

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room A

4730 Casa Cola Way

St. Augustine, Florida

on Monday, December 17, 2018

from 4:00 p.m. to 5:19 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- SUZANNE GREEN, Chairman
- STEVE KIRA
- VICTOR RAYMOS
- JUSTIN MIRGEAUX (incoming board member)

BOARD MEMBERS ABSENT:

- RANDY BRUNSON
- BRUCE MAGUIRE

* * * * *

ALSO PRESENT:

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

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

* * * * *

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

2 CHAIRMAN GREEN: All right, guys. Call the
3 meeting to order. Stand for the pledge.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT

6 CHAIRMAN GREEN: Okay. Mr. Maguire wasn't
7 able to be with us today, so when we'll look at the
8 minutes and financial report, I'm not sure -- I'm
9 not sure if we need to defer or if people have had
10 time because we did get a -- our meeting agenda
11 minutes and everything. Does anybody have
12 exceptions or comments on the minutes or financial
13 report?

14 MR. KIRA: None here.

15 MR. RAYMOS: None here.

16 MR. KIRA: I've looked at them, I've read
17 them.

18 CHAIRMAN GREEN: Me, too. I mean, they -- so
19 are they -- I'm sorry. Mr. Raymos?

20 MR. RAYMOS: No.

21 CHAIRMAN GREEN: Are they approved then as --

22 MR. RAYMOS: Yes.

23 CHAIRMAN GREEN: -- presented? Okay. So
24 we'll approve them, then, as presented. I do want
25 to represent Mr. Justin Mirgeaux who is at our

1 table.

2 MR. MIRGEAUX: Hello.

3 CHAIRMAN GREEN: Nice to have you here, sir.

4 MR. MIRGEAUX: Thank you. Nice to be here.

5 CHAIRMAN GREEN: Glad you're here.

6 AGENDA APPROVAL

7 CHAIRMAN GREEN: Agenda approval. We have the
8 agenda -- oh, I'm sorry.

9 MR. WUELLNER: No, no. It's on the agenda for
10 my -- I just wanted to make sure everyone's aware
11 we did receive a last-minute, in fact this morning,
12 JPA from FDOT and we have added it to the original
13 T-hangar agenda item that was -- was shown. We
14 just enhanced that, if you will.

15 CHAIRMAN GREEN: On the update project to
16 the --

17 MR. WUELLNER: Yes.

18 CHAIRMAN GREEN: Okay. So that would be the
19 only --

20 MR. WUELLNER: It's not really a change, but
21 it is.

22 CHAIRMAN GREEN: All right. So is the agenda
23 approved, then, as presented?

24 MR. RAYMOS: Yes.

25 MR. KIRA: Yes.

1 CHAIRMAN GREEN: Yes? Okay. Mr. Wuellner?

2 EXECUTIVE DIRECTOR'S REPORT

3 MR. WUELLNER: I will skip over air traffic
4 since we have our illustrious air traffic manager.

5 MS. LUDLOW: Can't hear.

6 MR. WUELLNER: And I just turned it on. Thank
7 you.

8 MS. LUDLOW: Thank you.

9 MR. WUELLNER: Thank you. I will skip over
10 the air traffic volume numbers since our
11 illustrious air traffic control manager is here,
12 tower manager, and let her handle that.

13 Fuel volumes, you see that our year-to-date on
14 self-fuel is about 198,000 and self-serve did about
15 15,000 again last month. FBO number's 116-, almost
16 117,000 for the month of November. And we're
17 sitting at about 1.3 million gallons for the year.
18 And at this point hundred low lead is at 8,000
19 gallons for the month and about 88,000 for -- a
20 little over that, 89,000, for the year.

21 A couple of project updates. Let you know
22 that we're still working with FAA on the
23 supplemental grants, or grant projects as they're
24 related to security and apron improvements at
25 the -- at the terminal area. We have no real time

1 line on when those things might materialize. If I
2 were best guessing, I would say somewhere around
3 the February/March time line will be the earliest
4 on those.

5 Did want you to know if you hadn't noticed
6 that the apron at the FBO, that project has
7 commenced and is well underway with the balance of
8 pipe work, underground-type work, should be
9 accomplished by the end of this week. The first
10 scheduled pour related to the large aircraft
11 parking apron in the FBO will likely occur the
12 first week or so of January followed almost
13 immediately by the balance of the pour.

14 Still on track to finish this by the end of
15 November -- excuse me, the end of February. So,
16 no -- no real issues as it relates to TPC and are
17 not expecting any, unless there's just some
18 prolonged period and construction cannot be
19 accomplished. But right now we do not expect that.

20 T-hangar project, I'll update you, I have an
21 agenda item for that to walk you through a couple
22 of items. But as far as the existing or ongoing
23 project, the demo's been complete, most of the site
24 prep work has been completed, the buildings are
25 still on schedule to be delivered right after the

1 first of the year.

2 We are -- I believe they have -- are still
3 waiting on the final building permit in order to
4 begin the slab work, but they were able to work all
5 the way through Friday doing site-related work and
6 beginning drainage improvements and the like
7 related to the project.

8 So at this point, absence of a building permit
9 or final building permit has not -- has not
10 negatively impacted the schedule. It looks like
11 the first two units will be done by the end of
12 March at this point. Then we'll talk about the
13 next phase of the project as a part of the agenda
14 item and also talk about the supplemental grant in
15 that.

16 I believe that's it in terms of active
17 projects right this minute.

18 CHAIRMAN GREEN: Any foreseeable problem
19 getting permits?

20 MR. WUELLNER: No.

21 CHAIRMAN GREEN: Are they backed up,
22 Mr. Burnett?

23 MR. WUELLNER: They've been through the first
24 phase of all that. It's just the actual building
25 permit at this point, it takes -- they've done all

1 of the preliminaries with the county and the like,
2 so it's just final submittals of the engineered
3 drawings from that building manufacturer and their
4 structural engineer related to the footings and
5 foundations for the building.

6 CHAIRMAN GREEN: Okay. All right. Thank you.

7 BUSINESS PARTNER UPDATES

8 CHAIRMAN GREEN: I'm not seeing Mr. Dean,
9 unless I overlooked him. There. Oh, he's sitting
10 the back.

11 COMMISSIONER DEAN: I'm buried back here in
12 the back, but I'm here. Just a couple of things.

13 We have a new commissioner, Jeremiah Blocker,
14 from Ponte Vedra. He replaced Jay Morris who
15 served long and well for eight years. That's kind
16 of dog years, kind of feels like 56 years when you
17 serve eight. And we also have a new chairman,
18 Paul Waldron. Most of you know Paul, you know his
19 dad Harry, and he's a great guy that is now
20 chairing the commission.

21 I will say that the one thing I wanted to
22 highlight as we end the year in this calendar year
23 is our local building remains very strong. Our
24 growth remains strong. I don't know if it's
25 getting a little soft anywhere, but here it's not.

1 I mean, we're still issuing about 500 building
2 permits a month, which is about the twice -- twice
3 the number being issued in Duval County. And
4 our -- what I like to see is we've increased our
5 commercial and business growth, which I think has
6 been sort of lacking. And I hope to see more of
7 that in the -- in the coming years, particularly
8 next year. We need to broaden that phase.

9 That's really all the comments I had today,
10 but of course I'm always here to address any issues
11 or answer questions of the Authority members.

12 CHAIRMAN GREEN: Are you going to stay as our
13 liaison or is that subject --

14 COMMISSIONER DEAN: I'm sorry?

15 CHAIRMAN GREEN: Will you be staying as our
16 liaison or is that subject to January?

17 COMMISSIONER DEAN: For some reason I'm having
18 trouble picking that up.

19 CHAIRMAN GREEN: Will you be staying as our
20 liaison or is that subject to January and --

21 COMMISSIONER DEAN: Well, for better or worse,
22 I'm still your liaison.

23 CHAIRMAN GREEN: Okay.

24 COMMISSIONER DEAN: So, I'm sorry I couldn't
25 quite hear that right.

1 So, yeah, I'm -- Paul, the new chairman, has
2 basically gave the same assignments that we had
3 over the previous two years and so that's kind of
4 where we stand.

5 And speaking of which I'm also -- District 5
6 covers St. Augustine Beach and they're having a
7 5:00 special meeting to discuss paid parking for
8 beach parking, off-street parking, and the mayor
9 and city manager have both asked me to attend sort
10 of as the liaison from the county and as a
11 resident. So I'm going to -- if you don't mind,
12 barring any other questions, I'm going to head back
13 to the south end of the county.

14 CHAIRMAN GREEN: Okay. Board, any other
15 questions of our commissioner?

16 MR. KIRA: No. Thank you.

17 CHAIRMAN GREEN: Thank you, Mr. Dean. Good
18 luck.

19 COMMISSIONER DEAN: Thanks, guys. See you.

20 CHAIRMAN GREEN: Atlantic, Vinny?

21 MR. BEYERS: No.

22 CHAIRMAN GREEN: Okay. Galin?

23 MR. HERNANDEZ: Just to bring up that the
24 St. Augustine Airport Pilots Association had their
25 annual Christmas party right here. It was very

1 well attended and I thank the airport
2 administration for letting us use the facilities.
3 We had -- we had a fun time. Santa Claus had a
4 little problem, but it was overall pretty good.

5 CHAIRMAN GREEN: I think you did well.
6 Northrop?

7 MR. NEHRING: Nothing.

8 CHAIRMAN GREEN: Tammy for the tower?

9 MS. ALBIN: Okay. As Ed had on the slide
10 earlier, through November of this year we had
11 146,633 operations for the year. Majority of that
12 is flight school operations. As of today about
13 midday, over 151,000 operations with half the month
14 still to go.

15 The fiscal year rankings came out for all the
16 contract towers and all of the towers including FAA
17 contract together. For the fiscal year of 2017 and
18 2018, St. Augustine did 156,920 operations. That
19 total for operations puts us at Number 6 of all the
20 contract towers, which there are 254 contract
21 towers, and we're ranked Number 6 in the
22 United States. And of all the towers including FAA
23 and O'Hare, everybody, we ranked Number 81 out of
24 518 towers. So that kind of gives you an idea of
25 the kind of traffic that's coming through here.

1 And again, a majority of it is the flight school,
2 and that's pretty much my report.

3 CHAIRMAN GREEN: Okay. Thank you.

4 Mr. Burnett?

5 MR. BURNETT: I don't have a microphone, so
6 I'll come up here for the moment.

7 We -- the update that I've got is that we had
8 the legislative delegation for the local
9 representatives meeting. Ed Wuellner and I
10 attended -- attended it. I know our chairperson
11 was going to attend as well.

12 Representative Stevenson is going to be our
13 sponsor of the local bill again this go-around.
14 Representative Paul Renner, very supportive as
15 well. And State Representative Travis Hutson, very
16 supportive. It was a unanimous vote at the local
17 delegation to move forward with the local bill.
18 We've got it advertised going to The Record so that
19 that advertisement will run and 30 days later the
20 bill can be introduced into the state legislature.

21 One thing as a reminder and one thing that
22 sort of makes this process easy from a standpoint
23 of what -- what are we requesting, what are we
24 trying to accomplish, is that previously when it
25 went through the local government affairs

1 subcommittee, the transportation and port
2 subcommittee, and the local federal affairs
3 subcommittee, all three of those at the state
4 level, and we're talking about 11 voting, 12
5 voting, 16 members voting, it was unanimous across
6 the board on everything.

7 And as a recap on it, this was to ask for;
8 one, to change the name of the Airport Authority or
9 recognize the name that we so often use is the
10 St. Johns County Airport Authority, not
11 St. Augustine Airport Authority, because it is a
12 county-wide operation. Really that St. Augustine
13 part I think is a holdover from originally the
14 airport operations.

15 And then also, the operating name of what we
16 use for the airport, Northeast Florida Regional
17 Airport, to recognize that in the charter. And
18 then the third thing is to include up to a \$7,500 a
19 year salary for Airport Authority members.

20 And I was just reading the comments that were
21 made previously when this went through the process,
22 that it's actually looked as an incentive that the
23 Airport Authority board members would be
24 incentivized to keep the airport off of the tax
25 rolls from a positive standpoint from that

1 perspective.

2 As you'll recall when this went through -- I
3 guess since everyone's here, I'll give a little
4 more of an update. As you recall when this went
5 through, Governor Rick Scott at the time was not
6 voting to pass anything that had any sort of fiscal
7 implication.

8 In our trying to explain that this would have
9 a net -- a non-fiscal implication for the local
10 taxpayers and their ad valorem assessments really
11 wasn't something that it was easy to explain how we
12 differentiated from the other bills that were going
13 through that had fiscal implications for airports
14 in particular.

15 And so the thought process is now we're going
16 back at it -- even then it was just a function of
17 timing, and so we're hopeful that Governor DeSantis
18 is supportive when it ultimately gets to him as
19 well.

20 So, that's -- that's the process of where
21 we're at right now. More to come I guess in the
22 next 30 to 60 days on that particular issue. And
23 otherwise I've got just items that are on the
24 agenda tonight.

25 CHAIRMAN GREEN: Nothing more with the

1 development, Oak whatever? Nothing?

2 MR. BURNETT: It's been quiet. And the best I
3 can guess is that -- there's a development to the
4 north that's looking to put in a number of single
5 family houses called Oak -- Oak Tree PUD, and they
6 had gone to the Board of County Commissioners,
7 started to go -- they went to planning and zoning,
8 they started to go to the Board of County
9 Commissioners, pulled it off the agenda. They were
10 going to reset it on the agenda and they pulled it
11 off again and it's still out there. It's been a
12 number of months now. Haven't heard anything.

13 The only thing that I guess I would assume is
14 that potentially it's going to come back after the
15 airport adopts its master plan, whatever the
16 indications are there. Then maybe they'll want to
17 sit at the table and try negotiate a resolution.
18 I'm just not sure.

19 CHAIRMAN GREEN: Okay. Thank you. Any other
20 board comments?

21 (None.)

22 CHAIRMAN GREEN: All right. First agenda
23 item, the airport master plan.

24 MASTER PLAN UPDATE

25 MR. HOLESKO: Good afternoon. Andrew Holesko,

1 program manager with Passero Associates. Can
2 provide an update, a quick summary about the master
3 plan technical advisory committee meeting that we
4 had last Thursday just over the wall in Meeting
5 Room B.

6 Meeting with everybody, as we do in each
7 progress update where we are in the planning
8 process, had some discussion about total
9 development costs which I'll share with you in a
10 minute in a summary version. Talked about the
11 sources of grant funding of where money could come
12 from in the future to help with capital
13 improvements related to the airport. And then a
14 brief introduction for the final steps of the
15 master plan which will be occurring in the next 90
16 days regarding the cash flow analysis. And then
17 the final planning presentation and approval from
18 you and then the FAA and the FDOT. So, next page.

19 Okay. When we refer to the -- to the
20 development areas of the airport, we focus on five
21 separate areas: The airfield operations area, the
22 South GA where we're sitting right now, the main
23 terminal area on U.S. 1, the east corporate, and
24 then the west area which we're calling NFRB for
25 some business opportunities on the west side of

1 U.S. 1.

2 So the other slides that I have are going to
3 correspond to each of those five operational areas
4 of the airport.

5 MR. KIRA: That's cute.

6 MR. HOLESKO: When we started reviewing the
7 detailed CIP with the director, Chris Johnson our
8 planner and I worked with Ed, we saw where the --
9 where the capital improvement program was going to
10 head. It ends up being a very large number. So
11 I'm actually going to start off with that number so
12 we can give you a little bit of a background.

13 The total capital improvement program inside
14 the master plan right now is at about \$485 million.
15 That sounds like a big big number to think that
16 there'd be a half a billion dollars in -- in
17 capital improvements.

18 What we want to make sure that we confirm with
19 everybody is that is much more related to what the
20 airport could do in the future of a 20- or 30-year
21 development period. That is not what the airport
22 will do. It has not been spending on a pace to
23 spend that type of improvement.

24 The \$485 million and all the project listing
25 could also represent opportunities that could come

1 the airport's way in the future. There are many
2 things inside the CIP that simply aren't going to
3 happen unless there is a business or aviation or
4 community demand that makes it a real need for the
5 airport. So we don't do the projects on the CIP
6 unless there is a true need for each of them year
7 by year. I'd just like to start off by giving that
8 intro so that we don't get overwhelmed by a big big
9 number.

10 The airport operations area has 21 projects
11 with a -- with a very early budget of a little over
12 \$37 million. The South GA where we're sitting
13 today has 29 projects, a little over \$57 million.
14 The main terminal area has 13 significant projects
15 with a little over \$21 million.

16 The east corporate on the other side of 13/31,
17 which has the ability to either have the FBO
18 relocation to the east side or the development of a
19 new FBO and the opportunity to also support a whole
20 expansion of Northrop Grumman or somebody similar,
21 has a development cost of a little over
22 \$64 million. And then very significant money on
23 the west side of U.S. 1 for the large areas all the
24 way out to an interstate extension to Interstate 95
25 for a little over \$300 million.

1 And again, the flexibility of the plan and its
2 intent is to make sure that if something does come
3 along that the airport wants to do either on itself
4 or with other partners, you have the ability to do
5 it.

6 We also talked about the -- the sources of
7 funding and potential where does all that money
8 come from? Well, the first one is under Number 3
9 and those are your FAA entitlement dollars. The
10 airport receives an annual entitlement of grant
11 funds each year as well as discretionary money.

12 The fixed-base operator transient apron under
13 construction right now is about a \$4 million
14 project and most of that is actual discretionary
15 funding where the airport has competed against
16 other airports in the state of Florida and
17 throughout the country and the FAA has determined
18 that is a worthy place for them to put their
19 discretionary funding.

20 Next is Florida DOT aviation programs as well
21 as other DEO strategic intermodal systems. There's
22 lots of state programs that fund airport
23 development, always private and commercial
24 interest, whether it's 100 percent funding from a
25 private interest or an entity that wants to share

1 cost with the Airport Authority.

2 And then for something very large that might
3 come across, there's always the ability to have
4 some type of bond financing, again, for a very
5 large projects. If that need is there, that's
6 another source of significant funding. That's
7 quite a bit more brief than I was with the advisory
8 committee, but that's our quick summary.

9 The next time that we come before you, the
10 presentation is going to be quite a bit longer.
11 It's going to be a detailed recap of the entire
12 planning process as well as a cash flow analysis in
13 the first five years to really be able to look at
14 2019 to 2025 year by year and the logical projects,
15 the very specific sources of grant funding, and
16 what will happen inside that first planning phase.
17 But it also will have the listing of all the other
18 projects listed from the 5 to 25-year period.

19 So, that's going to be a longer -- a longer
20 discussion when we come back and see you in about
21 90 days after we make that same presentation to the
22 advisory committee.

23 CHAIRMAN GREEN: Any board comments?

24 Mr. Kira?

25 MR. KIRA: Can we get a list of the projects,

1 CHAIRMAN GREEN: All right. There's no action
2 needed, so we can move forward.

3 PASSERO ASSOCIATES LEASE AGREEMENT

4 CHAIRMAN GREEN: And next is the Passero lease
5 agreement.

6 MR. WUELLNER: Passero --

7 CHAIRMAN GREEN: Mr. Wuellner?

8 MR. WUELLNER: Yeah, sure. The first item I
9 have is the Passero lease agreement. This is the
10 reuse and conversion of actually the space we're
11 sitting in today, this half of the conference room.

12 It's a five-year agreement with a five-year
13 option. The agreement would begin on the first of
14 the year. The lease rate proposed is at \$19.79.
15 That is a -- that includes a premium that we've
16 attached related to doing some build-out work ahead
17 of that lease that needs to be done.

18 It recovers all cost of the build -- of the
19 build-out over the least -- over the lease terms,
20 and provides an annual rent to the Authority of
21 \$44,025.41. The lease as always is subject to an
22 annual CIP adjustment each -- each annual renewal
23 or each time the lease re-ups on an annual basis.

24 We have worked extensively with Passero, and
25 my thanks to Doug. We have -- he has developed a

1 newer lease form that's more I'll call it landlord
2 friendly in these circumstances and this lease is
3 on that form.

4 I believe we've provided a copy of the lease
5 as a part of the -- of your package, your agenda
6 package, so you've been able to see it. Of course
7 staff would recommend approval of the lease with
8 Passero Associates in the amount -- annual amount
9 of \$44,025.41 an initial term.

10 CHAIRMAN GREEN: Okay. Board discussion?

11 MR. KIRA: May I on this one here? Ed, the
12 lease rate you have, \$19.79 for -- and that
13 includes the build-out premium. If you take the
14 premium out, what would --

15 MR. WUELLNER: It's 17.

16 MR. KIRA: -- what's the base rate?

17 MR. WUELLNER: 17.

18 MR. KIRA: 17? Okay. Thank you.

19 CHAIRMAN GREEN: And is that over the
20 five-year or the five plus?

21 MR. WUELLNER: The -- it's all subject to CIP
22 adjustment, so it starts the first year at 19.79
23 and then will escalate at CIP at that point on.

24 CHAIRMAN GREEN: But you said we would recoup
25 the build-out premium over the life of the lease,

1 and I'm not -- is that the first five years?

2 MR. WUELLNER: It's actually rated over the
3 10. We felt like the improvements could be
4 recovered over the 10-year period without any real
5 issues in the lease rate.

6 CHAIRMAN GREEN: So it's the 10?

7 MR. WUELLNER: Yeah. It's based on the 10,
8 yes.

9 CHAIRMAN GREEN: And how does that compare to
10 our other -- and I think I had asked you this
11 before. It's actually --

12 MR. WUELLNER: It's actually right in line
13 when you consider that the other office leases we
14 have were completely built out, meaning all the
15 office space, all everything was -- was move-in
16 ready. This particular space obviously is open
17 space, so it still needs some -- some I'll call it
18 build-out prior to lease.

19 CHAIRMAN GREEN: So on the range of our other
20 tenants, are we 17 to 23, 16 --

21 MR. WUELLNER: I would say it is. That's
22 almost literally what it is, 17 to 23.

23 We have some space over in the GA terminal
24 Building B over there that's in the low 20s.
25 That's probably the most premium square footage.

1 Downstairs is somewhere similar rate to these. So
2 based on location and U.S. 1 frontage and the like,
3 it's exactly where we would expect to be from the
4 lease rate anyway.

5 CHAIRMAN GREEN: Mr. Raymos?

6 MR. RAYMOS: Yeah. The -- what is the cost of
7 the build-out?

8 MR. WUELLNER: It's -- there's an allowance, a
9 maximum of \$65,000 that's covered, yeah.

10 MR. RAYMOS: \$65,000. And that's primarily
11 just for this space?

12 MR. WUELLNER: It is this space. You've got
13 to build a permanent wall here and --

14 MR. RAYMOS: Right. And that will be for
15 individual office spaces?

16 MR. WUELLNER: Correct. Correct.

17 MR. RAYMOS: Okay. The -- I find the rental
18 rate to be acceptable within the, you know, \$17 a
19 square foot for -- you know, if you're talking
20 about Class A space or B or C, this would fall
21 right into that range.

22 The -- the only thing I would say is that, you
23 know, we didn't get this -- I didn't get this until
24 today, I think. Did I get this today or yesterday?

25 MR. WUELLNER: It would have been there

1 Friday.

2 MS. HOLLINGSWORTH: Friday.

3 MR. RAYMOS: Friday? I would have liked to
4 have gotten it sooner --

5 MR. WUELLNER: We were still waiting on some
6 numbers.

7 MR. RAYMOS: -- so I could check it out more,
8 but I don't see anything that I would disagree with
9 in the document.

10 CHAIRMAN GREEN: Do you remember the older
11 leases that we had that Mr. Burnett has revised?
12 So this is definitely a little more landlord
13 friendly. I don't know if you had -- were able to
14 compare it to some of our older ones --

15 MR. RAYMOS: No.

16 CHAIRMAN GREEN: -- and some of the lease
17 problems we had with tenants in the past. This is
18 definitely a little more solid.

19 MR. RAYMOS: Right.

20 CHAIRMAN GREEN: "Little" as being operative.
21 Okay. Public comment. I have Mr. Hernandez?

22 MR. HERNANDEZ: No.

23 CHAIRMAN GREEN: I have --

24 MR. KIRA: I think he wants to say something.

25 CHAIRMAN GREEN: Oh.

1 MR. HOLESKO: I didn't fill out a form, but if
2 I -- if I may. Is that acceptable?

3 CHAIRMAN GREEN: Uh-huh.

4 MR. HOLESKO: I just want to let you-all know
5 that we are very excited and hope that you will
6 approve our lease.

7 This is going to be our corporate headquarters
8 in Florida, and we are very very interested in
9 moving out of Duval County and moving to
10 St. Johns County. Frankly, we couldn't be more,
11 happy and pleased. With your approval we hope,
12 construction's going to start very quickly and we'd
13 love to have all of our staff occupying this space.

14 And again, a lot of us are already -- staff
15 members are already permanent residents of
16 St. Johns County. It just makes sense that we're
17 here. So hopefully you'll be able to approve it
18 and we can move forward and we're looking forward
19 to it.

20 CHAIRMAN GREEN: Okay. Noel? Noel, did you.
21 And Reba?

22 MS. LUDLOW: Yeah.

23 CHAIRMAN GREEN: Okay.

24 MS. LUDLOW: Reba Ludlow, Ponte Vedra.

25 I have a couple of things, but one thing --

1 okay. So if -- is this whole top floor is going to
2 go to Passero? No, just this area. Thank you.

3 And so that they contribute \$44,000. Do
4 you -- Ed, how much does GA, the general aviation,
5 like hangars, what is that contribution? How much
6 is that?

7 MR. WUELLNER: In terms of square foot or
8 total revenue?

9 MS. LUDLOW: I couldn't hear you.

10 MR. WUELLNER: I'm sorry. In terms of
11 square -- cost per -- or rental rate per square
12 foot or --

13 MS. LUDLOW: No. I just mean all the hangars
14 put together that are general aviation, what is our
15 contribution?

16 MR. WUELLNER: Great. I don't know. Off the
17 top of my head, I don't recall.

18 MS. LUDLOW: Okay. We'll get back to that.

19 MR. WUELLNER: I've seen a lot of numbers
20 since October.

21 MS. LUDLOW: Okay. All right. The other
22 thing I wanted to ask, and Doug, you gave such a
23 wonderful presentation; you just talked so fast I
24 couldn't understand everything.

25 So the local bill, so the local -- the local

1 bill you're talking about -- you're talking about
2 for all of St. Johns County or just for
3 St. Augustine? Because like -- oh, okay. That we
4 wanted the charter approved for our airport.
5 That's -- we got that right? That's part of the
6 bill? What -- can you give us points on what the
7 bill -- the salary and the charter is about all I
8 got.

9 CHAIRMAN GREEN: Actually, Reba, can we do
10 that in public comment open, because we're right
11 now on the Passero lease agreement.

12 MS. LUDLOW: Oh, that's okay. That's okay.

13 CHAIRMAN GREEN: Do you have something else
14 with Passero lease agreement that you need
15 answered?

16 MS. LUDLOW: No. But that had to do with his
17 44,000, so at least I was still on target.

18 CHAIRMAN GREEN: Okay. Well, thank you.
19 Okay. That's all I have listed for public comment.
20 Yes, Mr. Raymos? We're back to board.

21 MR. RAYMOS: Yeah, I would like to add what
22 the Passero representative said. It's good to have
23 that tax base move to St. Johns County and have
24 that added to the county revenues and to have the
25 employees who already live here to be residing here

1 and pay taxes for purchases and things of that
2 nature. So it's a good thing.

3 CHAIRMAN GREEN: Agree. Okay.

4 MR. BURNETT: If I might weigh in.

5 CHAIRMAN GREEN: Yes.

6 MR. BURNETT: This item and the next item are
7 both, although they're specific to the tenants --
8 for example, this item the office space lease, this
9 will become the new form for office space and for
10 tenants that come in to rent office space. So you
11 may see it back to you again but with a different
12 tenant. But this will be the form. So I want to
13 make sure that's clear so you understand the
14 direction you're giving us moving forward from
15 today.

16 And then the added thing is there's little
17 nuances in this form that still adjust per tenant
18 depending on the specific situations and how it
19 relates to the policy. For example, our policy
20 related to existing tenants on some of these
21 leases, they don't require personal guarantees if
22 they're already a tenant and they've got a proven
23 track history with the airport.

24 So I just wanted to point out that there'll be
25 little nuances in the lease forms that adjust based

1 on the policy, but overall that's what this will
2 become is the form.

3 CHAIRMAN GREEN: Okay.

4 MR. KIRA: Sure.

5 CHAIRMAN GREEN: All right. Then we're back
6 to a motion. Entertain a motion on the Passero
7 Associates lease agreement.

8 MR. KIRA: Motion to approve.

9 CHAIRMAN GREEN: Is there a second?

10 MR. RAYMOS: Second.

11 CHAIRMAN GREEN: Any more board discussion?

12 (None.)

13 CHAIRMAN GREEN: Hearing none, all in favor?

14 MR. KIRA: Aye.

15 MR. RAYMOS: Aye.

16 CHAIRMAN GREEN: Aye. Any opposed?

17 (None.)

18 CHAIRMAN GREEN: Motion passes. Welcome
19 aboard.

20 MR. KIRA: Good thing we have a quorum.

21 RIVKIN AIRCRAFT LEASE AGREEMENT

22 MR. WUELLNER: The next item I have for you is
23 another lease. This is for a company called
24 Rivkin Aviation (sic) Corporation. It's a lease
25 agreement for 245 Hawkeye View Lane.

1 This is the hangar adjacent to the
2 National Guard hangar out on -- off of -- well, it
3 is on Hawkeye View Lane. So if you're familiar
4 with the air -- this was originally built and
5 occupied not by them but it was occupied by
6 Ring Power many years ago before they changed
7 locations on the airfield. It's part of a -- a
8 dual unit hangar, for lack of better words. This
9 is the smaller of the two sides of the hangar -- or
10 of the building.

11 It's a three-year lease effective again
12 January 1st. It's a rental rate or initial rental
13 rate of \$5 per square foot. The leasehold is
14 almost exclusively hangar. It does have a small
15 portion of office attached to it of 5,623 square
16 feet. The annual return or annual rent on this is
17 \$28,115. It does have an annual CIP adjustment in
18 addition to that.

19 The agreement has a right of first refusal for
20 the adjacent 10,000 square foot unit. So in the
21 event that becomes available during the initial
22 term of this lease -- which may or may not happen;
23 we're not expecting it, but it could happen -- they
24 would like the option of being able to come in and
25 lease that if it becomes available at that time.

1 And we would recommend approval of the lease.

2 CHAIRMAN GREEN: Okay. Board comment?

3 MR. KIRA: Is that -- the extra 10,000 feet,
4 is that the National Guard armory -- hangar?

5 MR. WUELLNER: No, it's actually physically
6 connected to this leasehold.

7 MR. KIRA: Oh, okay.

8 MR. WUELLNER: The National Guard is next
9 door.

10 MR. KIRA: Yeah, okay. Okay. No comment
11 beyond that.

12 CHAIRMAN GREEN: What's our cost on this
13 overhead just as the building sitting there?

14 MR. WUELLNER: It's been sitting there. Well,
15 it just -- we're literally leasing it right after
16 it's been vacated. So it's been leased up to this
17 point, but it's become available.

18 CHAIRMAN GREEN: And consistent with the \$5 a
19 square foot?

20 MR. WUELLNER: Yes. For that initial rate for
21 commercial buildings.

22 CHAIRMAN GREEN: Okay. Public comment?

23 Mr. Schoonmaker, Noel? And Mr. Hernandez?
24 Santa Claus.

25 MR. HERNANDEZ: Sorry, Reba. Just a question.

1 What does aircraft restoration entail?

2 MR. WUELLNER: Well, the tenant is here.

3 Maybe he'd like to explain it -- or the potential
4 tenant.

5 MR. HERNANDEZ: Thanks.

6 MR. WUELLNER: If you don't mind, Mr. Rivkin.

7 MR. RIVKIN: Thanks, Galin. Appreciate it.

8 MR. WUELLNER: Feel like you've been set up?

9 CHAIRMAN GREEN: Uh-huh. I think so.

10 MR. RIVKIN: Hey, I'm Jerry Rivkin, and
11 Rivkin Aircraft Corporation is my company. And
12 January this year I started writing a business plan
13 to put this together.

14 General aviation is seeing aircraft that are
15 more than 30 years old, and 80 percent of the
16 aircraft are more than 30 years old. So we are
17 going to take those aircraft and make them new
18 again. And the plan is to do it here at
19 St. Augustine.

20 I came to Ed probably about five or six months
21 ago and talked to them and said, hey, this is the
22 idea and I need a place to do it. So we're going
23 to basically start with mechanical interior
24 avionics, which is restoring the actual electronics
25 of the airplane, and ultimately moving into paint.

1 And that's the idea about moving into the
2 neighboring adjacent hangar.

3 So I have the money put aside to start this
4 business, and the issue was I was talking to
5 another airport authority, and that started in
6 January and then when I found out that
7 St. Augustine had a possibility -- and I've been
8 based here for about 15 years, this is my home and
9 I wanted to be here. So hopefully you folks will
10 find it that you can approve me and we can get
11 started.

12 CHAIRMAN GREEN: Thank you. Does that answer
13 it, Mr. Hernandez?

14 MR. HERNANDEZ: Yes, it does.

15 CHAIRMAN GREEN: Okay. Reba, any?

16 MS. LUDLOW: No comment.

17 CHAIRMAN GREEN: That's all I have for public
18 comment.

19 MR. RAYMOS: One there.

20 CHAIRMAN GREEN: Oh. Then go ahead and I'll
21 need you to fill out a form so we get your...

22 MR. DOUGLAS: My name's Earl Douglas. I've
23 been a tenant here for eight years in a 50 x 50
24 foot hangar. And right now we have two planes.
25 One is, let's see, 19 and 18 -- is 37 years old.

1 The other one is 41 years old.

2 And for the last two months I've employed the
3 services of Mr. Rivkin. And I just want to testify
4 to his integrity, his honesty, his capability, and
5 the need that we have for repair on the field.

6 Prior to this, I had to figure out how to get
7 a plane to North Carolina and then for me to get
8 back. And then for me to get back up there and
9 then bring the plane back down here was costing
10 more to deliver the plane and retrieve it than
11 one-tenth the repair bills, which are really high.

12 But his presence here would be very very
13 welcome, needed, and contribute I think greatly to
14 the safety of the flying that goes on, because
15 unsafe planes cause problems. I can testify to
16 that.

17 Last year I had an engine failure and my wife
18 Jenny and I landed a plane dead stick in somebody's
19 backyard. I wish that hadn't happened. But we
20 didn't put a scratch on anything or anybody. But
21 hopefully with people like Mr. Rivkin, others will
22 be spared that.

23 CHAIRMAN GREEN: Thank you, Mr. Douglas. No
24 more public comment, then back to the board.

25 Motion?

1 MR. KIRA: I think this is great because we
2 have an opportunity to basically enhance the
3 businesses coming into our area. This is the way
4 we want to go: Service and jobs in the area. So I
5 recommend we accept the proposal.

6 CHAIRMAN GREEN: Okay. Is there a second?

7 MR. RAYMOS: Second. Yeah, and I believe the
8 economic aspect speaks highly for the lease and I
9 support it.

10 CHAIRMAN GREEN: Any more board discussion?
11 Yes, Mr. Burnett?

12 MR. BURNETT: One more. Just a repeat that as
13 to this item, this would be the new hangar for
14 commercial leases form. Obviously it will be
15 adjusted for the individual uses because we've got
16 a list of allowable uses.

17 It does have some interesting things in there
18 that are unique that our prior -- prior lease
19 didn't have. For example, security cameras. For
20 the Airport Authority to retain the right to mount
21 security cameras on the exterior of the hangar, not
22 necessarily on the inside.

23 We're not interested in seeing what goes on in
24 someone's hangar, but the exterior of the hangar
25 for other airport option operations to monitor

1 safety and control the airport environment, those
2 kind of things weren't reserved in our prior lease
3 form. So this kind of takes care of that. It's
4 really a modern approach to this kind of leasing.
5 So, anyway, I just wanted to point that out. This
6 will become your new form and again, part of
7 your -- as part of your standard policy.

8 CHAIRMAN GREEN: I did not get a chance to
9 look at this lease. Does this have a personal
10 guarantee as a new tenant?

11 MR. BURNETT: Yes, ma'am. And it would apply
12 as the way the policy says that those things apply.

13 CHAIRMAN GREEN: Okay. All right. Any more
14 board discussion?

15 (None.)

16 CHAIRMAN GREEN: None? We have a motion and a
17 second. All in favor?

18 MR. KIRA: Aye.

19 MR. RAYMOS: Aye.

20 CHAIRMAN GREEN: Aye. Any opposed?

21 (None.)

22 CHAIRMAN GREEN: The motion's passed.

23 PASSERO ASSOCIATES SA 18-84 & SA 18-85

24 CHAIRMAN GREEN: Next is the Passero
25 Associates Supplemental Agreement 18-84 and 18-85.

1 Do we need to take those separately, Mr. Wuellner?

2 MR. WUELLNER: The general explanation will
3 apply to both, but they're -- and you can choose to
4 combine them in a motion if you -- if you so
5 desire.

6 But if you recall back in May/June when we
7 became aware of the availability or potential
8 availability of supplemental funds for projects
9 that were on an extremely short burn between when
10 FAA announced the grants to the time they had to be
11 submitted and bid and had bid numbers, we
12 authorized the work to begin, meaning the design
13 work ahead of those projects so that we would have
14 bids available forward by FAA.

15 These two simply tie up the paperwork, if you
16 will, the loose ends of the paperwork related to
17 the grant -- or the supplemental agreements, the
18 engineering, if you will, for these two projects
19 that were done ahead of the time or ahead of
20 bidding.

21 One is for the apron project, and that is in
22 the amount of \$165,000. These are both to
23 Passero Associates. And the second is the fencing
24 and gate replacement project in the amount of
25 \$112,500.

1 I do want to remind the board these are
2 both -- completely will retain eligibility. When
3 the grants are issued, these will be eligible cost
4 items within those grants and we would expect to
5 have them funded at at least 95 percent when
6 they -- when those grants come through.

7 So, they've done the work. The agreements
8 need to be approved. We will just simply have to
9 wait a little while till the grant agreements show
10 up and we can seek reimbursement. But they are
11 eligible and will eventually be reimbursed. And we
12 would recommend approving both agreements, whether
13 you do them together or independently.

14 CHAIRMAN GREEN: Board comment?

15 MR. KIRA: I think it needs to be done.

16 CHAIRMAN GREEN: I think -- it's a placeholder
17 we, I think, need to keep.

18 MR. KIRA: Yeah.

19 MR. RAYMOS: And specifically where is the
20 apron work? Is that outside of the FBO?

21 MR. WUELLNER: This apron work is in front of
22 the airline terminal, replaces the asphalt pavement
23 there with concrete. And the fencing and gate is
24 the replacement of the entirety of the perimeter
25 fencing on the airport and the replacement of

1 nearly all the gates.

2 MR. RAYMOS: So we're talking about the
3 airport terminal, I mean, the passenger terminal --

4 MR. WUELLNER: Yes.

5 MR. RAYMOS: -- as opposed to where the FBO
6 is.

7 MR. WUELLNER: That is a separate grant and a
8 separate project that's already in construction,
9 that particular one. We have a grant for that one.

10 MR. RAYMOS: I have a question about that --

11 MR. WUELLNER: Sure.

12 MR. RAYMOS: -- but that doesn't pertain to
13 this.

14 CHAIRMAN GREEN: And then from what I
15 understand, is that's -- this is a placeholder
16 if -- if and when the grants come through -- not
17 if, when --

18 MR. WUELLNER: When they come through.

19 CHAIRMAN GREEN: -- for 95 percent.

20 MR. WUELLNER: Funded, that's correct.

21 CHAIRMAN GREEN: There's no money out of our
22 pockets at this time, we're just --

23 MR. WUELLNER: Well, you are front-ending the
24 engineering as you would in any federal grant and
25 then it's reimbursed.

1 CHAIRMAN GREEN: Okay. Public comment? Reba?

2 MS. LUDLOW: No thanks.

3 CHAIRMAN GREEN: Mr. Hernandez?

4 MR. HERNANDEZ: No.

5 CHAIRMAN GREEN: Noel?

6 MR. SCHOONMAKER: No.

7 CHAIRMAN GREEN: No more public comment.

8 Further -- entertain a motion.

9 MR. KIRA: Motion to accept Agreement 18-84
10 and 18-85 as written.

11 CHAIRMAN GREEN: As presented by staff?

12 MR. KIRA: Yes.

13 CHAIRMAN GREEN: Is there a second?

14 MR. RAYMOS: Second.

15 CHAIRMAN GREEN: Any further board discussion?

16 MR. RAYMOS: No.

17 (None.)

18 CHAIRMAN GREEN: All in favor?

19 MR. KIRA: Aye.

20 MR. RAYMOS: Aye.

21 CHAIRMAN GREEN: Aye. Any opposed?

22 (None.)

23 CHAIRMAN GREEN: Okay. So we accepted both
24 18-84 and 18-85. Do you need those?

25

1 T-HANGAR PROJECT UPDATE

2 CHAIRMAN GREEN: Okay. T-hangar, you're --

3 MR. WUELLNER: Yeah. Can we advance it one
4 more slide? I'm going to do a little -- try to do
5 a little pointing out here.

6 The -- this is an aerial with some additional
7 information on it related to the T-hangar project
8 and then the next -- more importantly, the next
9 phase of the T-hangar project and some other
10 improvements that we're -- we would like to move
11 forward with.

12 We want to make sure you understand the
13 direction we would need to go. I want to identify
14 the sources of funding and the like for you so that
15 everybody's comfortable with the direction.

16 These two are the ones that are in
17 construction right now. The pads have been
18 prepped, the old port-a-ports are gone, we're --
19 this is the one we're waiting on the building
20 permits which should be here any time, and they'll
21 begin coming out of the ground here I would say
22 you're going to start noticing things -- by
23 mid-January, you should start to seeing building
24 skeletons go up on these.

25 It includes two restroom facilities, brand new

1 restroom facilities; one located here, one located
2 here. The end unit being ultimately the clubhouse
3 space for the SAAPA organization. It also includes
4 an overhead kind of canopy, if you will, a covered
5 porch that's associated with that -- that location,
6 too.

7 Adjacent to it are two old T-hangar buildings.
8 Two -- they are technically 11-unit T-hangars.
9 They are -- we did the evaluation -- or I should
10 say our engineers have done the evaluation on it.

11 We have made every attempt to look at ways
12 to -- as the original scope was, to rehabilitate
13 those hangars or essentially leave the skeletons in
14 place and reskin and reroof and then re-door
15 those -- those hangars.

16 Unfortunately as we got further and further
17 into that analysis, it doesn't look like it's
18 any -- there's certainly no cost advantage to doing
19 the rehab versus replacing the units. So we would
20 like to just go ahead and abandon all efforts to
21 rehab this.

22 As it turns out, given the age of these
23 hangars, and these predate -- gosh, they're at
24 least 30 to 35 years old, the two buildings. Back
25 in those days, the -- the Authority was somewhat

1 notorious for not -- or building it as cheaply as
2 possible. So there's minimal slab under these
3 hangars. They were also built in the days prior to
4 the Airport Authority being subject to county
5 building permitting and codes being very relaxed
6 back in those days.

7 So even the slabs in place really don't
8 benefit leaving the slab and building the building
9 up because we'd have to be cutting and augering and
10 doing all kinds of things in the slabs to get them
11 to meet modern day code -- or the code required to
12 get permits nowadays.

13 So we're proposing we go ahead and replace
14 those units instead of spending any more effort
15 looking into rehab. We can do this by change order
16 at this point. We can change order into the
17 existing project, get the buildings on their way
18 short -- I say on their way, but get in the process
19 of getting them on their way. Since they're
20 identical to the others, it's a very -- should be a
21 very simple effort with the current contractor on
22 this to get them under contract.

23 We are also proposing expanding the buildings
24 slightly to get us to the same size as both
25 Hangar D and E, meaning 12 units instead of 11. So

1 end up with slightly larger hangars at the end of
2 the day, all of which are brand new buildings,
3 brand new door systems, everything you'd expect and
4 is underway on D and E.

5 Now, one of the impacts of this is we want --
6 we want to look at relocating the gate that is
7 currently located down near our maintenance shop,
8 if you're familiar with that, Hangar Rows H and I.
9 It's sitting down in the -- just off the page
10 actually. Is relocating those gates up to this
11 location.

12 As you recall Hangar A is proposed longer
13 term, not -- not next year or anything, but next
14 few years. We're hoping to convert that hangar
15 into a -- where we can safely stage the tour --
16 tour helicopter biplane operator and the like up in
17 an area where it's publicly accessible outside the
18 fence, eliminating some of the issues we have
19 currently where they need to enter the fenced area.

20 This plays very well with access. As soon as
21 you enter the gate, you'd have parking and the --
22 and the like for these units. The SAAPA we're
23 hoping to be able to add some additional parking
24 across the street so we'll have automobile parking
25 that doesn't require you to get kind of out into

1 the aircraft activity area.

2 A part of the right-of-way abandonment
3 process, we were proposing to abandon basically
4 this section of Casa -- of Casa Cola and this
5 section of Estrella Avenue. The balance of
6 Estrella's already been abandoned in terms of
7 right-of-way with the county. That would bring
8 those pieces of the property inside the fence of
9 the airport.

10 The road location, we would just simply divert
11 the road slightly. There's a few hundred feet of
12 pavement involved, but it would divert the corner
13 off of that so you'd still have access from I call
14 it the FBO airport admin area of Estrella Avenue
15 down to this building area, should you wish or need
16 to do that.

17 It also -- as a part of the conversation we've
18 had with the county on the right-of-way
19 abandonment, their issue is just truncating a road
20 without having the ability to turn vehicles around,
21 including emergency vehicles or even trucks.

22 This completely eliminates that from having to
23 create a cul-de-sac environment or some kind of
24 turnaround, especially down here, as we do not own
25 the property south of this on Estrella -- or on

1 Casa Cola Road -- Casa Cola Way.

2 A couple of phone pole relocations and that's
3 about it. Everything else it would be -- it would
4 be part of a brand new -- a brand new entrance
5 there.

6 I do want to point out that we have a -- we
7 were asked in the last few days actually by
8 Florida DOT if there was a need for what they call
9 safe funding. It's a separate pot of money that
10 goes to security-related projects at airports.

11 They have some available funds for this year
12 in that heading, and we are -- have already entered
13 into the grant program and hopefully will receive a
14 grant that will give us 100 percent funding to do
15 the gate, the fencing, and probably the road
16 relocation as a part of it.

17 So we wanted to make you aware of what our
18 thinking was. Hopefully there's no real problem
19 with that direction and if there -- if there is,
20 let's get it out today so we can still get it
21 fixed. We have not issued change orders for the
22 hangars nor have we awarded any work down here yet.

23 CHAIRMAN GREEN: Okay. Board discussion?

24 MR. WUELLNER: And I did want to point out the
25 other piece of this is -- if you'd come back one

1 slide on me. I've never had an airplane fly
2 backwards. Anyway. Excuse me.

3 We have an existing -- we got a -- our grant
4 documentation this morning for this -- this relates
5 to Resolution 2018-09, but it's a JPA, a joint
6 participation agreement with the State of Florida.
7 Provides a 50/50 match, the state portion of which
8 is \$1,165,000.

9 This is money for the two additional T-hangar
10 units or the replacement of the two T-hangar units,
11 so Hangar Rows B and C. The \$2.3 million would
12 be -- would go toward that. And you would of
13 course have to adopt a resolution in order to
14 accept the JPA from the State. There will be a
15 separate grant --

16 CHAIRMAN GREEN: I was going to say that's not
17 before us.

18 MR. WUELLNER: -- when it shows up. And it --
19 I don't have a horizon on that, but I would expect
20 since it's available now, it could be allocated
21 quickly and probably turned into new a grant offer
22 to us I would think January/February kind of time
23 line.

24 CHAIRMAN GREEN: Okay. Board? Mr. Raymos,
25 Mr. Kira?

1 MR. RAYMOS: The -- so what we're looking at
2 is a resolution to replace B and C rather than
3 renovate?

4 MR. WUELLNER: Correct. It would abandon
5 efforts to renovate B and C in favor of just
6 replacing B and C.

7 CHAIRMAN GREEN: Okay. So you're looking for
8 a resolution today?

9 MR. WUELLNER: That resolution --

10 CHAIRMAN GREEN: That's why you've added the
11 2018-09?

12 MR. WUELLNER: Yes. This resolution
13 facilitates the hangars.

14 CHAIRMAN GREEN: Okay. Did the change order,
15 in other words, from a rehab to replace.

16 MR. WUELLNER: It's not a change order, but
17 it's -- we would -- we would move the additional
18 hangars forward with the current contractor as a
19 change order versus bid -- bidding it again --

20 CHAIRMAN GREEN: Bidding it out. Okay.

21 MR. WUELLNER: -- using the money that would
22 be in this res -- provided via this resolution.

23 These are budgeted projects, by the way.
24 There's -- there's nothing, you know -- no
25 additional budgeting impacts than that which you

1 had already.

2 MR. RAYMOS: I would move to --

3 CHAIRMAN GREEN: I have to have public
4 discussion --

5 MR. RAYMOS: Okay.

6 CHAIRMAN GREEN: -- but any more board?

7 MR. KIRA: No.

8 CHAIRMAN GREEN: Okay. Public discussion,
9 Reba?

10 MS. LUDLOW: No comment.

11 CHAIRMAN GREEN: Mr. Hernandez?

12 MR. HERNANDEZ: Yes. I have a couple of
13 questions, just to clarify things.

14 So what you're saying, then, is that the B and
15 C hangars would basically be twins of C and D?

16 MR. WUELLNER: Correct. With the -- with --

17 MR. HERNANDEZ: Minor.

18 MR. WUELLNER: Well, they'll be -- they'll be
19 duplicates of actually the -- I guess it would be
20 Hangar Row D technically.

21 MR. HERNANDEZ: D. Okay. So basically a
22 twin?

23 MR. WUELLNER: Yeah.

24 MR. HERNANDEZ: With minor --

25 MR. WUELLNER: They're identical, so yes.

1 MR. HERNANDEZ: The second was the entrance.
2 Was there going to be any kind of parking? I don't
3 remember seeing --

4 MR. WUELLNER: At the entrance?

5 MR. HERNANDEZ: Close to the entrance area.
6 Like somebody from the outside needing to park.

7 MR. WUELLNER: No. There's a widened lane to
8 accommodate the -- what we have now down there, the
9 fuel truck staging for delivery to the FBO fuel
10 farm. So there's a wide lane.

11 MR. HERNANDEZ: But right now, there is a kind
12 of a small parking area.

13 MR. WUELLNER: That parking will just become
14 internal.

15 MR. HERNANDEZ: Right. But will there be
16 something similar to outside the changes?

17 MR. WUELLNER: Not at the present time.

18 MR. HERNANDEZ: Okay. And the third is, could
19 we get an e-mail of that --

20 MR. WUELLNER: Of course.

21 MR. HERNANDEZ: -- that picture diagram?

22 MR. WUELLNER: Sure.

23 MR. HERNANDEZ: Because I'm sure most of the
24 SAAPA members would like to take a look at it.

25 Thank you.

1 MR. WUELLNER: And I -- I'm assuming general
2 concurrence in the direction. I mean, the -- what
3 we've shown you today. I mean, obviously there are
4 contracts later and --

5 CHAIRMAN GREEN: Right. I don't
6 think there's --

7 MR. WUELLNER: -- and grants, but --

8 CHAIRMAN GREEN: -- any necessity for board
9 motion on that, but I think everyone is in
10 concurrence.

11 MR. KIRA: Just the concept will actually --

12 CHAIRMAN GREEN: Yeah.

13 MR. KIRA: -- increase the lifespan of the new
14 construction dramatically over just refurbishing --

15 CHAIRMAN GREEN: Right. With the slab
16 problems and everything.

17 MR. KIRA: -- the slab problems and stuff.
18 This is the only way to go.

19 MR. WUELLNER: Yeah. And another point I
20 wanted to make, all four buildings extend much
21 closer to the existing road than they do now.

22 So it's -- it's definitely created a pinch
23 point. Not -- it's not into the road, but it
24 certainly eliminates -- it makes those buildings
25 very close to the road without putting them inside

1 the fence.

2 MR. RAYMOS: So would all four buildings be 12
3 hangars as opposed to 11?

4 MR. WUELLNER: Technically yes. The one has a
5 hangar con -- and the end unit converted to --

6 CHAIRMAN GREEN: SAAPA.

7 MR. WUELLNER: -- a space for -- but yes, they
8 are 12-unit otherwise.

9 CHAIRMAN GREEN: So that gives us more hangar
10 space and not impinging on the road with moving the
11 gate and we'd still have the fuel truck problem.

12 MR. WUELLNER: Plus effectively 48 exactly the
13 same units.

14 MR. KIRA: Uh-huh.

15 CHAIRMAN GREEN: Okay. Then we were -- we're
16 up to public comments. I have Mr. Hernandez?
17 Public comment.

18 PUBLIC COMMENT - GENERAL

19 MR. HERNANDEZ: I'd like to go after the last
20 guy.

21 CHAIRMAN GREEN: All right. Then I have
22 Mr. Schoonmaker?

23 MR. SCHOONMAKER: No.

24 CHAIRMAN GREEN: No? Okay. And Len?

25 MR. TUCKER: Yeah. Len Tucker.

1 I've been asked by some of the tenants that
2 have gotten a letter from the Airport Authority
3 recently concerning modifications that have been
4 made inside the hangars to bring that to the
5 attention of the board and to have some discussion
6 on those issues.

7 Some of the hangars, and I guess the ones that
8 I'm involved with, specifically on Hangar Row K,
9 have had some electrical modifications, many of
10 which were actually done by the original contractor
11 that had installed those hangars.

12 The one in particular I know from Bob York,
13 which is Hangar K-2, I believe, that was actually
14 installed -- the electrical was installed at the
15 same time as the original construction was going
16 on, although it was not in the original design, and
17 it was done by the same contractor.

18 There was other hangars in that Hangar Row K
19 that were done in the same era, with the same
20 contractor in many instances, because the people
21 knew which hangar they were going into, they went
22 to contractor to see if those modifications were
23 being made.

24 I can't tell you who paid for it. I don't
25 know whether Mr. York paid for it, whether it slid

1 in through the Airport Authority or whatever. But
2 in some cases, they're now being told that has to
3 be removed because it was not part of the original
4 design.

5 I think that's kind of crazy. It was put in
6 to code. It meets code. It went through the
7 inspection. Whether it was on the original permit
8 or not, it's there. It's been there for 20 years.

9 And the point that was made, I guess, to -- to
10 the letter was that if it wasn't something that we
11 had installed, the Airport Authority was going to
12 at their expense hire an electrical contractor to
13 come in and remove this stuff that was put in by
14 your contractor to begin with and met code back in
15 that period of time. That seems a little crazy.
16 So I'm thinking we need to rethink that process for
17 those hangars where that -- those modifications
18 exist.

19 There's many deficiencies in some of those
20 hangars, particularly when it gets to the
21 electrical area. All the way down at the end of
22 that hangar, since it comes from the other end,
23 there's a problem. You can't plug in very much at
24 all down there without popping the breaker.

25 So, in addition to that, I'd like to request

1 maybe some review of what could be done to upgrade
2 some of the electrical requirements.

3 We can't even -- you can't plug an air
4 compressor in to put air in your tires down there
5 on the far hangars. It immediately will pop a
6 breaker just because of that long run, and what was
7 put in obviously was the least expensive thing that
8 would meet code at that point in time.

9 I think there ought to be some review while
10 you're doing some upgrades to the hangars looking
11 through to see what could be done on that. But at
12 a bare minimum, I think we need to get back to that
13 issue of the improvements that were done in the
14 hangar.

15 If y'all are going to pay for an electrical
16 contractor to come in and remove it, why don't you
17 just pay the guy to inspect it, say it's met code
18 at the time of installation, and sign off on it.
19 It would be a lot cheaper and that improvement
20 remains in the hangar then. There's no -- it
21 wouldn't be any deficiency and it was certainly up
22 to code and met the code at the time that it was
23 constructed. So I would like to make that as a
24 proposal that y'all consider. Thank you.

25 CHAIRMAN GREEN: Thank you, Mr. Tucker. Reba?

1 MS. LUDLOW: Is Jenny on there?

2 CHAIRMAN GREEN: No. It's Reba and then
3 Mr. Hernandez.

4 MS. LUDLOW: Okay. And I was trying to be
5 good.

6 I'm going to follow up on those other things
7 Doug had had, not to bother anybody here. But I
8 just want to say that the reason -- some of the
9 reasons we've had improvements in our hangar is
10 because it's very necessary. I mean, like the
11 lights, there's like two lights for the whole
12 hangar and you can't see anything. So, yes, we put
13 lights -- some people put lights in. Some people
14 put lights in so they could see. That was one
15 thing.

16 The reason what -- other people have painted
17 their floors. It's very expensive to paint those
18 floors. And we bore the cost -- not me, I didn't
19 have mine painted, but -- but the tenant did the
20 cost, paid for them themselves. Of course they
21 can't take that with them, that's for sure. But
22 the reason for that is so the dust and particles do
23 not blow up in the engine. That -- everything, you
24 know, that we've improved has been for the sake of
25 the engines and our investment in our -- our -- our

1 airplanes.

2 The plugs -- you know, again, this isn't me,
3 but this is just saying how we take care of our
4 airplanes. The -- and the fans. The plugs have --
5 sometimes have to carry -- like desiccate. We put
6 a moisture-absorbing thing in the engine and it
7 runs on a little tiny aquarium motor. Big deal.
8 You know, big deal. But that helps our engine.
9 We're -- we're really moist here, we get rust
10 within one week. And that's why the fans are good,
11 because at least they keep some of the moisture out
12 of there. And like I say, none of that's in my
13 hangar, but this is why we improved the hangars.
14 It is for our airplanes.

15 CHAIRMAN GREEN: Thanks, Reba. Jenny, I did
16 get your -- and Galin wants to be last, so you're
17 next.

18 MRS. DOUGLAS: Oh, I'm next?

19 CHAIRMAN GREEN: You're next.

20 MRS. DOUGLAS: Okay. I'm Jenny Douglas and we
21 have been here since 2010 --

22 MS. LUDLOW: We can't hear you.

23 MRS. DOUGLAS: Can you hear me now? Can you
24 hear?

25 MR. HARVEY: Let's see. Somebody turned it

1 off.

2 MRS. DOUGLAS: Reba, you turned me off.

3 CHAIRMAN GREEN: We have a tendency to do
4 that.

5 MRS. DOUGLAS: Earl and I moved down to
6 St. Augustine in 2010 to take care of my mom, and
7 our intent was to move back to Atlanta when she
8 passed away, but because of this airport and the
9 wonderful people that we met here, we decided to
10 stay.

11 And this is a really unique airport. We were
12 at PDK for many years. No one knew if we came,
13 went, could care less. When we land, the
14 controllers say "Welcome back." We have friends
15 whose hangars might be open welcoming us back. And
16 I just feel from what I'm hearing about changing
17 the hangars that you will lose that uniqueness that
18 makes this a special airport.

19 And I don't know any other ramifications for
20 the electrical or any of that; I just know that by
21 losing that uniqueness, you're just going to become
22 another general aviation airport.

23 CHAIRMAN GREEN: Thanks, Jenny.

24 Mr. Hernandez?

25 MR. HERNANDEZ: Can you hear me now? Did you

1 fix it? Galin Hernandez from the St. Augustine
2 Airport Pilots Association.

3 I had two issues, but one of them came to the
4 forefront faster than I expected, so I'll talk to
5 you about that, and it's about the electricity in
6 the hangars.

7 I recently moved from the O-1 hangar to the
8 K-4 hangar interchange, and myself and another
9 tenant who just moved also, we had asked about
10 adding some outlets because our hangars don't -- we
11 only have that one set.

12 And we were specifically told that if we
13 requested permission and it was done and approved
14 by a licensed electrician, it was done by a
15 licensed electrician and the port -- and the
16 Airport Authority approved it, we could get it
17 done. So that -- that is interesting that as long
18 as it's done by a licensed electrician and we
19 request permission, there is a way of doing this.

20 So it's kind of odd to hear that others that
21 have done this long before are now being told to
22 take the electricity out. 30 years ago or 20 years
23 ago when these hangars we're talking about were put
24 in and installed, the demand -- electrical demand,
25 what was normally used was nowhere close to what

1 the demand is now.

2 When Ponce de Leon ordered those buildings,
3 those hangars built, they didn't have a lot of
4 current requirements. Now in the 21st century
5 there's a significantly larger current requirement.
6 And like Ms. Ludlow was saying, a lot of it stems
7 from our aircraft, which is a very high value item,
8 to increase the value and we need to protect it.
9 So a lot of the stuff in there is for our own
10 protection and our aircraft.

11 The other thing is I would really like to --
12 to think about what Mr. Tucker said. The idea that
13 it's going to cost more to have your contractor rip
14 out the existing instead of having them
15 inspected -- and if it meets the code at that time,
16 to sign off on it and get it approved would be
17 significantly cheaper to the board than gutting
18 everything out.

19 The other thing is you are going to lose out
20 on the goodwill, like Ms. Douglas was saying, and
21 you're going to start losing the uniqueness of this
22 area. I myself moved from Houston, Texas to this
23 area specifically to live across the street from
24 this airport. So I understand fully what she's
25 saying. This can -- we need to find a reasonable

1 alternative to just rip everything out and start
2 from new.

3 CHAIRMAN GREEN: I appreciate that. Thank
4 you. We can do it in our comments with the --
5 we're down to board member comments, so if anyone
6 wants to comment on what the public comment was,
7 please feel free to do so. Mr. Kira, you're up
8 first.

9 MEMBER COMMENTS & REPORTS

10 MR. KIRA: The public comment actually was
11 very very educational. I'm glad to hear all of
12 that. And I do believe if there's a grandfather
13 clause somewhere in there, it's got to remain.
14 Okay. Electricity is necessary for hangars. I
15 mean, it's just -- you can't live without it.

16 Now, TPO, I just have to say I missed the last
17 TPO meeting. I had my roof replaced and they
18 blocked my car in and I couldn't get out, so I
19 missed the meeting. And that's it for that.

20 CHAIRMAN GREEN: Okay. Thank you.
21 Mr. Raymos?

22 MR. RAYMOS: Thank you.

23 The -- I personally listened to the
24 conversation brought up by a couple of individuals
25 about the electrical situation and the directive

1 from the administration.

2 I personally would like to see it delayed and
3 I would like to see a group formed of the members
4 that have the hangars and the -- the staff to see
5 if we can't come up with a -- a plan that would be
6 conducive to both sides as opposed to the way it
7 stands right now.

8 I agree that -- as Steve said, that there's a
9 chance that a grandfather clause can be invoked.
10 It really has to do if the inspectors can have open
11 access to the lines, and I would think in hangars
12 that wouldn't be a problem, and they could
13 grandfather a lot of that in and eliminate some of
14 the consternation that we're hearing here.

15 And I just think that it would be in the best
16 interest of all and the goodwill that's involved if
17 we could form a group and meet and discuss the
18 issues and come up with a solution that would
19 benefit all parties.

20 CHAIRMAN GREEN: Thank you.

21 MR. RAYMOS: Are we still talking?

22 CHAIRMAN GREEN: You still -- you have EDC and
23 Aerospace just on your agenda, too.

24 MR. RAYMOS: I think one of the things that I
25 had was -- this -- there was a couple points that I

1 had that we didn't talk about today that I wanted
2 to address during my comments as well. Now is the
3 time?

4 CHAIRMAN GREEN: Now is the time.

5 MR. RAYMOS: Now is the time.

6 One thing is the FBO lease, the property that
7 they have. It was my understanding that they are
8 not able to use all of the space that they have in
9 their lease, if I'm correct in that.

10 MR. BEYERS: On the ramp apron due to --

11 MR. RAYMOS: On the ramp apron, right. And so
12 my question had to do with the apron work that's
13 being done there now.

14 You know, when I asked Ed about it and he said
15 that was a different issue, you know, when that
16 apron work gets done, will they have the
17 opportunity to use the property of the lease, Ed,
18 that they're paying for and haven't been able to
19 use?

20 MR. WUELLNER: No. It won't be any different
21 than it is today other than the section that's
22 affected will be new pavement.

23 MR. RAYMOS: So they --

24 MR. WUELLNER: Because that's a decision
25 related to the Runway 2/20 issue --

1 MR. RAYMOS: Right.

2 MR. WUELLNER: -- which was kicked down the
3 road as a part of the master plan, any -- any
4 effort to do something with 2/20.

5 MR. RAYMOS: So -- so I'm at a loss --

6 MR. WUELLNER: Well, they --

7 MR. RAYMOS: -- but not about that.

8 MR. WUELLNER: Okay.

9 MR. RAYMOS: If they're paying for something
10 that they don't have the use of and they've been
11 doing that for a while, would that not be a reason
12 to reexamine their lease and to make some
13 adjustment to the lease that they're paying for,
14 that they're being able to use?

15 MR. WUELLNER: Well, I think an important
16 point is that the -- a great -- a great deal of the
17 time, the lease -- the lease allows them to use
18 property that they can use all the time.

19 It's only when that runway is active does a
20 section of that apron become non-usable. So it's
21 on very specific wind conditions a handful of days
22 a year does that apron become completely unusable
23 to them. More often than not, it is usable.

24 MR. RAYMOS: I was there one day and I don't
25 think the wind was such that --

1 MR. WUELLNER: It's a directional issue.

2 MR. RAYMOS: -- 2/20 was operational and they
3 didn't have the use of the apron at that time.

4 MR. WUELLNER: They should be able to use it
5 any time other than during those landing
6 operations.

7 MR. RAYMOS: If I was a leaseholder and I was
8 paying for property that I couldn't get use of, I
9 would not be a happy camper.

10 MR. WUELLNER: I completely understand.

11 MR. RAYMOS: Another thing. I talked to you
12 about the internet access for each hangar --

13 MR. WUELLNER: Uh-huh.

14 MR. RAYMOS: -- being a goodwill gesture by --
15 by the Airport Authority to tenants of the hangars.
16 I have -- since our original discussion, I met with
17 Joytel again just last week --

18 MR. WUELLNER: Uh-huh.

19 MR. RAYMOS: -- and they've come up with some
20 solutions for my office which we're going to go
21 ahead and do a deal with them for our office.

22 And in that discussion, I asked him about the
23 Airport Authority and hangar -- internet access for
24 the hangars, and they said that they've got some
25 new ideas and new solutions to the internet access

1 for the hangars and they would be back in touch
2 with you --

3 MR. WUELLNER: Great.

4 MR. RAYMOS: -- to talk about that.

5 MR. WUELLNER: And we are -- on that same
6 topic, we are -- we have already commissioned a
7 small study to look at how to provide that access.
8 So we should have that I would think shortly after
9 the first of the year. That's ongoing right now.

10 CHAIRMAN GREEN: Great.

11 MR. RAYMOS: Okay.

12 MR. WUELLNER: And we're happy to meet with
13 Joytel on the topic again. They're our provider as
14 well.

15 MR. RAYMOS: I talked with J.D. and Marcus,
16 and so they've talked about --

17 MR. WUELLNER: And we did meet with them.

18 MR. RAYMOS: Yeah, they said they met with
19 you. But they have other information now that will
20 make it more --

21 MR. WUELLNER: Great.

22 MR. RAYMOS: -- cost --

23 MR. WUELLNER: Great.

24 MR. RAYMOS: You know, just this is my last
25 meeting, and so I have some constructive criticism.

1 And I -- I just say constructive criticism.

2 You know, I think there needs to be better
3 communication between the staff and the
4 Airport Authority. I've learned of certain items
5 through the articles in the St. Augustine Record
6 before I got it from the Airport Authority -- or
7 from the staff. And I -- you know, I find that
8 difficult to accept. It makes it difficult to be
9 an effective member of the Airport Authority. And
10 so, I would -- I would just say that there needs to
11 be better communication between the staff and the
12 Airport Authority on those items.

13 And I -- the other thing is I think the
14 Airport Authority needs to work more effectively
15 with the tenants and the public. The community
16 needs to be better educated on the value of what
17 the airport has to offer.

18 I mean, I've been on this for a year, and
19 it's -- and it's difficult to not -- not see the --
20 the education of the public any better than it was
21 a year ago. And I think that to be effective, they
22 need to have a better education program and they
23 need to work better with the community and the
24 tenants both.

25 And the last thing is I've been proud and

1 excited to have had the year -- opportunity to
2 serve on the Airport Authority for a year. There's
3 still a lot of work that needs to be done during
4 the next four years and I'm hopeful that those
5 needs will be met during the next four years.
6 That's all I have.

7 CHAIRMAN GREEN: Thank you. With regards to
8 the electrical, and I'll be very brief, I'm in
9 agreement. How fast can we move on that as far as
10 looking at an inspection and see if they can be
11 grandfathered or if there's something we can do and
12 not drag this out, would be a question to staff.
13 I'll let you look into that. I know you've got
14 comments or whatever.

15 With regards to -- I agree with Mr. Raymos on
16 the education program. I can't tell you how many
17 time I go to court and I get questions from certain
18 judges and staff members, "What's going on with the
19 airport? I want to know what's going on."

20 But I encourage people, and I'm talking about
21 board members, to join SAAPA. Go to the meetings.
22 I try. I've -- I get -- mostly make the happy
23 hour. But I try to go to some of the meetings. So
24 I encourage some of the board members to go. The
25 happy hour, because it's during the week and I can

1 come from court. The Saturdays mornings are a
2 little tough.

3 But that gets us knowledgeable so that we can
4 answer the questions that we get from the public.
5 And I'm sure, Victor, you get them in your business
6 all the time. I get them at the courthouse all the
7 time. And I'm sure, Mr. Kira, up in St. -- in
8 Ponte Vedra you do, too. So I encourage us as
9 board members to get active as well as getting the
10 information out there to the public.

11 I know when -- back when we have elections for
12 board members or something coming up to the
13 airport, we all get the phones call: "What do I
14 do? I don't know anything about it." So it's kind
15 of our duty, too, to get out there and kind of
16 disseminate the information of our wonderful gem
17 that we have here.

18 Lastly, I'd like to -- I thought that we were
19 going to -- hopefully, Ed, are we inviting
20 Mr. Raymos back in January if he's around --

21 MR. WUELLNER: Uh-huh.

22 CHAIRMAN GREEN: -- because I had something a
23 little more special for you. So if you're around
24 in January, can you come back?

25 MR. RAYMOS: Yes, I'll look at my calendar.

1 CHAIRMAN GREEN: Okay. If not, you let us
2 know, okay? It's set for, I believe, the 14th.

3 MR. KIRA: The 14th.

4 CHAIRMAN GREEN: The 14th of January. If for
5 some reason you cannot, let us know. Your service
6 has been impeccable, wonderful. I enjoyed your
7 friendship and I hope it doesn't end.

8 MR. RAYMOS: Thank you. And I would add that
9 my criticisms were meant to be constructive,
10 because dealing with Ed and the staff, you know,
11 it's -- I've enjoyed working with them. I've
12 enjoyed working with the SAAPA members and all the
13 other tenants that I visited. And so, it's not
14 a -- you know, I'll just say it's a constructive
15 criticism.

16 CHAIRMAN GREEN: That's how we grow up.
17 That's how we got off the tax roles back in '08 and
18 2010. We had some heated discussions back then,
19 but it all worked out, so...

20 Thank you so much, everybody. Our next
21 proposed meeting is January 14th. Mr. Raymos said
22 he will do his best to be here. All right. We're
23 adjourned. Thank you.

24 MR. KIRA: Thank you.

25 (Hearing adjourned at 5:19 p.m.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 8th day of January, 2019.



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

<p>CHAIRMAN GREEN: [144] COMMISSIONER DEAN: [6] 8/10 9/13 9/16 9/20 9/23 10/18 MR. BEYERS: [2] 10/20 66/9 MR. BURNETT: [6] 12/4 15/1 30/3 30/5 37/11 38/10 MR. DOUGLAS: [1] 35/21 MR. HARVEY: [1] 60/24 MR. HERNANDEZ: [19] 10/22 26/21 33/24 34/4 35/13 42/3 51/11 51/16 51/20 51/23 51/25 52/4 52/10 52/14 52/17 52/20 52/22 55/18 61/24 MR. HOLESKO: [7] 15/24 17/5 21/5 21/9 21/15 26/25 27/3 MR. KIRA: [36] 3/13 3/15 4/24 10/15 17/4 20/24 21/12 23/10 23/15 23/17 26/23 31/3 31/7 31/13 31/19 33/2 33/6 33/9 36/25 38/17 40/14 40/17 42/8 42/11 42/18 51/6 53/10 53/16 53/20 54/10 54/12 54/16 55/13 64/9 73/2 73/23 MR. MIRGEAUX: [2] 4/1 4/3 MR. NEHRING: [1] 11/6 MR. RAYMOS: [56] 3/14 3/19 3/21 4/23 25/5 25/9 25/13 25/16 26/2 26/6 26/14 26/18 29/20 31/9 31/14 35/18 37/6 38/18 40/18 41/1 41/4 41/9 41/11 42/13 42/15 42/19 49/25 51/1 51/4 53/6 53/21 55/1 64/21 65/20 65/23 66/4 66/10 66/22 66/25 67/4 67/6 67/8 67/23 68/1 68/6 68/10 68/13 68/18 69/3 69/10 69/14 69/17 69/21 69/23 72/24 73/7 MR. RIVKIN: [2] 34/6 34/9 MR. SCHOONMAKER: [3] 42/5 53/1 55/22 MR. TUCKER: [1] 55/24 MR. WUELLNER: [85] MRS. DOUGLAS: [5] 60/17 60/19 60/22 61/1 61/4</p>	<p>MS. ALBIN: [1] 11/8 MS. HOLLINGSWORTH: [1] 26/1 MS. 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<p>V very... [12] 45/20 45/21 46/20 54/25 57/23 59/10 59/17 63/7 64/11 64/11 67/21 71/8 via [1] 50/22 VICTOR [2] 1/11 72/5 View [2] 31/25 32/3 Vinny [1] 10/20 visited [1] 73/13 volume [1] 5/10 volumes [1] 5/13 vote [1] 12/16 voting [4] 13/4 13/5 13/5 14/6</p>	<p>we're [39] 5/16 5/22 9/1 11/21 13/4 14/15 14/17 14/21 16/22 16/24 18/12 22/10 27/16 27/18 29/10 29/20 31/5 32/23 33/15 34/22 37/23 41/2 41/22 43/10 43/18 43/19 45/13 46/14 46/22 50/1 55/15 60/9 60/9 62/23 64/5 65/14 68/20 69/12 73/22 we've [9] 9/4 12/18 22/15 23/4 37/15 47/17 54/3 59/9 59/24 week [5] 6/9 6/12 60/10 68/17 71/25 weigh [1] 30/4 welcome [3] 31/18 36/13 61/14 welcoming [1] 61/15 well [24] 6/7 8/15 9/21 11/1 11/5 12/11 12/15 14/19 19/8 19/11 19/20 20/12 29/18 32/2 33/14 34/2 41/23 46/20 51/18 66/2 67/6 67/15 69/14 72/9 went [8] 12/25 13/21 14/2 14/4 15/7 56/21 57/6 61/13 were [24] 6/2 7/4 13/20 14/12 15/9 24/14 26/5 26/13 39/9 39/19 45/3 47/3 48/7 55/15 56/10 56/19 56/21 56/22 58/13 61/11 62/12 62/23 72/18 73/9 weren't [1] 38/2 west [3] 16/24 16/25 18/23 what [40] 9/4 12/23 12/23 12/23 13/15 17/18 17/19 17/21 20/16 21/1 23/14 24/22 25/6 28/5 28/14 29/6 29/6 29/21 31/1 34/1 37/23 41/14 48/8 48/17 50/1 51/14 52/8 54/2 58/1 58/6 58/11 59/16 61/16 62/25 62/25 63/12 63/24 64/6 70/16 72/13 what's [4] 23/16 33/12 71/18 71/19 whatever [4] 15/1 15/15 57/1 71/14 when [32] 3/7 6/1 8/16 12/24 13/21 14/2 14/4 14/18 16/19 17/6 20/20 24/13 35/6 39/6 39/9 40/2 40/5 40/6 41/16 41/17 41/18 49/18 57/20 61/7 61/13 62/23 63/2 66/14 66/15 67/19</p>	<p>72/11 72/11 where [17] 10/4 14/20 16/7 16/11 16/22 17/8 17/9 18/12 19/7 19/15 25/3 40/19 41/5 46/15 46/17 46/19 57/17 whether [5] 19/24 40/12 56/25 56/25 57/7 which [21] 9/2 9/5 10/5 11/20 16/9 16/15 16/24 18/17 32/22 34/24 36/11 43/20 46/2 49/7 50/25 56/10 56/13 56/21 63/7 67/2 68/20 while [3] 40/9 58/9 67/11 who [5] 3/25 8/14 29/25 56/24 62/9 whole [3] 18/19 28/1 59/11 whose [1] 61/15 why [4] 50/10 58/16 60/10 60/13 wide [2] 13/12 52/10 widened [1] 52/7 wife [1] 36/17 will [45] 4/14 5/3 5/9 6/3 6/11 7/11 8/21 9/15 9/19 12/19 16/15 17/22 20/16 20/17 23/23 25/14 27/5 30/9 30/12 31/1 35/9 36/21 37/14 38/6 39/2 39/16 39/18 40/2 40/3 40/8 40/11 44/4 48/13 48/14 49/14 52/13 52/15 54/11 58/5 61/17 66/16 66/22 69/19 71/5 73/22 wind [2] 67/21 67/25 wish [2] 36/19 47/15 With the [1] 51/16 within [3] 25/18 40/4 60/10 without [5] 24/4 47/20 54/25 57/24 64/15 won't [1] 66/20 wonderful [4] 28/23 61/9 72/16 73/6 words [2] 32/8 50/15 work [18] 6/8 6/8 6/24 7/4 7/4 7/5 22/16 39/12 39/13 40/7 40/20 40/21 48/22 66/12 66/16 70/14 70/23 71/3 worked [3] 17/8 22/24 73/19 working [3] 5/22 73/11 73/12 worse [1] 9/21 worth [1] 21/19 worthy [1] 19/18 would [69] 4/18 6/2 13/23 14/8 15/13 22/13 23/7 23/14 23/24 24/21 25/3 25/20 25/22 25/25</p>	<p>26/3 26/8 29/21 32/24 33/1 36/12 37/13 38/11 39/13 40/4 40/12 41/24 43/10 43/13 43/21 44/19 47/7 47/10 47/12 48/3 48/3 49/11 49/12 49/12 49/19 49/22 50/4 50/17 50/17 50/21 51/2 51/15 51/19 52/24 53/7 55/2 58/8 58/19 58/23 63/11 63/16 65/2 65/3 65/5 65/11 65/15 65/18 67/11 68/9 69/1 69/8 70/10 70/10 71/12 73/8 would move [1] 51/2 wouldn't [2] 58/21 65/12 writing [1] 34/12 written [1] 42/10 WUELLNER [5] 1/19 5/1 12/9 22/7 39/1</p>	<p>you've [5] 23/6 25/12 34/8 50/10 71/13 you-all [1] 27/4 your [18] 9/22 19/9 21/5 23/5 23/5 27/11 35/21 38/6 38/7 38/7 57/14 58/4 60/16 63/13 65/23 72/5 73/5 73/6</p>
<p>W wait [1] 40/9 waiting [3] 7/3 26/5 43/19 Waldron [1] 8/18 walk [1] 6/21 wall [2] 16/4 25/13 want [17] 3/24 6/5 15/16 17/18 27/4 30/12 36/3 37/4 40/1 43/12 43/13 46/5 46/6 48/6 48/24 59/8 71/19 wanted [10] 4/10 8/21 28/22 29/4 30/24 35/9 38/5 48/17 54/20 66/1 wants [5] 19/3 19/25 26/24 60/16 64/6 was [69] 4/13 4/13 10/25 11/4 12/11 12/16 13/5 13/7 13/20 14/5 14/11 14/16 17/9 20/7 24/15 24/15 29/17 32/4 32/5 35/4 35/4 36/9 44/12 44/25 48/8 48/18 49/16 52/1 52/2 56/13 56/14 56/15 56/16 56/17 56/18 57/3 57/5 57/7 57/9 57/10 57/11 57/13 58/6 58/7 58/21 58/22 59/4 59/14 61/7 62/13 62/14 62/25 62/25 63/6 63/20 64/6 64/10 65/25 65/25 66/7 66/15 67/2 67/24 67/25 68/2 68/7 68/7 70/20 74/7 wasn't [3] 3/6 14/11 57/10 way [18] 1/4 7/5 18/1 18/24 37/3 38/12 45/17 45/18 45/19 47/2 47/7 47/18 48/1 50/23 54/18 57/21 62/19 65/6 ways [1] 44/11 we [174] we'd [3] 27/12 45/9 55/11 we'll [6] 3/7 3/24 7/12 21/11 28/18 46/24</p>	<p>we're [39] 5/16 5/22 9/1 11/21 13/4 14/15 14/17 14/21 16/22 16/24 18/12 22/10 27/16 27/18 29/10 29/20 31/5 32/23 33/15 34/22 37/23 41/2 41/22 43/10 43/18 43/19 45/13 46/14 46/22 50/1 55/15 60/9 60/9 62/23 64/5 65/14 68/20 69/12 73/22 we've [9] 9/4 12/18 22/15 23/4 37/15 47/17 54/3 59/9 59/24 week [5] 6/9 6/12 60/10 68/17 71/25 weigh [1] 30/4 welcome [3] 31/18 36/13 61/14 welcoming [1] 61/15 well [24] 6/7 8/15 9/21 11/1 11/5 12/11 12/15 14/19 19/8 19/11 19/20 20/12 29/18 32/2 33/14 34/2 41/23 46/20 51/18 66/2 67/6 67/15 69/14 72/9 went [8] 12/25 13/21 14/2 14/4 15/7 56/21 57/6 61/13 were [24] 6/2 7/4 13/20 14/12 15/9 24/14 26/5 26/13 39/9 39/19 45/3 47/3 48/7 55/15 56/10 56/19 56/21 56/22 58/13 61/11 62/12 62/23 72/18 73/9 weren't [1] 38/2 west [3] 16/24 16/25 18/23 what [40] 9/4 12/23 12/23 12/23 13/15 17/18 17/19 17/21 20/16 21/1 23/14 24/22 25/6 28/5 28/14 29/6 29/6 29/21 31/1 34/1 37/23 41/14 48/8 48/17 50/1 51/14 52/8 54/2 58/1 58/6 58/11 59/16 61/16 62/25 62/25 63/12 63/24 64/6 70/16 72/13 what's [4] 23/16 33/12 71/18 71/19 whatever [4] 15/1 15/15 57/1 71/14 when [32] 3/7 6/1 8/16 12/24 13/21 14/2 14/4 14/18 16/19 17/6 20/20 24/13 35/6 39/6 39/9 40/2 40/5 40/6 41/16 41/17 41/18 49/18 57/20 61/7 61/13 62/23 63/2 66/14 66/15 67/19</p>	<p>72/11 72/11 where [17] 10/4 14/20 16/7 16/11 16/22 17/8 17/9 18/12 19/7 19/15 25/3 40/19 41/5 46/15 46/17 46/19 57/17 whether [5] 19/24 40/12 56/25 56/25 57/7 which [21] 9/2 9/5 10/5 11/20 16/9 16/15 16/24 18/17 32/22 34/24 36/11 43/20 46/2 49/7 50/25 56/10 56/13 56/21 63/7 67/2 68/20 while [3] 40/9 58/9 67/11 who [5] 3/25 8/14 29/25 56/24 62/9 whole [3] 18/19 28/1 59/11 whose [1] 61/15 why [4] 50/10 58/16 60/10 60/13 wide [2] 13/12 52/10 widened [1] 52/7 wife [1] 36/17 will [45] 4/14 5/3 5/9 6/3 6/11 7/11 8/21 9/15 9/19 12/19 16/15 17/22 20/16 20/17 23/23 25/14 27/5 30/9 30/12 31/1 35/9 36/21 37/14 38/6 39/2 39/16 39/18 40/2 40/3 40/8 40/11 44/4 48/13 48/14 49/14 52/13 52/15 54/11 58/5 61/17 66/16 66/22 69/19 71/5 73/22 wind [2] 67/21 67/25 wish [2] 36/19 47/15 With the [1] 51/16 within [3] 25/18 40/4 60/10 without [5] 24/4 47/20 54/25 57/24 64/15 won't [1] 66/20 wonderful [4] 28/23 61/9 72/16 73/6 words [2] 32/8 50/15 work [18] 6/8 6/8 6/24 7/4 7/4 7/5 22/16 39/12 39/13 40/7 40/20 40/21 48/22 66/12 66/16 70/14 70/23 71/3 worked [3] 17/8 22/24 73/19 working [3] 5/22 73/11 73/12 worse [1] 9/21 worth [1] 21/19 worthy [1] 19/18 would [69] 4/18 6/2 13/23 14/8 15/13 22/13 23/7 23/14 23/24 24/21 25/3 25/20 25/22 25/25</p>	<p>Y y'all [2] 58/15 58/24 yeah [16] 10/1 22/8 24/7 25/6 25/9 27/22 29/21 33/10 37/7 40/18 43/3 51/23 54/12 54/19 55/25 69/18 year [36] 5/13 5/17 5/20 7/1 8/22 8/22 9/8 11/10 11/11 11/15 11/17 13/19 17/20 18/6 18/7 19/11 20/14 20/14 20/18 22/12 22/12 22/14 23/20 23/22 24/4 32/11 34/12 36/17 46/13 48/11 67/22 69/9 70/18 70/21 71/1 71/2 year-to-date [1] 5/13 years [22] 8/15 8/16 8/16 9/7 10/3 20/13 24/1 32/6 34/15 34/16 35/8 35/23 35/25 36/1 44/24 46/14 57/8 61/12 62/22 62/22 71/4 71/5 yes [22] 3/22 4/17 4/24 4/25 5/1 21/6 24/8 29/20 30/5 33/20 35/14 37/11 38/11 41/4 42/12 50/12 51/12 51/25 55/4 55/7 59/12 72/25 yesterday [1] 25/24 yet [1] 48/22 York [2] 56/12 56/25 you [148] you'd [4] 46/3 46/21 47/13 48/25 you'll [2] 14/2 27/17 you're [18] 4/5 25/19 29/1 29/1 30/14 32/3 43/2 43/22 46/8 50/7 51/14 58/10 60/16 60/19 61/21 63/21 64/7 72/23</p>	<p>Z zoning [1] 15/7</p>