

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 Thursday, July 12, 2007

6 from 4:15 p.m. to 6:17 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

9 WAYNE GEORGE

RANDY BRUNSON

10 SUZANNE GREEN, Chairman

KELLY BARRERA, Secretary-Treasurer

11

BOARD MEMBERS ABSENT:

12

JOHN "JACK" GORMAN

13

14 \* \* \* \* \*

15 ALSO PRESENT:

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

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

19 BRYAN COOPER, Assistant Airport Director.

20 \* \* \* \* \*

21

22 JANET M. BEASON, RPR, RMR, CRR, FPR  
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1           P R O C E E D I N G S

2           CHAIRMAN GREEN: Call to order the meeting of  
3 the St. Augustine-St. Johns County Airport  
4 Authority. Stand for the Pledge of Allegiance,  
5 please.

6           (Pledge of Allegiance.)

7           3. - APPROVAL OF MINUTES

8           CHAIRMAN GREEN: First point of order, we  
9 have the approval of the minutes. Everyone got  
10 them electronically? Any additions, deletions?  
11 Things are wrong?

12          MR. GEORGE: I wasn't at the meeting, so  
13 there's plenty wrong, but...

14          CHAIRMAN GREEN: All right. Hearing none --

15          MR. BRUNSON: Make a motion --

16          CHAIRMAN GREEN: -- they'll be approved as  
17 transcribed.

18           4. - FINANCIAL REPORT

19          CHAIRMAN GREEN: Financial report, we're

20 going to pass. I guess we haven't been able to  
21 review and receive the financial report. So,  
22 we're going to pass June's financial to the August  
23 agenda, and we'll do both in August, June and  
24 July.

25 5. - AGENDA APPROVAL

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1 CHAIRMAN GREEN: You have the agenda in front  
2 of you. Approval of the agenda? Ed?

3 MR. WUELLNER: I have a minor item to add, is  
4 the -- Bryan asked that we add an item related to  
5 the FAC environmental committee. And my  
6 suggestion is we do it right after project  
7 updates.

8 CHAIRMAN GREEN: Okay. That will be amended  
9 to add the --

10 MR. WUELLNER: It's not an action item --

11 CHAIRMAN GREEN: Right. Just a wonderful  
12 declaratory action.

13 MR. GEORGE: I have some additions for the  
14 next meeting, but would you like for me just to  
15 hold that until my personal comments?

16 CHAIRMAN GREEN: Why don't we do that, and  
17 then Ed will put it on, so whatever we need for  
18 next time.

19 MR. GEORGE: Okay.

20 MR. WUELLNER: That's fine.

21 CHAIRMAN GREEN: All right. Is the agenda

22 approved, then, with the one addition? Yes?

23 Okay. No objections, then that agenda will be

24 approved with the addition.

25 Committee reports, MPO.

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1           6. - COMMITTEE REPORTS

2           MR. BRUNSON: Nothing to report. We're kind  
3 of in between meetings.

4           CHAIRMAN GREEN: Okay. EDC?

5           MR. BRUNSON: About the same with EDC. Bill  
6 Proctor's going to give the breakfast  
7 presentation. Nothing to report.

8           CHAIRMAN GREEN: Okay. Intergovernmental?

9           MR. GEORGE: Intergovernmental had a great  
10 meeting earlier this week. Had a lot of input  
11 from the other agencies. And they're not resting  
12 on their laurels, either. They're trying to cope  
13 with the reduced budget and find ways to get, you  
14 know, the same job done. And they all seem very  
15 enthusiastic about it.

16           We had a nice comment -- I mean, discussion  
17 with Ron Sanchez, as far as what the County is  
18 doing in -- in their -- their intentions of taking  
19 over the Mosquito Control. And Ron made the

20 following comment, and I was very tickled to death  
21 to hear it, because we have all made this comment  
22 on numerous occasions.

23 He said, "I hasten to point out that personal  
24 opinions of one member of the board does not  
25 control what the board is going to do. They're

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1 his personal, you know, ideas."

2 So, anyway, it was a good -- it was a good  
3 interchange, you know.

4 MR. WUELLNER: And it -- it wasn't related to  
5 his comments.

6 MR. GEORGE: No.

7 CHAIRMAN GREEN: Okay. Thanks, Buzz.  
8 Aerospace Academy?

9 MR. WUELLNER: They're off till fall -- or  
10 September --

11 CHAIRMAN GREEN: The only thing that --

12 MR. WUELLNER: -- I think.

13 CHAIRMAN GREEN: -- Kelly and I were talking  
14 about, just we were watching at FAC, and they had  
15 a video dealing with, quote, unquote, space  
16 flights, that -- like Virgin Airways has. I know  
17 it's more of a promotional. It's available on the  
18 web site. But for a kid in high school watching  
19 this, to see where we're going in the future, it's

20 very inspirational. So, I was thinking that might  
21 be something that we could either give them a link  
22 to. I have not been able to look up on the web  
23 site to see if it's there.

24 MR. WUELLNER: But you have a link to it, or  
25 one of you?

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1 CHAIRMAN GREEN: Yes. It's in our -- in our  
2 materials, I believe. It's Virgin -- I think  
3 Virgin Airways.

4 MR. WUELLNER: Okay.

5 MS. BARRERA: It's their air -- airspace  
6 program.

7 CHAIRMAN GREEN: Airspace program. But it  
8 just seemed to give a lot of inspiration to  
9 kids --

10 MS. BARRERA: Great.

11 CHAIRMAN GREEN: -- maybe looking -- yeah.

12 MS. BARRERA: The only other thing I would  
13 add to that is that I just mention once again that  
14 the Aerospace Academy is collecting any aviation  
15 papers, memorabilia, posters, items that anybody  
16 would like to donate to -- to their facility, that  
17 they have extra.

18 MR. GEORGE: There was somebody about four  
19 years ago, Ed, some lady came in and made a

20 presentation -- not a presentation. She just made

21 a comment --

22 CHAIRMAN GREEN: Oh, yeah.

23 MR. GEORGE: -- that, you know, I've got a

24 lot of my husband's papers and everything of

25 things that happened, I'm going to say in the

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1 1930s. Did we ever get those things from her?

2 MR. WUELLNER: No.

3 CHAIRMAN GREEN: I remember she came in and  
4 offered them to us.

5 MR. GEORGE: Yeah, right.

6 CHAIRMAN GREEN: Four or five years?

7 MR. WUELLNER: Has it been that long?

8 CHAIRMAN GREEN: Well, you were on the board.

9 MR. GEORGE: It was right after I mentioned  
10 to you about naming the hangars.

11 CHAIRMAN GREEN: Whatever meeting that was --  
12 each one?

13 MS. BARRERA: Might be able to look that  
14 information up. It will be in the record.

15 CHAIRMAN GREEN: We could probably do a  
16 search on memorabilia or something. Okay.

17 7. - REPORTS

18 CHAIRMAN GREEN: Reports. I don't see --

19 MR. BRUNSON: Ron's not here.

20 CHAIRMAN GREEN: Right. I don't see Ron.

21 And, Mike, do you have anything from SAAPA?

22 MR. WUELLNER: There's Michael.

23 CHAIRMAN GREEN: Different Mike?

24 MR. THOMPSON: What did you want to name

25 yours? I have to ask.

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1 MR. GEORGE: Do what?

2 MR. THOMPSON: What did you want to name your  
3 hangar? I was thinking about calling mine Mabel.

4 MR. GEORGE: You should have been at the  
5 meeting.

6 MR. THOMPSON: I'm sorry I missed it. Every  
7 month before the meeting, I send around an e-mail,  
8 those of you that are on the SAAPA e-mail list,  
9 get it, and I invariably ask for complaints,  
10 compliments, you know, bouquets and brick bats.

11 And, boy, for the last three months, I  
12 haven't got anything back. Nobody's complained  
13 about anything to me. Either they're bringing  
14 them directly here or they're keeping quiet about  
15 it or everybody's really happy. We do appreciate  
16 the timing of your latest fuel buy. Thank you for  
17 that.

18 CHAIRMAN GREEN: Thanks, Mike.

19 MR. WUELLNER: Might want to check your

20 e-mail link.

21 CHAIRMAN GREEN: Michael, any reports?

22 MR. SLINGLUFF: Nothing new to report other

23 than we have an airline starting. And I just -- I

24 really want to commend the airport staff, Ed and

25 his people. And Kevin should probably get an

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1 award.

2 It's pretty amazing. Everyone should come  
3 down and see it. It's -- it's stunning. It's --  
4 yeah, it may disrupt a little bit of the daily  
5 activities around the airport for a few minutes a  
6 day. Bear with it. I think it's going to be  
7 worthwhile for the whole community. It's -- it's  
8 really pretty exciting.

9 MR. BRUNSON: Michael?

10 CHAIRMAN GREEN: Randy?

11 MR. BRUNSON: In my personal opinion, I think  
12 that this would be a perfect time to have a  
13 Chamber mixer --

14 MR. SLINGLUFF: Yes.

15 MR. BRUNSON: -- and -- and focus on the  
16 terminal and Galaxy, and so I'd like to talk to  
17 you about that.

18 MR. SLINGLUFF: We'd be -- we would be  
19 delighted to -- to host one.

20 MR. BRUNSON: Okay.

21 MR. SLINGLUFF: Thank you.

22 CHAIRMAN GREEN: Tower? Have your chart?

23 MR. WUELLNER: I've got to find out. Did you

24 skip Doug?

25 CHAIRMAN GREEN: I did. I was -- because he

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1 said he had a little bit to talk about. So, I was  
2 just going to do the chart --

3 MR. WUELLNER: That's fine.

4 CHAIRMAN GREEN: -- first, and then let Doug  
5 talk.

6 MR. WUELLNER: Just wanted to make sure we  
7 didn't overlook the poor guy.

8 CHAIRMAN GREEN: No.

9 MR. WUELLNER: There are your numbers, 8,035  
10 ops for the month. They're about 800 ops off from  
11 last year. Not on? Thanks. There we go. About  
12 800 ops off, round numbers, from last year.

13 Keep in mind the summer storm season and the  
14 like all started earlier. Factoring in fires and  
15 everything else, I think -- I think the numbers  
16 are still -- I mean, there's nothing there that  
17 concerns me relative -- relative to that.

18 We've noticed GA's been off in general, which  
19 is not uncommon for the summer months, anyway.

20 This is -- this is entering kind of the slow  
21 period of the year. We've just been kind of  
22 lucky, I think, to have more moderate the last  
23 couple of summers, weather extremes during the  
24 day. So, anyway, that's -- that's that. Back to  
25 Doug.

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1 CHAIRMAN GREEN: Doug.

2 MR. BURNETT: Not -- not a lot to report,  
3 other than we've been working on an ARFF agreement  
4 with Grumman pretty intensely to get some of the  
5 issues to where they finally got comfort level  
6 with it, because they are taking a lot on with  
7 providing fire services, not just for their own  
8 efforts, but also for the airport, and the airport  
9 may call on them.

10 So, that's been -- I think if they -- I doubt  
11 it missed any level of Grumman's management levels  
12 and attorneys and outside counsel. So, we've been  
13 working through that, as well as now getting  
14 geared up to work on the other lease documents  
15 that you'll be reviewing -- not the lease  
16 documents themselves, but at least some of the  
17 issues related to those leases that are on your  
18 agenda today.

19 And then also working with Aero Sport to work

20 out the lease issues that are necessary in order  
21 to accommodate the -- the new terminal facility  
22 and their operations related to that.

23 So, anyways, we've been busy. And supplying  
24 Mr. -- Mr. George with magazines to read.

25 CHAIRMAN GREEN: Any changes on the Earth

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1 Tech litigation? Are we still set for August?

2 MR. BURNETT: Yes. Nothing new there.

3 MR. WUELLNER: I believe it's 19th or 20th,  
4 is the trial date.

5 CHAIRMAN GREEN: Just want to make sure there  
6 are no continuances or --

7 MR. WUELLNER: I don't think they're going to  
8 get one at this point.

9 CHAIRMAN GREEN: Okay.

10 MR. BURNETT: Yeah, we're guessing it's going  
11 to be done.

12 CHAIRMAN GREEN: All right. Project updates?

13 8. - PROJECT UPDATES

14 MR. WUELLNER: Okay. Project updates, we'll  
15 talk about south hangar development area first. I  
16 didn't insert the slide, but we'll -- we'll  
17 collapse it and get to it. T-hangar development;  
18 terminal development; marketing and public  
19 relations; and airport leasing activities we

20 touched on today.

21 Taxiway F and apron, which is part of the

22 south development area. They're -- starting

23 Monday, I believe it is, we'll make the

24 connection, the physical connection to Taxiway

25 Bravo. That will, for about a three-week period,

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1 that intersection of Bravo and Taxiway Delta --  
2 Taxiway Delta, Bravo, and Foxtrot, the new taxiway  
3 where these all come together in the vicinity of  
4 self-fuel will be shut down until they make the  
5 physical connection there and get that paved  
6 after -- it will take about two to three weeks, at  
7 which point that will be opened, and actually at  
8 that point, should be pretty close to open all the  
9 way back through there now.

10 Edge work -- edge lighting work for the  
11 taxiway back there has begun. They're setting  
12 cans now. So, shouldn't be too long before the  
13 lighting's complete back there too and put signs  
14 up, airfield signs.

15 Let's see. T-hangars. Later on in the  
16 agenda is the bid award for the T-hangars. And  
17 you'll get to discuss that in more detail in just  
18 a minute.

19 I think what I want to do here is, yes, let

20 me -- excuse me a second while I pull this up for

21 you.

22 MR. HOLESKO: Are y'all waiting on me?

23 MR. WUELLNER: Of course. All right. Yeah.

24 It just gets a better color each time, doesn't it?

25 Okay. That's scary. No idea why it does that,

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1 Andrew?

2 MR. HOLESKO: No.

3 MR. WUELLNER: Okay. Thanks for your input.

4 MR. GEORGE: Close it and open it again.

5 MR. WUELLNER: Try and open it again?

6 MR. GEORGE: Yeah.

7 MR. SLINGLUFF: Shake it, Ed.

8 MR. WUELLNER: It looks like it saved it that

9 way now.

10 MR. BURNETT: At least -- at least it was an

11 engineer's answer of yes or no.

12 MR. WUELLNER: All right. Well, we're just

13 going to work with this really ugly color,

14 whatever happened to it, drawing, and invite

15 Andrew up to explain it. It's the bottom

16 underneath.

17 MR. HOLESKO: We've done several different

18 layouts for not necessarily master planning, but a

19 little bit of site planning concept back for the

20 south development area. This is Taxiway F and the  
21 new apron area here. Here's the T-hangars that  
22 we've discussed quite a few times over the past  
23 few months.

24 The -- the creek and marsh are running right  
25 through here, and actually further to the east is

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1 the runway system itself. Blue line here depicts  
2 a buffer off of the marsh. You've actually got a  
3 road coming all the way through here to access --  
4 public access all the way back to what is known as  
5 the east park and the west park. So, there's two  
6 parks shown.

7 Now, we've also -- I know it's hard to see in  
8 this drawing. There's actually -- there's a  
9 walking path that -- that also connects the two  
10 parks. There's some additional small hangar areas  
11 here, small hangar areas here. Tucked in between  
12 the taxiway system and the marsh and the road, you  
13 can see there's not a whole lot of room in this  
14 area, but we've -- we've done the best we can to  
15 fit everything we can in those areas. You see  
16 some other larger hangars here further to the  
17 west. And possibly long -- longer-term  
18 development here, longer-term development there.

19 So, we've really worked quite a bit to try

20 and continue to mix the hangars, access, public

21 space, trees, drainage systems that are needed.

22 The -- the darker areas are -- are just some --

23 just some -- some land lines that really could be

24 deleted out.

25 Those red areas really have no meaning today

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1 in terms of future facilities, but there's --  
2 there's a lot planned back there in terms of  
3 access and -- and many different uses. This -- I  
4 don't believe it's being proposed for any action  
5 or anything. It's just a concept to show you the  
6 different things that are being proposed back  
7 there.

8 But quite a bit of effort to try and  
9 physically work it out, as we said, starting off  
10 with the Taxiway F project and hangars, we wanted  
11 to make sure we had room for all the other uses  
12 that were being proposed in the south development  
13 area.

14 CHAIRMAN GREEN: Okay.

15 MR. WUELLNER: What do you want to see  
16 different?

17 MR. HOLESKO: Besides the color?

18 MR. WUELLNER: Besides the color, yeah.

19 MR. GEORGE: I personally would like to have

20 a better copy on a legal size or something I

21 can -- I can take a look at.

22 MR. WUELLNER: Okay.

23 MR. HOLESKO: Actually, there's --

24 MR. WUELLNER: Are you happy with the colors?

25 We'll put them in.

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1 MR. GEORGE: No.

2 MR. WUELLNER: No?

3 MR. GEORGE: The original colors, maybe, Ed.

4 MR. WUELLNER: We can get that.

5 MR. GEORGE: All right.

6 MR. HOLESKO: Thank you.

7 CHAIRMAN GREEN: Anything else? Thanks.

8 Buzz?

9 MR. GEORGE: I have a question. Ed -- and  
10 I'm glad members of SAAPA are still here.

11 MR. WUELLNER: Uh-huh.

12 MR. GEORGE: On numerous occasion, different  
13 members of SAAPA have said, "We would like for the  
14 Airport Authority to give us a land lease to build  
15 a clubhouse in the park area with us providing  
16 certain facilities to the public and us  
17 maintaining that."

18 MR. WUELLNER: Uh-huh.

19 MR. GEORGE: I have repeatedly request --

20 requested SAAPA put that in writing so that we can

21 plan.

22 As of this morning, we have not received that

23 from SAAPA. And I'd like to know from SAAPA in

24 black and white if you guys are still interested

25 in that before we continue anymore with this

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1 development.

2 CHAIRMAN GREEN: In writing?

3 MR. GEORGE: All I'm saying is if there's

4 something you want from us, give it to us in

5 writing so that we can log it in and then it

6 becomes something, as opposed to whatever. So --

7 MS. HUGGINS: I'll do that, because I have a

8 map of -- I was going to --

9 MR. GEORGE: Fine. Okay. That's good.

10 MS. HUGGINS: Of exactly what we want, what

11 we would like to have as a clubhouse.

12 MR. GEORGE: Fine. That would be great.

13 That would be great if you'd put it over Reba or

14 your signature. Just not Mike.

15 MR. HOLIDAY: Facilities or park?

16 MR. WUELLNER: Both. Some of these are park.

17 I think any input you have at all, whether it's

18 with the park or facilities or -- or whatever, you

19 know, if you've got formal stuff you want included

20 or would like to get it considered, just get it --

21 you know, get it to us.

22 MR. HOLIDAY: Thank you. It's just me again.

23 Buzz, basically it's something that we've all

24 discussed over quite some time and we haven't come

25 up with a formal request yet. And I really

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1 appreciate the formal request to do it because it  
2 will get us off our behinds.

3 MR. GEORGE: Right.

4 MR. HOLIDAY: It's been talked that -- that  
5 SAAPA could have its clubhouse over in the area of  
6 the park, to be the custodians of the park, and do  
7 the programs there for the public, for the  
8 children and for whoever is interested. And we've  
9 even talked about a --

10 MR. GEORGE: That would be a great thing to  
11 add to your request.

12 MR. HOLIDAY: -- something in there, that  
13 that basically is what -- what we've discussed.  
14 So, that's basically what we're talking about  
15 doing.

16 MR. GEORGE: Yeah, okay.

17 CHAIRMAN GREEN: Okay. Thank you.

18 COMMISSIONER SANCHEZ: Y'all already started?

19 MR. GEORGE: Stop the show.

20 MR. HOLIDAY: You're not included.

21 MR. COOPER: Move to adjourn.

22 COMMISSIONER SANCHEZ: We had a seven-minute  
23 meeting the other afternoon at 5:30.

24 MR. WUELLNER: Seven minutes.

25 COMMISSIONER SANCHEZ: Yeah.

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1           CHAIRMAN GREEN: Anything more on the south  
2 area?

3           MR. WUELLNER: Any -- any other questions on  
4 it?

5           MR. BRUNSON: No.

6           MR. WUELLNER: I think -- think things are  
7 moving along finally now with bid opening  
8 accomplished. We can get -- everything will get  
9 going here pretty quickly.

10          Terminal project, the building itself's  
11 nearing a hundred percent complete. Expect a CO  
12 Monday or Tuesday at the latest. It will be  
13 usable by the 16th. It should be the 18th.

14          CHAIRMAN GREEN: By the 18th.

15          MR. WUELLNER: But -- and there's no reason  
16 it won't be complete by August. It probably will  
17 be done next week, frankly. We may be doing  
18 some -- some tweaking. Landscaping is going on  
19 now. Floor is done. Installation of equipment.

20 Chairs arrive Monday. Pretty much everything's on  
21 track to wrap up just in time.  
22 TSA will be delivering equipment on Tuesday,  
23 as I understand it. And FAA's inspector on the  
24 airline side, nothing to do with us, but having to  
25 do with the airline, will be down tomorrow.

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1       This airplane will be back in tomorrow  
2       afternoon, approximately lunchtime, for the  
3       purposes of bringing the FAA people down from  
4       Columbus because the responsibility for that  
5       inspection comes out of their domicile city, which  
6       was Columbus to date.

7       So, they'll be flying down, doing what they  
8       need to do here and around the terminal, and then  
9       they'll head off back north after that. So, I'm  
10      guessing about a two-hour window, the airplane  
11      will be down here. But I don't know that the  
12      departure is a firm time yet. It's just  
13      functional, when they get finished, doing what  
14      they want to do.

15      And we'll have TSA on property during that  
16      time also because they'll be conversing with FAA  
17      on whatever we need to wrap up, if anything --  
18      and/or the airline needs to wrap up in advance of  
19      starting on Wednesday. We take our first arrivals

20 and departures on Wednesday, 2:40 -- where'd

21 Michael go?

22 MR. SLINGLUFF: 2:43.

23 MR. WUELLNER: Staring at you and didn't see

24 you. Scary.

25 MR. SLINGLUFF: 2:43 arrival, 3:09 departure.

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1 CHAIRMAN GREEN: Twenty-three minutes?

2 That's what they said? A short ground time.

3 MR. WUELLNER: Yeah. We -- we saw them last,  
4 was it last Thursday?

5 MR. SLINGLUFF: Yeah.

6 MR. WUELLNER: And they were here for about  
7 two hours. That's meeting out there and EDC and a  
8 few other folks that wanted to come out, and  
9 Tourist Development and those guys came out and  
10 had a nice tour and met the president of the  
11 company and CFO and the like. And pretty much I  
12 think everybody got most of their questions  
13 answered. And just some general thoughts given by  
14 the president as to future.

15 So, it's good -- it was a good -- good group.

16 Airplane looked awfully impressive and is  
17 certainly a bright shade of orange when you see it  
18 in person.

19 MS. BARRERA: And that was here for an FAA

20 inspection?

21 MR. WUELLNER: Last week, it was simply here

22 to -- their people coming down to look at the

23 facility, to see where things were and do minor

24 kind of media day last week. This Friday, or

25 tomorrow, the airplane's down on -- on a more

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1 official visit in terms of meaningful to the  
2 airline. So, two different things. One was  
3 more -- more of a fluff visit, a little more of  
4 it.

5 While the airplane was down last week, it  
6 allowed Galaxy's staff to get familiarized  
7 vis-a-vis a mechanic that came with them, with the  
8 airplane, how to -- how to do the, you know,  
9 service functions related to the aircraft. It  
10 allowed ARFF people to come over, take a look at  
11 the airplane, get a feel for that. So, it was --  
12 you know, it was business going on while they were  
13 talking to the media. So, it was very good, very  
14 interesting.

15 But if anybody wants to get over there and  
16 look at it, you know, anytime between now and  
17 Wednesday, or actually between now and Tuesday, if  
18 you really want to walk through the place would  
19 be -- we can make that work and get you -- get you

20 over there and do that.

21 After that, you know, I know it's your

22 airport, but you'll have to be escorted and you'll

23 have to be with people that have proper

24 credentials. And once TSA takes that space over,

25 it's a whole other game in that -- just the

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1 vicinity of that building. Nowhere else. It's  
2 pretty straightforward.

3 We're going to be making a brief presentation  
4 to SAAPA membership, I think we've already talked  
5 to Reba about that on Saturday, just to go over  
6 the -- the SIDA area guidelines and -- and what  
7 everybody needs to know about when the airplane's  
8 on the ground so there aren't many  
9 misunderstandings with local pilots as to their  
10 ability to access areas. It's a very small area  
11 on the ground that -- that has limited access.  
12 But everybody just cooperates. You really won't  
13 even notice that part of it.

14 CHAIRMAN GREEN: Is that Jacksonville TSA  
15 that's coming down?

16 MR. WUELLNER: Yes. Actually, the -- it  
17 comes under the jurisdiction -- as does Daytona,  
18 under the Jacksonville federal security director,  
19 the TSA.

20 MR. THOMPSON: Is -- is anything planned for  
21 the first official flight, first passenger geared  
22 flight? Any kind of to-do?

23 MR. WUELLNER: We -- we've got -- we're  
24 already generating a fair amount of media  
25 interest, and the airline itself has put out a bit

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1 of a media release for that.

2 The -- one of the vice-presidents of the  
3 company will be available beginning at 1 o'clock  
4 on Wednesday, and then we're doing a brief -- and  
5 again, hopefully y'all can -- can attend that 1:30  
6 on Wednesday, just a brief ribbon-cutting to kind  
7 of open the -- open that area.

8 And I would suspect somewhere around 1:40,  
9 1:45, TSA will open a checkpoint screening for the  
10 first time, and then that will kind of officially  
11 kick off the formality of SIDA and everything  
12 else.

13 And if you have specific questions or just,  
14 you know, want to see things, it looks pretty  
15 awesome out there right now. Landscaping's  
16 ongoing. It's just really -- it's perked up in  
17 the last 48 hours, to be honest with you. Floor  
18 is now done, you know, and it's -- everything  
19 looks real good. We're real pleased.

20 MR. BRUNSON: Yeah. I don't want to take the  
21 time in this meeting, but I'm curious, and maybe  
22 Saturday, just like the baggage and, you know, all  
23 these little questions, that would be interesting  
24 to know. So, I look forward to the presentation.

25 MS. BARRERA: I have a question as far as the

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1 terminal's concerned. Once -- once the  
2 terminal -- once it's completed and TSA takes over  
3 it, from the point of security back will be secure  
4 area. But the -- from TSA forward will --

5 MR. WUELLNER: Still public area.

6 MS. BARRERA: -- still be open to the public  
7 area.

8 MR. WUELLNER: Public area.

9 MS. BARRERA: So, anytime anybody wants to  
10 see the terminal, they can come out and see the  
11 terminal; they just wouldn't be able to go to past  
12 the -- where --

13 MR. WUELLNER: Correct.

14 MS. BARRERA: All right.

15 MR. WUELLNER: It's almost an imaginary  
16 line --

17 MS. BARRERA: Right.

18 MR. WUELLNER: -- but it is what it is. And  
19 you can be escorted. I mean, we can make it

20 happen; it's just a more complicated effort.

21 Okay?

22 All right. With that, marketing and public  
23 relations, just a couple of items. We continue to  
24 work. We haven't had -- put a lot of effort --  
25 and frankly, just trying to wrap this start-up on

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1 the airline. But we've got a couple of  
2 publications in production here and some press  
3 releases that have gone out already related to  
4 airline service. I suspect we'll have another one  
5 here very shortly.

6 And remind you we met with MS 150 people.  
7 That event is still on for here and will be the  
8 29th and 30th of September here. So, that 150  
9 bike ride will be -- will be done out of here  
10 again this year. Excited to host that.

11 And lastly, leasing activities, we've got an  
12 item later on the agenda to deal with Northrop  
13 Grumman lease-related issue and get that put to  
14 bed.

15 And that concludes that. So, I think we're  
16 really right now waiting on Mr. Cooper to speak.

17 MR. COOPER: I just -- who's tall?

18 CHAIRMAN GREEN: Bryan --

19 MR. COOPER: I just wanted to --

20 CHAIRMAN GREEN: Bryan, can I interrupt you

21 one -- Mr. Sanchez, did you have anything --

22 anything to report?

23 COMMISSIONER SANCHEZ: No, thanks.

24 CHAIRMAN GREEN: Okay. Thank you.

25 COMMISSIONER SANCHEZ: Unless anyone wants to

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1 know anything. I don't know what they would want  
2 to know.

3 CHAIRMAN GREEN: All right. Then we can --  
4 okay.

5 MR. BRUNSON: How much you cut the budget?

6 COMMISSIONER SANCHEZ: Considerable amount.

7 9. - FAC AWARD

8 MR. COOPER: I just wanted to take a couple  
9 of minutes to talk about one piece of the  
10 conference that I attended this last week. Over  
11 the last few years, the Florida Airports Council  
12 has been working with a subcommittee within that  
13 organization, and that includes all the airports  
14 in the State of Florida. They've had an  
15 environmental committee that has produced an  
16 environmental award for airports, given to one  
17 airport in the State of Florida.

18 A few months ago, we applied for that award.

19 And what I'd like to do is just share with you

20 part of our application so you can see what we

21 sent in.

22 The general application was this book here

23 with many pages explaining what our project was.

24 But what we felt was the highlight of our

25 application was just a short four-minute,

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1 four-and-a-half minute DVD that sort of gives a  
2 picture worth a thousand words of our application.

3 If you can show that, Ed.

4 (DVD playing.)

5 "(Narrator:) St. Johns County is the ninth  
6 fastest growing county in the United States,  
7 according to the U.S. Census Bureau. With a  
8 growth rate of 6.7 percent from 2003 to 2004, St.  
9 Johns added over 9,000 residents for a total  
10 population of more than 150,000, according to  
11 census estimates.

12 As a community gross, the airport must also  
13 grow to continue serving the community's needs.

14 The airport is a great benefit to the citizens of  
15 St. Johns County, offering transportation, viable  
16 business services, and significant revenue to the  
17 area economy.

18 There are currently over 100 people on the  
19 waiting list for small aircraft hangars. And

20 there's another waiting list for larger hangars.  
21 With over 30 new businesses wanting to locate  
22 here, the airport needs to expand in order to  
23 provide additional facilities for these  
24 businesses. But, since the airport is  
25 geographically constrained on three sides, the

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1     only area for growth is to the south. This is the  
2     area designated for growth, a new hangar and  
3     taxiway project.

4           This land features a beautiful coastal  
5     environment with diverse wildlife and mature  
6     growth trees. The area borders wetlands,  
7     including a flowing creek.

8           Airport Authorities felt that maybe there's a  
9     way they could meet the overall community's growth  
10    needs without destroying all that is here. Their  
11    goal was to avoid the typical method of airport  
12    development, clear-cut and paved."

13           "(Mr. Holesko:) The message was clear right  
14    from the start we're not going to follow the old  
15    procedures. We are going to be sensitive to the  
16    land that's back there, the beauty of the land.  
17    And we want to look at the end product that is  
18    like nothing we have seen before in the State of  
19    Florida."

20           "(Narrator:) Beautiful stands of mature  
21           trees on the 45-acre site need not be destroyed  
22           when the airport adds 20 commercial and 72  
23           single-aircraft hangars, plus the necessary  
24           taxiways and the business area.  
25           The design plan calls for environmental

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1 islands within the new hangar area, allowing  
2 designers to work around valuable existing  
3 landscape features. The plan requires keeping as  
4 many trees as possible and providing access to  
5 natural preserve areas for the nonflying public.

6 In the event planners could not design around  
7 a valuable tree, that tree was moved to a  
8 protected location. Rare tools and processes were  
9 brought in from around the nation to meet this  
10 unique design challenge.

11 Of course, such environmentally responsible  
12 design does not come without a price, as  
13 demonstrated by the project cost analysis."

14 "(Mr. Cooper:) If we clear-cut it and then  
15 build a linear design of hangars, we can get more  
16 hangars in there, and it's cheaper to build that  
17 way. So, we sacrificed some of the capacity by  
18 doing the way we did it."

19 "(Narrator:) But the design team persevered,

20 sacrificing some capacity in order to preserve the

21 natural environment."

22 "(Mr. Gorman:) I have often thought that

23 developing, assessing, especially mature tree

24 growth, is the only responsible thing to do. It's

25 the responsible thing to do. It's the right thing

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1 to do."

2 "(Narrator:) Design team members performed  
3 an environmental inventory of all trees in the  
4 path of development. Not just a physical  
5 inventory, this study determined the environmental  
6 value of each tree. Forestry studies indicate  
7 that trees cool the air, reduce pollution, and  
8 absorb stormwater runoff, among other attributes.  
9 With tree values determined, the team moved the  
10 physical facilities around the trees appraised  
11 value.

12 The final site plan shows how taxiways and  
13 hangars will be built around large mature trees.  
14 The result is an unusual design with hangars that  
15 sit at angles and taxiways that wind around wooded  
16 areas. The benefit of this design is the  
17 preservation of several hundred trees and the  
18 relocation of over 40 trees.

19 This diagram shows the paths of some of the

20 relocated trees. Two methods were employed to  
21 relocate the trees, a root ball and crane  
22 approach, and a unique method utilizing a giant  
23 high-tech spade apparatus.

24 In order to ensure the continued health of  
25 relocated trees, each tree was placed in soil and

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1 water setting similar to their original locations.

2 A particularly attractive result is the center

3 section of a taxiway that will serve as a

4 landscaped area with diverse mature trees.

5 The benefits of responsible design are many.

6 But the clear winners are the people of St. Johns

7 County, whom the airport will continue to serve

8 into the future."

9 "(Mr. Cooper:) We're not doing it because we

10 have to. We're doing it because it's the right

11 thing to do."

12 (End of video.)

13 MR. COOPER: I still get goose bumps every

14 time I see that. Our application and proposal to

15 win that award and this video... (Showing award.)

16 MR. WUELLNER: It's these guys.

17 CHAIRMAN GREEN: They made sure it was made

18 out of recycled glass.

19 MR. WUELLNER: Recycled glass.

20 CHAIRMAN GREEN: Uh-huh.

21 MR. WUELLNER: Sure is. How awesome.

22 MR. COOPER: I want to say, after this was

23 shown at the conference, there were

24 representatives from Florida Department of

25 Transportation that want to do a feature story in

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1 their news -- or their newsletter that goes around  
2 the state.

3 FAA officials from Washington similarly were  
4 quite interested in the project and want to  
5 feature it in some of their articles. And FATA,  
6 Florida Air (sic) --

7 MR. WUELLNER: Trade Association.

8 MR. SLINGLUFF: Trades Association.

9 MR. COOPER: Trades Association also wants to  
10 do a story about it and article about it. And  
11 there were many other people that -- that came up  
12 and wanted to know much more about the project.

13 But this is the first environmental award  
14 given out for airports, and it will be given once  
15 a year now. And we were first to win.

16 MS. BARRERA: And the accolades were  
17 strong --

18 MR. COOPER: They were.

19 MS. BARRERA: -- throughout -- throughout the

20 over 700 people there.

21 CHAIRMAN GREEN: They were speechless after

22 that video. We weren't sure the video was going

23 to be played, and we were so happy that the

24 committee presented the award that way so the

25 people could actually see what we did. Like Bryan

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1 said, the video speaks for itself. It's

2 wonderful.

3 MR. COOPER: And everyone there said to thank

4 you for allowing us to do that.

5 MR. WUELLNER: Awesome.

6 MR. BRUNSON: Great.

7 MR. BURNETT: If I could just throw one thing

8 out there. I think it would be interesting for

9 that to maybe be played at other local governments

10 in our area, either at the City and at the County,

11 during their meetings. It might go well for you

12 guys. And one other thing is maybe it could even

13 be put on GTV.

14 MS. BARRERA: I would love that.

15 COMMISSIONER SANCHEZ: The government

16 channel, if you can get a copy over there,

17 Margaret could probably run it.

18 MS. BARRERA: I think it would be an

19 inspiration for other aspects of government, to

20 look at how they can utilize some of the same

21 processes in their planning and design.

22 MR. THOMPSON: You need to include the prize

23 somehow. It won. Not just the video, but that it

24 was successful and the award was given to

25 St. Augustine Airport.

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1 MS. BARRERA: Agreed. And maybe we can even  
2 have it on our web site, that information.

3 MR. WUELLNER: I'm sure we could get a small  
4 little thing added at the end of the video or at  
5 the front, something now to modify it to the -- to  
6 the award part of it, and show it.

7 CHAIRMAN GREEN: Ron?

8 COMMISSIONER SANCHEZ: I'll see if I can put  
9 it on the agenda at one of our regular meetings  
10 and we can run it there in the meeting.

11 CHAIRMAN GREEN: Absolutely.

12 MS. BARRERA: That would be wonderful.

13 MR. BURNETT: That would get it seen by a lot  
14 of folks, because a lot of people see -- watch the  
15 BCC meetings on Saturday, reruns.

16 COMMISSIONER SANCHEZ: A lot of people that  
17 need a new life.

18 MS. MILLS: It actually could be in The  
19 Record.

20 MS. WILLIS: You all should really have a big  
21 spread on this with lots of pictures, because  
22 that's what people look at, and really capitalize  
23 on some PR here.

24 MS. BARRERA: Maybe if -- Mary, if you can  
25 come up with some different avenues to do that,

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1 that would be great, that you think that people  
2 would be interested in receiving that outside of  
3 the ones that we've just talked about.

4 CHAIRMAN GREEN: We have thought about  
5 calling some of the papers and asking them if they  
6 want -- if they would write a story about it,  
7 Megan at the Ponte Vedra Recorder, and some other  
8 ones, and I think they would.

9 MR. BURNETT: Yeah, I don't know if this is  
10 possible, maybe a web -- on the web site, a wave  
11 file link for a wave file.

12 MR. WUELLNER: We could do that, too. I'm  
13 sure it can be converted nowadays, get a link onto  
14 the -- our web site so you can watch the video at  
15 leisure. Cool. Good.

16 CHAIRMAN GREEN: All right. Any and all we  
17 can get out there, that would be great.

18 MS. BARRERA: Well, it's -- it's substantial.  
19 That award's substantial. And -- and those who

20 are in the industry were so impressed. And as I  
21 said, the accolades were strong. So, we do need  
22 to let other people know that -- that we've taken  
23 this initiative. And as Bryan said, we're the  
24 first ones to win this type of award.

25 10.A. - ARAQUAY PARK PROPERTIES

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1 MR. WUELLNER: Okay. At a few meetings back,  
2 we discussed the -- some interest we had received  
3 in perhaps us purchasing some additional property  
4 in the -- would be the 100 block or the first  
5 block area of -- of the Araquay Park subdivision,  
6 have been contacted by some homeowners relative to  
7 that. There are three properties we currently  
8 have information to present to you.

9 Three addresses are 131 Indian -- Indian  
10 Bend, 170 Indian Bend, and 4749 Casa Cola.  
11 Your -- your handout, as well as what's up on the  
12 board, indicates the appraised value as -- as was  
13 determined by -- what's the name of the appraiser?

14 MS. HOLLINGSWORTH: St. Augustine --

15 MR. WUELLNER: St. Augustine Appraisal Group,  
16 or something to that effect, established the  
17 values for those properties at \$174,000, \$235,000,  
18 and \$145,000 respectively.

19 We contacted the owners with what their, lack

20 of better terms, asking price, for that property  
21 was. That amount is shown underneath, and that  
22 ranged from \$450,000 -- excuse me, \$300- to  
23 \$450,000.

24 There's a significant gap between the two.

25 We're presenting this with -- first of all, the

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1 Authority had not expressed direct interest in  
2 purchasing at this time; however, they -- you  
3 collectively indicated to me that you would  
4 consider purchasing and would, you know, look at  
5 anything at this point, but first thing we needed  
6 to do was establish what the appraised value was.

7 We have now done that. And we're really at  
8 this point, from a staff perspective, seeking  
9 direction and what you would have us do or not do  
10 relative to -- to these properties.

11 I think some of the owners, I can't -- not  
12 exactly sure who all of them are, but many of them  
13 are here. You may want to receive input from them  
14 directly.

15 Another venue for that might be appropriate.  
16 It just depends on what -- what y'all are thinking  
17 at this point relative to that.

18 In terms of the context of budget, we -- we  
19 could accommodate, you know, anything in that

20 range if -- if needed be. It would be just simply  
21 a reduction in the carry-forward, if you wanted to  
22 do it before the end of this fiscal year. If you  
23 want to do it in the next fiscal year, we could  
24 make budget accommodations for the October 1st  
25 time line. But many of them, they're interested

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1 in getting something done sooner rather than  
2 later. So, you might want to be sensitive to that  
3 in whatever you -- whatever you talk about.

4 CHAIRMAN GREEN: Okay. Any public comment?

5 Dan, you -- okay. All right. Yes, sir. Go  
6 ahead.

7 MR. NEFF: I live at 170 Indian Bend.

8 CHAIRMAN GREEN: I need you to -- I'm sorry,  
9 sir.

10 MR. WUELLNER: Or I can bring it to you,  
11 whichever.

12 MR. NEFF: The only thing I want to say is I  
13 live at 170 Indian Bend, and that appraisal was  
14 made a year ago, 13 months ago.

15 MR. BURNETT: And -- and what's your name,  
16 sir, just so we can --

17 MR. NEFF: Wayne Neff. Wayne Neff.

18 MR. WUELLNER: Neff?

19 MR. NEFF: Yes. That appraisal was made,

20 like I said, 13 months ago, so its -- I'm sure

21 it's come up by then. That's all I've got.

22 MR. WUELLNER: The same group did the  
23 appraisal?

24 MR. NEFF: No, a guy from Middleburg.

25 MR. WUELLNER: Okay.

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1 MR. NEFF: You got it -- the Airport

2 Authority sent -- had him do it.

3 MR. WUELLNER: The original one.

4 MR. NEFF: Yes.

5 MR. WUELLNER: Okay.

6 CHAIRMAN GREEN: Any other public comment?

7 (No further public comment.)

8 CHAIRMAN GREEN: Board comment?

9 MR. BRUNSON: Well, in the real estate market

10 now, I'm seeing appraisals go down, and that's

11 just something to be kept in mind.

12 MR. WUELLNER: If -- I mean, it's -- it's

13 totally your decision, but my -- you might want to

14 think in the context of when we were trying to

15 finish the purchases on the east side of Casa Cola

16 wherein, one, we were trying to encourage the more

17 voluntary character of sale in -- in advance of

18 eminent domain at that time, which is not on the

19 table right now. I'm not trying to imply it is.

20 But we -- we looked at a -- a percentage above the  
21 appraised value as a -- as a offer, for lack of  
22 better terms. And maybe that's something you want  
23 to think about as an approach to wrapping up  
24 property acquisition west of Casa Cola, if -- if  
25 indeed you're interested. That may be a way of

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1 finding someplace in between, at least maybe a  
2 final point or a way to put a number to the  
3 individual owners out there and let that -- let  
4 that go where it goes.

5 MR. BRUNSON: Well, on these three  
6 properties, Ed, what would be the benefit of us  
7 acquiring them?

8 MR. WUELLNER: The -- the short term,  
9 initially, is -- is none. But the reality is,  
10 that over time, that it is a logical expansion.  
11 It was part of the original area identified for  
12 expansion of the airport, and will likely come  
13 back to the Airport Authority over time to look at  
14 doing something with.

15 And, obviously, doing property acquisition,  
16 you know, lack of better terms, a more friendly  
17 environment in that they're interested parties on  
18 both sides versus it being adversarial, more like  
19 in character what we did before, it's certainly an

20 advantage.

21 If we can come to an -- you know, an

22 agreeable price with the owners, it certainly

23 expedites the long-term ability.

24 Again, there's no pressing project going out

25 there or anything else, but land value in Florida

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1 has done nothing but go up. So, it's -- it's easy  
2 to characterize as more of an investment into the  
3 next several years, at least.

4 MS. BARRERA: Originally you spent 25 years  
5 acquiring property around the airport; is that  
6 correct?

7 MR. WUELLNER: That's pretty close.

8 MS. BARRERA: So, this is just an extension  
9 of -- of that in going forward.

10 MR. WUELLNER: Correct. And you -- I  
11 think -- I may even have one here. Okay. You get  
12 a feel for, you know, what the -- the acquisition  
13 over the years has included all of this gray area.  
14 And -- and we're talking about property in this  
15 block here, the left side of the screen.

16 The -- the gray is already owned by the  
17 Airport Authority. I think it's depicted entirely  
18 properly. But the -- the areas in blue and  
19 including up here and over here, are where the

20 interest is today in acquiring. So, there are  
21 some pretty good pieces here that could be --  
22 could be put together to complete the big gray  
23 puzzle up there over time.  
24 And until it's filled in, it's going to be  
25 difficult to -- you know, you're not going to want

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1 to plan to develop until you own the property  
2 underneath. And again, it's certainly a much  
3 easier process when people are willing to -- to  
4 sell and -- and you're willing to buy, versus only  
5 one party being interested.

6 CHAIRMAN GREEN: Doug, I know it's not your  
7 area, but the eminent domain that we've dealt with  
8 in the past, what's -- what's the law on that, 40  
9 percent over appraised value is our exposure?

10 MR. WUELLNER: Well, that's what we offered  
11 last time. It wasn't --

12 CHAIRMAN GREEN: Okay. I thought it was a  
13 statutory --

14 MR. WUELLNER: It's not a statutory  
15 requirement.

16 MR. BURNETT: No.

17 CHAIRMAN GREEN: Okay.

18 MR. BURNETT: And Ed, roll back, if you  
19 would, to the map. The -- the white parcels --

20 the colored parcels are the ones that we're  
21 talking about, but the white parcels are the ones  
22 that are still outstanding that the airport  
23 doesn't own?

24 MR. WUELLNER: Yes, that's correct.

25 MR. BURNETT: That's what that's depicting?

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1 MR. WUELLNER: Right. Uh-huh.

2 MR. BURNETT: Are the ones -- I think the  
3 ones fronting along U.S. 1 primarily are  
4 commercial in nature, aren't they?

5 MR. WUELLNER: Correct.

6 MR. BURNETT: And so other than these, it's  
7 the two on Casa Cola that would be residential,  
8 and then the two that are back to back are  
9 residential and -- and two up there?

10 MR. WUELLNER: Yeah.

11 MR. BURNETT: I mean, there's -- there's a  
12 limited number that are remaining that are  
13 residential, I guess, is my -- my point.

14 MR. WUELLNER: Correct. We -- we did not  
15 update the map, and I apologize for this. I think  
16 I thought it was on there originally. But you're  
17 looking at this lot in addition, and I believe  
18 it's --

19 UNIDENTIFIED SPEAKER: That's 131.

20 MR. WUELLNER: That's 131?

21 UNIDENTIFIED SPEAKER: Yes.

22 MR. WUELLNER: And then this lot, this lot.

23 UNIDENTIFIED SPEAKER: That's 170 there.

24 MR. WUELLNER: That's 170, right?

25 MR. NEFF: Yes.

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1 MR. WUELLNER: Okay. And the corner is not  
2 available?

3 UNIDENTIFIED SPEAKER: That's Mary's.

4 MR. WUELLNER: Right.

5 MS. WILLIS: Correct.

6 MR. WUELLNER: Not -- I didn't mean it in the  
7 form of a question.

8 MR. BRUNSON: That made up my mind.

9 MR. WUELLNER: We know that. But  
10 Mr. Burnett's correct, the -- the frontage for the  
11 most part is not -- is not on the table right now.  
12 It's not -- we've had -- we had a few inquiries  
13 back three years ago, but it -- it's a minimal  
14 value to us, as frontage has a much different  
15 value for us than -- than does commercial. So --  
16 and it's highly compatible with airport, anyway.

17 MR. BURNETT: And -- and the only I guess  
18 place that I was going to with that -- and I  
19 understand the board's not in a -- I mean, the

20 Authority's not in a mind set for eminent domain.

21 But looking long-term down the future, it is

22 much different to exercise a power of eminent

23 domain, understanding what the Authority went

24 through previously, in connection with residential

25 than commercial, from I guess an emotional,

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1 political standpoint. So, I understand the  
2 Airport Authority's not going there, but that was  
3 a part of what my -- the purpose of my comments  
4 was, or my questions were.

5 CHAIRMAN GREEN: Buzz?

6 MR. GEORGE: We originally acquired the rest  
7 of the land that we already owned back at Araquay  
8 Park by having some grants that were going to be  
9 available over the next X number of years that  
10 were going to be used to pay off a loan. Have we  
11 already received all of those grants?

12 MR. WUELLNER: You will have received the  
13 last of it after -- well, probably within the next  
14 several weeks.

15 MR. GEORGE: Okay. Fine. But this year --

16 MR. WUELLNER: Yes. The last of it.

17 MR. GEORGE: -- we will receive the rest of  
18 it. What other funding is available for land  
19 acquisition, and is that 50/50 money, 75/25, or

20 90/10?

21 MR. WUELLNER: It is typically 50/50 money.

22 On occasion, we can get some 80/20. We -- we

23 probably -- to do it anytime soon under grants,

24 you -- we'd probably have to basically change the

25 description of a grant before it's issued, which

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1 would mean deferring maybe something that's coming  
2 under grant in the next year or two.

3 MR. GEORGE: Yeah.

4 MR. WUELLNER: And that can be reprogrammed.

5 But if you wait the full cycle of programming,  
6 it's going to be several years --

7 MR. GEORGE: That's what I thought.

8 MR. WUELLNER: -- until the money's there.

9 MR. GEORGE: If you look at our budget that  
10 we put together for our original 10-year plan, it  
11 had a line item in there of \$400 million --  
12 \$400,000 a year coming in from Grumman. Now,  
13 we're going to cover that lease in just a second.  
14 And there are some valid reasons why we're not  
15 going to receive that money.

16 I think we need to develop a land acquisition  
17 plan that's gradual, it coincides with whatever  
18 funding is available, because eventually, unless  
19 we find something else, we've got to go to the

20 west of -- of U.S. 1, five years, ten years, you  
21 know, whatever. So, I could support, you know,  
22 putting together a plan, you know, a budget plan  
23 that says we're going back in the land acquisition  
24 mode.  
25 My first priority would be the blue piece on

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1 the northwest corner of Araquay Avenue and Casa  
2 Cola. Why? That gives you the biggest contiguous  
3 area that ties into the T-hangars we already have.

4 We looked at using that in our business model  
5 for trying to help companies come in. To me, that  
6 would be the first place that we would be using  
7 some -- and that's not one that's on the agenda  
8 here. That's one that there's a possibility of.

9 I don't think that we have any money that we  
10 could jump out and say, okay, that possibility is  
11 not a possibility, but here's one at \$145-; let's  
12 go ahead and buy it. I -- I don't think that  
13 we're to the point where we want to jump out and  
14 do that right now.

15 MR. WUELLNER: Okay.

16 CHAIRMAN GREEN: Kelly?

17 MS. BARRERA: My thoughts on it are that if  
18 we have people who are interested in selling their  
19 property and it would be -- it would behoove us to

20 take that seriously, not only just for  
21 development, but for noise mitigation. We're  
22 going to be developing a lot of that area over  
23 there, and I see that that would be a benefit to  
24 the community there from that standpoint.

25 MR. GEORGE: I have a question. Madam

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1 Treasurer, if my matching funds are three years  
2 down the road, how do you expect to pay for buying  
3 one of these pieces of property?

4 MS. BARRERA: We have a reserve that we're  
5 moving forward.

6 MR. GEORGE: And I think those reserves were  
7 initially defined as reserves for maintenance and  
8 refurbishment of the facilities that we have. If  
9 we start diving into those reserves to say, well,  
10 it would be nice to add two more parking spots  
11 over here, you're going to eat those reserves up  
12 quickly. But that is a possibility of a place to  
13 get it.

14 MR. BRUNSON: But that's not what the  
15 reserves were earmarked for, for acquisition.

16 MR. GEORGE: Yeah. But I do think we need an  
17 acquisition plan. We got --

18 MR. WUELLNER: Well, I mean, because I'm not  
19 sure Ms. Barrera's explaining the -- the funding

20 source in the context of reserves completely.

21 You -- you have an earmark amount that is not --

22 would not be disturbed, and that's approximately

23 \$1.5 million, round numbers.

24 MR. GEORGE: You're talking about this year.

25 MR. WUELLNER: Current year, that would move

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1 forward with -- entirely intact either way.

2 What we're -- what we're talking about right  
3 this second is the theoretical amount of money  
4 that is -- going into next year is uncommitted as  
5 of this time, that it can go to reserves, it can  
6 go to capital, it can go to whatever. But it  
7 would move forward in some capacity, assuming the  
8 budget is adopted in something very close the way  
9 it is presented right now.

10 MR. GEORGE: I hate -- I have to interrupt  
11 you just a second. I remember Mr. Brunson  
12 approving the millage if this money would be put  
13 toward that reserve --

14 MR. WUELLNER: All I'm saying is it's a  
15 different reserve.

16 MR. GEORGE: -- but we have the opportunity  
17 to change that. But at the end of the ninth year  
18 or the tenth year, 2010 budget year, we're  
19 supposed to have \$6 million sitting in reserve.

20 What do we have in reserve now, \$1.2?

21 MR. WUELLNER: Well, actually, right now, we  
22 have \$1.5-ish. Yeah.

23 MR. GEORGE: Fine. It ain't anywhere close  
24 to \$6-. Now, where did the \$6- come from? Our  
25 accountant gave us that number by saying

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1 corporations or businesses that have the value of  
2 the property that you do, \$53 million, after  
3 depreciation, \$23-, or I think it's \$35- into --  
4 million in depreciation out there. He said \$6  
5 million is what you're going to need to maintain  
6 those and replace some of it. So, it wasn't a  
7 number we just picked up and said we can use here,  
8 there but we can. I'm just one vote.

9 MR. WUELLNER: Okay. The other piece of  
10 this -- I'm not arguing either side of it.

11 MR. GEORGE: Okay.

12 MR. WUELLNER: But the other piece of this is  
13 the opportunity exists today to do that in -- in,  
14 you know, certainly in a better environment than  
15 it would be when you -- when you come to the same  
16 conclusion in a couple of years, funding in hand  
17 be as it may.

18 You -- you know, it's a much more -- if  
19 they're not willing in two years or three years or

20 whenever the -- the time comes, not only is it  
21 more adversarial, but as we have certainly learned  
22 our lesson through the eminent domain process, it  
23 is significantly more expensive than just the  
24 value of the property.

25 So, all I'm asking is, weigh it through

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1 relative to the impacts in the future. You know,  
2 we -- we can be very shortsighted if we're not  
3 careful on what the relative value or the relative  
4 ability of the airport to continue to develop new  
5 revenue sources which require land.

6 MR. GEORGE: Right.

7 MR. WUELLNER: So, just -- think about, in a  
8 big picture, you may come to the exact same  
9 conclusion. You may not. But, you know, it -- we  
10 are a de facto -- like it or not this term, you  
11 are -- you are a de facto developer.

12 You know, a part of how we survive, about how  
13 we develop revenue, how we get off the ad valorem  
14 tax rolls in the next couple of years is a  
15 function of how well we manage the business  
16 aspects and make investments that -- that  
17 long-term benefit the residents of St. Johns  
18 County and the bottom line in real dollars.

19 So, just weigh it carefully. That's --

20 that's really all I'm thinking. The decision's  
21 yours and I'm not -- and I certainly don't -- it  
22 makes no difference. It's -- it's ultimately the  
23 taxpayers' money. You're that custodian. So...

24 CHAIRMAN GREEN: Board?

25 MS. BARRERA: At our budget workshop, what

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1 year did we talk about that we would be looking at  
2 having funding set aside for property acquisition?  
3 I remember that being under the different capital.  
4 What year was that?

5 MR. WUELLNER: Cindy, could you grab my --  
6 the budget book, please?

7 MS. BARRERA: Because that was one of the  
8 things that you had money set aside for.

9 MR. WUELLNER: We -- we typically have tried  
10 to budget approximately \$1 million annually. Now,  
11 the -- two different dynamics here. One, we would  
12 budget that in terms of forecast. But the -- the  
13 more important part is when does it plug into --

14 MS. BARRERA: Right.

15 MR. WUELLNER: -- the FDOT grant program.  
16 And that's always -- always of interest. We ask  
17 for at least that kind of number annually in our  
18 request. It does not always equate to there's  
19 going to be funding for that.

20        You have some things playing in your favor  
21        for, you know, a better funding scenario with FDOT  
22        moving forward because of the change -- the  
23        upgrade in classification, if you will, of the  
24        airport should make some of your projects a better  
25        priority than a competing straight general

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1 aviation airport. So, you're going to have some  
2 other funding sources available. Not all of those  
3 funding sources are usable for -- for property.

4 So, you -- for instance, PFCs would not be --

5 MS. BARRERA: Right.

6 MR. WUELLNER: -- in and of itself for this  
7 kind of project. However, if you were acquiring  
8 property to expand the apron for air carrier use,  
9 as an example, that could be an eligible cost.

10 But it's not going to be eligible as it transfers  
11 to general aviation projects. But that's just one  
12 funding source.

13 MS. BARRERA: Parking?

14 MR. WUELLNER: Vehicle, no. Aircraft, yes.

15 MS. BARRERA: Okay.

16 MR. WUELLNER: Oh, we were going to...

17 MR. GEORGE: Madam Chairman, I would like to  
18 suggest that we -- that we owe these nice people a  
19 little bit more definition of what we could offer

20      them -- we're so far apart on these numbers, that  
21      we authorize Staff to go to the next level of  
22      appraisal so it brings it up to date.  
23            It's my understanding that we're talking  
24      \$500 -- \$5- to \$900 an appraisal. So, let's --  
25      let's go and do a -- the formal, I'm going to call

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1     it long form. I don't know what they call it, but  
2     short form was mentioned here. Let's go ahead and  
3     do that. And, Kelly, if you and I want to take a  
4     look at that with Ed individually --

5           MS. BARRERA: I understand.

6           MR. GEORGE: -- and get the budget changed --

7           MS. BARRERA: I understand.

8           MR. GEORGE: -- you know, then let's get the  
9     budget, changed, you know?

10          MS. BARRERA: I would just ask the question,  
11     do the homeowners that are represented here, do  
12     they have up-to-date appraisals? Do they have  
13     second appraisals on their own before we -- before  
14     we commission a second appraisal, an up-to-date  
15     appraisal?

16          MR. GEORGE: So, you're saying are the  
17     homeowners, their asking price, is that backed up  
18     by some appraisal?

19          MS. BARRERA: Correct.

20 CHAIRMAN GREEN: Current appraisal.

21 MS. BARRERA: Current appraisal.

22 MR. BRUNSON: I think we need to make a

23 decision if we even want to consider this before

24 we spend \$2700 to -- for appraisals. And what was

25 the figure that -- that we used, fair market value

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1 plus 30 percent?

2 MR. WUELLNER: It was 40.

3 MR. BRUNSON: Forty percent? Yeah. Instead  
4 of triple what the appraisals are here. It really  
5 concerns me that we start out this much apart.

6 And I know there's long-term benefits for  
7 this, but this is something I would have to look  
8 at piece by piece and talk to Staff and -- and to  
9 be able to support it. Right now, I couldn't  
10 support spending a dime to -- to go forward with  
11 this.

12 CHAIRMAN GREEN: I'm with you. I mean, I  
13 want to take advantage of what we have when the  
14 people are accommodating and trying to help us  
15 with the airport, but I'd want to put a limit on  
16 what we're looking at, negotiating, appraisals,  
17 that type of thing.

18 MR. BRUNSON: I think as a board if we -- if  
19 we think long term that this needs to be done,

20 then we need to look at it. And I wish we had  
21 immediate needs so we could get it in -- in the  
22 revenue producing. Just to spend --

23 MR. GEORGE: Based on the land we have, the  
24 immediate needs, you know, for any of this  
25 property, in my opinion, is four years-plus out.

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1 But do we have a need for it? Yes, we always have  
2 a need for it. That keeps our -- our core city,  
3 if you will, all here as opposed to saying, okay,  
4 that's as far as we're going to go; now we're  
5 going to go on the other side of the street.

6 You've got some people that are coming to us  
7 in good faith. And I don't have a problem in  
8 building a plan. I have a problem with building a  
9 plan that says we're going to buy them all, you  
10 know, right now. I couldn't support that. But I  
11 could support building a plan to get back into the  
12 acquisition business, and if it happens to fit  
13 their -- their time line or their needs, then we  
14 need to consider it. But that's -- we've got too  
15 many holes for us to jump in and say at this  
16 meeting today, yes, I authorize the spending up to  
17 \$554,000 plus 40 percent. I'd have to vote  
18 against that.

19 CHAIRMAN GREEN: Okay. Is there any motion

20 on the floor, then? Because I know you want to

21 some direction, right?

22 MR. WUELLNER: Yeah. One other just minor

23 revenue note related to it, these are, you know,

24 livable homes right now, tenable homes. And if,

25 you know, we're only looking a couple of years

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1 down the road to use some versus some of the 15  
2 and 20 years, some of these other properties, you  
3 know, you could -- you could place them into  
4 rental, you know, as a -- some sort of a revenue  
5 offset on them, too. That -- that's one approach.

6 MR. GEORGE: That was a break-even last time,  
7 right?

8 MR. WUELLNER: Yeah. It's not a great  
9 moneymaker, but it certainly offsets --

10 MS. BARRERA: Expense.

11 MR. WUELLNER: -- you know, some of the --

12 MR. GEORGE: With all of the stuff on our  
13 staff's plate, I would hate to --

14 MR. WUELLNER: Well, believe me, I'm not the  
15 guy who wants to jump back into the rental  
16 property business at all.

17 MR. GEORGE: Well, Kelly asked a good  
18 question of the property owners, how they felt.  
19 Maybe we need to ask them to come forward and give

20 us an answer if they desire to give us an answer.

21 CHAIRMAN GREEN: Kelly, is there some

22 direction you wanted?

23 MS. BARRERA: I -- I just wanted to know if

24 they had any current appraisals to back up what

25 their asking price is, and if they have something

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1 that's more current than what we have, then we

2 need to consider that.

3 CHAIRMAN GREEN: I think the answer was no,

4 they didn't. At least the couple that were here.

5 MR. NEFF: Mine was -- like I said, mine was

6 13 months ago.

7 MR. WUELLNER: Right. It may have a little

8 different value anyway.

9 MS. HOLLINGSWORTH: Ms. Register --

10 MR. GEORGE: It's pretty current.

11 MS. REGISTER: Mine's pretty new. I'm 131

12 Indian Bend. Mine's pretty new. It's like a

13 month old. Well, probably three months old now.

14 CHAIRMAN GREEN: That's pretty new. Well,

15 I'll entertain a motion. My philosophy is we look

16 at it, we see what they have. Up for

17 negotiations. You'd have to come back to the

18 board to make a vote to purchase it, anyway,

19 right?

20 MR. GEORGE: Right.

21 CHAIRMAN GREEN: I am -- I am not in favor of

22 just taking their asking price. I want to see a

23 valid appraisal and look at it and -- but I'm, not

24 as a litigator, I don't really want to go to

25 litigation on these things if I had to.

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1 MR. BRUNSON: May have to.

2 MR. WUELLNER: Okay. So, if you wouldn't  
3 mind trying to summarize what it is you want us to  
4 do or not do here?

5 MR. GEORGE: I'd like to make a motion we  
6 authorize Staff to go do a long-form appraisal on  
7 these three properties and approach the other  
8 members and --

9 MR. WUELLNER: Members, uh-huh.

10 MR. GEORGE: -- just tell them that we're  
11 trying to build our plan for acquisition for the  
12 next few years.

13 MR. WUELLNER: Okay.

14 MR. GEORGE: And so then we come up -- and  
15 then -- then we decide what we're going to do.

16 CHAIRMAN GREEN: Second?

17 MS. BARRERA: I second it.

18 CHAIRMAN GREEN: Any further board  
19 discussion?

20 (No further board discussion.)

21 CHAIRMAN GREEN: Hearing none, all in favor?

22 MR. GEORGE: Aye.

23 CHAIRMAN GREEN: Aye.

24 MS. BARRERA: Aye.

25 CHAIRMAN GREEN: All opposed?

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1 MR. BRUNSON: No.

2 CHAIRMAN GREEN: Ayes have it three to one,  
3 so, that's just the direction for Staff. Is that  
4 okay, enough clarification?

5 MR. WUELLNER: Yeah. Can we -- I know  
6 everybody's anxious to get out of here. If I  
7 could get a couple of minutes, maybe I could meet  
8 with these owners for just a second and put a head  
9 on it for them so they know, maybe more layman's  
10 terms, where we are?

11 CHAIRMAN GREEN: Fine. Take five minutes?

12 MR. WUELLNER: If you wouldn't mind.

13 CHAIRMAN GREEN: Okay.

14 MR. BRUNSON: Sure.

15 (Recess had.)

16 CHAIRMAN GREEN: Going to go back on the  
17 record. Our next agenda item's Northrop Grumman  
18 lease?

19 10.B. - GRUMMAN LEASE

20 MR. WUELLNER: Yes, ma'am. This is kind of  
21 a -- a, in a sense a rehash from last month.  
22 We've had additional conversations with -- with  
23 them. And certainly Doug can back it up whenever  
24 we find him again.  
25 But basically, the -- the only point we've

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1     been able to get any concession on so to speak  
2     with Grumman is that the west side properties,  
3     which include building 27 and any land that's  
4     owned by the Airport Authority and leased to  
5     Grumman on the west side of the runway, the U.S. 1  
6     side, they are basically agreeing that that, no  
7     matter what, will go back to a fair market rental  
8     value as those leases expire. So, they're not  
9     going to contest a reduced rate or anything else  
10    pertaining to those properties moving forward.

11        Otherwise, the deal is pretty much as we  
12    outlined it last month, I believe it was, and also  
13    during -- and kind of detailed and picked apart a  
14    bit during the budget wherein you got -- you got  
15    to see the -- the financial impacts of future  
16    relationship with Grumman.

17        And to summarize that, you're -- you are  
18    effectively looking at establishing, as it -- as  
19    it stands today and as we are recommending it to

20 you, a -- a new ground lease for the north

21 corporate -- excuse me, the North 40 complex.

22 That land value is established by appraisal.

23 And it would begin immediately in October as a

24 rental value, and that approximates, if my

25 memory's correct, about \$159,000 annually. That

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1 becomes payable annually by Grumman. I don't know  
2 whether they'll pay it monthly or how they'll do  
3 it, but that's the annualized number for the  
4 ground lease beginning in October.

5 We would defer collecting rent, in other  
6 words, extend the initial term of the North 40  
7 complex lease an additional five years. In 2010,  
8 that would take that out -- I'm sorry, to about  
9 2012 before that generates full value rent for the  
10 building. The land underneath it, which is some  
11 25-ish acres, would begin market value revenue to  
12 the Airport Authority in October.

13 CHAIRMAN GREEN: And that's what?

14 MR. WUELLNER: That's \$160-, \$159,000 a year.

15 CHAIRMAN GREEN: Oh, that's just the ground.

16 MR. WUELLNER: That's just the ground  
17 underneath the building. The building itself --  
18 which they built, by the way; it's not Airport  
19 Authority dollars, it's just we would get the

20 money off of it as it came out of lease -- would

21 be deferred the five-year period to 2012.

22 Now, move with me to the west side of the

23 airport now again to the U.S. 1 side. In 2010,

24 those lease agreements expire. So, they actually

25 expire before that five-year period is up.

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1           Those would all go to fair market value  
2       leases at that point, to include another building  
3       value that's likely to be in the character of  
4       about a million dollars a year also in terms of  
5       revenue, plus the ground lease associated with it,  
6       which I believe is another close to 20 acres of  
7       property owned by the Authority and currently  
8       leased by Grumman, all of which would go to market  
9       value in 2010.

10          So, the -- the actual cash deferment in terms  
11       of real context of the budget is -- is really more  
12       in the character of three years for the big  
13       picture.

14          Keep in mind now -- this is where we were  
15       getting confused the other day -- we only  
16       forecast -- when we were doing our forecast  
17       modeling, up till this iteration I gave you two  
18       weeks ago, you were only budgeting about \$400,000  
19       a year in total revenue from Grumman for the

20 forecast period. And that number, we updated, of  
21 course, when we got -- we finally got some real  
22 numbers associated with it. And you can see that  
23 that's really more in the order of five-fold or  
24 better increase is the expectation of rent related  
25 to Grumman over the five-year period. So, it --

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1 the short-term impact, about \$350,000 for each of  
2 the next three years, at which point --

3 MR. GEORGE: Two hundred and fifty thousand.

4 MR. WUELLNER: Yeah. Two -- three -- yeah,  
5 I'm sorry. You're right. You're correct.

6 \$250,000 is the per year for the next three years  
7 subrogation of rent, if you will, that was  
8 expected in our 10-year forecast.

9 We pick up rent on a building we didn't plan  
10 on at the tune of a million dollars a year  
11 beginning in year three. So, you already go way  
12 past the budget expectations.

13 At year five, you pick up another building  
14 valued at over \$1.2 million, all of which  
15 established by appraisal, market rental values,  
16 and we move forward.

17 So, I -- in addition to that, Northrop  
18 Grumman picks up your ARFF-related, your airport  
19 rescue and firefighting service as it relates to

20 commercial airline service, and surrenders, at no  
21 change in lease value or valuations back to us,  
22 land that's owned by the Airport Authority that  
23 was under lease with them related to parking for  
24 the commercial terminal area.

25 So, there -- there's been a bit of a

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1 nondenominating, if that's a word, kind of change  
2 in the valuation of the lease, too. So, there is  
3 some value to that. We've not gone out of our way  
4 to define what the -- the dollars are as they are  
5 an in-kind kind of equation.

6 But I don't -- the fiscal impact, these are  
7 services you'd have to purchase somewhere else. I  
8 don't -- we can't purchase land, so we'd have to  
9 make some other accommodation, likely at the  
10 expense of some other revenue source.

11 So, I think it -- honestly, it's as good a  
12 deal as you're going to get out of Northrop  
13 Grumman right now. They are just not fiscally in  
14 a position to play a really hardball game with the  
15 Airport Authority. And it's certainly mutually  
16 beneficial when you -- when you look at it beyond  
17 just a couple of years. It's -- it's -- it's a  
18 major revenue player to the Airport Authority long  
19 term.

20           So, it's in our interest to accommodate them  
21           through the -- the difficult period, you know,  
22           with the expectation of significantly better  
23           returns moving forward. And it -- it helps them  
24           remain a viable citizen in St. Johns County as a  
25           corporate tenant.

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1 CHAIRMAN GREEN: Any public discussion?

2 (No public discussion.)

3 CHAIRMAN GREEN: None? Board?

4 MR. BRUNSON: I think we'd do a disservice to  
5 the community and to the economy if we did not do  
6 everything we could to make Grumman continue to be  
7 viable. And they have some good things on the  
8 horizon, and -- and as soon as we have discussion,  
9 I'm ready to make a motion.

10 CHAIRMAN GREEN: Buzz?

11 MR. GEORGE: Mr. Sanchez, at one time, the  
12 County was working with the State to get a  
13 economic something -- forget what the title was.

14 COMMISSIONER SANCHEZ: Package from the  
15 Senate?

16 MR. GEORGE: Package, yeah, back to Grumman.  
17 And to everybody that doesn't know it, it was --

18 COMMISSIONER SANCHEZ: We weren't working  
19 with the State. We -- we agreed -- we endorsed

20 that action to help them maneuver with the State.  
21 We didn't -- I don't think we actually worked with  
22 them on it. But we gave it approval so they could  
23 have that power behind them when they went over  
24 there. Now, how that's all turned out, I'm not  
25 sure.

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1 MR. GEORGE: Okay. Basically, for  
2 everybody's information, it was a \$20 million aid  
3 package.

4 COMMISSIONER SANCHEZ: Right.

5 MR. GEORGE: And what that did is that  
6 gave --

7 MR. BURNETT: It's a cell phone.

8 MR. GEORGE: Mine's off.

9 MR. WUELLNER: It's Randy's.

10 MR. GEORGE: What that did is that gave  
11 Grumman the ability on bidding on some of the  
12 contracts to see that -- that if they had \$20  
13 million coming from the State, which would be  
14 contingent on them winning a contract --

15 COMMISSIONER SANCHEZ: Right.

16 MR. GEORGE: -- that would keep employment  
17 here, that gave them the ability to lower their  
18 bids, you know, on the contract. So, just for  
19 your information, the defense business, I think,

20 is getting tighter and tighter and tighter.

21 I think this is a good package for Grumman.

22 I agree with you that it would be a shame if we  
23 did anything that would be detrimental to losing  
24 that employment base in the county.

25 I have been involved in some of the meetings

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1 with this, and I think it's -- I think it's a good  
2 package for us that can show our -- put our good  
3 foot forward that we are also helping our -- one  
4 of our favorite tenants and employers of the  
5 county. And I think we could -- that it would be  
6 well received by anybody. There's one question I  
7 have, though. What about my 70 acres?

8 MR. WUELLNER: Oh. The way we structured it  
9 in the -- the way we're talking about structuring  
10 the land lease, it becomes -- reverts to a right  
11 of first refusal.

12 MR. GEORGE: Fine. Okay. Does everybody  
13 know what the 70 acres we're talking about?

14 CHAIRMAN GREEN: Uh-huh.

15 MR. GEORGE: Whips around behind the Gun  
16 Club? They have the right -- you know, they had  
17 an --

18 MR. WUELLNER: It was actually an option.

19 MR. GEORGE: -- option to do that. So,

20 they're giving up that option. That option is not  
21 going to be in the extension, which means that if  
22 Mr. Wuellner comes in with 15 new corporate  
23 hangars, need for it, that's an option for us.  
24 We're not landlocked and have to go --

25 MR. WUELLNER: Previously, we were looking at

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1 having to buy out the option, which was --

2 MR. GEORGE: Exactly.

3 MR. WUELLNER: -- significant.

4 MR. GEORGE: So, those are my comments.

5 And --

6 CHAIRMAN GREEN: Kelly?

7 MS. BARRERA: Doug, at the last meeting, we

8 talked about the contingency clause? Did we go

9 anywhere with that?

10 MR. BURNETT: That was one of my notes. I --

11 one of the things that I guess is still out there

12 is I guess what Grumman has expressed, and they

13 are important to point out, it's Northrop Grumman.

14 To us, it's Grumman. Other parts of the country,

15 maybe it's Northrop Grumman.

16 But I guess the thing that they're -- that

17 they've -- I guess the -- the motivation for this

18 or their argument for this is to help them in this

19 time because they're trying to get other contracts

20 that they currently don't have in place. And one  
21 of the negotiating points, I guess, is to see if  
22 we can work in a mechanism that if they get a  
23 either, what they can identify for us a contract  
24 for certain project or a certain dollar amount in  
25 contracts, that potentially that would kick in.

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1 CHAIRMAN GREEN: Speed up the --

2 MR. BURNETT: Accelerate --

3 CHAIRMAN GREEN: -- bottom line.

4 MR. BURNETT: -- the -- the rental values.

5 So, yeah, I guess that is one point for us to --

6 MR. GEORGE: The problem that you have with

7 that is we have a contract from that's expiring.

8 If we take over that facility, we're responsible

9 for maintenance and, you know, upgrading and all

10 that sort of stuff. So, Ed came up with the idea

11 of, why don't we just extend the existing contract

12 five years? And that way, they keep

13 responsibility for the building, and we pick up

14 just a land lease.

15 So, I don't know how we're going to pick up

16 more revenue three years down the road unless it's

17 tied with the land lease, because we're not going

18 to take responsibility for that building. But you

19 already knew that, so...

20 MR. WUELLNER: Well, I think -- I think  
21 the -- the issue was, is there a way to -- if I  
22 understand where we were going with that last  
23 time, is that, is there a way to tie a revisit of  
24 the -- of the lease, even if it's the extension of  
25 the initial term, to some meaningful metric that

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1 if -- if they -- if their employment exceeds  
2 something or their gross sales or something that  
3 would trigger an obligation on their part to come  
4 sit with us, that hey, you're out of your  
5 financial stress period and, you know, we'd be  
6 getting closer to market rate --

7 MR. GEORGE: We'd be like to participate,  
8 right.

9 MR. WUELLNER: That's going to be -- to my  
10 opinion, it's going to be awfully hard to come up  
11 with a metric that, you know, is mutually  
12 beneficial there. And it may be a little  
13 shortsighted to get that complicated.

14 MR. GEORGE: Yeah.

15 MR. WUELLNER: If the deal works -- is it the  
16 best deal we could get if the financial  
17 circumstances at Grumman were -- were perfect?  
18 No. I mean, we could start at a \$1.2 million  
19 number next year.

20 MS. BARRERA: But that took in Mr. Gorman's

21 point that he had expressed.

22 MR. WUELLNER: Agreed.

23 CHAIRMAN GREEN: He wanted it from five down

24 to three. I think we had all just tried to

25 shorten that five-year term, and that was a

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1 discussion option.

2 MR. GEORGE: Well, we originally proposed  
3 three, and then they came back and said their  
4 government contracts were going five-year  
5 increments, so they needed to go back to the five.

6 MR. WUELLNER: Yeah. I really think, you  
7 know, they've -- they've tried do this in good  
8 faith with us. They've tried very carefully with  
9 us to not characterize the airport in any way as  
10 being problematic in -- in their decision-making  
11 to remain in the St. Augustine area, and they  
12 continue to pound away at their business base and  
13 try to develop it out of St. Augustine.

14 If -- if we take another posture, a more  
15 aggressive lease posture, I think we begin to  
16 cross the line as it's our demands that are  
17 creating a difficult environment for them to -- to  
18 stay in St. Augustine. And certainly that's --  
19 that's not how the Authority, I don't believe,

20 y'all want to be characterized, as the entity that

21 ran off Northrop Grumman.

22 CHAIRMAN GREEN: Well, if you look at the

23 numbers, we budgeted \$400-, right?

24 MR. WUELLNER: We were forecasting \$400-.

25 CHAIRMAN GREEN: We were forecasting \$400-.

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1 We got \$250-.

2 MR. GEORGE: One-fifty.

3 CHAIRMAN GREEN: I thought you said it was --

4 MR. WUELLNER: The difference is \$250-.

5 MR. GEORGE: We're losing \$250-.

6 CHAIRMAN GREEN: Losing \$250-. But if we had

7 to pay for and handle ARFF, and if we had to pay

8 for the parking --

9 MR. GEORGE: You're right.

10 CHAIRMAN GREEN: -- does that make up the

11 difference of the \$250-?

12 MR. WUELLNER: Keep in mind your -- your

13 revenue expectation from the piece of property for

14 parking alone is \$180,000 over disparity.

15 CHAIRMAN GREEN: That's what I'm saying, that

16 to me, then, if the numbers actually do miss,

17 we're not far off our forecast at all.

18 MR. GEORGE: Plus, we get the 70 acres to

19 work with.

20 CHAIRMAN GREEN: I know you and your 70

21 acres.

22 MR. WUELLNER: Exactly. That's -- that's a

23 very important point moving forward.

24 CHAIRMAN GREEN: I know. I'm just looking at

25 numbers, because we're worried about the five-year

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1 window. And actually it doesn't appear to be so  
2 bad. We're not really \$250- off.

3 MR. GEORGE: Yeah, especially three years  
4 down the road, we get a million bucks for some of  
5 the other stuff that they're giving up, so...

6 MR. WUELLNER: All the air carrier-related  
7 revenue was never forecast.

8 CHAIRMAN GREEN: Right.

9 MR. WUELLNER: So, when you offset that  
10 against the land lease component, you're at least  
11 even when you factor all that additional revenue.  
12 There's no net -- I don't want to use the term  
13 "loss," because that's not even a fair way to  
14 characterize it. But there's no diminution in the  
15 revenue potential on the property as a result of  
16 it.

17 CHAIRMAN GREEN: We're not behind our  
18 forecast. All right. Any --

19 MR. BRUNSON: And I -- and I think trying to

20 tie something to their financial condition three  
21 years from now would just be too hard to control  
22 and understand.

23 So, I would make a motion that we accept the  
24 recommendation of Staff as presented to enter into  
25 a lease with Doug and -- and get the fine points

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1 worked out.

2 CHAIRMAN GREEN: Is there a second?

3 MS. BARRERA: I'll second it.

4 CHAIRMAN GREEN: Any further discussion?

5 (No further discussion.)

6 CHAIRMAN GREEN: All in favor?

7 MR. BRUNSON: Aye.

8 MR. GEORGE: Aye.

9 CHAIRMAN GREEN: Aye.

10 MS. BARRERA: Aye.

11 CHAIRMAN GREEN: All opposed?

12 (No opposition.)

13 CHAIRMAN GREEN: Passes unanimously.

14 MR. WUELLNER: Thank you.

15 MR. BURNETT: Let me add, they'll be very

16 happy, and they've been working pretty hard with

17 us on the ARFF issue, for what that's worth.

18 CHAIRMAN GREEN: I think that and the

19 parking's worth a lot.

20 MR. BRUNSON: Is it -- is the parking lot

21 going to be paved?

22 MR. WUELLNER: It is paved now.

23 MR. BRUNSON: It is paved now?

24 MR. WUELLNER: I have taken care of that for

25 you.

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1 MR. BRUNSON: Wow. So, I can wear high heels

2 then.

3 MR. WUELLNER: Yes, you can. Not in public,

4 but --

5 MS. BARRERA: But the question will be, will

6 we name the parking lot or the terminal?

7 MR. WUELLNER: I'm not even going there.

8 COMMISSIONER SANCHEZ: Wear high heels,

9 because I don't want to be around.

10 MR. WUELLNER: Make great campaign photos.

11 MR. GEORGE: I suggest the Jack Gorman Tree

12 Farm. Tree Farm...

13 MR. WUELLNER: Thanks for the help.

14 10.C. - T-HANGAR BID AWARD

15 MR. WUELLNER: All right. T-hangars N

16 through U, sort of. Bid award, as I mentioned the

17 last couple of meetings, it's been out to bid.

18 Nooney Construction -- you have a recommendation

19 letter in front of you. Nooney Construction is

20 the apparent low bidder with a base bid here of  
21 \$2,491,704. That is a 50/50 match with FDOT in  
22 this particular case, so we have --

23 MR. GEORGE: That's our piece of it?

24 MR. WUELLNER: No, sir.

25 MR. GEORGE: Okay.

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1 MR. WUELLNER: That represents the total.

2 Ours is half of that, so --

3 MR. GEORGE: Okay.

4 MR. WUELLNER: -- \$1.25 is our share of that.

5 It is a currently budgeted project and is

6 budgeted moving into next year for the completion

7 of construction and is accommodated fine. It is

8 within the constraints of where -- our

9 expectations were for this project and within the

10 constraints of the grants available.

11 So, it's our pleasure to recommend award to

12 Nooney Construction for \$2,491,704 for hangars N,

13 P, Q, R, T, and U in the south development area.

14 CHAIRMAN GREEN: Any public comment?

15 (No public comment.)

16 CHAIRMAN GREEN: Board comment. Wayne?

17 MR. GEORGE: How much revenue are these

18 hangars -- roughly, how much annual revenue to us

19 is the completion of these hangars?

20 MR. WUELLNER: My remembrance is it's in

21 excess of \$250,000 annually.

22 MR. GEORGE: Okay.

23 MR. WUELLNER: I don't know -- the exact

24 number escapes me.

25 MR. GEORGE: Which, if I'm not mistaken, was

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1 in excess of our forecast of revenue --

2 MR. WUELLNER: Yes, it was.

3 MR. GEORGE: -- from the hangars by 60 grand,  
4 70 grand a year, something like that.

5 MR. WUELLNER: And that is at a -- if my  
6 memory's correct, that's right at a 7 percent ROI  
7 for that project.

8 MR. GEORGE: Okay.

9 CHAIRMAN GREEN: Seven?

10 MR. GEORGE: We had a problem with building  
11 the terminal over here, and I would just like to  
12 have a quick briefing on what references have been  
13 acquired --

14 MR. WUELLNER: Okay.

15 MR. GEORGE: -- what this guy's background,  
16 you know, is. And also, a statement that this is  
17 not the Nooney of Noony's Bar and Grill right  
18 there at the Bridge of Lions.

19 CHAIRMAN GREEN: Yeah. I was going to ask

20 the same thing, bonding, licensing?

21 MR. WUELLNER: Invite the tallest guy in the  
22 room, Matt Lesser.

23 MR. LESSER: Matt Lesser, Passero Associates.

24 I contacted several references from Nooney's file,  
25 their bid package yesterday. Flagler Airport gave

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1 a glowing recommendation for a building that they  
2 put together down there. It was a lease space.

3 And I also contacted the City of  
4 Jacksonville, spoke with a gentleman up there.  
5 They've done multiple projects with the City of  
6 Jacksonville, and also another glowing  
7 recommendation for new construction. Several  
8 million dollars for the City of Jacksonville.

9 They are on the preapproved bidders' list for  
10 the City of Jacksonville with projects exceeding  
11 \$500,000. They're approved for vertical,  
12 horizontal construction, and demolition and  
13 construction greater than three stories.

14 So I also spoke with Mr. Nooney during the  
15 bid process, as I did multiple, multiple  
16 contractors. And just my personal recommendation,  
17 he seemed like a very nice man on the phone, so...

18 MR. BRUNSON: Where -- where are they based?

19 MR. LESSER: Jacksonville.

20 MR. BRUNSON: Jacksonville?

21 CHAIRMAN GREEN: Did you check their

22 licensing? Everything's current?

23 MR. LESSER: Everything checks out. Yes,

24 ma'am, their bond was in package and they're --

25 they're good to go.

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1 CHAIRMAN GREEN: Did you ask them if they had  
2 had any litigation in the last five years, any  
3 lawsuits?

4 MR. LESSER: They had one issue with the City  
5 of Jacksonville that is currently pending  
6 resolution, but that was the only thing in the  
7 record.

8 MR. GEORGE: How big is that issue?

9 MR. LESSER: I believe the -- the amount  
10 was -- I can't remember off the top of my head.  
11 It might have been \$800,000 or \$80,000. I  
12 can't -- but it is -- it is pending resolution and  
13 has been --

14 MR. BRUNSON: What does that mean?

15 MR. LESSER: -- found favorable.

16 MR. WUELLNER: Found favorable to the  
17 contractor?

18 MR. LESSER: Yes.

19 MR. GEORGE: It's my understanding that your

20 present contract requires that you monitor these

21 guys and sign off on their draws and stuff like

22 that; is that correct?

23 MR. LESSER: That's correct.

24 MR. GEORGE: So, you are recommending them,

25 and then that's your responsibility to -- to keep

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1 us out of trouble.

2 MR. LESSER: That's my responsibility, yeah.

3 I will be the one doing that.

4 MR. GEORGE: And I'm getting a him

5 personally. I'm not going to -- okay.

6 MR. BRUNSON: Did -- may I ask, did -- did  
7 any bids come in from any contractors in St. Johns  
8 County?

9 MR. WUELLNER: Is the bid tab on here?

10 MR. LESSER: I don't really -- I can't  
11 remember. We had 16 bids. And I would imagine --  
12 I know we had some from Daytona. I just don't  
13 remember if there were any right from St. Johns  
14 County.

15 MR. WUELLNER: DiMare was in the --

16 MR. LESSER: Oh, yes. DiMare.

17 MR. WUELLNER: I do know that.

18 MR. BRUNSON: DiMare -- DiMare was way out of  
19 line?

20 MR. LESSER: DiMare was not even in the top

21 five.

22 MR. BRUNSON: Okay.

23 MR. WUELLNER: Sixteen bids, is that what you

24 said?

25 MR. LESSER: Sixteen, that's correct. The

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1 highest was over \$5 million.

2 CHAIRMAN GREEN: Big discrepancy.

3 MR. GEORGE: For your information, my future  
4 daughter-in-law's company was way out of line.

5 CHAIRMAN GREEN: Any further board  
6 discussion? Any further questions for Matt?

7 MR. BURNETT: This may give you one level of  
8 comfort. As I see this, are they going to begin  
9 all of the hangars at one time, or will they  
10 progress --

11 MR. WUELLNER: No, it will be all at one  
12 time.

13 MR. BURNETT: Okay.

14 MR. LESSER: The entire contract will be  
15 awarded for that amount, and then we'll --  
16 they'll -- they'll work in phases. That's the way  
17 it works. The buildings will come in -- it's  
18 about a six-week lead time once the drawings are  
19 done, and then they'll start coming in. And they

20 won't have, I don't think, the capacity to work

21 every building at -- at once.

22 MR. WUELLNER: Simultaneously.

23 MR. LESSER: Yeah.

24 MR. BURNETT: And there'd be draws as to each

25 building --

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1 MR. LESSER: That's right.

2 MR. BURNETT: -- along the way.

3 MR. LESSER: Yes.

4 MR. BURNETT: And any other contractor could  
5 come in, presumably, and finish a building if that  
6 needed to happen, if there was a problem --

7 MR. WUELLNER: Sure.

8 MR. BURNETT: -- for example.

9 MR. LESSER: Yes. That -- that would take  
10 some doing, but, yeah --

11 MR. WUELLNER: It would be a bonding company  
12 obligation at that point anyway.

13 CHAIRMAN GREEN: Right. So, we're going to  
14 have the proper bonding and --

15 MR. WUELLNER: Oh, yeah.

16 CHAIRMAN GREEN: Are we going to have any --

17 MR. WUELLNER: Not doing that again.

18 CHAIRMAN GREEN: -- incentives or liquidated  
19 damages provision if they don't finish on time so

20 we're not --

21 MR. LESSER: There is a liquidated damages

22 provision in the contract.

23 CHAIRMAN GREEN: In the lease -- I mean, in

24 the contract?

25 MR. BRUNSON: Is this a firm bid? Is there

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1 any document for escalations if concrete goes  
2 above or -- okay. So, this is firm price.

3 MR. LESSER: This is will be the firm price  
4 once it's awarded.

5 MR. BURNETT: And -- and these, by the way,  
6 are reworked contract documents from the prior  
7 situation. They've been revised.

8 MR. GEORGE: Heavily?

9 MR. WUELLNER: Significantly.

10 MS. BARRERA: And you've reviewed.

11 MR. GEORGE: I make a motion we award the  
12 base bid for those T-hangars as presented by  
13 Staff.

14 MR. BRUNSON: I second.

15 CHAIRMAN GREEN: Any further board  
16 discussion?

17 (No further board discussion.)

18 CHAIRMAN GREEN: All in favor?

19 MR. BRUNSON: Aye.

20 CHAIRMAN GREEN: Aye.

21 MR. GEORGE: Aye.

22 MS. BARRERA: Aye.

23 CHAIRMAN GREEN: All opposed?

24 (No opposition.)

25 CHAIRMAN GREEN: Motion passes.

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1 MR. WUELLNER: Thank you.

2 10.D. - TRIM

3 MR. WUELLNER: Next order of business for us  
4 right now is to set the TRIM millage for next  
5 fiscal year. This is your only meeting in July,  
6 and that needs to be accomplished by the end of  
7 the month.

8 And to refresh your memories, the TRIM  
9 millage represents the not-to-exceed millage rate  
10 that you intend -- can potentially levy moving  
11 into the final budget hearings in September. It  
12 is not an obligation to assess that amount. It's  
13 simply the "we're not going any higher than this  
14 rate."

15 And you can certainly bring that down during  
16 that budget process as you see fit and as you --  
17 you support. Current rate, just as an FYI, is  
18 .2055. That's the approved millage from last year  
19 or the current year millage.

20 CHAIRMAN GREEN: Public discussion?

21 (No public discussion.)

22 CHAIRMAN GREEN: Seeing none, board

23 discussion? Wayne?

24 MR. GEORGE: I'm sorry I --

25 MS. BARRERA: No. That's perfectly fine.

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1           MR. GEORGE: I would feel comfortable at  
2           setting the TRIM at the current rate, because that  
3           says we can't go any higher.

4           But to put this board on notice, you know,  
5           with the amount of money that we're looking at  
6           receiving from Skybus, I think we ought to let the  
7           public gamble a little bit with us that this is  
8           going to happen, and I would like to see a 10  
9           percent reduction this year. The climate is such  
10          that reductions are in order, and I think we can  
11          do it with what we're coming up with Skybus.

12          But we could set the TRIM rate today to what  
13          it was last year, and then as we go through the  
14          budget, we can establish what we're going to do.

15          MS. BARRERA: I agree with that.

16          CHAIRMAN GREEN: No question here.

17          MR. BRUNSON: All -- all I care about is  
18          the -- can't go any higher.

19          CHAIRMAN GREEN: Right.

20 MR. BRUNSON: What I do on the rollback or  
21 whatever, that will be discussed later.

22 CHAIRMAN GREEN: All right. Entertain a  
23 motion?

24 MR. BRUNSON: I make a motion that we  
25 establish the TRIM rate at .2055.

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1 CHAIRMAN GREEN: Second?

2 MR. GEORGE: Second.

3 CHAIRMAN GREEN: All in favor?

4 MR. BRUNSON: Aye.

5 MR. GEORGE: Aye.

6 CHAIRMAN GREEN: Aye.

7 MS. BARRERA: Aye.

8 MR. WUELLNER: As a part of setting the TRIM,

9 you are required to notify -- we will do that for

10 you, obviously, but you're required to notify them

11 of our first budget hearing as a part of that

12 transmittal. If you would like to keep that on a

13 Monday, the first date that we can use would be

14 September the 10th, Monday, September 10th, for

15 the first budget hearing.

16 CHAIRMAN GREEN: We do those at 5:00?

17 MR. WUELLNER: You have to do them after

18 5:00, so we typically schedule it at 5:01. You

19 can choose whatever time you like, but it must be

20 after 5:00.

21 CHAIRMAN GREEN: That's fine.

22 MR. WUELLNER: You also must -- in terms of

23 rules, order of precedence, you must defer to the

24 County's budget hearing schedule. You cannot

25 schedule over or with, concurrently, with them or

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1 the School Board. Any other taxing authority  
2 within the county, you may schedule concurrently  
3 with, but those two entities you must be on  
4 different schedule with.

5 CHAIRMAN GREEN: As far as we know, they  
6 haven't been on our --

7 MR. WUELLNER: I might ask if you know when  
8 the first -- it's typically they follow their  
9 Tuesday meeting schedule and do it then.

10 That's --

11 COMMISSIONER SANCHEZ: Yeah, usually --

12 MR. WUELLNER: -- up to them.

13 COMMISSIONER SANCHEZ: I don't remember.

14 MR. WUELLNER: If it's a conflict after they  
15 submit their 420, we're immediately notified by  
16 the Property Appraiser's Office of the conflict  
17 and we'll -- we'll get a date, you know, changed  
18 around here. But it just simply we're not allowed  
19 to have the same time.

20 CHAIRMAN GREEN: 10th is fine. Kelly?

21 MS. BARRERA: It's fine for me.

22 MR. GEORGE: Fine for me. If it's fine for

23 Jack.

24 CHAIRMAN GREEN: Did Mr. Gorman give us any

25 kind of dates? Just want to make --

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1 MR. WUELLNER: No, ma'am.

2 CHAIRMAN GREEN: Okay.

3 MR. GEORGE: What about the second and final?

4 MR. WUELLNER: The second one looks like it

5 would occur on the 17th of the same month. No,

6 I'm sorry. It has to be after the 18th. So,

7 we're suggesting the 24th of September for both

8 your regular meeting and the -- the public

9 hearing.

10 MR. GEORGE: I will be out of town.

11 MR. WUELLNER: On the 24th?

12 MR. GEORGE: Yeah, from the 20th through the

13 25th, so --

14 MR. WUELLNER: It can occur as earlier as the

15 18th; is that correct, Donna? Am I reading this

16 right? It can occur as early as the 18th.

17 Unfortunately, the Monday, that is the 17th. So,

18 you need to avoid the 18th. It's probably --

19 actually, that won't matter right now. You can

20 set your date and we can adjust that --

21 MR. GEORGE: If we have to -- yeah, if we

22 have to adjust that.

23 MR. WUELLNER: -- at the time of the meeting.

24 Because all we -- we've just got to meet an

25 advertising requirement. It's not published now.

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1 The 10th is published as a part of the TRIM  
2 notice.

3 MR. GEORGE: I don't have a problem with the  
4 18th.

5 MR. WUELLNER: That's assuming the 18th does  
6 not conflict with the Board of County  
7 Commissioners.

8 MR. GEORGE: I understand that. Right.  
9 Yeah.

10 CHAIRMAN GREEN: I would prefer to set it the  
11 19th, or just not on the Tuesday, so we don't have  
12 to change it.

13 MR. GEORGE: Fine. That sounds good. 19th  
14 is okay with me.

15 CHAIRMAN GREEN: It's a Wednesday.

16 MR. WUELLNER: Wednesday, the 19th? Does  
17 that work all right for you, Mr. Brunson?

18 MR. BRUNSON: Yes.

19 MR. WUELLNER: Wednesday, 19th, tentatively,

20 at 5:01, just for purposes of your calendar. It's  
21 not something that's published yet. And we'll  
22 kick it around again as we get close to the --  
23 closer to the date.

24 MR. GEORGE: Can we do our meeting also that  
25 date?

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1 MR. WUELLNER: Yeah, sure. If that's your  
2 desire, we certainly can.

3 CHAIRMAN GREEN: Sure.

4 MR. GEORGE: Okay.

5 CHAIRMAN GREEN: Is that all right?

6 MR. WUELLNER: And we'll let Mr. Gorman know  
7 tomorrow, too.

8 CHAIRMAN GREEN: The meeting, too, since  
9 we're all going to be here?

10 MR. BURNETT: Yeah, you could do the meeting  
11 starting at 4:00 and then --

12 CHAIRMAN GREEN: Break.

13 MR. BURNETT: -- if you got finished early,  
14 you just --

15 MR. BRUNSON: And even if we have to start  
16 over.

17 MR. WUELLNER: But you will have to --

18 CHAIRMAN GREEN: Suspend it.

19 MR. WUELLNER: -- you know, I know you have

20 to suspend it at 5:01 to do the public hearing.

21 It has precedence over your regular meeting.

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: I'm good. That's good.

24 11. - HOUSEKEEPING

25 MR. WUELLNER: Housekeeping, moving forward.

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1 Identification and access badges continue.

2 Obviously, we've had a whole new level of  
3 badging and access with -- with the advent of  
4 commercial service. That is being worked out now  
5 with the criminal background history checks and  
6 fingerprinting and all that that's ongoing.

7 Some -- some are complete, but some are ongoing at  
8 this point before those credentials can be issued,  
9 which ruled out Gunner, by the way. There's just  
10 no way he's getting SIDA access.

11 The FAA Part 139 inspection was completed and  
12 satisfactory. We've been now upgraded to a Class  
13 I, 139 certificate. Our ASP, our Airport Security  
14 Plan, is due to be signed off tomorrow by TSA  
15 while they're on property.

16 And I didn't know if anyone who attended the  
17 FAC conference might want to give a little wrap-up  
18 on -- it's up to you. We just stuck it on there  
19 as a --

20 CHAIRMAN GREEN: Kelly and I went. It was --

21 MR. WUELLNER: I didn't want to put anybody

22 on the spot if they --

23 CHAIRMAN GREEN: It was great. No, no. I

24 thought it was wonderful. They had a lot of

25 information, some new laws that have come out.

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1           Obviously the light air jets, discussed that.  
2           Some security issues. And even Kate Lang, which  
3           she spoke about, they -- almost in every speech or  
4           conference session, they threw environmental in  
5           there. There was also an impact somewhere coming  
6           in. So, that seemed to be a nice theme running  
7           through. But I thought it was good. Kelly?

8           MS. BARRERA: It was very informative. I  
9           think that it definitely brought us up to date on  
10          the state of the industry, especially here in the  
11          State of Florida and how critical Florida's  
12          aviation is.

13          A lot of emphasis was placed, obviously  
14          because we're in hurricane season, on emergency  
15          operations, emergency operations working with the  
16          different EOC centers. And actually, they -- they  
17          spoke about Katrina, how vital the airports were  
18          in -- in those recovery efforts and getting  
19          supplies in. And they had examples of the EO --

20 the emergency operations trailer that's being held  
21 in Pensacola. A lot of emphasis on that. And a  
22 lot of emphasis on the very light jets, the  
23 markets that are going to be coming up with that.  
24 And environmental was a big emphasis, as Suzanne  
25 said.

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1           And we also had a presentation by Boeing on  
2           the new 787, which was very interesting. And  
3           security, of course, all across the board.

4           MR. WUELLNER: Awesome.

5           MR. GEORGE: At what point in time do we see  
6           us having to increase our security; i.e. --

7           MR. WUELLNER: Wednesday.

8           MR. GEORGE: -- we're putting a  
9           24-hour-a-day, seven-day-a-week guard here?

10          MS. BARRERA: Yeah.

11          MR. GEORGE: You see that happening?

12          MS. BARRERA: Surveillance. Yeah. There'll  
13          be -- I think -- I think Ed's already working on  
14          some of that.

15          MR. WUELLNER: As -- as your commercial  
16          service expands in the future, those -- you're --  
17          it's going to be something we have to consider  
18          seriously moving.

19          It will be something -- initially, I think

20 we'll begin to negotiate with the Sheriff.  
21 However, you know, if -- if it becomes a big-scale  
22 effort on the airport, it may be something the  
23 Airport Authority wants to establish as an entity  
24 of the Airport Authority. There's no -- no reason  
25 you couldn't.

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1 MR. GEORGE: Right.

2 MR. WUELLNER: But currently, the level, the  
3 absolute requirement is only related to commercial  
4 service operation, and it's a fairly limited  
5 window with one flight a day.

6 CHAIRMAN GREEN: That's -- I've got --  
7 received some questions from -- is it Gary from  
8 Punta Gorda? That was -- that was their first  
9 question, "What's your security there?" when they  
10 found out we were getting Skybus. "Do you have a  
11 fence? Do you have this? Do you have  
12 surveillance?"

13 MR. WUELLNER: Yeah. I can't explain -- you  
14 probably already know why Gary is interested.

15 CHAIRMAN GREEN: Yeah.

16 MS. BARRERA: But there was a lot of talk  
17 about security, and there was a lot of talk about  
18 not only security from the passenger side but also  
19 security from the light GA side.

20 MR. WUELLNER: Uh-huh.

21 MS. BARRERA: A lot of emphasis on that.

22 MR. WUELLNER: We actually -- I mean, I know

23 you kind of know this because we talked about it

24 in a security briefing a couple of years back, but

25 when we took the steps we did a couple of years

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1 ago, not even really seeing commercial service  
2 that quick, but we -- we built the infrastructure  
3 and backbone around here to be complementary to  
4 that level of security.

5 So, when we -- when we put the fiberoptics in  
6 place all around the campus and when we made those  
7 hardware investments, it was with a mind to be  
8 able to handle, anticipated things coming out on a  
9 regulatory side. And frankly, in many areas, we  
10 were way ahead of the curve where we would have  
11 been if commercial service had come as quickly as  
12 it did and not had any of that in place. It  
13 just -- I don't think there would be any way we  
14 could have reacted and gotten that accomplished if  
15 we weren't ahead of it already at that point.

16 Everything we've done is -- is right there  
17 with -- I use the term "with the big boys," I  
18 mean, with the way the larger airports have to do  
19 security and how they have to maintain access and

20 those kind of things. So, we were already well on  
21 our way to having that level of security already.  
22 So, it's good stuff.

23 MS. BARRERA: The only other thing I would  
24 add to it is that I found that our -- both our  
25 manager and our assistant manager are very highly

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1       regarded at the FAC. They're very well respected.

2           CHAIRMAN GREEN: Wondered where you were and  
3       then they bit their tongue and go, "Oh, yeah,  
4       Skybus."

5           MR. GEORGE: Does that mean that somebody's  
6       going to try to hire them?

7           MS. BARRERA: I have no idea about that, but  
8       I can tell that St. Augustine has a very  
9       well-respected representation.

10          MR. WUELLNER: Appreciate the kind word.

11          MR. GEORGE: And reputation. And reputation.

12          MR. WUELLNER: Probably both.

13          CHAIRMAN GREEN: Okay.

14          MR. GEORGE: That was a compliment to you,  
15       Mr. Wuellner.

16          MR. WUELLNER: Thank you.

17          MR. GEORGE: Didn't --

18          MR. WUELLNER: Especially with only 11 months  
19       left.

20 MS. BARRERA: And to Bryan, both of them.

21 CHAIRMAN GREEN: Yeah, both of them.

22 MR. WUELLNER: You can keep --

23 MS. BARRERA: Team effort.

24 CHAIRMAN GREEN: Public comments, I know

25 Bryan wanted to --

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1 MS. HOLLINGSWORTH: He had to take a phone  
2 call.

3 CHAIRMAN GREEN: Okay. Public comments?

4 12. - PUBLIC COMMENTS - GENERAL

5 COMMISSIONER SANCHEZ: Just for point of  
6 information, the Regional Planning Council turned  
7 down Mariposa.

8 MR. WUELLNER: Did they?

9 COMMISSIONER SANCHEZ: Yes, they did. It was  
10 quite controversial. They even had one member  
11 from Jacksonville that got up and walked out. He  
12 was in favor of it not happening, but the vote was  
13 changed from 13 to 7 in favor of not approving  
14 Mariposa. So, I don't know what kind of total  
15 effect that will have. But I know if we can stall  
16 it, I'll be relieved, because that's going to be  
17 really bad on our infrastructure.

18 We have also filed -- our attorney's office  
19 has filed notification to have a meeting that's

20 allowed by state law. St. Johns County was  
21 mentioned by the Mariposa people. They have  
22 property in St. Johns County right on the line  
23 that abuts the Putnam County, and there seems to  
24 be a state law that if that happens, it all has to  
25 be treated as one DRI, and we will have -- face

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1 it. So, anyway, there's a lot going on with it,  
2 but it's probably not in the favor of Mariposa  
3 right now. Anyway...

4 CHAIRMAN GREEN: Thanks. Any other public  
5 comment?

6 (No further public comment.)

7 CHAIRMAN GREEN: Board comment? Kelly?

8 13-A. - MS. KELLY BARRERA

9 MS. BARRERA: The only thing I'd like to  
10 comment on is that with the new terminal, talking  
11 with the airport staff here, there -- there is the  
12 opportunity to put aside some area in the terminal  
13 for static display, that either the St. Johns  
14 Cultural Council can -- can utilize to showcase  
15 one or two of their products and also for  
16 humanitarian effort, just to integrate more and  
17 more about how the airport is a part of the  
18 community and how it services the community.

19 CHAIRMAN GREEN: All right. Randy?

20 13.B. - MR. RANDY BRUNSON

21 MR. BRUNSON: I wish Bryan was here, because

22 I'd like to congratulate him and Staff and Jack

23 Gorman on this award. All of these people put a

24 lot of work into it. And it's great.

25 I will mention that the County and the

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1 Chamber of Commerce are having a mixer on August  
2 the 16th at the amphitheater to showcase that  
3 theatre, and I think it would be good if we were  
4 involved.

5 MR. GEORGE: 16th?

6 MR. BRUNSON: August the 16th. And that will  
7 be a good one with a lot of good parking and show  
8 it off. And I'm excited that Galaxy and the  
9 Airport Authority will consider having a Chamber  
10 mixer to show off the airport. I think -- and I  
11 know Doug's excited about that and he -- he might  
12 hit his pocketbook for some of that. I don't  
13 know.

14 MR. WUELLNER: Well, I did need to let you  
15 know, I don't know that that's going to happen  
16 anytime quickly --

17 MR. BRUNSON: Right.

18 MR. WUELLNER: -- and the reason was that the  
19 Chamber told us that they had pretty much through

20 the first of the year already committed.

21 MR. GEORGE: There's a possibility, though,  
22 that Bozard Ford is not going to be ready, and we  
23 might can do it.

24 MR. WUELLNER: We may be able to put  
25 something together.

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1 MR. BRUNSON: Yeah.

2 MR. BURNETT: And I will also tell you that  
3 my law firm was doing the November Chamber mixer.

4 MR. WUELLNER: Oh, were they?

5 MR. BURNETT: So, we may -- we may talk,  
6 Randy, after the meeting. And we've got to get  
7 with the folks over at the Chamber and see what we  
8 can put together. There's a potential we could  
9 make it happen in November. I've got to work  
10 through that, but...

11 MR. GEORGE: Your firm does a lot of that.

12 That's good.

13 MR. BURNETT: Yeah, we're pretty active. And  
14 that was the one thing I mentioned to them, I  
15 don't want to steal the thunder from Galaxy, but  
16 we'll be happy to step in that place, too. So,  
17 I'll work with Michael and we'll see what works  
18 out.

19 MR. GEORGE: Okay.

20 MS. BARRERA: That would be wonderful.

21 MR. BRUNSON: Yeah. And, Bryan, you were  
22 out, but congratulations. That's unbelievable.

23 MR. COOPER: I feel like Colombo. One more  
24 thing I forgot. But actually --

25 COMMISSIONER SANCHEZ: One more question?

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1 MR. COOPER: I was remiss before. I get  
2 excited about that award every time I look at it.  
3 But I was remiss, and I think that you need to  
4 know this about how that -- how that project came  
5 about.

6 A lot of the credit goes, of course to Ed and  
7 the board, for allowing us to do it. But the real  
8 difficult part was designing that project. And  
9 I've got to tell you about our consultants on  
10 this.

11 When he said, and in the presentation said  
12 that there was 14 different renditions of that,  
13 that was -- it's actually more than that. And  
14 that's actually different designs, where these --  
15 the experts in their company designed and laid out  
16 these hangars. And we looked at it and then we  
17 went out there and said, "Now, wait a minute, this  
18 hangar's right where this tree's at and we can't  
19 afford to move this tree," so he went back and --

20 and they had to start over again and redesign it.

21 And that happened numerous times. It happened so

22 many times, I was afraid they were going to quit

23 and say, "We give up, we can't do it."

24 MR. GEORGE: No, he didn't quit.

25 MR. COOPER: They persevered, they moved

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1       them, and continued to move them. And they also  
2       produced the video.

3           So, I want to thank Andrew. He was the one  
4       that stuck with it the whole time and was able  
5       to -- to tolerate all of those things that you  
6       just don't ever see on any other project. But  
7       I've never seen a project that had that many  
8       complete redesigns. Thank you, Andrew.

9           MR. WUELLNER: And that was no simple -- no  
10       simple undertaking.

11          MR. BRUNSON: And, Andrew, I did have on my  
12       notes to mention you. I failed to do that. But  
13       that's all I have, Suzanne.

14          MR. WUELLNER: Got a lot of shoe leather in  
15       that neighborhood.

16          CHAIRMAN GREEN: Buzz?

17                13.C. - MR. WAYNE GEORGE

18          MR. GEORGE: I echo the congratulations on  
19       everything. I hasten to point out that I was the

20 one board member against the tree movement. But I  
21 just want to let you guys know, I will take my  
22 credit for it, just like everybody. Turned out to  
23 be a great -- a great thing.  
24 I've got two items that I would like to get  
25 on the agenda at the next meeting.

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1 MR. WUELLNER: Both sides, doesn't it?

2 MR. GEORGE: About five years, four months,  
3 three days, and 22 hours ago, I sat down with the  
4 staff --

5 MR. WUELLNER: Me.

6 MR. GEORGE: -- and said -- yes, me, right.

7 And said, you know, "How do we identify the  
8 hangars?" I sit in a meeting and they say, "Oh,  
9 the National Guard hangar." I don't see a sign  
10 that says "National Guard Hangar." How do I --  
11 "Oh, you just have to remember." And then they  
12 play -- started playing musical hangars over  
13 there.

14 How are you supposed to remember? And unlike  
15 the T-hangars which are marked Hangar A, Hangar B,  
16 Hangar C, and so forth, the accepted method at the  
17 present time is the street address.

18 I stopped by on the way to the Gun Club last  
19 night before I had something -- you know, an adult

20 beverage. I stopped in front of RingPower.  
21 There's no address out there. There's no number  
22 that says 349. There's no number on the pavement  
23 or the sidewalk. It just says "RingPower."  
24 What I would like to see is to get a plan of  
25 putting signs on the building that have -- however

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1 they want to do it, you know, but these buildings  
2 need to be identified.

3 Now, I think it's interesting that building  
4 8, 9, and 10 is referred to as 8, 9, and 10. I'm  
5 not trying to do this just for my own little  
6 edification. We have a fire out here, we have an  
7 emergency out here, the emergency group is told to  
8 go to 329 East Uptump Trail. And he gets here  
9 and he's a new guy. There ain't no 329 out here.

10 Every airport that I've been to or every  
11 military installation, there's a nice numbering  
12 system for the buildings. Now, I'm sure that  
13 somebody can come up with a numbering system.  
14 Even if the corporate area is called Corp 1,  
15 Northeast 1, North 1, but there's got to be -- in  
16 my opinion, there's got to be something that we  
17 need to address in that, because we're just  
18 getting too big. So, I would like that added to  
19 the agenda to discuss it next time in hopes --

20 MR. BRUNSON: You just did.

21 MR. GEORGE: -- of getting it off of the

22 bottom.

23 MR. THOMPSON: What's wrong with this

24 meeting?

25 MR. GEORGE: Now -- well, I might be able to

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1 read the minutes next time.

2 The second item that I would like to see  
3 happen is -- I don't know how many of you know  
4 about how many hairs people have been pulling out  
5 to make happen what's happening around here.

6 The Skybus terminal is going to be built  
7 start to finish in 43 days. I'd love to see the  
8 T-hangars done that way, but I don't know what  
9 the -- what we have to do to -- what I'm getting  
10 at is I think that we are at the point in time  
11 where we need to hire an additional administrative  
12 assistant or assistant to Ed for handling  
13 construction, for handling this, for handling  
14 that. I don't want another Earth thing where  
15 something drops in the -- in the crack.

16 Ed's trying to find the funding over here,  
17 trying to do this, trying to coordinate with the  
18 air-conditioning people, bringing this in. And I  
19 think he can do it. But as you so graciously

20 pointed out, how well he is thought of and how  
21 well St. Augustine is thought of, it is my  
22 personal opinion that when Ed's kids get out of  
23 high school, Ed's going to get a very lucrative  
24 offer and he's going to be gone.

25 And what are we going to do? Sit back and go

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1 on a search? We have a need for an assistant now.  
2 If we can do it from within, then let's do it from  
3 within, and backfill. But you brought up that  
4 Embry-Riddle wanted to send kids up here to see  
5 what we're doing.

6 MS. BARRERA: An intern.

7 MR. GEORGE: I think there's a lot of work  
8 going on, and we need to give the guy some help.  
9 So, I'd like that discussion added as an option to  
10 the budget for us to look at and decide whether we  
11 want to do something like that. That's all I  
12 have.

13 13.D. - CHAIRMAN GREEN

14 CHAIRMAN GREEN: Okay. I'll wrap it up  
15 because Randy's got to go.

16 The only comment I had was FAC was extremely  
17 informative. I enjoyed it immensely. And I'm not  
18 sure if I told Wayne and Andrew, but we were  
19 telling people about what St. Augustine had done

20 with the environmental tree work. And you meet so  
21 many different consultants, a couple I didn't know  
22 that are out of Missouri and other states --

23 (Mr. Brunson leaves the room.)

24 CHAIRMAN GREEN: -- and when you tell them  
25 what your consulting group did, they look at you

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1 like, no, we wouldn't -- you know, they wouldn't  
2 have done that.

3 So, it was just nice to have a consultant  
4 group that said, "Sure, we'll make it happen,"  
5 because several of them said no. It's very  
6 interesting.

7 And also their discussion in Bryan's  
8 environment committee meeting, I guess it's Lee  
9 County that's got some major issues with the stuff  
10 they're doing, and their consulting group is not  
11 helping them, hurting them actually  
12 environmental-wise, and they're actually thinking  
13 about hiring an environmental engineer just to  
14 help rectify things. So, that's just a huge area.

15 And you guys did such a great job. Just amazing.

16 14. & 15. - NEXT MEETING DATE AND ADJOURNMENT

17 CHAIRMAN GREEN: Okay. Our next meeting date  
18 is August 20th at 4:00. We're adjourned.

19 MR. GEORGE: August the what?

20 CHAIRMAN GREEN: 20.

21 MR. GEORGE: Oh, okay. I thought I heard you

22 say 28th.

23 CHAIRMAN GREEN: 20th.

24 (Meeting adjourned at 6:17 p.m.)

25

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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 25th day of July, 2007.

13

14

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

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