

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, November 14, 2022

from 4:00 p.m. to 5:48 p.m.

* * * * *

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman
SUZANNE GREEN
JUSTIN MIRGEAUX
REBA LUDLOW
ROBERT OLSON

* * * * *

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.

* * * * *

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

2 CHAIRMAN MAGUIRE: All right. Call the
3 meeting to order. Robert, if you'll start the
4 Pledge.

5 MR. OLSON: Okay.

6 (Pledge of Allegiance.)

7 MEETING MINUTES

8 CHAIRMAN MAGUIRE: Thank you all for coming.
9 The meeting -- the minutes of the meeting, does
10 anybody have any comments or anything on the
11 minutes?

12 MR. OLSON: No.

13 CHAIRMAN MAGUIRE: No?

14 MS. LUDLOW: No.

15 CHAIRMAN MAGUIRE: Okay. Then they will be
16 approved as present.

17 FINANCIAL REPORT

18 CHAIRMAN MAGUIRE: How about the financial
19 report; any comments, changes, modifications?

20 MS. LUDLOW: I -- I did mark some things on
21 there, but I decided I would wait till the first of
22 the year.

23 CHAIRMAN MAGUIRE: Okay. So then they will --

24 MR. OLSON: Oh, I'm sorry. I was going to
25 catch you after the -- are we saying both the

1 meeting -- past meeting minutes and the workshop --

2 CHAIRMAN MAGUIRE: All the minutes.

3 MR. OLSON: -- minutes because --

4 CHAIRMAN MAGUIRE: All the minutes.

5 MR. OLSON: Okay. Including the workshop
6 minutes?

7 CHAIRMAN MAGUIRE: Yes.

8 MR. OLSON: Okay. That's good, because I
9 think they should --

10 CHAIRMAN MAGUIRE: All the minutes --

11 MR. OLSON: Okay.

12 CHAIRMAN MAGUIRE: -- in the past that have
13 not been approved are now approved.

14 MR. OLSON: Okay. Good. Thank you.

15 MS. LUDLOW: And that would be financials,
16 too, because --

17 CHAIRMAN MAGUIRE: The financials, any
18 financials that have not been approved will be
19 approved, okay?

20 MS. LUDLOW: Yes.

21 AGENDA APPROVAL

22 CHAIRMAN MAGUIRE: Okay. The agenda, does
23 anybody have any changes/modifications to the
24 agenda?

25 MS. GREEN: No.

1 MS. LUDLOW: No.

2 CHAIRMAN MAGUIRE: Okay. Then we'll continue
3 as is.

4 STAFF REPORT

5 CHAIRMAN MAGUIRE: Move on to the staff
6 report. Mr. Wuellner?

7 MR. WUELLNER: Yes, sir. Just a couple of
8 items.

9 One, terminal entrance road, we have an agenda
10 item on that, so we'll take that in a minute. Just
11 a reminder for those that don't know, our FAR --
12 FAA 139 inspection will be held the end of this
13 week, the last couple of days of this week. So, we
14 don't expect to have any issues on that.

15 And continue to have conversations with both
16 air carriers as well as air -- our Northrop Grumman
17 folks about future projects perhaps coming to this
18 area. So we'll see where some of that
19 materializes.

20 Let's see. The Grumman types of development
21 occurring or at least any kind of substantive
22 lease-related kinds of actions till after the first
23 of the year --

24 CHAIRMAN MAGUIRE: Okay.

25 MR. WUELLNER: -- looks very promising.

1 CHAIRMAN MAGUIRE: Okay. Comments, questions?

2 MR. MIRGEAUX: Question. When do we hear from
3 the -- the FAR Part 139 inspection, when do we hear
4 the determination of that? Is that like a --

5 MR. WUELLNER: Immediately after.

6 MR. MIRGEAUX: Immediately after?

7 MR. WUELLNER: Uh-huh. Then they'll formalize
8 those findings into a letter. If there are issues,
9 it will come out as an LOI, I believe they call it.

10 MR. MIRGEAUX: Okay.

11 MR. WUELLNER: But more often than not, we
12 don't get those, so...

13 But we get a --

14 MR. MIRGEAUX: Like an --

15 MR. WUELLNER: -- typically about an hour
16 debrief at the end of their inspection to tell us
17 what if any issues they found and are likely to go
18 into a letter.

19 MR. MIRGEAUX: Thank you.

20 CHAIRMAN MAGUIRE: Uh-huh.

21 MS. LUDLOW: And the airlines, you're in
22 discussions with new airlines to come to town?

23 MR. WUELLNER: Yes. As you probably were of,
24 we were out meeting with carriers last about two
25 weeks ago, three weeks ago. Had some very good

1 discussions with some and I -- I would expect that
2 some positive things will be coming. Not quite
3 there yet, but looking good.

4 MS. LUDLOW: Okay.

5 CHAIRMAN MAGUIRE: Okay. Any other comments
6 or questions? Okay. Get into the operations, Ed.

7 MR. WUELLNER: I don't -- I'm trying to
8 resolve a mic issue, apparently, but I don't have
9 control over that, so...

10 We had to turn the volume down so that the
11 mics didn't squeal, so I don't know what -- whether
12 you're just not hearing it or it's not coming
13 through?

14 COURT REPORTER: It's just real low. I'm just
15 having trouble hearing.

16 MR. WUELLNER: Okay. I'll try to speak up
17 just in case.

18 COURT REPORTER: Thank you.

19 MR. WUELLNER: Sure.

20 Just a quick summary. You can see air traffic
21 volumes as well as fuel volumes are definitely up.
22 We continue to -- what I would call recovery past
23 COVID here all positive trends. Looks to be, if
24 you annualize it, about 120 -- 120,000 ops is
25 likely the end number or approximately the end

1 number for the year. So good solid recovery back
2 from where we were.

3 CHAIRMAN MAGUIRE: Okay.

4 MR. WUELLNER: I'm happy to try to deal with
5 any specifics issues, but basically it's just when
6 it comes through on the -- on the payment schedule
7 and we know what the gallons are for a particular
8 month.

9 CHAIRMAN MAGUIRE: Okay. Questions on
10 operations? All right.

11 MS. LUDLOW: No.

12 CHAIRMAN MAGUIRE: Do you have one? No?

13 MS. LUDLOW: No.

14 BUSINESS PARTNER UPDATES

15 CHAIRMAN MAGUIRE: Okay. Business partners,
16 Mr. Dean. Commissioner, sir.

17 COMMISSIONER DEAN: I have a pretty brief
18 report, unless there are questions, but I did want
19 to highlight the impact of Nicole to the entire
20 county and particularly our beaches.

21 With respect to Nicole, we probably
22 experienced at least 50 million in actual
23 destruction damages, both public and private.
24 50 million is our best figure today after a weekend
25 analysis or windshield survey. And that's just for

1 Nicole.

2 Now, with beaches, that's a -- I want to share
3 with you what's happened since both Ian and Nicole,
4 because they both had major impacts and it's a
5 major number. But our beaches were really, really,
6 really hit hard. Critical erosion both with Ian
7 and Nicole. And it's estimated that between the
8 two of those storms, it's probably a -- damage
9 assessment is about \$120 million. And that's going
10 to be a difficult challenge to deal with, but --
11 and we have three or four different ways to deal
12 with it.

13 Most of you know and we've talked about it
14 before, for our two federal projects, the one at
15 St. Augustine Beach and the one from Vilano Beach
16 up to just north of Serenata Beach Club, the
17 Corps of Engineers will come in on their own dime
18 and totally rebuild those -- both those beaches to
19 pre-storm conditions. So you can take them out of
20 the equation.

21 But for the other areas of our county, and we
22 have 42 miles of beach -- beaches, we had quite a
23 bit of damage at Summer Haven, quite a bit actually
24 at Crescent Beach and St. Augustine Beach.

25 The Embassy Suites seawall was hit really

1 really hard. And then to the north, we had made
2 it -- the one-time placement we did, what we call
3 the South Ponte Vedra project, was hit really hard,
4 and the area north of Mickler's Landing where we're
5 looking to do a federal project, doing a
6 feasibility study, was hit really really hard. So
7 we continue to struggle with our beaches.

8 And I get a lot of questions from constituents
9 who say, "Henry, why are you even doing this? I
10 mean, Mother Nature is a formidable force. You put
11 the sand down and it just washes out to sea."

12 Well, let me tell you that without those
13 beaches and the dunes that I call sacrificial
14 lambs, we would lose millions if not a billion
15 dollars' worth of upland properties, homes,
16 businesses, and other structures.

17 You saw what happened to A1A last week, the
18 Coastal Highway. And DOT, bless their hearts, we
19 were fortunate, we have such an efficient effective
20 DOT that they were out there and got that -- those
21 temporary improvements done in less than I think
22 around 12 hours. It was amazing.

23 So, but I think that the whole issue of
24 managing our beaches and keeping them healthy for
25 both economic and environmental reasons is going to

1 be an ongoing issue for this county with years to
2 come -- for years to come.

3 And I'll tell you that, I mean, I believe
4 Volusia and Flagler had similar damages. You may
5 have seen some of the video of the homes falling
6 into the ocean at a place called Willer by --
7 Wilbur by the Sea which is in Volusia County.

8 So that's the real highlight I wanted to
9 mention this week. And if there are any questions,
10 Bruce, I'll be glad to address other issues.

11 CHAIRMAN MAGUIRE: Has the county commission
12 looked at getting more jetties put in north of
13 Vilano Beach?

14 COMMISSIONER DEAN: Not really. I mean, they
15 are so difficult to permit now by -- any type of
16 armoring or groins or jetties or breakwaters, you
17 start with a presumption that the DEP is going to
18 deny those projects.

19 They're -- they're all about natural
20 beaches -- or beaches or in this case engineered
21 beaches, but it's still sand versus any kind of
22 revetment or breakwater or jetty. So it's doubtful
23 that that will happen in my lifetime.

24 CHAIRMAN MAGUIRE: Okay. Any questions for
25 Mr. -- Commissioner Dean?

1 MS. LUDLOW: Yeah. I will say, I get the same
2 comment, that, "Well, why do you put more sand
3 there? It's going to be taken away." And so, I
4 tell them, "Well, Florida has a hurricanes. Do you
5 want to leave," you know?

6 COMMISSIONER DEAN: Can go to California and
7 have --

8 MS. LUDLOW: That's the way it is.

9 COMMISSIONER DEAN: -- earthquakes and
10 wildfires, I guess. I don't -- it's not a good
11 option.

12 MS. LUDLOW: That's right. Thank you.

13 CHAIRMAN MAGUIRE: Okay.

14 COMMISSIONER DEAN: All right.

15 CHAIRMAN MAGUIRE: Thank you, very much.

16 COMMISSIONER DEAN: Okay. I have another
17 meeting, if you don't mind. I apologize, I've got
18 to --

19 CHAIRMAN MAGUIRE: Go right ahead.

20 COMMISSIONER DEAN: -- leave, but it's good to
21 see everybody.

22 MS. LUDLOW: Bye.

23 COMMISSIONER DEAN: All right.

24 CHAIRMAN MAGUIRE: Okay. Atlantic Aviation,
25 Mr. Beyers?

1 MR. BEYERS: No comment.

2 CHAIRMAN MAGUIRE: Nothing?

3 MR. BEYERS: No, sir.

4 CHAIRMAN MAGUIRE: All right. Jaime Topp or
5 Jose Riera, which one?

6 MR. RIERA: Right here. Jose Riera.

7 CHAIRMAN MAGUIRE: Okay. Jose.

8 MR. RIERA: Just briefly, thanks for letting
9 us use this facility to do the eagle flights. It
10 was Young Eagles. It was successful.

11 There were like 40-some people registered, and
12 not all of them showed up, but there were like 26
13 of them took a flight and it was very successful.
14 So we'd like to continue that and we'll probably do
15 it again next year. That's the report I have for
16 you.

17 CHAIRMAN MAGUIRE: Thank you, very much.

18 Okay. Mr. McKendrick, is he here?

19 (Not present.)

20 CHAIRMAN MAGUIRE: Don't see him. All right.
21 Mr. Burnett?

22 MR. BURNETT: Hopefully it's made it around to
23 you now. I sent a letter that hopefully has been
24 circulated to you.

25 There's a Part 16 complaint that's been filed

1 by the Federal Aviation Administration, and we have
2 now received the notice of docketing related to
3 that complaint. The complaint was filed by
4 Volato, Inc. against the St. Johns County
5 Airport Authority, and the docketing date was
6 November 3rd, 2022.

7 The quick part of it, it's an administrative
8 process, but it's kind of similar to civil
9 litigation where there's a potential for a motion
10 to dismiss, motion for summary judgment, and the
11 answer, discovery, those kind of things.

12 And it's -- as I set out in my letter giving
13 you a little bit of an overview, it's my
14 recommendation at this stage that the Authority
15 retain outside counsel for this particular matter.

16 CHAIRMAN MAGUIRE: All right. Questions?

17 MS. GREEN: Do we need to take any discussion
18 or action on that?

19 MS. LUDLOW: You have 20 days.

20 MS. GREEN: Well, that's 20 days to file
21 something. Something has to be drafted and done
22 before that. That's a big difference.

23 MR. OLSON: And it's 20 days from a certain
24 date.

25 MS. GREEN: From November 3rd when it was

1 docketed.

2 MR. OLSON: Correct.

3 MS. GREEN: Correct.

4 MR. OLSON: So that's a very short period of
5 time --

6 MS. GREEN: Correct.

7 MR. OLSON: -- to have other counsel determine
8 whether -- I mean, it sounds like there's a
9 decision as to how to respond to that in -- within
10 the 20 days.

11 MR. BURNETT: Sure. If you by analogy look at
12 it similar to civil litigation, oftentimes folks
13 are served a lawsuit and then they go retain a
14 lawyer and if they need additional time, typically
15 the legal system allows for additional time.

16 MR. OLSON: Would that have to be a formal
17 request for extension?

18 MR. BURNETT: You -- yes.

19 MR. OLSON: Okay.

20 MR. BURNETT: So --

21 MS. LUDLOW: By the attorney.

22 MS. GREEN: But aren't they routinely granted?

23 MR. BURNETT: Yes.

24 MS. GREEN: Yes.

25 MR. BURNETT: It's a function of just basic

1 due process.

2 MR. OLSON: Okay. So --

3 MR. BURNETT: So, you know, whether it would
4 be granted or not in this case, I can't say, but
5 typically those kinds of requests are granted.

6 But the counsel that has filed this apparently
7 has an office in Washington, D.C. And so, to the
8 extent something was actually going to transpire in
9 that area, it may be well served for the airport to
10 engage, for example, Akerman Senterfitt, which the
11 Airport Authority has related to bonding matters
12 consulted with Peter Dame in the Jacksonville
13 office at Akerman. Akerman I know has offices in
14 D.C.

15 The other thing related to them is Jim Porter
16 at Akerman heads the department that in Tampa
17 represents the Tampa International Airport, their
18 outside counsel sort of in my position but for
19 Tampa International Airport. And so they've got
20 good depth to be able to handle this matter.

21 That's the direction I think you probably want
22 to go with this, especially with a formal or
23 informal relationship already having used Peter
24 Dame in the past for consultation related to
25 bonding matters.

1 CHAIRMAN MAGUIRE: Okay.

2 MR. BURNETT: Peter's not a litigator. That's
3 not the lawyer you would actually use. He's a bond
4 counsel, finance counsel, but it's the same law
5 firm.

6 MS. GREEN: So my position is, I believe that
7 the board and the Authority really has not done
8 anything wrong, however, we need outside counsel to
9 do this and time is ticking on it, at least to file
10 an answer or dismissal or response -- responsive
11 pleading within the time frame.

12 So I'm not sure there's any motion you need
13 from the board. I mean, if you're going to solicit
14 and that's what we do, you set out the
15 qualifications and --

16 MR. BURNETT: Yeah, I guess you have two
17 different things going on.

18 Right now, obviously we have an agenda item
19 related to solicitation, right, to -- for new legal
20 services. I think they're two separate items, and
21 here's why I think they're two separate items.

22 Is that, one, you have a legal issue that
23 needs to be addressed now with outside counsel.
24 Two, the law firm that you hire, typically if you
25 looked at any law firm that's in St. Johns County,

1 I don't know of any law firm in St. Johns County
2 that has offices, for example, in Washington, D.C.,
3 that has the breadth of reach as Akerman.

4 MR. OLSON: Okay.

5 MR. BURNETT: So I don't know that you would
6 get -- the law firms that respond to a proposal
7 for -- to provide the Airport Authority ongoing
8 legal services is probably still a separate law
9 firm than the one you would use for this.

10 MR. OLSON: Okay. So is there board
11 authorization needed to request the extension in
12 whichever order and retain counsel for this matter,
13 outside counsel?

14 MR. BURNETT: I think you have two things.
15 One, you would have the direction of move forward
16 with defending the matter and retain outside
17 counsel to do so.

18 MS. GREEN: Which is separate from --

19 MR. BURNETT: Yeah. So it's completely
20 separate from the other item.

21 MS. GREEN: Yes.

22 MR. OLSON: So then everything else can be
23 handled administratively between the meetings?

24 MS. GREEN: Which one?

25 MR. OLSON: The authorization to retain -- to

1 defend and to retain.

2 MR. BURNETT: I guess what I'm saying right
3 now, let's -- let's not talk about the ongoing
4 legal services. We'll get to that agenda item.

5 MR. OLSON: Right.

6 MR. BURNETT: But solely as to this issue --

7 MR. OLSON: Yeah, you said outside counsel --

8 MR. BURNETT: -- the Authority -- my
9 recommendation for you would be to proceed with
10 retaining outside counsel and directing them to
11 defend the action.

12 MS. LUDLOW: So his question was, do we need
13 board approval, a motion, or who does -- what's for
14 the outside --

15 MR. WUELLNER: I think all we really need to
16 do is direct defend -- to defend it. That's it.

17 MS. GREEN: I don't think we have any choice.
18 I mean --

19 MS. LUDLOW: I agree.

20 MS. GREEN: -- the litigation's been filed.
21 We have 20 days to respond in some responsive
22 pleading. So we need to direct them to our hire
23 outside counsel. I don't think there's any motion
24 or anything.

25 MR. BURNETT: Well, I guess to make it clear,

1 we could a mot- --

2 MS. GREEN: It's up to you.

3 MR. BURNETT: The board could make a motion --

4 CHAIRMAN MAGUIRE: Make a motion or --

5 MS. GREEN: Yes, chair --

6 CHAIRMAN MAGUIRE: -- we could do consensus.

7 That would satisfy this. But I think a motion

8 would be --

9 MR. OLSON: Will this board be able to see
10 the -- between meetings the work products that are
11 coming out of the -- that presumably outside
12 counsel will be sent?

13 I assume that there'll be a -- well, we have,
14 what, half of 20 days left about. We have 10 days.
15 How will this board -- will this board be consulted
16 on what that response is or when -- what's the next
17 thing that would come to -- come -- come here?
18 Because I'm very interested in knowing what the
19 defense is and seeing how this proceeds.

20 MR. WUELLNER: You do not meet again in time
21 to take action following the development of the
22 response. At this point, you do not. You would
23 absolutely get the information relative to what the
24 response is.

25 MR. OLSON: Okay.

1 MR. BURNETT: And I guess the one thing that I
2 would say beyond that is you can always meet with
3 Mr. Wuellner directly for -- in my experience
4 communicate directly with the attorney that
5 represents the Authority to find out what's going
6 on --

7 MR. OLSON: Oh.

8 MR. BURNETT: -- and discuss -- you know, find
9 out what the plan of action is that they think
10 they're going to take and share with them any
11 knowledge that you may have, for example, that may
12 be really beneficial to the lawyer defending the
13 Authority.

14 MR. OLSON: Okay.

15 MR. BURNETT: And Ed will -- obviously Ed will
16 be the one communicating with them --

17 MR. OLSON: Yeah, right.

18 MR. BURNETT: -- so he'll have direct contact
19 information for presumably Jim Porter.

20 MR. OLSON: Okay.

21 CHAIRMAN MAGUIRE: Okay. Do we want to make a
22 motion?

23 MR. MIRGEAUX: I'll make a motion to direct
24 staff to retain outside counsel to respond to the
25 complaint.

1 CHAIRMAN MAGUIRE: To defend.

2 MR. MIRGEAUX: We're going to take the --

3 MS. GREEN: It's a response. It's a
4 responsive pleading. It could be dismissal, it
5 could be a lot of things.

6 CHAIRMAN MAGUIRE: Okay. Yeah, good point.

7 MR. MIRGEAUX: They're going to give us
8 advice.

9 MS. GREEN: Yeah, uh-huh.

10 CHAIRMAN MAGUIRE: Is that a good -- is that a
11 good motion?

12 MR. BURNETT: Yes, sir.

13 CHAIRMAN MAGUIRE: Okay. Second?

14 MS. GREEN: I'll second.

15 CHAIRMAN MAGUIRE: Okay. Further discussion?

16 (None.)

17 CHAIRMAN MAGUIRE: Okay. Do I have to ask for
18 outside opinion?

19 MR. BURNETT: No, sir, but you can. Any
20 comments?

21 (None,)

22 CHAIRMAN MAGUIRE: Okay. Bring it back to the
23 board. All in favor?

24 MS. GREEN: Aye.

25 MR. MIRGEAUX: Aye.

1 MS. LUDLOW: Aye.

2 MR. OLSON: Aye.

3 CHAIRMAN MAGUIRE: Aye. Opposed?

4 (None.)

5 CHAIRMAN MAGUIRE: Okay. Five-to-zero vote.

6 Is that it, Mr. Burnett?

7 MR. BURNETT: Yes, sir, for this one.

8 OLD BUSINESS ITEMS

9 CHAIRMAN MAGUIRE: Okay. Let's go to old
10 business items. Ed?

11 MR. WUELLNER: We have one old business item
12 which relates to your strategic plan. Folks from
13 Ricondo are here to do a brief update on where
14 things are.

15 MR. LENDA: Thank you. Good afternoon. Just
16 to give a quick update on the status of the
17 strategic airport business plan.

18 Schedule-wise, we did have a meeting with the
19 board, do our first board workshop last month where
20 we discussed mission, vision, and values. And then
21 today we had our first of three stakeholder
22 workshops.

23 The one today was with the external, the
24 external group. Tomorrow afternoon, early
25 afternoon, we'll be meeting with the -- the large

1 businesses, the large tenants as well as the aero
2 businesses. And then in the early evening, we'll
3 be missing with the GA community. All with the
4 hopes of meeting early or to mid next month,
5 December, for the second board workshop.

6 CHAIRMAN MAGUIRE: Okay. Questions? Go
7 ahead.

8 MR. OLSON: Well, I sat in on the session this
9 morning, the stakeholder session with the external
10 stakeholders, and I just want to say that it was a
11 really good session.

12 We had representatives of FDOT, VCB,
13 vacation -- Visitors & Convention Bureau, the
14 Chamber, St. Johns County Economic Development,
15 Flagler College, St. Johns County Civic Round
16 Table. I may have missed an organization or two.
17 But it was a -- a lively discussion, and a lot of
18 good feedback and input into the work of
19 formulating a strategic business plan.

20 So, again, I -- the other two stakeholder
21 sessions and this -- the one today was sort of like
22 a focus group. It worked really well at the number
23 of people that were here, enough to -- we didn't
24 have so many that they couldn't sit around this
25 table.

1 And tomorrow we'll have the airport businesses
2 in a stakeholder group discussion, and that is at
3 1:00 and it runs for two hours. And then in the
4 evening or 5:00 to 7:00, we have the general
5 aviation group. All of these are self-selection.
6 The announcements went out and it was people
7 responding that they're interested in
8 participating.

9 But I would encourage people around this
10 table, board -- newly-elected board members to come
11 and sit in and observe these. I think they're
12 really good to observe, also. So, very good.

13 MS. LUDLOW: Learn a lot.

14 CHAIRMAN MAGUIRE: Doug, is that a violation
15 of the Sunshine Law if they do that?

16 MR. BURNETT: Who -- who would be in
17 attendance, the other board members?

18 CHAIRMAN MAGUIRE: Well, he said current board
19 members and the newly-elected board members to
20 attend.

21 MR. OLSON: To observe.

22 CHAIRMAN MAGUIRE: Is that -- would that be a
23 Sunshine violation?

24 MR. BURNETT: I think it's fine if they
25 observe. The challenge is, the new board members,

1 as I understand the Sunshine Law, once you're
2 actual elected to the general election and it's
3 confirmed, then the Sunshine Law applies from that
4 point forward.

5 CHAIRMAN MAGUIRE: Correct.

6 MR. BURNETT: And so, yeah, the challenge is
7 in -- so then let's back up and just talk about
8 general meetings with board members.

9 If two board members are at a meeting of the
10 public, it may be that, you know, one is the person
11 who's designated to be there and someone else
12 comes. The risk is always that the other board
13 member speaks and then they engage in
14 communication. And engaging in communication about
15 something that may come before the board is a
16 Sunshine Law violation.

17 That is the more common one to happen because
18 it's innocent when you think about it. It's in
19 public and it's done in a public forum and it's
20 human nature to want to respond. But it's
21 something that technically does violate the
22 Sunshine Law.

23 Now, if the meetings are noticed and
24 advertised that they're going to take place and the
25 notice and advertisement says one or more -- one or

1 more board members may be in attendance, that then
2 changes the dynamic --

3 CHAIRMAN MAGUIRE: Yeah.

4 MR. BURNETT: -- but that -- and maybe that's
5 something you want to do going forward.

6 CHAIRMAN MAGUIRE: That's -- that's what I
7 understood --

8 MR. BURNETT: But then we need --

9 CHAIRMAN MAGUIRE: -- if it's advertised that
10 more than one board member will attend, then
11 Sunshine Law would not prevent attendance and
12 discussion. But if it's not advertised and let's
13 say one of the new board members shows up and he
14 expresses his opinion on an issue coming up and
15 that board -- that new board member hears it,
16 that's a violation.

17 MR. BURNETT: Well, the risk that you have is
18 the board -- new board member or current board
19 member responding because then you get the
20 communication back and forth.

21 MS. LUDLOW: But --

22 MR. BURNETT: So --

23 MS. LUDLOW: -- they're not --

24 MR. BURNETT: -- one-way communication is one
25 thing. Engaging in communication is -- is the

1 problem.

2 MS. LUDLOW: But they're not confirmed yet,
3 are they?

4 MS. GREEN: It doesn't matter. They're
5 elected.

6 CHAIRMAN MAGUIRE: The law says once
7 they're --

8 MR. OLSON: As soon as they're elected.

9 CHAIRMAN MAGUIRE: -- once the election's
10 over.

11 MR. OLSON: So, are you suggesting that it may
12 be --

13 MS. LUDLOW: When Vicky Oakes confirms them --

14 MR. OLSON: -- risky to --

15 MS. GREEN: She can't take down what you're
16 saying, okay? One person needs to talk at a time.
17 Thanks.

18 MR. BURNETT: I guess the other challenge is
19 are you going to take minutes for those meetings?
20 Because board member meetings needs to be -- have
21 minutes taken.

22 MR. OLSON: I understand what you're saying.

23 MR. BURNETT: Yeah.

24 MR. OLSON: So I also hear now that just
25 simply having elected or sitting board members

1 observe may be -- may possibly delve into the area
2 that we don't want to go relative with what you're
3 talking about; is that correct?

4 MR. BURNETT: You're -- the only dynamic is --
5 and I guess an e-mail is a perfect example.

6 You send an e-mail out to a whole group of
7 people and it expresses an opinion about something.
8 And if one of the other board members is in the
9 e-mail group, it's not a problem because it's the
10 one-way communication. But you never know whether
11 or not they'll respond, and if someone responds,
12 then it's the violation. And so the same thing
13 applies in the public setting.

14 And so the -- you know, excuse me, if you're
15 part of the meeting that's running the meeting,
16 controlling the meeting, then I guess you can
17 remind that person, whether it's a current board
18 member or one that's an elected board member that
19 hasn't taken their seat yet, you can remind them
20 that it's subject to the Sunshine Law and
21 unfortunately they can't -- they can't speak.

22 MR. OLSON: Okay. Well --

23 MR. BURNETT: And you know that it's a -- it's
24 a -- it's a frustrating thing being where you're at
25 because you think of utility and just the value

1 efficiency of having -- of being able to
2 communicate.

3 MR. OLSON: Yeah.

4 MR. BURNETT: But this is something that
5 county commissioners, city commissioners run into
6 all the time when they go to different public
7 events.

8 MR. OLSON: Yeah. Yeah.

9 MR. BURNETT: EDC, Chamber, you know, you wind
10 up with two city commissioners, two county
11 commissioners at those meetings all the time and
12 they can't engage in discussion.

13 MR. OLSON: So if we had publicized it in a
14 formal -- in a more formal way, it would have been
15 okay.

16 Well, let me just say I've -- I've had the
17 advantage of sitting in one. Maybe I should just
18 sort of step back and not attend tomorrow and maybe
19 there's someone else that wants to attend around
20 this. But if there isn't, I -- I will go and --
21 because -- and observe.

22 MS. LUDLOW: I will do the 5:00 to 7:00 --

23 MR. OLSON: Okay.

24 MS. LUDLOW: -- because I am a stakeholder.

25 MR. OLSON: Okay. I'll hold back from the

1 5:00 to 7:00, then.

2 CHAIRMAN MAGUIRE: Okay.

3 MR. OLSON: I'll do the -- yeah, I'll do
4 the --

5 MS. LUDLOW: 1:00 to 3:00.

6 MR. OLSON: Yeah, I'll do that one. Okay.

7 MR. LUCETTE: So if I may, Mr. Olson, out of
8 those meetings that we're having with the
9 stakeholders, the intent is to have a packet that
10 will be put together that summarizes all the
11 information that's been provided that will be
12 formatted in a way that we can visualize it and
13 then will be distributed to all the board members
14 some time prior to the second workshop in December.
15 So we -- we're taking notes and we're going to
16 submit this information to all the board members
17 for their review.

18 I understand attending is helpful because we
19 can hear the information firsthand, but we're -- I
20 think we'll be doing our best to provide something
21 that's as close as possible to the feedback that's
22 been provided to us to everybody.

23 CHAIRMAN MAGUIRE: Okay. Any other comments?

24 MR. WUELLNER: You still have more --

25 MR. LENDA: Yeah, just -- just a few more

1 slides.

2 We just wanted to give a real quick overview
3 of board workshop number one where we really
4 focused on the mission statement, the vision, and
5 the value statement.

6 Just a quick overview. Mission statement
7 focusing on really what you do, who you do it for,
8 why you do it; vision statement, really brief
9 description of those aspirational, future
10 aspirational goals; and the value statement
11 describing the way an organization wants to conduct
12 itself both internally and externally.

13 So with that in mind, we took the feedback
14 from the board work -- board workshop number one
15 and developed a few draft mission statements as
16 well as vision and value statements, and we did
17 want to share those with you today. We can go to
18 the next slide.

19 These are still very much draft, and we would
20 intend to submit a briefing package to the board
21 that summarizes all these. But the first of two
22 draft mission statements, just read through these
23 really quickly.

24 Own, operate, and develop the airport to
25 support and serve the aviation community

1 businesses, and further improve the quality of life
2 for residents throughout the Northeast Florida
3 region. Again focusing on what you do, who you do
4 it for, and why you do it. Next slide, please.

5 The second one, somewhat of the same language
6 but just a little bit of a twist on it. Own,
7 operate, and develop the airport for the benefit of
8 the aviation and public communities and to support
9 economic development and the quality of life in the
10 Northeast Florida region. So again, two draft
11 mission statements. Not final by any means. We'll
12 submit that briefing packet to the board for
13 additional comment and consideration.

14 We have four draft vision statements. Embrace
15 opportunity, advance economy, see success. Second
16 one, aviation excellence within reach. The third,
17 inspire our stakeholders, engage our community, and
18 grow with our region. And the last, explore,
19 connect, and engage to inspire excellence.

20 And then last but not least, a few draft value
21 statements. It can be a combination of these or
22 all of these. But first and foremost safety. We
23 provide a safe and efficient operating environment
24 for aviation users, customers, and staff.

25 Accountability, we make fair decisions that

1 are flexible and transparent and serve the public
2 with sound judgment. We believe in leaving things
3 better than you found them. And our people. We
4 serve our airport users and businesses and are
5 open-minded to all lines of related business. We
6 provide an engaging, collaborative, and respectful
7 work environment and value our staff.

8 And so the next steps in our strategic plan is
9 obviously to incorporate any feedback from the
10 board, finish up our stakeholder briefings, and
11 then compile all that information for you to have
12 workshop number two in December.

13 Oh, yes. Thank you, Remy. And we are
14 currently conducting an online user survey as well.
15 That is in progress. That has been sent out to all
16 stakeholders, the external, the GA, and the large
17 tenant and aero businesses as well.

18 MS. LUDLOW: How has that response been?

19 MR. LENDA: I think as of now we have -- I
20 looked at it this morning. I think we were at
21 about 30 responses. Not all of those were
22 completed. Some of them were going more to the
23 questions that are applicable to them, and that's
24 how we designed the survey. But out of that, I
25 think about ten of them have completed the entire

1 survey, all questions that pertain to them, so...

2 MS. LUDLOW: That's surprising.

3 CHAIRMAN MAGUIRE: Okay. Any other questions?

4 (None.)

5 CHAIRMAN MAGUIRE: Okay. Thank you, very
6 much.

7 MS. LUDLOW: Thank you, Ryan.

8 CHAIRMAN MAGUIRE: Okay. Ed, back to you.

9 TERMINAL ENTRANCE ROAD UPDATE

10 MR. WUELLNER: Okay. First agenda item I have
11 for you is the contract award discussion for the
12 terminal access road. And I wanted to walk you
13 through where we think we are at this point and let
14 you provide additional direction if you wish.

15 We had four bids received for that work. All
16 four of the bids we received were in excess of the
17 engineer's estimate on the project. As a result,
18 the project itself would be over budget if we
19 awarded to any one of the four as it sits today and
20 it would be in -- an inadequate grant match with
21 DOT at this moment.

22 We are recommending that you pursue value
23 engineering on the project, reintroduce perhaps as
24 necessary minor project specification changes
25 should they be needed, and even rebid the project

1 should it be necessary.

2 There are a couple of items sitting out there
3 right now that really also lean toward slowing the
4 project down at this moment and awaiting some
5 additional information.

6 One is we did make application under the FAA
7 BIL program, the, what is it, Bipartisan
8 Infrastructure Law, has -- had provisions for
9 terminal-related work as well as air traffic
10 control tower-related work. We submitted grant
11 applications under that. Those probably will not
12 be released until I would think spring at the
13 latest by the time those grant applications are
14 looked at, reviewed, and grant awards made under
15 that.

16 Second is the timeline related to
17 decision-making for Northrop Grumman relative to
18 that section of the project. It's probably on an
19 after first -- well, I know it's on an after first
20 of the year. But it is tied to some work, if they
21 were to move a timeline forward, would have them in
22 construction as early as next summer perhaps. So
23 there'd be a decision-making threshold related to
24 that property, too, probably in a January/February
25 timeline.

1 So our general advice would be let's just take
2 a breather here, work on the plans and specs a
3 little more. We're not in any risk relative to
4 losing grants or anything else. Try to get the
5 project closer to what the budget is today. Await
6 a funding decision from FAA at this point and allow
7 us to finalize our work with Grumman in getting
8 that all approved by their side. So basically --

9 MR. OLSON: Would the Grumman matter hold us
10 up? Even if we were able to award the contract now
11 if it were within the budget --

12 MR. WUELLNER: Yes.

13 MR. OLSON: -- we would still be holding the
14 project because of awaiting the Grumman matter?

15 MR. WUELLNER: Yes. There are elements of the
16 project that could move forward right now, but I
17 think it makes sense waiting on their
18 decision-making.

19 Since we don't have -- it's not in budget
20 right now anyway, there's no way to move forward
21 meaningfully at this point without -- without
22 bringing the project into the budget and getting
23 Grumman decision-making, it's appropriate at this
24 point to just kind of -- just kind of hold.

25 MR. OLSON: How far -- just without down to

1 the dollars, how far -- I mean, what amount off
2 are -- is the --

3 MR. WUELLNER: Well, if you --

4 MR. OLSON: -- apparent qualified low bidder?

5 MR. WUELLNER: You are about \$1.8 million over
6 budget, so it's not even close.

7 MR. OLSON: Okay.

8 MS. LUDLOW: Okay. Thank you. Okay.

9 Okay. So, inadequate grant. So if -- if,
10 say, we took that, if it weren't 1.8 million, but
11 if it were, you know, a half million 25,000, who
12 pays for that?

13 MR. WUELLNER: That's a -- if we took this
14 additional money, you mean --

15 MS. LUDLOW: Yes.

16 MR. WUELLNER: -- if it becomes available?

17 MS. LUDLOW: Yes.

18 MR. WUELLNER: That would be FAA dollars.

19 MS. LUDLOW: Yes.

20 MR. WUELLNER: It would flow through FAA. So
21 it would be 95 percent paid for by others.

22 MS. LUDLOW: Oh, okay. So -- but we don't
23 have to get another grant for that? We don't have
24 to file another --

25 MR. WUELLNER: We have -- we have already

1 applied, but it -- you won't know whether you get
2 the money for another several months.

3 MS. LUDLOW: Oh, okay.

4 MR. WUELLNER: It was open for a very -- for
5 about three weeks or so as they began the new
6 fiscal year with FAA for projects under those two
7 programs.

8 MS. LUDLOW: But -- okay. So --

9 MR. WUELLNER: We also have a pending project
10 for -- for equipment in the tower.

11 MS. GREEN: Right. If we didn't apply, we'd
12 lose that application.

13 MR. WUELLNER: You don't have any --

14 MS. GREEN: Right. So that's why we did it
15 because --

16 MS. LUDLOW: FAA would be -- share the
17 95 percent.

18 MR. WUELLNER: We could also enter into
19 discussions with Florida DOT, but that money of
20 course would be 50/50, not 95.

21 MS. LUDLOW: Yes. Okay. So that's just
22 discussion. What is this FAA BIL? What is it?

23 MR. WUELLNER: That's the grant fund that I'm
24 referring to.

25 MS. LUDLOW: BIL?

1 CHAIRMAN MAGUIRE: Okay, Ed.

2 RESOLUTION 2022-08

3 MR. WUELLNER: Next item I have for you is
4 Resolution or proposed Resolution 2022-08.

5 This is the first I call it small down
6 payment, if you will, on the next phase of T-hangar
7 projects. This is a Florida DOT project, so
8 it's -- this authorizes acceptance of \$25,000 DOT
9 money that would be matched with -- with local
10 money. And it's in your budget, this project is.
11 But it would allow the initial site evaluations for
12 the three potential sites for T-hangars, give us a
13 handle on how many T-hangars can be built based on
14 what the funding will be for next year's DOT grant.

15 DOT funding for the first batch of T-hangar --
16 the first batch of T-hangar money will be available
17 starting -- it'll be available actually in July,
18 but probably be August till it's under grant. So
19 the construction and the final -- the design of
20 this will be on -- on a summer kind of schedule to
21 start.

22 CHAIRMAN MAGUIRE: Okay.

23 MR. WUELLNER: This just does some preliminary
24 work. Looks at the sites. Looks at the obstacles.
25 Gives us a determination based on what costs are

1 out there on T-hangars currently being bid out in
2 Florida. Give us an idea what the cost we expect
3 per unit, and that gives us an idea, too, as we
4 move forward with design how many units can be
5 built and where they would best be built.

6 MR. OLSON: I think this is a really good
7 thing to do now because it -- it gives us a leg up
8 on further defining the next phase of T-hangar
9 development so we're not waiting for the next
10 funding from FDOT which is available, as Ed said,
11 in July.

12 MR. WUELLNER: Yeah. And we'll bring this --
13 once the -- the details are in process, we'll bring
14 that back to you and know where things stand
15 relative to budgeting units and where the like as
16 we get into summer. We'll do it before then.

17 MS. GREEN: And this is already in our budget.
18 We already discussed --

19 MR. WUELLNER: This is, yes.

20 MS. GREEN: Yeah.

21 MS. LUDLOW: So the antenna facility, what is
22 that thing at the F -- where F row where the
23 port-a-port -- white port-a-ports were, why
24 can't -- that is very old. How old is that? It's
25 older than we are -- since we've been here.

1 MR. WUELLNER: I'm guessing here, but I think
2 about 2000 it was built.

3 MS. LUDLOW: Yes.

4 MR. WUELLNER: Roughly.

5 MS. LUDLOW: Oh, okay. Couldn't we look into
6 the cost of moving that?

7 MR. WUELLNER: Well, just start with the
8 premise it's not our facility.

9 MS. LUDLOW: I know, but we could ask them
10 about moving it --

11 MR. WUELLNER: Sure. We can.

12 MS. LUDLOW: -- right? If nobody asks, you
13 know, I mean, it's rather old now, so they may be,
14 you know, open to just moving it.

15 MR. WUELLNER: Perhaps.

16 MS. LUDLOW: Because, I mean, I know they
17 could put some of those antennas other places. It
18 was just where they put them back in 2000.

19 MR. OLSON: So that would be part of this
20 phase of work.

21 MR. WUELLNER: They could look at that with
22 this.

23 MS. LUDLOW: Yes. Yeah. Yes, but we can ask
24 ahead of time --

25 MR. OLSON: Yeah, right.

1 MS. LUDLOW: -- to get that moved, yes.

2 MR. OLSON: Okay. Well, I move the
3 adoption --

4 CHAIRMAN MAGUIRE: Have to go to public
5 comment.

6 MR. OLSON: Oh, okay.

7 CHAIRMAN MAGUIRE: Okay. Jose --

8 MR. RIERA: Yes.

9 CHAIRMAN MAGUIRE: -- did you have a comment?

10 MR. RIERA: Yes, I do. Jose Riera. I'm a
11 former registered professional engineer here in the
12 state of Florida.

13 And looking at this resolution, you really --
14 it brings a lot to be desired in this handset.
15 When I read it, it says one T-hangar. And for
16 those of us that are new, I was thinking one
17 T-hangar, who's going to be using only one hangar?

18 So I would -- I would suggest that the
19 resolution be drafted more concise such that it
20 indicates what is this project related to? You
21 know, a row of T-hangars. Where is it going to be
22 located? Because some of us don't know if you-all
23 have a project.

24 And then the last thing, it says \$25,000. I
25 was thinking, wow, \$25,000, that doesn't even buy a

1 door for a hangar for to build one. So it needs to
2 be more specific in saying, okay, what is this
3 \$25,000 for? And it should say that it is for the
4 engineering phase.

5 And so, those are my comments as far as making
6 this resolution more transparent and open to the
7 public that doesn't know anything about it. It may
8 be very well for you because you-all know about it,
9 but if somebody reads it like I did, I'm thinking
10 why do we need to have this resolution in this
11 manner if it doesn't tell me much about anything,
12 you know, if I were just plain in public? That's
13 my comment about making the resolution more
14 appropriately and conveys more information to
15 everyone who reads it.

16 CHAIRMAN MAGUIRE: Okay.

17 MR. RIERA: All right.

18 CHAIRMAN MAGUIRE: Any other comment from the
19 public?

20 (None.)

21 CHAIRMAN MAGUIRE: Okay. Bring it back to the
22 board. Okay, Robert?

23 MR. OLSON: Yeah, I'm looking for the one
24 T-hangar thing. So, I can't see it in the script
25 here.

1 MR. MIRGEAUX: I think it's in the title.

2 MS. GREEN: It just -- design --

3 MS. LUDLOW: Design and construct T-hangar.

4 MS. GREEN: -- and contract [sic] T-hangar.

5 It doesn't say one. It's just design and construct
6 T-hangar.

7 MR. OLSON: Okay. Okay. I move the adoption
8 of Resolution 2022-08 with the addition of language
9 to --

10 MR. WUELLNER: You cannot -- you cannot amend
11 the title of the grant with DOT. You do not have
12 that authority.

13 MR. OLSON: Oh, this is -- this is DOT
14 language? We have to accept --

15 MR. WUELLNER: The title, this is DOT --

16 MR. OLSON: Okay.

17 MS. GREEN: Because it's a participation of
18 50 percent --

19 MR. OLSON: So the --

20 MR. WUELLNER: You will -- you will have
21 additional, at least one additional resolution and
22 supplemental grant that will go pile on top of this
23 that will fund the hangar and fund the other
24 details you're looking for.

25 MR. OLSON: Okay. So the -- the information,

1 the language, the way it's written that follows the
2 word "Whereas" three places, that is not ours to
3 modify.

4 MR. WUELLNER: Correct.

5 MR. OLSON: Okay. Well, I move the -- I'll
6 simplify it. I move the adoption of
7 Resolution 2022-08.

8 MR. MIRGEAUX: Hold on. Additional discussion
9 or request additional discussion, if that's okay.

10 CHAIRMAN MAGUIRE: Okay. Yeah.

11 MR. MIRGEAUX: So, our SAAPA representative
12 brings up a great point, and it's -- and I don't
13 know if we can amend the -- the bullets under the
14 "Now therefore" section or -- obviously we can't
15 amend the title because it's not our title, that's
16 the grant program as defined by -- is it FDOT?

17 MR. WUELLNER: Yes, sir.

18 MR. MIRGEAUX: Okay. So you mentioned three
19 sites that are going to be looked at for these --
20 this engineering work. What are they again? Just
21 can we state them publicly --

22 MR. WUELLNER: Would be --

23 MR. MIRGEAUX: -- so everybody's familiar?

24 MR. WUELLNER: Would be the old Hangar Row A,
25 the old Hangar Row J, and Ms. Ludlow had mentioned

1 at a previous meeting looking at a site that was I
2 guess you would call it adjacent to the wash rack
3 in the T-hangar area.

4 MR. MIRGEAUX: So there's three separate sites
5 that this \$50,000 is going to be programmed
6 directed towards potentially.

7 MS. LUDLOW: Just for engineering.

8 MR. WUELLNER: This would be the preliminary
9 look-at.

10 MR. MIRGEAUX: For preliminary engineering.
11 So the product that we're paying for is?

12 MR. WUELLNER: Preliminary evaluation of these
13 sites.

14 MR. MIRGEAUX: So engineering paperwork,
15 right?

16 MR. WUELLNER: It's the --

17 MR. MIRGEAUX: If you can build it, here's how
18 much --

19 MR. WUELLNER: -- preliminary work --

20 MR. MIRGEAUX: -- it's going to cost and --

21 MR. WUELLNER: Preliminary work toward
22 engineering, yes.

23 MR. MIRGEAUX: And we're looking at three
24 different sites.

25 MR. WUELLNER: Yes, sir.

1 MR. MIRGEAUX: Old Hangar Row A, old Hangar
2 Row J, and an area adjacent to the wash rack.

3 MS. LUDLOW: Actually, I think I would -- the
4 one I brought up was adjacent to Estrella.

5 MR. WUELLNER: Yeah --

6 MS. LUDLOW: You know, of the tree --

7 MR. WUELLNER: -- that is the same site.

8 MS. LUDLOW: Oh, that's what you're saying?
9 Okay. I didn't -- okay. I just called it
10 something differently, but you're right. Okay.

11 Yes, and then they -- I don't know. I never
12 see why we aren't already working on those.

13 CHAIRMAN MAGUIRE: Okay. We have a motion on
14 the table from Robert.

15 MR. OLSON: Well, Justin, are you -- I'll
16 defer to a motion -- you have an idea about how --
17 how a motion should be framed.

18 CHAIRMAN MAGUIRE: You can't defer it. You
19 can withdraw it --

20 MR. OLSON: Oh, you're right.

21 CHAIRMAN MAGUIRE: -- okay?

22 The real issue, as I understand what Jose was
23 bringing up, was not what's covered, but what's
24 presented to the people so they could better
25 understand it.

1 MR. OLSON: The way it's worded, yes.

2 CHAIRMAN MAGUIRE: So whether we describe it
3 in detail or not is not the issue in terms of -- of
4 the result. It's the issue in terms of what people
5 can understand --

6 MR. OLSON: Yes.

7 CHAIRMAN MAGUIRE: -- and read. So --

8 MR. OLSON: Yes.

9 MR. MIRGEAUX: It leaves a lot out. The --
10 the actual -- the verbiage of the resolution itself
11 is very very general, it's not specific, but people
12 here are interested in specifics. So that's the
13 reason why I wanted to discuss that.

14 MR. OLSON: Yeah.

15 MR. MIRGEAUX: It's not that I'm against the
16 motion. In fact, I'm actually for it, but, you
17 know --

18 MS. GREEN: If we make it more specific, does
19 that limit ourselves?

20 MR. WUELLNER: It's just -- I don't know how
21 to describe it. It's in -- inappropriate in the
22 resolution. It's simply authorizing you to enter
23 into the grant.

24 So this is a very -- call it benign in a
25 sense. It's just authorizing you to enter into the

1 grant. The work descriptions, the work scope, all
2 of that comes as a part of a grant document, not
3 the resolution.

4 MS. GREEN: That's what I'm saying. So it
5 does not limit what they're going to look at --

6 MR. WUELLNER: No.

7 MS. GREEN: -- because that -- okay. That's
8 what I wanted to make sure.

9 MR. OLSON: It's -- it's the wording that is
10 being discussed, the specific wording. And are you
11 also then saying what Justin is asking about or
12 suggesting cannot be done either, that we're --
13 we're -- we're bound by the specific language we
14 see in front of us?

15 MR. WUELLNER: The -- 98 percent of this
16 resolution is the form that FDOT requests you to
17 use in approving -- entering into the grant. Then
18 you execute the grant independent from this
19 document. This is a component of it.

20 MR. MIRGEAUX: That's -- yeah.

21 MR. WUELLNER: Essentially as we go down the
22 project road, we -- we're going to start broadly
23 with three locations to look at. At some point the
24 decision-making will occur to narrow that down to
25 whatever can be built under the amount of money

1 that would be available in the actual project
2 funding next summer and then that will be the
3 project, and that's when you'll see the lion's
4 share of money by far.

5 MS. LUDLOW: Yeah, but right now, it's just
6 the grant.

7 MR. WUELLNER: Right now you're just starting
8 down the road.

9 MS. LUDLOW: Yes.

10 MR. OLSON: Well, I -- I offered a motion for
11 the adoption of the resolution --

12 MR. MIRGEAUX: Second.

13 MR. OLSON: -- and so --

14 CHAIRMAN MAGUIRE: Second.

15 MR. OLSON: Okay.

16 CHAIRMAN MAGUIRE: We have a second. And I
17 agree with that. Keep it simple. Let's don't
18 start interjecting, since it's not our grant in the
19 first place and we know what we're going to do with
20 it and we've expressed it to the community. I
21 don't think you're going to see a change in that,
22 okay?

23 All right. Open to the public. We've already
24 opened up to public and brought it back to the
25 board. We had a motion. All in favor?

1 MS. GREEN: Aye.

2 MR. MIRGEAUX: Aye.

3 MS. LUDLOW: Aye.

4 MR. OLSON: Aye.

5 CHAIRMAN MAGUIRE: Aye. Opposed?

6 (None.)

7 CHAIRMAN MAGUIRE: Okay. Five to zero
8 approved.

9 ADMINISTRATIVE POLICY - MEETING ROOM USE

10 MR. WUELLNER: The next item I have for you is
11 hopefully the final -- we'll get some final
12 direction so we can draft whatever you -- whatever
13 your pleasure is relative to the meeting room
14 policy for this room.

15 We went out as requested last meeting and
16 solicited information from some various users. A
17 reminder -- she jumped ahead of me already.
18 Reminder that this room carries about a 75-person
19 max and the current use is at \$75 an event for
20 those that are paying events with an additional \$35
21 an hour after that. Okay. Now you can go on.

22 So we went out and looked at what private
23 locations we could find as well as the public
24 comparable locations, School Board being one,
25 St. Johns County government being the other on the

1 public side for meeting room use and space. We
2 tried to summarize that. I know it's really small
3 type, but should have been included in your packet
4 that you -- you can read it a little closer.

5 But in summary, the School Board charges
6 everyone, including themselves, to use their own
7 space at every location. It's cross-billed, if you
8 will, across departments and schools and entities.
9 Any outside entity of course pays for any space it
10 uses whether it's inside or outside.

11 It has to be consistent with their policy also
12 in terms of who gets to use it, when and how.
13 Depending on the time of day and the like, it may
14 require you to go through -- every person to go
15 through detailed background checks that they
16 require from anyone entering school property that's
17 it's not a parent and actively picking up or
18 dropping off a child.

19 A couple of private places you can see were
20 quite expensive and they were very clear on the
21 fact that everyone gets charged. There's no --
22 there are no freebies at any other private venues.
23 Many have additional strings such as you must use
24 their catering for food, things of that nature.
25 Almost all require outside insurance be provided

1 for each event, also.

2 So, that's kind of in response to what you
3 asked us to look into at your last meeting so we
4 could get kind of a flavor for what you ultimately
5 want us to do.

6 I think the next slide has kind of the -- the
7 items that we just need to walk through again, see
8 what -- see what your -- what your -- provide us
9 some direction whether it needs a modification
10 within the policy or the existing language will
11 suffice.

12 But basically, we're categorizing the uses
13 into several classifications. There was the issue
14 of equipment that was out there, whether we are
15 providing or allowing others to use, and if so, are
16 we renting that or just allowing it.

17 How are we handling food and beverage with
18 outside? Are we allowing that? If so, what --
19 what strings are attached if you will to that? Are
20 we requiring insurance general liability, or simply
21 as to the current policy has it, would it just be
22 for using -- serving alcoholic beverages that might
23 trigger insurance, a separate insurance?

24 What the scheduling and priority would look
25 like relative to the different kinds of users that

1 were established on the -- on the front end. And
2 then lastly, anything else you might want to
3 interject into the policy at this point.

4 So with some direction, we can get you -- get
5 you a draft that hopefully would be able to be
6 approved at the December meeting and we can put
7 this topic to bed.

8 CHAIRMAN MAGUIRE: Okay. You want to start?

9 MS. LUDLOW: Yes.

10 CHAIRMAN MAGUIRE: Go ahead.

11 MS. LUDLOW: Thank you.

12 Well, our conference center was built as a
13 conference center, not -- it was not built to be
14 rented out in the first place, so...

15 We don't charge -- like when we do the MS bike
16 races, we don't charge those people, do we?

17 MR. WUELLNER: No. The prior board had
18 authorized that --

19 MS. LUDLOW: Of course not. It's a community
20 affair. I think that it still should stand -- I
21 agree to charge the people like if they're
22 outsiders, they want to have a business meeting
23 here. And I can't see anybody having a wedding
24 that -- in a 75-person room. The room's too small
25 for anything, but if it's totally an outside

1 function, then I can see charging them.

2 But if it's airport-related, and this should
3 be the -- your hierarchy: Airport-related,
4 government-related, what -- Civic Round Table,
5 that's a liaison with the City Commission -- with
6 the County Commission, I mean, and then the
7 Aerospace Academy, academics.

8 Now, I could see that, you know, it can be
9 first come first served, but like if they want to
10 meet on the third Thursday, if they say they're
11 going to have food, then yes, then you charge them
12 more. If they want to rent the -- I mean, you
13 charge them, period. If they want to rent the
14 equipment, then you charge them.

15 But for community people like government,
16 Coast Guard, and things like that, I think that we
17 should provide this service just like we did for
18 the MS bike things out there. And this is a lot
19 more -- it's a lot better for the community than
20 just one thing, because you would cover the
21 government airport-related.

22 You know, we -- we need a room like this. You
23 know, through having people come in for meetings,
24 you need a room like this. The government-related,
25 you know, we're going to need this when we start

1 our Safety Review committee, I can tell you. We
2 already have that going. And so how can -- you
3 know, you're going to let me use this room, you
4 know, for our review committee.

5 I still think it's a conference center, we
6 should use the hierarchy airport-related,
7 government-related, liaison to County Commission,
8 Aerospace Academy and School Board. If -- charge
9 the other people who are outsiders, and yes,
10 charge -- charge.

11 If these people say that they make a mess,
12 then charge them for cleanup. But -- but most of
13 these people, they'll sit here just like we're
14 sitting here. Anyway, that's my opinion.

15 CHAIRMAN MAGUIRE: Okay. Who else?

16 MS. GREEN: I think our last meeting, we had a
17 hierarchy of everything.

18 MS. LUDLOW: We did --

19 MS. GREEN: Right.

20 MS. LUDLOW: -- and this was it.

21 MS. GREEN: That's what I'm saying. So I
22 don't think that's at issue.

23 MS. LUDLOW: No.

24 MS. GREEN: Okay. I just want to make sure
25 we're not changing anything there --

1 MS. LUDLOW: No, we're not changing --

2 MS. GREEN: -- because we have the
3 government --

4 MS. LUDLOW: -- anything.

5 MS. GREEN: Okay.

6 MS. LUDLOW: Yeah, we weren't done --

7 MS. GREEN: Okay.

8 MS. LUDLOW: -- really the hierarchy, but --
9 but even at that, it should be first come first
10 served.

11 MS. GREEN: Sure. I don't think that's
12 different from what we spoke about before, either.
13 So I think that's --

14 MS. LUDLOW: I agree.

15 MS. GREEN: -- all set with what was
16 presented.

17 MS. LUDLOW: I agree.

18 MS. GREEN: Okay.

19 MS. LUDLOW: I agree.

20 MS. GREEN: I just want to make sure that
21 nothing's changed.

22 MS. LUDLOW: No. Everything's still the same,
23 and I --

24 MS. GREEN: Okay.

25 MS. LUDLOW: -- you know, I still feel the

1 same, that it's a conference center and it's a
2 community, you know, facility.

3 MS. GREEN: I think we all agreed on that last
4 time at the last meeting, so...

5 CHAIRMAN MAGUIRE: Okay.

6 MS. LUDLOW: It looks like then we don't
7 charge for these people unless they want to rent
8 equipment or unless they're going to bring food,
9 and if they don't clean up, then you charge them
10 for cleanup.

11 CHAIRMAN MAGUIRE: Okay. Current use is \$75
12 an hour -- for three hours --

13 MR. WUELLNER: Yes, sir.

14 CHAIRMAN MAGUIRE: -- regardless and Reba
15 wants to change that. Robert, what's your idea?

16 MR. OLSON: Let's see. I think --

17 MS. LUDLOW: They made that up.

18 CHAIRMAN MAGUIRE: What?

19 MS. LUDLOW: The \$75. It's never been
20 charged.

21 CHAIRMAN MAGUIRE: Have we charged that?

22 MS. LUDLOW: That's never been charged.

23 MR. WUELLNER: Sure it has to private users --

24 MS. LUDLOW: But out -- of course --

25 MS. GREEN: Right.

1 MS. LUDLOW: -- for outside.

2 MS. GREEN: Right.

3 MS. LUDLOW: Yeah, for outside people. But
4 I'm talking about the --

5 CHAIRMAN MAGUIRE: Wait a minute. Do we
6 charge for everybody now are just outside people?

7 MR. WUELLNER: Just outside.

8 MS. GREEN: Correct.

9 CHAIRMAN MAGUIRE: Okay. So you're -- what
10 you're saying is leave it exactly like it is.

11 MS. LUDLOW: (Nods head.)

12 CHAIRMAN MAGUIRE: Okay. Ideas, Robert?

13 MR. OLSON: I gave Ed -- two meetings ago,
14 excuse me, Ed asked board members to share any
15 thoughts about it. He provided a draft. I gave
16 him detailed written comments on input, and I don't
17 have anything else to add other than I'm waiting
18 for the draft that comes out apparently at the next
19 meeting where we can just --

20 MS. GREEN: Right.

21 MR. OLSON: -- deal with it.

22 CHAIRMAN MAGUIRE: Justin, do you have
23 anything to add?

24 MR. MIRGEAUX: No, I think -- I like Reba's
25 idea and it sounds to me like your input --

1 CHAIRMAN MAGUIRE: Okay.

2 MR. MIRGEAUX: -- was usable, so --

3 MR. OLSON: Yeah.

4 CHAIRMAN MAGUIRE: Okay.

5 MS. GREEN: And that's what we decided last
6 time. So, yes, everything's right on board.

7 CHAIRMAN MAGUIRE: Do you feel like that's
8 enough guidance?

9 MR. WUELLNER: Sure. Basically it's staying
10 the same.

11 CHAIRMAN MAGUIRE: That's what I understand.

12 MR. WUELLNER: We'll -- we'll fix some wording
13 here and there to make it clearer.

14 CHAIRMAN MAGUIRE: Okay.

15 MS. GREEN: And we'll get to see it --

16 MR. WUELLNER: We'll propose some --

17 MS. GREEN: -- obviously before.

18 MR. WUELLNER: -- wording, I should say.

19 CHAIRMAN MAGUIRE: Okay. All right.

20 MS. LUDLOW: Doug. Doug.

21 CHAIRMAN MAGUIRE: Now, do I have public
22 comment?

23 MS. LUDLOW: Doug.

24 MR. MIRGEAUX: He's got it.

25 MS. LUDLOW: Doug has a question.

1 CHAIRMAN MAGUIRE: Okay.

2 MS. GREEN: He already asked for public
3 comment.

4 MR. BURNETT: You're going -- I just want to
5 make sure we have public comment.

6 CHAIRMAN MAGUIRE: Yes. Okay.

7 Mr. Liotta? No -- yes, you do.

8 MR. LIOTTA: Matt Liotta, 93 Lake Mist,
9 St. Johns.

10 At the last board meeting when this topic came
11 up, I stated that through my public record request,
12 I had determined that tenants had asked for use of
13 the space and were denied. And there was some
14 discussion on -- on behalf of Passero Associates
15 where there was a statement that whenever they had
16 asked to use the room, they -- they went to Cindy,
17 which did not jive with the public records request
18 that I had originally gotten.

19 I followed up subsequent to that and got
20 another set of responsive information that was not
21 included in the first one, even though it should
22 have been, and it does show that in some cases they
23 requested of the airport to hold meetings here, but
24 in other cases, they did not.

25 So it's -- it's plainly clear from the data

1 that this space is being used by one tenant when
2 other tenants are being denied access to it and
3 they have through their badge the ability to come
4 in here without asking anybody, and no other tenant
5 has that. That is an exclusive right, which is a
6 violation of the FAA assurances.

7 And I point that out because you're going to
8 be spending time with the FAA when they look into
9 how you're doing with your assurances compliance,
10 and this is not and has not been compliant. Thank
11 you.

12 CHAIRMAN MAGUIRE: Okay. Mr. Hay?

13 MS. GREEN: Reba?

14 MS. LUDLOW: I have to wait.

15 MR. HAY: Bill Hay, just a -- a tenant on the
16 property. Thank you, Mr. President, for letting me
17 change my request.

18 I only want to add my two cents. I haven't
19 asked to use this facility nor have I been
20 declined. I hope to ask for it in the future for
21 my Bahama escape classes for general aviation
22 pilots to leave to fly their first time or their
23 30th time to the Bahamas.

24 But the tipping point for me personally in my
25 group, because I don't charge for my experience or

1 my time, is going to be the insurance requirement.
2 And so I'd like to put my two cents in to say that
3 if we have a policy that covers the building for
4 public access, you might want to extend that to
5 some groups that aren't charging for folks to come
6 in and pick up a skill like flying to the Bahamas.
7 Thank you.

8 CHAIRMAN MAGUIRE: Okay. Jose again?

9 MR. RIERA: Jose Riera. This time I'm going
10 to put my hat with the U.S. Coast Guard Auxiliary.

11 Basically we would like to use this room in
12 order to hold classes for public safety boating.
13 That's one of the things I make emphasis that we
14 have not had any classes for the last two years.
15 Fatalities have gone up because of the lack of
16 training for the new people that have been
17 getting -- that have more money than brains and buy
18 bigger boats than they can handle.

19 So we'd like to maintain the use of this
20 facility at least twice a year and be able to
21 convey that -- the safety that the public needs in
22 order to be able to have safe operating practices
23 on their boating.

24 And like Reba indicated a while ago, it's --
25 we are agreeing with some of the things that she is

1 saying, is maintain the facility available for
2 public safety and then charge all those other
3 people that want to use it as a private function.
4 We have no problem with that. So, that's my
5 comment.

6 MS. LUDLOW: Thank you.

7 CHAIRMAN MAGUIRE: Okay. Thank you very much.
8 Any other public comment that doesn't have a paper?

9 (None.)

10 CHAIRMAN MAGUIRE: Okay. Bring it back here.
11 The -- do you have a consensus? You don't need a
12 motion; is that correct?

13 MS. LUDLOW: I have a comment.

14 CHAIRMAN MAGUIRE: Okay.

15 MS. LUDLOW: I mean, you brought it back to
16 the board for comment --

17 CHAIRMAN MAGUIRE: Yes.

18 MS. LUDLOW: -- so I had to wait till they
19 were done.

20 Okay. I understand what Matt is saying
21 about -- and we know he's talking about Passero,
22 and we know that Passero can come in, and Ed says
23 that it's in their lease that he -- that he gave
24 them the right the come in and use -- actually,
25 it's just to use the ice machine.

1 So they have a bathroom outside. They could
2 have their own ice machine or water -- and have
3 their own refrigerator over there and that would
4 stop the traffic coming in. Because anybody can
5 look at those things and know who comes in. And
6 when -- when we're denied some of these things, yet
7 I agree, you know, other people can come and go,
8 that isn't really fair.

9 So is there a way you can take that out,
10 modify their lease, that they need to have their
11 own refrigerator and you're supplying the bathroom?
12 Because that's the only reason they need to come in
13 here.

14 MR. WUELLNER: I'm sure it could be at lease
15 renewal. It could be a point. It would require
16 both parties to agree to it until that time.

17 MS. LUDLOW: Well, I think that would be the
18 fair thing to do, you know.

19 CHAIRMAN MAGUIRE: Okay. Is -- do we have a
20 consensus? We don't need a motion for this, do we?

21 MS. GREEN: No. I think that they already --
22 we already gave our consensus --

23 CHAIRMAN MAGUIRE: Yeah.

24 MS. GREEN: -- about where we were last time;
25 we just need to see the draft which will be back in

1 December --

2 CHAIRMAN MAGUIRE: All right.

3 MS. GREEN: -- right? Yeah. And you've
4 gotten all the input from -- okay.

5 CHAIRMAN MAGUIRE: Okay. Let's move to the
6 next one, Ed.

7 EASTSIDE PRELIMINARY ENGINEERING REPORT

8 MR. WUELLNER: Next one is actually a
9 presentation by Passero. I think Matt's doing
10 that, Matt Singletary.

11 As promised, we've got -- gotten the results
12 from the preliminary work on the east side, the
13 environmental surveying, some testing and some
14 other information, so I think Matt wants to share
15 that.

16 MR. SINGLETARY: Thank you, Ed. Yeah, I'm
17 going to try to keep this concise as I can, so if
18 you have any questions or want me to elaborate on
19 something, let me know.

20 But basically, there's five categories of work
21 that we were looking at for you guys:
22 Environmental, survey, geotechnical, water supply
23 planning, and transportation planning. If you
24 would go to the next slide, please.

25 Okay. So -- okay. So, like I said,

1 environmental is the first one I'm going to go
2 through. This is a graphic. The blue boundary you
3 see represents the study area that we looked at.
4 This is all on the east side of the airport.
5 You've got Gun Club Road to the south. This is the
6 main hangar development site that we had been
7 talking about initially.

8 So, just to kind of recap real quickly the
9 scope of the work and give you some brief result
10 summary of it, a Phase 1 environmental assessment
11 is one of the tasks that we are looking at. That
12 actually is not yet complete. I expect to have it
13 within the next couple of weeks. Basically what
14 that is going to look at is just to kind of make
15 sure there's not a chance of some kind of
16 contamination on-site. I don't expect any issues
17 with that.

18 The next is the wetland delineation. We do
19 have that complete. I've got a couple of slides to
20 show you some graphics on that, but bottom line is
21 there will be some wetland impacts and there will
22 be some required mitigation.

23 The third environmental aspect that we looked
24 at tasked is a protected species survey. Bottom
25 line on that also is I don't expect any real risks

1 or impacts to protected species as long as we stay
2 out of what's considered saltwater marsh or
3 saltwater wetland areas that you open yourself up a
4 little bit more because there are some species that
5 could be using that kind of habitat on the site.
6 Please next slide.

7 Okay. So this is a graphic that our
8 environmental consultant produced. The point of
9 this is just to show you the wetland areas that
10 were identified.

11 So the green areas, this is our site we're
12 talking about. The green is freshwater wetlands
13 and then the orange is saltwater wetlands. So
14 tying that into what I was just saying about the
15 protected species. The -- there are -- the point
16 there is they're more highly valued and if you do
17 have impacts to saltwater wetlands, there's a
18 higher cost. Next slide, please.

19 So this is another slide just giving you a
20 different view of the overall site and the wetlands
21 that are on-site. It also -- you can see how that
22 overlays with the proposed conceptual hangar layout
23 that we did earlier this year for you guys.

24 Just looking at that footprint here, this
25 green, that's about seven acres of wetland impact,

1 just to give you an idea of what -- based on that
2 layout. We also have the delineation for the
3 wetlands on that area closer back to Gun Club Road.
4 So we have that available for development over
5 there because that is also a planned development
6 area per the Airport Master Plan. Next slide,
7 please.

8 Okay. So that caps the environmental scope of
9 work. I guess, like I said, if you have any
10 questions on any of it, you can stop me and ask
11 questions as I go along, but that's the
12 environmental.

13 This is the survey, is the next subconsultant
14 and category of work we did. That's pretty
15 straightforward, but you have this area over here
16 in the vicinity of the proposed conceptual hangar
17 development. That's where we did a more detailed
18 survey with getting all of the features of the site
19 and getting elevations and stuff like that. We do
20 not have the final deliverable on that yet, but I
21 also expect that to be available soon so we can
22 provide any comments and get that --

23 MS. LUDLOW: May I?

24 MR. SINGLETARY: -- hopefully finalized this
25 month. Go ahead.

1 MS. LUDLOW: Mark that, please, where the
2 hangars are going to be.

3 MR. SINGLETARY: You can barely see it, it's
4 faded back, but this is the --

5 MS. LUDLOW: Oh, okay.

6 MR. SINGLETARY: -- site that we're mainly
7 talking about. So we've got -- this is our, you
8 know, detailed survey area. So we have that
9 information available now for any kind of site
10 development design and permitting.

11 The rest of the survey task is related to the
12 wetlands, so back to this overall blue area which
13 was the same for the environmental. The
14 environmental subconsultant went out and staked and
15 flagged the limits of all the wetlands and then our
16 surveyor came out and located and mapped all of
17 those. So the border of all the green, you know,
18 all over the site, that's what they went out there
19 and mapped. So those are the two survey tests. We
20 can go ahead if there's no more questions on that.

21 MR. MIRGEAUX: I have a question.

22 MR. SINGLETARY: Go ahead.

23 MR. MIRGEAUX: You said that seven acres of
24 freshwater wetlands are going to be impacted by the
25 current overlay?

1 MR. SINGLETARY: Well, so we have the
2 conceptual layout, which is simply a conceptual
3 layout just to, you know, give for the
4 Airport Authority to show something that could be
5 done on that site. If you look at the green, yes,
6 it is freshwater wetlands that were delineated. If
7 you take --

8 MR. MIRGEAUX: So my question is this.

9 MR. SINGLETARY: Okay. Go ahead.

10 MR. MIRGEAUX: What does mitigation look like?
11 Just you don't have to like get specific, but kind
12 of like, big blue arrow, talk me through what does
13 a mitigation plan look like? Where is that going
14 to go? Because I'm thinking retention ponds, but I
15 don't want to -- it could be something else that I
16 don't know about.

17 MR. SINGLETARY: Wetland mitigation, typically
18 you would pay into a wetland mitigation bank, and
19 that's one option.

20 I think for the Airport Authority, there is
21 some wetlands that they already have on their
22 property on the west side of U.S. 1 that could be
23 made conservation areas. So instead of paying into
24 a bank, you could make that a conservation area
25 that then could not be developed and that would

1 solve the problem --

2 MR. MIRGEAUX: Is that a definite?

3 MR. SINGLETARY: -- for the mitigation.

4 MR. MIRGEAUX: Is that a definite?

5 MR. SINGLETARY: I'm not a hundred percent
6 sure on that. That's what I've been led to
7 believe. That's something if we move forward with
8 wetland permitting, we'd nail down the specifics of
9 that. But I think those are your two options;
10 either a conservation area or you pay into a
11 wetland mitigation bank.

12 MR. MIRGEAUX: Thank you.

13 MR. SINGLETARY: Sure. So, that is the survey
14 that I was just talking about. And then the next
15 scope of work is geotechnical site investigation.

16 So we looked at two areas. One, once again,
17 is the area of the main project site where we have
18 the proposed conceptual hangar layout. And then
19 the second is over here. One of the proposed work
20 that's in your capital improvement program is to
21 realign -- currently Hawkeye View Lane goes like
22 this. It's proposed to do this, and then that
23 would open up all this space for more development
24 for you guys.

25 So we looked at both this area and that area,

1 and bottom line, I've got these three bullets on
2 the results. The soils on-site are good for
3 building on. They're -- you know, can support
4 building structures and pavement as far as the type
5 of soils they are. So that's good. They're --
6 based on the testing we did, they drain well, water
7 flows through them well. So that's also a positive
8 characteristic for building on.

9 The one that's a little bit of a hurdle is the
10 groundwater is near the surface and relatively
11 high, so that would be expected on a site that's
12 got a lot of wetlands and low-lying areas.

13 But we should anticipate having to fill the
14 site, you know, a significant amount to get up high
15 enough to both create some separation from the
16 groundwater and also to get high enough to be above
17 expected flood elevations because we are also right
18 there adjacent to the Intracoastal and floodplains.

19 So that's the recap. Any questions on the
20 soil study?

21 (None.)

22 MR. SINGLETARY: If not we'll move on.

23 So this is a graphic -- the next category of
24 work is the potable water planning study we did.
25 Our utilities engineer subconsultant for waters

1 produced this graphic.

2 It kind of -- the purpose of this, it shows
3 both the existing water main system and also some
4 proposed upgrades that they have included, as far
5 as these different lines and colors represent
6 different sizes of the water mains.

7 And then kind of the main thing to know is
8 over here as we were talking about our main -- this
9 is our main site we've been talking about and then
10 this is back towards Gun Club Road. There is
11 proposed development on the east side of the
12 airport for the Airport Master Plan. There's also
13 proposed development down here between Estrella and
14 North Boulevard in the area of where we are now in
15 the conference center area. So we wanted to look
16 at both of those two areas and try to figure out
17 what kind of upgrades to the water system should be
18 done to support that development that is
19 conceptually proposed.

20 So, our subconsultant, they ran some water
21 models analysis looking at both the existing demand
22 on the water system and proposed demand from these
23 different proposed developments and then made some
24 recommendations -- well, included in this analysis,
25 they looked at multiple scenarios of some different

1 upgrades that could be done inside these models and
2 different combinations of upgrades. And the bottom
3 line, the recommendation that they're going with is
4 similar to what we had showed you previously, some
5 of it at least.

6 This purple line you see wrapping around the
7 airfield, that is a new water main loop that would
8 support proposed development over here on the east
9 side. We had kind of mentioned that as an idea
10 previously and it turns out that's something they
11 looked at and they do recommend that we do to
12 support the proposed development.

13 And then also over here, just kind of a
14 separate scenario, they looked at what we might
15 want to do over here, and that also includes
16 installing some new water main loops which loop and
17 tie back to U.S. 1 to the existing water main.

18 That's basically the recommendations. If you
19 want me to try to elaborate on any of that, I can.
20 Otherwise, I'll move to the next slide.

21 MR. OLSON: Could you show --

22 MR. SINGLETARY: Go ahead.

23 MR. OLSON: -- how the red line service
24 relates to the relocation of Hawkeye View? I mean,
25 I guess I'm wondering whether --

1 MR. SINGLETARY: Yeah. So the red or magenta
2 line, the idea is that this is the area where
3 Hawkeye View would be realigned. It would follow
4 that path and then it would come down along
5 where -- this is the existing Hawkeye View Lane and
6 the North 40 Grumman complex, and then this is that
7 main development site we've been talking about.

8 So it would come all along that path, and then
9 the path from here across the airfield is to be
10 determined, but something of that kind of basic
11 layout and tie -- tie back in over here in the
12 Estrella --

13 MR. OLSON: I guess then fundamentally in
14 order to provide utility services to the
15 development site we're focused on now, does -- does
16 that require the relocation also of Hawkeye View at
17 that point or could the Authority proceed with the
18 development of the new east site without having to
19 fund -- or undertake the relocation of
20 Hawkeye View?

21 MR. SINGLETARY: I mean, they can be done
22 separately. The idea with the routing shown here
23 is that it would follow the same path. That would
24 make sense if the Hawkeye View realignment is
25 moving forward, but I guess to answer your

1 question, you could --

2 MR. OLSON: Yeah.

3 MR. SINGLETARY: -- do the water main upgrade
4 and follow an alternate path, if that -- that would
5 make sense.

6 MR. OLSON: Okay. Because that -- there
7 really could be two different projects and there
8 could be a need to go ahead with the hangar
9 development site in advance of whatever we're
10 waiting for to fund the relocation of Hawkeye View.
11 And that's a broader issue than simply what you're
12 doing. Okay.

13 MR. SINGLETARY: Yeah. I mean, we were kind
14 of looking at it from a more global perspective,
15 not -- you know, we were looking at all of the
16 proposed development over here so that if we did a
17 water main upgrade, you'd want to do it so that it
18 could accommodate anything that you thought was
19 going to occur that the Airport Authority is going
20 to invest money in.

21 MS. GREEN: So we wouldn't have to do it
22 twice.

23 MR. SINGLETARY: Right.

24 MS. GREEN: Yeah.

25 MR. OLSON: But we -- I mean, I guess

1 fundamentally from a utility standpoint, do we have
2 the ability to proceed with the development of the
3 new hangar site without doing the Hawkeye road
4 thing as a prerequisite or in conjunction with
5 that?

6 MR. WUELLNER: I think you're going to have to
7 do the utility one way or the other in order to
8 support new development back there.

9 MR. OLSON: The new alignment of the utility.

10 MR. WUELLNER: Don't have to do the new
11 alignment of the utility. The road would be kind
12 of treated -- you could deal with that
13 independently.

14 MR. OLSON: Okay. Well -- okay.

15 MR. WUELLNER: But the utility would be a
16 prerequisite because you're going to need fire flow
17 back there in order to meet fire codes.

18 MR. SINGLETARY: So, for instance, the
19 North 40 Grumman facility, it has two very large
20 water tanks on-site which are in lieu of having a
21 water main that would provide the fire flow that is
22 required like Ed is talking about. So --

23 MR. WUELLNER: And those are owned by Grumman,
24 not us.

25 MR. SINGLETARY: Right. So you could -- you

1 know, whoever develops the site could put on-site
2 tanks just like they did, but the more -- if it's
3 possible, it makes more sense to have a water main
4 running to the site that will support the
5 development.

6 MR. OLSON: Okay.

7 MS. LUDLOW: Does this have -- back up to
8 Gun Club Road or not -- I mean, the Gun Club
9 per se, have we bought -- we haven't bought that
10 property yet, right?

11 MR. WUELLNER: No.

12 MS. LUDLOW: But does this rely on buying that
13 property, any of this?

14 MR. WUELLNER: Yes.

15 MS. LUDLOW: It does.

16 MR. WUELLNER: Yes.

17 MS. LUDLOW: So we haven't even bought the
18 property yet.

19 MR. WUELLNER: Correct. You have -- you have
20 grant funds to purchase property available in July.

21 MS. LUDLOW: Yeah, if they sell.

22 MR. WUELLNER: We -- we've had preliminary
23 meetings with them, so...

24 MS. LUDLOW: So, anyway, that's -- I have
25 another question.

1 Like hangar space, is this called wetlands
2 right here like east of -- like couldn't we build
3 hangars like right out there -- Matt, you would
4 know that. You know, leaving -- like to the east
5 of the conference center, like going around to
6 where the fire station is now, there's room to
7 build some things there. Even if there's one --
8 another Joe Duke hangar, you know.

9 MR. SINGLETARY: We have looked at some
10 possible, you know, development just east of where
11 we're standing here. I don't know if we've looked
12 at T-hangars, for instance, but --

13 MS. LUDLOW: No, I don't mean really
14 T-hangars. I mean maybe a specialty, you know, one
15 person. You talked about that --

16 MR. WUELLNER: I think they're still shown on
17 the master plan there.

18 MS. LUDLOW: You talked about that in the
19 past --

20 MR. WUELLNER: Yeah.

21 MS. LUDLOW: -- when you were talking about
22 building -- getting another building over there.
23 So it has nothing to do -- nothing would stop that.

24 MR. WUELLNER: Correct.

25 MS. LUDLOW: I mean, it's not wetlands. So

1 you could build -- now you could lease -- build
2 another Joe Duke hangar here west of this -- I mean
3 east of this conference center, right?

4 MR. WUELLNER: That would be very hard to
5 answer, but there are -- you have some retention
6 ponds there that would either need to be --
7 depending on the size of the buildings proposed,
8 might need to be modified. You might -- if you
9 leave those in place, you might have some
10 limitations on what could be built without
11 modifying.

12 MS. LUDLOW: Uh-huh.

13 MR. WUELLNER: Without the specifics of the
14 project, it'd be kind of hard to say, but there is
15 room to build some hangars there, yes.

16 MS. LUDLOW: There is room to build either
17 some hangars or a huge hangar.

18 MR. WUELLNER: I'm not sure we could get to,
19 as you use the example, Joe Duke size hangar in
20 that location. I'm not sure it would -- could be
21 accommodated --

22 MS. LUDLOW: Okay.

23 MR. WUELLNER: -- but you certainly could get
24 some other things in there.

25 MS. LUDLOW: Okay. That would -- that's -- I

1 should have called it Nimbus. But --

2 MR. WUELLNER: I know what you mean.

3 MS. LUDLOW: -- I was just thinking about the
4 size.

5 MR. MIRGEAUX: Has -- has -- have we in the
6 past or has another board previous to us, have they
7 conducted a preliminary survey on that area that
8 Reba's talking about there between here and east of
9 here to the fire station?

10 MR. WUELLNER: Survey -- all I can tell you is
11 we've done just the master planning showing the
12 locations. No survey work. No active engineering.

13 MR. MIRGEAUX: Got it. So that would -- that
14 would be the next step if you wanted to find out,
15 I'm assuming.

16 MS. LUDLOW: That's right, yes.

17 MR. WUELLNER: There could be some elevation
18 challenges there --

19 MS. LUDLOW: He had mentioned it, but --

20 MR. WUELLNER: -- too, because it does drop
21 off.

22 MS. LUDLOW: -- about building that way.
23 Actually, you were talking about buildings, though,
24 not hangars at that time.

25 MR. WUELLNER: I think it's always been

1 hangars down that way.

2 MS. LUDLOW: Oh.

3 MS. GREEN: We still have the groundwater
4 issue and making sure that the elevations are okay.

5 MS. LUDLOW: Thank you, Matt.

6 MR. SINGLETARY: Sure. No problem.

7 If there's no more questions on the potable
8 water on this drawing, I've got one more map that
9 just kind of shows the bottom line recommendation
10 as it relates to the east side with just another
11 view showing the new loop that would run across the
12 airfield.

13 Like I said, the exact routing of that would
14 have to be determined, but it follows the path we
15 were just discussing on the last slide, tying in at
16 Gun Club Road and then over near the ARFF station
17 at Estrella Avenue kind of area. So that's it on
18 that. Next slide, please.

19 Okay. The last -- the last subconsultant and
20 type of work we looked at, it was the
21 transportation planning, somewhat similar in nature
22 to the water supply planning, just for traffic.

23 You know, we have -- as I discussed with the
24 water, we've got proposed development for the
25 Airport Master Plan over in this area and then also

1 proposed development over kind of in the area we
2 are now between Estrella and North Boulevard.

3 And so, we wanted to look at -- mainly we were
4 focused on some two intersections; the
5 intersections that feed, you know, these kind of
6 two development areas or how the intersection would
7 be projecting.

8 One is Gun Club Road which is existing today.
9 It feeds all of this east side development area
10 back there. So we're were looking at that
11 intersection. And then the other is -- we've got
12 it labeled as 5th Street.

13 So on the west side of U.S. 1, there's a road
14 called 5th Street. Directly across, there's
15 currently no road, but the conceptual plan right
16 now, and there is some money programmed through the
17 State to fund it, is a new road to connect from
18 where 5th Street is down to the conference center
19 access road. And the idea is that would be kind of
20 the main access to this area and to any of this
21 development that could potentially occur in that
22 overall south general aviation area. So that's why
23 we're looking at that intersection.

24 So our subconsultant, LTG Traffic Engineer,
25 they did a traffic study essentially to determine

1 if it would be warranted to install a signal at
2 Gun Club Road and at this 5th Street intersection
3 if all of that -- this proposed development did
4 occur, and they were following FDOT's guidelines
5 for what's called a traffic -- traffic signal
6 warrant.

7 So that was one aspect of the study. And then
8 the other aspect was just to look at, you know,
9 this whole stretch between those two intersections
10 and give us an idea of what changes would need to
11 occur on U.S. 1 related to access management,
12 basically access northbound and southbound, at
13 which points would need to change.

14 So the results of this study, number one, the
15 traffic signals they found if you had the full
16 build-out of all the proposed development that's,
17 you know, projected right now, that traffic signals
18 would be warranted at both intersections.

19 And then as far as the access management piece
20 of it, basically what you're looking at is they
21 looked at -- FDOT's got different spacing
22 requirements for signals and full median openings.
23 So, you know, U.S. 1 here is a divided four-lane
24 highway, so anywhere that you want a full access in
25 both directions, there has to be a cut in the

1 median, a median opening.

2 So in this scenario, if you had intersect --
3 if you had a traffic signal at Gun Club, that would
4 be a full median opening. You have a full median
5 opening there now, but this proposed scenario,
6 you've got one here, one at Grumman's existing
7 traffic light, their main entrance, one at the
8 proposed new airport main entrance in line with the
9 terminal, and then one at this new 5th Street
10 intersection. And then in between those, right now
11 you've got some different median openings that
12 would have to be modified.

13 If you go to the next slide, I'll just show
14 you how this got rotated, but this is a graphic
15 from LTG's report which kind of shows this access
16 management plan that I was just discussing. It's
17 kind of hard to see here because it's rotated, but
18 essentially those four full median openings I was
19 discussing, that's what you see at the top. A, D,
20 I think F is the new access to the terminal
21 building area and the main airport access, and then
22 J is the 5th Street.

23 So there's other median openings in the middle
24 that would have to change, and that's what those
25 other letters represent, you know, and this is just

1 showing that -- has some information about
2 dimensions and spacing between those median
3 openings to show that you could have those four
4 main new intersections and that you could meet the
5 spacing requirements, is kind of it.

6 So that's all I've got on that and on the five
7 different tasks that were completed, so -- go
8 ahead.

9 MS. LUDLOW: I have a question. I thought
10 that the road that was going through was kind of an
11 extension of this airport -- of our conference
12 center road. Is it further down?

13 MR. WUELLNER: It is.

14 MR. SINGLETARY: You're correct, yeah.

15 MS. LUDLOW: It just looks like this road that
16 would go all the way through.

17 MR. WUELLNER: It would.

18 MS. LUDLOW: Right.

19 MR. SINGLETARY: It did -- it does line up
20 with where -- the end of the access road over here,
21 the way you come into the conference center, it
22 would connect there and then go west to U.S. 1.

23 MS. LUDLOW: Right. Right. So, yeah, that's
24 what I meant.

25 So -- and what timeline are you thinking about

1 for all that water? Because I would -- I mean all
2 of the water work, because I'm going to ask you
3 about traffic lights.

4 MR. SINGLETARY: You're talking about the
5 water work or the --

6 MS. LUDLOW: I'm talking about, yes, where
7 you -- you know, running these mains and -- yes.
8 What timeline are you talking?

9 MR. SINGLETARY: I mean, there really is not a
10 timeline determined at that at this point as far as
11 I know.

12 MR. WUELLNER: It's got to be -- it's got to
13 be funded somehow first.

14 MS. LUDLOW: Okay. So this is future, like a
15 year or --

16 MR. WUELLNER: It's really going to be up to
17 the board to decide how --

18 MS. LUDLOW: You have to get --

19 MR. WUELLNER: -- it's funded.

20 MS. LUDLOW: -- funded.

21 MR. WUELLNER: Yeah.

22 MS. LUDLOW: Okay. Because I know there are
23 no traffic lights planned for going into Grumman,
24 because I checked with FDOT and they looked it up.

25 MR. SINGLETARY: Yeah, there's nothing

1 planned. This is all a kind of preliminary study
2 to just look at, you know, if we did have all this
3 development take place, would -- would it be
4 warranted potentially to have a signalization.

5 MS. LUDLOW: I see. Okay. Thank you.

6 MR. SINGLETARY: Uh-huh. Anything else?

7 CHAIRMAN MAGUIRE: Okay. Any more comments?

8 MS. GREEN: No. And thank you, Matt.

9 MR. SINGLETARY: Thank you.

10 CHAIRMAN MAGUIRE: Very good. Very detailed.
11 Thank you, very much. Okay. Taking on to --

12 MS. LUDLOW: I had one -- sorry.

13 CHAIRMAN MAGUIRE: Do what?

14 MS. LUDLOW: May I have a comment?

15 CHAIRMAN MAGUIRE: Go ahead.

16 MS. LUDLOW: Thank you.

17 Ed, actually, it -- it ties into what Matt was
18 saying about the lowlands and the water, the --
19 that builds up like around our hang -- around the
20 runways and things.

21 So down at the end of -- you know, right at
22 U.S. 1 at the end of 13, there's this gully water
23 place in there. The point is, is that you can't
24 see the flag to see what direction the wind -- the
25 windsock.

1 MR. WUELLNER: Yeah. There's some --

2 MS. LUDLOW: I mean, it's like three feet off
3 the ground. How do we get that raised?

4 MR. WUELLNER: We can't raise it because of
5 the FAA criteria for the thing. What we have to do
6 is lower the ground around it and so -- yeah, I
7 know. But because where it sits kind of in a
8 depression, which is also defined by FAA's siting
9 geometry for this --

10 MS. LUDLOW: Right.

11 MR. WUELLNER: -- supplemental --

12 MS. LUDLOW: So it can't be raised. Isn't
13 that --

14 MR. WUELLNER: That's why it's where it is.
15 It's not because it makes sense.

16 MS. LUDLOW: Can we get another windsock,
17 then? I mean, can we move it?

18 MR. WUELLNER: Well, it's -- it's located
19 where it's supposed to be.

20 MS. LUDLOW: It's useless. It's almost ground
21 level. And I believe in those windsocks because I
22 had one of the scariest landings I've ever had
23 right here because I didn't look at the windsock.

24 MR. WUELLNER: We've -- we -- we believe that
25 some future projects -- if you -- if you recall in

1 the master plan, there's a longer rain -- range
2 project for that extremely low volume potential to
3 cross U.S. 1. If that project were to occur --

4 MS. LUDLOW: Right.

5 MR. WUELLNER: -- that terrain would all
6 change there and it would become a lot better.

7 MS. LUDLOW: That's -- but that's -- I've
8 really never gotten an answer. Now I know why that
9 thing is so low. Thank you.

10 MR. WUELLNER: They're -- they're very picky
11 as to where it has to be if you're going to have
12 one.

13 MS. LUDLOW: Oh, okay. Thank you.

14 MR. WUELLNER: Before we wrap up this topic,
15 we were suggesting that we perhaps take a next step
16 on this, which would be to pursue with the Water
17 Management District what the freshwater permitting
18 and mitigation would look like and get that -- that
19 piece moving.

20 CHAIRMAN MAGUIRE: Uh-huh.

21 MR. WUELLNER: There's a -- typically a pretty
22 good suspense in that permitting effort, especially
23 if conservation easement is the ultimate end
24 result, meaning we're not just paying for banking.

25 But -- but you've got to kind of dig into that

1 with the Water Management District in order to know
2 what the criteria is and then where it might be
3 best -- you know this as well as I do -- but where
4 it might be best located.

5 We do have a small wetland conservation area
6 that was established 20 years ago or more that
7 ironically took the small conservation areas that
8 originally -- and these are like quarter and
9 eight-acre kinds of sites that were built when the
10 original North 40 for Grumman was built.

11 When they built that, they established quite a
12 few little conservation areas along the road, the
13 access road. Those were all consolidated into one
14 number and then taken to the west side of U.S. 1,
15 and you have a -- I think it's about a ten-acre
16 site at the northern end of that old industrial
17 park on the plat that is in a conservation area
18 there that took all of the conservation areas along
19 the road, moved them over there so then it was --
20 we were able to develop the east side corporate
21 area and the -- what became the -- one at the
22 corner of Gun Club, also.

23 MR. OLSON: Yeah. Well --

24 MR. WUELLNER: So that would be the general
25 approach we'd be doing on this side, but you've got

1 to get through the regulatory hoops to know if you
2 can and what it will be.

3 MR. OLSON: Yeah, it sounds like an essential
4 next step.

5 MS. GREEN: I don't think we can go without it
6 because we --

7 MR. OLSON: Yeah, exactly.

8 MR. WUELLNER: What we would propose is if
9 that's the direction from you, we'll have Passero
10 put together a work order for you --

11 MR. OLSON: Yeah.

12 MR. WUELLNER: -- so you can approve it at the
13 December meeting and then we'll be off and running
14 on that with the Water Management.

15 CHAIRMAN MAGUIRE: Well, going to a mitigation
16 bank is extremely expensive.

17 MS. GREEN: Yes.

18 MS. LUDLOW: Yes.

19 CHAIRMAN MAGUIRE: So we don't want to do
20 that.

21 MS. GREEN: Right.

22 CHAIRMAN MAGUIRE: On the other hand,
23 conservation easements, the general philosophy of
24 Water Management is whatever you're going to
25 destroy is probably the most perfect wetland in the

1 world and whatever you're going to conserve is the
2 worst wetland in the world, so the radio is flawed.

3 MR. WUELLNER: Yes.

4 CHAIRMAN MAGUIRE: Okay.

5 MR. WUELLNER: That's fundamental to their
6 reasoning.

7 CHAIRMAN MAGUIRE: Yes. All right.

8 Mr. Liotta, you have a comment to make?

9 MR. LIOTTA: I think it's obvious from the
10 discussion that people see the value in moving
11 forward with multiple projects at the same time.

12 When you look at your master plan, there's the
13 proposed second FBO, which involves the relocation
14 of Hawkeye View Lane, and then there's the other
15 site that Passero referred to as the concept that
16 was listed in the master plan as a future MRO.

17 I know that -- or I should say I have it on
18 good authority that Atlantic would be happy to
19 develop that second FBO site as an FBO if they were
20 provided commercial reasonable terms for that site,
21 which one would expect you to want to do since the
22 development and improvements to that land would
23 ultimately revert back to the airport anyway.

24 Certainly Volato has expressed the interest in
25 the future MRO site and we would be creating a

1 large maintenance facility, just like your
2 master plan says. And we have it on good authority
3 that Honda is willing to invest in that project as
4 well, such that I can claim here without any
5 question that we will create more jobs than anybody
6 else, period.

7 I think the merits speak for themselves. But
8 even if I'm wrong about Atlantic, two other FBO
9 developers in the country expressed interest in
10 doing development here. This is ready to happen.
11 Stop preventing growth at this airport.

12 CHAIRMAN MAGUIRE: Okay. Thank you. I have
13 no other cards. Any other comment from the
14 audience?

15 (None.)

16 CHAIRMAN MAGUIRE: Bring it back to the board.
17 Yes, Doug.

18 MR. BURNETT: Mr. Chairman, one -- one thing.
19 And I didn't hear it mentioned, that's the only
20 reason I would add it, is on the issue of wetlands,
21 obviously there's mitigation and there's potential
22 conservation easements, but as the Airport's done
23 in the past, there's also the opportunity sometimes
24 for creation.

25 MS. GREEN: Uh-huh.

1 CHAIRMAN MAGUIRE: Yes, you can create --

2 MR. BURNETT: And some of the saltwater
3 wetlands being the highest value, you get your most
4 bang for your buck being able to trade salt marsh
5 for traditional freshwater wetlands. So something
6 else that may come -- may come about in the
7 discussions that Matt and Passero has with the
8 Water Management District.

9 And then one last thing I threw out there that
10 may be worth the Authority keeping in the back of
11 its mind and obviously Passero looking at this,
12 which is you are going to be an import fill site
13 for fill dirt. And fill dirt -- dirt is absolutely
14 astronomically expensive. Everybody needs it for
15 every project around the county.

16 It may be worth looking at the some of the
17 areas where you have pocket lands around the
18 airport, the airport has ownership of it. There's
19 small property on the north side of Hawkeye View
20 that the airport owns. But maybe permitting them
21 in connection with the project so that you can
22 create a -- a retention pond area, but remove the
23 dirt so you're able to save the cost of, one,
24 transportation, big cost in moving the dirt around,
25 but also acquiring the dirt. So it may be

1 something to look at as you're going through this
2 process.

3 CHAIRMAN MAGUIRE: That's a good point. Okay.
4 Okay. Still your turn, Ed.

5 AIRPORT LEGAL SERVICES SOLICITATION

6 MR. WUELLNER: Well, yeah, last item I have
7 for you, is you're all aware that Mr. Burnett has
8 submitted his resignation effective the end of the
9 year, so we're needing to move forward with getting
10 solicitation of legal services for the airport
11 moving.

12 Because of the short suspense of this, we put
13 a draft RFP in front of you to give you an idea of
14 what that would look like. We would be happy to
15 get that on the street for you so that you get some
16 responses back hopefully by your December meeting
17 already so you have something from which to work
18 from in talking with other attorney firms,
19 attorneys or firms, to provide legal services going
20 into the new year.

21 CHAIRMAN MAGUIRE: Okay.

22 MR. WUELLNER: If you're all right with that,
23 we'll start moving through that process. This is
24 not selecting anyone at this moment, just simply
25 seeing who would be interested in getting that

1 detail.

2 CHAIRMAN MAGUIRE: Okay.

3 MS. GREEN: But I think we have to move
4 forward quickly since it is end of the year. And
5 I'm familiar with this because we went through that
6 with Mr. McClure back then, so it's similar to what
7 we've seen before. But I believe we need to move
8 because the Airport's going to be -- need to be
9 represented sooner than later with everything
10 that's going on.

11 CHAIRMAN MAGUIRE: Yes.

12 MS. LUDLOW: Speaking of that, you know, I
13 totally agree with you, yes, and I -- it has to be
14 done quickly. What about our deputy director
15 interviews; are you going to reschedule them?

16 MR. WUELLNER: I'm sorry, I was -- I did not
17 get that out with the hurricane, but next -- this
18 coming Thursday will be -- are the rescheduled
19 dates. I'll get you something first thing in the
20 morning.

21 MS. LUDLOW: Oh, okay.

22 MR. WUELLNER: My apologies.

23 MS. LUDLOW: Okay.

24 CHAIRMAN MAGUIRE: Okay. Yes?

25 MR. OLSON: Based on the discussion about

1 counsel, do we need to have a -- a member of this
2 board, not me, but that works more closely with
3 that process? And I'm thinking -- I don't know.
4 You didn't volunteer, I know, but --

5 MS. GREEN: Yeah.

6 MR. OLSON: -- I'm wondering if it would be
7 good, given that a lot of things have to happen --

8 MS. GREEN: Fast.

9 MR. OLSON: -- in a short period of time, that
10 we --

11 MS. LUDLOW: Well --

12 MR. OLSON: -- that a board member work with
13 this as it moves outside of the board and then
14 comes back for board action, whatever board action.
15 I'm just thinking that would be a good thing.

16 MS. LUDLOW: Or -- or does Ed just do it?
17 Because we already -- you know, recommendations are
18 already coming in for attorneys in -- like in
19 Washington and -- and former FAA lead attorney
20 supervisor.

21 MR. OLSON: But there's -- there's a whole
22 review thing, I presume that -- reviewing whatever
23 comes in, working with Ed on that. I'm just -- I
24 don't know. I guess if there's no volunteer --

25 MS. GREEN: No, I'd be glad to do it. I'd be

1 glad to look at whatever the board asks me to look
2 at.

3 MS. LUDLOW: Suzanne --

4 CHAIRMAN MAGUIRE: I think that would
5 appropriate for --

6 MS. LUDLOW: -- only has one more meeting.

7 MS. GREEN: Well, technically I have till
8 January 6th, but if that's --

9 MS. LUDLOW: Oh, okay.

10 MR. OLSON: Yeah, yeah.

11 MS. GREEN: Yeah, that's when the installation
12 of officers --

13 MR. OLSON: She's -- she's still on the job.

14 MS. LUDLOW: Okay.

15 CHAIRMAN MAGUIRE: Okay.

16 MR. OLSON: Okay. Thanks. Thank you,
17 Suzanne.

18 MS. GREEN: If you'd like me to do it.

19 CHAIRMAN MAGUIRE: So coordinate it with
20 Suzanne to --

21 MR. WUELLNER: That's fine. Just a reminder,
22 it's not my selection.

23 MS. GREEN: Correct. It's the board's.

24 CHAIRMAN MAGUIRE: It comes back to the
25 board --

1 MR. WUELLNER: Yeah.

2 MS. GREEN: Uh-huh.

3 CHAIRMAN MAGUIRE: -- okay? Okay. Mr. -- to
4 public comment, Mr. Liotta again.

5 MR. LIOTTA: I think the board should be
6 having some discussion about what kind of attorney
7 they want and could learn from the experience
8 they've had before where they find themselves not
9 complying with the FAA's assurances --

10 CHAIRMAN MAGUIRE: Mr. Liotta, I want to
11 interrupt.

12 MR. LIOTTA: Yes, sir.

13 CHAIRMAN MAGUIRE: We're talking about going
14 forward. Let's don't make reference to what's
15 behind us, please, okay?

16 MR. LIOTTA: I'm sorry you feel --

17 CHAIRMAN MAGUIRE: Keep it --

18 MR. LIOTTA: -- that way.

19 CHAIRMAN MAGUIRE: Keep it -- keep it going
20 forward because we don't want accusations at this
21 point. Let's just go forward. Keep it positive.
22 That's a request.

23 MR. LIOTTA: I understand your request. I'm
24 entitled to my public comment, sir. Thank you.

25 So, I know there was a previous statement made

1 on the record by the current airport attorney that
2 you don't need aviation counsel. You need aviation
3 counsel.

4 Make sure this time around that you either get
5 a firm that includes aviation counsel among their
6 other tasks that they are providing for you or that
7 you get an aviation counsel who can take care of
8 all of your needs here. It's essential that you
9 have aviation counsel so that you can remain in
10 compliance with the FAA assurances.

11 I'll also point out, and I'm sure Ms. Green
12 knows this all too well, is that you were served
13 with litigation, and resigning as an attorney when
14 such a thing is happening is a problem from the hot
15 potato doctrine as it's called.

16 So you do not have to get new counsel by the
17 end of the year; you have to get new counsel when
18 you get new counsel. You have more time than you
19 think because it is not fair for an attorney to
20 resign right when you've been served with
21 litigation. Thank you.

22 CHAIRMAN MAGUIRE: Thank you for the positive
23 comments. Okay.

24 MR. BURNETT: Mr. Chairman, if I might
25 comment. I'm still going to be here. I'm still

1 available whenever the board needs me. So this is
2 one of those items that would traditionally have
3 gone to an outside counsel other than myself
4 anyways.

5 MS. GREEN: Right.

6 CHAIRMAN MAGUIRE: Right.

7 MR. BURNETT: So...

8 MS. GREEN: Right.

9 CHAIRMAN MAGUIRE: Correct.

10 PUBLIC COMMENT - GENERAL

11 CHAIRMAN MAGUIRE: Okay. All right. Let me
12 see here. Public comment general. Anyone out
13 there? I don't have any slips other than Mr. Hay
14 again.

15 MR. HAY: No, sir, you corrected that. You
16 allowed me to speak earlier --

17 CHAIRMAN MAGUIRE: Okay.

18 MR. HAY: -- and I'm fine.

19 CHAIRMAN MAGUIRE: Okay. And, Matt, you have
20 one more shot at it if you want to do a public
21 comment.

22 MR. LIOTTA: I'm earning my steps according to
23 my watch.

24 As you know, we had a previous meeting where I
25 made a public comment. I'm going to read from the

1 record of that previous public comment. I stated
2 at the time according to this record, "You don't
3 get to do whatever you want. The FAA actually has
4 a bid -- big stake in what you do and don't do.
5 You said that we can't come here and tell you what
6 you can do. You're wrong. The FAA does tell you
7 that and what actions today have invited is really
8 a Part 16 complaint action." Mr. Wuellner
9 responds, "Then file it." I state, "That seems to
10 be what's needed." Mr. Wuellner says again, "Then
11 file it." I stated, "Of course." And he goes on
12 to say, "You're so wrong all the time." And I
13 said, "This is my point. At the end of the day,
14 this is not people who want to work things out in
15 mutual way. This is arrogance."

16 You guys sat here and listened to him dare me
17 to file a Part 16, and the FAA didn't dismiss it
18 because they know it has merit. That's arrogance.

19 CHAIRMAN MAGUIRE: Okay. Thank you very much.
20 Any other public comment?

21 (None.)

22 AUTHORITY MEMBER COMMENTS AND REPORTS

23 CHAIRMAN MAGUIRE: Bring it back to the board
24 for our member comments. Ms. Reba Ludlow,
25 Aerospace Academy, TPO, and Safety Review.

1 MS. LUDLOW: I didn't know what I going to get
2 to talk about.

3 Okay. Aerospace Academy has canceled their, I
4 guess, November meeting, but December 7th, they're
5 having a career fair at Gamble Rogers and
6 everyone's invited. And there are a lot of
7 different -- I know Suzanne's been, too; I know
8 we've gone to these things for many years -- a lot
9 of different companies, you know, come and like
10 interview the young people and it's just a
11 wonderful opportunity. So anyway, that's
12 December 7th at Gamble Rogers.

13 TPO did not have a meeting. They said
14 everything on the agenda was taken care of, so they
15 didn't have a meeting.

16 The Safety Review, I didn't want to bring it
17 up today because we had so many other things, but I
18 have a charter ready for us and probably next
19 meeting if we have time, I'll bring it up and we
20 have our -- our date scheduled for January 19th,
21 Thursday, for a meeting.

22 CHAIRMAN MAGUIRE: Good. Thank you. Okay.
23 Mr. Olson?

24 MR. OLSON: I have no other thing to add.

25 CHAIRMAN MAGUIRE: Okay. Ms. Green?

1 MS. GREEN: We did not have an EDC yet. That
2 will be coming up later, so there's nothing to
3 report on that.

4 The only thing I would make a comment for
5 everybody, the board and public, that since
6 litigation has been filed -- and I'm not just as a
7 board member but as an attorney -- that we all need
8 to be cautious about talking about ongoing
9 litigation. I'm sure our counsel, whomever does --

10 CHAIRMAN MAGUIRE: Good point.

11 MS. GREEN: -- and the opposing, the
12 plaintiff's counsel would likely respect that you
13 not talk about litigation ongoing at this point in
14 time.

15 CHAIRMAN MAGUIRE: Good point.

16 MS. GREEN: So I just caution everybody and go
17 forward. Thanks.

18 CHAIRMAN MAGUIRE: All right. Justin, sir.

19 MR. MIRGEAUX: This is your last meeting, so I
20 just call attention to that.

21 MS. GREEN: Oh, yeah.

22 MR. MIRGEAUX: And, you know, you've been
23 nothing but a gentleman the entire time that I've
24 served alongside you and I appreciate your
25 service --

1 CHAIRMAN MAGUIRE: Thank you, very much.

2 MR. MIRGEAUX: -- and I wish you very well.

3 CHAIRMAN MAGUIRE: Okay. This is my last
4 meeting. Next meeting, next two meetings Justin
5 will be in charge. For the December meeting, he'll
6 run it, and for the January meeting, he'll kick it
7 off. So hope y'all have a good Thanksgiving, good
8 turkey day, and I hope the Gators win.

9 MS. GREEN: Oh, please.

10 Mr. Maguire, I want to thank you for all your
11 services. I -- on and off the board for decades.
12 Thank you.

13 CHAIRMAN MAGUIRE: I know you have. Thank
14 you.

15 (Meeting concluded at 5:48 p.m.)

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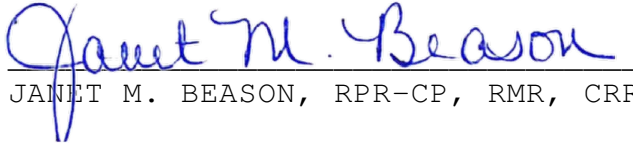
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REPORTER'S CERTIFICATE

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 5th day of December, 2022.



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

<p>CHAIRMAN MAGUIRE: [157] COMMISSIONER DEAN: [8] 8/17 11/14 12/6 12/9 12/14 12/16 12/20 12/23 COURT REPORTER: [2] 7/14 7/18 MR. BEYERS: [2] 13/1 13/3 MR. BURNETT: [43] 13/22 15/11 15/18 15/20 15/23 15/25 16/3 17/2 17/16 18/5 18/14 18/19 19/2 19/6 19/8 19/25 20/3 21/1 21/8 21/15 21/18 22/12 22/19 23/7 25/16 25/24 26/6 27/4 27/8 27/17 27/22 27/24 28/18 28/23 29/4 29/23 30/4 30/9 63/4 97/18 98/2 104/24 105/7 MR. HAY: [3] 64/15 105/15 105/18 MR. LENDA: [3] 23/15 31/25 34/19 MR. LIOTTA: [8] 63/8 96/9 103/5 103/12 103/16 103/18 103/23 105/22 MR. LUCETTE: [2] 31/7 40/3 MR. MIRGEAUX: [41] 6/2 6/6 6/10 6/14 6/19 21/23 22/2 22/7 22/25 46/1 47/8 47/11 47/18 47/23 48/4 48/10 48/14 48/17 48/20 48/23 49/1 50/9 50/15 51/20 52/12 53/2 61/24 62/2 62/24 72/21 72/23 73/8 73/10 74/2 74/4 74/12 84/5 84/13 108/19 108/22 109/2 MR. 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GREEN: [82] 4/25 14/17 14/20 14/25 15/3 15/6 15/22 15/24 17/6 18/18 18/21 18/24 19/17 19/20 20/2 20/5 22/3 22/9 22/14 22/24 28/4 28/15 39/11 39/14 42/17 42/20 46/2 46/4 46/17 50/18 51/4 51/7 53/1 58/16 58/19 58/21 58/24 59/2 59/5 59/7 59/11 59/15 59/18 59/20 59/24 60/3 60/25 61/2 61/8 61/20 62/5 62/15 62/17 63/2 64/13 67/21 67/24 68/3 79/21 79/24 85/3 91/8 95/5 95/17 95/21 97/25 100/3 101/5 101/8 101/25 102/7 102/11 102/18 102/23 103/2 105/5 105/8 108/1 108/11 108/16 108/21 109/9 MS. LUDLOW: [146] \$ \$1.8 [1] 38/5 \$120 [1] 9/9 \$25,000 [4] 41/8 44/24 44/25 45/3 \$35 [1] 53/20 \$50,000 [1] 48/5 \$75 [3] 53/19 60/11 60/19 0 0570 [1] 1/25 08 [5] 2/11 41/2 41/4 46/8 47/7 1 1.8 [1] 38/10 10 [1] 20/14</p>	<p>104 [1] 1/15 105 [1] 2/14 106 [1] 2/15 109 [1] 2/16 110 [1] 2/17 12 [1] 10/22 120 [1] 7/24 120,000 [1] 7/24 13 [1] 91/22 139 [2] 5/12 6/3 14 [1] 1/6 16 [3] 13/25 106/8 106/17 17 [1] 1/24 19th [1] 107/20 1:00 [2] 25/3 31/5 2 20 [7] 14/19 14/20 14/23 15/10 19/21 20/14 94/6 2000 [2] 43/2 43/18 2022 [3] 1/6 14/6 110/10 2022-08 [2] 2/11 41/2 23 [1] 2/9 25,000 [1] 38/11 26 [1] 13/12 3 30 [1] 34/21 30th [1] 64/23 32080 [1] 1/15 32084 [1] 1/24 35 [1] 2/11 3:00 [1] 31/5 3rd [2] 14/6 14/25 4 40 [3] 78/6 80/19 94/10 40-some [1] 13/11 41 [1] 2/11 42 [1] 9/22 4730 [1] 1/4 4:00 [1] 1/7 5 50 [3] 8/22 39/20 46/18 50 million [1] 8/24 50/50 [1] 39/20 53 [1] 2/12 5:00 [3] 25/4 30/22 31/1 5:48 [2] 1/7 109/15 5th [2] 86/14 110/10 5th Street [5] 86/12 86/18 87/2 88/9 88/22 6 68 [1] 2/12 6th [1] 102/8 7 75-person [2] 53/18 56/24 7:00 [3] 25/4 30/22</p>	<p>31/1 7th [2] 107/4 107/12 8 825-0570 [1] 1/25 9 904 [1] 1/25 93 [1] 63/8 95 [1] 39/20 95 percent [2] 38/21 39/17 98 [1] 51/15 99 [1] 2/13 A A.A.E [1] 1/17 A1A [1] 10/17 ability [2] 64/3 80/2 able [10] 16/20 20/9 30/1 37/10 56/5 65/20 65/22 94/20 98/4 98/23 about [70] 3/18 5/17 6/15 6/24 7/24 9/9 9/13 11/19 19/3 20/14 26/7 26/14 26/18 29/3 29/7 34/21 34/25 38/5 39/5 40/19 43/2 43/10 45/7 45/8 45/11 45/13 49/16 51/11 53/18 59/12 61/4 61/15 66/21 66/21 67/24 69/7 70/12 70/14 70/25 72/7 73/16 74/14 76/8 76/9 78/7 80/22 82/15 82/18 82/21 84/3 84/8 84/22 84/23 89/1 89/25 90/3 90/4 90/6 91/18 94/15 97/8 98/6 100/14 100/25 103/6 103/13 107/2 108/8 108/8 108/13 above [1] 75/16 absolutely [2] 20/23 98/13 academics [1] 57/7 Academy [4] 57/7 58/8 106/25 107/3 accept [1] 46/14 acceptance [1] 41/8 access [14] 35/12 64/2 65/4 86/19 86/20 87/11 87/12 87/19 87/24 88/15 88/20 88/21 89/20 94/13 accommodate [1] 79/18 accommodated [1] 83/21 according [2] 105/22 106/2 Accountability [1] 33/25 accusations [1] 103/20 acquiring [1] 98/25 acre [2] 94/9 94/15</p>	<p>acres [2] 70/25 72/23 acronym [1] 40/1 across [4] 54/8 78/9 85/11 86/14 action [7] 14/18 19/11 20/21 21/9 101/14 101/14 106/8 actions [2] 5/22 106/7 active [1] 84/12 actively [1] 54/17 actual [4] 8/22 26/2 50/10 52/1 actually [12] 9/23 16/8 17/3 41/17 49/3 50/16 66/24 68/8 69/12 84/23 91/17 106/3 add [5] 61/17 61/23 64/18 97/20 107/24 addition [1] 46/8 additional [12] 15/14 15/15 33/13 35/14 36/5 38/14 46/21 46/21 47/8 47/9 53/20 54/23 address [1] 11/10 addressed [1] 17/23 adjacent [4] 48/2 49/2 49/4 75/18 ADJOURNMENT [1] 2/16 Administration [1] 14/1 administrative [3] 2/12 14/7 53/9 administratively [1] 18/23 adoption [4] 44/3 46/7 47/6 52/11 advance [2] 33/15 79/9 advantage [1] 30/17 advertised [3] 26/24 27/9 27/12 advertisement [1] 26/25 advice [2] 22/8 37/1 aero [2] 24/1 34/17 Aerospace [4] 57/7 58/8 106/25 107/3 Aerospace Academy [4] 57/7 58/8 106/25 107/3 affair [1] 56/20 after [8] 3/25 5/22 6/5 6/6 8/24 36/19 36/19 53/21 afternoon [3] 23/15 23/24 23/25 again [12] 13/15 20/20 24/20 33/3 33/10 47/20 55/7 65/8 74/16 103/4 105/14 106/10 against [2] 14/4 50/15 agenda [9] 2/6 4/21 4/22 4/24 5/9 17/18 19/4 35/10 107/14 ago [6] 6/25 6/25 40/21</p>
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<p>amend [3] 46/10 47/13 47/15</p> <p>among [1] 104/5</p> <p>amount [3] 38/1 51/25 75/14</p> <p>analogy [1] 15/11</p> <p>analysis [3] 8/25 76/21 76/24</p> <p>announcements [1] 25/6</p> <p>annualize [1] 7/24</p> <p>another [13] 12/16 38/23 38/24 39/2 63/20 70/19 81/25 82/8 82/22 83/2 84/6 85/10 92/16</p> <p>answer [5] 14/11 17/10 78/25 83/5 93/8</p> <p>antenna [1] 42/21</p> <p>antennas [1] 43/17</p> <p>anticipate [1] 75/13</p> <p>any [52] 3/10 3/19 4/17 4/23 5/14 5/21 6/17 7/5 8/5 11/9 11/15 11/21 11/24 14/17 17/12 17/25 18/1 19/17 19/23 21/10 22/19 31/23 33/11 34/9 35/3 35/19 37/3 39/13 40/23 45/18 54/9 54/9 54/22 61/14 65/14 66/8 68/18 69/16 69/25 71/9 71/10 71/22 72/9 75/19 77/19 81/13 86/20 91/7 97/4 97/13 105/13 106/20</p> <p>anybody [6] 3/10 4/23</p>	<p>56/23 64/4 67/4 97/5</p> <p>anyone [3] 54/16 99/24 105/12</p> <p>anything [14] 3/10 17/8 19/24 37/4 45/7 45/11 56/2 56/25 58/25 59/4 61/17 61/23 79/18 91/6</p> <p>anyway [5] 37/20 58/14 81/24 96/23 107/11</p> <p>anyways [1] 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