

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, April 19, 2004

6 from 4:02 p.m. to 5:44 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 SUZANNE GREEN, Chairman
- 10 WAYNE "BUZZ" GEORGE, Secretary-Treasurer
- 11 JOSEPH CIRIELLO

11 BOARD MEMBERS ABSENT:

- 12 BOB COX
- 13 JOHN "JACK" GORMAN

13 * * * * *

14 ALSO PRESENT:

- 15 DOUG BURNETT, Esquire, Rogers, Towers, Bailey,
- 16 Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
- 17 FL, 32084, Attorney for Airport Authority.
- 18 EDWARD WUELLNER, A.A.E., Executive Director.
- 19 BRYAN COOPER, Assistant Airport Director.

19 * * * * *

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22 St. Augustine Court Reporters
 23 1510 N. Ponce de Leon Blvd., Suite A
 24 St. Augustine, FL 32084
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1	I N D E X	
2	PAGE	
3	2. PLEDGE OF ALLEGIANCE	3
4	3. APPROVAL OF MEETING MINUTES	3
5	4. ACCEPTANCE OF FINANCIAL REPORTS	4
6	5. APPROVAL OF MEETING AGENDA	6
7	6. REPORTS:	
8	A. Mr. Bruce Maguire - County Commissioner	45
	B. Ms. Tracine Anderson - Aero Sport, Inc.	7
9	C. Mr. John Leslie - Grumman St. Augustine	7
	D. Mr. John Roderick - S.A.P.A.	7
10	E. Mr. Bjorn Ottesen - F.A.C.T.	8
	F. Mr. David Knight, ATCT Manager	8
11	G. Mr. Douglas Burnett - Attorney	10
12	7. ACTION ITEMS	
13	A. Project Updates	11
	B. Release of Retainage - Hangar #7	45
14	C. Airport Lease Approval	47
	D. Meeting Dates for Fiscal Year 2004	49
15	E. Direction to Staff	60
16	8. AUTHORITY MEMBER REPORTS:	
17	A. Ms. Green, Chairman (No report)	
	B. Mr. Joseph Ciriello	79
18	C. Mr. Wayne George, Secretary/Treasurer	79
19	9. PUBLIC COMMENT	80
20	10. NEXT BOARD MEETING	97
21	11. ADJOURNMENT	97

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1 PROCEEDINGS

2 CHAIRMAN GREEN: Let's call to order the
3 meeting of the St. Augustine Airport Authority
4 Board. Stand and pledge the flag, please.

5 (Pledge of Allegiance)

6 3. - APPROVAL OF MEETING MINUTES

7 CHAIRMAN GREEN: We have approval of the
8 minutes for March 15, and I don't mean to call
9 this out of order, but, Ed, you had the February
10 2nd issue which you have? You want to clean up.

11 MR. WUELLNER: Right.

12 CHAIRMAN GREEN: Do you want to address that
13 then or --

14 MR. WUELLNER: I've got it a little later.

15 CHAIRMAN GREEN: Okay. No. We'll just leave
16 it where it is.

17 MR. WUELLNER: If you want to do it, it
18 doesn't -- doesn't much matter.

19 CHAIRMAN GREEN: That's fine. So now we have
20 the March 15th minutes. Are there any objections,
21 exceptions to the minutes?

22 (No objections or exceptions.)

23 CHAIRMAN GREEN: Hearing none, approve the
24 minutes as recorded.

1 CHAIRMAN GREEN: Next is the acceptance of
2 the financial report. And we have our ending of
3 February. Any comments, exceptions or --

4 MR. GEORGE: I have some.

5 CHAIRMAN GREEN: Yes, sir.

6 MR. GEORGE: Let me take a couple of minutes
7 just to tell you some of the things that are going
8 on.

9 Ed and Donna and I had a meeting this past
10 week, and it was basically, you know, Ed and Donna
11 were giving me a briefing on some of the things
12 that they're doing to make the accounting system,
13 you know, more -- more accurate in the future.
14 For instance, the system that we have now, we will
15 take an annual budget, say for accounting
16 services, and we divide it by 12. So, as long as
17 everything is equal throughout the month, that's
18 fine.

19 But we have the audit, which typically the
20 bill comes in the first part of the month -- the
21 first part of the year; so, bingo, we're over
22 budget right there and it's kind of hard to track
23 those sort of things. So, Ed and Donna decided to
24 upgrade their software so that we will be able to

25 do that, have that visibility for next year. But

5

1 they're staying on top of it, you know, as it is
2 now.

3 There -- there are a couple of items that --
4 that I'd like to point out that when we do a
5 budget at the beginning of the year, that's our
6 best guess as -- as what income's going to come in
7 and what expenses. As we, as a board, sit here
8 and make approvals of different things, we could
9 impact that somewhat. And typically that's got --
10 that money's got to come from somewhere.

11 We had budgeted, for instance, revenue to be
12 received from the hangars, but the problems we've
13 been having -- excuse me, the terminal building
14 and the hangars over there. But the problems
15 we've been having in getting the CO, just
16 postponing that revenue coming in by a month, you
17 know, or two months. So, we could have, you know,
18 thousands of dollars impact, you know, like \$10-,
19 \$15-, \$20,000 of income that we're not going to
20 actually get.

21 The budget and actual on the rental houses is
22 going fairly well close to plan; but, bingo, we've
23 got, you know, that \$20-, \$30,000 for demolishing,
24 you know, the homes. So, that wasn't, you know,

25 covered. So, there's another expense that's got

6

1 to be covered somewhere.

2 But Ed and Donna have a real good handle on
3 it and -- and if anything major jumps out, we will
4 get a report on it.

5 CHAIRMAN GREEN: Joe, any comment?

6 MR. CIRIELLO: (Shakes head.)

7 CHAIRMAN GREEN: Hearing no additions,
8 exceptions, we'll approve the financial report as
9 reported.

10 5. - APPROVAL OF MEETING AGENDA

11 CHAIRMAN GREEN: Next, we have the meeting
12 agenda. Any exceptions or comments on the agenda
13 for today?

14 MR. GEORGE: I -- I was under the impression
15 that we were going to have a -- a presentation on
16 the parking, you know, plan.

17 MR. WUELLNER: Not -- yeah, not until next
18 month.

19 MR. GEORGE: Okay.

20 MR. WUELLNER: I do have -- I don't know
21 whether it needs to be clarified, but the --
22 within the projects update report is a -- is an
23 item I need to clarify Authority policy and
24 direction on, just so it doesn't get -- it's not

25 set as a separate agenda item. But if there's --

7

1 if there's no objection, we'll -- we'll approach
2 you with that as a part of the projects update
3 and -- and look for some kind of direction.

4 MR. GEORGE: Okay.

5 CHAIRMAN GREEN: Okay. All right. Hearing
6 no exceptions or objections to the agenda as
7 reported and printed, we'll accept the agenda and
8 approve it.

9 6. - REPORTS

10 CHAIRMAN GREEN: Reports. We will put
11 Mr. Maguire last. Actually, he called and said he
12 was running late. Michael, Mr. Slingluff?

13 6.B. - AERO SPORT, INC.

14 MS. ANDERSON: No reports. Should make that
15 deeper. No reports.

16 MR. WUELLNER: No reports.

17 CHAIRMAN GREEN: I'll just say "Aero Sport."

18 MS. ANDERSON: Okay.

19 CHAIRMAN GREEN: Northrop Grumman?

20 6.C. - GRUMMAN ST. AUGUSTINE

21 MR. LESLIE: No report.

22 CHAIRMAN GREEN: Pilots Association?

23 6.D. - ST. AUGUSTINE PILOTS ASSOCIATION

24 MR. WUELLNER: Not sure that's on, John.

25 MR. RODERICK: Just one report. I received

8

1 lots of favorable comment from our members for the
2 ground crew, their courtesy, their
3 professionalism, and their effectiveness. We
4 wanted to go on record. Thank you.

5 CHAIRMAN GREEN: Thank you. Bjorn?

6 6.E. - F.A.C.T.

7 MR. OTTESEN: No report.

8 CHAIRMAN GREEN: Mr. Knight, David?

9 6.F. - ATCT MANAGER

10 MR. KNIGHT: Uh-huh. Should have a slide up
11 there somewhere.

12 MR. WUELLNER: Yeah.

13 MR. KNIGHT: For the month of March, we had
14 16,023 operations, which is almost double of last
15 year's.

16 There it is right there (indicating). You
17 see a huge spike there versus the darker line. I
18 put some additional dash marks up there. I'll
19 just walk up there for a second.

20 Here's a spike at 16,000 (indicating). Down
21 here is what we did for last year (indicating).
22 Okay? This line here is what the LPA Group
23 average estimate was for our traffic count for
24 2004 (indicating). This particular line up here

25 is a average for if we did 150,000 operations a

9

1 year (indicating).

2 The reason why I put that on there is right
3 now, I have seven controllers in the tower,
4 counting myself. Since we don't meet an average
5 of this amount, I will probably lose one in
6 September.

7 Our projection so far for this month is we're
8 just slightly below what we show for last year.
9 Last year, we had 12,997 for the month of April,
10 and we just passed 7,000. So, we'll probably come
11 in pretty close to that number. That's it.

12 CHAIRMAN GREEN: Thank you.

13 MR. GEORGE: Do you think the TPC was
14 responsible for the spike?

15 MR. KNIGHT: No. I really think the spike is
16 due to the fact that the previous year, we had a
17 lot of weather during the month of March, and it
18 pushed a lot of the folks coming in from the north
19 down south a little bit later. That's what I
20 think part of it is.

21 CHAIRMAN GREEN: That estimate --

22 MR. MARTINELLI: Excuse me.

23 CHAIRMAN GREEN: Yes, sir.

24 MR. MARTINELLI: You want to talk about

25 radar?

10

1 MR. KNIGHT: I can if you'd like.

2 CHAIRMAN GREEN: That's fine. We can have a
3 little public comment. Go ahead, David.

4 MR. KNIGHT: The DBRITE should be installed
5 sometime in August or September time frame.

6 The -- and that will give us a radar feed off of
7 Jacksonville approach. They're trying to get it
8 off of Mayport then get the data off of Mayport.

9 That means that they will have radar coverage down
10 to 400 feet over St. Augustine, and that's exactly
11 what we need.

12 The STARS is projected to be completed by
13 December of 2005 or January 2006. And what
14 they're pushing for is a digitizer. If they can
15 get the digitizer that costs roughly a hundred
16 thousand dollars, they will tie that into the
17 Mayport radar system and get us that same 400 feet
18 area of coverage. Okay? That's the latest news
19 on that.

20 CHAIRMAN GREEN: Thanks. Doug?

21 6.G. - AIRPORT AUTHORITY ATTORNEY

22 MR. BURNETT: Yes. A few things to report.
23 We've been working with your staff this month, and
24 the airport's regaining possession of the Fly-By

25 Cafe leased premises. So, that's one thing that

11

1 we worked through on documenting the turnover.

2 The other thing that we've been working on is

3 a possible quiet -- quiet title matter related to

4 the Mull property, which is some property the

5 airport acquired a year ago, roughly, that may

6 have an issue that needs the title quieted.

7 Additionally, we're working, still working on

8 drafting the FBO lease and making changes to that

9 from having -- from the input we're receiving

10 from -- from the FBO, Aero Sport, and in

11 discussions that Ed Wuellner's had with I believe

12 Mr. Slingluff and others. That's what I have to

13 report.

14 Additionally, I'll speak a little bit in a

15 moment when we get to the project updates which

16 Ed's going to be talking about.

17 CHAIRMAN GREEN: Okay. Mr. Wuellner, action

18 items?

19 MR. WUELLNER: Actually, I have project

20 updates here.

21 CHAIRMAN GREEN: Right. I'm sorry. Action

22 items. 7.A., Project Updates.

23 7.A. - PROJECT UPDATES

24 MR. WUELLNER: Outstanding projects include

25 the TVOR; northeast development area; terminal

12

1 project; terminal project Phase II; the airport
2 maintenance facility; Taxiway Bravo, which
3 includes the parking hardstand; Araquay Park land
4 acquisition; the home demolition update; old Phase
5 II hangar rehab; and marketing and public
6 relations.

7 I don't know -- we've added an item for
8 airport leasing activities just to keep everybody
9 up to speed on that, an item as requested last
10 meeting for the -- related to financial planning
11 for the airport; and the Airport Master Plan.

12 First item is TVOR relocation. Equipment and
13 shelter are 99 percent complete at this point.
14 FCC licenses, we received one of the two in the
15 mail. The other one, we have an STA, or a --
16 called temporary frequency authorization, for
17 them, which is -- takes it for six months until
18 which time as the license shows up. It will show
19 up somewhere in that six-month period. So, it's
20 licensed to go in terms of broadcast.

21 FAA ground check and flight check are still
22 on -- on process for end of this month or into
23 May, which should release it for IFR publication
24 in August and VFR use as soon as the ground check

25 and flight check are complete in May. So, it's on

13

1 track and moving again.

2 Northeast development area, hangars 5 and 6

3 are complete and are occupied at this point.

4 Hangar 7, we received a CO last week on hangar 7.

5 The punch list items related to that hangar are

6 ongoing, and we look to have that occupied within

7 the next couple of weeks as those last items wrap

8 up.

9 Terminal project Phase I, this once again has

10 become a little bit of a problem. And we had to

11 bring in folks at Rogers Towers to get this back

12 off dead center and moving. Apparently, a -- a

13 squabble has developed between the contractor and

14 the bonding company relative to finalizing the

15 job. And Rogers Towers folks have interceded with

16 the demand letter to the bonding company relative

17 to the project.

18 I'm sure Doug could elaborate on the -- the

19 letter contents, but it basically gives them a

20 period of time to respond and -- or -- or we

21 finish the project and -- and bill them,

22 basically.

23 MR. BURNETT: Yeah. Asset sent a letter to

24 Liberty saying that they're disputing certain

25 closeout items. And -- and I think it relates to

14

1 some payment issues as well. And they've
2 stated -- one of the last things that was in the
3 letter is that they're considering petitioning the
4 Court to stop the job.

5 However that relates -- what we are doing is
6 sending a letter to Liberty that says that they're
7 in breach of the takeover agreement and that they
8 need to man the job. And as Asset said in their
9 letter, they're going to stop working. And it
10 appears from what your staff has told us, that
11 they in fact have stopped working and little or
12 nothing is going on now.

13 And so, at this time, Liberty needs to step
14 in and complete the job, or the airport's going to
15 need to do that. So, that's where it's at. And
16 we're sending them a letter to that effect.

17 CHAIRMAN GREEN: I've got some questions,
18 too. I'm just going to write them down for
19 comment when we're done.

20 MR. GEORGE: All right.

21 CHAIRMAN GREEN: Go ahead.

22 MR. BURNETT: Well -- and that's the main
23 thing, is -- and -- and then of course we would
24 seek to recover against Liberty for the issues of

25 the takeover, under the takeover agreement,

15

1 whatever's not completed that the airport has to
2 then go ahead and complete. We'll look to the --
3 to Liberty for those items.

4 MR. WUELLNER: Your questions are related to
5 Doug or the whole --

6 CHAIRMAN GREEN: They are, but there's some
7 other ones, too. So, that's why I was wondering
8 if we had public comment and then just hit all of
9 ours afterwards.

10 MR. WUELLNER: That's fine. Punch list items
11 and obviously awaiting a CO on Phase I.

12 Phase II is nearing completion at this point.
13 It's about 90 percent complete. Beginning
14 Wednesday, we will -- the contractor will be
15 making the pavement tie-ins on this -- on this
16 building, which signals the last two -- two to
17 three weeks of construction on the job.

18 Once that's tied in and -- and made to work
19 from a -- from a paving and grading standpoint,
20 it -- it -- the final punch list items will begin.
21 But it's basically complete at this point, if
22 you've been by there. We're expecting completion
23 the week of May 10th at this point.

24 Airport maintenance facility, the

25 long-awaited building permits are -- are finally

16

1 in hand. Construction began last week. Site work
2 is ongoing at this point, and completion is
3 anticipated for fourth quarter of this year.

4 Taxiway Bravo, Phase 1 is -- which is the
5 northern section of the new taxiway, is -- is
6 complete at this point, waiting on lighting and
7 striping installations to be finished, but the
8 paving operation is complete. We anticipate
9 opening of that pavement as early as this week or
10 early next week.

11 Phase 2, a little bit further behind but not
12 much. Most of the paving is completed. The
13 lighting and striping will, for the most part,
14 occur at the same time as the Phase 1 work. We
15 expect that to open about the -- about mid-May,
16 the second -- the southern piece of that.

17 Phase 3, which is the tie -- is -- is the
18 connection between Taxiway Delta and Runway 6/24,
19 lime-rocking -- they're finishing their grading
20 right now. Lime rock will be in by the end of the
21 week in that place and they'll do final grading
22 and get that prepared for -- for paving.

23 Phase 4, which is the hardstand work, will
24 likely occur during the month of May, with

25 completion expected in June. That includes

17

1 complete rework in the area of the paver apron
2 access towards -- along Taxiway Bravo 2, to where
3 it ties into the north end of the apron and
4 connects to Runway 2/20. That -- that area around
5 PGA is probably the easiest way to describe it,
6 will be completely rehabbed and -- and made ready
7 to go by the first week of June or about the first
8 week of June.

9 We've also been able, related to some project
10 delays, finesse the contractor into facilitating
11 connection of the Taxiway Delta to the self-fuel
12 apron, the other side of it, so that we will have,
13 beginning at the end of this project, the complete
14 ability to pull through the self-fuel facility
15 over there, rather than have to turn around and go
16 out the way you came in. So, that will -- will
17 greatly simplify its use. But that -- that -- we
18 were able to negotiate that as a part of the
19 Taxiway Bravo time schedule.

20 Araquay Park land acquisition, there's not a
21 whole lot to report new at this point. There --
22 all properties that we had under contract, all but
23 two at this point have closed. There are a couple
24 more that are still talking with us. We have not

25 gotten to the -- to an executed contract at this

18

1 point.

2 The long-form appraisals offer a --
3 authorized at last month's meeting, will likely be
4 here by mid-June at this point, at which point
5 we'll -- we'll have something substantive to talk
6 to the Authority again. But at this point, we're
7 just -- you're waiting on that appraisal
8 information.

9 Home demolition update, everything that's
10 been contracted up to this point has been
11 completed at this time. First batch of vacant
12 homes being offered, bid, and relocation, we
13 expect to see those back to the Authority in July
14 time frame, and that you authorized last month.

15 This is kind of the item -- this is the item
16 where we were trying to get some clarification
17 policy-wise to the Authority. We'd like to be
18 able to continue to expand that list, and as we
19 can batch them together, begin to look at bidding
20 homes that become vacant. You have a large group
21 of these homes. In fact, the majority of those
22 that we own right now will be vacated between July
23 and October of this year.

24 We would like to be able to go ahead and

25 batch those as they become available and go ahead

19

1 and offer those for -- for bid or relocation. In
2 the event they can't be done, we'll -- we'll look
3 toward demolition for those that have to be
4 demolished; otherwise, we'll try to wrap some of
5 those into construction projects if they seem to
6 tie in well later on and -- later on in the
7 calendar year.

8 It may be that we can wrap some of the
9 demolitions and the construction element to the
10 capital development side. That will -- that will
11 kind of be a function of timing as to when we get
12 into the -- into, for instance, apron expansion or
13 something else going on down there.

14 But I -- I wanted to get clarification from
15 the Authority, or authorization, vis-a-vis that
16 direction, to go ahead and batch those and offer
17 them for bid or relocation as they become
18 available, if -- if that's -- if that's what
19 you -- you folks want us to do.

20 Otherwise, you're going to have a whole group
21 of them come available in July -- between July and
22 October. And we'll need to make some -- we need
23 some direction as to what you'd like us to do
24 with -- with those homes as the leases become

25 expired.

20

1 CHAIRMAN GREEN: You want us to do that now
2 or save the comments to --

3 MR. GEORGE: Let's do it now.

4 MR. WUELLNER: Yeah. I need some kind of
5 direction --

6 CHAIRMAN GREEN: Okay.

7 MR. WUELLNER: -- as to what you want me to
8 do.

9 CHAIRMAN GREEN: All right. Public comment?

10 MR. GEORGE: Oh, you're going to cover that
11 point now?

12 CHAIRMAN GREEN: That's what I asked him.

13 MR. WUELLNER: That was the item I spoke of
14 earlier.

15 CHAIRMAN GREEN: Right. Seeing no public
16 comment, board comment on the batching issue that
17 Mr. Wuellner just brought up? I mean, it makes
18 sense to me. I don't think we want a glut of all
19 of these homes at one point in time.

20 MR. GEORGE: No, we're still -- Ed, you told
21 me that we were offering to let people stay --

22 MR. WUELLNER: Uh-huh.

23 MR. GEORGE: -- that was past the purchase
24 date, at no rent --

25 MR. WUELLNER: Yeah.

21

1 MR. GEORGE: -- and stuff like that, to -- to
2 ease their transition and everything. And I think
3 as long as somebody wants to stay, you know, we
4 keep those till the -- till the end of the
5 project. But if -- if somebody that you bought
6 one and they've moved out, there's no sense in us
7 trying to rent it, somebody come in for two
8 months, three months, and then come out. I'd say
9 go ahead and ease it into it, you know --

10 CHAIRMAN GREEN: Right.

11 MR. WUELLNER: Okay. But some of these are
12 homes we've had for a while, and we have either
13 long-term have structured the lease agreements to
14 expire in the July-October time line. Some of
15 them are new acquisitions.

16 MR. GEORGE: Yeah.

17 MR. WUELLNER: The ones that are currently in
18 leases with the Authority, how do you want -- do
19 you want us to attempt to extend those
20 month-to-month as -- as they can, for as long as
21 they can or --

22 MR. GEORGE: I would think that if there's a
23 family, you know, or an occupant there, yeah,
24 extend it month-to-month until, you know, we

25 absolutely have to.

22

1 MR. WUELLNER: Until we get a firmer hand. A
2 few of these have, as part of their contracts,
3 have a -- anywhere from -- correct me if I'm
4 wrong, Cindy, but I think anywhere from 90 to --
5 to 180 days advance notice in the purchase
6 agreement, so that we -- we need in some cases to
7 let them know, even if it's informally, that this
8 starts the clock, but you may be able to stay a
9 little longer if that's all right.

10 CHAIRMAN GREEN: So, even if we're on a -- on
11 a lease agreement -- these are people that own it,
12 though, so it's the purchase agreement we're
13 saying later, because those are different than the
14 leaseholds, is what I'm talking --

15 MR. WUELLNER: Correct.

16 CHAIRMAN GREEN: Okay. Because the
17 leaseholds, we can go month to month, whenever
18 they expire.

19 MR. WUELLNER: Right. When they expire, we
20 can do just --

21 MR. GEORGE: But if he's saying we've got to
22 give them -- in their leases, we had to give them
23 180 days --

24 CHAIRMAN GREEN: No --

25 MR. WUELLNER: No, not --

23

1 CHAIRMAN GREEN: -- it's on the purchase.

2 MR. WUELLNER: Not -- not on the leases.

3 They were a result of the purchase contracts.

4 MR. GEORGE: Okay. I'm sorry.

5 MR. WUELLNER: And -- and what we're
6 proposing is that, based on what I'm hearing,
7 we'll go ahead and give them notice relative to
8 that, but then also clarify that they may be able
9 to stay there longer than that on a -- on a
10 month-to-month basis. But at least the formality
11 of the advance notification is -- has been made to
12 them.

13 CHAIRMAN GREEN: Doug, does that purchase
14 agreement carry with it -- I mean, if we've
15 closed, and the liability, do we still have like a
16 stayover, holdover type of owner covered?

17 MR. WUELLNER: I -- I believe we're requiring
18 them to execute a separate lease agreement --

19 CHAIRMAN GREEN: Okay.

20 MR. WUELLNER: -- at closing, just so it has
21 some basis for -- for occupancy after.

22 CHAIRMAN GREEN: Wayne?

23 MR. GEORGE: The -- the only problem that I
24 have is that, you know, a year ago, we were

25 talking about we have one lot left to satisfy

24

1 companies, individuals that want to come in and
2 rent things and therefore give us a return, and
3 therefore help us get off the tax rolls quicker.
4 Okay?

5 Now with the Master Plan coming in, we're
6 waiting on that to confirm what we all felt, you
7 know, back then. And they weren't supposed to be
8 through with the Master Plan until May. So, I
9 really haven't seen how much of -- east of Casa
10 Cola we are going to immediately need, you know.

11 MR. WUELLNER: Right.

12 MR. GEORGE: And that -- I need to see that
13 information. But I think that the -- the guidance
14 and direction is keep that in mind, but give
15 everybody -- but don't sign any new leases,
16 anything --

17 CHAIRMAN GREEN: But I think the leases he's
18 talking about are month-to-month anyway.

19 MR. WUELLNER: Yeah. This just sets the
20 stage. We -- I know of at least one or two that
21 have that six-month notice, and letting them know
22 now puts it all already to the end of October.
23 So, it makes sense to go ahead and notify them so
24 that in the event your -- your FAA apron project

25 or whatever comes up between now and the fall,

25

1 you're -- you're not waiting on a six-month --

2 MR. GEORGE: Let -- let's make an assumption
3 that the Master Plan is going to come in, it's
4 going to say the demand is there and you need to
5 go ahead and -- and go into that property to the
6 east of Casa Cola.

7 MR. WUELLNER: Right.

8 MR. GEORGE: What time frame in your mind
9 would you be comfortable with in forecasting when
10 we would actually have bulldozers coming in there
11 to actually do something?

12 MR. WUELLNER: Well, I think you have a
13 fairly -- fairly high probability that you'll be
14 in there for at least the apron project within the
15 next 12 months.

16 MR. GEORGE: Okay. All right.

17 MR. WUELLNER: And that -- and that could be
18 significantly shorter.

19 MR. GEORGE: Yeah. Because we had originally
20 talked that it was -- you know, that it could be
21 in the fourth quarter of this year.

22 MR. WUELLNER: Right.

23 MR. GEORGE: Yeah. Okay.

24 CHAIRMAN GREEN: So, direction to Staff then

25 would be to go ahead and give the notice for the

26

1 long-term couple that we have on the purchase so
2 that we have flexibility down the road if we're
3 going to a lease, month to month.

4 MR. WUELLNER: And let everything else go
5 month to month.

6 MR. GEORGE: And put everything else on a
7 month-to-month lease, right.

8 MR. WUELLNER: At their expirations.

9 MR. GEORGE: Yeah.

10 MR. WUELLNER: Okay. Not a whole lot new to
11 report on the hangar struct -- structure rehab.
12 Frankly, the guys have been pulling cable and --
13 and finishing up some stuff, but this has not had
14 much progress this month.

15 No activity on marketing and public
16 relations. I did want to point out we will get
17 the press releases out at the appropriate time
18 related to Taxiway Bravo and northeast area
19 improvements when all of that's complete. So --
20 so, if anybody wants to -- wants to know that
21 information, we'll at least have a place to start.

22 Leasing activities, second-floor terminal
23 offices, we've had a -- very little activity on
24 the -- based on the Authority ads. We are working

25 one prospect currently, as our previous agreement,

27

1 if we don't have any activity by -- by May, then
2 we'll -- we'll look to bring that back to you for
3 authorization to go ahead and use a realty --
4 realtor to -- to list that.

5 Restaurant, Doug mentioned that the lease was
6 vacated. The leasehold is empty at this point.
7 We are working with our folks, as well as one of
8 our cleaning vendors, to get that place in
9 rentable shape. We have already talked to at
10 least seven different entities that have contacted
11 us just through word of mouth already with that
12 space being available. So, very optimistic we'll
13 be bringing a lease back to you from someone here
14 in the very near future.

15 Aero Sport lease, the codification's ongoing.
16 We're still expecting the lease document to be to
17 you next month. I do have a new prospect or a
18 company we've negotiated a lease agreement with,
19 and it's on the agenda at a -- at a little later
20 spot here, so...

21 Financial planning, we are -- it's an item we
22 added based on last month's discussion, but
23 basically is a part of the budget presentation and
24 budget information that we'll be giving to you in

25 June. We'll have baseline information on future

28

1 forecasting of Authority revenues and -- and the
2 financial picture at the time we present the
3 budget. So, you should have some -- at least a
4 good first blush as to what we -- what we
5 reasonably expect to happen over the next five to
6 ten years.

7 Airport Master Plan update. Is Phil here?

8 Phil's -- excuse me.

9 MR. JUFKO: Well, we don't have a whole lot
10 to -- to update you with, other than we are in the
11 middle of our alternatives analysis right now.

12 We are looking to start and to have a meeting
13 with the Technical Advisory Committee during the
14 month of May. That date is going to be flexible
15 at this point, pending to what -- what happens out
16 of this meeting today and -- and kind of the
17 schedules of the airport staff.

18 We are looking at putting that meeting in
19 May, followed by another meeting either in the
20 latter part of May or in the beginning of June
21 that would involve running these alternatives by
22 the Authority for their review, for their comment.
23 That would also involve some sort of presentation
24 on our -- our behalf.

25 And after that point, with the comments from

29

1 the TAC and from the Authority, we would make
2 revisions as necessary, and we would go forth to
3 the public and have a public meeting to present
4 the preliminary alternatives. So, that's what it
5 looks like between now and let's say mid-May --
6 mid-June.

7 CHAIRMAN GREEN: Okay. On any of the project
8 updates, any public comment? Mr. Martinelli?

9 MR. MARTINELLI: My predecessor's pretty
10 tall.

11 On -- on two issues, one on the financial
12 planning, I know at the county level, the -- there
13 was a Vision group that was put together to kind
14 of look into the future. I know we have a Master
15 Plan underway. I'm just wondering whether or not
16 it might be beneficial to have a Vision group
17 participate with the Airport Authority and perhaps
18 even with the long-range planning or the Master
19 Plan group, just for ideas. And I -- I would
20 suggest that that group might be from the Pilots
21 Association, people that kind of live on the
22 airport, just to give ideas. That's one thought.

23 And the other thought has to do with the new
24 Taxiway Bravo and the change in traffic patterns

25 on the ground and so on. I'm not so sure I -- I

30

1 heard it correctly, but will there be something
2 published?

3 At the present time, I think the Pilots
4 Association took it upon themselves to put out
5 little cards with all of the new taxiways and so
6 on. This is prior, of course, to Bravo. But
7 maybe the FBO might have put something together
8 that could be passed out to pilots coming in here
9 and to the present pilots.

10 Just a thought. Thank you.

11 CHAIRMAN GREEN: Thank you. Any other public
12 comment?

13 (No further public comment.)

14 CHAIRMAN GREEN: Seeing none, board comment
15 on any of the project updates? Mr. Ciriello?

16 MR. CIRIELLO: Madam Chair, I have a -- a
17 couple of questions or thoughts on the airport
18 leasing activity section. I already talked to
19 Mr. Wuellner this morning about this. I wanted
20 him to refresh my memory.

21 A few years back, before the actual
22 construction and everything was approved for the
23 new addition to the terminal, I asked if I
24 remembered correctly that he said that he

25 practically has tenants ready to move in -- if we

31

1 had the offices, he'd have tenants to move in.

2 And now I find that we're having a hard time
3 getting some tenants in there, and I -- I didn't
4 know if I heard him right or not. And he gave me
5 an explanation, which go ahead and give the
6 explanation, Ed, that you gave me.

7 MR. WUELLNER: At -- at the time, we were
8 talking with -- with the folks at Northrop
9 Grumman. They had contacted us about some office
10 space and using it. Of course, that's 8 -- now 12
11 to 18 months ago. And since that time, they
12 corporately made the decision to construct office
13 space for themselves. So, the tenant we were
14 talking to at the time has -- you know, has -- has
15 made other arrangements.

16 MR. CIRIELLO: Okay. Now, in line with that
17 thought, I asked Mr. Ed, because we have
18 mentioned, the board has a few times, about
19 getting a realtor to come in and work to get us
20 some tenants, which up to a point is a good idea.

21 But I think at the time I asked a question.
22 On -- on commercial property, when a realtor does
23 something for you, they continue, I don't know if
24 it's forever or whatever, to draw some money for

25 that work. And I don't much like that. And Ed

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1 said, well, that's standard practice in the
2 industry.

3 I'm a guy that, if somebody gets paid for not
4 doing any work, I don't like that. Originally,
5 when they get the customer, just like if you go
6 buy a house, you buy a house, you pay the realtor
7 and everybody, and once you do that, it's done.
8 But it's not done that way I guess in commercial
9 property.

10 And so, I said, well, if the realtor is going
11 to go and be responsible for collecting the rent
12 and making sure the people keep the project -- you
13 know, the premises okay, I have no problem with
14 that. But if they're going to get us a customer
15 and get a fee, and then every year after that,
16 they're going to get a percentage because they did
17 us a job in the first place for doing nothing, I
18 don't like that.

19 So, of course, I'm only one vote. But with
20 trying to get off the tax roll, we need income.
21 But to use the term, to be patient, to work it out
22 ourselves, whatever -- you know, it might take
23 forever to find some tenants, like we're having a
24 problem now. But I just -- I -- I can't go along

25 with getting a realtor or somebody come in there

33

1 to find us a tenant in a hurry and then continue
2 paying them a finder's fee, so to speak, for a
3 period of time just because he did his job to
4 start with. So, if that time comes, you're going
5 to have one opposition to it.

6 Now, the other one, I asked him about the
7 restaurant. And if worse comes to worse, that we
8 can't get anybody to come in there to run that
9 restaurant, I wondered why, we, as the Authority,
10 couldn't run it. We would hire a manager, you
11 know, a guy to run the restaurant, and he could
12 hire a couple of cooks and waitresses, and after
13 all their expenses, and we would get what was
14 left, which might not be as much as rent. But
15 rather than leave it sit empty or maybe convert it
16 back to offices, which would be maybe more money
17 than it's worth to do that, rather than keep it as
18 a restaurant, if we could do that. You know, I do
19 believe you said we could if we wanted to.

20 MR. WUELLNER: Uh-huh.

21 MR. CIRIELLO: So, this is just a thought,
22 and I'd like the board to -- to consider if we
23 can't find somebody who's wanting to come in there
24 and run the restaurant like we have now, that

25 rather than leave it sit empty or do something

34

1 else with it, that maybe the Authority would take
2 consideration of operating it. That's what I
3 have.

4 CHAIRMAN GREEN: Mr. George?

5 MR. GEORGE: Mr. Ciriello, in answer to your
6 ongoing commission, I had the same concern. And
7 somebody explained it to me one time, and it made
8 it a little bit more palatable. It said, well, if
9 we charge you your commission, our total
10 commission up front, your answer might be that,
11 well, what if they move out in three months, four
12 months, six months? So they said, fine, we'll
13 reduce our commission and we'll take it over time.

14 So, I -- I think that's where -- that was how
15 it was explained to me several years ago about why
16 they continue to charge on a -- on a monthly
17 basis. But I agree with you; at some point in
18 time, that's got to cease just for the activity
19 that goes there. Maybe that's part of the
20 negotiating when we negotiate with them, you know,
21 to begin with.

22 Vic, you mentioned something about printing
23 something on the airport. I think at the last
24 meeting, Ed said that -- that our status is

25 changed so that now the airport diagram will be

35

1 put in the approach plates.

2 MR. WUELLNER: It's in there.

3 MR. GEORGE: Yeah.

4 MR. WUELLNER: It's in there already.

5 MR. KNIGHT: It's published.

6 MR. GEORGE: So, that way, it -- it will be

7 there available for somebody before they get to

8 the facility.

9 MR. MARTINELLI: I forgot about that.

10 MR. GEORGE: Yeah.

11 MR. MARTINELLI: Also, I think about the VFR

12 guys that don't have those approach plates.

13 MR. GEORGE: Yeah. May be a good idea to put

14 it -- be to put it on the -- one of the web sites

15 that people would look at coming in.

16 Terminal project Phase I. Doug, what is the

17 impact on our contract with these two squabbling

18 firms if we spend the money to complete the punch

19 list so we can get that thing finished so we can

20 get the rent started on it?

21 CHAIRMAN GREEN: And kind of tied with mine;

22 how far are we from finishing, as well?

23 MR. GEORGE: Well, yeah. Every month, we've

24 been a little bit and a little bit and a little

25 bit. And it's just getting to the same point of a

36

1 year ago, when it was, hey, just take the money
2 out of our contingency fund, get that second
3 hangar going, let's move.

4 MR. BURNETT: The demand letter though --
5 that is going out is demanding that they retain a
6 subsequent contractor after Asset Builders to
7 complete the work. And it gives them a period of
8 time with which to do that.

9 If they do not do that, we've given them the
10 op -- we will have given them the opportunity --

11 CHAIRMAN GREEN: To cure.

12 MR. BURNETT: -- to cure and fix the breach
13 under the contract. If they don't, at that point
14 in time, then we can hire a contractor and then
15 seek to recover those costs.

16 CHAIRMAN GREEN: Ten, fifteen, thirty, what,
17 days?

18 MR. GEORGE: Yeah, how --

19 MR. WUELLNER: Five.

20 MR. GEORGE: -- many days is that?

21 MR. BURNETT: Five.

22 MR. GEORGE: Five days?

23 MR. BURNETT: Yes.

24 MR. GEORGE: Oh, okay. All right.

25 MR. BURNETT: Very short -- short amount of

37

1 time, which is -- but it's reasonable under the
2 industry standards.

3 MR. GEORGE: Do you need, Ed, direction from
4 this board to okay you to go ahead and hire the
5 people to get that job done? If so, I'd rather
6 not wait till the next meeting. I'd rather give
7 you that contingent authority right now.

8 MR. WUELLNER: Assuming you would have no
9 problem with me doing that, we already have those
10 people waiting in the wings to -- to get started.

11 MR. GEORGE: But do you need our approval to
12 do it?

13 MR. WUELLNER: No.

14 MR. GEORGE: Okay.

15 MR. WUELLNER: Dollar -- the dollar values
16 are not significant to wrap it up. We lack about,
17 I think it was three items, to get the CO. There
18 are a number of punch list items, but they're all,
19 again, relatively small.

20 MR. GEORGE: Yeah.

21 MR. WUELLNER: But they don't -- they aren't
22 required to get the CO. They can be ongoing after
23 occupancy.

24 MR. GEORGE: Well, the only message I'm

25 trying to give is let's get it done, you know?

38

1 MR. WUELLNER: Well, they're holding me

2 back --

3 CHAIRMAN GREEN: Five days.

4 MR. WUELLNER: -- to allow the notice.

5 MR. GEORGE: Okay. That's fine. Five

6 days --

7 MR. WUELLNER: Otherwise, they'd already be

8 there this week.

9 MR. GEORGE: -- I can go along with that.

10 MR. CIRIELLO: Can I ask you a question,

11 Mr. George?

12 CHAIRMAN GREEN: Yes, Mr. Ciriello.

13 MR. CIRIELLO: Are you saying in effect about

14 paying this off so we can go ahead and do what we

15 want, you're in effect saying you're firing that

16 bonding company and the contractor and we'll take

17 it over?

18 MR. GEORGE: I'm saying that we are

19 performing their function under the contract for

20 them so that we can get occupancy of the building

21 and go forward, and then we'll worry about the

22 money, who pays what later on.

23 MR. BURNETT: If they don't respond --

24 MR. GEORGE: I understand.

25 MR. WUELLNER: -- appropriately.

39

1 MR. GEORGE: I'm saying if they don't
2 respond. In other words, legally, Doug, you're
3 saying we have to give them a time to respond. If
4 they don't respond, we have fulfilled our moral,
5 ethical, or what obligations, and then let us go
6 do it. And it sounds like from Ed, you're not
7 talking 10 grand to -- of punchout list items to
8 get it done. Let's just go get it done.

9 MR. CIRIELLO: Well, then let me ask you a
10 question. Maybe through a mess-up or whatever or
11 they do respond and we figure we've been, oh, I
12 don't know what words I want to use, but we're not
13 satisfied with the work and the speed of it and
14 everything. We just go ahead and do it. Can they
15 then come back and try to sue us for doing --
16 taking over their job?

17 CHAIRMAN GREEN: That's why you have your
18 right to cure. I'm sure in our contract, it says
19 you've got five days to get in there and fix it
20 and make the contract right. And if you don't, we
21 can do what we want, and you can't --

22 MR. CIRIELLO: They -- they can't come back
23 and try to sue you anyhow. You know how lawyers
24 are; they'll sue you even if they don't have a

1 MR. GEORGE: All except you, Doug.

2 CHAIRMAN GREEN: Let Doug answer that
3 question.

4 MR. CIRIELLO: That's what I was asking. If
5 we went ahead and did that, could they come back
6 and say, "Oh, wait; you didn't even really give us
7 enough time; we don't like what you did"?

8 MR. BURNETT: Other than to state the
9 obvious, Mr. Ciriello, is that if -- if it comes
10 to the situation where the airport does step in
11 there and -- and they don't respond and the
12 airport does step in and hire a contractor to
13 complete this work, I don't think there's any
14 scenario in which they're not going to argue that
15 the airport shouldn't have or should have given
16 them more time or anything like that. That is the
17 nature of litigation. And so, I think that you're
18 always going to be in that situation.

19 From the airport's standpoint, and I guess
20 what we do and what we advise you -- what we
21 advise you of the action to take, is to take the
22 action that is -- complies with the contract and
23 is appropriate for that type of trade and -- and
24 is in compliance with industry custom.

25 So, five days, from our view, is sufficient.

41

1 So, we'll have to see how they respond. It's
2 unlikely that they're going to respond with
3 mobilizing another contract, considering the
4 dispute that they have ongoing with Asset
5 Builders.

6 CHAIRMAN GREEN: Well, the cost-effectiveness
7 of it, for the minimal amount that's left --

8 MR. GEORGE: Yeah.

9 CHAIRMAN GREEN: -- I don't see, you know,
10 how we cannot do that. I mean, get the time frame
11 to run, get in there, fix it so we can get these
12 revenues coming in. We're in a worse place by
13 letting it sit.

14 MR. CIRIELLO: Yeah. I'm in favor of doing
15 that. We've been -- being drug -- drug around by
16 the nose long enough. I think we -- we need to do
17 something.

18 CHAIRMAN GREEN: Wayne?

19 MR. GEORGE: My next item -- sorry.

20 CHAIRMAN GREEN: Oh, no.

21 MR. GEORGE: Taxiway B. In last month's
22 project update, there was a statement that you
23 thought we were going to be able to use, quote --
24 quote, portions of the Taxiway B by the time the

25 TPC week was here."

42

1 Were we able to use any of that and was it
2 helpful?

3 MR. WUELLNER: Actually, no, none of it.
4 They chose that week to pave. So --

5 MR. GEORGE: Okay.

6 MR. WUELLNER: -- actually they worked
7 around --

8 MR. GEORGE: Yeah. I think if I remember
9 correctly, they were going to pave, you know, the
10 week before the TPC, is where we were --

11 MR. WUELLNER: If my memory's correct, that
12 week prior to TPC is when we had the last
13 reasonable rain we had, which delayed it.

14 MR. GEORGE: Yeah. Okay. Airport Master
15 Plan. Phil?

16 MR. JUFKO: Yes, sir.

17 MR. GEORGE: David Knight gave us a chart on
18 what the actual activity was. Are you nervous at
19 all, or -- or does that number bother you? You
20 knew I was going to ask that question.

21 CHAIRMAN GREEN: Wait a minute.

22 MR. JUFKO: I expected the question.

23 MR. GEORGE: Good, okay. I anxiously --

24 MR. JUFKO: It doesn't bother me.

25 MR. GEORGE: I anxiously await the answer.

43

1 MR. JUFKO: It doesn't bother me.

2 As we have explained on -- on numerous
3 occasions, the numbers that we did use in the
4 forecast will be translated into requirements that
5 we have over the 20-year period. We're still
6 going to meet those requirements at one phase or
7 another.

8 If we meet it sooner than later, that's fine.
9 In terms of the Master Plan, it's still a useful
10 tool. We're not sitting there trying to make sure
11 that we hit that forecast on the head at the end
12 of 2004, but we do want to make sure that that
13 forecast was reasonable over the 20-year period.

14 What we do know from last time I presented
15 here is that based on the forecast that we have
16 presented, and we also have the higher end of it,
17 the high growth as well, we basically covered both
18 what we think is a conservative look, as well as
19 the high end. And both are telling us we're going
20 to have a capacity problem here. And that's why
21 we're in -- in the alternatives process right now
22 to address those capacity issues, so we can move
23 forward.

24 If -- if we continue to see the numbers that

25 we're going to see, where it's going to really

44

1 play a crucial role is as we start developing the
2 CIP. Those projects are going to come sooner than
3 later.

4 We don't necessarily go back and change the
5 forecast. We make sure that it's reasonable and
6 it fits within our 20-year outlook, and it does.
7 And now we can make -- make sure that that CIP is
8 appropriate for what we're seeing by the time we
9 finish the study.

10 MR. GEORGE: I would hate to be in the
11 Sheriff's Department and give a 20-year forecast
12 on murders in the county and find out before I
13 finish the forecast the number of murders are way
14 up, but don't worry about it; it's going to be
15 within the target later on.

16 MR. JUFKO: I don't see that this -- this is
17 not going to continue to keep going, you know, a
18 trend like this.

19 MR. GEORGE: Write that down: "This is not
20 going to continue."

21 MR. JUFKO: It just doesn't happen that way.

22 MR. GEORGE: Okay.

23 MR. KNIGHT: I agree.

24 MR. JUFKO: I mean, we -- you're going to

25 have -- you know, forecasting is peaks and

45

1 valleys. And if we were to connect our peaks and
2 valleys, we'd have sort of a trend that goes in an
3 upward motion. That's what -- that's what you
4 have here in this forecast.

5 MR. GEORGE: Okay.

6 CHAIRMAN GREEN: Thanks.

7 MR. GEORGE: Sorry.

8 CHAIRMAN GREEN: That's fine. Okay. That
9 deals with the project updates. We'll slide
10 Mr. Maguire in.

11 6.A. - COUNTY COMMISSIONER

12 COMMISSIONER MAGUIRE: No comment today.

13 CHAIRMAN GREEN: Okay.

14 MR. GEORGE: I do -- I do have one more
15 comment.

16 CHAIRMAN GREEN: Go ahead.

17 MR. GEORGE: Since we have the space on the
18 second floor of our terminal, does the County need
19 to rent any flexible space?

20 COMMISSIONER MAGUIRE: I'll check into that.

21 CHAIRMAN GREEN: Ed, B., the retainage?

22 7.B. - RELEASE OF RETAINAGE - HANGAR 7

23 MR. WUELLNER: Yes, ma'am. Next item I have
24 is release retainage for hangar 7. It's pursuant

25 to the Authority's policy of having to authorize a

46

1 specific release of retainage to jobs. The
2 original contract was with DiMare, and the amount
3 of retainage currently being held related to
4 hangar 7 is \$92,000, or approximately \$92,000.

5 And Staff's requesting the ability to release
6 that retainage, obviously pending receipt of all
7 closeout documents related to it. But a CO has
8 been obtained and is -- as I said earlier, will be
9 occupied within the next couple of weeks.

10 CHAIRMAN GREEN: Public comment?

11 (No public comment.)

12 CHAIRMAN GREEN: No public comment. Board
13 comment? Joe?

14 MR. CIRIELLO: Madam Chair, since we owe this
15 money and Staff is satisfied that the work and
16 everything has been done, and I visited the site a
17 few times with Mr. Wuellner, I would make a motion
18 that we go with Staff recommendation and pay the
19 bill.

20 MR. GEORGE: I second that.

21 CHAIRMAN GREEN: Any further discussion?

22 (No further discussion.)

23 CHAIRMAN GREEN: All in favor of Staff's
24 recommendation?

25 MR. CIRIELLO: Aye.

47

1 CHAIRMAN GREEN: Aye.

2 MR. GEORGE: Aye.

3 CHAIRMAN GREEN: All opposed?

4 (No opposition.)

5 CHAIRMAN GREEN: Motion carries to accept
6 Staff's recommendation.

7 7.C. - AIRPORT LEASE APPROVAL

8 MR. WUELLNER: Next item I have is airport
9 lease approval. Again, pursuant to Authority
10 policy, the Authority reserves the right to
11 approve commercial-related -- commercial-related
12 leases.

13 We have a proposed lessee of counter and
14 terminal -- terminal office and counter space to
15 Old City Helicopters, which is a limited liability
16 company. And it's a one-year lease with an
17 auto -- automatic renewal provision allowing a
18 five-year maximum term on the lease. Initial
19 revenue is at \$3,723 a year, has a C -- annual CPI
20 adjustment from that point forward. Uses a
21 standard form lease and requires compliance with
22 the minimum operating standards per the Authority
23 policy.

24 The lease at this point would also require

25 continued operation out of the FBO area, which

48

1 requires a continued agreement with the FBO for
2 operation of the helicopters out of the terminal
3 area.

4 And it's Staff's recommendation that we --
5 and just before you even ask, we did not do an ROI
6 calculation because it's a part of the terminal
7 building; there was no new construction proposed
8 for this. And frankly, it's literally impossible
9 for us to determine what the original construction
10 value was of the terminal.

11 MR. GEORGE: Yeah.

12 CHAIRMAN GREEN: Public comment?

13 (No public comment.)

14 CHAIRMAN GREEN: Seeing none, board comment?
15 Wayne?

16 MR. GEORGE: Ed, what does that work out to,
17 dollars per square foot?

18 MR. WUELLNER: It's seventeen --

19 CHAIRMAN GREEN: Seventeen.

20 MR. WUELLNER: Seventeen dollars per square
21 foot.

22 MR. GEORGE: Okay. And we have no additional
23 buildout that we need to do as far as walls or
24 anything?

25 MR. WUELLNER: No, sir.

49

1 MR. GEORGE: Okay. Good.

2 CHAIRMAN GREEN: Any other board comment?

3 (No further comment.)

4 MR. GEORGE: I make a motion we accept Staff
5 recommendation.

6 MR. CIRIELLO: I'll second it.

7 CHAIRMAN GREEN: Any further discussion?

8 (No further discussion.)

9 CHAIRMAN GREEN: All in favor of the motion
10 to accept Staff's recommendation?

11 MR. CIRIELLO: Aye.

12 CHAIRMAN GREEN: Aye.

13 MR. GEORGE: Aye.

14 CHAIRMAN GREEN: All opposed?

15 (No opposition.)

16 CHAIRMAN GREEN: Motion carries.

17 7.D. - MEETING DATES FOR FY 2004

18 MR. WUELLNER: At your last meeting, one of
19 you, and I think it was Wayne --

20 MR. GEORGE: No.

21 MR. WUELLNER: -- mentioned rescheduling the
22 May meeting. And looking forward through the
23 balance of the fiscal year, that is through the
24 end of September, we identified a couple of other

25 conflicts, one being the June meeting, which will

50

1 conflict with the AAAE meeting in -- in June,

2 which is later than normal this year.

3 Plus, looking at the budget schedule, moving
4 in -- moving into the July-through-September time
5 frame, we identified the meeting dates that are on
6 the screen. You also had them on your agenda
7 memo.

8 Because there'd only be three weeks between
9 now and a May meeting, we are suggesting that we
10 not do a May meeting, move the June meeting up a
11 week to avoid the conflict in June, which puts it
12 on the 14th of June. The July meeting would be at
13 its normal time, which is the 19th.

14 September 13th would likely be the --
15 assuming there's no conflict and we'd have to move
16 our meeting to do -- if there is one. Assuming no
17 conflict, our first budget public hearing would be
18 on the 13th of September, or could be on the 13th
19 of September, with the following week representing
20 the final public hearing, as well as the regular
21 Authority meeting date, which would be September
22 20th.

23 If you wish to have a May meeting, the -- the
24 suggestion will be made, you move it to the 10th,

25 which was a -- which is a Monday, yeah. Yeah.

51

1 At this point, you're approximately three
2 weeks from that date, and we don't anticipate
3 anything that has to be on that -- on a time line
4 that couldn't wait till the second week of June.

5 CHAIRMAN GREEN: Isn't the May 10 date when
6 we have the -- isn't it the transportation coming
7 from Tallahassee? Doesn't the commission have all
8 that function on the 11th?

9 COMMISSIONER MAGUIRE: I think it is.

10 CHAIRMAN GREEN: Then there's a reception
11 that --

12 MR. WUELLNER: You have that -- Joe has that
13 in front of him.

14 COMMISSIONER MAGUIRE: The Florida
15 Transportation Commission?

16 CHAIRMAN GREEN: Yeah. Well, the reception's
17 5:00 to 7:00 that Monday, and then the meetings
18 are the next day.

19 Any comment from the board?

20 MR. CIRIELLO: No public comment?

21 CHAIRMAN GREEN: I'm not sure, setting the
22 meetings.

23 MR. CIRIELLO: Yeah.

24 MR. GEORGE: My -- my only concern is that

25 I -- I keep going back to this Master Plan and how

52

1 much of an impact that has on our decisions in
2 Araquay Park and -- and what's going to happen in
3 the next few months. I think that Phil said that
4 he was going to be ready to make presentations in
5 late May or early June.

6 CHAIRMAN GREEN: Right. He's going to have
7 two TAC meetings, or at least one TAC meeting.

8 MR. JUFKO: A TAC and then --

9 CHAIRMAN GREEN: And then a public?

10 MR. WUELLNER: Either a workshop or an
11 extended agenda item, whichever, at the June --
12 well, it would be the June meeting.

13 CHAIRMAN GREEN: That's why I'm thinking if
14 you can get those workshops or something in May --

15 MR. GEORGE: That's right.

16 CHAIRMAN GREEN: -- to get us the info.

17 MR. GEORGE: That's -- that was my point --
18 point, too, yeah.

19 MR. WUELLNER: Well, the -- the TAC committee
20 meeting would be in May, still.

21 CHAIRMAN GREEN: Right.

22 MR. WUELLNER: And following that meeting,
23 they typically send you the information of what's
24 come out of that as the precursor to when you see

25 it at your regular Authority meeting. So...

53

1 MR. GEORGE: I would hate to have it as a --
2 an agenda item on the regular Authority meeting,
3 because we're -- we're going to dive through so
4 much data and everything.

5 MR. WUELLNER: Then -- then we need to look
6 at scheduling, either placing it before the
7 meeting as a workshop or creating a date earlier
8 than that, which -- whatever you want to...

9 MR. GEORGE: I'm the one that asked about the
10 May meeting. I'll be gone the 12th through the
11 26th. So, anytime other than those time periods,
12 I'm ready.

13 CHAIRMAN GREEN: Are you talking about for a
14 workshop?

15 MR. GEORGE: Yeah.

16 CHAIRMAN GREEN: Well, we have the 10th as a
17 proposal.

18 MR. GEORGE: Mr. Ciriello, do you feel like a
19 workshop prior to an agenda -- I mean, to a
20 regular meeting, gives you enough time to digest
21 everything so that you -- in case something else
22 in the agenda has an impact on it? I was thinking
23 that the workshop should be at least a week in
24 front of that.

25 MR. CIRIELLO: Well, I -- I'm not -- you mean

54

1 on June the 14th?

2 MR. GEORGE: Yes. That was one of the

3 options --

4 MR. CIRIELLO: Eliminate May?

5 MR. GEORGE: Well, we're recommending to

6 eliminate May. And what I was saying, and I think

7 what Madam Chairman was saying, was that -- to try

8 to wait until June the 14th to have something

9 about the Master Plan, we need to have maybe a

10 workshop in advance of that, and I'd like to have

11 at least a week in advance.

12 MR. WUELLNER: How about the 7th?

13 CHAIRMAN GREEN: That focuses on the Master

14 Plan.

15 MR. GEORGE: Yeah.

16 MR. WUELLNER: How about the 7th, the

17 preceding Monday?

18 MR. GEORGE: Good to me.

19 MR. CIRIELLO: Well, you asked me a question.

20 MR. WUELLNER: Work for you?

21 MR. CIRIELLO: My idea of a meeting --

22 meetings is, since I'm probably the easiest guy to

23 get ahold of, I wouldn't care if we had a meeting

24 once a week, or I don't care what day it is;

25 I'll -- I'll make the meeting.

55

1 And you people have heard me complain
2 different times at the meetings that I feel, as a
3 board member, I'm not informed enough of what goes
4 on out here at the airport.

5 And if it wasn't at these meetings -- I've
6 certainly discussed it with Ed enough times. Some
7 people might think my ego's getting in the way,
8 that I don't need to know everything. And I don't
9 feel that way. I feel, as an elected official,
10 there shouldn't be anything that goes on out here,
11 no matter how small or how big, that I'm not
12 informed of.

13 I have had people ask me questions about
14 something out here at the airport. I say, "I
15 don't know; nobody's told me."

16 "Well, you're on the board; you're supposed
17 to know. You're not doing your job."

18 So, I don't like missing meetings. I don't
19 care for whatever reason. If -- if it can't be on
20 our normal date, change it to another day when we
21 can get here.

22 MR. GEORGE: So, June the 7th is okay with
23 you, it's okay with me.

24 MR. CIRIELLO: No, I don't want to miss May.

25 It's not June. I don't care about any -- I don't

56

1 want to miss May. Like Mr. Ed said, that well,
2 between now and May the 3rd is not very long, so
3 let's eliminate May.

4 Well, like I said, I don't care if we have a
5 meeting once -- once a week. I don't want to give
6 up all of May because it's too close to this
7 meeting.

8 CHAIRMAN GREEN: But I think we're trying to
9 get the input from --

10 MR. GEORGE: Master plan.

11 CHAIRMAN GREEN: -- the TAC meeting and the
12 public before we sit down, so we have all the
13 information. I think that's the issue.

14 MR. CIRIELLO: But we do other business
15 besides that TAC meeting. You're -- you're --

16 CHAIRMAN GREEN: We're trying to focus on the
17 Master Plan --

18 MR. GEORGE: My point was that --

19 CHAIRMAN GREEN: -- and spend time on it.

20 MR. GEORGE: -- most of the major things that
21 we're looking at need the Master Plan as an input
22 before we can make final decision on expending
23 funds and things like that.

24 MR. CIRIELLO: Okay. When did --

25 MR. GEORGE: That's why --

57

1 MR. CIRIELLO: -- you say you was available
2 in May?

3 MR. GEORGE: Anytime after the 26th, or
4 before the 12th.

5 MR. CIRIELLO: Okay. Is the -- is the TAC
6 meeting going to be done by that time?

7 MR. GEORGE: By the end.

8 MR. JUFKO: The TAC meeting can be done in
9 May.

10 MR. WUELLNER: In May.

11 MR. CIRIELLO: No, I know. But, I mean, he
12 after the 26th, so I'm looking --

13 MR. JUFKO: Yeah.

14 MR. CIRIELLO: -- at the 28th.

15 MR. JUFKO: It would be before that.

16 MR. CIRIELLO: If we had this information
17 that he's concerned about to digest before the
18 June meeting, if it was the 14th, the board would
19 have a couple of weeks to digest this stuff. So,
20 I -- I would say that even -- you know, let's have
21 the meeting in May on the 28th and --

22 CHAIRMAN GREEN: That's a Friday.

23 MR. CIRIELLO: -- to get this information.

24 Huh?

25 CHAIRMAN GREEN: That's a Friday.

58

1 MR. CIRIELLO: Well --

2 MR. GEORGE: Friday before a four-day

3 weekend, I might not --

4 CHAIRMAN GREEN: Memorial Day. Memorial Day

5 weekend.

6 MR. GEORGE: Three -- I'm here. I'm with

7 you, Joe. Anytime.

8 CHAIRMAN GREEN: How about the 27th instead

9 of --

10 MR. CIRIELLO: Well, I don't care. Make it

11 any day you want it. He said he'd be available

12 after the 26th. I just thought it'd give him a

13 couple of days after he comes home from -- to rest

14 up, but I don't care. The 26th, 28th, whatever is

15 suitable for him. I'm -- I'm available anytime.

16 MR. GEORGE: 26th is fine.

17 MR. CIRIELLO: And any commitments I have,

18 I'll cancel to be here. This is the most

19 important thing.

20 MR. GEORGE: Let's see if the 26th is okay.

21 MR. JUFKO: 26th we're shooting for --

22 MR. GEORGE: Yeah.

23 MR. JUFKO: -- or 27th?

24 MR. GEORGE: 26th.

25 MR. JUFKO: And which day of the week is

59

1 that?

2 CHAIRMAN GREEN: It's a Wednesday.

3 MR. WUELLNER: Wednesday.

4 MR. CIRIELLO: That's a Wednesday.

5 MR. GEORGE: How about the 27th? Yeah, the
6 27th.

7 CHAIRMAN GREEN: Yeah.

8 MR. JUFKO: That's fine.

9 MR. CIRIELLO: That'd be Thursday.

10 MR. GEORGE: That's a Thursday. Okay. Go
11 along with that.

12 MR. CIRIELLO: All right. What time? Early,
13 or is it normal time, or what?

14 MR. GEORGE: Since I picked the date, you
15 pick the time.

16 MR. CIRIELLO: Oh, midnight. Time means
17 nothing to me.

18 MR. GEORGE: Right.

19 CHAIRMAN GREEN: How about we stick with the
20 4 o'clock then --

21 MR. CIRIELLO: Okay. That's fine.

22 CHAIRMAN GREEN: -- for those of us that
23 have --

24 MR. CIRIELLO: That's fine. So, you're

25 saying on May the 27th, at 4 o'clock, we will have

60

1 a meeting.

2 CHAIRMAN GREEN: It's a workshop.

3 MR. CIRIELLO: Yeah.

4 MR. GEORGE: A workshop on the Master Plan.

5 CHAIRMAN GREEN: Okay. Any other comment,

6 though, on the other dates? You want to leave the

7 other dates as proposed?

8 MR. CIRIELLO: No. The other dates are fine.

9 CHAIRMAN GREEN: The 14th, 18th?

10 MR. BURNETT: You're going to have to

11 advertise that.

12 MR. CIRIELLO: You're not missing any --

13 any -- any months in there, so I'm fine with it.

14 MR. WUELLNER: Oh, yeah.

15 MR. GEORGE: Yeah.

16 CHAIRMAN GREEN: Okay? So, that's all right

17 for Staff recommendation to -- to accept those

18 other dates?

19 MR. WUELLNER: Okay.

20 CHAIRMAN GREEN: Okay.

21 All right. You still have the last agenda

22 item?

23 7.E. - DIRECTION TO STAFF

24 MR. WUELLNER: Yeah. First time I had -- it

25 was just kind of generically put as direction to

61

1 Staff, but what we're looking for, I wanted to
2 report back to y'all on the minutes of the
3 February 2nd meeting, which was called in question
4 by Mr. Ciriello, relative to the tally of votes.

5 A number of us listened to the minutes of that
6 meeting -- the recording, I should say, of that.

7 The minutes do reflect exactly what happened,
8 which, based on our recollection and referring
9 specifically to the officer elections on the -- of
10 the Authority, the minutes are correct.

11 There were only those votes made audibly
12 during that meeting. There were other -- our
13 recollection is there were shows of hands, which
14 do -- you know, were not picked up. It was
15 probably the only month, I think in the -- in the
16 eight years I've been here, that -- that our
17 present court reporter was not here. We had a --
18 had somebody subbing in.

19 So, the notation was not made in the minutes
20 as to the hand gestures relative to voting, which
21 we need to get the minutes corrected. That can be
22 done in this meeting, to re-- reaffirm the actual
23 vote taken at that point.

24 Everyone was in agreement with the results of

25 the -- of that election and the like. I don't

62

1 think anybody was disputing the results. It was
2 just simply Mr. Ciriello felt it was not
3 appropriately noted in the minutes. And he is
4 correct; it is not appropriate; however, it is
5 accurate relative to what was said, which means we
6 need to correct that. Our recollection of the
7 results of that -- did you --

8 MR. GEORGE: I was going to say something
9 when you got through.

10 MR. WUELLNER: No. Go ahead if you want.

11 MR. GEORGE: Madam Chair, I make a motion
12 that we modify the minutes of the February meeting
13 to show the election of the Chairman to be two
14 votes for Mr. George, and that would be Mr. George
15 and Mr. Ciriello, and three votes for Mrs. Green.
16 That would be Jack Gorman and Bob Cox and
17 Mrs. Green.

18 CHAIRMAN GREEN: And the secretary/treasurer
19 election was noted. That was fine.

20 MR. WUELLNER: Correct. I believe that was
21 correct.

22 MR. GEORGE: That was fine. Yeah.

23 MR. WUELLNER: Which I -- I made some notes
24 up here, that just reminder to Authority members

25 that it is much simpler if you will make a voice

63

1 statement on the minutes relative to votes that
2 you make. It's -- it's an easy habit to get into
3 to just kind of raise your hand affirming or -- or
4 denying a particular motion, but it needs to get
5 picked up for purposes of minutes.

6 So, word of caution to everybody: If you're
7 going to -- if you're not going to vote verbally,
8 we need to pick that up. Kind of have to rely on
9 the Chairman to kind of reiterate the motion or
10 the results of the motion, if that's appropriate.

11 So --

12 CHAIRMAN GREEN: There's a motion on the
13 floor, then, to correct the minutes of the
14 February 2nd meeting?

15 MR. CIRIELLO: Second.

16 CHAIRMAN GREEN: Any further discussion?

17 (No further discussion.)

18 CHAIRMAN GREEN: All in favor of the motion?

19 MR. CIRIELLO: Aye.

20 CHAIRMAN GREEN: Aye.

21 MR. GEORGE: (Indicates.) Aye.

22 CHAIRMAN GREEN: All opposed?

23 (No opposition.)

24 CHAIRMAN GREEN: Hearing no opposed, motion

25 will carry.

64

1 MR. WUELLNER: Okay. Next item I have is
2 bring you up to the process -- we -- we set the
3 meeting dates coming up here, but process-wise, I
4 need to go -- I wanted to go over the budget and
5 financial forecasting development just real
6 briefly. That way, if you have something you want
7 to modify in that schedule, we can -- we can -- we
8 can accommodate it.

9 Basically at the May workshop meeting, we
10 will ask -- this will be a secondary item, I
11 guess. All I -- all I want is any input by that
12 meeting relative to any capital or special project
13 that any individual Authority member may want to
14 get in the -- in the loop relative to going into
15 next year's budget process.

16 At the June meeting, expect Staff budget
17 presentation, as well as baseline budget forecast
18 information to you. No action will be required at
19 the June meeting. It's basically presentation.
20 We can talk about it. We can do whatever we want
21 as a part of that. There's just nothing that you
22 have to do formally relative to the budget at the
23 June meeting.

24 July meeting's the first official act

25 relative to the -- to the budgeting process, which

65

1 will culminate in the adoption of the TRIM millage
2 rate. At that meeting, you will also be required
3 to set the public hearing schedule for the first
4 public hearing.

5 We have tentatively, as you recall, set that
6 date for you in the last agenda item -- or a
7 couple of agenda items ago.

8 August meeting, again, will be just budget
9 discussions as needed. Nothing formal toward
10 adoption of the budget, other than input with
11 Staff, if necessary, bringing back iterations of
12 the budget, if necessary.

13 September meetings, you will have two public
14 hearings during the month of September. They are
15 statutorily mandated, as well as the timing of
16 those meetings. And you will also have a regular
17 meeting. We'll combine one of the public hearings
18 with a regular meeting and adjourn to do the
19 public hearing business as appropriate. But just
20 to kind of bring you up to speed on the schedule.

21 Any questions or any requested changes of
22 that schedule? Otherwise, we'll kind of proceed
23 that direction.

24 CHAIRMAN GREEN: No.

1 sure to be a friend here. One of the things we
2 don't have in place, and it's something the
3 Authority may want to consider, is every year -- I
4 can't even say every year it happens -- but some
5 discussion relative to T-hangar rates and charges
6 comes up as to what we're going to do with hangar
7 rents and the like.

8 One of the thoughts we had was perhaps the
9 Authority would like to consider the development
10 of some sort of a policy that allows Staff to
11 implement whatever you guys come out of a policy
12 decision. It would allow better budget planning.
13 If there's -- for instance, perhaps they want to
14 follow -- you want to follow something similar you
15 have in the balance of your lease policy, which
16 would be perhaps a CPI-tied rate escalation or a
17 market survey on an annual basis that allows some
18 action to happen annually.

19 You have one shot annually with your T-hangar
20 leases, and that timing is such that it needs to
21 be -- needs to be in place before the beginning of
22 your next budget year. It also would -- policy
23 would help us assure continued compliance with FAA
24 and FDOT requirements. There's also something to

25 be said for the public perception relative to the

67

1 T-hangars themselves and -- and whether they're
2 appropriately charging -- being charged
3 appropriately for use of T-hangars.

4 This also provides on the other side at least
5 a predictable method for adjusting the leases
6 that -- that lessees can be made aware of as a
7 part of their lease agreement so they can expect a
8 CPI adjustment or expect a flat-figure adjustment
9 or something along that line.

10 If the Authority would like us to develop a
11 draft version of that and begin those discussions,
12 we'd be happy to do it. If you want to continue
13 going the way you usually do, which is just
14 considering looking at it as a part of the budget
15 process, and it may or may not result in
16 something, that's fine, too. But we -- we hadn't
17 done in this past, but we -- we felt like maybe it
18 was worth bringing up and at least having a
19 discussion on.

20 So, that's where you give me information
21 whether we develop something and move it forward
22 and have the discussions or just continue the way
23 we are relative to T-hangar rates and charges.

24 CHAIRMAN GREEN: Any public comment?

1 MR. MARTINELLI: First of all, I apologize
2 for not being thoroughly briefed on this. This is
3 the first time I've heard it. And I'll just give
4 you some thoughts as they come to my mind.

5 There is an inequity in terms of return on
6 investment on this airport, and I think that's an
7 issue that needs to be addressed before you single
8 out any particular group of tenants or -- or
9 constituency on the airport and say we're going to
10 establish a policy tied to CPI or whatever for --
11 for rate increases. So, that's a consideration.
12 And I think in order to avoid future, I'll say,
13 disagreements or issues coming up in that regard,
14 maybe the very first thing that needs to be looked
15 at is a consistency of return on investment for
16 all the tenants on the airport. I think that's
17 number one.

18 Number two, for budgeting purposes -- and I'm
19 a conservative in that regard, and as folks -- you
20 folks probably know, that's been my working
21 career. I believe that conservative budgeting,
22 rather than assuming rate increases, but rather
23 saying, you know, we must contain spending rather
24 than look for increasing revenues, should be the

25 rule of the day.

69

1 So, my suggestion would be that you continue
2 to budget on the basis of what the present income
3 is, given the fact that return on investment for
4 hangar leases is probably higher than return on
5 investment. I'm talking about for -- not for
6 commercial hangars, but for the rank and file
7 hangars, the private hangars. I think looking at
8 that first should be the rule of the day.

9 I had another thought and I forgot it. I had
10 a senior moment, so I apologize.

11 CHAIRMAN GREEN: Any other public comment?

12 (No further public comment.)

13 CHAIRMAN GREEN: Hearing none, board? Joe?

14 MR. CIRIELLO: Yes, Madam Chair. Ed, you
15 have here "Direction to Staff." You made a
16 comment that if -- if we don't have anything to
17 add, that you would just more or less just renew
18 the leases as we have them and -- and go by the
19 way they are now, or if we want to put some input
20 in, that when you rewrite the leases or go over
21 them or review them, that you might add something.

22 Well, you know, a year or so ago when we got
23 on to the leasing thing, I kind of pushed it; I
24 didn't think that the way we were leasing the

25 hangars was any good, mainly because some people

70

1 were taking advantage of the hangars, some people
2 didn't even have airplanes in them; they was
3 storing automobiles and everything else. And
4 other people had their airplane and cars and boats
5 and all kind of stuff in there. And -- and I
6 didn't really object to that as long as they would
7 put it on their lease that they had this stuff in
8 there.

9 Basically, to me, an airplane hangar is made
10 for housing aircraft and some aviation stuff like
11 a toolbox and a compressor to pump up your tires
12 and that, not household items and household goods
13 and everything. So, I didn't get anywhere with
14 that.

15 But when you go over this lease and that,
16 rather than do exactly what I want, could there be
17 some stipulation made that, you know, the hangars
18 are -- would be -- you know, the fees would be set
19 so that you're going to put an airplane in there
20 and then like a toolbox and this and that; that if
21 you want to put anything else in there, it's use
22 your hangar partly as a storage air -- area, that
23 then there would be a little higher fee put on to
24 your hangar rent?

25 It's -- it's basically going to get to the

71

1 same thing I want. I want to keep people to --
2 quit using hangars for their everyday storage or
3 household items and stuff. But if they're going
4 to do that, at least we ought to get a few extra
5 bucks out of it. That -- that's kind of a thought
6 I had. I don't know if that's any good or not.

7 CHAIRMAN GREEN: Wayne?

8 MR. GEORGE: My wife tells me I have too much
9 stored in our garage and she can't get the car in
10 there. We don't have any other place to put it,
11 so we do -- we do keep the cars in there, so I
12 understand your concern.

13 I think that I'll be like Mr. Martinelli and
14 just throw some -- some thoughts out here. As far
15 as inconsistency, we definitely need to be
16 consistent I think across all the hangars leases
17 that we have and be consistent with our market
18 area, meaning Craig, Jax International, Daytona,
19 and whatnot. And the notes that I would make --
20 and I'll throw these out for you as a starting
21 point.

22 If the corporate hangars have a CPI automatic
23 increase every year, then the T-hangars ought to
24 have a corporate -- I mean, excuse me, ought to

25 have a CPI increase to be consistent.

72

1 But at the same time, we are renewing leases,
2 and people are -- new people coming in, I think
3 that once a year, we need to do a market survey of
4 all of the hangar types, corporate, you know,
5 commercial, you know, and everything, and make
6 sure that we are consistent with what our sister
7 airports are charging for this general area.

8 Now, in the event that we are not consistent,
9 that we are out of alignment, then the Staff needs
10 to come back and recommend that for all new
11 T-hangar leases, the rate should be this that
12 would be consistent with someplace else. And
13 maybe we have a gradual increase, you know, of the
14 existing T-hangars over five years to get them
15 more in line with what these guys are. Otherwise,
16 we get into, if the corporate hangars have a
17 20-year lease, why shouldn't the T-hangar guy
18 have, you know, a 20-year lease?

19 I think there's a real reason we should have
20 one year's there, so... But I would not want to
21 punish our existing tenants for something we found
22 with the rest of them that takes them up 20
23 percent in one particular year, but the next guy
24 that's coming in should pay for that. And I also

25 don't want to give our tenants a 20-year ride, you

73

1 know, on that. There should be some gradual
2 formula that they will be brought in line with
3 that over three years, four years, five years.

4 But I think that that's a -- what's good for
5 the goose is good for the gander. You know,
6 that's just a fair policy I would think to take.

7 MR. WUELLNER: So, if I'm hearing correctly,
8 you'd like to begin the effort of hammering some
9 direction, some sort of policy out related to
10 this.

11 CHAIRMAN GREEN: What Mr. George was saying
12 about what's out there, I wrote down "industry
13 standards." What are the standards in the
14 industry for that type of hangar?

15 MR. WUELLNER: That -- that's easy enough to
16 get to --

17 CHAIRMAN GREEN: Yeah.

18 MR. WUELLNER: -- through survey.

19 CHAIRMAN GREEN: Kind of like when we were
20 looking at self-fuel.

21 MR. GEORGE: Right. Exactly. Yeah.

22 CHAIRMAN GREEN: Joe?

23 MR. CIRIELLO: I kind of like one statement
24 that Mr. Martinelli made, that rather than keep

25 looking at how we can make more money on things

74

1 rather than keeping a tighter line on things, I --
2 you know, that this is one thing that politicians
3 do; every time they need money, they just raise
4 things. They don't try to hold the line.

5 But I had a thought when Mr. George was
6 talking about CPI. I know what CPI is, but on
7 this -- in this respect, some of these hangars
8 you're talking about has been built five, six,
9 seven, eight years ago, and they were valued and
10 they cost a certain amount of money to build them
11 back then and we're trying to get our money out of
12 it.

13 So, my thought is, why, just because the CPI
14 goes up and cost of living and everything every
15 year, does that mean that we should raise the rent
16 on the hangars, because they were already made at
17 a certain cost, and -- and the CPI has no effect
18 on them. That doesn't mean that -- you know, that
19 the hangar fee went up to build it, because it's
20 already been built.

21 So -- and in line with what -- what
22 Mr. Martinelli said, instead of just trying to
23 figure out a way of getting a few bucks other than
24 my way of if you're going to store stuff in there,

25 pay for it -- and I don't know about him or you,

75

1 but I know that when I had an airplane -- I'm just
2 a common, ordinary man working in a steel mill,
3 you know. And -- and if they raise the hangar
4 rent on me, which they did one time, that -- I
5 took the airplane back outside and put it out in
6 the snow because I couldn't afford it.

7 Everybody that owns an airplane can't keep
8 affording to pay for this stuff. So, I'd like to
9 hold a tight line on the rent of the hangars if
10 they're equitable, and if you want to store extra
11 stuff and pay for it, fine. But --

12 MR. GEORGE: Do you agree that it is in the
13 best interest of our taxpayer if we get the
14 maximum return --

15 MR. CIRIELLO: Oh, yeah.

16 MR. GEORGE: -- we can --

17 MR. CIRIELLO: Yeah.

18 MR. GEORGE: -- to get off the tax rolls?

19 MR. CIRIELLO: Well, yeah, but --

20 MR. GEORGE: That's what I was trying to do
21 by -- by staying with the market, you know, that
22 we keep consistent there.

23 MR. CIRIELLO: I understand what you're
24 saying, but if you go charging even say \$10 a

25 month on all of these different individual

76

1 hangars, that's not going to get you off the tax

2 rolls. What we need to get off tax rolls is --

3 MR. GEORGE: Yeah, but the point is --

4 MR. CIRIELLO: -- a quarter of a million

5 dollars.

6 MR. GEORGE: -- you moved your airplane out

7 of a hangar because of \$10, \$15, but there was a

8 guy standing there ready to pay \$10 to \$15. So,

9 that money went, you know, right into the -- you

10 know, it went into the bank.

11 Bankers -- there's a reason bankers carry

12 everything down to the fifth decimal point.

13 MR. CIRIELLO: Well, that was an individual

14 thing. Instead of paying \$120 a month for a

15 hangar, I put it outside for \$30. As far as I'm

16 concerned, I saved \$70 or 80 bucks.

17 MR. GEORGE: But -- but to the airport, then

18 they in turn --

19 MR. CIRIELLO: But the airport got the money,

20 because like you said, they had somebody to move

21 into it.

22 MR. GEORGE: And then they got 30 bucks from

23 you.

24 MR. CIRIELLO: Well, I had to keep the

25 airplane there; I couldn't take it home --

77

1 MR. GEORGE: Right.

2 MR. CIRIELLO: -- but...

3 CHAIRMAN GREEN: Well, that's why I think
4 with the --

5 MR. CIRIELLO: But I just think that this
6 nickel and dime stuff isn't really worth much as
7 far as you talk about getting off the tax rolls.
8 But -- and I do believe that somebody should pay
9 what it's worth. But CPI means that, you know,
10 value of the thing goes up from year to year to
11 year, but that hangar was built at a certain cost
12 at a certain time, and as far as I'm concerned,
13 the value of it didn't go up.

14 MR. GEORGE: Right.

15 CHAIRMAN GREEN: Well, I think as far as
16 Staff -- the board goes for direction to the
17 staff, we're talking about something we don't know
18 yet. We don't know what the industry standards
19 are out there.

20 So, before we make any direction to freeze
21 the rents the way they are, I'd like to have some
22 information or give Staff direction. Are we on
23 line? Maybe they are all staying without a CPI or
24 any kind of fluctuation. But I just would make a

25 recommendation we ask Staff just to give us a

78

1 little more information.

2 MR. GEORGE: I agree with that.

3 MR. WUELLNER: We'll do that.

4 CHAIRMAN GREEN: Is that all right?

5 MR. CIRIELLO: Fine.

6 CHAIRMAN GREEN: Okay. Anything else,
7 Mr. Wuellner?

8 MR. WUELLNER: The last thing I had was just
9 a brief synopsis, and Mr. George hit most of those
10 points, relative to what we're doing with the
11 accounting system and its integration into
12 budgeting process.

13 MR. GEORGE: Sorry about that.

14 MR. WUELLNER: That's all right. Rightly so.
15 We are -- we are upgrading software moving into
16 the next fiscal year. Our account organization
17 will be modified slightly. It's generally in
18 compliance with the state system now, but will be
19 modified so that it completely and generally
20 agrees with the methodology, that is, the
21 organization of the accounting system, with that
22 of the state's system.

23 The budget format would be adjusted, so you
24 will see a different format than those of you that

25 have been through the budget before, a slightly

79

1 different format moving into this budget process
2 to allow for improved consistency between our
3 budget-prepared documents and the actual financial
4 accounting.

5 The new method will allow a much more
6 detailed managerial-type reporting to be able to
7 be generated as required during the course of
8 business. And it will also result in some
9 improved clarity to us, as the users day-to-day,
10 as well as the public, when necessary, for an
11 explanation.

12 So, wanted to give you a heads-up on the
13 direction we're going. It won't be implemented
14 fully. The budget part of it will be moving into
15 the budget process, but the accounting part of it
16 will not be reflected in your account financial
17 information until fall of this year.

18 I think we're now on to your Authority
19 members.

20 CHAIRMAN GREEN: And Authority member
21 comment. Joe?

22 8.B. - MR. CIRIELLO

23 MR. CIRIELLO: I have none.

24 CHAIRMAN GREEN: Comments tonight? Wayne?

1 MR. GEORGE: Do we have any public comment?

2 CHAIRMAN GREEN: We will after you. We're
3 letting you go first.

4 MR. GEORGE: No, I don't have any other
5 comments.

6 CHAIRMAN GREEN: All right. Public comment,
7 then? Anybody like to -- Mr. Martinelli?

8 9. - PUBLIC COMMENT

9 MR. MARTINELLI: One more time.

10 MR. WUELLNER: Nobody had any?

11 MR. MARTINELLI: On several issues that were
12 discussed today, the last one being the one most
13 vivid in my mind is the planning programming and
14 budgeting approach, which I believe is the
15 approach you're taking, Ed; is that correct, where
16 in essence you're going to be able to comment and
17 measure progress against certain programs?

18 MR. WUELLNER: Yes.

19 MR. MARTINELLI: And -- and the system will
20 tie that into the financials; is that correct?

21 MR. WUELLNER: Correct.

22 MR. MARTINELLI: And that is a great, great
23 thing. That's about 20 years later than some of
24 the outfits have done this. So, my comments to

25 you on that are good -- good job.

81

1 Secondly, as far as the area's concerned that
2 you're going to be doing this study on for hangar
3 rents and so on, I would -- and I'm sure you will,
4 take into consideration not just Daytona,
5 Jacksonville, Craig, and Herlong, but also Palatka
6 and Flagler and some of the airports where, for
7 example, I know in -- in Palatka, hangar rents are
8 much, much lower than they are here.

9 And then also on that same line, return on
10 investment, if you use a discounted cash flow
11 method, gives you some basic measure of the
12 different, I'll say assets, that you have. You
13 have commercial hangars, and you have the large
14 industrial, I'll call them industrial hangars, and
15 you also have the small T-hangars.

16 Each of these should have a consistency of
17 return on investment. And as you said,
18 Mr. George, the -- the term of the lease is a quid
19 pro quo for certain considerations as well. So,
20 these all need to be taken into consideration.

21 Thank you.

22 CHAIRMAN GREEN: Thanks. Any other public
23 comment? Yes, sir.

24 MR. CAMERON: Ma'am, I --

25 CHAIRMAN GREEN: I need you to just address

82

1 and just tell us your name for our record. Thank
2 you.

3 MR. CAMERON: Jerry Cameron, 518 Gentian
4 Road, St. Augustine. Madam Chairperson, I had
5 spoke with Mr. Ciriello with regard to making a
6 short presentation with regard to eminent domain.
7 And I have about a six- or eight-minute
8 presentation on PowerPoint. I'd like to be able
9 to utilize that.

10 CHAIRMAN GREEN: Doug, I have to defer to
11 you. The only reason I'm concerned is protocol.
12 We approved the agenda and accepted the agenda.
13 Can we do it under public comment?

14 MR. BURNETT: I -- I would --

15 CHAIRMAN GREEN: I'm concerned --

16 MR. BURNETT: The board --

17 CHAIRMAN GREEN: -- because it's a -- it's a
18 topic that would -- the Araquay Park people
19 probably would have wanted to stay and see.

20 MR. BURNETT: Yeah. The board could make a
21 motion to -- to amend its agenda, although the
22 agenda's already been set. I don't know in your
23 rules if there's anything that would prohibit
24 that. That is one way to address it.

25 Perhaps you could invite Mr. Cameron back

83

1 next month to give that same presentation. I'm
2 not sure what the nature of it is, considering
3 what was --

4 CHAIRMAN GREEN: Presented by Mr. Arnold?

5 MR. BURNETT: -- presented by Mark Arnold
6 last month related to the litigation side of how
7 you go about an eminent domain proceeding, so...

8 CHAIRMAN GREEN: And I -- I don't want to
9 speak for the board. My personal opinion is I
10 know we had some Araquay Park people here earlier,
11 and I would think that as concerned as they are,
12 they would want to be here for that, as they were
13 for Mr. Arnold. Joe?

14 MR. CIRIELLO: Well, let me ask you a
15 question. Are you saying that because Mr. Cameron
16 didn't take the opportunity at public comment when
17 we was talking about Araquay Park, that now at the
18 end of the meeting, public comment is for just
19 anything that somebody wants to speak about as a
20 citizen, that you're saying at this particular
21 point, you have doubts of whether he should speak
22 or not?

23 CHAIRMAN GREEN: No. What I'm saying is what
24 he is talking about, an eminent domain

25 presentation, it was not an agenda item. We had

84

1 an agenda item of eminent domain last month.

2 If he wants to comment, like any of the other
3 public, would be on any of the items that were on
4 the agenda, by all means. But I think the
5 importance of what he's presenting warrants that
6 we have the Araquay Park people here that it
7 touches.

8 MR. BURNETT: If -- if I could speak a little
9 more. I think -- I think Mr. Cameron's welcome to
10 speak about eminent domain. I think the -- the
11 thing that's a little, I guess, unusual for public
12 comment is for someone in public comment to want
13 to do a PowerPoint presentation.

14 I think that the nature of that, assuming --
15 and I don't know the nature of the PowerPoint
16 presentation Mr. Cameron wants to give. And that
17 may be something that you want your Staff to
18 review first before it's on the agenda. I just
19 don't know the answer to that one.

20 Certainly Mr. Cameron can speak in public
21 comment, as anyone else could. I guess the
22 PowerPoint presentation just makes it a little
23 different.

24 MR. CAMERON: Well, the PowerPoint

25 presentation, Madam Chairperson, is simply

85

1 supporting documentation for my comments. I
2 certainly didn't intend for y'all to take any
3 action which would be appropriate for an agendaed
4 item today.

5 And there are a number of ways to go about
6 things. To have one person that represents a
7 group of concerned people to come forward and make
8 comments in a period of seven or eight minutes is
9 certainly a more efficient use of the board's time
10 than to have 20 people to come and say the same
11 thing over and over, as I experienced when I
12 served on boards.

13 And if protocol overrides those economy
14 concerns, why, you know, I certainly will make
15 arrangements to do something different.

16 CHAIRMAN GREEN: My concern is not protocol
17 over economy. My concern is making the
18 information available to everybody that would have
19 concern for it. Wayne?

20 MR. GEORGE: I think what Madam Chairman is
21 saying, Mr. Cameron, is that if there are other
22 people that would benefit from this, other
23 residents, you know, that would it be best served
24 to put it on the agenda and publish it?

25 MR. CAMERON: Well, I am not --

86

1 MR. GEORGE: I was not aware that you were
2 rep -- you made the comment that you were
3 representing, you know -- you know, people in
4 Araquay Park, and I was not aware --

5 MR. CAMERON: No, I'm not -- not actually
6 representing people in Araquay Park except that
7 some of them might be in the group. I'm actually
8 representing the concerns of a larger body of
9 people that are concerned about the application of
10 eminent domain.

11 MR. GEORGE: Then I ask you, is it
12 appropriate -- the people that you think would
13 benefit more from this presentation, are they in
14 attendance here, or do you think it's best to
15 wait?

16 MR. CAMERON: Yes, sir, I think that you are
17 the people that would benefit most from this
18 presentation.

19 MR. CIRIELLO: He's going to be addressing
20 the board members, because we're the ones that
21 have the power to do whatever needs to be done.
22 And I've heard the presentation.

23 But as far as I'm concerned, we were elected
24 to represent the public, and he's a public -- he's

25 a citizen, and he's here as a citizen, wanting to

87

1 give his personal opinions about what we're doing

2 with Araquay Park. And I want to hear him.

3 And --

4 MR. CAMERON: There was a concern given to

5 me. I actually approached this from the

6 possibility of being an agendaed item. But

7 because of the fact that I lost part of my civil

8 rights by offering for public office, there was a

9 concern that -- that I couldn't be on the agenda

10 because that might open up to equal time for other

11 people. And that's not just with this board;

12 that's with newspapers and radios and everybody

13 else.

14 If you ever want to make yourself -- express

15 your opinions, don't run for public office.

16 CHAIRMAN GREEN: So, you're saying you are --

17 you have filed to run for a public office as we

18 speak?

19 MR. CAMERON: Correct.

20 MR. CIRIELLO: He's still a citizen and he

21 still has opinions.

22 MR. GEORGE: Well, the idea of whether he --

23 MR. CIRIELLO: And he's not speaking as a

24 candidate. He's speaking as a person that feels

25 like I do about eminent domain. I guess he does.

88

1 I don't know if he feels as strongly as I do,

2 but...

3 MR. GEORGE: I think that we are wasting

4 everybody's time --

5 CHAIRMAN GREEN: Right.

6 MR. GEORGE: -- because the three of us are

7 talking the same thing. That is, if he's got a

8 message that's important for us to hear and

9 important for the people of Araquay Park, let's go

10 on with the message. Right now.

11 CHAIRMAN GREEN: I -- I have a question

12 for -- for legal counsel. Do we have, if he's

13 running for public office, and we --

14 MR. BURNETT: He can still get up and make

15 public comment. And -- and typically, when you

16 have public comment, it's a custom for any

17 governmental body for there to be -- a person can

18 make public comment and -- and pass out handouts,

19 make public comment, and if you had an

20 overhead-type projector, maybe use the

21 overhead-type projector. That's not uncommon.

22 You see it, not just here; you see it at the Board

23 of County Commission, the City -- the City

24 Commission meetings.

25 But I guess the PowerPoint presentation is

89

1 just a little different than your typical public
2 comment. And that's one that's at the discretion
3 of the board, whether or not to allow public
4 comment to go beyond mere public comment, I guess,
5 or to have the aid of additional video or
6 audio-type aids. So --

7 MR. GEORGE: I have no problem with it. The
8 21st century says we're all going that way, and we
9 won't have paper in front of us in three or four
10 years. So, I just -- I look at PowerPoint as just
11 being another mechanism to more effectively get
12 your message across and help the recipients, so...

13 MR. BURNETT: I don't think you're making it
14 an agenda -- agenda item --

15 CHAIRMAN GREEN: No.

16 MR. BURNETT: -- necessarily by allowing him
17 to speak.

18 CHAIRMAN GREEN: I don't -- I don't think we
19 can. That's fine. You said six or seven, or
20 seven or eight minutes?

21 MR. CAMERON: Yes, ma'am.

22 CHAIRMAN GREEN: Okay.

23 MR. CAMERON: Thank you.

24 MR. GEORGE: You want to take a break?

25 MR. WUELLNER: Is there sound with this, too,

90

1 or just pictures?

2 MR. CAMERON: No, no sound. Only mine.

3 MR. CIRIELLO: He is the sound.

4 MR. GEORGE: Can you turn the mic off, then?

5 Just kidding, Jerry. Just kidding.

6 (Short pause.)

7 MR. CAMERON: Take that just a second to

8 boot, and while it does, to save some time, it is

9 now appropriate for me to say I guess how much I

10 appreciate the opportunity to be able to address

11 you.

12 And I am a member of the Libertarian party,

13 and eminent domain is a subject that is near and

14 dear to them. It is a subject that is on the

15 forefront across the country. And it's, quite

16 frankly, causing a lot of controversy. So, this

17 will give me an opportunity to just sort of share

18 that point of view with you.

19 MR. GEORGE: Are you talking from the

20 Libertarian party's point of view or your public

21 point of view?

22 MR. CAMERON: I'm talking from my probably --

23 MR. GEORGE: Personal?

24 MR. CAMERON: -- my personal point of view

25 that I have always used since I was on the Zoning

91

1 Board myself.

2 MR. GEORGE: Okay. I just thought that the
3 comment about "I'm with the Libertarian party" and
4 that was getting into a little political --

5 MR. CAMERON: No. The only reason I said
6 that --

7 MR. GEORGE: I'm sorry, Madam Chairman.

8 MR. CAMERON: -- is because this was prepared
9 for the Libertarian party, and it does have -- not
10 getting a signal from you.

11 (Short pause.)

12 MR. CAMERON: I'll just go ahead and present
13 without it. It's -- and I'll just use my notes,
14 use this as notes. The -- the point that we have
15 is -- is that eminent domain is the most intrusive
16 any action a government can take against property.

17 And you have to understand that it is the capital
18 punishment of private property. It is the use of
19 the ultimate government force against a citizen.

20 Now, the Constitution has a provision to use
21 it for certain serious, serious cases. But today,
22 that concept that was originally applied in the
23 Constitution has gotten so liberal, that you can
24 almost, according to court law now, use eminent

25 domain for anything you choose.

92

1 But it -- we need to take the context of the
2 people that founded the country into
3 consideration. George Washington said that
4 government is not reason; it's not eloquence; it
5 is force. And it's a dangerous servant and a
6 fearful master.

7 Now, our country was supposed to be founded
8 on the principle that it's dedicated to the
9 principles of life, liberty, and the pursuit of
10 happiness. And we celebrate that once a year.
11 And it should be more in celebration than just a
12 recognition of a date. We should be recommitted
13 to those principles, because the things that we do
14 at local boards, the board that I served on, the
15 board that you serve on, they set the stage for
16 many, many things to come.

17 And you are actually the ultimate protectors
18 of freedom. Jefferson said, "The price of freedom
19 is eternal vigilance."

20 A guy named James Wilson said, What I want
21 you to take to heart today, that he that would
22 make his own liberty secure must guard even his
23 enemy from oppression, for if he violates this
24 duty, he establishes a precedent that will reach

25 to himself.

93

1 The guys in Araquay Park are facing the gun
2 of government. The -- there are people that are
3 really just terrified. And I suspected when I
4 first heard this issue that there was a -- there
5 was a chance that we were dealing with holdouts
6 that just wanted more money. And I took the
7 opportunity to go around and -- and talk to these
8 people.

9 And there's history and lives and tradition
10 and things that can't be replaced that are at
11 stake. It's not about money. If you take the
12 different people that I talked to, Mary Willis,
13 for instance, her father built that house, and he
14 left it to her. She's got fruit trees and things
15 that cannot be replaced in her lifetime, because
16 she is at the other end of the scale.

17 Claude Jones, who I believe I saw when I came
18 in, he's been in there since 1967. He's a hundred
19 percent disabled. He built the house himself, or
20 had it built for himself, and he's got a small
21 shop in the back where he does bodywork and paints
22 cars.

23 Now, as a former member of the Zoning Board,
24 I can tell you that it's going to be really tough

25 for him to find a place where he can get that sort

94

1 of arrangement, conduct that sort of activity in
2 the place that he lives, because things have
3 changed since 1967.

4 There are some people that have given up.
5 Wayne and Kay Nerf (sic) on 181 Indian, he's
6 retired from the military, and he's just said he
7 knows it's going to happen, he's terribly
8 disappointed, and he's going to move on.

9 I talked with several residents that had
10 the -- the same feeling. You've got a guy that's
11 totally blind that lives at 211 Indian, and he had
12 that house put there specifically because the
13 location was convenient for him to carry on a
14 vocation. He works every day of his life, but he
15 depends on family to come by and help him. He's
16 been there 15 years.

17 Naomi Guest Ortagus, 180 Araquay Park, she's
18 80 years old. She's lived in that home for 50
19 years. You take an 80-year-old person out of an
20 environment they've been in 50 years, it's not
21 just changing addresses; it could very well
22 facilitate her demise.

23 The McElroy family represents three
24 generations. Their homes are right together on

25 the marsh. Mary McElroy, they built the house for

95

1 her. She's 76 years old, and she simply, she
2 can't get around anymore. She's on a walker, and
3 she enjoys sitting out and looking at the marsh or
4 going down and talking with her son and sitting
5 with him and looking at the marsh, where I found
6 her the day that I talked with her.

7 Her son Kevin, and his wife Carolyn, he's a
8 disabled Vietnam vet. He's been there since 1951.
9 His father and grandfather built that house. And
10 he just wants to be able to live there with his --
11 his mother and his son, who lives across the
12 street from him.

13 And the most interesting case, I think for me
14 personally, was a guy in the far end of Indian
15 Bend, Roger and his wife Martha Mussells. And he
16 started building that house in 1951. He put every
17 stick in it. He hand-carved the totem poles that
18 are -- you find around it. He had a huge shop.
19 Eighty-seven years old, and his health has failed
20 him. His circulation has failed him. He's in a
21 wheelchair. He can never go and do that again.
22 All he wants to do is to enjoy the fruits of his
23 labor for what time that he has left.

24 And the point I really want to make today is

25 there's nobody that disputes that y'all have the

96

1 right to take these homes, legally, under today's
2 court system. The people admit that you have a
3 legal right to force them from their homes. But
4 G. K. Chesterson says, "To have a right to do a
5 thing is not at all the same as to be right in
6 doing it."

7 And when you rely on nothing other than what
8 the courts will let you do, you miss a big
9 obligation as a citizen and a member of the
10 community.

11 Remember, the courts said that slavery was
12 okay. The courts said that separate and equal
13 education was okay. The courts said that it was
14 okay to keep women from voting. But they were
15 wrong. And they are wrong this time, because the
16 principle that was founded in the United States
17 with regard to private property was so unique and
18 such a springboard for everything that has come
19 since, parliament couldn't even understand it.

20 William Pitt tried to explain it to the House
21 of Commons in 1789. And he said, The poorest man
22 may in his cottage bid defiance to the forces of
23 the Crown. It may be frail and its roof may shake
24 and the wind may blow through it, and storms may

25 enter, the rain may enter. But the King of

97

1 England cannot enter; all of his forces dare not
2 cross the threshold of the ruined tenement.

3 Now, I present this to you just to give you a
4 little different perspective than the legal
5 perspective on the "us versus them." The people
6 that I talked to have no animosity toward the
7 airport. I certainly respect the members of this
8 board. I know y'all are in it for the money.

9 And when people come and put themselves on
10 the firing line like you have to get into
11 impossible situations like this, your hat's got to
12 go off to them. But I beg you to consider every
13 alternative to turning on the news at 6 o'clock
14 and seeing armed sheriff's deputies removing
15 elderly people at the point of a gun with a piece
16 of paper with your signature on it. That's my
17 plea. Thank you very much for your time.

18 CHAIRMAN GREEN: Thank you, Jerry.

19 Okay. That's end of public comment.

20 10. - NEXT REGULAR BOARD MEETING

21 Our next regular board meeting is June 14,
22 but we do have a workshop May 27 at 4:00. Okay.

23 MR. GEORGE: Adjourned.

24 CHAIRMAN GREEN: Meeting's adjourned.

25 (Whereupon, the meeting adjourned at 5:44 p.m.)

98

1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

11

12 Dated this 5th day of May, 2004.

13

14

JANET M. BEASON, RPR-CP, RMR, CRR
Notary Public - State of Florida
My Commission No.: DD102224
Expires: April 30, 2006

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