

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 Wednesday, February 22, 2006

6 from 4:02 p.m. to 5:49 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 BOB COX, Chairman
- WAYNE GEORGE, Secretary-Treasurer
- 10 RANDY BRUNSON
- JOHN "JACK" GORMAN

11 BOARD MEMBERS ABSENT:

- 12 SUZANNE GREEN

13 * * * * *

14 ALSO PRESENT:

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

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

18 BRYAN COOPER, Assistant Airport Director.

19 * * * * *

20

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

24

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22	A. Mr. Randy Brunson	96
23	B. Ms. Suzanne Green	Absent

	C. Mr. John Gorman	96
24	D. Mr. Wayne George, Secretary-Treasurer	96
25	E. Mr. Bob Cox, Chairman	No report

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1 PROCEEDINGS

2 CHAIRMAN COX: Like to call this public
3 meeting of the St. Johns County Airport Authority
4 to order. And first order of business will be the
5 Pledge of Allegiance, please.

6 (Pledge of Allegiance.)

7 3. - APPROVAL OF MINUTES

8 CHAIRMAN COX: Next point of order will be
9 approval of the minutes for the regular meeting of
10 1/4 of '06.

11 MR. BRUNSON: I so-move.

12 CHAIRMAN COX: Any exceptions or changes to
13 the minutes? Not hearing --

14 MR. BRUNSON: Make a motion we approve those.

15 CHAIRMAN COX: Okay. Not hearing any
16 exceptions, the approval of the minutes stand
17 approved. The approval stands approved. How do
18 you like that?

19 4. - APPROVAL OF FINANCIAL REPORT

20 CHAIRMAN COX: Let's move on to the financial

21 report. Mr. Secretary?

22 MR. GEORGE: I've taken a look at the
23 December and January, and they seem to be right in
24 line with what we've planned, so they look fine.

25 CHAIRMAN COX: Okay. If no objections, the

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1 financial report will be accepted as presented.

2 5. - APPROVAL OF MEETING AGENDA

3 CHAIRMAN COX: And moving on to the meeting
4 agenda approval, I would like to add a -- one
5 agenda item, which is going to be some discussion
6 on the workshop meeting for February 27th. And we
7 can put that into -- let's go into housekeeping
8 items there, if they don't mind. Anybody have any
9 objections to that?

10 MR. GEORGE: I don't know. What is it?

11 CHAIRMAN COX: The meeting on the -- the
12 workshop on the 27th.

13 MR. GEORGE: You just have some comments to
14 make about that?

15 CHAIRMAN COX: Yes.

16 MR. GEORGE: Okay.

17 MR. BRUNSON: As do I.

18 CHAIRMAN COX: Okay. That will be added to

19 the agenda. Anything else to add for anybody?

20 MR. GORMAN: The agenda for today?

21 CHAIRMAN COX: Yes.

22 MR. GORMAN: Yes. Very short discussion of

23 public relations and -- and budgeting of small

24 items.

25 CHAIRMAN COX: Can we move that into

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1 housekeeping items? Will that be all right with

2 you?

3 MR. GORMAN: That's fine. And a big one.

4 It's not going to be today, you're not going to

5 have time, but -- but a contract review of the law

6 firm. When are we reviewing their annual --

7 CHAIRMAN COX: The law firm contract review?

8 MR. GORMAN: Yes.

9 CHAIRMAN COX: You want that as an agenda

10 item on --

11 MR. GORMAN: On -- on either --

12 CHAIRMAN COX: Well, it's going to have to be

13 a full discussion item as an agenda item --

14 MR. GORMAN: Yes.

15 CHAIRMAN COX: -- so, what's that --

16 MR. GORMAN: Just adding it --

17 CHAIRMAN COX: Add another meeting?

18 MR. GORMAN: -- for the public.

19 CHAIRMAN COX: Okay. Can we make sure that
20 that's added to next meeting's --

21 MR. WUELLNER: Sure.

22 CHAIRMAN COX: -- regular agenda? Thanks.

23 And that's -- that will be discussion on contract

24 review for the law firm.

25 MR. GEORGE: It'd be nice to know in advance

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1 what you hope to accomplish out of that so we can

2 look at it in that light before we get here.

3 MR. GORMAN: A full and concise review of --

4 MR. GEORGE: When, where, what, and --

5 MR. GORMAN: -- of the performance of the law

6 firm, of the overall performance considering our

7 bottom line as far as our financial, you know,

8 condition --

9 MR. GEORGE: Uh-huh.

10 MR. GORMAN: -- and costs of litigation.

11 Total --

12 MR. GEORGE: Okay.

13 MR. GORMAN: -- costs.

14 CHAIRMAN COX: Does that define it for you

15 good enough?

16 MR. GEORGE: Yeah.

17 MR. BURNETT: Well, if -- if I may inquire
18 on -- on that subject, and I guess this is solely
19 because we have so many lawyers involved, one
20 aspect, Mark Arnold being the lawyer involved in
21 primarily leading up the eminent domain actions;
22 Gene Atwood being our construction litigator,
23 primarily; myself, obviously I'll be here. That's
24 an easy one. And -- and periodically, we have
25 other lawyers representing the airport.

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1 Is there any particular area in -- that I
2 should make sure that we're prepared for so that I
3 can make sure, for example, if it's condemnation
4 related, I'd -- I would like to make sure I --

5 MR. GORMAN: All litigation costs, including
6 condemnation, including eminent domain. In other
7 words, a total summation of what those litigation
8 costs have been for this airport in the
9 acquisition of the property and in the
10 representation of this airport board in litigation
11 procedures against the -- of Phase II. I know
12 that's a separate issue. What are we paying here?

13 MR. BURNETT: I understand. And -- and I
14 guess the next thing that that leads me to, and --

15 and I apologize for taking up so much of the
16 Authority's time on this, but I guess the -- the
17 next thing that that leads me to is
18 traditionally -- or typically, what the statutes
19 specifically provide in regards to what's commonly
20 referred to as shade meetings, is that is the
21 purpose of them, to discuss litigation
22 expenditures and strategy going forward related to
23 those expenditures.

24 And I'm wondering if the Authority wants that
25 to be conducted in that type of setting.

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1 CHAIRMAN COX: Can I make a suggestion?

2 MR. GORMAN: Sure.

3 CHAIRMAN COX: Would it -- would it be
4 acceptable to you to -- to be one on one with Doug
5 to define exactly what you're looking for so that
6 he also understands what it -- what it is that you
7 want, and then we can come back and -- and address
8 that in public.

9 MR. GORMAN: You'd like me to talk to Doug
10 before we -- we talk in --

11 CHAIRMAN COX: Yeah.

12 MR. GORMAN: -- at the meeting?

13 CHAIRMAN COX: Absolutely.

14 MR. GORMAN: Oh, certainly. That could be
15 done.

16 CHAIRMAN COX: Does that work for you?

17 MR. BURNETT: Sure.

18 MR. GORMAN: I have no problem with that.

19 CHAIRMAN COX: I mean, to help -- help define
20 for you what you need to be prepared to do, and
21 then you can bring it to the meeting, and -- and
22 he can address the issue that he's trying to
23 address.

24 MR. GORMAN: Again, the -- one of -- one of
25 the Catch-22s is we pay all of these litigation

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1 expenses by the time the litigation's all done,
2 whether we want to or not. In other words, that's
3 the Catch-22. And that's one of the things that
4 if you have to have a half-hour shade before the
5 regular meeting --

6 CHAIRMAN COX: Right.

7 MR. GORMAN: -- well then so be it.

8 CHAIRMAN COX: Why don't you -- why don't you
9 write that down, you know, what your concerns
10 are --

11 MR. GORMAN: That's fine.

12 CHAIRMAN COX: -- in a paragraph and then
13 present that to the board. But get together with
14 Doug at -- at, you know, your convenience.

15 MR. GORMAN: A letter would be good.

16 CHAIRMAN COX: Okay.

17 MR. GORMAN: That would be good.

18 CHAIRMAN COX: Does that work?

19 MR. GORMAN: That's perfect.

20 CHAIRMAN COX: Great.

21 MR. GEORGE: Maybe Ed involved in that same
22 meeting?

23 CHAIRMAN COX: Absolutely. Yeah, I don't see
24 anything wrong with that.

25 MR. GEORGE: Okay. Thank you.

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1 MR. BURNETT: That's fine.

2 6. - REPORTS

3 CHAIRMAN COX: Let's move on to reports. So,
4 we'll go with Mr. Bryant.

5 MR. WUELLNER: I don't see him.

6 CHAIRMAN COX: Is he --

7 MR. WUELLNER: I don't see him.

8 CHAIRMAN COX: -- not available?

9 Mr. Slingsluff?

10 MR. SLINGLUFF: Nothing to report this month.

11 CHAIRMAN COX: Okay. Thank you.

12 Mr. Nevadomski?

13 MR. NEHRING: I'm here instead. Nothing to
14 report.

15 CHAIRMAN COX: Okay. Thank you very much.

16 Mr. Roderick? You better have something to
17 report.

18 MR. RODERICK: I get paid by the report,
19 right? St. Augustine Airports Pilots Association,
20 John Roderick. We have a new president, Billy
21 Pacetti. And the rest of the board of governors
22 pretty much stayed the same.

23 We're now incorporated, probably as of this
24 day, as a 501(c)(7), a not-for-profit corporation
25 in the State of Florida. And there's a lot of

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1 history, that I'm not going to bore you with that
2 today.

3 Our membership will support the air show as
4 individuals vice as a club. And it doesn't mean
5 much. You know, we're still all going to be out
6 there parking planes or whatever. It's just a
7 technicality.

8 We continue to support the south expansion

9 with the tree conservation effort, and it's really
10 coming together nicely. You guys are making a
11 mark in history, and we appreciate it.

12 We applaud the Authority's successes in
13 balancing the needs of our airport community. For
14 example, on our general aviation part, you saved
15 the TVOR. You saved 02/20 as a 24/7 runway. And
16 on days like this, that's very important.
17 Provided economic self-serve fuel that's very
18 competitive in our region. And it went down this
19 week, incidentally.

20 We applaud you for the future hangar
21 expansion and room for a competitive FBO.

22 Not to go without notice is the airport
23 property improvements and landscape enhancements.
24 This promotes a sense of civic pride and will
25 continue to attract more responsible citizens.

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1 And I can vouch that we have pilots who want to
2 come here because this is an attractive,
3 responsive airport. Thank you.

4 CHAIRMAN COX: Thank you, Mr. Roderick.

5 Bjorn? There we go.

6 MR. GEORGE: He's here.

7 MR. OTTESEN: No report.

8 CHAIRMAN COX: Thank you, sir. Doug?

9 MR. BURNETT: A couple -- couple of things.

10 One, we have been working on a updated lease
11 policy in one aspect, and that is to add some
12 language in there to require personal guarantees,
13 especially in a situation where folks have become
14 late in making rent payments. That I think will
15 come to you next month as an amendment, a proposed
16 amendment to the lease policy with a form personal
17 guarantee.

18 The other thing is, because the issue came up
19 at the last meeting on -- on incubator leases, or
20 a possible incubator program -- and I know that's
21 going to be talked about a little bit tonight and
22 probably talked about in meetings to come.

23 I've been doing some research on what --
24 what's going on out there for other -- other
25 government-type entities and their incubator

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1 programs so that I have a better understanding on
2 sort of trends incubator leases and what's
3 expected of them or what's usually required. And
4 so, I've been getting educated in that regard.

5 One -- a couple of things that are on -- on

6 the agenda that we'll get to later, which is the
7 update on condemnation; I know Ed's going to talk
8 about that some. And then the capital improvement
9 note that is on your agenda today, as well, we'll
10 talk about, so -- but other than that, I have
11 nothing to report.

12 CHAIRMAN COX: Very good. Thank you.

13 MR. WUELLNER: Did you mention the auditor?

14 MR. BURNETT: Oh, and I did hand out, prior
15 to the meeting, a memo related to auditor
16 selection procedures and what the -- the statute
17 is regarding auditor selection procedures.

18 Although there was a change in the statute
19 that expanded this section or this chapter of the
20 Florida Statutes. In essence, as I understand it,
21 in the past, you, the Airport Authority, has used
22 the procedure for selecting your professional
23 consultants in order to select auditors, which is
24 very much in line with what the statute now
25 provides, very, very similar in process.

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1 The one thing that's in there that the
2 statute -- that -- that I point out in my memo,
3 the statute does provide that you can renew

4 existing contracts with auditors without going
5 through the auditor selection procedures.

6 You have renewed your contract with your
7 auditor previously, and you currently have a
8 contract with your auditor that I believe can be
9 renewed as well, if you chose to do that.

10 CHAIRMAN COX: Thanks, Doug.

11 MR. GORMAN: The scope of the statute of the
12 audit has changed, though. The scope of the
13 audit. In other words, actually what has to be
14 addressed.

15 MR. WUELLNER: No, it's the same as it has
16 been for ten years.

17 MR. GORMAN: That statute I believe would
18 change the scope of the audit to be more of -- of
19 what we're pursuing now, which is comparative.

20 MR. WUELLNER: No.

21 MR. GORMAN: That's the way I'd read it and
22 that's the way it was read to me, so that's my
23 understanding of it.

24 MR. WUELLNER: Well --

25 CHAIRMAN COX: Well, let's not belabor that

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1 particular point right now. Let's go ahead and
2 finish the reports. I think we can talk about

3 that when we get up to that point.

4 MR. GORMAN: Sure.

5 CHAIRMAN COX: David Knight?

6 MR. KNIGHT: Dave Knight, the tower manager.

7 That particular chart is very difficult to see,

8 but for the month of January, if you look at the

9 numbers on the top left corner there, you see

10 9575. You'll notice that's lower than for the

11 years 2005 and 2004. Primarily, I guess that's

12 due to prices of fuel and perhaps the wind

13 conditions throughout the month.

14 I have a couple of more items. Do you have

15 any questions reference this?

16 The top line is the forecast, the 2023

17 forecast, basically. And the forecast for 2008 --

18 oh, I see. Wait a second.

19 Let's go to the other chart, if we can.

20 That's a goofy chart to look at. This is the one

21 we ought to be looking at here.

22 MR. WUELLNER: I note you don't have any

23 trouble giving me these charts when you're not

24 here for me to try to explain.

25 MR. KNIGHT: Okay. On this particular chart,

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1 the dark blue line, or the black line, is the
2 forecast for 2008.

3 What I'm trying to represent here is, for the
4 year 2005 and 2004, we were actually above that
5 forecast line. So, we're a couple of years ahead
6 of the boat. However, for 2006 this year, we are
7 actually below the line with 9,575 operations for
8 the month of January. Now any questions?

9 Okay. I have a couple of other items I'd
10 like to mention that's important to pilots, if I
11 may. The AWOS, effective 1 February, the FAA
12 required that we turn off the telephone long-haul
13 circuit, as well as the dial-in telephone circuit
14 to the AWOS system.

15 So, if you're after the weather, you go to
16 call in that number, you'll find that it's out of
17 service. So, you either have to pick up the
18 weather via either the tower or via ATIS or via
19 Gainesville Flight Service Station or any other
20 way.

21 CHAIRMAN COX: What was the logic behind
22 that?

23 MR. KNIGHT: The bottom line is this: The
24 AWOS system provides a METAR report every 20
25 minutes.

1 CHAIRMAN COX: Okay.

2 MR. KNIGHT: Well, METARs technically are
3 only supposed to be produced once an hour.

4 Now, since every time that goes in, it
5 counterdicts (sic) any other weather report that's
6 been submitted in the National Weather System or
7 any specials out there. So, that's the issue
8 there. Until they get it replaced, that's it.

9 I'd like to thank Mr. Wuellner for purchasing
10 the recording system for the control tower. Our
11 recorders have been on the blink for quite some
12 time, and we've been having some difficulty with
13 them. And we should have it actually physically
14 replaced within the next three or four weeks.

15 And the windows, we still have issues with
16 windows in terms of being able to look out the
17 windows, and that issue has come along and I guess
18 going to be solved here in the near future.

19 So, that's all I have if nobody has any
20 questions for me. Yes?

21 MR. GEORGE: I have a question for
22 Mr. Wuellner. Purchasing of new recording
23 equipment.

24 MR. WUELLNER: Replacement.

25 MR. GEORGE: How does that relate to the

1 budget? I mean -- or -- or is that the one
2 category where we had maintenance in there, that
3 that's what it comes out of?

4 MR. WUELLNER: Yeah. It's -- it's
5 replacement of equipment that was --

6 MR. GEORGE: Okay.

7 CHAIRMAN COX: Thank you, sir. Oh, question.

8 MR. GORMAN: Have we got time?

9 CHAIRMAN COX: Go ahead.

10 MR. GORMAN: Just real quick. Just real
11 quick question. Just a clarification. And this
12 is an operational thing. But the clarification
13 is, the Taxiway Charlie is closed or not closed?

14 MR. KNIGHT: Taxiway Charlie is not closed;
15 however, it is inside the runway safety area.
16 Therefore, the control tower cannot have an
17 aircraft in that area while one is either landing
18 or taking off.

19 MR. GORMAN: Doesn't matter as to the class
20 of the airplane? It's just an aircraft, period?

21 MR. KNIGHT: An aircraft.

22 MR. GORMAN: An aircraft. Okay.

23 MR. KNIGHT: Thank you.

24 CHAIRMAN COX: Move on to member committee

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1 7.A. - MPO

2 MR. BRUNSON: MPO met last month as usual,
3 and excellent meeting. And as everybody knows,
4 that MPO is the government agencies of the
5 counties and the -- and the cities and
6 authorities, and prioritize the Department of
7 Transportation monies and other federal monies and
8 so forth, the TRIP programs and a lot of different
9 things going on.

10 And I'm happy to say that I think because of
11 Bruce Maguire and the Airport Authority being
12 there and -- that we're making some good headway
13 in getting the priorities of things that we want
14 moved up, like 312 and I-95 and 210. And it's --
15 it's a real positive group of people that seem
16 like they're coming together in all the counties,
17 Clay, Nassau, Duval.

18 And the only thing is that when there's
19 something heavy comes up, it seems like the mayor
20 of Jacksonville shows up and, you know, has got a
21 lot of clout with that board.

22 The other thing we're doing is, once a
23 quarter, the private industry meets there. And

24 this year, I'm chairman of the transportation
25 round table. And the last meeting we had, we had

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1 all four railroads there. We had trucking lines.
2 We had the DOT secretary there. We -- you know,
3 it was just a lot of good input of what they need.
4 This JAXPORT thing is doubling the -- the
5 bulk traffic coming into here, so the roads
6 leading to them are going to be a big issue. The
7 good thing about that, that economic impact of
8 JAXPORT is going to filter all the way through St.
9 Johns, Flagler, all around. It's just going to be
10 an unbelievable economic impact.

11 So, MPO is -- I think is well worth us to
12 continue to go.

13 CHAIRMAN COX: Good show.

14 MR. BRUNSON: That's it.

15 CHAIRMAN COX: EDC?

16 7.B. - EDC

17 MR. GEORGE: Economic Development Committee
18 had some -- some comments at the breakfast for the
19 Chamber of Commerce the other day to have
20 George -- Congressman Mica --

21 CHAIRMAN COX: Right.

22 MR. GEORGE: -- speak to us, and --
23 CHAIRMAN COX: You attended that, right?
24 MR. GEORGE: -- you know, all of us to stay
25 on all of his good side and everything.

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1 There was some interesting statistics that
2 they brought up about, you know, the number of
3 contacts that they are making. And they've got a
4 thrust to bring more business into the county.

5 And it looks like that they are well on that track
6 to, you know, to accomplishing that, because the
7 activity level is very much up. And all of them
8 want a nice airport, I might add.

9 CHAIRMAN COX: What -- just out of -- as a
10 curious -- curiosity, what are they doing to
11 increase traffic into the county? I mean, you're
12 talking like bottom line is increased dollars into
13 the county, right?

14 MR. GEORGE: The bottom line is to increase
15 the business --

16 CHAIRMAN COX: Right.

17 MR. GEORGE: -- into the county.

18 CHAIRMAN COX: Okay.

19 MR. GEORGE: If you look at the percentages
20 of revenue that comes into the county, it's mostly

21 on the burden on the public, on the private --
22 CHAIRMAN COX: Right.
23 MR. GEORGE: -- citizen. And so, they're
24 trying their best to get more businesses into the
25 area, which will accommodate more people here, but

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1 it also will pick up a -- you know, a bigger share
2 of economic impact to the -- to the --
3 CHAIRMAN COX: Extrapolating that out, the
4 better and nicer the airport is, the more business
5 it will bring into the county.
6 MR. GEORGE: It has a positive effect, yes.
7 MR. BRUNSON: The -- the percentage is that
8 the residential homes contribute 88 percent of the
9 tax revenue, and the industry only contributes 12.
10 That's so out of balance.
11 CHAIRMAN COX: Really, it is, yeah.
12 MR. BRUNSON: That's just --
13 CHAIRMAN COX: That's surprising.
14 MR. BRUNSON: So, the EDC is really pushing
15 hard on it.
16 MR. GEORGE: Yeah.
17 CHAIRMAN COX: Okay. Intergovernmental.
18 7.C. - INTERGOVERNMENTAL

19 MR. GEORGE: Intergovernmental has not met,
20 had a meeting since their last report. We have
21 one March 1st, so...

22 7.D. - INDUSTRIAL DEVELOPMENT COUNCIL

23 MR. WUELLNER: There's probably one other
24 committee that we -- we attended, meaning myself,
25 was invited to attend the Industrial Development

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1 Committee -- or Council, I guess it is,
2 technically.
3 They're meeting and holding a series of
4 meetings over the last several months analyzing
5 the -- the county's interest, being the county in
6 general's interest in developing public industrial
7 park facilities, that there's virtually no
8 publicly owned industrial parks in -- well, there
9 are none in St. Johns County. And that the IDC is
10 looking at where they may want to weigh in in
11 development of those kind of parks into the
12 future.

13 And they invited kind of a "Who's Who" from
14 various county agencies across the state that
15 develop industrial parks or have successfully
16 operated and developed parks to -- to provide them
17 some input. And we were invited to go over there

18 and -- and kind of add our two cents' worth into
19 the mix, because obviously some of those
20 industrial park projects can benefit -- can
21 benefit the airport and are also, as many of those
22 individuals, use the word testify, but certainly
23 made the statements during their meeting of the
24 importance of being near airport locations, not
25 necessarily on airports, but near, in allowing

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1 their businesses -- their recruiting efforts into
2 those industrial parks to be successful.

3 CHAIRMAN COX: Thank you.

4 MR. GEORGE: Do you need to add that
5 committee as a committee report?

6 MR. BRUNSON: I sure would like to.

7 MR. WUELLNER: Yeah, it's -- it's -- they're
8 an interesting group. That's --

9 MR. GEORGE: They're significant enough,
10 yeah.

11 MR. BRUNSON: That's very significant.

12 CHAIRMAN COX: Well, let's add that on to
13 the -- from now on. Just add that in under the
14 member committee reports.

15 MR. WUELLNER: Okay.

16 MR. GEORGE: Good.

17 CHAIRMAN COX: Project updates.

18 8. - PROJECT UPDATES

19 MR. WUELLNER: Okay. Today, we've got kind

20 of the usual laundry list of projects out there.

21 Land acquisition in Araquay Park; the south hangar

22 apron development; hangars 8, 9 and 10; small

23 business development units, or -- or the incubator

24 project, as it's also being referred to; the

25 marketing and public relations; leasing

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1 activities; and Master Plan's in there. And we

2 added an item, just as a reminder, for the

3 budget's comparative analysis.

4 First off the blocks, land acquisition,

5 Araquay Park, I'm pleased to report that we've

6 completed all the mediations as relates to Araquay

7 Park. We have met with each individual property

8 owner at this point. And equally pleased to

9 report that at this point, all but two properties

10 have settled, thereby negating the necessity to go

11 further in the court process with coming to

12 satisfactory settlements in the case with -- as

13 far as money goes on the properties.

14 There are two outstanding properties at this

15 point, one of which we feel very strongly will
16 settle very quickly. It's just simply a
17 communication issue with the attorney handling
18 that property and an owner that lives in Tampa.
19 It's not a significant -- it was a single vacant
20 lot that was back there, and off -- the feeling is
21 it will quickly resolve itself.

22 The other has an offer to settle that they
23 have about a 30-day period. It's about three and
24 a half weeks left to execute or it moves into the
25 next phase. So, we'll -- we'll see how that one

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1 falls out. But hopefully, the offers of judgment
2 will prove fruitful here and we'll avoid having to
3 go any further with -- with the process, meaning
4 it's completely done.

5 MR. BURNETT: And -- and if I could just
6 weigh in on one issue, and that is the -- the
7 phrase "offer of judgment" has a particular legal
8 significance, and so, if any of you are
9 interested, I can explain to you after the -- I'll
10 be happy to explain to you after the meeting
11 related to what it -- what it means under the
12 Florida Rules of Civil Procedure, and statutorily

13 as well, and the implications of it.

14 But as Ed said, they -- when you make an
15 offer of judgment, it's out there -- typically by
16 rule, it's out there for 30 days for them to
17 accept it. And if it's not accepted, it's
18 automatically terminated and then it moves on.

19 MR. WUELLNER: And -- and it proved to be --
20 frankly, it proved to be a very worthwhile tool in
21 moving through the mediations, the -- the offer of
22 judgment, because it -- it certainly has some
23 implications with ongoing expenses related to
24 getting these things -- getting these things
25 accomplished.

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1 So, it -- and I'm sure, as Doug said, he can
2 go into details of the implications, but it
3 certainly has proved to be a relatively useful
4 tool in getting these things settled.

5 CHAIRMAN COX: Thank you.

6 MR. WUELLNER: And again, we're still
7 anticipating an April date in the event any of
8 these actually end up at trial. So, hopefully
9 we'll avoid that whole thing here.

10 South apron developments, happy to report
11 that since our last meeting, Davey Tree has

12 basically been in and is out with very little work
13 left to be accomplished back there under that
14 contract. The tree relocations have been
15 completed. A total of 50 -- 51, I believe, is the
16 final count. Fifty-one trees were relocated as a
17 part of the project.

18 The site prep work, which included removal of
19 all remaining vegetation in the apron project
20 area, that's been accomplished. The big tub
21 grinder came in, took care of all the debris.
22 That's been reworked. I think we're going to have
23 a couple of very nice locations that were
24 reestablished with newly planted mature trees.
25 I'm really excited about the way it's -- it's

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1 turning out there.

2 I think with a little augment on our part
3 with some -- some -- some ground-type plants,
4 not -- not trees, but, you know, things like
5 azaleas and hibiscus and things like that, that
6 can be, you know, worked into some of that
7 underbrush there, it's -- it's going to -- it'd be
8 attractive all year-round.

9 And there are presently -- I notice they were

10 in here in the last two days, that there's a
11 requirement within the bid specs to do some
12 seeding in areas that were disturbed that aren't
13 to be modified for pavement. So, they're doing
14 that right now. And they're also -- have been in
15 here almost daily doing tree care, watering and --
16 and the like.

17 I -- I -- it's a very interesting process.
18 If -- I'll be happy to run a series of -- I've got
19 a little series of photos that we took during the
20 tree relocation process. I'll be happy to run
21 that as a slide show at the end of the meeting, if
22 anybody just wants to see how some of that was
23 done, but it was a very, very interesting process.

24 And I -- I thought it was kind of an
25 interesting -- I wish I'd had the camera with me

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1 when -- when I -- when I saw it happening, but
2 literally, they were moving a very large oak tree,
3 which involves two cranes lifting this tree into a
4 new location once it's been -- been taken out of
5 its original location. And as the tree's still
6 swinging there in space, and they're getting ready
7 to lower it in a hole, and if you looked up in the
8 top of the tree, there's a woodpecker still

9 working away on the tree while it's hanging

10 suspended by -- by a crane.

11 So, it kind of illustrated a point. It was a

12 pretty -- pretty friendly relocation as it goes.

13 MR. GORMAN: Might just say that, I mean,

14 the -- the way that this whole development's being

15 done in an environmentally sensitive way should

16 be -- I mean, I feel it almost ought to be a

17 benchmark that should be provided or presented to

18 the county so that it can be something that has to

19 be produced by developers to have to be looked at

20 so that it could become a benchmark, rather than,

21 you know, because it is --

22 MR. WUELLNER: As a developer, you're killing

23 him.

24 MR. GORMAN: Sorry, Randy, but --

25 MR. WUELLNER: See him grab his heart?

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1 MR. GEORGE: I heard there was going to be a

2 political cartoon, Jack, you standing, holding the

3 tree as it's swinging and the woodpecker's pecking

4 away.

5 MR. GORMAN: Works for me.

6 MR. GEORGE: Works for you.

7 MR. WUELLNER: But I cannot compliment Davey
8 Tree enough through this. They have really --
9 what a fantastic group. They -- they really
10 understand that business and -- and do a great job
11 of -- of how they move trees. That's -- what a
12 process.

13 CHAIRMAN COX: Are you sure they didn't plant
14 the woodpecker?

15 MR. WUELLNER: I -- I don't even think they
16 knew it was there. I just happened to be standing
17 there with the gentleman from Florida DOT. He was
18 down here looking to see how their money was being
19 spent. And we -- he -- he was kind of in
20 disbelief with me when we're watching this thing
21 working away still at the top of the tree as it's
22 swinging from the crane.

23 MR. GORMAN: The point -- the point being the
24 development, instead of being a barren
25 wasteland-looking thing, is -- is --

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1 MR. WUELLNER: It's really nice.

2 MR. GORMAN: Environmentally is --

3 MR. WUELLNER: I'm --

4 MR. GORMAN: -- properly done.

5 MR. WUELLNER: I'm very pleased with how it's

6 going back there.

7 CHAIRMAN COX: Good job, Jack.

8 MR. GORMAN: No, it's a quest or whatever.

9 MR. WUELLNER: You have also fencing and
10 access changes, are -- are pretty close to
11 completion. Most of the fencing is up or work in
12 the -- the gate location down Estrella Avenue, and
13 hopefully they're telling me by the end of next
14 week, that should be operational. That will
15 replace the two gates that exist down there, which
16 has the spinoff benefit by its location of now
17 allowing on-airport access from the various
18 T-hangar areas to occur entirely within the fence,
19 also, without constructing any new pavement or new
20 roads there. So, it's a nice spinoff benefit
21 there.

22 And we're still waiting FAA grant for an
23 apron. Mr. George attended a quickie meeting with
24 Congressman Mica as of last week. I don't
25 remember exactly when it was. But didn't get any

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1 real answers, but promised to continue to follow
2 up with FAA on that. Hopefully, that funding
3 decision will be made fairly soon here and we can

4 get off -- get off and rolling with the
5 construction part of it.
6 Eastside development area, hangars 8, 9, and
7 10. The bid, we sent to FDOT for their
8 concurrence in the low bid. I do need to make you
9 aware that we did reject the low bidder that y'all
10 approved last -- at the last meeting because of
11 some issues related to the contract.

12 They decided that a number of items within
13 that bid, they did not feel like they bid on and
14 that they were going to look to us for change
15 orders to add work back in, things such as
16 landscaping, and there was some -- some
17 site-related work, all of which which were in the
18 document. They just either chose to ignore or --
19 or failed to address in their bid, and as such,
20 felt like they didn't bid it adequately.

21 We approached the number-two bidder. They
22 agreed to do it for the price that number one did.
23 So, it didn't cost you any more money, but we
24 moved to the second bidder in this case. And
25 that's still pending FDOT concurrence. So,

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1 nothing's been signed, you know, but that's --
2 that's where it is right now. And absent any real

3 objection you guys have to that, we'll -- we'll
4 execute that contract when it does show up -- when
5 it's -- when it's time to sign it.

6 You seem to have a question?

7 MR. GORMAN: No. My concern was the overages
8 of the entire project, of the -- the percentage of
9 the entire project that, as it comes in now,
10 versus what it was initially presented at.

11 MR. WUELLNER: Yeah. And this -- this keeps
12 it exactly where it was. In fact, the company,
13 the number-two bidder, which is Billco
14 Construction, has been actually actively -- we met
15 yesterday again -- actively working with our
16 engineer to continue to find value engineering
17 alternatives that -- within the project that
18 actually are going to continue to reduce the total
19 project costs instead of it escalating.

20 MR. GORMAN: But, Ed, you're talking about at
21 \$1.8, not at \$1-, right?

22 MR. GEORGE: I think we had \$1.3 in the
23 budget originally.

24 MR. GORMAN: Yeah, I understand. Right.

25 MR. GEORGE: You're talking --

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1 MR. WUELLNER: Still at \$1.9, I think it was,
2 or \$1.8, whatever the magic number was. I don't
3 remember what it was.

4 MR. GEORGE: To -- to carry on with
5 Mr. Gorman's comments --

6 MR. WUELLNER: It has not exceeded that.

7 MR. GORMAN: Exactly .

8 MR. GEORGE: That's going to make us have to
9 go back and relook at our 10-year plan if these
10 are the construction costs that we're looking
11 at --

12 MR. WUELLNER: Right. And that --

13 MR. GEORGE: -- and to make the viability of
14 that plan.

15 MR. GORMAN: Right.

16 MR. WUELLNER: That's a separate effort
17 that's going on still.

18 MR. GORMAN: Buzz's comment is my point, yes.

19 MR. WUELLNER: Passero is looking at those
20 projects now. And we're still hoping to have some
21 to you in -- at the March meeting that looks at
22 how it -- what the implications are with the
23 forecast plan.

24 MR. GEORGE: Okay.

25 MR. BRUNSON: That and insurance are our two

1 big things.

2 MR. WUELLNER: Right. And I think Doug's
3 got -- I don't -- he may have glossed over on your
4 thing, but we -- the self-insurance actually --

5 MR. BURNETT: Oh, yeah.

6 MR. WUELLNER: -- he had a suggestion for us,
7 but I don't know whether you want to do that right
8 now or you want to --

9 CHAIRMAN COX: Yeah. Go ahead. Fine, yeah.

10 MR. BURNETT: I can if that's okay with
11 y'all.

12 On the issue of self-insurance, typically,
13 our firm, and in asking the folks in my firm who
14 deal more frequently with insurance company and
15 insurance-related issues, we have not, and
16 typically other law firms that we know of in the
17 area, don't provide the kind advice to their
18 clients related to whether or not you should
19 self-insure.

20 There are consulting firms out there that do
21 provide that kind of advice to, not just
22 government entities, but also businesses as well.
23 And there's a couple of them that we know of that
24 are out of Tallahassee. There's probably more.

25 It may be the kind of thing that you want us

1 to provide you some names to look at and -- and
2 maybe have them come and at least talk to you
3 about, or maybe it's the kind of thing you want to
4 advertise for. I -- I don't know.

5 But that's -- that's where that issue is from
6 our standpoint. It's not the kind of thing we can
7 really advise you on.

8 CHAIRMAN COX: What time --

9 MR. WUELLNER: I'm not sure we even know the
10 questions to ask yet.

11 CHAIRMAN COX: This is one of them. What's
12 the time line that we would need to ask the
13 question?

14 MR. WUELLNER: Well, what I thought we'd do
15 is get one of the names of the companies and --
16 and just set up a little discussion with them, at
17 least on a staff level, see what is involved,
18 what -- what's the data that needs to be gathered
19 to even begin a discussion.

20 CHAIRMAN COX: All right.

21 MR. WUELLNER: And a lot of those firms are
22 very good at helping you develop an RFQ or an RFP
23 or something that allows you to then look out and
24 see who does this work and pick somebody to do --

25 to assist you, assuming it even makes sense after

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1 you've talked to somebody that knows what they're
2 looking at.

3 And, you know, you're outside of my area, by
4 far, of expertise in that. We need to get good
5 professional advice on it.

6 MR. GORMAN: Don't we need to move ahead on
7 that? Because we don't really have a choice.

8 MR. WUELLNER: We'll do that in the -- we'll
9 do that before the March meeting and have some
10 idea what --

11 MR. GORMAN: All right.

12 MR. WUELLNER: I'll have talked to somebody
13 by March and we'll see where -- what the advice is
14 to move forward from then. Because I frankly just
15 don't know.

16 MR. BURNETT: And I'll -- I'll follow up by
17 giving -- getting that information to Ed as far as
18 a couple of names, firms that he can talk to about
19 it.

20 MR. WUELLNER: And -- and as promised, going
21 back to 8, 9, and 10 here, I -- I did promise we'd
22 work with FDOT on the grant issues. And you've
23 got an agenda item a little bit later that deals

24 with the -- with the results of that -- those

25 meetings with FDOT.

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1 Small business development units. As Doug
2 mentioned earlier, he did -- has done some issues,
3 you know, research on legal issues and some --
4 we've done some internal research and discussion.

5 As a part of -- actually, this came out of
6 the chairman of the IDC, Industrial Development
7 Council here locally, approached me after a
8 speaking engagement at Rotary back in December, I
9 believe it was, and said, Look, you know, our IDC
10 is involved in detail with this Enterprise North
11 Florida, which is a company out of Jacksonville,
12 set up as a not-for-profit corporation. They
13 operate an incubator in Jacksonville. It's a
14 technology incubator. They have a lot of
15 experience and great folks there; can we put you
16 in touch with them? Which they ultimately did.

17 We've had a number of meetings. We've gone
18 up there -- I've gone up there once. Bryan's been
19 up there a couple of times, and I think he's -- at
20 least one board member's gone along. And we'd
21 like to get all of you up there over the next --

22 next month, just to see what they -- what they are
23 all about.

24 But basically, they are involved -- they
25 operate an incubator in -- in Jacksonville. They

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1 could assist us.

2 One of the first efforts we talked about was
3 looking at a -- a fairly small-scale, small-scope
4 feasibility study to see if this even makes sense
5 to -- from -- from putting the economics together
6 on it. Does it -- does it make sense?

7 Their first blush, just hearing what we had
8 to say and what we're talking about, it probably
9 does, but let -- let's be sure that we're going to
10 be spending the public's money, so to speak,
11 and -- and making sense out here with it.

12 But they're -- they're very good at aspects
13 that we would probably not be real good at,
14 primarily because of the experience they bring to
15 the table. With applicant screening,
16 administrative assistance, they know how they work
17 successfully.

18 They can monitor the program as we go along,
19 that is, dealing with the individual tenants that
20 might be in the -- in the thing. They can help

21 with the application process in screening those
22 candidates for that to assure they're good fits
23 for the incubator itself.

24 They also have some very interesting ties to
25 a couple of venture capital firms in Jacksonville,

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1 which allows -- provide a funding mechanism for
2 businesses typically that are in between,
3 businesses that are startup, not mature enough to
4 normally qualify for decent commercial financing.

5 So, there are private investors out there
6 that -- that get involved in a venture capital
7 setting. And they facilitate a couple of those
8 venture capital firms with -- and it -- kind of
9 inside their organization. They're not -- they're
10 separate entities, but they're involved with them
11 in detail. So, it -- it may very well be an
12 interesting fit.

13 We provided you a folder, kind of a -- I
14 don't know what color that is, but it's kind of a
15 dark purple color folder. Had some basic
16 information about Enterprise North Florida.

17 I would very much like for them to come down
18 and give you guys kind of an overview and briefing

19 of what they do and the like at -- at the March
20 meeting. And I would ask them to be prepared to
21 discuss what the feasibility would be all about,
22 the scope of work related to that, and what costs
23 would be involved in conducting that, at that
24 March meeting, so that if it's something you want
25 to pursue with this group that, you know, perhaps

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1 we can fast-track it from a decision-making
2 standpoint over the next couple of months and get
3 started so that we can deal with, from a budget
4 issue, moving forward into next year.

5 CHAIRMAN COX: Invite them down. Let's put
6 them on the agenda. Absolutely.

7 MR. WUELLNER: And I would again encourage
8 anybody that's not made the trip up -- I think --
9 I know Mr. Gorman's been up, but anybody else
10 that's not been up there, I would really encourage
11 you to -- it's worth the couple-of-hour trip to --
12 in total to go up there, see what they're all
13 about, you know, and understand the operation a
14 little bit and how it works, the mechanics and
15 stuff, and -- and bring that little bit of
16 understanding back.

17 I think it'd help understand what it's all

18 about.

19 MR. GORMAN: I was impressed with them, only
20 because it's what they do.

21 MR. GEORGE: Yeah.

22 MR. GORMAN: In other words, it's what they
23 do. They take people that have promise, that
24 could make money, and they fill in the holes.
25 They actually -- they actually provide a matrix

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1 that -- that people with skills can fit into, and
2 then make a business plan that works.

3 And if the business plan doesn't work, they
4 don't approve it. So, it made sense to me.

5 MR. GEORGE: Ed, maybe you could call up
6 there and find out some acceptable dates to them
7 and then get back with us. There's no sense in us
8 all going up individually, unless we have a
9 sunshine law problem with all of us going to
10 review something at the same time without
11 advertising it in the Farmer's Almanac.

12 MR. WUELLNER: I -- I think you
13 potentially -- and I'm not the attorney, but I
14 think you potentially have a problem, because
15 you're not just information-gathering; you

16 potentially end up in a contract situation with
17 this company.

18 MR. GEORGE: Okay. Then we need to go --

19 MR. WUELLNER: If you -- if you weren't,
20 there was no contract involved, you were just
21 simply going to look at the operation and that was
22 it, you know, I don't see where you'd have an
23 issue. But this has the ability to be a conflict.

24 MR. BURNETT: Yeah.

25 MR. WUELLNER: That's what he said.

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1 MR. BURNETT: Yeah.

2 MR. GEORGE: And fine. That answered my --

3 MR. BURNETT: You could -- you could
4 advertise it and see how many people showed up for
5 the road trip, I guess, and if you got a big
6 enough vehicle to take everybody who shows up,
7 then it's a advertised public meeting and you
8 don't have a problem.

9 MR. GEORGE: Marketing and public relations.

10 MR. WUELLNER: All right. Excuse me.
11 Marketing and public relations. Air show, we've
12 had on this spot for a couple of weeks -- or a
13 couple of months. You have a request for
14 assistance. It's actually an agenda item a little

15 bit later, so we'll mention it, deal with it

16 there.

17 We had several of the people helping us
18 develop this decided to take a leisurely cruise in
19 the Caribbean for several weeks during the middle
20 of this, so we're a few weeks behind on this, so
21 expect it next month. And unfortunately it was
22 not me that was on the cruise.

23 Leasing activities, nothing new to report at
24 this point.

25 And still awaiting action on the FAA on

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1 the -- on the Master Plan, I can tell you that
2 there were a couple of small iteration, just
3 depiction changes they wanted on the -- on the
4 Master Plan ALP, which is just how they were --
5 the line work, as it was being shown. It's not a
6 substantive change. It's more of a depiction
7 change. FAA is kind of picky on how it's -- how
8 certain things are depicted on the drawings, so --
9 still two weeks? Okay. Well, that's better than
10 it was.

11 All right. Competitive -- "Competitive."

12 Comparative analysis, your -- just remind that

13 your workshop is scheduled for the 27th at 3:00,
14 which is next Monday.

15 And that concludes project updates.

16 CHAIRMAN COX: Okey-doke. Let's move on to
17 action items here.

18 9.A. - RESOLUTION 2006-01 - LINE OF CREDIT

19 MR. WUELLNER: Okay. First item I've got is
20 pertaining to Resolution 2006-01. This
21 resolution, as promised, basically reestablishes
22 the line of credit with Wachovia bank and features
23 a three-year draw-down period and no prepayment
24 penalty after three years within the terms of the
25 agreement.

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1 You have a copy of the resolution we provided
2 to you before the meeting. I'm not going to read
3 that unless we -- we need to. But it's our
4 recommendation to go ahead and approve it.

5 It's the -- basically codifies the -- the
6 corporate resolution related to the borrowing
7 document itself. And that resolution authorizes
8 your -- the Chairman and Secretary/Treasurer to
9 authorize the -- to execute the note itself.

10 MR. BURNETT: And -- and just to add, you --
11 you may recall that Wachovia was originally the --

12 the line of credit that was established with a
13 similar note as what's here, and you went out
14 for -- you requested proposals. And Wachovia came
15 back in with the, I guess the best proposal. And
16 this is essentially a renewal of what was already
17 in place.

18 CHAIRMAN COX: Okay.

19 MR. WUELLNER: And I would -- I have it noted
20 later in housekeeping, but just for your
21 edification, we didn't -- we did go ahead and
22 close out the previous line of credit in -- toward
23 the end of January. So, that has -- that is
24 totally repaid.

25 CHAIRMAN COX: You're looking for action on

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1 this resolution, correct?

2 MR. WUELLNER: Yeah, you need to adopt
3 Resolution 2006-01.

4 CHAIRMAN COX: Any discussion on it?

5 MR. BRUNSON: Any -- anybody have any
6 discussion?

7 MR. GORMAN: Just -- just one. Is there --
8 is there -- is there an interest rate or anything
9 that is different?

10 CHAIRMAN COX: Better?
11 MR. GORMAN: Hopefully.
12 MR. WUELLNER: It's the same percentage of
13 the LIBOR, the London Interbank Rate. That's --
14 it's the same as it was in the original
15 solicitation, which is a function of whatever
16 current market conditions are when you actually
17 borrow the money.
18 MR. GORMAN: So, we're still -- it is a
19 current --
20 MR. WUELLNER: It's a fraction of the --
21 MR. GORMAN: It is a current -- it is a
22 current market contract, rather than --
23 MR. WUELLNER: Yes.
24 MR. GORMAN: -- nothing -- there's nothing
25 fixed. That probably answers my question.

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1 MR. WUELLNER: So is your -- your old one,
2 though.
3 MR. BURNETT: You -- you do have the ability
4 to -- to convert it to a fixed rate.
5 MR. WUELLNER: It's at our option at the
6 point of conversion.
7 MR. GEORGE: Right. That was the same as it
8 was before, right.

9 MR. BRUNSON: Same.

10 MR. WUELLNER: The only difference is, if
11 you -- in this case -- you had a prepayment
12 penalty clause that was in the -- the original
13 loan document. This, if you elect not to prepay
14 the loan for a period of three years, after three
15 years, there is no prepayment. You -- you can
16 lump-sum it at any time from then. So, it -- it
17 is more to our advantage.

18 MR. BRUNSON: I make a motion we reestablish
19 the line of credit with Wachovia and approve
20 Resolution 2006-01.

21 MR. GEORGE: Second.

22 CHAIRMAN COX: We have a motion and a second
23 on the floor. Any discussion?

24 (No discussion.)

25 CHAIRMAN COX: All in favor?

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1 MR. BRUNSON: Aye.

2 MR. GEORGE: Aye.

3 CHAIRMAN COX: Aye.

4 MR. GORMAN: Aye.

5 CHAIRMAN COX: The ayes have it. There's
6 just four people here. No reason to ask for nays.

7 Okay. Agenda item 2006-01 has been passed.
8 9.B. - RESOLUTION 2006-02 - CORPORATE HANGARS

9 MR. WUELLNER: All right. Next item I have
10 is Resolution 2006-02. This is a resolution that
11 creates a prequalified Joint Participation
12 Agreement with FDOT related to hangars 8 through
13 11. The -- this provides two separate -- two
14 years of funding in addition to an existing grant
15 of \$325,000. And this is FDOT share only, just --
16 just for your edification.

17 This -- funds would begin to be available in
18 July of this year, with the \$750,000 being
19 available in July of next year. So, there's what
20 I would consider to be a potential of minor
21 cash-flow issue, but I don't even really see that
22 happening in the -- the length of time it would
23 take to do this project will be the end of this
24 current calendar year anyway and into next fiscal
25 year.

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1 CHAIRMAN COX: Mr. Brunson?

2 MR. BRUNSON: Refresh my memory. What's the
3 percentage matching funds?

4 MR. WUELLNER: These will be at 50 percent.

5 So, you will have the entirety of hangars 8, 9,

6 and 10 at 50 percent.

7 CHAIRMAN COX: So, since nobody else has
8 commented on, you want to define hangar 11 for us?

9 MR. GEORGE: That was mine. That was one of
10 mine.

11 MR. WUELLNER: I'm really proud of you.

12 Hangar 11 is actually a new hangar of
13 undetermined location or size. But in order to --
14 we are fairly certain at this point that you will
15 have about a total of about \$325,000, maybe even a
16 little more, that will be surplus funds within the
17 terms of the grant, which this will allow you to
18 apply that \$325,000 to a hangar that you develop
19 later on.

20 It's -- it's a way of moving the money, the
21 surplus money forward rather than risk using --
22 losing the money to another airport project
23 somewhere else in the state. So, it allows you to
24 retain that \$325,000 of hard-fought FDOT money --

25 MR. BRUNSON: And -- and --

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1 MR. WUELLNER: -- and keep it available for
2 our use.

3 MR. BRUNSON: And for them to fund this, they

4 don't want to know where it's going to be and --

5 MR. WUELLNER: They're --

6 MR. BRUNSON: -- how big it is and --

7 MR. WUELLNER: They're satisfied it will be
8 on the airport --

9 MR. BRUNSON: Okay.

10 MR. WUELLNER: -- at this point. Later on,
11 we'll have to, as we do with every project, submit
12 the details of the -- of the -- of the project.

13 This is prequalified, meaning that another
14 reason we have not executed the contract with the
15 contractor on this job is that this agreement
16 needs to be executed and a date applied to it by
17 the state before any construction documents are --
18 are executed in order to keep all of the costs
19 eligible for reimbursement by the state.

20 A little technicality, but it's not affecting
21 the -- the time of the project at all because
22 they -- the preliminary work going on, anyway.

23 CHAIRMAN COX: Discussion on '06-2?

24 MR. GEORGE: Yeah, I have a clarification to
25 make. We had originally budgeted 8, 9, and 10 at

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1 \$1.3 million, and now it's at \$1.9. Are you

2 telling me that this -- these funds are additional

3 to our budget, which will now make that entire
4 \$1.9 million project a 50/50 deal?

5 MR. WUELLNER: Yes.

6 MR. GEORGE: So, the difference in \$1.3 and
7 \$1.9, the airport only has to come up with
8 \$300,000 of it.

9 MR. WUELLNER: Correct.

10 MR. GEORGE: Through this new grant we've
11 taken the, you know, other \$300- --

12 MR. WUELLNER: Correct.

13 MR. GEORGE: -- from the Department of
14 Transportation.

15 MR. WUELLNER: And -- and in fact, you
16 have -- you'll have surplus at the end you can
17 apply to a project next year. We'll have grant
18 money we can move into another hangar project next
19 year.

20 MR. GEORGE: Okay. I have \$1.9, the
21 government is going to pay half of it; we're going
22 to pay half of it; and when we get done, we're
23 going to have \$300,000 left over. I -- I don't
24 understand.

25 MR. WUELLNER: You missed --

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1 MR. BRUNSON: The grant --

2 MR. WUELLNER: Well, you missed the first
3 part where we have an existing grant of \$325,000.

4 MR. GEORGE: Okay.

5 MR. WUELLNER: You have \$325- plus this
6 million dollars. So, you really have \$1.325
7 million --

8 MR. GEORGE: Oh, okay.

9 MR. WUELLNER: -- of grant money available.
10 The project right now is at \$1.8, \$1.9, whatever
11 that number is. You -- you'll have everything
12 above that amount available to move forward to
13 hangar 11 --

14 MR. GEORGE: I gotcha.

15 MR. WUELLNER: -- at a --

16 MR. GEORGE: Can we just use their money to
17 pay our portion of the \$300,000?

18 MR. WUELLNER: No.

19 MR. GEORGE: No. I like the way you said
20 that, "No."

21 CHAIRMAN COX: Does that -- is that specific
22 grant money, is it earmarked and it's only for
23 hangar development, or can we use it for some
24 other purpose?

25 MR. WUELLNER: Currently, we'd -- it will be

1 able to use for either 8, 9, 10, or 11.

2 CHAIRMAN COX: Okay.

3 MR. GEORGE: No -- no more tree moving.

4 MR. WUELLNER: You have additional grants

5 coming starting next, I believe next year already,

6 for additional site development work. So, you --

7 you have options moving forward for other types of

8 work.

9 So, you will need to adopt 2006-02.

10 CHAIRMAN COX: You're looking for action on

11 this agenda item.

12 MR. WUELLNER: Accept their million dollars.

13 CHAIRMAN COX: Any further discussion on it?

14 (No further discussion.)

15 CHAIRMAN COX: I'll entertain a motion.

16 MR. BRUNSON: I think I understand it enough

17 to make a motion that we adopt 2006-02.

18 CHAIRMAN COX: Do I hear a second?

19 MR. GEORGE: I will second that motion.

20 CHAIRMAN COX: We have a motion on the floor

21 that's been seconded. Any further discussion?

22 (No further discussion.)

23 CHAIRMAN COX: All in favor?

24 MR. BRUNSON: Aye.

25 MR. GEORGE: Aye.

1 CHAIRMAN COX: Aye.

2 MR. GORMAN: Aye.

3 CHAIRMAN COX: The ayes have it. Moving
4 forward?

5 9.C. - AIR SHOW

6 MR. WUELLNER: Last action item I have is
7 related to the air show, which is -- I put the
8 dates up there -- May 6th and 7th of this year.
9 You have a copy of a letter from the air show
10 requesting our assistance in putting this on
11 besides the obvious use of the airport to -- to
12 hold the show.

13 They're requesting direct financial
14 assistance through the donation of approximately
15 1,200 gallons of av. gas to the event to be used
16 for performer aircraft. That has a value, based
17 on wholesale price, of about \$3,000, round
18 numbers.

19 Additionally, they would like us to provide
20 about 10,000 feet of crowd-control fencing, which
21 includes posts and all the things to put it up,
22 which is an approximate expenditure right now of
23 about \$5,800 to do.

24 They would also like to use some equipment

25 that the Airport Authority owns through the event,

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1 which includes a couple of generators and some
2 radios. You need -- you needed to decide whether
3 those were appropriate --

4 CHAIRMAN COX: Expenditures?

5 MR. WUELLNER: -- expenditures.

6 CHAIRMAN COX: Or allocations? All right.

7 MR. WUELLNER: My suggestion is that the
8 fence could be purchased and retained by the
9 airport, rather than turned over to the air show,
10 so that it could be used year after year, so the
11 ownership would remain with the airport. So, it
12 would just be more of a routine-in-nature
13 expenditure on the airport, other than just the
14 sheer quantity of fence.

15 And the -- obviously the gas, you know, is --
16 would be, once it's gone, it's gone in terms of
17 the expenditure. So, that -- that is more in the
18 order of a cash donation, although it's -- it's
19 actually in the product.

20 CHAIRMAN COX: I see Ms. Upchurch here.
21 Would you care -- care to comment on anything? Do
22 you have any -- anything you'd like to say to the
23 board concerning the air show?

24 MS. SANDY UPCHURCH: Well --

25 CHAIRMAN COX: If -- if you wouldn't mind,

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1 just -- if you -- if you want to say anything, you

2 need to stand up and tell them who you are and --

3 MR. WUELLNER: We can bring it to you.

4 MS. SANDY UPCHURCH: I wasn't prepared to say

5 anything.

6 CHAIRMAN COX: Well, I just -- I didn't know

7 if you wanted to. That's fine. You don't have

8 to.

9 MS. SANDY UPCHURCH: No. I just hope that

10 you will see the importance --

11 CHAIRMAN COX: Right.

12 MS. SANDY UPCHURCH: -- of this event to the

13 community. And it is a charity benefit.

14 MR. BRUNSON: Ed, I have some questions. Ed,

15 can you tell me on just the self-serve gas, how

16 much money we make a year?

17 MR. WUELLNER: Not off the top of my head.

18 MR. BRUNSON: Off the top of your head?

19 MR. GEORGE: Maybe I can. But what -- how

20 much do we make where?

21 MR. BRUNSON: On the self-serve, what -- what

22 our profit --

23 MR. GEORGE: About \$25,000 a year.

24 MR. BRUNSON: Twenty-five thousand?

25 MR. GEORGE: I think that's what it was last

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1 year, Ed.

2 MR. WUELLNER: That's probably pretty close.

3 MR. BRUNSON: Yeah. I want to say that I

4 support the air show wholeheartedly, and I think

5 it's a great thing. But I'm having problems. And

6 I still haven't made a decision that we're giving

7 away \$3,000 of the taxpayers' money.

8 And this airport is not self-sufficient,

9 and -- and I'm -- but I know how valuable this is

10 to have an air show here. And I personally would

11 contribute financially, and I am going to

12 contribute my time.

13 And I strongly recommend anything we can do

14 at -- at in-kind, but I'm having a hard time

15 spending almost \$9,000 in the percentages that --

16 that we make here and how much the \$3 million that

17 we bring in from taxpayers, to -- to put on an air

18 show.

19 And -- and I don't know the air show

20 business, but I -- I wonder if some airports

21 charge the air shows for -- for showing.

22 CHAIRMAN COX: Yeah.

23 MR. BRUNSON: And I don't think we're going

24 to charge the air show. So, I hope we have some

25 discussion on this, though, so I can make a good

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1 decision.

2 But I want to tell Sandy, I applaud what

3 you've done, and I will support it personally all

4 I can. But I'm having a hard time with the

5 Airport Authority in kind of cosponsoring with

6 money and -- and things. And -- and I believe

7 there might even be a little liability issue

8 there, as we had for the Young Eagle Fly-In.

9 And these are some concerns I have. But I

10 hope we have some discussions that would clear my

11 mind a little bit about this.

12 CHAIRMAN COX: Well, do you want to donate

13 \$3,000?

14 MR. GEORGE: I heard \$8,800. I wrote it

15 down. Thanks, Randy.

16 CHAIRMAN COX: Jack, you have some --

17 MR. GORMAN: Well, you constantly hear from

18 the public about this airport and why do I care

19 about the airport? Well, this is a reason to care
20 about the airport. And this is another reason to
21 tie this into both public relations and to
22 carefully in a very -- using a very tiny budget --
23 tiny. I say "tiny," but a small budget, tie this
24 into some type of a presentation that you can use
25 to promote this airport and its useful nature to

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1 the public. It's a good thing.

2 I mean -- and so, this is where that public
3 relations need -- we need to work on it so that
4 the paper buys it as -- as being a good thing, so
5 that it's presented to the public, rather than
6 just shows up one day and disappears again.

7 CHAIRMAN COX: Mr. George?

8 MR. GEORGE: Which budget line item has
9 the --

10 MR. GORMAN: Well, that's a good question.

11 MR. GEORGE: -- money for this? Now, I --
12 I'm -- we have money in the budget for public
13 relations and for doing these event -- events and
14 everything. I just want to know if --

15 MR. WUELLNER: And that is --

16 MR. GEORGE: Is that where it's going to come
17 from?

18 MR. WUELLNER: That is where these would come
19 out of.

20 MR. GEORGE: Is there enough money there to
21 cover this and the other things that you wanted to
22 do that you feel are important to the airport?

23 MR. WUELLNER: Yeah. If you -- if you
24 recall, when we were developing the budget,
25 this -- this was already on the table as an event.

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1 MR. GEORGE: Right.

2 MR. WUELLNER: And we did build -- build
3 money into that line item to be -- to be available
4 to expend. At that time, the -- the collective
5 feeling of the board was it was important, you
6 wanted to be involved, and we told you it
7 needed -- you know, we need some budget impact,
8 and we put it in there.

9 It's -- it's up to you now to decide whether
10 you want to appropriate it in this manner or some
11 other manner.

12 MR. BRUNSON: Yeah. I tried to find it in
13 the line item.

14 MR. WUELLNER: It's strictly under
15 promotional.

16 MR. BRUNSON: Yeah.

17 MR. WUELLNER: It doesn't have its own line
18 item.

19 MR. BRUNSON: Okay. And I saw promotional,
20 but I didn't read air show into that line item.

21 CHAIRMAN COX: Well, you bring up some very
22 good points, and I have just some bullet points
23 that I think we need to cover and -- and that can
24 absolutely be addressed. And I'm sure the
25 director will assist in -- in addressing them with

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1 the air show coordinators.

2 And -- and you bring up a good point about
3 liability, but typically, there's -- the air show
4 would buy insurance on that, and the airport will
5 be basically held harmless for, if you will --

6 MR. WUELLNER: And a named insured --

7 CHAIRMAN COX: That's simplifying it, but, I
8 mean, yeah.

9 MR. WUELLNER: Additional insured.

10 MS. SANDY UPCHURCH: Yes.

11 CHAIRMAN COX: But some issues I have with it
12 are going to be parking, which I think you're
13 going to address, and law enforcement
14 coordination, and also another issue, because

15 the -- the air show box, if you will, will be over
16 the water, so the Coast Guard's going to have to
17 sterilize that area. And -- and those are issues
18 that need to be addressed as far as the lateral
19 boundaries for the jet teams which will be flying
20 around.

21 And these -- these are things that we've --
22 we're 60 days out so -- or somewhere around in
23 that time frame. But these are issues that are
24 going to have to be taken care of fairly quickly.

25 MR. GORMAN: Explain the "sterilize," Bob. I

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1 don't quite -- yeah.

2 CHAIRMAN COX: Well, just typically, if it's
3 over water --

4 MR. GORMAN: Right.

5 CHAIRMAN COX: -- the coast Guard or law
6 enforcement, if you will, does not allow any
7 boaters or boats into that area, because the
8 aircraft cannot fly over active -- actively --

9 MR. GORMAN: Just for hazard to the public.

10 CHAIRMAN COX: Absolutely. Yeah. I
11 understand.

12 MR. WUELLNER: Any area where the aerobatic

13 maneuver is being accomplished has to be devoid of
14 the public, so...

15 MR. BRUNSON: Well, may I ask a question? In
16 the typical air show, is this 1200 gallons, as --
17 as you know the scope of this air show is to be,
18 is that a number that --

19 CHAIRMAN COX: It's different at every air --
20 because you've got a tremendous number of
21 performers at some --

22 MR. BRUNSON: In other words --

23 CHAIRMAN COX: -- and different airplanes
24 and --

25 MR. BRUNSON: What's-his-name's F-86 could

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1 eat that up.

2 CHAIRMAN COX: We ain't going to be using
3 that kind of fuel anyway. That's a good point.
4 Who's going to provide the jet fuel for the --

5 MR. WUELLNER: Really, I don't know.

6 CHAIRMAN COX: Okay. Anyway --

7 MR. WUELLNER: This is just what we've been
8 asked.

9 CHAIRMAN COX: Those are -- those are issues
10 that will be answered in the near future, I'm
11 sure.

12 MR. WUELLNER: And that's not us, because we
13 don't have any.

14 CHAIRMAN COX: Right. I know. Well, that's
15 the point. So, yeah. That would eat up \$1,200
16 pretty quick.

17 MR. BRUNSON: Would it be -- would it be
18 proper to ask for some people that are in the
19 audience that have experience in air shows, if
20 they'd want to comment on this agenda item?

21 MR. GEORGE: I think that Sandy has been
22 putting this whole air show together, and I would
23 like to invite her to the mic to answer, you know,
24 or make a comment on Bob's questions.

25 MS. SANDY UPCHURCH: David, maybe you could

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1 help me with this.

2 MR. GEORGE: Along with David.

3 MR. BRUNSON: And Mike.

4 MS. SANDY UPCHURCH: We will attempt.

5 MR. GEORGE: Because if we can get them
6 solved now, we can go on and not have to bring it
7 up --

8 CHAIRMAN COX: And I don't think you're going
9 to be able to -- we need to get some answers to

10 the questions, but these are things that are
11 probably going to need to be taken care of with
12 the director, too, in coordination with him.

13 Okay.

14 MR. KNIGHT: Bob, in regards to your Coast
15 Guard, to my understanding, Chuck West is working
16 that particular issue --

17 CHAIRMAN COX: Okay.

18 MR. KNIGHT: -- and will have the boats
19 posted out there --

20 CHAIRMAN COX: Right.

21 MR. KNIGHT: -- to stop boats going into the
22 little inlet portion where the seaplane ramp is.
23 And that should be enough to cover that aspect.

24 MS. SANDY UPCHURCH: Did you want to talk
25 about the --

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1 MR. GEORGE: So, the Sheriff's Department is
2 taking responsibility for that, right? Is that
3 what you said? The Sheriff's Department is taking
4 responsibility --

5 MR. KNIGHT: That is correct.

6 MR. GEORGE: -- for keeping that area clean?

7 MR. KNIGHT: He -- he's working that issue --

8 MR. GEORGE: Okay.

9 MR. KNIGHT: -- okay? In regards to the

10 airspace issue, in terms of the --

11 CHAIRMAN COX: Jet box?

12 MR. KNIGHT: Aerobatic box --

13 CHAIRMAN COX: Right.

14 MR. KNIGHT: -- jet box. There's two

15 different ones.

16 CHAIRMAN COX: Right.

17 MR. KNIGHT: They are working out those

18 issues in regards to, let's say the north

19 corporate or the North 40 area, whereby those

20 buildings are vacated so there's nobody in

21 there --

22 CHAIRMAN COX: Right.

23 MR. KNIGHT: -- basically for the jet box.

24 And they're still working out those issues. In

25 regards to the smaller aircraft, using the

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1 aerobatic box, that will work out fine.

2 CHAIRMAN COX: Yeah.

3 MR. KNIGHT: We can do that.

4 CHAIRMAN COX: Yeah.

5 MR. KNIGHT: Traffic flow, Chuck West has

6 brought in some folks in regards to looking at the

7 traffic flow, both in and out of the airport.

8 Whether or not all that's been brought to

9 Mr. Wuellner yet or not, I'm not familiar with.

10 MS. SANDY UPCHURCH: I think that he has a

11 diagram of the layout that we've done with

12 parking. We plan to park most of the vehicles on

13 the field and then use some space at the

14 racetrack. There's a field there. And we'll

15 shuttle --

16 CHAIRMAN COX: Shuttle people?

17 MS. SANDY UPCHURCH: -- in there.

18 CHAIRMAN COX: Good.

19 MS. SANDY UPCHURCH: And if there's any space

20 available in the Araquay Park that we can park

21 cars in, if the ground is suitable at that time.

22 MR. GEORGE: I think --

23 MS. SANDY UPCHURCH: Did you have some

24 questions about liability?

25 CHAIRMAN COX: I -- I think --

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1 MR. GEORGE: I did.

2 CHAIRMAN COX: -- one of the board members

3 had it.

4 MS. SANDY UPCHURCH: Yeah. We have named

5 the -- the Authority as -- as an additional

6 insured on the policy.

7 CHAIRMAN COX: Okay. All right.

8 MR. BRUNSON: That's good news.

9 MS. SANDY UPCHURCH: As well as the Pilots
10 Association, even though they are not acting as a
11 group, but we have named them, as well as the
12 principals of the air show. And, of course, all
13 volunteers and --

14 CHAIRMAN COX: Right. Okay.

15 MR. BRUNSON: And you know why I bring that.

16 MS. SANDY UPCHURCH: Yes, I understand why
17 you bring that up.

18 MR. BRUNSON: Okay. And -- and you're
19 comfortable with that insurance, additionally
20 insured, for --

21 MR. BURNETT: I haven't seen it. I don't
22 know the specifics of it. I'll follow up with
23 Mr. Wuellner to --

24 CHAIRMAN COX: Yeah.

25 MR. WUELLNER: We haven't seen it, either.

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1 CHAIRMAN COX: The coordination's continual
2 on -- on this. It's -- it's rather fluid right
3 now because we're still moving forward.

4 MR. BURNETT: It's routine, though, to have
5 additional insureds.

6 MR. BRUNSON: This is such a small request,
7 but I still feel strongly that --

8 MR. WUELLNER: I -- I can tell you that it
9 would be fairly unusual for an airport to actually
10 charge, other than for the purposes of
11 establishing the -- that there's actually a
12 contract. So, a nominal amount of, you know, \$10
13 or a hundred dollars to use the airfield to
14 establish it as a real contract.

15 MR. BRUNSON: And -- and by making this
16 in-kind contribution, is there anything legally
17 that this money is all going to the Council on
18 Aging?

19 MS. SANDY UPCHURCH: Yes, it is.

20 MR. BRUNSON: And so, we're saying that we
21 support donating money to the Council on Aging.
22 Is -- is that any --

23 MR. BURNETT: Well, I think the -- the
24 proceeds that the air show generates, that those
25 folks generate's going to the Council on Aging.

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1 MS. SANDY UPCHURCH: Yes.

2 MR. WUELLNER: Right.

3 MR. BURNETT: Your contribution up there
4 that's on the screen, where part of it, I guess,
5 is -- is just the use of, because the generators,
6 the radios, and the -- and the transceivers is the
7 use of them. The crowd control fence, I guess the
8 airport will maintain -- will retain that and have
9 it for future use.

10 Really, I guess what your -- the main issue
11 that sticks out there that you had brought up is
12 the av. gas. And I guess it's -- although the
13 word "donation" is up there, I guess the -- from a
14 legal standpoint, and one that, if you take that
15 action, what I would advise you is it's not a
16 donation, but it is an expenditure you are making
17 for marketing and public relations reasons that is
18 a benefit to the public and a benefit to this
19 airport and serves a public purpose, and not
20 merely a donation.

21 MR. BRUNSON: Okay. I like that.

22 MR. WUELLNER: That's a good point.

23 MR. BRUNSON: That's the thing to do.

24 CHAIRMAN COX: I -- I think, Sandy, that what
25 we're coming around here is that the board fully

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1 supports the air show situation, and -- and I --
2 we can't speak for the absent member, but I know
3 that she does, also. But we just need to nail
4 down some of the loose ends on -- on other issues.

5 And then we've got -- since we've already had
6 public comment here -- yes, sir. Well,
7 actually -- okay. Go ahead.

8 MR. CAMERON: I just have a question. Does
9 anybody know how much the City of St. Augustine
10 spends on firecrackers for the 4th of July?

11 CHAIRMAN COX: Yeah. I don't.

12 MR. CAMERON: It's a lot more than that.

13 CHAIRMAN COX: Yeah. Okay. Good point.

14 Mr. Ciriello, you had a comment.

15 MR. CIRIELLO: Yeah, Joe Ciriello, 5318 Shore
16 Drive. I've been hearing right along about the
17 air show, and of course I'm all for air shows, but
18 I haven't heard until today anything actually
19 about money. And I see this small amount up here.

20 But -- and -- and I understand what

21 Mr. Brunson said; this is going to benefit the
22 Council on Aging, which is great with me, because
23 I deliver Meals on Wheels for them.

24 But I haven't heard anything of how this is
25 going to cost the airport or whoever. Is there an

1 admission fee, parking fees? Or where -- where is
2 the money going to be generated from for the
3 Council on Aging?

4 And now you're talking about performers at
5 this show. Are -- are they going to be paid? Are
6 they paid performers or are they volunteering or
7 what?

8 CHAIRMAN COX: That's a very good question,
9 and I think those are issues that you'd have to
10 take up with --

11 MS. SANDY UPCHURCH: I can answer some of
12 those questions for you now.

13 MR. CIRIELLO: Okay. Before you answer, I
14 just want to say, years ago, Beaver County had its
15 first airport air show, and they -- I don't know
16 if they charge now, but the first few years it was
17 there, the director went out and he got people to
18 come in as, you know, performers.

19 Some of the guys right on the airport had
20 Pitts, and they did aerobatics, and he got guys
21 with hang gliders. And the airport gave gasoline
22 to these people who come in. And it was all
23 voluntary. They didn't get paid a cent, except
24 for their gas.

25 Now, the airport, part of the parking lot, he

1 leased out to a boat company to show boats, and
2 then he had -- some of the airport was used for
3 concessions. And people paid a price to put up
4 their concession stand, you know, and then
5 whatever profits they made was theirs. But that's
6 how he generated money to pay for putting the air
7 show on, because it was free, free to the public,
8 parking was free.

9 And I just wondered, you know, how you're
10 going to generate your -- your income for this
11 show. And -- and there's no -- other than this
12 small number up there, there hasn't been anything
13 said about the cost.

14 CHAIRMAN COX: Just the performers, very
15 quickly?

16 MS. SANDY UPCHURCH: First of all, the -- the
17 performers are flying gratis, so no one is being
18 paid.

19 CHAIRMAN COX: Right.

20 MS. SANDY UPCHURCH: They're volunteering
21 their time. All of the principals are
22 volunteering their time. No one is being paid for
23 any of the effort going into this to the exception
24 of an advertising firm that is putting together

25 printed material and advertising material for us.

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1 But that is --

2 CHAIRMAN COX: Basically to run it like

3 Sun 'n Fun does.

4 MS. SANDY UPCHURCH: Yeah, it's a very small

5 piece. We have been seeking sponsorships. To

6 date, our title sponsor is Northrop Grumman. And

7 we have, you know, a very healthy list of other

8 sponsors who are -- are getting money, in return

9 will be either having space in the program or in

10 the advertising that we are doing.

11 But as far as -- and -- and what we hope to

12 do is to have everything paid for when the gates

13 open. We will be doing sales of tickets in

14 advance. We will -- we will be selling the

15 program at the event, but it will be 50 cents or a

16 dollar.

17 We are charging admission. The admission is

18 \$10 for an adult, \$5 for a youth ticket. So, it's

19 a very reasonable -- we -- we -- you know, this is

20 a charity -- a charity event, but it's also

21 something that we're trying to do as a positive

22 for the community.

23 MR. BRUNSON: I make -- make a motion that we

24 accept the letter of requesting items 1 through 5
25 to the St. Augustine Air Show, Incorporated.

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1 CHAIRMAN COX: Say that again, now? Items 1
2 through 5?

3 MR. BRUNSON: 1 through 5 (indicating).

4 MR. WUELLNER: He's using the letter.

5 MR. GEORGE: Is that what the agenda item is
6 for?

7 MR. BRUNSON: Yes. And my -- and my --

8 CHAIRMAN COX: Are you looking for action
9 from the board on it at this meeting?

10 MR. WUELLNER: We can do it -- pending no
11 objection, we can --

12 CHAIRMAN COX: Right.

13 MR. WUELLNER: We can do it without --

14 CHAIRMAN COX: Right.

15 MR. WUELLNER: You don't -- you aren't
16 required to make the motion.

17 CHAIRMAN COX: Yeah.

18 MR. BRUNSON: I base that on that we do have
19 money in promotion and we can reword this
20 "donation" to "promotion."

21 CHAIRMAN COX: Mr. George?

22 MR. GEORGE: I'd like to make a point of
23 clarification for the public. This is not the
24 St. Augustine Airport Authority's air show. And I
25 think for us to sit back and ask how they're

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1 making their money to go to the COA, other than it
2 being for information to us, it is none of our
3 business on how they have organized it.

4 A lot of people have been working with Sandy
5 to help this thing get organized, and I think our
6 position is that we can support it with this
7 money, because it's in the budget, provided
8 Mr. Wuellner feels that the airport is protected
9 in its liability that might be incurred from
10 something happening here. And we wish it a
11 successful show for the COA.

12 CHAIRMAN COX: I would agree with that. Very
13 good point.

14 MR. BRUNSON: So-move. Any more direction?

15 CHAIRMAN COX: Jack, any objection to it?

16 MR. GORMAN: No. Just -- I mean, if you're
17 just going to -- going to nitpick, I mean, is
18 there any way we can lease any of this stuff,
19 lease the fence, you know, cut the costs?

20 MR. WUELLNER: It's that --

21 MR. GORMAN: And I just ask to ask.
22 MR. WUELLNER: That orange plastic stuff --
23 MR. GORMAN: Fine.
24 MR. BRUNSON: And -- and we can reuse that.
25 MR. WUELLNER: -- can be used year after

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1 year.
2 MR. GEORGE: Yeah.
3 CHAIRMAN COX: Put the fence around trees we
4 didn't want cut down.
5 MR. WUELLNER: We could have.
6 MR. GEORGE: Can't we borrow this fence from
7 another airport that has done it, you know,
8 before?
9 MR. WUELLNER: I don't know.
10 MR. GEORGE: I mean, I would -- I would like
11 to see that investigated, because they're --
12 they're trying to do something for the public,
13 just like we are. So, why should we make all the
14 fence companies, you know, rich?
15 CHAIRMAN COX: Bottom line, there's no
16 objection? We can --
17 MR. GEORGE: Bottom line, no objection as far
18 as I'm concerned.

19 CHAIRMAN COX: -- move forward on this. So,
20 we support the issue. Got it?

21 10. - HOUSEKEEPING ITEMS

22 MR. WUELLNER: Housekeeping items, I already
23 mentioned that we -- we went ahead and -- and as
24 we told you we would, paid off the previous
25 balance on the -- on the loan.

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1 I did want -- we do an annual T-hangar
2 waiting list update, and I wanted to make you
3 aware of the results of that. We -- we contacted
4 136 people on the list, of which 12 names were
5 removed for either -- and I think in most cases
6 they asked to be removed. They had found other
7 arrangements. Leaving the list currently at 140
8 on the list.

9 The reason there's a disparity between how
10 many we contact and how many we don't, is if we
11 make -- if we talked with them within the last
12 year, we assume they're still on the list.

13 They -- they would be the last handful on the
14 list. So, that's where the difference comes in.

15 Did want to make you aware that we are going
16 to need to change our fuel supplier in April. And
17 we have requested letter of interest from various

18 suppliers and are recommending that in April time
19 line, that we -- we swap vendors from Chevron to
20 Phillips 66. Found them to be very competitive so
21 far on what we see on wholesale price, but another
22 advantage to us is they actually, their credit
23 card processing fees are about a quarter of a
24 point less than everybody else is charging. So --

25 CHAIRMAN COX: Good.

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1 MR. WUELLNER: -- actually, that's another
2 cent and a half a gallon, in round numbers, back
3 to the Airport Authority.

4 And then assuming no objections to that,
5 we'll -- we'll move forward with getting that
6 arranged on an October -- April time line.

7 MR. GEORGE: Sounds good to me.

8 CHAIRMAN COX: Move forward with --

9 MR. WUELLNER: I did want to make you aware
10 of it because we have done a security briefing in
11 the past, but I just wanted to make you aware of
12 we had told you at the last update that we were on
13 a time line to issue IDs and gate card
14 combinations over the next -- actually, about this
15 time. We are not satisfied with the actual

16 software that develops the badges themselves and
17 are going to defer that till later this spring.

18 We've got a chance in -- at the April AAAE
19 meeting to speak with a typically eight or ten
20 vendors there that do this type of work and see if
21 we can't find a better, more integrated solution
22 to the -- to the badging card versus what we were
23 doing.

24 It's -- it's an older software system that we
25 were looking at, and it is -- is a lot more

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1 cumbersome than -- than some of the more modernly
2 written software programs. So --

3 CHAIRMAN COX: Eyeball scan works for a
4 while.

5 MR. WUELLNER: -- we're going to defer that.
6 We'll establish the new gate using the old system
7 for -- for a couple of months. That's no big deal
8 for us. So, just want to make you aware of that.

9 And also, we did mention, I think by e-mail,
10 that the AAAE meeting --

11 CHAIRMAN COX: Right.

12 MR. WUELLNER: -- is in April, April 23rd
13 through the 27th. If you have an interest in
14 going to that, I need to hear from you pretty

15 soon. We're already holding the rooms. As -- as
16 you know, those go very fast.

17 And I would like to, over the next week or
18 two, make the -- the balance of travel
19 requirements. So, if you're interested in doing
20 that, please let me know as soon as possible.

21 CHAIRMAN COX: I got -- there's a point that
22 we moved down in housekeeping concerning my agenda
23 item. And that's the -- the meeting workshop that
24 we're going to have on the 27th for the
25 comparative analysis.

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1 I received a letter from Mr. Martinelli
2 outlining his strong concerns about how he is
3 really overwhelmed. And I'm just going to read
4 you -- actually, I'll pass this out to you -- here
5 you go -- because he sent a letter to everybody.

6 He's overwhelmed by the magnitude of the
7 task, and that is getting the information from the
8 other airports, the airport that he was assigned,
9 and -- and the inherent difficulty in comparing
10 things that are generally not readily compared.

11 And his efforts in this have verified his original
12 concern with regard to finding real comparable

13 facilities and organizations, both of which
14 directly affect whether any meaningful data can be
15 derived, let alone compared.

16 My own efforts toward this end have resulted
17 in almost zero percent return from my airport.
18 I've called numerous times, and -- and what I was
19 told is that the -- the persons involved with it
20 are so busy, that they don't have time to -- well,
21 wait -- have time to get back to me with the
22 information, which made me think about something
23 else.

24 If we had board members calling our airport
25 director asking -- asking for the same

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1 information, Ed doesn't have enough time to -- to
2 supply that, I mean, to dig up that kind of stuff.

3 So, I'm left with -- with very little
4 information to move forward into the 27th meeting.
5 And that's -- that's why I wanted to bring this
6 up.

7 And -- and Vic brings up some very lucid
8 points in here, in talking about this, and I know
9 there's some concerns from other people.

10 My wish would be is to postpone this meeting
11 on the 27th, okay, because I just -- I don't have

12 any information, and I think there are other board
13 members that have had some difficulty getting
14 that.

15 MR. BRUNSON: May I address that, also?

16 CHAIRMAN COX: Yes, sir.

17 MR. BRUNSON: I have a similar letter from a
18 financial consultant that volunteered to help me.

19 And we had a meeting here with the Jacksonville
20 Airport Authority and Craig Field, Tony -- I don't
21 remember his last name. And he --

22 CHAIRMAN COX: The airport director for
23 Craig?

24 MR. BRUNSON: Yeah.

25 CHAIRMAN COX: Okay.

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1 MR. BRUNSON: He -- he brought his -- called
2 his information in here.

3 CHAIRMAN COX: Right.

4 MR. BRUNSON: And they are -- they don't run
5 an airport. They develop completely different
6 than what we do. They -- they lease the land and
7 have people build buildings, and they keep
8 ownership. And it's just completely different.

9 So, you hate to use this expression over and

10 over and over, but we've -- we've got apples and
11 we've got oranges. We don't have anything to
12 compare. And it's just -- it's a real hard thing
13 to do.

14 I want to end this by saying, this young man
15 that has his -- that's very, very knowledgeable in
16 airports and -- and the last words he said, "Y'all
17 are kicking our butt. And whatever y'all are
18 doing, you know --"

19 CHAIRMAN COX: Good.

20 MR. BRUNSON: Yeah.

21 CHAIRMAN COX: Mr. George?

22 MR. BRUNSON: So, that was my comment.

23 MR. GEORGE: I -- I think both of the
24 comments are the exact comments that we expected
25 to find out on the February the 27th meeting.

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1 CHAIRMAN COX: Right.

2 MR. GEORGE: So, we're in essence having the
3 meeting in advance. You know, the idea was that
4 everybody makes a good-faith effort to obtain as
5 much information as they can, and at the February
6 the 27th meeting, that's the time to discuss all
7 of this and come to a conclusion, in -- in my
8 opinion, and -- and come up with another direction

9 to go.

10 CHAIRMAN COX: Well, here's my point: Why
11 are we wasting board members' time to come and say
12 we don't know anything?

13 MR. GEORGE: Because somebody that might know
14 something might give you some information that
15 makes it more enlightening to you.

16 MR. BRUNSON: And I agree with Buzz, that
17 something good might come out of my meetings and
18 my information with Craig.

19 CHAIRMAN COX: No doubt.

20 MR. GEORGE: Just the idea of talking about,
21 you know, that they lease the land and have
22 private, you know, businesses build the hangars;
23 if we're looking at this deficit of \$1.9 million
24 for three hangars versus \$1.3, that might be
25 something we have to consider. Wouldn't it be

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1 nice to know that there's somebody else doing that
2 and doing it for some reason?

3 MR. GORMAN: Buzz's concern -- Mr. George's
4 concerns is the reason to do the whole thing. In
5 other words, if it's so difficult, all the more
6 important to get this work done. Because you've

7 got to see what other people are doing, in other
8 words, to actually run this like a business. And
9 it is not easy. And I couldn't agree more with --
10 with Mr. Cox; it's extremely difficult.

11 CHAIRMAN COX: But -- but the -- but the
12 issue was, that was in front of us was a
13 comparative analysis. It's fine to have all of
14 this information coming in and saying, yeah, well,
15 Craig's doing it one way and Jacksonville
16 International's and Sanford's doing it one way;
17 that's fine. But it's still not a comparative
18 analysis. It's just, okay, we've learned some new
19 knowledge.

20 MR. GEORGE: You're right. We're falling on
21 our bayonet as far as a comparative analysis,
22 you're right.

23 MR. BRUNSON: But that -- that -- but that
24 was the task, and I'm still working on it, and I'm
25 willing to waste that two hours at 3 o'clock on

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1 the 27th.

2 CHAIRMAN COX: Okay.

3 MR. GORMAN: I intend to -- I intend to
4 attend, if the rest of us --

5 CHAIRMAN COX: Not an issue. I just want,

6 you know --

7 MR. GORMAN: Yeah --

8 MR. GEORGE: I can't be there. I'm just

9 kidding.

10 CHAIRMAN COX: Speaking of bayonet.

11 MR. GEORGE: Yeah, right.

12 CHAIRMAN COX: Okay. Well, we'll -- we'll

13 continue with it, then, 27th.

14 MR. WUELLNER: Can tell you Ms. Green will

15 not be there, either. Just so you know.

16 CHAIRMAN COX: All right.

17 MR. GEORGE: But she will have her input, I

18 understand.

19 MR. WUELLNER: I've been told that. I have

20 yet to see it, but...

21 MR. GEORGE: That's good.

22 CHAIRMAN COX: I'm going to open the floor up

23 to public comment now. Any public comment? Yes,

24 sir.

25 11. - PUBLIC COMMENT

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1 MR. JONES: Joe Jones, 4672 Fifth Avenue.

2 In several meetings before, when y'all talked

3 about the Master Plan, I've asked about if you was

4 going to have to take your plan in for review to
5 the county for review. And I was always told yes.
6 And before you started your clearing and
7 everything else. But obviously you haven't had to
8 do that? Y'all just began clearing without no
9 review?

10 CHAIRMAN COX: I don't think we've just begun
11 clearing.

12 MR. JONES: The only reason I'm asking that
13 is because also in the meetings, I've asked about
14 the common area that's between Jackson Park and
15 Araquay Park, with the marsh right there, which I
16 live right across from the marsh. I've always
17 been told there's going to be a stand of trees.

18 Well, obviously, that was the first thing
19 gone. And you -- you talk about environmental
20 things with the county. Well, the biggest harp is
21 the 50-foot buffer of uplands along the marsh.
22 Well, that's not environment friendly. A
23 different developer could never do that. Never.

24 So, like I said, I have looked at the -- you
25 know, the thing that you say, you're supposed to

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1 have an exemption. The only thing it really says
2 is you don't have to have a permit. It doesn't

3 say anything about planting or looking at anything
4 else.

5 And like I said, I've been to the meetings,
6 I've asked you point blank, and you said you're
7 going to review; you are going to leave a buffer.

8 Well, neither one took place.

9 CHAIRMAN COX: I'm going to -- so, do you
10 have a question that you're directing to the
11 board?

12 MR. JONES: No, it's a comment.

13 CHAIRMAN COX: Okay.

14 MR. JONES: Because like I said, I've asked
15 the question. Obviously I was told wrong on
16 purpose.

17 CHAIRMAN COX: I don't think anybody misled
18 you on purpose.

19 MR. JONES: Well, it never went to the
20 county. I mean --

21 CHAIRMAN COX: Was there some reason we
22 needed to take it to the county?

23 MR. BRUNSON: Doug?

24 MR. BURNETT: I guess there's several issues
25 there.

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1 First, I don't know -- and, you know, terms
2 get -- many of us use terms and -- for different
3 land use and environmental words that have legal
4 meanings, and some of them don't have legal
5 meanings. I don't believe there's any common
6 space, if you will, in between Araquay Park and
7 Jackson Park.

8 Be that as it may, there's obviously a big
9 open area there. What it is exactly is, that's --
10 that's another legal issue. But does the -- the
11 airport have to obtain permits for what's going on
12 at -- at this point in time?

13 I'm -- I don't believe that to be the case.
14 Ed and I have talked about this quite a bit. Is
15 the airport, and has the airport, for its
16 projects, gone through the county's DRC process,
17 the Development Review Committee process?
18 Absolutely.

19 The airport builds its buildings in
20 compliance with the Building Code and gets
21 building permits through the county. And the
22 county inspectors check those buildings and give
23 you Certificate of Occupancies when they're
24 constructed. So, I don't know that any of that --
25 the airport's not at that stage, is my

1 understanding right now.

2 CHAIRMAN COX: So, we followed all of the --
3 the permitting processes, and they've been
4 approved up to the point where we're at, which is
5 what you're saying.

6 MR. WUELLNER: The -- the county is still
7 evaluating --

8 CHAIRMAN COX: Okay.

9 MR. WUELLNER: -- portions of our project.

10 CHAIRMAN COX: Okay.

11 MR. BURNETT: Yes.

12 MR. WUELLNER: But we're not to that part of
13 the project.

14 CHAIRMAN COX: All right. All right. That's
15 fine.

16 MR. BURNETT: And -- and the issue of the
17 airport is, to a large extent, exempt from certain
18 provisions of the Land Development Code, and you
19 get into a whole issue of, and we've talked about
20 this some recently, of the Part 77 requirements
21 and the airport hazards and those kinds of things
22 and -- and sort of why some of the exemptions are
23 in the -- probably in the Land Development Code
24 when they -- when they came about.

25 And, of course, the 50-foot buffer, just to

1 address that very quickly, anyone, any
2 developer -- this has nothing to do with the --
3 with the airport. The county's 50-foot buffer
4 requirements provide that they can be averaged,
5 and so any developer out there building a project,
6 and it's very, very routine at their option, can
7 average their buffers.

8 So oftentimes, where folks think there's a
9 50-foot buffer, it may be that it's much smaller
10 than that in sections and it's made up in other
11 areas.

12 CHAIRMAN COX: It's been averaged. Okay.

13 MR. JONES: Right. That'd be correct if you
14 submit something in a planning stage, so you could
15 show someone the average. Right now, if you're
16 planning on all -- developing all your land over
17 there, what are you saving? Where does the 50
18 foot come in it?

19 If you're going to have less than 50 foot,
20 like you said somewhere else, you're going to have
21 to have at least a hundred feet. Where are you
22 giving up the hundred foot?

23 I mean, somewhere down the line if you've got
24 an average, you're still going to have a bigger

25 spot somewhere else.

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1 I know I've asked the question point blank
2 about the review: "When you get your plan, is it
3 going to go into review before you start
4 clearing?"

5 The answer was yes from this board. They
6 said yes. That didn't happen.

7 MR. WUELLNER: We're not in construction yet.

8 MR. JONES: You are. When you start
9 clearing, that's construction.

10 MR. WUELLNER: No, it's not. It's land
11 clearing. We'll have to have permits in place to
12 build anything.

13 MR. JONES: Well, that's right. I know
14 Article 4, when you talked about when you get it
15 exempt, it says you're exempt from permitting. It
16 doesn't say you're exempt from going through
17 review or anything else. Just says permitting.
18 Still got to review. You're not exempt by
19 permitting.

20 MR. WUELLNER: We are working with the county
21 at all levels in -- in our project. I mean,
22 there's no issues that I'm aware of that aren't
23 being worked on.

24 CHAIRMAN COX: Yeah.

25 MR. JONES: It's after the fact, though.

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1 MR. WUELLNER: No.

2 MR. GEORGE: I have a comment to make on
3 that. I -- I think that -- that one of the things
4 that -- that you might be putting your -- your hat
5 on was comments that were made in here about the
6 property on the south side of the marsh, all the
7 way up to North Boulevard. We have openly stated
8 that the reason that is included in the airport
9 plan is a buffer for noise, you know, from the
10 rest of the airport.

11 So, I don't know if that's what triggered you
12 to -- there's going to be a buffer on this side,
13 you know, of it or not.

14 MR. JONES: The buffer on the south side is
15 where everybody lives.

16 MR. GEORGE: That's right.

17 MR. JONES: So, you can't really say that's a
18 buffer. People are living there. You talked
19 about it was going to be a strip of land with
20 trees or something along the marsh separating the
21 south side from the people.

22 MR. GEORGE: I personally do not remember any
23 of those conversations about having that. I do
24 remember a conversation that I had one afternoon
25 with your neighbor, Mr. Sundeman, and he had

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1 suggested that right across the marsh would be a
2 good place for a park.

3 And I told him that the design on what was
4 going to happen, Araquay Park area, had not been
5 completed, and if they could get a park in, you
6 know, we would consider it.

7 Well, we're putting a park in a little bit
8 further up from that. But never did I mention to
9 him or anybody else at any of the meetings that we
10 were going to plant a 50-foot buffer area along
11 those trees. Now, we have minutes of the
12 meetings, so we can go back and --

13 CHAIRMAN COX: All right. Let's -- let's not
14 debate the issue. If -- if you'd like to talk
15 with the Authority member about the issue after
16 the meeting, that's --

17 MR. JONES: That's fine. It was just --

18 CHAIRMAN COX: I know. It -- it's all right.
19 I appreciate it.

20 MR. GEORGE: Okay.

21 CHAIRMAN COX: Was there any other public
22 comment from the floor? Yes, sir.
23 MR. SESONA: Al Sesona, North Boulevard.
24 With all the work that you're doing in Araquay
25 Park at this particular time, is there any

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1 monitoring going on as far as archeological value
2 is concerned?

3 MR. WUELLNER: Yeah. Before we were --
4 before we were able to do anything, we had to do
5 an archeological survey. We had to hire a firm to
6 do that, as well as individual architectural
7 surveys of buildings that exceeded 50 years in
8 age.

9 All of those were evaluated. All of those
10 results were sent to the State of Florida for
11 their interpretation. Their release of the
12 projects come back to county, and the county
13 releases the individual buildings. So, all of
14 those studies have been approved by the state and
15 the county as appropriate, depending on the
16 permit.

17 MR. SESONA: But there is someone on-site
18 that -- that is doing the monitoring?

19 MR. WUELLNER: They do not do -- they do a
20 preliminary determination before construction
21 starts. So -- but in the event something is
22 discovered during construction, you know, the rule
23 of thumb is everything stops until it's determined
24 what it is.
25 MR. GEORGE: So, it could be considered one

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1 of those review criterias we go through before we
2 do anything.

3 MR. WUELLNER: Absolutely.

4 CHAIRMAN COX: Okay. Any other public
5 comment?

6 (No further public comment.)

7 CHAIRMAN COX: Board comment? Mr. Brunson?

8 12.A. - MR. BRUNSON

9 MR. BRUNSON: I have none.

10 CHAIRMAN COX: Really? Ms. Green's not here.
11 Mr. Gorman?

12 12.C. - MR. JOHN GORMAN

13 MR. GORMAN: As far as finishing of the
14 meeting?

15 CHAIRMAN COX: Yes, let's -- we're wrapping
16 up the meeting.

17 MR. GORMAN: I think my housekeeping concerns

18 of budgeting were addressed --

19 CHAIRMAN COX: Okay.

20 MR. GORMAN: -- already.

21 CHAIRMAN COX: Very good. Mr. George?

22 12.D. - MR. WAYNE GEORGE

23 MR. GEORGE: Yeah, if you will bear with me.

24 We've had some comments at other organizations

25 about eminent domain and our use of it, and I've

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1 got some comments I'd like to get in the record

2 about that.

3 The -- the latest eminent domain rulings on
4 the federal level have most of us up in arms and
5 disgusted with what the government is allowing to
6 happen. I don't like it. You don't like it. No
7 one that I've talked to likes it. Additionally, I
8 don't think there's one member on this Authority
9 that likes it. So, understandably, eminent domain
10 has become a political football.

11 If you'll permit me, I'll -- I would like to
12 take some time to put this disagreeable subject
13 into historical perspective with regard to the
14 airport.

15 Expansion of public use infrastructure is a

16 fact of life in our country or any country that is
17 growing and not stagnating.

18 In our case, the expansion that is happening
19 now is a result of what was planned 41 years ago,
20 1965. It wasn't this board's idea. There isn't a
21 single member of us on the board who is not deeply
22 pained that some of the most difficult aspects of
23 implementation occurred on our watch.

24 You elected us to take care of the aviation
25 needs of St. Johns County, and that's what we

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1 believe we've been doing, with the least
2 disruption to our neighbors and to the county.

3 Recently, we've had several local groups that
4 have publicly discussed eminent domain problems
5 using the airport as an example. I believe
6 because of the previous lack of public interest
7 and involvement, the issue has gotten to the point
8 that is a -- that it is a destructive sideshow.

9 You know the old parlor game, tell something
10 to the person on the right, ask them to pass it
11 on, and the next person likewise. When you get to
12 the end, the original statement is unrecognizable.

13 As in the case with the airport, there have
14 been a lot of rhetoric with some of the facts not

15 reaching the public.

16 Most sadly, some of our residents believe the
17 airport board has only begun to use eminent
18 domain. This is far from the truth.

19 It's obvious we've got to do a better job of
20 keeping the public informed -- involved and
21 informed on not only what's happening, but also
22 what the potential long-range happenings are.

23 Actually, we've made a substantial effort
24 toward that goal, we thought. For example, we
25 tried to get everyone involved to help in the

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1 final decision on how to meet the airport's need.

2 We advertised publicly, inviting interested
3 parties to attend and participate in six
4 open-panel discussions on how to best handle the
5 infrastructure problems. Unfortunately,
6 attendance was minimal at those meetings.

7 Another item you may not know, displaced
8 families cannot take their favorable property tax
9 to their new residence. This is another kick in
10 the face to the people. I have asked Congressman
11 Bill Proctor to introduce a bill to allow
12 homesteaded property owners to carry forward their

13 favorable property tax to the new residence.
14 As a result, Congressman Proctor has
15 attempted to tie this to one of two other bills
16 that affect the tax transportability, and that --
17 but they seem to be bogged down in subcommittees.

18 Bill tells me they're trying now to get a
19 joint House and Senate resolution to solve this
20 injustice, and he feels like it will happen fairly
21 quickly.

22 On another front, just a few weeks ago, I had
23 the opportunity to talk about a potential problem
24 involving the extension of Taxiway B with Al
25 Sesona, who owns the adjacent property to the

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1 airport, and Jerry Cameron of Ben Rich's office,
2 but who is also an active member in the St. Johns
3 County Civic Association Round Table and the
4 Democracy for American -- America groups.

5 We have identified a potential problem in the
6 next three- to five-year time period. It was a
7 problem that I didn't think existed.

8 Because we met openly and discussed the
9 options, we have some alternatives, and possibly
10 more importantly, we have an opened creative
11 dialogue with Mr. Sesona and Mr. Cameron that will

12 continue until the problem is resolved.

13 We need to have this open dialogue with every
14 property owner that could be affected by our
15 airport's expansion. Not only do we need to
16 solicit interested parties to come to our planning
17 sessions and round tables, but if the subject
18 could affect a property owner, they need to be
19 personally solicited to participate in this
20 meeting by mail or whatever method they choose.

21 No matter where an airport is going to be
22 located, because of the growth of this nation, it
23 is inevitable that there will be expansion in the
24 future years. We have to make sure that as much
25 as humanly possible, the governments handle that

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1 disposition with sensitivity and caring.

2 I urge this board to take the following
3 action: 1, direct the staff to develop a plan for
4 more involvement of our neighbors in these
5 matters, considering at a minimum the points I
6 have made.

7 Item 2, have a special meeting with our
8 neighbors and any interested group to present and
9 discuss where FAA sees the airport going in the

10 next few years.

11 And 3, assure the public that eminent domain
12 will -- eminent domain will not be used where
13 there is another alternative, regardless of the
14 cost.

15 I propose we have Staff implement these
16 procedures to see that the above happens. If any
17 of you disagree, I'd like to hear it now.

18 MR. BRUNSON: I -- Buzz, I think it's on
19 record, before I ran and during the board
20 meetings, that I don't believe in eminent domain,
21 but it's the law. And -- and I would be
22 hard-pressed to vote for eminent domain unless
23 it's national security or something like that.

24 MR. GEORGE: Well, do you agree that we need
25 to have some better com -- some better

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1 communication things like I suggested?

2 MR. BRUNSON: I think the neighbors need to
3 communicate with us better.

4 MR. GEORGE: And we need to communicate with
5 them better.

6 MR. BRUNSON: Exactly.

7 MR. GORMAN: Mr. George, I recall, in a
8 previous meeting, that you forwarded the motion

9 and I seconded it, that we start to negotiate our
10 way out of this eminent domain initially, anyway,
11 to try to build around them, as I put it.

12 MR. GEORGE: That's right. That's why we
13 stopped at Casa Cola.

14 MR. GORMAN: Truly.

15 MR. GEORGE: Yeah.

16 MR. GORMAN: Yes. And that's -- so, this is
17 a takeoff on that.

18 MR. GEORGE: Well, it -- it sounds like
19 there's no, you know, objection to it, so I'd like
20 to ask the staff to do all this. And hopefully,
21 this will take us a long way in treating our
22 neighbors as we'd like them to treat us.

23 MR. BURNETT: May I voice one comment?

24 MR. GEORGE: No. This is --

25 CHAIRMAN COX: Go ahead.

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1 MR. BURNETT: My -- my only observation in
2 there, and the only thing that stuck out to me,
3 Mr. George, is the issue that there -- there would
4 be -- whatever other option there was, would be
5 pursued, something to this effect, that would be
6 pursued regardless of the cost.

7 CHAIRMAN COX: Of the cost, yeah.

8 MR. BURNETT: And -- and I guess that's the
9 only thing that, I guess, for y'all to -- that
10 stands out to me that y'all may want to discuss
11 and think about, is -- there probably is a lot of
12 options out there that you could avoid eminent
13 domain and condemnation if cost isn't the issue.

14 MR. GORMAN: We could have done it without
15 lawyers. That would have been a lot cheaper.

16 MR. BURNETT: You probably could have
17 acquired -- you probably could have acquired -- if
18 cost -- if money wasn't an option, you probably
19 could have acquired that --

20 MR. GORMAN: Sorry, Doug. I'm sorry.

21 MR. GEORGE: I think that as each situation
22 comes up, then that's -- you're right, you've got
23 to consider that. You know, as we do of the
24 impact on the county for jobs and other stuff,
25 too, but...

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1 CHAIRMAN COX: Do you have any concerns on
2 the comments?

3 MR. WUELLNER: Overall, no. You know, I --
4 historical perspective, I felt like we tried to do
5 that, even in the last --

6 CHAIRMAN COX: That's what I was going to ask
7 you. What -- what is it you feel that the staff
8 didn't do?

9 MR. GEORGE: I think if you -- if you look
10 back on any situation that generates a lot of
11 rhetoric --

12 CHAIRMAN COX: Yeah, rhetoric.

13 MR. GEORGE: -- rhetoric in the newspaper,
14 you're going to find that there typically was an
15 opportunity, but the public did not get involved
16 when they could, and so therefore, it's potshot
17 Saturday morning quarterbacking that's going on.

18 We have the same thing, in my opinion, with
19 the Bridge of Lions being redone. I have a lot of
20 friends that object to it. Well, that's tough.
21 You had your chance.

22 And all I'm saying is that our neighbors here
23 are directly impacted by our decisions, and we
24 should go further than expecting them to just see
25 an ad on the 18th page of The Record --

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1 CHAIRMAN COX: And show up -- and show up at
2 the meeting.

3 MR. GEORGE: Right. I think that every time

4 there's a meeting that is going to discuss a
5 future plan, that they need to get a personal
6 letter or something from the airport.

7 That way, it keeps it in front of them, that
8 we're all part of this, you know, this need, and
9 that it could have an impact on them.

10 MR. WUELLNER: And the point of communicating
11 that better, I fully agree with you, that in
12 retrospect, that's one thing we could have done a
13 lot better.

14 CHAIRMAN COX: Right.

15 MR. JONES: A lot of it, you know, you said
16 41 years ago, you was planning this expansion. It
17 was only like 2002 that the county made the
18 airport development -- or this area over here.
19 So, it couldn't be 41 years ago.

20 CHAIRMAN COX: Let's -- let's -- wait. Hold
21 on. Let's not launch into open debate here.

22 MR. JONES: No, no, no.

23 CHAIRMAN COX: Please take the microphone if
24 you want to make a comment. Just go through the
25 chairman, Jack.

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1 MR. JONES: I'm sorry. Anyway, you know,
2 with -- when the county did the airport -- turned

3 it into airport development, your neighbors are
4 not notified. Only the people inside the airport
5 development's notified. So, it really would be up
6 to somebody else to notify them.

7 When you get a thing in the paper saying all
8 of northeast St. Johns County is going to be
9 rezoned, but the only thing that transpired is the
10 airport, they said, no, it's too much to do the
11 whole county; let's just do the airport.

12 But nobody else was notified. Ain't like you
13 don't want to get involved. You don't think you
14 need to get involved. Because when you call the
15 county up, We're doing Ponte Vedra Beach. Then
16 they said, No, there's too much to do up there;
17 let's just do it here.

18 So, it ain't like people ain't trying to be
19 involved.

20 CHAIRMAN COX: Thank you very much. You had
21 some comment?

22 MR. BRUNSON: He's already commented.

23 CHAIRMAN COX: Okay. Well, we're going to
24 move on to adjournment of the meeting. If there's
25 no further comments -- no further public comment?

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1 Yes, sir.

2 MR. CAMERON: Your -- your discussion --

3 CHAIRMAN COX: Take -- take the microphone.

4 Okay.

5 MR. CAMERON: -- has generated a comment from
6 me.

7 CHAIRMAN COX: Go ahead.

8 MR. CAMERON: Jerry Cameron, 518 Gentian
9 Road.

10 CHAIRMAN COX: Yes, sir.

11 MR. CAMERON: I guess the -- the -- in some
12 respects, my reputation for being an opponent of
13 eminent domain may precede me. And I have worked
14 with the Airport Authority on a number of
15 occasions, one way or another, privately or
16 publicly, expressing my concern about the use of
17 what I consider to be the capital punishment of
18 private property.

19 And just recently, through exactly what
20 Mr. George was talking about, one of these parlor
21 information things that -- that got crossed up
22 between what the county was saying was going to
23 happen and what the airport was saying was going
24 to happen, I was led pretty conclusively to the
25 opinion that the airport was now going to launch

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1 eminent domain proceedings to build a park and a
2 boat ramp.

3 Now, I have since found that that was totally
4 unfounded. But if I, who work in government, came
5 to that conclusion, how much more so people in
6 neighborhoods would come to the same conclusion?

7 And out of this, I've had an opportunity to
8 work with a number of airport people and -- and
9 talk with a number of members of this board to a
10 very positive outcome.

11 I believe that -- that even the issue that
12 we're talking about right now, where there's one
13 more piece of property that -- that could be
14 affected, that has been very positively handled,
15 and I think it will be positively resolved at the
16 end of the day.

17 I would like to go on -- on record as saying
18 that I think the use of eminent domain, the way
19 that it was used, was wrong. That's my opinion.
20 I believe that it had terrible effects on people's
21 lives.

22 But on the other hand, in my efforts to work
23 with this board, I have never worked with a public
24 organization that was more forthcoming in
25 providing information that I asked for, and more

1 receptive to looking for alternatives. And the --
2 the lack of the usual bureaucratic responses
3 that -- that you get when you work in government
4 really gave me great heart. And I look forward
5 to -- to working in a very positive way to -- to
6 finish resolving the one issue that's left.

7 And I wholeheartedly agree with Mr. George,
8 that for the sake of your own image in your
9 community, you ought to enthusiastically adopt
10 what he just presented. Thank you.

11 CHAIRMAN COX: Thank you, sir. Further
12 comment?

13 (No further comment.)

14 13. - NEXT MEETING DATE

15 CHAIRMAN COX: Seeing no further comment,
16 we'll move toward adjournment here and make the
17 next meeting date workshop scheduled for February
18 27th. That's a public meeting, 3 p.m.

19 MR. WUELLNER: You -- yes. And you
20 originally, on your regular meeting, had scheduled
21 the 20th.

22 CHAIRMAN COX: Of March.

23 MR. WUELLNER: Of March.

24 CHAIRMAN COX: Right.

25 MR. WUELLNER: That meeting causes me a

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1 problem.

2 CHAIRMAN COX: Too bad.

3 MR. GEORGE: Make it the 19th.

4 CHAIRMAN COX: Okay.

5 MR. WUELLNER: If we -- if we get out of here

6 by 6:00, I'm fine. But if it's after that, I --

7 it happens to be the night that the --

8 MR. GORMAN: It must be football.

9 MR. WUELLNER: It is. It's the -- it's the

10 night that the boys will be getting their -- their

11 state championship rings and their --

12 CHAIRMAN COX: Any problem with the week

13 before?

14 MR. WUELLNER: Or day after, whatever.

15 MR. BRUNSON: I would make a suggestion --

16 MR. WUELLNER: Moving it forward --

17 MR. BRUNSON: -- that we start at 3:30.

18 MR. WUELLNER: That would be great.

19 Something like --

20 CHAIRMAN COX: That's fine. Okay.

21 MR. WUELLNER: Even if it's moving it

22 earlier, would be fine.

23 CHAIRMAN COX: That's fine.

24 MR. WUELLNER: It's going to be a fairly full
25 meeting based on stuff we know is coming up.

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1 MR. BRUNSON: If I can get off work.

2 CHAIRMAN COX: Is there -- let me ask you
3 this: Is there -- is there a legal requirement
4 for 4 o'clock? Can we -- because of the public?

5 MR. WUELLNER: No. That's self-imposed. You
6 can meet anytime of the day you like.

7 CHAIRMAN COX: All right.

8 MR. GORMAN: Can I make a short comment? Is
9 he really --

10 CHAIRMAN COX: Absolutely.

11 MR. GORMAN: -- going to get out of here on
12 time if it's just for 3:30?

13 MR. BRUNSON: He leaves when he wants to. He
14 doesn't have to be here. He's not a quorum.

15 MR. GEORGE: Bryan will take care of it.

16 CHAIRMAN COX: Let the real boss take over.

17 MR. BRUNSON: Cindy?

18 MR. GEORGE: That's right. Let Cindy --

19 CHAIRMAN COX: Will 3:30 work for you? 3:30
20 works?

21 MR. WUELLNER: That's -- that's fine. Just a

22 little extra margin would be fine.

23 CHAIRMAN COX: Okay. 3:30. Anybody have any
24 problem with that? Okay.

25 MR. BURNETT: That's for that March 20th

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1 meeting?

2 CHAIRMAN COX: March 20th, 3:30. And then
3 we've got our meeting coming up here in five days.

4 MR. WUELLNER: Thank you for the
5 accommodation.

6 CHAIRMAN COX: Anybody? Okay. Meeting
7 adjourned.

8 (Thereupon, the meeting concluded.)

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1 REPORTER'S COURT 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 11th day of March, 2006.

13

14

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

15

Notary Public - State of Florida

16

My Commission No.: DD102224

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Expires: April 30, 2006

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