower chief is going to not be acting
11 tower chief anymore.

12 MR. WUELLNER: Correct. He has taken another
13 position within their company in a quality control
14 role, as I understand it. He will still be here
15 physically when he's in town. But apparently it
16 involves a lot of travel, so it's really
17 impractical to do both jobs now. And he's been
18 hired into that position.

19 MR. GORMAN: I understand. I'd just like to

20 say just on my own comments, just because I have
21 the ability to do so, that the tower does a great
22 job.

23 MR. WUELLNER: Absolutely.

24 MR. GORMAN: As far as their community
25 relations and as far as their -- just if you're a

1 visiting pilot and you come to St. Augustine and
2 you talk to this tower, that they just do a good
3 job. They're very polite. They're very
4 professional. Simple as that.

5 MR. WUELLNER: And we look forward to working
6 with the committee that's been formed primarily
7 across the water here in identifying the common
8 problem areas and getting their involvement in the
9 process.

10 And I think we're intending to host a
11 meetings of theirs in the future and bring them
12 out and show them around the airport and have
13 some -- have some informed discussions about what
14 can and can't be done and what the -- what the
15 real issues are there.

16 MR. GORMAN: All right. Mr. Brunson?

17 MR. BRUNSON: Commissioner George is involved
18 in that correctly -- and you could hear all this,
19 can't you, Bud?

20 MR. GORMAN: Buzz?

21 MR. GEORGE: Say that again, Randy.

22 MR. BRUNSON: I said you're very involved in

23 the -- in the meetings across the water, and you

24 could hear Mr. Wuellner's comments of what they're

25 doing, could you not?

1 MR. GEORGE: I have a very very bad
2 connection, but what I'm hearing is basically in
3 line with what's happening, I think the next
4 community meeting is going to be this coming
5 Thursday. And we have asked for Bryan to be there
6 to present some things, but not to be there, you
7 know, to be interrogated. Because I think that
8 the whole concept of this is that we're working
9 together to solve the problem. And I think it's
10 coming together very well.

11 MR. BRUNSON: Good.

12 MR. GORMAN: All right. We can move on now
13 to marketing and public relations.

14 MR. WUELLNER: I don't know if we have a PR
15 committee report formally, do we, from -- no.
16 Okay.

17 As Kelly mentioned earlier, the Aerospace
18 Academy event was the 31st of May. We had over
19 130 people, believe it or not, in attendance, and

20 about 80 students got rides from EAA Chapter out
21 of Spruce Creek as well as our local Pilots
22 Association.

23 So, it was a great day for those kids, and
24 they all got to get up into an airplane and eat
25 and see some of the great intern presentations

1 that were given by these Aerospace Academy
2 students that were placed in jobs around the
3 airport. So, it was a nice opportunity to
4 showcase some of the businesses on the airport,
5 also.

6 And I just want to join in thanking all those
7 who helped make that day a success, including all
8 those that flew or otherwise just got involved in
9 the day and helped us make it happen. We
10 appreciate their help.

11 Nothing new to report on the lease front at
12 this point, as we don't really have any new
13 property we're leasing, currently vacancies.

14 Nothing new to report there.

15 MR. GORMAN: And just to clarify, will there
16 be any board action necessary as far as the leases
17 when we have all these new hangars?

18 MR. WUELLNER: No. T-hangar leases are
19 covered by policy. They won't require the board

20 take additional action at this point. We'll just

21 move through the list, as your policy states.

22 MR. GORMAN: That's fine. I just said that

23 to clarify. That's fine. Let's move on to --

24 let's see.

25 MR. GEORGE: Mr. Chairman, before you move

1 on, I need to ask one question, please.

2 MR. GORMAN: Certainly. Mr. George?

3 MR. GEORGE: What's the status of the
4 consulting group for the second FBO feasibility?
5 That hasn't been on the report for the last couple
6 of months, as far as a project. What's the status
7 of it, Ed?

8 MR. WUELLNER: Actually, I intended to report
9 on it a little later under the housekeeping. But
10 if you're interested now, it really doesn't matter
11 where it goes.

12 The -- we received a -- a first draft of that
13 report last -- say last Friday, I believe it
14 was -- or, excuse me, during the week last week.
15 The final update's due in my e-mail tomorrow
16 morning. It should be able to be out in your
17 hands tomorrow as a PDF report.

18 MR. GEORGE: Okay. That's good.

19 MR. WUELLNER: And then we'll have them here

20 at your July meeting to discuss that or deal with

21 any questions you may have on that report.

22 MR. GEORGE: Okay. Fine. Thanks.

23 MR. WUELLNER: But it's basically complete at

24 this time.

25 CHAIRMAN GREEN: All right. Let's see. We

1 can move on then to -- from project updates to
2 action items.

3 US CUSTOMS BID AWARD

4 MR. WUELLNER: Action items. The first item
5 I have for you today is the U.S. Customs facility
6 bid award.

7 We had 12 bids received for this project. We
8 opened bids last Wednesday or Thursday. Lowest
9 responsive bidder is K. P. Meiring Company in
10 St. Augustine here with a low bid of \$653,909.43.

11 It would be our recommendation that you make
12 the award to K. P. Meiring. However, the award
13 should be contingent on a receipt of the letter
14 from the Governor's office supporting that Customs
15 facility.

16 So, rather than us executing a contract and
17 not knowing absolutely for positive that the
18 Governor's letter is on its way to U.S. Customs
19 supporting the facility, because that is the last

20 requirement sitting out here, and Sheriff Shoar
21 and myself are working the Governor's office
22 trying to get that letter freed up and out of the
23 bureaucratic maze it seems to have been in for the
24 last four or five months. Once that letter
25 arrives, we would be in a position to go ahead and

1 execute the contracts.

2 I had a few other -- there's a kind of an
3 elevation drawing that Passero had done for the
4 facility, so you have some idea what the building
5 would look like when it's completed. And this was
6 brought up at the last meeting, but this is the --
7 our best guess of the revenue projections related
8 to it as well as the cost. And I'll walk through
9 that real quickly for you.

10 We broke the -- these are -- these are not
11 adopted fees, so they're really there for planning
12 purposes. If you'd like, you can -- you can bless
13 those fees at a future date. You have plenty of
14 time to do this because the facility wouldn't be
15 occupied till after the first of the year.

16 But looking at about a hundred uses per year
17 in single engine, light twin, and cabin class twin
18 aircraft, at a fee structure ranging from \$50 to
19 \$250. As well as our turbojet corporate, we

20 estimated, just on known users, to be about 312
21 uses per year at a \$500 fee. And then any
22 commercial arrivals into the airport would be at a
23 per-passenger fee, using a \$10 per-passenger kind
24 of fee.

25 Looks like the annual revenue projection

1 would bring us to about \$211,600 a year, if all of
2 those hit the benchmarks. Versus the expenses,
3 the operating costs under the Customs and Border
4 Patrol -- I've got that reversed there, but
5 Customs Border Patrol, first-year costs are
6 approximately \$170,000 by contract. That reduces
7 by \$30,000 in the second year to \$140,000.

8 Using the seven-year amortization kind of
9 equivalent that use on all our projects, that
10 means the annual rental value, if you will, of the
11 facility is about \$46,500 per year for the seven
12 years. That would recover the cost of the
13 facility entirely.

14 That -- first-year costs are about \$216,000.
15 Year two and beyond is about \$186,500 per year.
16 So, if the projections meet it, you know, versus
17 the expenditures, it's at least a break-even deal
18 for the Airport Authority by having U.S. Customs
19 here.

20 Now we expect future years to actually
21 generate more users, and we may want to adjust the
22 fee schedule to make sure that happens as we go
23 forward, too. But it's one of those things we
24 won't really know till it starts to get used. But
25 it looks -- I think these are reasonable estimates

1 of use, at least projections for the year.

2 MR. GORMAN: I have a quick question. And
3 just -- this will just clarify things for the
4 public, I believe.

5 The funding of this, in other words just do
6 the percentages of funding, what this -- what this
7 costs the Airport Authority, this facility, versus
8 what it was provided in the federal funds. Just a
9 quick clarification.

10 MR. WUELLNER: Well, this facility's funded
11 jointly by the state of Florida and the Airport
12 Authority at a 50/50 breakdown for both. So that
13 \$650 -- \$653,000 number is divided in half, half
14 being the Airport Authority's and half being the
15 state of Florida's.

16 The operating costs are intended to be funded
17 by the users of the facility. We can set that
18 rate structure however we want. We have that
19 latitude. It's not a fee structure that Customs

20 advocates or dictates, for that matter. The

21 Airport Authority sets that fee structure. And --

22 MR. GORMAN: That's fine. What I'm trying to

23 get at --

24 MR. WUELLNER: There is no federal dollars in

25 it otherwise.

1 MR. GORMAN: Right. What I'm trying to get
2 at is basically this is somewhat of a sure thing
3 as far as taxpayers. I mean, this is, you know,
4 without -- that's what I'm driving at.

5 MR. WUELLNER: We've pretty much put it to a
6 point it will be based on the fact that -- we have
7 at least three users who intend to use it
8 frequently, like multiple times a week each, which
9 is this is turbojet corporate line item when you
10 look at across. That's only using two users with
11 three trips a week when you do the math across.

12 So, it's -- I think our corporate users
13 themselves will essentially pay for the facility
14 itself and the fees. And then we'll be developing
15 business, especially on the single engine side. I
16 think that will take a little longer to develop.
17 As the word gets out it's available and how the
18 facility's used, I think we'll see more use of it.

19 MR. GORMAN: I understand. I just wanted

20 that -- that little discourse to clarify to the

21 public as to what we were doing with it.

22 MR. WUELLNER: So it's our recommendation

23 that you go ahead and approve the contract to

24 K. P. Meiring Company of St. Augustine for

25 \$653,909.43, contingent upon receipt of the

1 Governor's --

2 MR. GORMAN: Would it not be apropos now,
3 because I have public comment --

4 MR. WUELLNER: Yes.

5 MR. GORMAN: I'll open it to public comment.

6 And we have a Reba Ludlow.

7 MS. LUDLOW: No comment.

8 MR. GORMAN: No comment. Pass on that
9 comment. Any other public comment? We're
10 supposed to fill these out. However -- okay.

11 MR. WUELLNER: Phone call.

12 MR. GORMAN: Yes. Mr -- Mr. Slingluff?
13 We'll defer on your filling out this thing. He
14 can certainly comment.

15 MR. SLINGLUFF: I forgot. I -- I agree with
16 Ed. I do think it's a -- it's a win-win for the
17 airport.

18 In meeting with Customs over the past year,
19 they've really gone out on a limb to work with us,

20 and in fact, they are going to promote the use of
21 the Customs facility here over their current lack
22 of facility at Jacksonville International Airport.
23 So we'll probably get a lot of overflight permits
24 moved down to this airport, which will help
25 recover these costs very quickly.

1 MS. BARRERA: Mr. Slingluff, can we depend on
2 you to help promote it also --

3 MR. SLINGLUFF: Absolutely.

4 MS. BARRERA: -- through your association,
5 business associations?

6 MR. SLINGLUFF: And I think the PR committee
7 should do -- we can get this out. This is the
8 type of thing that, you know, an AOPA magazine
9 will pick up on, all sorts of aviation press will
10 pick up on.

11 MS. BARRERA: And your aviation business
12 association.

13 MR. SLINGLUFF: Yeah.

14 MS. BARRERA: Please.

15 MR. WUELLNER: And we've got a little time to
16 put the marketing part of this together in that
17 it's not operational until the first of the year,
18 anyway. So...

19 MR. GORMAN: Is there any -- any more public

20 comment on the award of the U.S. Customs bid

21 facility?

22 (No further public comment.)

23 MR. GORMAN: All right. Board discussion.

24 MR. BRUNSON: I will make a motion, but I'd

25 like to make a comment.

1 MR. GORMAN: Please. Board discussion.

2 MR. BRUNSON: I make a motion that we approve
3 the lowest bidder to -- and contingent on the
4 Governor's letter that I know that we're working
5 on.

6 MR. GORMAN: We have a motion. Do we have a
7 second?

8 MS. BARRERA: I'll second it.

9 MR. GORMAN: Anything further?

10 MR. BRUNSON: The only comment I -- this is
11 absolutely great. This is going to put us on the
12 map, and -- but I would just caution in your
13 budgeting that this is kind of like a startup, and
14 so it will take some time for all of these numbers
15 to be a reality.

16 So, I wouldn't push yourself too hard on
17 making this -- you've got it in a seven-year
18 amortization, which is great, but the \$216,000
19 income is pretty optimistic. But you never know.

20 MR. WUELLNER: And the difference between
21 seven and ten years in this case is about \$15-,
22 \$16,000 a year.

23 MR. BRUNSON: Yeah.

24 MR. WUELLNER: Just looking at it over a
25 10-year period reduces the requirement all the way

1 down to that, per se.

2 MR. BRUNSON: Sure.

3 MR. GORMAN: Certainly as a coastal airport,
4 we're in the right location to use the facility,
5 so... Okay. We have -- any further? That was my
6 board comment. Any further board discussion?

7 (No further board discussion.)

8 MR. GORMAN: We have a motion and a second.
9 All in favor of accepting the U. S. Customs bid
10 award --

11 MR. BRUNSON: Aye.

12 MR. GORMAN: -- as recommended -- a
13 recommended by staff?

14 MR. BRUNSON: Aye.

15 MS. BARRERA: Aye.

16 MR. GORMAN: Aye. None opposed? It passes.
17 All right. We move on to --

18 TAXIWAY B (NORTH) IMPROVEMENT PLAN

19 MR. WUELLNER: Next item I have is the design

20 only -- this is the engineering design only for
21 Taxiway B north of Bravo 2. And it includes a
22 small piece of Bravo 2, and it would be to widen
23 that taxiway to 75 feet and relocation of the
24 lights. In other words, it would bring the
25 northern 2,000 feet, round numbers, of this

1 taxiway up to the same standards as the balance of
2 Taxiway Bravo in terms of it -- its width and
3 geometry.

4 It is an FAA project, the design is. It is
5 our current year entitlements, which are
6 essentially 75 percent of what they normally would
7 be because of the way the federal government is
8 approaching the budget this year relative to AIP.

9 A 95, 2 1/2, 2 1/2 project with the state of
10 Florida, meaning we are on the hook for two and a
11 half percent or \$2.50 out of every hundred dollars
12 spent on the job.

13 Total project work is proposed for Passero is
14 \$117,000. There's \$111,150 in FAA AIP funds, and
15 I mention here that the grant is -- was on its
16 way, but the grant showed up today, so we do
17 actually have the grant documents and they need to
18 be back in FAA's hands by Wednesday, accepting
19 their \$111,000. So we'll take care of executing

20 that and getting it back.

21 And the FDOT and the Airport Authority would

22 be on the hook for about \$2,925, each entity, to

23 get that design in a position to where it could be

24 included as a construction project in the future

25 year.

1 And it would be our recommendation that you
2 approve that contract with Passero, accept the FAA
3 agreement, also, the FAA grant agreement for
4 \$111,150.

5 MR. GORMAN: In other words, any -- any
6 motion on the floor would have to be two-part. In
7 other words, that we would -- we would actually
8 accept that with the grant.

9 MR. WUELLNER: I would assume you would want
10 the source of money to pay for --

11 MR. GORMAN: Just to clarify, yeah.

12 MR. WUELLNER: I would.

13 MR. GORMAN: I'm certainly not paying for it.

14 All right. And let's see --

15 MR. WUELLNER: But you can do them separately
16 or you can do them together. It's up to you.

17 MR. GORMAN: All right. Then we -- go ahead,
18 Mr. Burnett. We need to go to public comment one
19 of these times, but go ahead.

20 MR. BURNETT: Yeah. Just wanted to bring one

21 point to your attention, and I'll follow up with

22 Mr. Wuellner and I've already talked to

23 Mr. Holesko regarding this matter.

24 And that is, in looking at the agreement from

25 Passero for this work, there -- this is for

1 engineering and permitting related work. It's not
2 for the actual preparing the bid documents or
3 contract -- construction contract administration
4 or that type of work. And so, I just need a
5 couple of clarifications that I need to make to
6 this document. I'll follow up.

7 But for what it's worth, the bid phase is not
8 included within this contract. There's a word
9 "yet" in there. I don't want it to read that it's
10 not yet been included, because it's just plain old
11 not included in this contract. And then -- that's
12 on page 4 of 8. Then on page 6 of 8, there's bid
13 services that are not included in this contract,
14 rather than not yet included.

15 So, I just -- two very minor modifications.
16 I just bring them to your attention and let you go
17 on to public comment.

18 MR. WUELLNER: And those items would be
19 eligible for FAA funding later on when you get the

20 construction work. So it's not like they wouldn't
21 be funded in the future; it's just they're not a
22 part of the original design.

23 MR. GORMAN: All right. Let's move on to
24 public comment, then. And, Mr. Martinelli, if you
25 could come up and state your name and where you

1 live.

2 MR. MARTINELLI: Victor Martinelli, 24
3 Carriage Lane, Ponte Vedra Beach.

4 The last time that taxiway was paved, at the
5 far northern end, kind of as an afterthought, that
6 runup area was added. And it's really not quite
7 adequate, I don't think, anyway. And I just was
8 wondering if in the planning now for widening, you
9 could enlarge the runup area and make it a little
10 more formal runup, Ed.

11 MR. WUELLNER: We can look at it. As long as
12 it doesn't vary the scope too much from the FAA
13 side, we should be able to look at it. The orange
14 work on the -- on the screen here is essentially
15 what we're talking about.

16 MR. MARTINELLI: Yeah. I was talking about
17 going a little further north with the runup.

18 MR. WUELLNER: Yeah. I think there's a --
19 I'm trying to remember, but I think there's a

20 small issue there with a drainage ditch, but it --

21 I'm sure it can be worked around.

22 MR. GORMAN: Yes. Sir --

23 MR. WERTER: Jim Werter.

24 MR. GORMAN: Thank you. Again, Jim Werter.

25 I'm sorry. I thank you for reminding me of this

1 slip of paper here.

2 MR. WERTER: That's okay. Jim Werter, Ponte
3 Vedra Beach.

4 We were talking earlier. It's nice to see
5 that there are plans in the work for broadening
6 the northern part. What about the southern part
7 down to the -- to the threshold of runway 31 in
8 the opposite direction? Why is it in piecemeal?
9 And also similarly, we can use that same runup
10 area down at the other end as well.

11 MR. WUELLNER: Great question. The southern
12 piece, as this board's probably familiar with, has
13 been mired in FAA approval of the environmental
14 assessment. And it -- FAA's notified us, really
15 in the last few weeks, that they don't intend to
16 issue a decision on Taxiway Bravo on the south
17 end.

18 Instead, what they're doing is wanting to
19 throw a bunch of money at it, of FAA dollars, and

20 require us to start over on the EA for Taxiway
21 Bravo, but this time, in order to make it a
22 contiguously planned project with the
23 environmental entities, would include the runway
24 safety area essentially -- kind of loosely
25 described, but essentially from the seaplane ramp

1 south on the eastern edge of runway 13/31.

2 That safety area is below design standards.

3 So they're going to require us to link all of

4 these projects together, pursue one environmental

5 assessment for it. And I've actually got it as a

6 housekeeping item later to tell you that this

7 grant is, at this point, very likely to pop out

8 and be funded by August of this year. That will

9 start that process off again. And this time, we

10 would fully expect a determination from FAA.

11 Once that EA's in place and it's accepted and

12 permittable as it's determined, then -- then we

13 can get in the queue for money for the -- which

14 should be a fairly quick process. We would be in

15 the queue then for FAA money to build it.

16 MR. WERTER: I see. Hopefully I'm loud

17 enough for the mics to pick me up here, but --

18 MS. HOLLINGSWORTH: It's not.

19 MR. GORMAN: I'm sorry. We can't hear you

20 very well.

21 MR. WERTER: So it's my understanding that

22 the environmental impact statement in the

23 beginning did not include the south end?

24 MR. WUELLNER: We did not do an EIS. We --

25 we weren't required to. What we did was an

1 environmental assessment that FAA participated in
2 about three years ago, four years ago.

3 FAA has withheld determination on that
4 assessment. They did not -- they do not intend
5 now to issue either a finding of no significant
6 impact, a FONSI, or to approve the project as
7 having some sort of environmental impact and some
8 remediation that would be required.

9 So they don't intend to make an opinion, is
10 what it amounts to. They've now decided --
11 because the latest push by FAA is to improve
12 runway safety areas, and our safety area on the
13 southern end is slightly under what the new
14 standard is for the safety areas.

15 So they want to link it all together because
16 it's the preference of all the environmental
17 alphabet agencies these days to have it -- as much
18 of a project as possible. They do not like us
19 piecemealing individual permits and project

20 applications. So they're lumping it together and
21 forcing us to do that. But the positive side is
22 they're going to pay for it.

23 MR. GORMAN: Any further public comment?

24 (No further public comment.)

25 MR. GORMAN: All right. Let's go to board

1 discussion. I have something myself, but any
2 other board discussion?

3 MS. BARRERA: I'd just like to thank Doug for
4 catching those couple of not -- not yets. That's
5 a pretty sharp eye.

6 MR. GORMAN: All right. I have a comment.
7 We certainly need it. In other words, if you're
8 sitting here listening to the tower like I do when
9 I'm in the hangar and I listen to the tower,
10 there's so many many many takeoffs that come at
11 the intersection because there's no way to taxi
12 back to use the full length of the runway, which
13 is almost an absurdity. It really is. So, to
14 actually make this usable, the whole 31/13 length,
15 especially 31, you've got to have it.

16 I do have a question, though, of Passero, and
17 I think it's already been answered, but I just
18 wanted to clarify it. As far as this \$117,000,
19 that takes care of this environmental study or

20 how -- I'm still lost with that myself.

21 MR. WUELLNER: No. Those are two different
22 projects.

23 MR. GORMAN: Right.

24 MR. WUELLNER: You do not have any contract
25 proposal or study design yet for the environmental

1 work on it. That's the south end. That will be a
2 separate grant and a separate proposal later on.

3 MR. GORMAN: Because I know that's an onerous
4 situation only because it runs right into the
5 wetlands --

6 MR. WUELLNER: That's it.

7 MR. GORMAN: -- and all manner of things are
8 going on.

9 MR. WUELLNER: It involves a lot of agencies.

10 MR. GORMAN: And my second issue, and this
11 is -- this is a hot potato is, are there any
12 eminent domain issues? Are we going to have to
13 acquire any land to do this?

14 MR. WUELLNER: No, sir. I don't believe we
15 are, on either project.

16 MR. GORMAN: Okay. Great. That's certainly
17 good news from a -- that had a lot do with whether
18 or not I would have felt it would be a good idea
19 to do this project. You don't feel we're going to

20 have to acquire any more property.

21 MR. WUELLNER: The project we're discussing

22 right now is all current airport property. You're

23 just simply widening a piece of pavement.

24 MR. GORMAN: Understood. That's fine. Any

25 further board comment?

1 MR. BRUNSON: I -- I will make a comment.

2 MR. GORMAN: Mr. Brunson.

3 MR. BRUNSON: I'm going to support this a
4 hundred percent, but any -- anything that we do,
5 in my opinion, that would help, if we -- and it's
6 hard to project how much this is going to cost
7 because of the inflation and different prices that
8 China is taking on the concrete and steel, but
9 it'd be nice to see what this total project is
10 going to cost us. But -- because we're just
11 talking about design and surveys.

12 And so, we need to know, if we're going to
13 vote on this, what we're getting into. And -- but
14 FAA is -- is supporting this, and they're almost
15 requiring the safety of the runway.

16 MR. WUELLNER: On the south end, they are
17 requiring us to get that corrected. This north
18 end is technically an optional project. However,
19 FAA -- once the design's complete, FAA will

20 participate in construction at some point in the
21 future. So again, you're probably looking at
22 Authority participation at a 2 1/2 percent rate
23 for the improvements for this -- you know, the
24 project we're talking about today.

25 MR. GORMAN: All right. Mr. George, do you

1 have any comment? Are you there in the -- still
2 in the telephone there? Mr. George?

3 (No answer.)

4 MR. GORMAN: I don't believe Mr. George is
5 still available to hear us. All right. There's
6 no more board comment. And we have -- and I agree
7 with Mr. Brunson, although because it just makes
8 hard -- especially if you're taking off to the
9 west, it makes the runway useless because you
10 can't get there until you use the end of it.

11 It's a lot for us -- it's a lot for
12 engineering work, but without it, we can't proceed
13 anywhere. But I agree with Mr. Brunson, you've
14 really got to know what this thing's going to
15 cost. We can't even take step one without a
16 rather large expenditure, though. I agree with
17 him, but what choice do we have to get this
18 airport whole? And basically it makes the airport
19 whole, that one runway, Taxiway B.

20 All right. We have a recommendation by staff

21 to accept a total project work. I do have to ask,

22 myself, do we need -- does this need to go to --

23 you've looked at the other firm we use, which is

24 LPA?

25 MR. WUELLNER: No. We've been awarding these

1 types of engineering projects -- they worked with
2 us in developing the grant application for this.

3 MR. GORMAN: And we can, with great
4 certainty, say that we do not need to bring
5 that -- this engineering project up for bid?

6 MR. WUELLNER: No, you do not. You can award
7 as you see fit.

8 MR. GORMAN: I certainly think that the work
9 done by Passero's been very good. It's just --

10 MR. WUELLNER: They're going to -- LPA is
11 going to have a significant piece of what we
12 believe the environmental project is on the south,
13 because that's going to be a huge effort on that
14 part.

15 MR. GORMAN: Yeah. That's kind of where I
16 was going with this. In other words, we're going
17 to -- part of the environmental will be the other
18 firm that we use.

19 All right. We have a recommendation by Staff

20 to accept a design survey, geotechnical and
21 permitting, engineering bid for \$117,000, and with
22 that, to accept the grant proposal.

23 MR. BRUNSON: I make a motion --

24 MR. GORMAN: All right.

25 MR. BRUNSON: I make a motion we accept the

1 FAA grant and accept the bid of Passero to proceed
2 with the design work, the \$117,000.

3 MS. BARRERA: With -- with Doug's changes.
4 With Doug's changes.

5 MR. BRUNSON: Okay.

6 MR. GORMAN: Thank you.

7 MS. BARRERA: I'll second that.

8 MR. BRUNSON: Amend that.

9 MR. GORMAN: Amended that with the -- with
10 the small changes. We have a motion and a second.
11 Any further discussion?

12 (No further discussion.)

13 MR. GORMAN: All in favor?

14 MS. BARRERA: Aye.

15 MR. BRUNSON: Aye.

16 MR. GORMAN: Aye. All opposed?

17 (No opposition.)

18 MR. GORMAN: None. That passes. And so, we
19 are done with that. Go ahead.

20 MR. BRUNSON: Mr. Chairman?

21 MR. GORMAN: Yes, Mr. Brunson.

22 MR. BRUNSON: Looking at the agenda, and it's

23 very important that I hear from Doug Burnett, and

24 I've got an unbelievably important meeting that I

25 have to leave here in 30 minutes, and --

1 MR. WUELLNER: He's up next.

2 MR. BRUNSON: If you don't mind.

3 MR. BURNETT: I'm ready and I can be brief.

4 MR. BRUNSON: Okay.

5 MR. GORMAN: Certainly. Let's proceed so

6 with -- you'll have that briefing from

7 Mr. Burnett.

8 EXECUTIVE DIRECTOR'S CONTRACT DISCUSSION

9 MR. BURNETT: Can you pass those to Jack?

10 What I'm handing you now is a strike-through

11 underlined version of Mr. Wuellner's contract.

12 And what this version shows is it shows the

13 changes that have been made to Mr. Wuellner's

14 existing contract that was entered into in 2003,

15 versus the revisions that have been made now here

16 in this year.

17 Some are just clarification. For example, I

18 know Ms. Barrera laughed that we've actually

19 spelled Mr. Wuellner's name correctly in this

20 contract.

21 MR. BRUNSON: I thought we had a new

22 director.

23 MR. BURNETT: Yeah. There were typos in

24 that -- in that old contract, interestingly

25 enough, where we have a -- he had his name

1 changed. Anyways, some basic things have been
2 updated, like the dates for when -- the contract
3 would run. I'm not sure about going through this
4 in great detail. I certainly can do that.

5 I can tell you some of the things were put
6 into modernize the contract, and some of the
7 changes were in fact made to make the contract
8 more like others that I had looked at. I can tell
9 you I contacted some airport authorities around
10 the state to get their contracts.

11 And for what it's worth, since the County
12 over there was -- had recently gone to outside
13 counsel and spent some money on outside counsel to
14 have new employment contracts drafted for their --
15 for their County Administrator, the new County
16 Administrator, and that was modified to fit the
17 County Attorney, I figured it was worth taking a
18 look at to see what was going on in our locale for
19 these types of contracts.

20 So, with that, I can tell you that the
21 contract's been largely kept the same, except
22 there are some significant changes. I can tell
23 you the compensation number that's been put in on
24 page 2 for the dollar amount is a number that,
25 frankly, I put in there more to begin the

1 discussion, to help give y'all a discussion on a
2 number or give you a point to start the discussion
3 related to numbers, and I can tell you how I got
4 to it was by looking at -- and I'll hand out a
5 spreadsheet. Pass one of these to Mr. Gorman.

6 This is a spreadsheet that I obtained from
7 the Naples airport staff. And the interesting
8 thing about this spreadsheet is the Naples airport
9 evaluates their executive director yearly to see
10 where he's at. They want to keep him competitive
11 with the market. And this is something that they
12 have just updated in the last couple of months
13 because they're in the process currently of
14 evaluating or reevaluating their executive
15 director.

16 So, I was able to obtain this spreadsheet.
17 And it's pretty detailed. It gives you a good
18 analysis of different airports and it gives you
19 the things that most of the new modern contracts

20 look at, which is: What's the base salary? Are

21 there any bonuses?

22 I can tell you most of the bonuses that I've

23 seen relate to commercial airline operations and

24 whether or not you land a commercial airline.

25 What the retirement plans are. What the health

1 benefits fits are. What the vacation time looks
2 like. Sick time, car allowance and whether
3 there's something else in the mix. So, this may
4 not have every airport on it that you would want
5 to look at.

6 Quite frankly, I know it's got larger
7 airports on it as a comparison, and naturally you
8 see some much higher dollar amounts on there
9 for -- for salaries of the executives. But at
10 least it gives you something to look at as a
11 starting place, and maybe there's an airport that
12 you know of that you want us to take a look at and
13 we can easily add that to the spreadsheet.

14 MR. BRUNSON: May I ask a question?

15 MR. BURNETT: Yes, sir.

16 MR. BRUNSON: You've made a statement that
17 bonuses are mostly for large airports and -- but
18 does -- do you know of any airports that tie
19 compensation to performance of income?

20 MR. BURNETT: Well, yes. And let me -- let

21 me clarify two -- let me answer that in two ways.

22 First, I've seen, for example, in Bradenton

23 where the contract was drafted such that if the

24 executive director gets another commercial airline

25 into the airport and that commercial airline

1 generates so many trips per day, then that makes
2 him eligible for consideration of additional
3 bonus.

4 MR. BRUNSON: Okay.

5 MR. BURNETT: The other thing, though, is
6 most of the contracts have annual evaluations, to
7 where you look at and evaluate the executive
8 director and see whether or not you're going to
9 make an adjustment in salary.

10 Some of them are -- it's my understanding and
11 in looking at the spreadsheets, some of them have
12 it to where it's just adjusted based on a CPI
13 adjustment. Some of them have it to where you
14 actually look and see, okay, well, what do we just
15 sort of feel? What do we think is important? And
16 maybe that feeling is a function of looking at
17 what's going on in the market for airport
18 executives.

19 And I think you -- from my loose

20 understanding, y'all sort of looked at both and
21 made adjustments on percentage basis over the
22 years in Mr. Wuellner's salary in looking at those
23 various factors.

24 The one thing that's happened on page 2 now
25 is some spelling out related to, okay, how is that

1 going to happen for evaluating the airport -- the
2 executive director?

3 And basically the way this is -- the way this
4 is drawn up now, is if you evaluate the executive
5 director and he's performed satisfactory, it would
6 get a CPI adjustment. If it's -- if he's
7 performed unsatisfactorily, then you can leave him
8 at the same salary or knock him back to the
9 original base salary.

10 There's been some adjustment to the benefits
11 to what I would call modernize the contract
12 because there's a number of benefits that probably
13 were not in place when this contract -- when his
14 contract was originally formulated, but now are
15 clearly in place in the marketplace, just
16 generally. And let me explain.

17 Ed's contract has basically been the same for
18 ten years. When you go back to his original
19 contract, to the '93 contract, it's basically

20 change the dates and change the numbers. So
21 there's not a lot of difference in the contract.
22 It hasn't been updated, so -- what else can I tell
23 you?
24 MR. GORMAN: I have a question for you.
25 MR. BURNETT: Yes.

1 MR. GORMAN: You've got a -- you've got a
2 regular compensation here at \$128-. What is --
3 just because we have so many nuances of houses and
4 everything else, what is the -- just to refresh my
5 memory, what is the one that exists now?

6 MR. BURNETT: The existing base is \$113,5-,
7 or roughly.

8 MR. GORMAN: Thank you.

9 MR. BURNETT: There may be some variance to
10 that small because of the fact that you have in
11 the past done percentage increases. And I'm not
12 sure that you picked an exact number, so I'd have
13 to check. But I think it's about \$113,5-.

14 MR. GORMAN: And that doesn't include the
15 house and any number of --

16 MR. BURNETT: Correct.

17 MR. GORMAN: All right. Thank you. That
18 clarifies that.

19 MR. BURNETT: What else can I tell you?

20 MR. BRUNSON: One comment. I just -- on the
21 light side, just to save money, we do not want to
22 pay him on how good he is at getting federal
23 grants, because I think he excels in that and
24 that -- that's worth a lot to me. And -- but this
25 is something that needs to be studied, and thank

1 you for your work on it, Doug.

2 MR. BURNETT: Yeah. And let me share a
3 couple of other things, if I could, very briefly.

4 One thing that's not in this contract as a --
5 or two things that's not in this contract as a
6 benefit that I've seen out there. One is a
7 health-related benefit for Mr. Wuellner's spouse.
8 That was in his contract previously. It's
9 currently in this draft as not in there.

10 And the other thing that's not in here that
11 I've seen pretty regularly in -- it's in fact in
12 both the County Attorney's contract and the County
13 Administrator's contract, is a deferred
14 compensation-type payment per year. The County,
15 for example, pays the County Administrator a
16 \$7,500 deferred compensation benefit every year.
17 That's not in here.

18 So I just wanted to share that with you. I
19 do have copies of the County Administrator's

20 contract, if you'd like. I've got a copy of the
21 employment agreement for the city of Naples.

22 I can tell you your contract is better than
23 theirs for this reason -- and I can't say that I
24 can really take credit for this part because I
25 don't know that I drafted this one because it came

1 before my time. I can't say that I made the
2 change the last time.

3 But employment agreements, there's one thing
4 you like to have and that is not to have anybody
5 be able to recover their attorney's fees if
6 there's litigation. Because you don't want to
7 litigate over employment agreements. They're just
8 not a fun thing to litigate over. And the other
9 thing is not having them go to a jury trial. Our
10 contract doesn't have that in it --

11 MS. BARRERA: I noticed that.

12 MR. BURNETT: -- and didn't have it in there
13 originally. But I can tell you a lot of other
14 places do and they've got -- they've got that in
15 their contracts over there across the street.

16 MR. BRUNSON: Talking about across the
17 street --

18 MR. BURNETT: The County.

19 MR. BRUNSON: I know. But if you are -- your

20 spouse is -- if you're an employee of the County,
21 if I'm not mistaken, they have the rights to go to
22 the county doctors and have certain benefits. We
23 don't want to mirror, but we certainly would be
24 mindful of what goes on in the county.

25 MR. BURNETT: Yeah. And that's true, that is

1 a benefit that's on the County Administrator's
2 contract and on the County Attorney's. It's not
3 in this contract as it's drafted.

4 And I can tell you that Ms. Green, although
5 she's not here, did review this and provide
6 feedback to me. So, some of the changes that have
7 been made were her suggestions that I incorporated
8 into revising the agreement.

9 MR. GORMAN: Mr. Brunson, do you require any
10 further briefing from Mr. Burnett?

11 MR. BRUNSON: I tell you, to be honest with
12 you, I've scanned this, but I have not studied it,
13 and Mr -- Mr. Burnett has offered to sit down with
14 me one-on-one with it. And I don't think there'll
15 be too many questions, but I might have a few.

16 MR. BURNETT: Yeah. Largely, I think y'all
17 have some decisions that y'all have to formulate
18 related to some of the dollar amounts in here.
19 You know, overall, the terms or the changes, I

20 don't know that there's a lot of change there in

21 substance-wise, so we can talk about it, but yeah.

22 MR. GORMAN: So our next course of action is

23 during the next meeting, we are going to discuss

24 whether or not we have a workshop for it, which I

25 actually kind of agree with, which is I believe

1 Mr. Brunson brought up. Do you still feel that
2 way?

3 MR. BRUNSON: Yeah. I -- and I don't -- I
4 think it would be such a short workshop meeting,
5 that I'd like to hear the workshop meeting in more
6 detail, board comments, and -- but I would like
7 for the decision to be made on the July 14th --

8 MS. BARRERA: Uh-huh.

9 MR. BRUNSON: -- board meeting that we pretty
10 well are in consensus of what we're going to do.

11 MR. GORMAN: In other words, you would like
12 the decision made as to the contract and as to the
13 amount on the July 1st?

14 MR. BRUNSON: Sure. July the 14th.

15 MR. GORMAN: July 14th, rather. And how do
16 you feel, Kelly?

17 MS. BARRERA: I -- I think that we should go
18 ahead and schedule a workshop, if that's what the
19 rest of the board would like to do, before the --

20 before the meeting. I think we need to get to a

21 decision on this and not drag it out.

22 MR. GORMAN: I agree with you. I would like

23 to make it -- why don't -- could you -- could I

24 impose upon you to think of a good date for that?

25 MS. BARRERA: Well, today's the 16th. So, I

1 think, if I remember correctly, that -- do we
2 still -- I don't see any problem with either
3 having it either one of the next two Mondays,
4 since Monday seems to be a regular time for us to
5 meet.

6 MR. WUELLNER: I -- I remember that Suzanne
7 has had issues originally with the -- essentially
8 all the Mondays in June. This was supposed to be
9 the only one she could make. So, I'm wondering if
10 everybody wants to look at the 7th, July 7th.

11 MR. GORMAN: What date is that?

12 MR. WUELLNER: It's a Monday.

13 MR. BRUNSON: It's a Monday? And she's --
14 oh, July she doesn't have problems.

15 MR. GORMAN: That's fine with me.

16 MR. WUELLNER: It would be a week before the
17 regular meeting.

18 MS. BARRERA: Let's --

19 MR. BRUNSON: That's fine.

20 MS. BARRERA: -- tentatively schedule it for

21 then.

22 MR. GORMAN: That's fine. For July -- that's

23 good with me. It's good with Mr. Brunson.

24 MS. BARRERA: 4:30? Later? Since we're not

25 anticipating --

1 MR. GORMAN: 4:30's fine. How about July 7th
2 at 4:30? That's fine. Thank you, very much.

3 That will be good.

4 MS. HOLLINGSWORTH: What time was it?

5 MR. GORMAN: 4:30. 1630, in my vernacular.

6 HOUSEKEEPING

7 MR. GORMAN: All right. Let's move on to
8 housekeeping. Can we do that?

9 MR. WUELLNER: Yeah. Really, two items that
10 haven't been discussed. I just want to remind
11 Authority Members who intend to attend the FAC
12 conference, that's July 20th through the 24th, we
13 need to know -- pretty much already need to know
14 if you intend to do that.

15 The last item is just make you aware of the
16 schedule that the 14th Authority meeting will
17 include the budget presentation and discussion by
18 staff. If you're interested, since you're
19 scheduling a workshop on the 7th, we could extend

20 that and do the staff presentation or initial

21 workshop on the budget for that day, also --

22 MR. BRUNSON: That'd be great.

23 MR. WUELLNER: -- and then if there are any

24 follow-up questions. There really is no action to

25 take, except that in July, you need to approve

1 your TRIM notice. So you could have had the
2 discussion on the 7th and then approve your
3 TRIM -- TRIM rate at your 14th regular meeting.
4 That would be an acceptable course of action. It
5 might shorten the 14th's meeting otherwise.

6 MR. GORMAN: That makes good sense to me.

7 MR. BRUNSON: Yeah.

8 MR. WUELLNER: We'll schedule two items for
9 the workshop at that point, then. That will --
10 that will give you another week to think about
11 budget-related -- we're going to get it out to you
12 before the 7th.

13 So you'll have it hopefully two weeks ahead
14 of time here before the 7th so you can look it
15 over. If you want to get with me individually
16 before we present it, but we'll present it at the
17 workshop. You can discuss it and then you'll have
18 another week till you have to do anything related
19 to the TRIM notice. And then of course we can

20 work on it beyond that point going into -- all the

21 way into September when it's ultimately adopted.

22 MR. GORMAN: That seems to be a consensus

23 amongst board that's a good idea. We'll use --

24 kill more -- we'll get more done at the same time.

25 MR. WUELLNER: We'll do that. Then we're up

1 to general public comment. I'm sorry. On that
2 item?

3 MR. JONES: I wanted you to go back up to the
4 other where you were.

5 MR. WUELLNER: Yes, sir.

6 MR. JONES: On that new FAA project likely,
7 have you got a map on that just to describe what
8 you're talking about? You know, any kind of
9 picture of anything?

10 MR. WUELLNER: We've got nothing I can put
11 up, but I'll -- we can scrounge you up -- it may
12 take a couple of drawings.

13 MR. JONES: You were taking about
14 extending -- you were talking about actually
15 extending the runway?

16 MR. WUELLNER: No, no, no. No, there's no
17 extension of the runway. It's simply a
18 restoration of storm-damaged area on the east side
19 of the runway.

20 MR. JONES: Okay.

21 MR. WUELLNER: It's no -- there's no

22 extension.

23 MR. JONES: All right. Where the creek comes

24 in beside it or something?

25 MR. WUELLNER: It's actually where the

1 intracoastal along the marshfront there has eroded
2 against the edge.

3 MR. JONES: Okay. Because I know one time,
4 you were talking about extending that on out. And
5 that's why I didn't know if you were --

6 MR. WUELLNER: No, there's no extension.
7 Just to give you an idea, it's this area right
8 here along the edge.

9 MR. JONES: Okay.

10 MR. WUELLNER: That's all we're talking --

11 MR. JONES: No back here or anything over
12 here?

13 MR. WUELLNER: Over here is where Taxiway
14 Bravo punches through, at worst case, to the end
15 of the runway. That's it. It doesn't extend the
16 runway. Doesn't relocate that channel.

17 MR. JONES: Over here, you think?

18 MR. WUELLNER: Remember there are two items
19 in there, yes. Taxiway B is the -- this is an

20 older drawing, so it doesn't show Bravo, but B

21 runs down to here now, stops --

22 MR. JONES: Right.

23 MR. WUELLNER: -- and then it would continue

24 down to the end of the runway and make connection.

25 MR. JONES: So there is where they're talking

1 about doing the environmental stuff, this creek?

2 MR. WUELLNER: Both -- both sides. Both
3 sides. It's just basically this end of the
4 runway. Does not involve extending it, though.

5 MR. JONES: Right. So it will affect back in
6 the marshes and stuff in here.

7 MR. WUELLNER: That's a function of how the
8 EA comes out, but, yes, it will look at all that.

9 MR. JONES: Okay.

10 MR. GORMAN: Any more housekeeping? That's
11 it?

12 MR. WUELLNER: Public comments.

13 PUBLIC COMMENTS

14 MR. GORMAN: Any public comments? Do we have
15 any further public comments? We'll even let you
16 come up without a slip of paper. No further
17 comments.

18 MS. LUDLOW: In the interest of time, I
19 defer.

20 MR. GORMAN: All right. Well, you can -- we
21 can have another meeting and you'll have -- all
22 right, then. If that's -- if there's no further
23 public comments, we'll refresh everyone's memory
24 that July 3 -- July 7th at 4:30, we have a
25 workshop and where we're going to do --

1 MR. WUELLNER: I don't know if you had any
2 other Authority Member Comments. That's the only
3 other -- it's up to you.

4 AUTHORITY COMMENTS - MR. GORMAN

5 MR. GORMAN: Any further board comments? I'm
6 sorry. I missed that. All right. I have -- I
7 have one comment. And I'm going to -- and this is
8 one of these onerous comments I love to make.

9 I want to challenge this board right now to
10 come up with a 10-year plan that I think makes
11 sense. Because I don't think the one we have
12 makes sense now. Even if it's not time to do it.
13 Even if it's not in -- in queue to do it. I think
14 that that needs to be done.

15 MR. BRUNSON: You want me to come up with a
16 10-year plan?

17 MR. GORMAN: Yes, sir, that'd be great. Just
18 kind of draft that up right away.

19 MR. BRUNSON: When you want me to do that?

20 MR. GORMAN: I just think that that needs to
21 be looked at, because we've got lots on the board
22 that has changed. We've got lots. There's 313,
23 312, all manner of things.

24 MS. BARRERA: But isn't that what those
25 committees are doing for us?

1 MR. GORMAN: No. I don't think it -- really
2 it exists now. And it's been deferred and put off
3 in all manner of everything and just hasn't been
4 done properly. And I don't think what we've got
5 now works.

6 MR. WUELLNER: In the -- in the essence of
7 clarification, you're referring to the master
8 plan.

9 MS. BARRERA: Right.

10 MR. GORMAN: I'm referring to the master
11 ten-year plan, yes, sir.

12 MS. BARRERA: And in the essence --

13 MR. GORMAN: That's my challenge to the
14 board.

15 MS. BARRERA: In the essence of
16 clarification, isn't that what we're looking at
17 with our land use by the different committees, the
18 GA, the corporate, is to how that -- how that
19 meshes with the master plan we have in place?

20 Because I think that that's what -- that's one of

21 the -- that's what's being done.

22 MR. GORMAN: I don't see that that's going to

23 produce a 10-year plan that will be --

24 MS. BARRERA: No. It's just recommendations

25 for us.

1 MR. GORMAN: Right. We'll, I'd like to --
2 I'd like to proceed if -- in fact, you are
3 correct. Kelly Barrera is correct. But I'd like
4 to see more of a cohesive design to then mesh that
5 input with a plan change or with --

6 MS. BARRERA: The recommendations.

7 MR. GORMAN: -- the consensus of a proper
8 plan.

9 With that said, we've got a -- July 7th,
10 we've got workshop 4:30 and then July 14th is the
11 new board -- board meeting where we're going to
12 have budget discussions. And we are also going
13 to, as I understand from Mr. Wuellner, set the
14 TRIM at that time, or discuss --

15 MR. WUELLNER: We'll do that -- yes, at the
16 regular meeting.

17 MR. GORMAN: -- discuss setting the TRIM.
18 With no further, this meeting's adjourned. Thank
19 you very much.

20 (Meeting concluded at 5:41 p.m.)

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1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12 Dated this 30th day of June, 2008.

13

14

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

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