

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, March 2, 2020

from 4:00 p.m. to 5:09 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- SUZANNE GREEN, Chairman
- RANDY BRUNSON
- BRUCE MAGUIRE
- STEVE KIRA
- JUSTIN MIRGEAUX

* * * * *

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,
104 Sea Grove Main Street, St. Augustine, FL, 32080,
Attorney for Airport Authority.

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

* * * * *

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

2 CHAIRMAN GREEN: Call the meeting to order.

3 Please stand for the Pledge.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE

6 CHAIRMAN GREEN: Okay. The first order of
7 business is the minutes and financial report. Has
8 everybody been able to review the minutes? We had
9 a couple of minutes. We've got -- I guess
10 February -- yeah. So the minutes will be the first
11 thing. Any objections or exceptions?

12 MR. BRUNSON: I can't hear.

13 CHAIRMAN GREEN: You can hear me? Okay.

14 MR. WUELLNER: He said he can't hear.

15 MR. HARVEY: It was working a minute ago.

16 MR. WUELLNER: Hello?

17 CHAIRMAN GREEN: Is that better?

18 MR. BRUNSON: That's a little better.

19 CHAIRMAN GREEN: A little better? Okay. Any
20 exceptions or additions to the minutes?

21 MR. MAGUIRE: None.

22 MR. BRUNSON: I have none.

23 MR. KIRA: The minutes were fine. None.

24 CHAIRMAN GREEN: Hearing none, they'll be
25 accepted as presented.

1 Next would be our financial report.

2 Mr. Treasurer?

3 MR. KIRA: Yeah. Well, I looked at the
4 financial reports, all of them, and I do have some
5 questions.

6 MR. WUELLNER: Okay.

7 MR. KIRA: Okay. On the balance sheet of as
8 of January 31, federal grants and state grants for
9 January 31, '20 and 31 in '19 are the same numbers.
10 We're talking about \$112,500 for January 31, '20
11 and January 31, '21. The same number. The same
12 thing with the state grants, \$6,250/\$6,250. I
13 assume a year apart the numbers should change.

14 The next page, long-term liabilities and
15 deferred inflow and net per -- pension liabilities,
16 for both years they're the same, okay?
17 \$139,132/\$139,132. \$787,549, the same thing on the
18 other one. Long-term liabilities are identical for
19 both of them.

20 CHAIRMAN GREEN: Uh-huh.

21 MR. KIRA: And on equity, the next line,
22 they're both identical, too. You can take that if
23 you want.

24 MR. WUELLNER: Thank you.

25 MR. KIRA: I just assumed it's got to be some

1 change.

2 MS. LUDLOW: Thank you.

3 MR. WUELLNER: Very good.

4 CHAIRMAN GREEN: That's on the January 31st?

5 MR. KIRA: Yes. And that's -- that's all I
6 found.

7 CHAIRMAN GREEN: Any other comments from the
8 board?

9 MR. BRUNSON: I have none.

10 MR. MAGUIRE: None.

11 CHAIRMAN GREEN: Then I think I would prefer
12 to defer until we find out --

13 MR. WUELLNER: Well, the -- the easy one here
14 is the grant -- federal grant receivable, because
15 that's involving a design component of the fencing
16 project that will be a receivable until which time
17 as we receive an FAA grant for it.

18 CHAIRMAN GREEN: So it's carried.

19 MR. WUELLNER: I think it's just carried.

20 The state grant is likely the same project.
21 Proportionally it's 5 percent of it. So that --
22 that's where that would come from.

23 MR. KIRA: I presumed that was something
24 similar to that.

25 MR. WUELLNER: Yeah. And --

1 CHAIRMAN GREEN: The other ones were the
2 long-term liabilities.

3 MR. WUELLNER: Yeah, pension related, I don't
4 have a quick answer because we don't administer the
5 pension at all, so it's --

6 CHAIRMAN GREEN: I have some questions for our
7 audit, too.

8 MR. WUELLNER: Yeah. Okay.

9 CHAIRMAN GREEN: So maybe we can defer on --

10 MR. KIRA: Oh, that's fine.

11 CHAIRMAN GREEN: Yeah.

12 MR. WUELLNER: Or -- or -- and my guess is,
13 I -- because until the audit's approved we don't
14 post the changes to the net assets and capital
15 assets to the current year because they haven't
16 been -- they haven't been finalized through the
17 audit, is my guess as to why that's not the same,
18 but I will get you answers.

19 MR. KIRA: Sure. You can just e-mail it to
20 me.

21 MR. WUELLNER: Yeah.

22 CHAIRMAN GREEN: Yeah.

23 MR. KIRA: I'm fine with this.

24 CHAIRMAN GREEN: That's fine. Okay.

25 MR. WUELLNER: Unfortunately, now it takes so

1 long to get the audit done, not because of the
2 auditors, just because of the introduction of that
3 pension actuarial exercise that has to go on every
4 year, and where we used to be able to get it done
5 before the holidays, it's now March or after till
6 that data's out there and they can finish.

7 CHAIRMAN GREEN: Right. And that's one of my
8 questions. I thought that's what it was, it was
9 getting the first --

10 MR. WUELLNER: It's irritating, but there's
11 nothing we can do to change it.

12 MR. KIRA: No problem with that. I
13 understand.

14 CHAIRMAN GREEN: Okay.

15 (Mr. Mirgeaux joins the meeting.)

16 AGENDA APPROVAL

17 CHAIRMAN GREEN: Next is the agenda approval.
18 Everyone's been able to see the agenda. Any
19 exceptions to that?

20 MR. KIRA: None.

21 MR. MAGUIRE: None.

22 CHAIRMAN GREEN: Agenda will proceed --

23 MR. BRUNSON: None.

24 CHAIRMAN GREEN: -- as presented.

25 Okay. Mr. Wuellner.

1 EXECUTIVE DIRECTOR'S REPORT

2 MR. WUELLNER: Okay. Just a few updates.

3 T-hangar project, if you've had a chance to
4 drive by there, one of the two buildings currently
5 under construction is already up, is mostly under
6 roof. Should be under -- finished in the next
7 couple of days just being under roof. That means
8 the next building will be coming out of the
9 ground -- likely by the end of the week we'll start
10 with the structural steel.

11 The slabs are poured on both. All of the
12 steel and buildings are on-site as well as are all
13 of the doors and they're -- actually have enhanced
14 numbers of people on the crews doing the work, so
15 it's moving much quicker and much more smoothly
16 than the first two hangars did at this point. So
17 it's a -- it's a good thing.

18 Restaurant update, it opened formally on
19 Saturday. Our failure to notify you in no way
20 reflects their business. Sorry. It was put on
21 Facebook and some other places ahead of time, but
22 we did not do something we should have done, which
23 was just e-mail you directly and let you know it
24 was opening, but it is now open.

25 And update on the air service con --

1 MR. BRUNSON: Excuse me, Ed. Are they going
2 to have a grand opening, or do you know?

3 MR. WUELLNER: He's discussing it. They've
4 been kind of -- they thought they were keeping it
5 low key. They were completely slammed their first
6 evening to the point where they ran out of food;
7 they had so many people and so many -- line out the
8 door, the whole Magilla, on the first night.

9 So they're still trying to work out the kinks,
10 as you would imagine in a new -- a new operation,
11 but it seems to be well-received at this point.

12 MR. BRUNSON: It -- it didn't work.

13 MR. WUELLNER: It didn't work?

14 MR. BRUNSON: They had too much business.

15 MR. WUELLNER: The first night, yes. At least
16 the first night.

17 CHAIRMAN GREEN: I called Ed because I got hit
18 with questions --

19 MR. WUELLNER: Yeah.

20 CHAIRMAN GREEN: -- in Ponte Vedra as to why I
21 wasn't down there.

22 MR. WUELLNER: Yeah.

23 CHAIRMAN GREEN: So it had spread all the way
24 up to Ponte Vedra that they were opening. So, I
25 mean, that's good for business, but...

1 MR. BRUNSON: Yeah.

2 MR. MAGUIRE: What kind of food do they serve?

3 MR. WUELLNER: It's --

4 MR. MAGUIRE: I mean, like it used to be?

5 MR. KIRA: Caribbean or something?

6 MR. WUELLNER: No, no, no. It's not a -- it's
7 not a particular theme. It's a wide variety of
8 things. It has steaks, burgers --

9 CHAIRMAN GREEN: Right.

10 MR. WUELLNER: -- chicken, fish. So it's --

11 MR. BRUNSON: The menu kind of indicates it's
12 kind of upscale.

13 MR. WUELLNER: The evening is for sure. I was
14 there last night and I would -- I would agree that
15 the menu is a little -- a little pricey for -- but
16 it's a -- that's what his vision was, for the
17 evening anyway. I have not been there for lunch,
18 so I --

19 MR. MAGUIRE: They have breakfast, lunch, and
20 dinner?

21 MR. WUELLNER: It's lunch and dinner
22 currently. He -- he wants to get it to breakfast,
23 but it's a matter of staffing and getting --
24 getting the whole thing working before he gets --

25 MR. MAGUIRE: If I remember, the equipment in

1 the kitchen was pretty poor. Are they going to
2 outfit that or do we do that or --

3 MR. WUELLNER: They did it. It's all -- all
4 brand new stuff all the way through.

5 MR. MAGUIRE: Oh, good.

6 CHAIRMAN GREEN: Yeah.

7 MR. WUELLNER: Yeah, it's -- yeah, you need to
8 go up and look around even if you don't eat. Just
9 walk around. It's amazing what's been done up
10 there. It's so different than what it was. And
11 that's all -- I would say -- I'd say 95 percent of
12 that was on his dime.

13 MR. BRUNSON: That's good news.

14 MR. WUELLNER: We did some -- some stuff
15 relative to elevator, and of course we did the
16 exterior or enclosing the exteriors as a project
17 ahead of his work, but it's really nice. Great
18 visibility now out there to sit and watch. It's
19 really nice.

20 MR. MAGUIRE: Good.

21 MR. WUELLNER: All right. The air conference
22 coming up mid April. We put a little fact sheet
23 in -- on your -- I think we put it out on your spot
24 today. But Carol will be contacting you shortly
25 within the next couple of weeks probably to go --

1 set up some one-on-one's, go over some details.

2 Mostly the one-on-ones are to give you an idea
3 of what goes on and help you understand how you can
4 help us, especially in the evening events and the
5 like, you know, when you come in contact with air
6 carriers and things of that nature.

7 We can help you understand the kinds of things
8 that they're going to be interested in and you
9 should be talking to versus some of the things you
10 should not be talking to. It -- it's important
11 that we stay on message relative to our community
12 and have the best shot of taking advantage of this,
13 so...

14 Otherwise everything's on track, looking good.
15 This -- this just gives you some details and some
16 timeline. It's two-sided so you can -- that's the
17 back side. There's some more information relative
18 to timeline and some other details. Feel free to
19 call with real specific questions.

20 Right now, I think we're at 14 airlines will
21 be here. We're excited about that. That includes
22 ones you're familiar with, World Airlines and
23 National Airlines, as well as some regional
24 carriers and some carriers that aren't really in
25 our area but are always looking to find niche

1 markets that make sense for that particular
2 carrier.

3 CHAIRMAN GREEN: I saw that JetBlue is adding
4 150 new aircraft?

5 MR. WUELLNER: Yeah. I think they're --
6 they're replacing the Airbus that they had, like
7 the 135s, the 190s, whatever it is they were
8 flying, with the newest new version later. It's
9 going to be a slow process, not just --

10 CHAIRMAN GREEN: That's a lot.

11 MR. WUELLNER: And they're adding some new --
12 new aircraft in the mix.

13 CHAIRMAN GREEN: Right. I was --

14 MR. WUELLNER: But it will take a while.

15 CHAIRMAN GREEN: And maybe some routes, is
16 what I was thinking.

17 MR. WUELLNER: Oh, yeah, they're always --
18 they're also, more importantly, adding codeshare or
19 interline partners, which are carriers that will
20 feed their network but they won't necessarily carry
21 JetBlue livery. They won't look like JetBlue
22 necessarily, but will be able to be booked as a
23 JetBlue flight to other smaller cities. So they're
24 starting to form those partnerships as they mature.

25 So you'll -- you'll see opportunities through

1 carriers, as an example, like Silver Airways, might
2 carry multiple codes on a particular flight. So if
3 we were to have -- as an example and this is
4 entirely made up -- St. Augustine to
5 Fort Lauderdale could carry a code for
6 United Airlines, could carry a code for JetBlue,
7 could carry an American Airlines code, all on the
8 same flight.

9 So your -- you could buy the ticket through
10 either of those carriers or others and they'll
11 handle the bags and treat it as though it's a
12 JetBlue flight or American or whatever.

13 So that kind of thing has become quite common
14 now, especially with smaller carriers. It's a way
15 to get more reach into their hub networks.

16 CHAIRMAN GREEN: Uh-huh.

17 MR. WUELLNER: Good question, though.

18 MR. MAGUIRE: One other question. You said
19 that we could contribute. Would that be
20 individually? Are we going to try to put together
21 something where we all are focused on the same
22 thing or --

23 MR. WUELLNER: We're going to give you some
24 talking points and the like.

25 MR. MAGUIRE: Okay.

1 MR. WUELLNER: By contribute, I mean, if you
2 can attend and, you know, say socialize, you'll be
3 able to talk to carriers, other airports, other
4 providers, data people. Any -- any place you get
5 an opportunity to talk about our community,
6 that's -- that's what we want you to do.

7 MR. MAGUIRE: A goodwill type --

8 MR. WUELLNER: Exactly.

9 MR. MAGUIRE: Okay.

10 MR. KIRA: Where the airports normally at
11 those events have booths or something, are we going
12 to have something --

13 MR. WUELLNER: The airports --

14 MR. KIRA: -- like that?

15 MR. WUELLNER: -- do not typically.

16 Vendors in this line of work are data
17 providers, people who dissect the T-100 data from
18 DOT and -- and try to conjure up trends or data
19 that might help you in marketing your city to a
20 carrier.

21 So it's -- we do not have a booth, per se.
22 Other vendors include -- like, for instance,
23 Passero is a -- will be a sponsor of this event --
24 or is one of I forget how many -- it's probably on
25 here --

1 MR. BRUNSON: Ten.

2 MR. WUELLNER: -- sponsors that contribute
3 money and will be available to, you know, talk
4 about their contribution in aviation to other
5 airports. Yes, sir?

6 MR. BRUNSON: May we get a list of the
7 airports and the airlines?

8 MR. WUELLNER: You will be able to get that,
9 yes.

10 MR. BRUNSON: Okay.

11 MR. WUELLNER: I do not have that yet, but
12 it's the kind of information that will be available
13 as we get closer to the event. I have the air
14 carriers list already, but -- that's always subject
15 to change last minute, but it's -- it's a nice
16 list.

17 CHAIRMAN GREEN: Yeah. 14, isn't it?

18 MR. BRUNSON: Good.

19 MR. WUELLNER: Yeah, I think you'll be real
20 pleased with some -- some carriers that we've been
21 trying to just get a toe in this community just to
22 look are -- are here, which means they have even
23 tasked their subsidiaries to have a look, too.

24 MR. BRUNSON: I tell you what, we've had some
25 good press releases, in my opinion, lately about

1 what's going on in this --

2 MR. WUELLNER: Thank Carol for that. She
3 stays on that and --

4 MR. BRUNSON: Carol who? Oh, Saviak.

5 MR. WUELLNER: I thought you were serious for
6 a minute.

7 MR. MAGUIRE: Is this the first time that
8 we've hosted this?

9 MR. WUELLNER: It is.

10 MR. MAGUIRE: Okay.

11 MR. WUELLNER: We see some -- across this kind
12 of event, there's been a great deal of success
13 stories across the country. Not -- not -- to
14 communities that hosted it. That's one of the
15 selling points for why I think it's important we do
16 it.

17 MR. MAGUIRE: Hmm. Good.

18 CHAIRMAN GREEN: All right. Looking forward
19 to it.

20 MR. WUELLNER: And as just a reminder, TPC is
21 coming up quickly, and the gate that we all had
22 hubbub over a few months back will be -- is on
23 track to be replaced immediately following TPC. So
24 all of that is ordered.

25 If you remember, we amended a grant to allow

1 it to be covered. All of that work, all of those
2 pieces and parts are showing up now, so we should
3 be on pace by, what, three weeks to have it done?
4 So by the time we meet again, that gate should be a
5 memory.

6 CHAIRMAN GREEN: Okay.

7 MR. WUELLNER: That's all I have under mine,
8 unless anyone has other questions.

9 CHAIRMAN GREEN: No.

10 BUSINESS PARTNER UPDATES

11 CHAIRMAN GREEN: I don't see Mr. Dean, so are
12 you -- Doug, do you know?

13 MR. BURNETT: No -- no. Other than I know
14 they've got a full agenda tomorrow --

15 CHAIRMAN GREEN: Right.

16 MR. BURNETT: -- so...

17 CHAIRMAN GREEN: Okay. Atlantic?

18 MR. BEYERS: No comment.

19 CHAIRMAN GREEN: SAAPA?

20 MR. BARRESI: Over here checking my notes.

21 Yeah, basically the -- the item most
22 significant I want to talk about is the Civil Air
23 Patrol, and they've -- have won a national
24 competition for cybersecurity, and they're going to
25 be going to Washington, D.C. I believe some -- one

1 date this month. I don't have the exact date.

2 And they will then compete with all of the
3 other services. And should they be successful in
4 that, they would then be able to compete on a
5 worldwide basis. So these young dudes are doing a
6 nice job. Yeah, go ahead.

7 MR. MAGUIRE: What type of competition was it?
8 Do you know anything about what they submitted?

9 MR. BARRESI: Cybersecurity.

10 MR. MAGUIRE: That's a big field.

11 MR. BARRESI: Well, yeah, I don't know
12 specifically --

13 MR. MAGUIRE: Okay.

14 MR. BARRESI: -- what they did. I -- I
15 imagine it, you know, relates to, you know, again,
16 cyber -- cyberspace computer acting --

17 MR. MAGUIRE: Okay.

18 MR. BARRESI: -- all of this type of stuff.

19 MR. MAGUIRE: Okay.

20 MR. WUELLNER: I think it's a realtime
21 simulation of a -- an attack on a network, is the
22 format. I don't know the details --

23 MR. MAGUIRE: Yeah.

24 MR. WUELLNER: -- of the particular exercise,
25 but they have teams --

1 MR. TUCKER: I have some more information.

2 MR. WUELLNER: You do?

3 MR. TUCKER: Yeah.

4 MR. WUELLNER: Awesome.

5 MR. TUCKER: Okay. Len Tucker.

6 They actually did the training down at my
7 business on Saturdays. They would show up with
8 actually two different groups of cadets. It was
9 the A team and the B team. The A team was the one
10 that's excelled and done so well.

11 But they were set up -- it's a timed event
12 that they have to log onto these national servers
13 of -- God knows where they are. But they download
14 an image of a computer system that's infected.

15 Well, at the same time that they're trying to
16 disinfect that computer system, the switches, the
17 routers, their entire system is under attack from
18 external services being hacked. So they have to
19 put up all kinds of defenses, get this other thing
20 debugged and cleaned and put back up, and it's a
21 timed event. So they're competing on that time
22 level.

23 It's quite spectacular from the perspective
24 that many of the other teams have professional
25 coaches that are actually operating them and giving

1 them insight, where the ones here are basically
2 self-taught. They do have an intern down in I
3 think Orlando or somewhere down in that area that
4 has given them advice, but nobody on-site to
5 actually coach them and help them.

6 So they've really done an outstanding job.
7 These are all junior and seniors in high school.

8 MR. MAGUIRE: Great.

9 CHAIRMAN GREEN: Thank you. Northrop?

10 MR. NEHRING: No.

11 CHAIRMAN GREEN: Tammy, tower?

12 MS. ALBIN: Tammy Albin, St. Augustine Air
13 Traffic Control Tower.

14 For the month of February, our final
15 operations were 11,234 operations, which is up from
16 last year. I don't remember if we passed along
17 January, but it was 12,725 for January. So, to
18 date we've got 23,959 operations at St. Augustine.
19 And that's up from last year. And it's actually up
20 a little bit from the year before, which was our
21 record year, but who knows if that will hold?

22 So, right now we're still training our seventh
23 controller. Remains yet to check out. And that's
24 all with St. Augustine.

25 MR. MAGUIRE: When you say train, is it OJT?

1 Do they go through formal training?

2 MS. ALBIN: Everyone does, yes.

3 MR. MAGUIRE: So then they can come here and
4 you localize OJT.

5 MS. ALBIN: Yes. Everyone is required to have
6 an actual air traffic controller certification that
7 they hold and then when they come here, they have
8 to train for St. Augustine and whether or not they
9 check out or not for St. Augustine.

10 MR. MAGUIRE: Okay.

11 MS. ALBIN: We're still awaiting that. Any
12 other questions?

13 CHAIRMAN GREEN: No. Thank you.

14 MR. WUELLNER: I just -- one small comment.

15 CHAIRMAN GREEN: Yeah.

16 MR. WUELLNER: The first two months, this is
17 the highest total for the first two months of any
18 year since the tower was built.

19 MS. ALBIN: Yeah.

20 MR. WUELLNER: So that's off to an interesting
21 start.

22 CHAIRMAN GREEN: Uh-huh. Okay. Mr. Burnett?

23 MR. BURNETT: Nothing to report this month.

24 CHAIRMAN GREEN: Nothing on that lawsuit?

25 MR. BURNETT: On the -- I'm sorry. On the

1 Boomerang matter --

2 CHAIRMAN GREEN: Yes.

3 MR. BURNETT: -- I was just going to say that
4 it's in the federal magistrate, the federal judge's
5 hands at this stage on whether or not the matter is
6 going to be remanded -- or not remanded, but
7 transferred back to county court here rather than
8 being in federal court.

9 We believe all along it should have been in
10 state court. We don't really have I guess much of
11 a worry or concern whether it's in state court or
12 federal court, but the Court asked us to draft a
13 response, a memorandum of law, that obviously
14 requires us to be candid towards the tribunal. We
15 believe that the case should rightfully based on
16 the law be in state court, and so we've made that
17 position clear.

18 The Court also has asked related to whether or
19 not this is a matter that would be appropriate for
20 some sort of FAA determination. Essentially on
21 that, the bottom line is FAA, we believe their
22 opinion would be that this is a state matter, not
23 something for FAA jurisdiction. It's the airport's
24 governance of its own facility, not one that
25 relates to FAA regulations.

1 So from that standpoint, we're waiting for a
2 decision back from the Court, and once we get that,
3 we'll be moving forward one way or the other. So
4 that's --

5 MR. MAGUIRE: Why did they file in federal
6 court in the first place?

7 MR. BURNETT: We filed in state court. They
8 transferred to federal court.

9 MR. MAGUIRE: Is there a benefit to them they
10 were trying to get?

11 MR. BURNETT: I -- I'm not sure.

12 The benefit, I guess it causes aggravation and
13 makes it take longer potentially --

14 MR. MAGUIRE: Uh-huh.

15 MR. BURNETT: -- could be one way that that
16 could be argued.

17 The other issue is, okay, it allows them to
18 argue that we're preempted and it allows them to
19 say, okay, this is a federal issue with federal FAA
20 regulations that control and you, local government,
21 can't really regulate your airport because this
22 relates to aviation.

23 And our argument on that is quite clearly this
24 is a state asset, it is something that local
25 governments can regulate and local governments are

1 encouraged to regulate, and our minimum operating
2 standards aren't ones that are handed down where
3 the FAA says these are your minimum operating
4 standards. In fact, it's a great example to say
5 this is why airports are allowed to regulate
6 themselves, because the FAA encourages airports to
7 have minimum operating standards; it doesn't tell
8 you what you must do. And of course fees to users,
9 fee -- and charges to users who use airport
10 facilities who are based here is something that
11 would be normal in that gamut. So it's really
12 something that should be a state concern.

13 MR. MAGUIRE: I know both the federal and
14 state court, that the local courts are backed up
15 quite -- quite a long way, but isn't the federal
16 system backed up even further? Can't it drag it
17 out even further?

18 MR. BURNETT: It depends on the type of issue.

19 I would say potentially they're equal. The
20 thing that you get in federal court that's
21 different in state court is from the beginning of
22 the case, fairly even early on, the Court wants a
23 scheduling order --

24 MR. MAGUIRE: Uh-huh.

25 MR. BURNETT: -- and you will conduct

1 discovery by a certain time period.

2 This trial -- from the beginning, you have a
3 really good idea of when your trial date is going
4 to be. And it may be 14 months later or 18 months
5 later, but you know in advance when your trial
6 date's going to be and -- or at least targeted.

7 And then you have all of these deadlines along
8 the way leading up that of when your discovery
9 would be cut off, when your depositions would cut
10 off, when your mediation would be done, when your
11 pretrial statement would be completed. You don't
12 have that so far in advance in the beginning of the
13 case in state court. The bottom line, though, they
14 probably both are about the same time frame.

15 MR. MAGUIRE: Okay.

16 CHAIRMAN GREEN: Okay. The first agenda item
17 would be the annual audit presentation.

18 ANNUAL AUDIT PRESENTATION

19 MR. WUELLNER: By Bret Stone --

20 CHAIRMAN GREEN: Yes.

21 MR. WUELLNER: -- Carr, Riggs & Ingram.

22 MR. STONE: Good afternoon, everyone. My name
23 is Bret Stone and I'm a manager with Carr, Riggs &
24 Ingram.

25 On behalf of my firm, I do want to thank the

1 board, first of all, for the opportunity to present
2 here today. I also want to thank Ed for another
3 year of working with the Authority. And last but
4 not least, thank you to Cindy and Todd and Dana
5 from Neville's office for providing the bulk of the
6 information necessary to complete the audit.

7 We were engaged to audit the financial
8 statements of the Authority as of September 30th,
9 2019 and we did so in accordance with
10 generally-accepted accounting principles. The
11 purpose of our audit was to express an opinion on
12 the financial statements.

13 If you turn to Pages 1 to 3 of the statements,
14 you will find our Independent Auditors' Report.
15 This report provides various information including
16 the responsibilities of both management and the
17 auditors. It also states our opinion on the
18 financial statements which you will find at the top
19 of Page 2.

20 Our opinion was again unmodified this year.
21 An unmodified opinion is also referred to as a
22 clean opinion and it's the highest level of
23 opinion -- opinion that we can issue.

24 Turning the Page 4 begins the Management
25 and -- Management's Discussion and Analysis

1 section. This section contains highlights that
2 management believes is important to the reader.
3 The major takeaway from this section is the
4 increased capital project act -- activity that
5 started during the year. Those projects are funded
6 by grants.

7 Going to Page 7, it's -- this is the statement
8 of net position or the balance sheet. The balances
9 are fairly consistent with the prior year with
10 overall net position increasing \$2.35 million as a
11 result of capital projects started during the year.

12 Turning to Page 8, Statements of Revenues,
13 Expenditures, and Changes in Net Position. Again,
14 a lot of consistency with the prior year except for
15 the noticeable increase in capital grant revenue
16 which you can see towards the bottom of that
17 statement, \$5.25 million this year compared to only
18 a million last year.

19 Page 9 is a Statement of Cash Flows. Halfway
20 down the page you'll find the two largest increase
21 and decrease in cash for the year. Again, this is
22 related to the capital projects.

23 You'll Notes to Financial Statements begin on
24 Page 11. These are also very consistent with the
25 prior year. There's a lot of good information to

1 the reader in here, though I suggest you don't read
2 the pension note.

3 CHAIRMAN GREEN: Yeah.

4 MR. STONE: Moving on to Page 26, we will find
5 the scheduled expenditures of federal or state
6 financial assistance.

7 The Authority exceeded the expenditure
8 threshold for both state and federal single audit.
9 As a result, we audited compliance requirements for
10 both major federal programs and state projects in
11 the current year, and our report we issued as a
12 result of those single audits is at Page 32 to 33.

13 At the top of Page 33, we opined that the
14 Authority complied in all material respects with
15 direct and material compliance requirements
16 affecting the major federal programs and state
17 projects.

18 The report then discusses internal control
19 over compliance. In planning and performing our
20 audit of compliance, we were required to consider
21 the Authority's internal control over direct and
22 material compliance requirements and report any
23 deficiencies uncovered. I am happy to report that
24 we uncovered no deficiencies in internal control
25 over compliance.

1 From here on, I'm going to back up to Pages 29
2 to 30. This is our report on internal control over
3 financial reporting. The report that I was just
4 mentioning is specific to internal control over
5 direct and material compliance requirements, as I
6 mentioned. Relates to the grants tested in a
7 single audit. This report on Page 29 and 30
8 reflects our consideration of internal control over
9 financial reporting as a whole. Again we did not
10 uncover any deficiencies.

11 The final report issued as a result of our
12 audit is found on Page 31. Per the requirements of
13 the Florida Auditor General, we examined the
14 Authority's compliance with Florida Statute 218.415
15 covering local government investment policies. In
16 our opinion the Authority complied in all material
17 respects with those compliance requirements.

18 The last thing I do want to point out is the
19 schedule of findings and questions of cost which is
20 at Page 34 to 36. This is a good summary for the
21 readers to see the reports that we issued were
22 unmod- -- the opinions were unmodified and there
23 were no reportable findings or internal
24 deficiencies.

25 And that concludes my presentation and I'd be

1 happy to try to answer any questions you may have.

2 CHAIRMAN GREEN: Any board questions?

3 MR. KIRA: I read the report this morning and
4 I have no questions.

5 CHAIRMAN GREEN: My question dealt with FRS
6 and his -- is that on the state's end? That we had
7 to take so long and -- what were the penalties that
8 were required or -- we got hit with something?

9 MR. WUELLNER: No, it's not a penalty.

10 It's just the timeline that's -- when -- you
11 know the number off the top of your head, but when
12 one of the GASB standards, the Government
13 Accounting Standards Board requirements came into
14 effect a few years back, it requires local
15 governments to integrate the pension -- the state
16 pension findings into our financial statements, is
17 a simple way of saying it.

18 As a result, we are having to wait on the
19 State of Florida, who's on a different fiscal year,
20 to complete -- they actually end up doing two
21 actuarials every year: One for those on the state
22 fiscal year and one for those on the federal fiscal
23 year.

24 We are on the federal fiscal year, October.

25 So as a result, we have to wait for them to

1 complete that actuarial before they have the data
2 to be able to plug into our financial statements in
3 order to generate the final audit, so...

4 MR. STONE: That is correct.

5 CHAIRMAN GREEN: That's why our numbers were
6 from September 2019 and we're here in March.

7 MR. WUELLNER: Always.

8 MR. STONE: That's correct.

9 Yeah, the state does not issue that report
10 until some time in January each year. Well, I'm
11 sorry, the actuary issues that report and then we
12 have a lot of work that's involved in --

13 MR. WUELLNER: Tying it in.

14 MR. STONE: About half your statement is the
15 pension information at this point in time.

16 MR. MAGUIRE: We had that --

17 MR. STONE: It takes a while to get that done.

18 MR. MAGUIRE: That issue came up last year,
19 too. I remember.

20 MR. WUELLNER: Yeah.

21 CHAIRMAN GREEN: Uh-huh.

22 MR. WUELLNER: It's -- it's been, what, three
23 or four years. I don't remember --

24 MR. STONE: This was the fifth year.

25 MR. WUELLNER: Oh, it was the fifth? Wow.

1 Time flies when you're having fun with that, right?

2 MR. STONE: Yeah.

3 MR. WUELLNER: Yeah, and very inter -- a side
4 sort of comment, but, you know, we have no
5 influence in that program with the exception of
6 we're in it and we pay the requisite amount
7 relative to our employees' contributions to that
8 and our employees pay their contribution into that
9 system, also.

10 But in terms of decision-making or anything
11 related to that, it's all a legislative issue for
12 the state. So it's really interesting to me that
13 we end up having to tie it back into local
14 government, but that is what it is.

15 CHAIRMAN GREEN: Any further board questions?

16 MR. MAGUIRE: I read it. It was good, but it
17 was extremely boring. I survived.

18 MR. BRUNSON: Do you have a Reader's Digest
19 edited --

20 CHAIRMAN GREEN: I'm sorry?

21 MR. WUELLNER: You just got it.

22 MR. KIRA: Actually the Reader's Digest is
23 Pages 34 and 35. That's it.

24 MR. WUELLNER: Yeah.

25 MR. STONE: If you have trouble sleeping, read

1 the pension footnote.

2 MR. WUELLNER: That's true. That'll do it for
3 you.

4 CHAIRMAN GREEN: Okay, any further board
5 comment?

6 (None.)

7 CHAIRMAN GREEN: All right. Any public
8 comment? Ms. Ludlow, Mr. Besst, and Mr. Tucker?

9 MR. TUCKER: None.

10 MR. WUELLNER: Otherwise, there's a motion to
11 accept.

12 CHAIRMAN GREEN: Right.

13 MR. BRUNSON: I make a motion --

14 MR. KIRA: Second.

15 MR. BRUNSON: -- to accept.

16 CHAIRMAN GREEN: Any further board discussion?
17 I have a...

18 (None.)

19 CHAIRMAN GREEN: Hearing none, all in favor of
20 accepting the audit as presented?

21 MR. BRUNSON: Aye.

22 MR. MAGUIRE: Aye.

23 MR. KIRA: Aye.

24 MR. MIRGEAUX: Aye.

25 CHAIRMAN GREEN: Aye. Any opposed?

1 (None.)

2 CHAIRMAN GREEN: Then the motion is accepted
3 and passed.

4 MR. WUELLNER: Thank you.

5 MR. STONE: Thank you all very much.

6 CHAIRMAN GREEN: Thanks, Bret.

7 MR. STONE: Have a great day.

8 RESOLUTION 2020-02

9 CHAIRMAN GREEN: Next thing is
10 Resolution 2020-02.

11 MR. WUELLNER: It is. Resolution 2020-02 is
12 the -- we do this I think it's every two years now.
13 We're required by resolution to effectively ask the
14 supervisor of elections locally to conduct your
15 airport authority member elections as a part of the
16 election process that she does.

17 You have the ability, although not the
18 wherewithal financially or the setup operationally,
19 to conduct a general election related to your own
20 election. We would never of course advise you do
21 that. Whereas you can just simply pass a
22 resolution and they do all the work for you and
23 they're accountable for the conduct of the election
24 within Florida Statutes.

25 You do pay a small pro rata cost of holding

1 MR. BRUNSON: Aye.

2 MR. MAGUIRE: Aye.

3 MR. KIRA: Aye.

4 MR. MIRGEAUX: Aye.

5 CHAIRMAN GREEN: Aye. Any opposed?

6 (None.)

7 CHAIRMAN GREEN: No. So the resolution will
8 be accepted as presented.

9 TERMINAL APRON RECONSTRUCTION CONTRACTS

10 MR. WUELLNER: Perfect. Hopefully this one
11 will be almost as simple.

12 We notified you at the last meeting that you
13 had received -- or we had received the final
14 paperwork related to your FAA grant for the term --
15 terminal area apron project.

16 We -- I am happy to inform you we've also
17 received the FDOT signed agreement. So now all
18 costs related to that project are eligible for FDOT
19 reimbursement as well.

20 These are the two contracts at this point
21 related to that grant, so this awards the
22 engineering supervisory, if you will, or project
23 inspection services contract as well as the
24 construction contract to the low bidder, which was
25 Halifax.

1 The two contracts are on your board up there,
2 but the supplemental agreement for Passero's
3 reference is 20-84R and has a not-to-exceed amount
4 of \$245,000. Halifax has a not-to-exceed number of
5 \$3,219,437, all of which are the exact numbers that
6 are plugged into the grant that we got from FAA and
7 FDOT. So the numbers are completely consistent
8 with the grant. So it would be our recommendation
9 to approve that.

10 A couple of side notes. Construction is
11 slated at this point to begin in earnest on
12 April 6th and will continue as a 120-day
13 construction period which will take it to very
14 early August at this point on the outside. And I
15 think that's all I have for you related to that,
16 but would recommend approval of both contracts.

17 CHAIRMAN GREEN: Board discussion?

18 MR. MAGUIRE: Will it impact airport
19 operations at all?

20 MR. WUELLNER: It should not. It's -- you
21 know, where it's located allows air traffic
22 controllers with our operations staff to actually
23 work around it.

24 MR. MAGUIRE: Okay.

25 MR. WUELLNER: I would call them

1 (None.)

2 CHAIRMAN GREEN: Hearing none, then those two
3 construction contracts will be accepted as
4 presented.

5 Next is the lease policy amendments.

6 T-HANGAR LEASE POLICY AMENDMENTS

7 MR. WUELLNER: Correct.

8 As a follow-on to last month's meeting and I
9 wanted -- I wanted to point out -- I wasn't sure
10 the board completely understood that originally
11 from a staff point of view and the way the policy
12 was originally drafted, you know, contractually my
13 position does not have a lot -- did not or does not
14 currently have a lot of latitude relative to how we
15 enforce leases.

16 The lease language and policy language gives
17 us very little opportunity to find middle ground or
18 things that are appropriate resolutions for -- for
19 problems that might come up that aren't covered by
20 policy or are on the edge of policy for these
21 purposes.

22 So we have -- I tasked Doug with coming up
23 with some language that for your consideration,
24 it's kind of a -- I guess we could argue it's
25 first-blush kind of language, meaning that while

1 there's a ton of language because I turned it over
2 to Doug to draft, which is just kind of the natural
3 result of handing an attorney a simple question --

4 MR. BURNETT: Sorry.

5 CHAIRMAN GREEN: You're getting it on both
6 sides.

7 MR. BURNETT: I know.

8 MR. WUELLNER: We -- we long have a history of
9 he writes it and I pare it back.

10 But nonetheless the intent here is to create a
11 vehicle that allows a realistic look at
12 improvements that might be made, whether they're
13 approved or unimproved, but relative to value added
14 to the property or is -- is an appropriate vehicle
15 to resolve these matters so that they don't get to
16 the point where we -- our hands are tied to
17 something as extreme as -- certainly an extreme
18 feeling as eviction would be in the case of a
19 lease.

20 So that's the intent of the -- of where we've
21 gone with this. I'm going to ask Doug to kind of
22 walk through the policy itself and hit you with
23 whatever details and level of detail.

24 We believe you're probably going to want to
25 input and tweak it. We fully understand that.

1 That's okay. We just need to get to a starting
2 point with some language that lets us get from
3 there. So...

4 MR. BURNETT: With that, the way I looked at
5 it was kind of three tiers. And Ed and I talked
6 about this, is; one, we've got to adjust the
7 policy, then we've got to adjust the leases to
8 contemplate that this may come into place, and then
9 we need an addendum that is a form that would be
10 the amendment to allow an improvement to a hangar.

11 And you're dealing with everything from --
12 obviously the flooring issue came up, but you're
13 dealing with sometimes plumbing where someone wants
14 a wash -- a wash sink or you're dealing with
15 electrical where someone wants another outlet in
16 another location.

17 And so, the real thought process was if it's
18 going to be a change, let's focus on things that
19 are an improvement to the facility. If you want to
20 do an improvement and enhance the facility, great.

21 If you want to do an alteration that maybe
22 makes the unit not as leasable to the next person
23 or maybe something that the next person comes in
24 and says, Oh my gosh, this looks altered and this
25 is horrible, it's not -- you know, we're going to

1 have to change it back, then we address that up
2 front.

3 So, for example, one of the things that's in
4 here is if you did an -- if you did an alteration
5 that wasn't permitted, you went in and you did some
6 electrical work on your own, you went in and did
7 some plumbing work on your own, and the airport
8 finds out about it, there's a \$500 penalty on there
9 and you have to go get a permit after the fact.

10 MR. MAGUIRE: That's current.

11 MR. BURNETT: That's --

12 MR. WUELLNER: No.

13 MR. BURNETT: This is what we're proposing.

14 MR. MAGUIRE: Oh, you're proposing.

15 MR. BURNETT: Because right now we've never
16 had anything in place and we've never had anything
17 to say, This is -- you as a tenant, this is what
18 you will face. And so, there's nothing in the
19 policy for them to look at.

20 So from some standpoint, it's a, I don't know
21 what's going to happen if I do an alter -- if I do
22 an alteration. What this is saying is, Look,
23 there's some penalty, it's \$500, and then you need
24 to go get it permitted and fix it. And the Airport
25 Authority still may not authorize it to be done

1 because it may be something that just doesn't fit
2 for the hangar.

3 Now, if it's something that's unusual, we may
4 also look at it and the executive director may say,
5 You know, what? An outlet right there in that
6 location may be problematic. Or plumbing, a wash
7 sink in that location may be problematic for the
8 next tenant. So what we're going to do is we're
9 going to allow you to do that improvement, but the
10 condition is, it looks like it's another thousand
11 dollars to remove that and put the hangar back into
12 place before you did your alteration. So because
13 of that, we want you to pay -- not just do what
14 you're going to do, but also deposit with the
15 airport a thousand dollars so that we, the airport,
16 after you move out and vacate the space, could put
17 it back the way it's going to be and whatever that
18 estimate is.

19 So if that comes into place, this policy is
20 giving the air -- the executive director to look at
21 it and say, this is an improvement and here's the
22 process and this improvement may be one that's
23 unusual or unique, I want to allow it, but it's one
24 that to protect the airport's interest, we should
25 figure out how much it's going to cost to restore

1 the premises after this tenant moves out, and you
2 charge the tenant that amount of money.

3 So it gives the tenant the flexibility to be
4 able to come through and ask these questions and
5 make the request that currently the policy doesn't
6 allow for.

7 Now, a couple of things to protect the
8 airport. There is an indemnification provision in
9 there. If you're going to do these improvements or
10 alterations during that process, you're going to
11 indemnify the airport.

12 There's a provision in the policy that says,
13 by the way, when you do these improvements,
14 whatever you do becomes the airport's. You don't
15 decide to put in an electric hot water heater and
16 then rip it out when you leave. Once it's affixed
17 to the property, it's going to stay.

18 And obviously no liens. The airport's
19 property's not lienable anyways, but I want to put
20 it in here because obviously whenever -- whenever
21 the airport does work, we make sure it's included
22 in the contract language.

23 For example, that Andrew and his team at
24 Passero uses for Halifax Paving, it's very clear
25 that you can't lien it because it's government

1 property. We put that in the policy just to make
2 sure it's very clear to anyone who --

3 MR. WUELLNER: Provided --

4 MR. BURNETT: -- is going to go through this
5 process and get authorization.

6 Then what we've done is add, under
7 alterations, the same paragraph that's in the
8 T-hangar, that's in the box hangar lease, is to say
9 authorizations -- unauthorized authorizations carry
10 a fine of \$500 and require a repair or restoration
11 of the premises. Applications for authorized
12 improvements are made through the executive
13 director and require a \$250 fee and a signed
14 addendum to this lease.

15 And then what we've got is an addendum. It
16 looks sort of in form similar to the T-hangar/box
17 hangar form, but it lays out this is an authorized
18 improvement or it's unauthorized. It requires the
19 additional \$500 payment. It allows for the
20 additional amount to be paid if this is going to
21 contemplate repair or restoration.

22 I mean, it may be that you put in a wash sink
23 and it's as simple as a plumber's going to charge
24 \$650 to remove it and redo the plumbing when the
25 person moves out and we get an extra \$650 for the

1 airport to cover that expense later.

2 And then we put as an exhibit to this addendum
3 what the scope of work is, what they're being
4 authorized to do, so we've got some drawing or some
5 specs, scope of work to attach to it to say what it
6 was.

7 We're saying that there's consent in this form
8 to it, obviously. The costs are considered
9 additional rent. So if it's not paid, they can be
10 evicted because it's additional rent.

11 The standard provisions that I outlined. Some
12 indemnity language in here. Ownership of the
13 improvements. And then basically the lease stays
14 as the lease says. And then at the end, we've got
15 big bold attached the scope of work, attach the
16 improvements as Exhibit A to make sure we get what
17 the scope of work is on here.

18 And with that, the form's one that's kind of
19 simple and easy to administer. We would hope going
20 forward that it's -- you know, staff can look at
21 it, the maintenance staff can look at it, and maybe
22 Passero looks at it with your executive director
23 and makes a decision these are improvements that
24 make sense, these are ones we can agree to, or
25 these are ones we can agree to but they're going to

1 need to be removed once this tenant moves out so
2 we're going to need some additional money and get
3 an estimate as to what's that going to take.

4 So that's sort of my -- my overview of the
5 process. And naturally this is one of these ones
6 where it's a new thing and -- and this language can
7 be tweaked or this language could be adopted by you
8 today and as things come up in the future, it could
9 be tweaked further from there.

10 MR. MAGUIRE: What you just presented, I like
11 all of that. Is that conceptual or do you have it
12 in writing already?

13 MR. BURNETT: This is all in writing and --

14 CHAIRMAN GREEN: It's all in our --

15 MR. BURNETT: -- ready for your approval
16 today, yes, sir.

17 MR. MAGUIRE: Okay.

18 MR. BURNETT: It went out last week --

19 MR. MAGUIRE: I started to say that's what we
20 saw.

21 MR. BURNETT: Yes, sir. Yes, sir.

22 MR. MAGUIRE: Okay. Yeah, I need to look at
23 it again. I just glossed over it real fast, so...
24 But I like -- I like the issues.

25 My concern -- and y'all know I went down with

1 Len and looked at the properties. What concerned
2 me on both sides of this issue, one was tenants
3 arbitrarily made a decision without checking.

4 And -- and that bothered me a lot because --
5 and it turns out it's been happening in the past
6 long ago and I can see it carried over. But my
7 tenants know never to do anything without talking
8 to me first. Especially the scope of work, that's
9 critical with a description and everything.

10 The other thing that bothered me, though, is
11 not having the lease when we got information
12 from -- from the admin, it left out a lot of
13 information. I made a decision and pointblank I
14 said evict him because the information I was
15 provided was not complete, okay?

16 And so, then when I went back and looked at
17 the -- at the piece of flooring that was discussed
18 and it was not epoxy, then the question is, in my
19 mind, why did we approve a contract for a flooring
20 system that did not prevent scarring, rubber tire
21 marks, things like that?

22 And I'll give you an example. My -- my wife's
23 side of the family owns two chocolate factories --
24 or has owned two or three chocolate factories. The
25 standard is an epoxy floor. I mean, it's just

1 that's the way it is. So I was amazed when I
2 didn't see an epoxy floor. And yet here was one
3 that was obviously benefiting.

4 So I -- and I'm not going back and pointing
5 fingers, but this is a case where the contract did
6 not in my mind satisfy the real requirement of a
7 flooring system for aviation T-hangars because it
8 allowed something that we should not have allowed.

9 All right. And then I started looking and I
10 thought, well, wait a minute, here we have what I
11 think is a three-year guarantee --

12 MR. WUELLNER: Two or three, whatever.

13 MR. MAGUIRE: -- for the flooring system.
14 What's guaranteed over three years?

15 You know, and is it really that critical that
16 we would not allow a tenant to upgrade the flooring
17 system over a three -- and the only thing it
18 guaranteed was -- was the -- what they put on the
19 floor.

20 MR. WUELLNER: Correct.

21 MR. MAGUIRE: It didn't guarantee the floor.
22 What they put. So if got a little bit of chip-up
23 they would -- anyway, so I like what you said. I
24 want to go back and read it real hard because you
25 know me, I will -- I will do with it a fine tooth.

1 But I think on the other side, for the
2 tenants, the answer is, don't do anything without
3 the blessing from the exalted leader, whoever he or
4 she is, I'm not sure. But don't do anything in
5 advance because it will -- it will cause problems.
6 So I like -- I like what I hear.

7 MR. WUELLNER: I -- I'd like to just do a
8 cursory address.

9 I tried to deal with it sort of directly with
10 the tenant vis-a-vis a letter which you were copied
11 on, but the -- the fundamentals here are that we
12 don't have an issue and have never had an issue
13 with the type of flooring that was applied by the
14 tenant.

15 You know, we don't disagree that epoxy, you
16 know, to use your words, is the gold standard of
17 flooring in general. Although I think the
18 assessment that it won't mar or won't do those
19 things is equally in error. It's certainly a much
20 better product than is down -- than was put down.

21 I do need to put it in context that the
22 Airport Authority up till this project has never
23 put a flooring system down in a T-hangar project.

24 MR. MAGUIRE: Uh-huh.

25 MR. WUELLNER: So all our previous T-hangars

1 have simply only had a finished concrete floor,
2 which has with it inherent properties, as you --
3 you know, especially in an indoor environment that
4 is dust, it's -- you know, it continually leaches
5 sand and Portland and the components of concrete
6 for its entire life. So it's -- it's always got a
7 dust, if you will -- I'll use that term
8 generically -- but a dust issue in those hangar
9 floors because they are not in any way sealed.

10 The attempt in this project was simply to
11 provide a sealant, that while reasonably attractive
12 because it could be colored, was solely there to
13 hold down the dust, cement kinds of components. It
14 was not to provide a long-term wearable surface
15 that's a gold standard floor.

16 We do that in some high-end corporate things,
17 but frankly the cost of epoxy versus what we put
18 down was -- over the square footage of this project
19 is a significant budget item.

20 MR. MAGUIRE: It's major.

21 MR. WUELLNER: So, you know, the choices at
22 this point were we could incrementally do something
23 like a sealant as a quote unquote upgrade to the
24 flooring we've traditionally put down or do
25 nothing.

1 Going to an epoxy was outside of the budget.
2 This project just generally, it's -- it's -- you
3 know, we've all shaken our heads at the cost per
4 unit to build T-hangars and to continue to escalate
5 those numbers.

6 MR. MAGUIRE: And -- and I don't find fault
7 with that. The -- and I -- I appreciate the issue
8 that you brought up, that the policy gave you no
9 real wiggle room to negotiate.

10 MR. WUELLNER: No. It's either remove or
11 evict.

12 MR. MAGUIRE: And so -- and I accept that. My
13 discomfort was when I got something from you
14 guys --

15 MR. WUELLNER: Uh-huh.

16 MR. MAGUIRE: -- it left me hanging like this
17 was a gross violation, and I think the reality was
18 it's something that we should have been doing right
19 now, like you're saying.

20 MR. WUELLNER: I agree.

21 MR. MAGUIRE: Let's change the policy and put
22 it in, understanding that -- that the policy will
23 protect the airport. It will provide some comfort
24 to the tenants, but we will protect the airport
25 first and foremost.

1 MR. WUELLNER: And a -- and a path forward for
2 most tenants.

3 MR. MAGUIRE: Yeah, yeah. So I like it and
4 I'd like to review it before the next meeting.

5 But then go back and add one more issue. We
6 have a tenant who's been threatened to eviction.
7 What are we doing about that?

8 MR. WUELLNER: We can -- we already --

9 CHAIRMAN GREEN: Uh-huh.

10 MR. WUELLNER: -- to use a legal term stayed
11 it until today at least. I see no issue moving
12 forward.

13 MR. MAGUIRE: Okay. Okay. Sounds good to me.

14 MR. WUELLNER: As long as you're all right
15 with that, we're all right with that.

16 CHAIRMAN GREEN: Any further comment?
17 Mr. Brunson?

18 MR. BRUNSON: Well, the only thing I can say
19 is I think it's -- this event opened up some things
20 that we needed to look at.

21 MR. WUELLNER: Agree.

22 MR. BRUNSON: And I'm glad that we're giving
23 in to make addendums and -- now, are each lease
24 contracts going to have an addendum to it if we
25 agree with all this?

1 MR. WUELLNER: If they move -- make
2 improvements or desire to do improvements.

3 MR. BURNETT: It's individual.

4 So if one -- if a tenant comes, shows up and
5 says I want to redo my floor, or if a tenant shows
6 up and says -- I didn't think about this example, a
7 temporary wall. I want to do a couple of temporary
8 walls and doors so I can create an interior
9 closet --

10 MR. BRUNSON: Okay.

11 MR. BURNETT: -- those kinds of things would
12 be a case-by-case basis to look at.

13 MR. BRUNSON: It really -- when you sign a
14 lease, it needs to be in the contract.

15 MR. WUELLNER: Well, the idea that you need to
16 have them approved is in the contract and has been
17 in the contract for as long as I can remember.

18 The process of -- or encouraging tenants to do
19 that has always been there, you know, but from time
20 to time people do things for whatever reason.
21 Either they didn't know or -- or knew and did it
22 anyway.

23 I can't read their minds on how it got there.
24 But ultimately things get done and we've got to
25 deal with them, and frankly the original language,

1 original policy just didn't give us much options.
2 So this -- this -- if we can get to something next
3 month --

4 MR. MAGUIRE: Yeah.

5 MR. WUELLNER: -- it gives us something, you
6 know, a path forward that's, again, more reasonable
7 than most.

8 MR. BRUNSON: Are we saying we're going to --

9 MR. WUELLNER: That's your call, not mine.

10 MR. BRUNSON: For -- are we going to ask for a
11 motion?

12 CHAIRMAN GREEN: I think Mr. Maguire wants
13 time to read through it. I mean, I read through it
14 and --

15 MR. MAGUIRE: Well, I read but I didn't do it
16 normally the way I do it. I just went through it
17 real fast.

18 MR. KIRA: I read the contract and I spent
19 time looking at it. A good thing that you had it
20 in red because this way, I was able to find it
21 easier.

22 And I do understand the purpose of this, and
23 this is to guarantee that the airport is solid, the
24 airport is made whole in all respects.

25 Our first responsibility is to make sure the

1 airport is a hundred percent and then the second
2 responsibility is to assist our tenants as much as
3 we can and bend over as much as we can for them to
4 help them out. But the first thing, like I said,
5 is we have to make sure that the airport is
6 covered.

7 So I think these -- all of these points that
8 you have in here I think address it and I -- I
9 wouldn't have put any more there because run out of
10 room.

11 CHAIRMAN GREEN: No, but the scope of work is
12 important.

13 MR. WUELLNER: And I would point out, too, in
14 this particular instance, we were dealing with the
15 flooring.

16 Anyone who has asked us to do a floor, with
17 the exception surrounding this brand new
18 construction, has been approved and it's been
19 allowed to be done. It's not a case of we don't --
20 you know, the upgrade isn't a good thing to do to
21 the floors. We've -- we've consistently had that
22 approved.

23 It's simply a case of brand new construction,
24 still under warranty, the project itself wasn't
25 even 60 days old, and we've got something going on

1 that's already problematic. Had this been two
2 years from now and someone had asked, this wouldn't
3 have been an issue.

4 MR. MAGUIRE: Correct.

5 MR. MIRGEAUX: Do we have tenants in the new
6 T-hangars now that are asking to put down epoxy
7 floors?

8 MR. WUELLNER: We had one preconstruction that
9 asked to do it. We -- we dissuaded them firmly
10 against it. They did ask, though.

11 They seemed to have been pleased with what was
12 provided, you know, if -- because frankly, the
13 concrete floor is a -- is a terrible long-term
14 maintenance thing, especially relative to airplane
15 parts, in my opinion. It just is. But it's such
16 an expense.

17 MR. MIRGEAUX: I mean, it sounds like this
18 addendum is -- the scope is much broader than a
19 concrete floor issue.

20 MR. WUELLNER: Oh, it is.

21 MR. MAGUIRE: Oh, definitely.

22 MR. WUELLNER: This would cover any
23 improvement envisioned, I would hope --

24 MR. MIRGEAUX: Well --

25 MR. WUELLNER: -- in theory.

1 MR. MIRGEAUX: -- I don't -- I'm -- the intent
2 is to maintain these as aircraft hangars, though.
3 We're not talking about building, you know, sub --
4 subleased apartments.

5 MR. WUELLNER: Well --

6 MR. MIRGEAUX: You're talking about putting in
7 plumbing and electric, and that's not what we're
8 doing here.

9 MR. WUELLNER: Well, and you're hitting --
10 hitting on something that's really, really
11 important.

12 The distinction is, when you build the
13 building, you're building it to a specific code set
14 when you -- when you permit that building, whatever
15 that is. And in our case, we're building these as
16 aircraft storage hangars. So they have specific
17 requirements under code and law, for lack of better
18 words, as to what -- what becomes an approved
19 building at the end of the day.

20 Modifications to those buildings can be
21 accomplished in many cases, but they're
22 modifications to the -- that they require building
23 permits or permits, trade permits, to be done and
24 be done legally with the County.

25 The protection to us is not -- it's not just

1 the County because we're violating a code issue,
2 but when you put the Authority in a position where
3 you've allowed things to happen, we end up
4 potentially at odds with our insurance carriers as
5 to what we've allowed to happen should something
6 happen out there and we potentially cut ourselves
7 off from protection under insurance we're already
8 paying for.

9 By requiring codes where appropriate, we -- we
10 stay legal in terms of what improvement was made
11 and the fact that it conforms to building codes,
12 cutting the legs off of "We don't cover this" from
13 our -- from our carriers.

14 MR. MIRGEAUX: I read through it. I agree
15 with Bruce. I think we should table it for a
16 month, and as long as it doesn't impact what we've
17 done with our -- with the current issue where we
18 gave the -- you called it a stay until March 6th.
19 I guess we can extend that.

20 The two things that jumped out to me were,
21 number one, the \$250 fee. How did we come up with
22 that? And then the other thing was, you know,
23 we're talking about epoxy flooring and you're
24 talking about engaging licensed contractors to do
25 this.

1 MR. WUELLNER: In the --

2 MR. MIRGEAUX: Is this a -- is this like a
3 go/no-go criteria, they need somebody with a
4 licensed contractor to do it? Because epoxy,
5 typically, you know, a user can put those in by
6 watching a couple of YouTube videos typically.

7 MR. BURNETT: I think the folks behind me and
8 probably Ed have a lot more examples they can give
9 you. This is to address far more than epoxy
10 flooring.

11 MR. MIRGEAUX: Right.

12 MR. BURNETT: And I'll give you an example of
13 what I think is common.

14 An electrical outlet every 12 feet is probably
15 fine for most hangar units. The fellow who's in
16 there who is building an aircraft, has a kit
17 aircraft or something along those lines, and has a
18 big Snap-on toolbox and a big tool bench, that one
19 outlet that's not in the right height or the right
20 place for the bench, and where he wants instead of
21 one outlet, wants a quad outlet and another quad
22 outlet put in.

23 Well, traditionally, I think some of our
24 tenants have picked up the phone, called an
25 electrician, and had them come in and do those

1 things.

2 MR. MIRGEAUX: But --

3 MR. BURNETT: And -- and --

4 MR. MIRGEAUX: This is a hypothetical, right?

5 MR. BURNETT: Yeah. But I think very --

6 there's been a lot of electrical work out here

7 that's been done without a -- without a permit.

8 Whether a contractor was involved or not, we don't

9 know.

10 And so, what this does is put in a process.

11 You can come ask the -- the Airport Authority

12 executive director, you can ask the staff, you get

13 the approval. We can make sure that a licensed

14 person actually does the work and come in and take

15 a look at what you want to do beforehand, get the

16 scope of work, come in after the fact and look to

17 see that what was said was going to be done was

18 actually done. And so, that administrative process

19 was a contemplation of why there would be some fee

20 associated with it.

21 MR. MIRGEAUX: Okay.

22 MR. BURNETT: And really much -- much broader

23 than just the flooring, but really to open it up

24 and have a process where the --

25 MR. MAGUIRE: Yeah.

1 MR. BURNETT: -- the tenants can -- of the
2 hangars can come and ask.

3 I know that there's plugs that a standard
4 plug, for example, won't work. You've got the
5 twist lock plugs that work on some equipment that
6 you need to have.

7 MR. MIRGEAUX: But the number itself came from
8 somewhere. Is it like standard lease language that
9 somebody does, or is it recommended that we -- hey,
10 let's make it large enough to where it's
11 significant so it's not something that somebody
12 would do, you know, just think about, oh, yeah, let
13 me put this project out there so I can make this,
14 you know, hangar improvement, but I may not do it.
15 Like if they're actually going to pay this money,
16 they're going to go through with it.

17 So is that what -- is that what you were
18 thinking or --

19 MR. BURNETT: The -- the -- for the \$250
20 number?

21 MR. MIRGEAUX: Yeah. Where did it come from?

22 CHAIRMAN GREEN: It's time and energy,
23 basically.

24 MR. MIRGEAUX: Yeah.

25 MR. BURNETT: Yeah. From the lease work that

1 I do on a pretty regular basis, it was a very low
2 number. That's --

3 MR. KIRA: Hmm.

4 MR. BURNETT: So, medical office building
5 work, it really doesn't matter what you do -- I do
6 a lot of medical office buildings. The medical
7 office world, I don't see anything less than a
8 thousand dollars. It doesn't even matter if you
9 want to put one outlet six feet over from where
10 there's an existing outlet.

11 So, you know, that's -- that's sort of a frame
12 of reference. And so I took a lower number off of
13 a -- I don't mind telling you a lease form that you
14 might see on a St. George Street tenant wanting to
15 make an alteration to a building with a -- and
16 asking the -- making the request of the landlord.
17 So --

18 MR. MIRGEAUX: So it's not --

19 MR. BURNETT: -- I used the lower number --

20 MR. MIRGEAUX: So it's not prohibitive, is
21 what you're saying.

22 MR. BURNETT: Yeah, I wouldn't think so. And,
23 I mean, obviously you may have some public comment
24 that gives you some more bearing on that, but it's
25 on the low side, I think.

1 MR. MIRGEAUX: Okay.

2 MR. WUELLNER: Ultimately it's your call as a
3 part of the policy.

4 MR. BURNETT: Yeah, absolutely.

5 MR. MIRGEAUX: Okay.

6 CHAIRMAN GREEN: Any further board comments?

7 (None.)

8 CHAIRMAN GREEN: Okay. I do have public
9 comment. Reba?

10 MS. LUDLOW: Yes.

11 MR. BURNETT: And I guess -- before Reba
12 speaks, I guess you could have different levels of
13 what those fees are depending on what the scope of
14 work or how intensive the work is that's being
15 asked for. I don't know. You know, it's one of
16 those things maybe you'll get varied from public
17 comment.

18 MS. LUDLOW: How'd you know I was going to
19 talk about that? Can you hear me? Everybody can
20 hear me. I can't hear anybody up here, so I guess
21 it's -- at least this fits for me.

22 What I want to ask you is, I understand what
23 you're saying. What you're saying is that you're
24 going to penalize this person that did something
25 without saying "Mother, may I?" even though you've

1 already agreed that the product is far superior to
2 what you have put down, right?

3 It's far superior. You've already --
4 you've -- you -- that floor has stood the test of
5 time. You've all -- you-all just said the same
6 thing: Yes, that's a better floor than what we had
7 furnished you. We have marks -- what we have
8 furnished you has marks on it, has tire marks. If
9 you drop gasoline on it, the gasoline may
10 evaporate, but the stain -- pardon me, the stain
11 never goes away.

12 So I don't really understand what the big --
13 what is the big fight, except that he didn't say
14 "Mother, may I?" Because you're so familiar with
15 the product and the floor, you all have agreed it's
16 so much better than what is furnished. I just
17 don't see what the big deal is except that they
18 didn't say "Mother, may I?"

19 MR. BURNETT: And while the next speaker's
20 coming up, I guess what I would say very briefly,
21 and I think that, Mr. Maguire, you're going in that
22 same direction, what we've prepared for you to
23 review today is really independent of the flooring
24 issue.

25 MR. MAGUIRE: Yeah.

1 MR. BURNETT: You still at the end of the day
2 have to determine how that's going to fit into
3 here.

4 MR. MAGUIRE: Yes.

5 MR. BURNETT: So it's really, this -- what
6 you're looking at today on -- to address this issue
7 is bigger than just one floor.

8 MR. MAGUIRE: Yes. We're not talking about
9 this specific incident; we're talking about policy
10 going forward --

11 MR. KIRA: Uh-huh.

12 MR. MAGUIRE: -- okay?

13 MS. LUDLOW: I agree -- I do agree with you
14 two. It needs a lot of review.

15 These things just get approved and then
16 something-something and then by the next 30 days,
17 you've already learned something else that would
18 have changed your mind. So, I do agree it takes a
19 lot of review, more than just one.

20 CHAIRMAN GREEN: Thank you. Mr. Besst?

21 MR. BESST: I have to bend down here a little
22 bit. I have one question. Does this coat make me
23 look fat?

24 MS. LUDLOW: John, you --

25 UNKNOWN SPEAKER: That's your question?

1 MR. BESST: I think it does.

2 I'm the culprit that my partner and I put the
3 flooring down. I did not know that that was a
4 violation of our lease. I didn't ever get a copy
5 of the lease and neither did Bob.

6 So, even if I had the lease, it isn't spelled
7 out that that's an improvement and it's a no-no.
8 So I'm just, you know, throwing my hat in the ring
9 here and saying we're very sorry that we improved
10 the hangar.

11 Every place I've ever been had epoxy floors
12 and I didn't think it was a big deal to do it. We
13 took a dull gray floor and made it a shiny gray
14 floor that was easy to keep clean. And I'm kind of
15 a clean freak, I'm military, and so I've been in a
16 lot of hangars and we keep the hangars absolutely
17 clean.

18 So I'd like to thank all of the board members
19 and Len for going around and looking at the hang --
20 the hangar and the floor and I think it looks a lot
21 better, and that's all I have to say. Thank you.

22 CHAIRMAN GREEN: Thank you. Mr. Tucker?

23 MR. TUCKER: Yeah. Len Tucker.

24 I hope that this particular policy would be
25 something that we would distribute to all of the

1 tenants in advance of the next meeting, just
2 because there might be some other comments that I'm
3 not aware of or you're not aware of or things that
4 might come out of the woodwork.

5 But I would note -- I would feel like, you
6 know, I've got tenants and if I'm going to make a
7 change in the lease, I typically send them a copy
8 of what the changes are just so they'll be aware of
9 it, and get back comments that say, you know, maybe
10 there's something I overlooked, maybe something
11 they want to do that we didn't think about.

12 In any event, I would encourage y'all to get a
13 copy out to all of the tenants before the next
14 meeting. Thanks.

15 CHAIRMAN GREEN: Okay. That's all I have for
16 public comment, so we have Authority Members.
17 Mr. Maguire, anything further?

18 AUTHORITY MEMBER COMMENTS AND REPORTS

19 MR. MAGUIRE: No, ma'am.

20 CHAIRMAN GREEN: Okay. Mr. Kira?

21 MR. KIRA: The last TPO -- TPO meeting,
22 Transportation Planning Organization, I sum -- I
23 updated them with appropriate numbers for last
24 year, and that was it.

25 CHAIRMAN GREEN: Okay. Mr. Brunson, EDC?

1 MR. BRUNSON: Not yet.

2 CHAIRMAN GREEN: Okay. Mr. Mirgeaux?

3 MR. MIRGEAUX: No updates.

4 CHAIRMAN GREEN: Okay.

5 MR. MAGUIRE: I didn't know you were asking me
6 about a new issue; I thought you were asking me
7 about the previous issue.

8 CHAIRMAN GREEN: No, I said Authority Member
9 comments on that.

10 MR. MAGUIRE: Well, at the next meeting,
11 could -- I'm curious about airline activity down
12 the road because people always ask me, "When are we
13 going to be able to fly out again?" and I say, "I
14 have no clue." And then they look at me and say,
15 "Well, you're on the board." So, can -- on the
16 next one, can you give us an update on potential
17 future airline activity, if any?

18 MR. WUELLNER: Maybe. And I'm only saying
19 that as -- I'd be happy to --

20 MR. MAGUIRE: Without violating
21 confidential --

22 MR. WUELLNER: Exactly.

23 MR. MAGUIRE: -- issues.

24 MR. WUELLNER: Okay. I'd be happy to give you
25 that information --

1 MR. MAGUIRE: Yeah.

2 MR. WUELLNER: -- or individual --

3 MR. MAGUIRE: And if it's individual, then
4 just -- I agree, I can understand the
5 confidentiality, okay?

6 MR. WUELLNER: Thank you.

7 CHAIRMAN GREEN: Okay. And I did not have any
8 other than the restaurant opened.

9 MR. WUELLNER: It did.

10 CHAIRMAN GREEN: I'm glad we all know about it
11 now.

12 So at the bottom of our wrap-up items, you'll
13 see there are different conferences listed, just
14 for your information, if anyone needs to talk to Ed
15 or Cindy about it. And then our next proposed
16 meeting is April 6th, unless I hear something
17 differently.

18 All right. Hearing nothing else, we are
19 adjourned. Thank you.

20 (Meeting adjourned at 5:09 p.m.)

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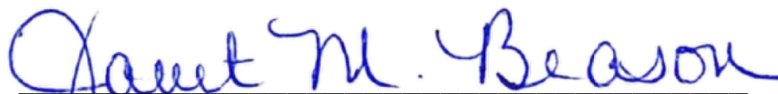
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 30th day of March, 2020.



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

<p>CHAIRMAN GREEN: [103] MR. BARRESI: [5] 18/19 19/8 19/10 19/13 19/17 MR. BESST: [2] 67/20 67/25 MR. BEYERS: [1] 18/17 MR. BRUNSON: [32] 3/11 3/17 3/21 5/8 7/22 8/25 9/11 9/13 9/25 10/10 11/12 15/25 16/5 16/9 16/17 16/23 17/3 33/17 34/12 34/14 34/20 36/8 36/21 36/25 39/20 54/17 54/21 55/9 55/12 56/7 56/9 69/25 MR. BURNETT: [39] 18/12 18/15 22/22 22/24 23/2 24/6 24/10 24/14 25/17 25/24 41/3 41/6 42/3 43/10 43/12 43/14 46/3 48/12 48/14 48/17 48/20 55/2 55/10 61/6 61/11 62/2 62/4 62/21 62/25 63/18 63/24 64/3 64/18 64/21 65/3 65/10 66/18 66/25 67/4 MR. HARVEY: [1] 3/14 MR. KIRA: [28] 3/22 4/2 4/6 4/20 4/24 5/4 5/22 6/9 6/18 6/22 7/11 7/19 10/4 15/9 15/13 31/2 33/21 34/13 34/22 36/11 36/18 37/2 39/11 39/22 56/17 64/2 67/10 69/20 MR. MAGUIRE: [75] MR. MIRGEAUX: [23] 34/23 36/19 37/3 39/23 58/4 58/16 58/23 58/25 59/5 60/13 61/1 61/10 62/1 62/3 62/20 63/6 63/20 63/23 64/17 64/19 64/25 65/4 70/2 MR. NEHRING: [1] 21/9 MR. 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LUDLOW: [6] 5/1 36/14 65/9 65/17 67/12 67/23 UNKNOWN SPEAKER: [1] 67/24</p>	<p>\$ \$112,500 [1] 4/10 \$139,132 [2] 4/17 4/17 \$139,132/\$139,132 [1] 4/17 \$2.35 [1] 28/10 \$245,000 [1] 38/4 \$250 [3] 46/13 60/21 63/19 \$3,219,437 [1] 38/5 \$5.25 [1] 28/17 \$500 [4] 43/8 43/23 46/10 46/19 \$6,250 [2] 4/12 4/12 \$6,250/\$6,250 [1] 4/12 \$650 [2] 46/24 46/25 \$787,549 [1] 4/17 '19 [1] 4/9 '20 [2] 4/9 4/10 '21 [1] 4/11 0 02 [6] 2/9 35/8 35/10 35/11 36/3 36/19 0570 [1] 1/23 1 100 [1] 15/17 104 [1] 1/15 11 [1] 28/24 11,234 [1] 21/15 12 [1] 61/14 12,725 [1] 21/17 120-day [1] 38/12 135s [1] 13/7 14 [3] 12/20 16/17 26/4 150 [1] 13/4 1510 [1] 1/22 18 [2] 2/7 26/4 190s [1] 13/7 2 20-84R [1] 38/3 2019 [2] 27/9 32/6 2020 [3] 1/6 36/12 72/10 2020-02 [4] 2/9 35/8 36/3 36/19 218.415 [1] 30/14 23,959 [1] 21/18 26 [2] 2/9 29/4 29 [2] 30/1 30/7 3 30 [3] 30/2 30/7 67/16 30th [2] 27/8 72/10 31 [6] 4/8 4/9 4/9 4/10 4/11 30/12 31st [1] 5/4 32 [1] 29/12 32080 [1] 1/15 32084 [1] 1/23 33 [2] 29/12 29/13</p>	<p>34 [2] 30/20 33/23 35 [2] 2/9 33/23 36 [1] 30/20 37 [1] 2/10 4 40 [1] 2/10 4730 [1] 1/4 4:00 [1] 1/7 5 5 percent [1] 5/21 5:09 [2] 1/7 71/20 6 60 [1] 57/25 69 [1] 2/12 6th [3] 38/12 60/18 71/16 7 71 [1] 2/13 72 [1] 2/14 8 825-0570 [1] 1/23 84R [1] 38/3 9 904 [1] 1/23 95 percent [1] 11/11 A A.A.E [1] 1/17 ability [1] 35/17 able [11] 3/8 7/4 7/18 13/22 15/3 16/8 19/4 32/2 45/4 56/20 70/13 about [27] 4/10 12/21 15/5 16/4 16/25 18/22 19/8 26/14 32/14 42/6 43/8 54/7 55/6 59/3 59/6 60/23 60/24 63/12 65/19 67/8 67/9 69/11 70/6 70/7 70/11 71/10 71/15 absolutely [2] 65/4 68/16 accept [6] 34/11 34/15 36/12 36/19 39/12 53/12 ACCEPTANCE [1] 3/5 accepted [5] 3/25 27/10 35/2 37/8 40/3 accepting [1] 34/20 accomplished [1] 59/21 accordance [1] 27/9 accountable [1] 35/23 accounting [2] 27/10 31/13 across [2] 17/11 17/13 act [1] 28/4 acting [1] 19/16 activity [3] 28/4 70/11 70/17</p>	<p>actual [1] 22/6 actually [12] 8/13 20/6 20/8 20/25 21/5 21/19 31/20 33/22 38/22 62/14 62/18 63/15 actuarial [2] 7/3 32/1 actuarials [1] 31/21 actuary [1] 32/11 add [2] 46/6 54/5 added [1] 41/13 addendum [6] 42/9 46/14 46/15 47/2 54/24 58/18 addendums [1] 54/23 adding [3] 13/3 13/11 13/18 additional [5] 46/19 46/20 47/9 47/10 48/2 71/16 additions [1] 3/20 address [5] 43/1 51/8 57/8 61/9 67/6 adjourned [2] 71/19 71/20 ADJOURNMENT [1] 2/13 adjust [2] 42/6 42/7 admin [1] 49/12 administer [2] 6/4 47/19 administrative [1] 62/18 adopted [1] 48/7 advance [4] 26/5 26/12 51/5 69/1 advantage [1] 12/12 advice [1] 21/4 advise [1] 35/20 affecting [1] 29/16 affixed [1] 45/16 after [5] 7/5 43/9 44/16 45/1 62/16 afternoon [1] 26/22 again [9] 18/4 19/15 27/20 28/13 28/21 30/9 48/23 56/6 70/13 against [1] 58/10 agenda [7] 2/5 7/16 7/17 7/18 7/22 18/14 26/16 aggravation [1] 24/12 ago [2] 3/15 49/6 agree [11] 10/14 47/24 47/25 53/20 54/21 54/25 60/14 67/13 67/13 67/18 71/4 agreed [2] 66/1 66/15 agreement [2] 37/17 38/2 ahead [3] 8/21 11/17 19/6 air [9] 8/25 11/21 12/5 16/13 18/22 21/12 22/6 38/21 44/20 Airbus [1] 13/6 aircraft [6] 13/4 13/12</p>	<p>59/2 59/16 61/16 61/17 airline [2] 70/11 70/17 airlines [6] 12/20 12/22 12/23 14/6 14/7 16/7 airplane [1] 58/14 airport [22] 1/1 1/16 24/21 25/9 35/15 38/18 43/7 43/24 44/15 44/15 45/8 45/11 45/21 47/1 51/22 53/23 53/24 56/23 56/24 57/1 57/5 62/11 airport's [4] 23/23 44/24 45/14 45/18 airports [7] 15/3 15/10 15/13 16/5 16/7 25/5 25/6 Airways [1] 14/1 Albin [1] 21/12 all [61] 4/4 5/5 6/5 8/11 8/12 9/23 11/3 11/3 11/4 11/11 11/21 14/7 14/21 17/18 17/21 17/24 18/1 18/1 18/7 19/2 19/18 20/19 21/7 21/24 23/9 26/7 27/1 29/14 30/16 33/11 34/7 34/19 35/5 35/22 36/25 37/17 38/5 38/15 38/19 39/19 48/11 48/13 48/14 50/9 51/25 53/3 54/14 54/15 54/25 56/24 57/7 66/5 66/5 66/15 68/18 68/21 68/25 69/13 69/15 71/10 71/18 all right [5] 11/21 17/18 34/7 54/15 71/18 ALLEGIANCE [2] 2/3 3/4 allow [6] 17/25 42/10 44/9 44/23 45/6 50/16 allowed [6] 25/5 50/8 50/8 57/19 60/3 60/5 allows [5] 24/17 24/18 38/21 41/11 46/19 almost [1] 37/11 along [4] 21/16 23/9 26/7 61/17 already [9] 8/5 16/14 48/12 54/8 58/1 60/7 66/1 66/3 67/17 also [11] 1/14 13/18 23/18 27/2 27/17 27/21 28/24 33/9 37/16 44/4 44/14 alter [1] 43/21 alteration [5] 42/21 43/4 43/22 44/12 64/15 alterations [2] 45/10 46/7 altered [1] 42/24 although [2] 35/17 51/17 always [7] 12/25 13/17</p>
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