

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, January 14, 2008

6 from 4:05 p.m. to 5:27 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

9 WAYNE GEORGE

RANDY BRUNSON

10 JOHN "JACK" GORMAN

SUZANNE GREEN, Chairman

11 KELLY BARRERA, Secretary-Treasurer

12 \* \* \* \* \*

13 ALSO PRESENT:

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

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

17 BRYAN COOPER, Assistant Airport Director.

18 \* \* \* \* \*

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21

JANET M. BEASON, RPR, RMR, CRR, FPR

22

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AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

## 1                    I N D E X

## 2    PAGE

3	2. PLEDGE OF ALLEGIANCE	3
4	3. OFFICER ELECTIONS	3
5	4. APPROVAL OF MEETING MINUTES	23
6	5. FINANCIAL REPORT	23
7	6. AGENDA APPROVAL	23
8	7. COMMITTEE REPORTS	24
9	8. REPORTS	30
10	9. PROJECT UPDATES	33
11	10. ACTION ITEMS	
12	A. Annual Audit Presentation	47
	B. Consolidated Rental Car Facility	61
13		
	11. HOUSEKEEPING	72
14		
	12. PUBLIC COMMENT - GENERAL	72
15		
	13. AUTHORITY MEMBER REPORTS:	
16		
	A. Ms. Kelly Barrera, Secretary-Treasurer	75
17	B. Mr. Randy Brunson	76
	C. Mr. John Gorman	77
18	D. Mr. Wayne George	77
	E. Ms. Suzanne Green, Chairman	82
19		
	14. NEXT MEETING DATES	83

20

15. ADJOURNMENT

84

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1           P R O C E E D I N G S

2           CHAIRMAN GREEN: Call to order the meeting of  
3 the St. Johns County-St. Augustine Airport  
4 Authority. If we can stand for the Pledge.

5           (Pledge of Allegiance.)

6           CHAIRMAN GREEN: Before we start, I just want  
7 to remind people about their notices, if they want  
8 to speak on an item, they're up front. So, if  
9 there's an agenda item you want to speak on,  
10 please fill it out so we can have it.

11          MR. WUELLNER: I don't hear anything.

12           3. - OFFICER ELECTIONS

13          CHAIRMAN GREEN: All right. The next item is  
14 our officer elections. We are into a new year,  
15 2008. I defer to Ed on that.

16          MR. WUELLNER: We have a slide for you,  
17 that's all, just reminding you of who they are.  
18 Basically, your normal procedure is to take  
19 nominations and elect. You do chairman first and

20 then followed by secretary/treasurer. You have  
21 only two officer positions. And then we review  
22 the committees after that.

23 CHAIRMAN GREEN: All right. Board members,  
24 take nominations?

25 MR. GEORGE: Madam Chairman?

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Yes, sir.

2 MR. GEORGE: I'd like to make a comment about  
3 2008's really going to be a real big critical  
4 year. I think who we get to be the officers are  
5 going to probably going to have to step up the --  
6 the level of activity of involvement. You know,  
7 we're being attacked, is the word I'm going to  
8 use, by some members of the county who want to  
9 take us over. We've got a year and a half or two  
10 years left until we promised the people we're  
11 going to be off the tax rolls. And we were \$1.4  
12 million short on operating revenue as opposed to  
13 operating expenses. And -- last year.

14 And I just think that it's going to take a --  
15 take a lot more time. And so whoever's going to  
16 do it needs to be -- to realize that and be able  
17 to dedicate the time. And with that, I'd like to  
18 nominate Suzanne.

19 CHAIRMAN GREEN: For which position?

20 MS. BARRERA: I'll second that nomination.

21 MR. GEORGE: For chairman.

22 MS. BARRERA: I'll second that nomination.

23 CHAIRMAN GREEN: You heard I bought an office

24 building and hired two other people; is that

25 right?

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. GEORGE: That's right. Well, now you've  
2 got time.

3 CHAIRMAN GREEN: Other nominations?

4 MR. BRUNSON: Yeah, I'd like to make a  
5 nomination. Based on the statements that Buzz  
6 just made and time involved and -- and I think  
7 Ms. Green is an excellent chairman.

8 However, having said that, the time involved  
9 in her -- her being an attorney and having time  
10 away, I think sometimes it causes problems, just  
11 like it does with me when I have so many things  
12 going. So, the people that we have this year, I  
13 think you should look back at the history of who's  
14 been on time, who's been here. And so I would, if  
15 it's in order, I'd like to nominate Wayne George  
16 as chairman.

17 CHAIRMAN GREEN: Do we have a second?

18 MS. BARRERA: I already seconded one.

19 MR. BRUNSON: Uh, oh. Ms. Green.

20 CHAIRMAN GREEN: I mean, I'll second it.

21 That's fine. I think that's fine. So, we have

22 two. Any other nominations?

23 MR. GEORGE: Are you going to do the

24 chairman, then the secretary/treasurer?

25 CHAIRMAN GREEN: I think so. That's the way

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 we usually do it.

2 MR. GEORGE: Okay.

3 CHAIRMAN GREEN: So, we have two nominations,  
4 Suzanne Green and Wayne George. Hearing first and  
5 seconds on both, any further discussion?

6 MS. BARRERA: Do either one of you have any  
7 personal feelings about it, about the position?

8 CHAIRMAN GREEN: I mean, I -- I do in a  
9 sense, that I agree with what Randy said; this is  
10 a very important year. And I feel positive -- we  
11 have a good board, but I feel positive we need to  
12 stay in that vein, especially with the pressures  
13 we're hearing from outside.

14 I think my record -- I might not have made as  
15 many workshops, but I don't miss meetings. So,  
16 that's where we're making the important decisions.  
17 And I have been out in the community quite a bit,  
18 maybe not here, but out in the judicial community  
19 and St. Johns community doing other things.

20           And I was going to say earlier, I just heard  
21           some very positive things today in a mediation  
22           through a couple of people that are running for  
23           election, good about the airport. So, there's  
24           hope that it's turning.

25           MR. GEORGE: Good.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. BRUNSON: And -- and I'll echo what you  
2 said. I personally truly believe this, that any  
3 five of us could be chairman.

4 MS. BARRERA: Agreed.

5 MR. GEORGE: Yeah.

6 MR. BRUNSON: And it would go along as good  
7 as it's gone. And I'd -- and I echo what you  
8 said.

9 CHAIRMAN GREEN: Wayne? Kelly asked if you  
10 have any comments.

11 MR. GEORGE: No, I -- no, I really just think  
12 that this is going to be a critical year and  
13 somebody needs to be riding the seat, the hot  
14 seat, so to speak.

15 CHAIRMAN GREEN: Okay. Then --

16 MS. BARRERA: And one --

17 CHAIRMAN GREEN: I'm sorry.

18 MR. BRUNSON: One other comment. I think it  
19 might be the right time to say this. And I just

20 want to say to whoever's the chairman, even though  
21 I'm -- I've filed to run for County Commissioner,  
22 I am dedicated to this board and will stay here as  
23 long as I can. And also win or lose in the -- in  
24 the County Commissioner's race, I -- I'll be  
25 dedicated to being supporting the Airport

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 Authority.

2 CHAIRMAN GREEN: Thanks. Okay. We have two  
3 nominations. Then we will have a vote. All in  
4 favor of Suzanne Green as chairman, this is the  
5 first nomination, say aye.

6 MR. GEORGE: Aye.

7 MR. GORMAN: Aye.

8 MS. BARRERA: Aye.

9 CHAIRMAN GREEN: Aye.

10 Opposed? I guess we don't do that. All in  
11 favor of Mr. George?

12 MR. BRUNSON: Congratulations.

13 CHAIRMAN GREEN: Okay. I will do it for one  
14 more year. Love to. I'm very excited about this  
15 year. I -- I really think we have a good thing  
16 going.

17 MR. GEORGE: Yeah.

18 CHAIRMAN GREEN: Really. All right. We have  
19 secretary/treasurer.

20 MS. BARRERA: I'd like to make a nomination  
21 for Wayne George for that position. I think that  
22 he is very detail oriented, and I think he comes  
23 up with innovative ideas. So --

24 CHAIRMAN GREEN: Is there a second?

25 MR. BRUNSON: I second that.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Randy seconds?

2 MR. GEORGE: I'd like to nominate Jack, if

3 he's got the time. And -- and there's -- the

4 reason behind that is Kelly's had it now for a

5 year and I've had it for three or four years, and

6 it's amazing the insights you get when you start

7 looking at numbers and start, you know, asking

8 questions and everything. And -- and I think it

9 would be great for your understanding -- well, I

10 shouldn't say, because I think you do understand

11 what's going on. But you've also got a lot of

12 insight. So, I'd like to recommend -- nominate

13 Jack.

14 MR. GORMAN: Well, I suppose I can't second

15 my own nomination.

16 CHAIRMAN GREEN: No, I mean, I think a while

17 ago, a year or two ago, you said you could -- a

18 person could accept or reject whoever. I'm hoping

19 you're accepting the nomination.

20 MR. GORMAN: I'd certainly accept it. I  
21 have -- I've had some -- about three in a row of  
22 board meetings I couldn't attend. My employment  
23 situation is changed. So, that -- that's been a  
24 repair.

25 MR. BRUNSON: That's good to know.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Okay. We have two  
2 nominations. Is there a second for Mr. Gorman?

3 MR. GEORGE: Yes.

4 CHAIRMAN GREEN: Second? Okay. So, there's  
5 two nominations? All right. Any further? Any  
6 further board discussion? I have a question like  
7 we do with the chairman. If for some reason the  
8 chairman couldn't make a meeting, we have a  
9 secretary/treasurer take over. What about  
10 secretary/treasurer? I know Mr. Gorman said his  
11 job has changed. But for some reason, can we do a  
12 backup?

13 MR. WUELLNER: For what purpose?

14 CHAIRMAN GREEN: The secretary/treasurer so  
15 we don't have to pass financials. If we had --

16 MR. WUELLNER: Actually, it normally goes  
17 back -- the three signatories, so to speak --

18 CHAIRMAN GREEN: Oh, okay.

19 MR. WUELLNER: -- would be the chairman,

20 secretary/treasurer, and then myself. So, we --  
21 we only require two at any one time for any  
22 transaction. So, as long as one of the two is  
23 available --

24 CHAIRMAN GREEN: No, I meant if we're at a  
25 board meeting and we have to have a report on

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 financials. In other words, could we have another  
2 board member that could be designated if we know  
3 Jack's got to be out --

4 MR. BRUNSON: We -- we discussed that last  
5 year --

6 MR. GEORGE: Yeah, we did.

7 MR. BRUNSON: -- with vice chair and this  
8 kind of stuff, and we just debated that and we  
9 went with --

10 MS. BARRERA: Do we want to reopen it?

11 CHAIRMAN GREEN: -- what we have, right.

12 MS. BARRERA: Do we want to reopen a vice  
13 chair position?

14 MR. WUELLNER: I -- I was just going to  
15 comment. You don't technically need the  
16 secretary/treasurer to move the minutes or the  
17 financials forward. You do that as a courtesy to  
18 that position. But you don't --

19 CHAIRMAN GREEN: Okay.

20 MR. WUELLNER: It's not a requirement, so...

21 CHAIRMAN GREEN: All right. Maybe if we all

22 make sure we review the financials so that someone

23 can give -- or we can all give our viewpoints on

24 them.

25 MR. GEORGE: And the conclusion is, if the

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 chairman's not there and the secretary/treasurer's  
2 not there, who runs the meeting to get everything  
3 moved forward? Did you say that that was -- that  
4 that hierarchy has been set up with you?

5 MR. WUELLNER: No. No. Really not had that  
6 happen.

7 CHAIRMAN GREEN: Normally we just -- we'll  
8 change the meeting date. That's been rare.

9 MR. WUELLNER: Technically, you only need  
10 three to have a meeting. And I guess the three  
11 attending members, if they were nonofficer  
12 positions, would work that out amongst themselves.

13 MR. GORMAN: I agree with Suzanne. I mean,  
14 if both the secretary and the treasurer (sic) were  
15 out, we would just change the meeting date.

16 MR. BRUNSON: Yeah, I think we should call  
17 the vote.

18 CHAIRMAN GREEN: Okay. All right. We have  
19 two nominations. First nomination was Wayne

20 George for secretary/treasurer. All in favor?

21 Aye.

22 All right. Next for Jack Gorman? All in

23 favor?

24 MR. BRUNSON: Aye.

25 MR. GEORGE: Aye.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MS. BARRERA: Aye.

2 MR. GORMAN: Aye.

3 CHAIRMAN GREEN: Okay. Jack Gorman is our  
4 new secretary/treasurer.

5 MR. GORMAN: Thank you.

6 CHAIRMAN GREEN: Okay. Next is our approval  
7 of minutes.

8 MR. WUELLNER: Actually...

9 CHAIRMAN GREEN: Oh, what do we have to do?  
10 I'm sorry.

11 MR. WUELLNER: Following that, we -- you  
12 would do a -- your committees, just to review that  
13 as who wants what committee for the --

14 CHAIRMAN GREEN: Oh, for elections?

15 MR. WUELLNER: -- for the upcoming year.

16 CHAIRMAN GREEN: Oh, I'm sorry.

17 MR. WUELLNER: For the upcoming year. These  
18 are the known committees or the standing  
19 committees of the Airport Authority.

20 CHAIRMAN GREEN: I think on these, I'd rather  
21 take volunteers, if someone has a very big  
22 interest in certain committees. So, MPO?

23 MR. BRUNSON: I certainly would continue to  
24 volunteer for that. I've become very involved and  
25 am now chairman of the business and government

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 committee for the MPO and would like to stay  
2 involved.

3 CHAIRMAN GREEN: Anybody else have an  
4 interest in MPO?

5 MR. GORMAN: I'd just like to comment, Randy  
6 really does a good job. I've been there with him.  
7 I was the alternate. And he's good.

8 MR. GEORGE: Do you want to stay on as --

9 CHAIRMAN GREEN: Want to stay alternate?

10 MR. GORMAN: I'll stay as the alternate, yes.

11 MR. WUELLNER: Okay. EDC?

12 CHAIRMAN GREEN: EDC? Wayne?

13 MR. GEORGE: I've been the primary and have  
14 not, you know, been involved in their monthly or  
15 quarterly, you know, breakfasts and things like  
16 that. I'm not so sure that that wouldn't be a  
17 good place for the chairman to be, because it's  
18 one of being introduced to the group, and you  
19 might get some questions there. So...

20 CHAIRMAN GREEN: Okay. I have no problem  
21 with that. They're once -- once every two months,  
22 though, right?

23 MR. GEORGE: Huh?

24 CHAIRMAN GREEN: It's only once every two  
25 months or is it once a month?

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. WUELLNER: That's Intergovernmental.

2 Intergovernmental is every two months, right?

3 MR. BURNETT: The EDC --

4 CHAIRMAN GREEN: The EDC --

5 MR. BURNETT: EDC breakfasts are every --

6 every month.

7 CHAIRMAN GREEN: Once a month. That's what I

8 thought.

9 MR. BRUNSON: 7:00 to 8:00. 7:00 a.m.

10 CHAIRMAN GREEN: Really is not a problem.

11 MR. BURNETT: It's at Serenata, fortunately

12 enough, for your edification.

13 CHAIRMAN GREEN: All the way down there?

14 Okay.

15 MR. GEORGE: That's close. What do you mean?

16 CHAIRMAN GREEN: Okay. EDC is at Serenata

17 every two months?

18 MR. BURNETT: Yeah, every month.

19 CHAIRMAN GREEN: Every month.

20 MR. BURNETT: And then every quarter, there's

21 a luncheon.

22 MR. GEORGE: Here's -- here, they are also.

23 Would you be good as an alternate there?

24 MR. BRUNSON: Absolutely. I go anyway, but I

25 don't want to be the --

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. GEORGE: Primary, right.

2 MR. BRUNSON: -- reporting primary.

3 MR. GEORGE: Okay.

4 CHAIRMAN GREEN: I'll do EDC.

5 MR. BRUNSON: So, in your absence, I'd be

6 glad to.

7 CHAIRMAN GREEN: All right. Then

8 Intergovernmental.

9 MR. GEORGE: I've been the primary -- excuse

10 me. I've been the alternate on the primary and

11 got elected to chairman, so I wound up having to

12 go, and that kind of knocked Jack out. So --

13 MR. GORMAN: I'd like to --

14 MR. GEORGE: -- let's go back to --

15 MR. GORMAN: I would -- I'd like to volunteer

16 for it, yeah, and then we'll switch them again,

17 because now I'll be able to do it.

18 CHAIRMAN GREEN: Okay.

19 MR. GORMAN: It's only every two months

20        anyway.

21            MR. GEORGE: Yeah. And I'll take the

22        alternate for you if nobody else wants it.

23            CHAIRMAN GREEN: Okay. Aerospace?

24            MS. BARRERA: I'd like to continue to be

25        involved with --

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Yeah, I think --

2 MS. BARRERA: -- the Aerospace Academy.

3 CHAIRMAN GREEN: Kelly, if you want to be  
4 primary, unless someone else has a big interest in  
5 it, I'd still like to be alternate, because it  
6 deals with education and stuff that we're pretty  
7 involved in in St. Johns right now.

8 And PR.

9 MR. GEORGE: I would personally like to  
10 become more involved in the PR committee, as far  
11 as what they're doing, and would volunteer to be  
12 the primary, but...

13 MS. BARRERA: I think -- I think that would  
14 be great.

15 MR. GEORGE: All right.

16 MR. BRUNSON: That is something that we  
17 really need to work on. So, glad you're deciding  
18 to do all this.

19 CHAIRMAN GREEN: Kelly, do you want

20 alternate?

21 MS. BARRERA: Sure.

22 CHAIRMAN GREEN: All right. Did we get all

23 those?

24 MR. WUELLNER: Yes.

25 CHAIRMAN GREEN: All right.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. WUELLNER: One more administrative --

2 CHAIRMAN GREEN: Meeting dates.

3 MR. WUELLNER: -- item, meeting dates. These  
4 are the tentative ones, based on known calendar  
5 and conflicts, subject to change as -- as needed,  
6 obviously, but...

7 CHAIRMAN GREEN: I can tell you right now,  
8 with a name like Suzanne Lindsay Green, March 17th  
9 probably won't work. Just kidding. We can do it  
10 whenever.

11 MR. GEORGE: Are we being invited to  
12 anything?

13 CHAIRMAN GREEN: Absolutely. Nobody here can  
14 make it.

15 MR. GORMAN: Is that beer day?

16 CHAIRMAN GREEN: Green. So, we're set for  
17 February 11th. I guess these are the --

18 MR. WUELLNER: Regular meetings only.

19 CHAIRMAN GREEN: -- second Mondays? Yeah.

20 MR. WUELLNER: And these are only regular

21 meetings.

22 CHAIRMAN GREEN: Yes.

23 MR. GEORGE: Is this -- they're not all the

24 second Monday, like March is off.

25 MR. WUELLNER: March is -- you normally are

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 the third Monday.

2 CHAIRMAN GREEN: Third Monday.

3 MR. WUELLNER: It's just January and February  
4 is automatically a problem.

5 MR. GEORGE: Okay.

6 CHAIRMAN GREEN: Right.

7 MR. WUELLNER: And I think we adjust the  
8 December meeting in one. I'm not even sure we had  
9 to this time.

10 MR. GEORGE: Well, we adjusted the March to  
11 the 19th. That's fine.

12 CHAIRMAN GREEN: We are?

13 MR. GEORGE: That's what it says there.

14 CHAIRMAN GREEN: No, March 17th. That's what  
15 I was --

16 MR. GEORGE: No, 17th. I'm looking at May.  
17 That's St. Patty's Day. If we really want to do  
18 that, now is a good -- no, now is a good time to  
19 change it.

20 CHAIRMAN GREEN: We have -- is March 10th

21 just not a good day? Which would be one month

22 from the February?

23 MS. BARRERA: I think that might be close to

24 the spring break on the 17th, also, for the

25 schools.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Yes, it is, because Easter  
2 Sunday is the 23rd. Most of the spring breaks are  
3 that week.

4 MR. WUELLNER: This is April? March.

5 MR. GEORGE: You might want to check that. I  
6 think Easter Sunday is in April this yeah.

7 CHAIRMAN GREEN: Huh-uh. It's early.

8 MR. GEORGE: It's not?

9 MR. WUELLNER: It's early this --

10 CHAIRMAN GREEN: Yeah, because Ash Wednesday  
11 is February 7th (sic).

12 MR. WUELLNER: And you're saying March 17th?

13 CHAIRMAN GREEN: 10th.

14 MR. WUELLNER: You would rather have it the  
15 10th?

16 CHAIRMAN GREEN: The 17th gets into -- not  
17 the -- but spring break when there's a lot of  
18 vacations with people.

19 MR. WUELLNER: You have one other that Bryan

20 pointed out, is the July 21st. Anyone wanting to  
21 go to the FAC conference, that would be that  
22 Monday of that week.

23 CHAIRMAN GREEN: I think --

24 MR. WUELLNER: So, if you want to back that  
25 up to the 14th.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: I would. I think that FAC  
2 was very beneficial when I went. I mean, I think  
3 we should definitely --

4 MR. WUELLNER: Make that the 14th of July  
5 instead of the 21st.

6 CHAIRMAN GREEN: How does that sound for  
7 people?

8 MS. BARRERA: That sounds good.

9 MR. WUELLNER: You kind of count on those  
10 days through the year, and subject to some other  
11 conflict coming up at the last minute, we'll  
12 publish those as the dates for the year.

13 CHAIRMAN GREEN: So, keep this -- the changes  
14 are March 10th. Is that okay with people?

15 MR. GEORGE: March the 10th?

16 CHAIRMAN GREEN: Correct.

17 MR. WUELLNER: And July --

18 CHAIRMAN GREEN: And July 14th.

19 MR. GEORGE: I'll be out of town the 14th and

20 the -- of July and the 16th of June. So,

21 therefore, those are good days.

22 CHAIRMAN GREEN: We have big agendas on those

23 days.

24 MR. GEORGE: Yeah, leave it the 14th then.

25 CHAIRMAN GREEN: Is that all right? And then

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 we'll keep the others unless we, throughout the  
2 year, find something that's come up.

3 MR. WUELLNER: Well, you have on occasion  
4 done something like moved the June meeting back a  
5 week and then not do a July. So, that's something  
6 to be thinking about between now and then because,  
7 as I said, you can always adjust it later, but...

8 CHAIRMAN GREEN: I think I'd rather leave it  
9 so we know we have meetings every month, because  
10 we're going to have a big year. And then as  
11 things get closer, we can adjust.

12 MR. GORMAN: And not right now, but later  
13 on --

14 CHAIRMAN GREEN: Right.

15 MR. GORMAN: -- let's discuss our -- our  
16 methodology of changing dates. Not now.

17 CHAIRMAN GREEN: All right. So, these are  
18 our tentative -- well, set-now dates.

19 MR. WUELLNER: All right. 17th goes to the

20 10th, and the July meeting goes to the 14th.

21 CHAIRMAN GREEN: Yes, sir.

22 MR. WUELLNER: Okay. And you're back on

23 track now.

24 CHAIRMAN GREEN: So, now we're back to

25 approval of the minutes.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1           4. - APPROVAL OF MINUTES

2           CHAIRMAN GREEN: Do I hear any exceptions or  
3 additions to the minutes from the last meeting?

4           (No exceptions or objections.)

5           CHAIRMAN GREEN: Hearing none, then we'll  
6 accept the minutes as presented. Financial  
7 report. Kelly?

8           5. - FINANCIAL REPORT

9           MS. BARRERA: I reviewed the financial report  
10 and found no irregularities.

11          CHAIRMAN GREEN: We also have an agenda item  
12 on our year-end, too.

13          MS. BARRERA: Right.

14          MR. WUELLNER: Related to the annual audit,  
15 yes.

16          MS. BARRERA: And that was November's  
17 financial report that I reviewed. So, Mr. Gorman,  
18 you'll have December.

19          MR. GORMAN: Okay.

20                   6. - AGENDA APPROVAL

21           CHAIRMAN GREEN: And the meeting agenda, any

22 changes to that or accept it as is?

23                   (No changes.)

24           CHAIRMAN GREEN: All right. Hearing no

25 changes, the meeting agenda will stand as

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 presented.

2 7. - COMMITTEE REPORTS

3 CHAIRMAN GREEN: Committee reports. MPO.

4 MR. BRUNSON: MPO, I think the major thing to  
5 report to the MPO is that we did have a special  
6 MPO meeting, organized by our County Commissioner  
7 Tom Manuel, chaired by Dick Kravitz, and -- but  
8 the main purpose of looking at Highway 9B and a  
9 continuation of the north/south corridor and with  
10 the Transportation Department there and estimating  
11 how we could move up quickly, how to get these  
12 roads, instead of ten years, that we could get on  
13 a fast track. And what -- got a estimate from  
14 the -- from the highway department how many  
15 million it would take. And we're talking like  
16 \$400 million to -- and where the money would come  
17 from. And -- and lobbying for the legislature  
18 to -- if we could come up with half the money,  
19 some way, somehow, that Mr. Kravitz and Mr. King

20 possibly could lobby to get this money that's --  
21 is vital for our economic development to move  
22 along quickly that we need here. So, that's a  
23 major thing that went on with M --

24 CHAIRMAN GREEN: I see. The new committee  
25 members that are taking over these committees, I

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 would just ask the old ones provide the new ones  
2 just with meeting dates or what you know is coming  
3 up so they know what's the next immediacy. I'm  
4 not sure if things are happening in a week or two  
5 or whatever. EDC?

6 MR. GEORGE: I missed the last quarter -- the  
7 last monthly breakfast, which was sometime earlier  
8 this month. The last thing we had happening was  
9 in December, where we had a meeting with the  
10 County, with Nick Sacia and -- and group on the  
11 industrial park.

12 It looked like we were going to be running  
13 into a dead last position, and that's primarily  
14 because we own the land and we can't sell it,  
15 saying most of the people they're looking for, or  
16 the people that they surveyed are saying that they  
17 were looking for land that they could buy and  
18 develop it themselves as opposed to the county  
19 renting it, so...

20 But the other locations, there's one down by  
21 State Road 206 in the south, one out in Hastings,  
22 one up just south of the county line on -- not on  
23 210. Further north than that. And then we're  
24 also in the pie.  
25 CHAIRMAN GREEN: All right.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 Intergovernmental?

2 MR. GEORGE: Intergovernmental had their  
3 meeting last Wednesday. Several of the -- of the  
4 groups were -- you know, the members were there,  
5 and everybody just basically reported, you know,  
6 what they're doing. And they're basically getting  
7 over the holidays and getting back down to -- to  
8 brass tacks.

9 There was one group that is already worried  
10 about the 450th anniversary of St. Augustine in  
11 the year 2015, so he's putting out a request for  
12 what you would like to see. So... He says  
13 Seattle has -- had the World's Fair, and they have  
14 the Needle, and we need to come up with something,  
15 you know, big. I suggested a terminal for the  
16 airport or something.

17 CHAIRMAN GREEN: Aerospace.

18 MR. WUELLNER: They haven't met.

19 CHAIRMAN GREEN: But we have coming up.

20 MS. BARRERA: And might want to mention the  
21 fact that the plans have been made and the details  
22 are being worked out to do the internships that  
23 will be working with the Aerospace Academy in here  
24 with the airport.

25 MR. WUELLNER: We meet Wednesday, I think, to

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 talk that -- talk in more detail.

2 MS. BARRERA: So, that's very exciting.

3 CHAIRMAN GREEN: That's not a regular meeting

4 Wednesday. That's just to do with the

5 internships?

6 MR. WUELLNER: (Nods head.)

7 CHAIRMAN GREEN: Because I think don't we

8 have something the 30th, 29th, 30th?

9 MR. WUELLNER: I was thinking it was early

10 February, but it might be.

11 CHAIRMAN GREEN: There is something early

12 February, I know that. I thought there was

13 something the end of January.

14 MR. WUELLNER: Don't know.

15 CHAIRMAN GREEN: Okay. And PR. Kelly?

16 MS. BARRERA: We have a seaplane fly-in

17 coming up on February the 9th and 10th. And

18 that's going to be exciting. It's being done in

19 conjunction with the Seaplane Pilots Association.

20 And we're looking forward to that.

21 We -- there's going to be a article -- we're

22 very encouraged about a article that's going to be

23 done in Water Flying Magazine in the March-April

24 issue. They've shown an interest in -- in doing a

25 article on the seaplane ramp. So, they have an

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 international readership so we're -- something  
2 very exciting.

3 MR. WUELLNER: Also some really good feedback  
4 at the AOPA event --

5 MS. BARRERA: Yes.

6 MR. WUELLNER: -- with a aviation media  
7 company wanting to do some video-type reporting  
8 related to how we're successfully integrating  
9 commercial airline service in a GA airport. And  
10 they're really encouraged by everything they  
11 discovered last weekend while they were here.

12 MS. BARRERA: And a lot of people don't  
13 realize, you know, what -- how complex that is.  
14 And we received a lot of positive information  
15 and -- and response on that. AOPA, that -- the  
16 event that was held this past Saturday with Phil  
17 Boyer was very successful. It was very well  
18 attended. There was at least 150 people or more  
19 there. And it was a diversified group, which I

20 loved.

21 The public was invited, and we had members of

22 the public there. We had members from

23 Jacksonville, from the Jax Navy Flying Club up

24 there. Just a -- a real diverse group. And it

25 was -- it was a very positive message.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1           And one of the -- one of the really neat  
2           things, for those of you who weren't there, was --  
3           that really impressed me was Charlie Deck was  
4           honored as being an AOPA member for 60 years. And  
5           they -- they made a presentation to him. And if  
6           you think about that, and to be dedicated to an  
7           organization for 60 years, and what --

8           MR. GEORGE: And he tells them he's only 59.

9           MS. BARRERA: How does that happen? We'll  
10          have to think about that.

11          MR. BRUNSON: Buzz, I'm sorry you weren't  
12          there. You'd have got yours.

13          MR. GEORGE: That's right. I'm sure, yeah.

14          MS. BARRERA: But -- but it was -- it was  
15          very successful. And I think that we need to  
16          recognize Mike Thompson and the people that helped  
17          him put that together and what a great job they  
18          did.

19          MR. WUELLNER: Absolutely.

20 CHAIRMAN GREEN: I agree. And like I said  
21 earlier, I've been hearing it -- feedback in the  
22 legal community and all the elections that are  
23 going on with all the various political and  
24 judicial committees, and everything I've heard,  
25 they come up to me out of nowhere for no reason.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 It's not a case-related matter. Just to say, "Oh,  
2 my goodness." You hear nothing but positive about  
3 the airport now. So...

4 Okay. Regular reports. Mr. Sanchez?

5 8. - REPORTS

6 COMMISSIONER SANCHEZ: I have none unless  
7 anyone has any questions. Thank you.

8 CHAIRMAN GREEN: Thank you. Michael? I'm  
9 sorry, Galaxy. There's Michael.

10 MR. SLINGLUFF: Nothing new to report.

11 CHAIRMAN GREEN: Northrop?

12 MR. NEVADOMSKI: Ditto. Nothing new.

13 CHAIRMAN GREEN: Reba, SAAPA?

14 MS. LUDLOW: SAAPA has nothing to report  
15 other than our wonderful AOPA and our seaplane  
16 fly-in that's already been done.

17 CHAIRMAN GREEN: Bjorn, I did not see.  
18 Nobody from there?

19 (Representative absent.)

20 CHAIRMAN GREEN: Okay. Doug?

21 MR. BURNETT: We've been working on a number

22 of issues for you, including some related to the

23 FBO, some related to an agenda item that's on --

24 on today. And I guess I'll save that part of my

25 comments for when we get to the consolidated

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 rental car facility.

2 CHAIRMAN GREEN: Okay. And David? Air  
3 traffic?

4 MR. WUELLNER: I have no chart.

5 MR. KNIGHT: No chart?

6 MR. GEORGE: We were going to talk to you  
7 about that.

8 MR. BRUNSON: We knew you were going to be  
9 here and you'd know them in your head.

10 MR. KNIGHT: I did prepare. We had 8,376  
11 operations during the month of December 2007. For  
12 total ops of the year for 2007 is 101,354 for the  
13 year, compared to the previous year of 111,841.  
14 So, that's roughly 10,000 lower than the previous  
15 year. Prior year to that was 126,794. You're  
16 looking almost 25,000 lower than two years ago.  
17 Primarily economic reasons.

18 MR. GEORGE: Do you know if other airports  
19 are experiencing the same decrease?

20 MR. KNIGHT: The majority of airports that I  
21 have talked to, yes. There are a few airports  
22 that picked up some -- like Craig, for example,  
23 has picked up a lot of helicopters and they picked  
24 up their operations because of that. If it wasn't  
25 for the helicopter operations, they'd be down as

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 well.

2 CHAIRMAN GREEN: Okay. Any other board  
3 questions?

4 MR. GORMAN: Again, I think we might be  
5 laboring over this. Just to clarify for the  
6 public, it's -- that doesn't include  
7 touch-and-goes. In other words, those are actual  
8 departures and landings.

9 MR. WUELLNER: No, it does include  
10 touch-and-goes.

11 MR. GORMAN: It does include touch-and-goes?

12 MR. WUELLNER: What it doesn't include are  
13 operations after 9 p.m. and before 7 a.m.

14 MR. GORMAN: Okay. Just -- just for  
15 clarification. Because I get asked that. That's  
16 fine.

17 CHAIRMAN GREEN: Do the other stats from  
18 Craig include just those hours, too? Or do they  
19 have a 24-hour tower?

20 MR. KNIGHT: No, Craig's hours are different.

21 They are not a 24-hour tower. They are open a

22 couple of hours longer than we are.

23 CHAIRMAN GREEN: Okay.

24 MR. KNIGHT: Yes.

25 CHAIRMAN GREEN: So, their stats would

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 include those couple of hours that we don't have.

2 MR. KNIGHT: Exactly. Plus, I think they  
3 have six flying schools up there, too.

4 CHAIRMAN GREEN: Okay. Project updates.

5 9. - PROJECT UPDATES

6 MR. WUELLNER: Outstanding projects today,  
7 T-hangar development; rental car facility; U.S.  
8 Customs facility; terminal operations; and  
9 marketing and public relations; and airport  
10 leasing.

11 And hangar area construction, as you're all  
12 probably very aware of is ongoing down in the  
13 neighborhood. All of the underground work is  
14 approaching a hundred percent completion at this  
15 point. I would expect very quickly to see forming  
16 going on for the footers and foundations for the  
17 individual buildings. And the buildings, I'm not  
18 sure when they're due on-site, but I can't imagine  
19 there's too many more weeks until those show up.

20           It's looking very good back there. So  
21           primary water and sewer lines are in place.  
22           Drainage, everything goes underground's in place.  
23           All grading. They've been tidying up around the  
24           drainage retention areas that are -- have been  
25           constructed, especially there on Casa Cola. Along

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 Casa Cola, you get a real nice view of how that's  
2 finishing out.

3 Very pleased with the progress at this point.

4 And we'll start seeing stuff come out of the  
5 ground in -- in a building form here very shortly.

6 And slab work should start within the next, I  
7 think probably in the next week or so. Within the  
8 next seven days, so...

9 Rental car facility, mostly I'm just telling  
10 you it's on the agenda as an item to bring you up  
11 to speed on at this point.

12 And U.S. Customs, I can tell you design is  
13 underway. I would think in the next couple of  
14 months, you'll see that -- some sort of final  
15 concept plans to -- to bring before you and -- and  
16 final information that would be a precursor to  
17 going to bid with the project.

18 I do want to point out, though, on the rental  
19 car facility, that the -- the project is looking

20 real good from a design standpoint, and I think

21 it's going to be really interesting to see the

22 reaction to the layout of that on that property

23 here in just a minute.

24 Go ahead.

25 MR. GEORGE: But before you get off the

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 Customs, how long do you think, from the time, say  
2 the design and another couple of months and then  
3 letting contracts and then construction, how long  
4 do you think before Customs might move in?

5 MR. WUELLNER: In terms of the grant have us  
6 required to finish construction not later than  
7 December.

8 MR. GEORGE: Finish construction.

9 MR. WUELLNER: I would expect to be done  
10 hopefully before that and occupying along that  
11 kind of a time line.

12 MR. GEORGE: Okay. Does Customs pay us  
13 anything for those facilities?

14 MR. WUELLNER: No. No. No. The only point  
15 at -- the only point at which I think it's even an  
16 available option relative to getting paid for  
17 facilities, if you become an actual port of entry.

18 You are a user fee airport --

19 MR. GEORGE: Gotcha.

20 MR. WUELLNER: -- and as such, you provide  
21 the facilities. And you can recover through  
22 costs -- or what you charge the individuals to go  
23 through Customs, that's regulated by the airport,  
24 not Customs at that point, so...

25 CHAIRMAN GREEN: Is there a time line between

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 let's say the facilities up and running for  
2 application, whatever, to become a point of entry?

3 MR. WUELLNER: Actually, it's a function of  
4 the level of operation it achieves. You have to  
5 have at least two modes of transportation that are  
6 facilitated at -- at a port. And you have to have  
7 a -- a minimum number of enplanements commercially  
8 or a minimum number of operations that are going  
9 through the Customs facility from a GA. It's a  
10 significant number, because they don't want to --  
11 like any other entity, don't -- don't want to  
12 assume the costs of operating the facility if  
13 there isn't enough volume to make it truly a  
14 public service from -- from theirs.

15 Good news is it looks like we'll -- we'll  
16 pick up a significant share of the Customs-related  
17 traffic in and out of northeast Florida relative  
18 to -- to general aviation, anyway --

19 CHAIRMAN GREEN: Right.

20 MR. WUELLNER: -- because of pressure Customs  
21 is putting on Jacksonville related to bringing  
22 their facility up to standards. They have a whole  
23 new series of standards for these facilities that  
24 our facility will meet. So, it's -- it's going to  
25 be heavily promoted by Customs as the point of

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 entry for GA in Northeast Florida.

2 CHAIRMAN GREEN: That's what I was wondering,  
3 where the promotion or marketing would be coming  
4 from. But --

5 MR. WUELLNER: Normally we would have that  
6 obligation if we want to promote that -- that  
7 access now. I'm sure we would do something as we  
8 got closer to opening and it becomes date certain.

9 MR. GEORGE: We have quite a number of large  
10 ships. I call them that. They're boats, 38- to  
11 50-something foot, that leave out of Camachee, go  
12 to -- have enough fuel to make it easily down to  
13 the Bahamas and play around and then come back  
14 there.

15 I guess we probably should wait, as we get  
16 further down the line, to see if we want to  
17 advertise that as an option for them to come back  
18 into here. Because that gives us the two modes of  
19 transportation.

20 MR. WUELLNER: Yeah. And -- and I honestly  
21 don't know how that -- how the marine -- actually,  
22 Mr. Gorman probably knows way more about it than I  
23 do, how Customs interrelates --

24 MR. GEORGE: Yeah.

25 MR. WUELLNER: -- for the marine side of

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 things and -- and whether they function in a  
2 similar fashion to aviation as in terms of point  
3 of entries and -- and closest point to shore. I  
4 mean, all those -- I don't know how all that stuff  
5 works for marine. I have not dealt with that, so  
6 I don't know.

7 MR. GEORGE: Okay.

8 MR. WUELLNER: It's out of my league.

9 MR. GORMAN: The only question to ask, I  
10 would have is, do -- right now, do we have the  
11 minimum number of enplanements to actually qualify  
12 as a port of entry?

13 MR. WUELLNER: No, no, we do not.

14 MR. GORMAN: Okay.

15 MR. WUELLNER: No. It's a use -- the only  
16 way we get Customs is a user fee airport at this  
17 point.

18 MR. GORMAN: Understand.

19 MR. GEORGE: Yeah.

20 CHAIRMAN GREEN: Okay.

21 MR. WUELLNER: And that's not unusual. I

22 mean, Customs told us it typically takes a number

23 of years to -- to build a base to where you're

24 technically, they're picking up the tab.

25 MR. GEORGE: Ed, just so that we don't lose

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 visibility of this 12/31 construction being  
2 completed for like the Customs facility, could we  
3 maybe put that on the project chart as a little  
4 asterisk down there? That way, we're all -- we  
5 don't let it slip for a couple of months without  
6 trying to get the design boys to work a little  
7 overtime to meet 30 days. Thanks.

8 MR. WUELLNER: Happy to do it. Okay. Next  
9 item I have is just review terminal operations for  
10 you. December traffic, keep in mind about 50  
11 percent of the month, you had three flights a day.  
12 I guess started in earnest on the 17th. I think  
13 it was the 17th of December. Still maintain an 80  
14 percent load factor. You can see your outbound,  
15 which is your enplanements, jumped to 6,340 last  
16 month, which was up from 32-something, I believe,  
17 the previous month, 3,300. So, the numbers are  
18 right in line with three flights a day.

19 And I will -- and I think the last point to

20 be made is since you went to evening operations in  
21 December, still have yet to receive any type of  
22 noise complaints. And honestly, we have had  
23 delayed flights that have had aircraft arriving as  
24 late as 2:30, 3 o'clock in the morning, with no  
25 one even knowing it's going on.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. GEORGE: Yeah.

2 MR. WUELLNER: Or at least making that aware  
3 to us.

4 And reminder that starting tomorrow, we pick  
5 up our fourth flight a day, which is a daily round  
6 trip to Greensboro. That's around the noontime  
7 hour.

8 And then I don't know if I put a slide here,  
9 but they've made us aware of schedule change  
10 beginning in March, so that the latest flight we  
11 have currently, which is a 10:10 arrival, call it,  
12 and a 10:35 departure will move up to about 4  
13 o'clock in the afternoon. The earliest flight of  
14 the day will stay the same. The latest flight  
15 will now be the 9 o'clock in the evening flight.  
16 I think it's in at 9:05, scheduled, and the  
17 Greensboro flight will slide a couple of hours, so  
18 we'll have a block now of -- call it either round  
19 numbers now, an 8 o'clock flight in the morning,

20 you'll have a 2 o'clock in the afternoon time  
21 line, a 4 o'clock in the afternoon time line, and  
22 a 9 p.m. flight with the four flights we -- we are  
23 aware of at this point.

24 I'm not aware of any new service that's out  
25 there for us, at least on a 60-day suspense. So,

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 they usually let us know about 60 days in advance  
2 of -- of service changes or additional service.

3 So, I've been told informally to expect, over  
4 the course of the calendar year, that we would be  
5 at at least a six-flight-a-day level. That's what  
6 they'd like to get us -- get us to by the end of  
7 the calendar year.

8 MR. GEORGE: Good. Ed, do you remember we  
9 talked about getting things out to the board  
10 members that they might be able to use when  
11 challenged or questioned by the public.

12 Could you put together a quick e-mail and  
13 tell us what the noise level is of a typical DC-9,  
14 733, and then what this Airbus is? Because I  
15 think it is a significantly reduced number.

16 And when people start talking about noise, we  
17 can use -- possibly use these numbers, just tell  
18 them we're not anticipating any problems. We've  
19 been operating at night for the last month and a

20 half and I haven't had the problems.

21 MS. BARRERA: All your noise-sensitive

22 airports will allow the A300s to come in. They're

23 one of the few aircraft at all your --

24 MR. GEORGE: Oh, that's good. Okay.

25 MS. BARRERA: -- noise-sensitive airports

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 that are allowed to come in. So, that's something  
2 that you can immediately share with anybody who --  
3 who has concerns about the type of airplanes that  
4 are being flown here. They are the ones that are  
5 allowed to fly into the most noise-sensitive  
6 airports.

7 MR. WUELLNER: And a couple of things related  
8 to this, we have -- we did experience at least  
9 three times in the last month where flights were  
10 either canceled or diverted climatically to either  
11 Orlando or Daytona for weather. Now, weather  
12 being fog, in this case, where the airport was IFR  
13 to a level that at -- at 121 service, so it was  
14 below ILS minimums here. And flights were already  
15 en route by the time the minimums -- fell through  
16 the minimums. So, diversions had to happen.  
17 And -- and that's happened I think three, maybe  
18 four times now, including one instance where the  
19 flights were canceled that the field had gone IFR

20 effectively before the flights left.

21 MR. GEORGE: Before it left.

22 MR. WUELLNER: Which is certainly the better

23 way to do it if it can be avoided. But just

24 pointing out that even with an ILS, I mean, in

25 this time of year, when you get into that evening

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 flight and the first-thing-in-the-morning flights,  
2 you know, there is -- there is a risk relative to  
3 weather, that being fog in this case, that flights  
4 don't necessarily get here and go on the same  
5 time.

6 So -- we've also revisited, or beginning to  
7 revisit with FAA, the eligibility of some of our  
8 nav aids for FAA maintenance takeover. So, with  
9 commercial service and the like, some of these  
10 nav aids may become eligible for FAA takeover,  
11 which will divest us of the maintenance cost. So,  
12 I don't know quite whether there's a transfer of  
13 assets to do that or how that works, so we'll --  
14 we'll have to kind of work our way through that  
15 with FAA.

16 And I -- I expect that Congressman Mica's  
17 office will be helpful in putting a little  
18 emphasis on getting that off our table and into --  
19 into FAA's job. Because they do that routinely at

20 commercial service airports.

21 CHAIRMAN GREEN: Did we get some good car

22 rental over the holidays?

23 MR. WUELLNER: Actually, yes. There was --

24 they're -- they're still averaging between 25 and

25 30 rentals per flight. And those numbers look

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 like they're going to be very strong from this  
2 point on.

3 And I want to just comment on parking,  
4 because if you didn't -- we -- we jumped into it  
5 both feet. We opened 80 spots in the terminal, or  
6 86 spots on Thursday, the week of Christmas, just  
7 before Christmas, and we opened that at about 4  
8 o'clock in the afternoon. By morning, all of  
9 those spots were gone. The terminal parking lot  
10 was completely full and remained full through  
11 January 3rd.

12 We literally had to open a remote lot, which  
13 fortunately this year, we had that nice paved  
14 apron sitting over there and were able to scramble  
15 and arrange for -- in fact, Al, Cindy's husband Al  
16 came out and volunteered a huge amount of time  
17 just driving a shuttle between the terminal and  
18 the -- and the apron there.

19 But we had over 230 cars parked out in that

20 lot, making the three flight need over the  
21 holidays in excess of 500 parking spaces for --  
22 for the ten days or so around the holidays.

23 So, we couldn't charge them by the hour  
24 because we had no mechanism to collect it on the  
25 remote lot and just went to a flat fee of \$10 for

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 the stay, regardless of the length. So, some  
2 people made out like a bandit and others paid  
3 about what it was worth. So...

4 MR. GEORGE: Yeah.

5 MR. WUELLNER: It was better than nothing at  
6 that point.

7 MR. GORMAN: My observation is that we're  
8 just swamped with rental cars when those flights  
9 come in, pure swamped. And if Skybus stays in  
10 operation, then -- then the -- Mr. Wuellner's  
11 numbers for the rental car amortization should  
12 prove to be true.

13 MR. WUELLNER: Well --

14 MR. GORMAN: Lots of rentals.

15 MR. WUELLNER: -- it's interesting -- yeah,  
16 we -- we ran through -- I don't know if these  
17 numbers are sustainable, but just because we've  
18 been at three flights, I -- we physically counted  
19 cars in the parking lot alone for the last three

20 or four nights, and if you could extend that  
21 number in overnight through the year, you would --  
22 you would likely see maybe as much as a hundred  
23 thousand dollars more revenue than was budgeted  
24 for parking alone for the year. And that does not  
25 include looking at a fourth flight numbers in

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 that.

2 So, even parking looks to be extremely strong  
3 at this point in terms of revenues to the tune of  
4 \$750 a day minimum, is what we're receiving. And  
5 that seems to be day in and day out. And I look  
6 for that number to actually go up a little bit  
7 with a fourth flight. How much, I don't know.  
8 But pretty strong.

9 CHAIRMAN GREEN: All right.

10 MR. WUELLNER: Looking forward to the  
11 financials for next year, actually, just to see  
12 how it all sorts out.

13 And Ms. Kelly handled most of the press  
14 release or marketing and public relations-related  
15 items. I don't have anything to add, other  
16 than --

17 MS. BARRERA: Maybe a thank you to Sacha and  
18 Reba for -- for -- was it Reba for coming up with  
19 the fliers advertising the AOPA event and Sacha

20 for sending out the press releases. Both of them

21 looked great.

22 CHAIRMAN GREEN: Absolutely.

23 MR. WUELLNER: Awesome. Everybody did a

24 fabulous job. That was I think well-received.

25 MS. BARRERA: And also, we need to

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 acknowledge Len Tucker for printing them up.

2 MR. WUELLNER: Oh. Thank you, Len.

3 Okay. And actually, I don't have anything

4 leasing related to report at this moment, but

5 shouldn't be long.

6 MR. GEORGE: Signage?

7 MR. WUELLNER: That's not --

8 MR. GEORGE: That's what I'm talking about.

9 MR. WUELLNER: That concludes the project  
10 updates.

11 CHAIRMAN GREEN: And agenda items then?

12 10.A. - ANNUAL AUDIT PRESENTATION - DAVIS MONK

13 MR. WUELLNER: First agenda item is

14 presentation of our annual audit. And we are

15 actually quite privileged to have Harold Monk with

16 us tonight to -- who is obviously a principal in

17 the company, to begin the process of presenting

18 your financial audit for 2007.

19 MR. MONK: Thank you, Ed. Certainly

20 appreciate the opportunity to meet with you and to  
21 present the annual audit report for the Airport  
22 Authority. It's always a pleasure to be able to  
23 bring a report that is lacking in any criticism,  
24 so to speak, and is a very good report.  
25 My task actually is to introduce Jeff

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 Zeichner. Jeff was the senior auditor, excuse me,  
2 on the -- that was here on a daily basis and ran  
3 the job, and from our perspective, did an  
4 excellent job.

5 I think the numbers speak for themselves  
6 and -- in a way. And obviously you had a big  
7 year. And in listening to the reports, next year  
8 is going to -- or this year is going to be even  
9 bigger. Tremendous growth and a lot of money  
10 flowing through the Airport Authority last year.

11 Jeff, let me turn it over to you and you can  
12 go through the -- some of the detail.

13 MR. ZEICHNER: Thank you, Harold.

14 MR. MONK: And then we'll be glad to answer  
15 questions any time or at the end.

16 MR. ZEICHNER: Well, I've had some recent  
17 feedback that my presentations weren't as riveting  
18 as everyone thought they were, so I'm going to be  
19 very brief. But like Harold said, if you have any

20 questions, please ask us.

21 Governmental financial statements are at best

22 difficult to understand. But one thing I really

23 do like about them, you'll find on page 21. And

24 it's the summary of audit findings right here.

25 And if you read this briefly in section 1, it

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 really tells you everything you need to know.

2 Roman Numeral I, the independent auditor's report  
3 and the financial statements expressed an  
4 unqualified opinion. That's the kind you want.

5 Number II, the audit disclosed no significant  
6 deficiencies in internal control over financial  
7 reporting. Number III, the audit did not disclose  
8 any noncompliance considered -- considered  
9 material to the financial statements.

10 IV, the audit disclosed no significant  
11 deficiencies in internal control over compliance  
12 applicable to the major federal programs or state  
13 project. That is your grant money that you  
14 received from the FAA and the FDOT.

15 Number V, the auditor's report on compliance  
16 with requirements applicable to the major federal  
17 program and major state project expressed an  
18 unqualified opinion.

19 And lastly, number VI, the audit disclosed no

20 findings relative to the major federal program or  
21 major state project that are required to be  
22 reported.

23 So, it's a clean slate, pretty much a home  
24 run. I'll touch very briefly on the financial  
25 statements themselves.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1           Page 4 is your statement of net assets, or  
2           balance sheet, as you're probably more familiar  
3           looking at. This financial statement shows pretty  
4           much what you know. The most exciting thing that  
5           jumps off is that the airport's invested heavily  
6           in capital assets more than it has in most recent  
7           years. If you look at the total assets, or even  
8           total capital assets, it's up about \$10 million  
9           from the prior year.

10          The one thing that's always kind of stuck out  
11          on your balance sheet is the unrestricted deficit  
12          and net assets. That's been there for a long time  
13          as a result of the deferred revenue agreement with  
14          Grumman. It's -- and as -- as that agreement  
15          amortized as you recognize the revenue, it's  
16          gotten smaller and smaller. It's probably likely  
17          to go away next year.

18          Page 7, statement of -- statement of  
19          revenues, expenses and change in net assets.

20 Revenue statement, it's pretty similar to prior  
21 years. Both lease revenue and fuel sales are up.  
22 Expenses are up as well. Operating loss is  
23 comparable to what you've experienced before.  
24 Capital grants that are nonoperating  
25 revenues, you had significant grant activity which

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 is related to your capital investments.

2 That's really all I have for you. If you  
3 have any questions, I'll be happy to answer them.

4 MR. GORMAN: Compared to other airports, how  
5 would you feel our -- our growth is, and how would  
6 you feel that this audit is? Is it a stellar  
7 audit? Is it an average --

8 MR. ZEICHNER: In terms of the audit?

9 MR. GORMAN: Yes.

10 MR. ZEICHNER: You know, it's -- this year,  
11 it's become -- we've implemented some new audit  
12 standards. And it's been very difficult for small  
13 organizations. And even though you have a lot of  
14 assets, a small staff, and a small finance  
15 department, it's becoming less and less common to  
16 see a small organization have an audit report with  
17 no internal control findings, particularly under  
18 these new audit standards that we implemented this  
19 year.

20           So, it really was a testament to your staff,  
21           to your commitment to have an external accountant  
22           review all your work. And for a small group, we  
23           feel you have fairly strong internal controls.

24           MR. GORMAN: And as far as the comparison  
25           growth-wise with other airports in the area? I

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 mean, that may be an unfair question to -- to  
2 raise to you.

3 MR. ZEICHNER: Yeah, it's a question in terms  
4 of --

5 MR. GORMAN: Yeah, it's --

6 MR. ZEICHNER: You know, reviewing  
7 performance really isn't an objective of our  
8 engagement.

9 MR. GORMAN: Right.

10 MR. ZEICHNER: Our engagement -- our -- is to  
11 examine your financial statements and express an  
12 opinion as to whether or not they're fairly  
13 stated. So, in terms of saying anything about  
14 your growth or your performance --

15 MR. GORMAN: In other words, you're not  
16 compare -- you're not paid to do a comparative  
17 analysis, I understand.

18 MR. ZEICHNER: No, it's really outside of our  
19 engagement.

20 MR. GORMAN: Right.

21 MR. WUELLNER: Well, what could you say about  
22 the relationship of assets to staff size?

23 MR. ZEICHNER: The airport is very unusual  
24 from assets standpoint. You have 12 or 13  
25 employees, and you have about \$60 million in

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 assets. There's not a lot of governmental or  
2 nongovernmental organizations anywhere where 12 or  
3 13 people are managing \$60 million in assets. So,  
4 it's an unusual -- it's an unusual little animal  
5 you have here.

6 CHAIRMAN GREEN: On a positive note.

7 MR. ZEICHNER: Yes.

8 MR. MONK: On a positive note.

9 MR. GEORGE: I have a couple of questions, if  
10 you don't mind. On page 13, under the funding  
11 policies of retirement plans, I notice that all of  
12 the elected officials got another 16 percent this  
13 year, like we did last year.

14 MR. ZEICHNER: And just like last year, you  
15 got 16 percent of your salaries.

16 MR. GEORGE: That's right. Yes. Sixteen of  
17 zero is --

18 MS. BARRERA: Buzz, you need to clarify that  
19 for the minutes. Let's clarify that, expound on

20 that for the minutes so that there's no questions  
21 for the people who read the minutes and were not  
22 actually here that you're talking about it's no  
23 money.

24 MR. GEORGE: Okay. Touché.

25 MR. WUELLNER: Sixteen percent of zero is

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 still zero.

2 MR. GEORGE: It's still zero, right. I just  
3 thought that if you were going to custom tailor it  
4 to us, then you would probably want to get rid of  
5 that. But that's -- that's all right. I  
6 understand boilerplate.

7 MR. ZEICHNER: These are your notes. They're  
8 not our notes.

9 MR. GEORGE: Okay.

10 MR. ZEICHNER: We've assisted you, to some  
11 extent, in drafting them. If you would like to  
12 make changes to them, we'll evaluate them to make  
13 sure they're in compliance with generally accepted  
14 accounting principles.

15 MR. GEORGE: Well, it's good enough just for  
16 a comment once a year. But you did point out  
17 there were some things that were beyond the scope  
18 of what you were doing, you know, in your audit.

19 And the conversation that we had earlier, I

20 think that the -- the comparison was that if I  
21 took a look at -- at a typical business that had  
22 an audited report, that the scope of work that  
23 we've asked you guys to do would be expanded in  
24 a -- in a typical business to include an audit of  
25 internal controls.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1           And I was thinking, since we have been  
2           diligently trying to run this like a business, if  
3           we shouldn't extend the scope or expand the scope  
4           one time just so that we get a shot, you know, to  
5           make sure that those internal controls are up to  
6           snuff, too. Ballpark that Earl (sic) was telling  
7           me earlier, was to go to the depth of looking at  
8           internal controls and throughout the whole place  
9           would probably incur another two-thirds, you know,  
10          of whatever the fee would be.

11          Jack, I remember at one time when you and I  
12          first got on the board, you were real big on let's  
13          get an outside, you know, company to come in  
14          and -- and look over our shoulders and see how  
15          we're doing things.

16          Maybe this would be an appropriate time to  
17          get a little bit more in depth of at least one  
18          time for an audit that we can back off of it. I  
19          don't know. I'd like to open it up for discussion

20 and hear what everybody else has to think.

21 CHAIRMAN GREEN: Well, I want to make sure we

22 finish the presentation, and then we can have a

23 board discussion after and public comment.

24 Any other comments for Mr. Monk?

25 (No further comments.)

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Okay. We're going to open  
2 up to public discussion. There may be some public  
3 questions, too. I had Reba.

4 MS. LUDLOW: No.

5 CHAIRMAN GREEN: No? Any other public  
6 questions or comments with regards to the internal  
7 audit?

8 (No further discussion.)

9 CHAIRMAN GREEN: All right. Board discussion  
10 then.

11 MR. GEORGE: I like to do what we said.

12 MR. GORMAN: Right along the -- the main of  
13 what Buzz was saying, what I was talking about  
14 when I kept harping on comparing, and I use the  
15 word "harping," to comparative analysis was, in  
16 other words, not so much staff size against actual  
17 assets but the staff size against revenues and  
18 operations. And just the -- in other words, just  
19 looking to see if -- how the oranges compare, not

20 comparing apples to oranges.

21 And I'm not sure exactly what the mechanism

22 would be that Mr. George is talking about. I've

23 always been interested in that comparison.

24 CHAIRMAN GREEN: I think you're talking about

25 two different things here.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1       MR. GEORGE: Well, no, I'm trying to do an  
2       extrapolation of what he wanted. To me, and  
3       correct me if I'm wrong, internal controls, we're  
4       running -- how much did we spend last year, \$14  
5       million, something like that? And I know we have  
6       the controls, because when I was  
7       secretary/treasurer, I had to sign off on the  
8       payroll here and this, that, and the other.

9       But there are other controls. How do we  
10      control that we got every nickel onto a project  
11      that we in turn could turn around and -- and bill  
12      the feds for, you know, for their piece of it and  
13      things like that?

14      So, I think that's what this internal control  
15      audit would be, is you would take a -- not only  
16      deposits, okay. how is that done, how do you  
17      control that that's -- how is it done over here,  
18      and how is it posted against the various projects  
19      and stuff like that?

20 MR. GORMAN: I see.

21 MR. GEORGE: I think that's what -- is that

22 correct, Earl (sic)?

23 MR. MONK: Generally, as far from -- as the

24 audit perspective of dealing with internal

25 control, what you hear and read about today that

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 public companies are subject to -- now, let me  
2 stress this, public companies, not the --  
3 nonpublic companies are not going to that extent  
4 yet.

5 But what the public companies are having are  
6 what they call a Sarbanes Oxley 404 report on the  
7 internal control of the organization relative to  
8 financial reporting. Now, it doesn't get into  
9 operational-type controls beyond those that are  
10 involved with the finances. But it does involve a  
11 great deal more work in the internal control area  
12 when you are engaged to do one of these. And one  
13 of the primary elements of this would be extensive  
14 documentation of your control system prior to our  
15 beginning to do the testing of that.

16 Now, that would be an internal operation to  
17 accomplish. And this is something that -- that  
18 all organizations are beginning to really look at,  
19 is making sure that they have enhanced and

20 improved documentation of what all of their

21 systems are.

22 It's kind of like taking an accounting

23 manual, but only, you know, on steroids, and

24 seeing, you know, that they have appropriate

25 documentation of the entire system, and then

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1     having those systems all tested and an opinion is  
2     actually rendered on the adequacy of your internal  
3     control.

4         Now, interestingly, on the public companies,  
5     about 30 percent are not achieving an appropriate  
6     opinion. They're finding there are significant  
7     weaknesses in internal control, at least through  
8     that first year, and then, you know, efforts are  
9     made to enhance that and improve that. And -- and  
10    the second round of reports were much better,  
11    although there's still a significant number of --  
12    of reports with deficiencies in them.

13         But that's the type of reporting that would  
14    be normal as part of an audit process, if you  
15    wanted to go to that. It is not required of  
16    governmental entities at this time, with the  
17    exception of one agency. One federal agency is  
18    required to have this done, and that's the  
19    Department of Homeland Security. There are two or

20 three other federal agencies that are looking at

21 going to this on an annual basis.

22 But before it gets pushed down to any

23 organization of your size, by regulation, it will

24 be quite some time, if ever. So, it's -- it's

25 rather unusual for anyone other than a public

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 company.

2 CHAIRMAN GREEN: And the cost of that, you  
3 said, is two-thirds of --

4 MR. MONK: Just a rough --

5 MR. GEORGE: Ed, what are we paying?

6 MR. MONK: A rough estimate in -- in the  
7 marketplace over the last three years is about  
8 two-thirds of what the audit fees run. So, you'd  
9 be looking in the area of \$10- to \$12,000,  
10 probably, additionally --

11 MR. WUELLNER: Additional.

12 MR. MONK: -- off the top of my head.

13 MR. GEORGE: Okay.

14 CHAIRMAN GREEN: Any further board  
15 discussion?

16 (No further discussion.)

17 CHAIRMAN GREEN: All right. Hearing none.

18 Thank you, Earl (sic). Thank you very much.

19 MR. MONK: Thank you very much, and it's

20 always a pleasure to meet with you. And you do

21 have an outstanding staff. It's really a pleasure

22 to --

23 MR. GEORGE: We think so.

24 MR. MONK: -- work with people that do such a

25 good job.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Where's Donna?

2 MR. MONK: Thank you.

3 10.B. - CONSOLIDATED RENTAL CAR FACILITY

4 MR. WUELLNER: Okay. Next order of business

5 I have is to just bring you up to speed on the

6 consolidated rental car facility and let you know

7 where this is and get what I would consider the

8 last of the input involved in the -- in the

9 project that's now in excess of 90 percent done.

10 In fact, you could argue it's really sitting at --

11 at probably 100 percent at this point.

12 It is out for -- out for bid, meaning it's

13 been advertised, but I don't think we've actually

14 released plans. If we have, it's just been in the

15 last couple of days. Those plans could be

16 amended, if you choose to make some sort of

17 changes or see something that you don't like and

18 want to have changed as a result today, but in

19 order to keep it on track.

20 Bids are due in February. I would expect to  
21 make a recommendation of award at your February  
22 meeting for this so that we can keep it going.  
23 And I would expect the parking to be ready maybe  
24 by late March, if we can hold the February time  
25 line on the -- on bid opening and getting it

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 going.

2 Now, that's the parking. Make sure I  
3 emphasize that. I'm not expecting another 54-day  
4 miracle on the building. That will take a bit  
5 longer to do. And it's just simply a matter of  
6 being able to operate. They'll be able to operate  
7 off that site in absence of the -- of the building  
8 being finished at that point. So, it will provide  
9 functional relief on the airport, but it won't be  
10 completed until I would suspect into early summer.  
11 Just normal building practices.

12 MR. GEORGE: Just going to bring a trailer on  
13 the --

14 MR. WUELLNER: Yeah, exactly.

15 MR. GEORGE: -- for a month or two?

16 MR. WUELLNER: Exactly. But most  
17 importantly, now, we'd be able to get those cars  
18 and that activity out of the terminal area and off  
19 the south here and everywhere else it's going.

20     Pretty much you can see we're filling in right  
21     away. We're doing any -- anything we can to -- to  
22     find a place an automobile will fit.

23         Up on the screen right now is a much bigger  
24     and -- and colorized version of that -- that site.

25     Make a few things -- point a few things out.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 This -- I don't have it on. Hold on.

2 U.S. 1 and the railroad are in the

3 immediate -- you can see it crossing in the

4 immediate upper right-hand corner. This is Big

5 Oak Road coming along the bottom of the picture,

6 with the entrance being in on Big Oak Road. I

7 want to say it was about 300 feet in from the --

8 from the railroad crossing itself. Provides

9 approximately 25 parking spaces per rental car

10 company that are ready spaces, not total parking.

11 Flow of the -- of the design would put

12 customers returning vehicles in the three company

13 lanes here where the vehicles are checked in,

14 cleaned up, and returned to the ready lot here for

15 customer pickup.

16 Shuttles arrive in the same kind of entrance,

17 flow through the front and back out, dropping

18 passengers off for completion of the rental

19 contract and pickup of the vehicle. A little bit

20 of limited public parking here because the  
21 facility does get some local public use for  
22 individuals wanting to rent cars and take weekend  
23 trips, do things like that.

24 I would point out that we have facilitated --  
25 it's not a part of this project, but the adjacent

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 site up here could be used to expand, or the  
2 Authority could consider ways to expand to the  
3 west, if necessary, later.

4 We also believe we can use, maybe going into  
5 next holiday season, we have property, as you  
6 probably are aware of, down in the vicinity of the  
7 racetrack, the old speedway down there. That  
8 property is in pretty good shape, level and  
9 graded, was -- in fact, was used as a parking lot  
10 ancillary to the racetrack when it was in  
11 operation years back. That may serve as an  
12 overflow lot in the future, or at least an  
13 additional staging area during peak times of  
14 vehicle rentals.

15 All activity, as you probably remember, is to  
16 be accomplished via busses or vans or whatever the  
17 rental car companies choose to -- to serve the  
18 terminal area. So, it will eliminate all that  
19 parking and all that -- in theory, a significant

20 portion of the congestion in the commercial and  
21 general aviation terminal areas.  
22 And just a quick slide of what the building  
23 front elevation is. And this is looking forward  
24 on to the -- on to the building. Primary entrance  
25 is this location. Fits into a lobby area with the

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 counters themselves.

2 The area to the left behind the -- not behind  
3 it, but in the building, is what I would call  
4 maintenance storage. It's data processing for  
5 each -- not data processing, but the equipment  
6 storage for data, as well as storage of items such  
7 as car seats and forms and things like that. Each  
8 company would have a small dedicated area  
9 that's -- that's available to them to keep their  
10 proprietary information secured.

11 There's a small -- small little break room on  
12 the back side, just enough to allow -- we would  
13 expect there probably are upwards of 10 or more  
14 people occupying this facility when it's -- when  
15 it's in operation. And, obviously, restrooms  
16 built into the inside of the building. Otherwise,  
17 it's the only other building being accomplished  
18 here.

19 We are proposing a -- back up a slide here.

20 But in the area around, you can see this dash line  
21 as it comes around the front here. Covering the  
22 three lanes would be a small canopy structure,  
23 something similar to what we have in the terminal  
24 area now, to allow you to get in and out of your  
25 vehicle and stay reasonably dry in and out when

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 drop -- checking vehicles back in.

2 We didn't -- at this point have not extended  
3 that structure to the pickup lot. But it really  
4 wouldn't be practical, I think, from a -- from a  
5 financial standpoint, as well as just a functional  
6 standpoint.

7 That's pretty much it in a nutshell. We  
8 would have what the actual costs or what the, you  
9 know, received bids would be for you at your  
10 February meeting.

11 Again, the revenues look like they're going  
12 to be one of those deals where you are fully  
13 capable of paying this kind of investment off in  
14 less than a year, so...

15 MR. GEORGE: Are you going to revise those  
16 revenue estimates?

17 MR. WUELLNER: I will do my best to do that  
18 for you, yes, going into the February meeting.  
19 We'll have -- we'll have data, even through

20 December, so we have a good idea what the holiday

21 numbers were, too.

22 CHAIRMAN GREEN: I have public comment.

23 Reba?

24 MS. LUDLOW: Yes. Hi. Reba Ludlow, Village

25 Walk Drive, Ponte Vedra.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 I just want to ask Ed, if he is going to  
2 have -- begin our hangar construction in seven  
3 days, then with this rental car facility, is it  
4 going to be up and moving till February or March?  
5 Is that going to slow down our hangar  
6 construction?

7 MR. WUELLNER: No. Unless the -- no. I  
8 can't think of any reason they would be slowed  
9 down. The -- I would expect you'd have two  
10 distinctly different contractors involved in both  
11 projects.

12 MS. LUDLOW: And so they will not run into  
13 each other in any way?

14 MR. WUELLNER: No, ma'am.

15 MS. LUDLOW: Okay.

16 CHAIRMAN GREEN: Doug?

17 MR. BURNETT: They're actually serving two  
18 different purposes at this time. This is site  
19 work first.

20 MR. WUELLNER: Yes.

21 MR. BURNETT: And the hangars now are at the

22 vertical construction stage, for what that's

23 worth.

24 CHAIRMAN GREEN: Any other public comment?

25 (No further discussion.)

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 CHAIRMAN GREEN: Having received none, board  
2 comment? Ed, these are for three rental car  
3 facilities -- I mean, companies, correct?

4 MR. WUELLNER: Correct. The agreements allow  
5 for up to two brands per company. You may -- may  
6 or may not know much -- I mean, we're learning  
7 some of this, too. But the major rental car  
8 companies represent more than one brand. For  
9 instance, Avis has Budget as a -- as a brand name,  
10 also. And Enterprise has --

11 MR. BURNETT: Alamo.

12 MR. WUELLNER: -- Alamo with it. We are  
13 allowing each of the three firms to have a maximum  
14 of two brands represented in the facility. So, it  
15 will have the net effect of looking like there are  
16 six rental car companies. Reality is there are  
17 only three companies involved and three lease  
18 agreements.

19 It's up to them whether they put both brands

20 in there or not, but we are limiting them to two.

21 Because I think one of the firms may have actually

22 three brands out there. And to keep the playing

23 field equal among the three main players in the

24 rental car business, we're limiting the branding

25 opportunities to two.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. BURNETT: And -- and the way things are  
2 structured is the thought process would be that,  
3 for example, signage, or counterspace.

4 CHAIRMAN GREEN: Right. That's what I was  
5 wondering, how many --

6 MR. BURNETT: And there -- there's going to  
7 be three agreements, and there's three -- there's  
8 three counterspaces there and there's three lanes,  
9 and there's room to accommodate three companies.  
10 If -- if Alamo wants to split it between Alamo and  
11 Budget, it's two brands.

12 MR. WUELLNER: No new space.

13 MR. BURNETT: There's no new space. And if  
14 they're in front of the building, if they get a  
15 three-foot-wide sign, and they want to take up a  
16 foot and a half with Alamo and a foot and a half  
17 with Budget, they can do that on their sign. But  
18 all they're going to get is one three-foot sign.  
19 That way, we don't have, you know, some sort of

20 war going on between who's advertising more or the  
21 like. Everybody gets a certain amount of space.  
22 And from a practical standpoint, we needed to  
23 allow them to do the dual branding so that we  
24 would eliminate some of the silly, if you would,  
25 police work, that it would just be too impractical

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 to try and police when they're leasing between two  
2 different companies. It -- the thought process  
3 that we had is it's going to eliminate a lot of  
4 confusion or a lot of headache trying to police  
5 what might be hard to police.

6 MR. WUELLNER: And it's going to be even more  
7 interesting at the time of lease renewal later on  
8 where you could in theory have one company having  
9 two out of three counterspaces when proposals are  
10 accepted and have, in a sense, an unfair advantage  
11 of one firm. So, this allows a lot of presence.

12 The pie doesn't get any bigger because there  
13 are six firms there, but it does allow, you know,  
14 a -- I think a much higher level of control over  
15 ultimate use of the facility.

16 CHAIRMAN GREEN: Well, it gives a consumer  
17 choices, too, if they have certain --

18 MR. WUELLNER: Exactly. I think most of the  
19 public isn't even aware that some of these are

20 owned by the same companies.

21 CHAIRMAN GREEN: Jack?

22 MR. GORMAN: And your revision of the -- of

23 the actual revenue would be up. In other words,

24 you're --

25 MR. WUELLNER: Yeah.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. GORMAN: Certainly feel that way.

2 MR. WUELLNER: Well, it doesn't result in any  
3 additional -- I mean, the pie is, you know,  
4 whatever it is, and whether you're dividing it by  
5 six or dividing it by three, it's still the same  
6 amount of pie, which the pie being our revenue,  
7 so...

8 MR. GORMAN: So, you feel our revenue stream  
9 will actually be increased from your original  
10 estimate.

11 MR. WUELLNER: Yes, based on -- based on  
12 what's actually performing out there, not based on  
13 the fact there are six brands represented out  
14 there.

15 MR. GORMAN: Just wanted to clarify that.  
16 Thanks.

17 CHAIRMAN GREEN: Any other board discussion?

18 (No further discussion.)

19 CHAIRMAN GREEN: Okay. That's great.

20 MR. WUELLNER: Short of having any problems  
21 or concerns, this is how it's pretty much out  
22 there right now. So, you'll see the real numbers,  
23 the bid numbers and all that at your February  
24 meeting.

25 CHAIRMAN GREEN: February. Absolutely.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 MR. GEORGE: Great.

2 11. - HOUSEKEEPING

3 CHAIRMAN GREEN: Okay. Housekeeping. Do we  
4 have any housekeeping items? I think we've gone  
5 over -- I don't see any. I would open up to  
6 public comment. Ed, does that sit with you?

7 MR. WUELLNER: Public comment is fine.

8 12. - PUBLIC COMMENT - GENERAL

9 CHAIRMAN GREEN: Okay. Public comment. I  
10 had Reba.

11 MS. LUDLOW: No.

12 CHAIRMAN GREEN: No? And Mr. Martinelli.

13 MR. MARTINELLI: Victor Martinelli, 24  
14 Carriage Lane, Ponte Vedra Beach.

15 That was a long walk for a very brief  
16 statement. The brief statement is, kudos to the  
17 board. I think that over the years that I've been  
18 watching what's been happening, this board and  
19 your business has matured. And the airport itself

20 and the business of the airport has matured. And

21 I think that's a testament to -- or a testimonial

22 to your management of it. So, I'll give you

23 kudos.

24 Also, I want to say that I was delighted to

25 hear the audit report that Mr. Monk gave you.

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 Compared to what it was some years ago, which was  
2 an absolute total nightmare, this is a great step  
3 forward. So again, kudos.

4 MR. BRUNSON: Thank you, Victor.

5 MS. BARRERA: That's especially nice coming  
6 from you, Victor, in your background and your  
7 professional experience.

8 MR. MARTINELLI: Thank you.

9 CHAIRMAN GREEN: Joe?

10 MR. JONES: Joe Jones, Fifth Avenue. I just  
11 had one question about the parking facility over  
12 there where you said you was going to maybe open  
13 up the parking lot before the buildings were  
14 ready?

15 Do you think that's something that the  
16 County's going to, you know, allow you to do with  
17 it being one, you know, one project? It's hard to  
18 get like a completion without the other one being  
19 done. Will they let you use both, you know, open

20 one up and say you're open for business when

21 you're not? That was just one.

22 And the other one was your Customs facility.

23 Is that something that's going to be coming in all

24 night long with -- with jets and stuff coming in?

25 You know, is that going to be like set hours and

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 stuff like that?

2 MR. WUELLNER: That's a really good question.

3 Let me answer the Customs one first. Customs is

4 limited to -- at the current arrangement with

5 Customs, they are available eight hours a day to

6 the Airport Authority. At our -- whatever

7 schedule, they do ask that it's consistently

8 applied.

9 We've worked with -- with Michael at Galaxy

10 to come up with a time of day that seems to be

11 probably in everybody's best interest. I think

12 we're something like 11:00 to 7:00 or something.

13 I don't remember what it is. 11:00 to 7:00, 11:00

14 to 6:00 daily would be the window when Customs is

15 available.

16 We can make it available for an occasional

17 use after -- after hours, for instance, a charter

18 or something significant. But it won't routinely

19 be open beyond the norm -- what I would call

20 daylight hours.

21 MR. JONES: That's what I mean. So, planes

22 won't come and just sit there parked for a while

23 and --

24 MR. WUELLNER: Correct. That's correct. And

25 the other, we're optimistic that the County's

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 going to allow us to place a temporary office  
2 facility there once the site work reaches a level  
3 of completion.

4 CHAIRMAN GREEN: We can still use it for  
5 parking, though, and get it off.

6 MR. WUELLNER: That's -- that's the intent.

7 CHAIRMAN GREEN: Yeah.

8 MR. WUELLNER: Just get the parking lot part  
9 of this functional and we'll -- we'll make the  
10 rest work. Even if they have to continue renting  
11 at the counters they have in the terminal and --  
12 and just doing the pickup and dropoff at the -- I  
13 just -- I need pavement right now.

14 MS. BARRERA: That's a good question.

15 CHAIRMAN GREEN: Okay. Next we have  
16 Authority Members' comment. Kelly, anything?

17 13.A. - MS. KELLY BARRERA

18 MS. BARRERA: I just want to make sure that I  
19 recognize Michael Slingluff and Galaxy Aviation on

20 the AOPA event. Mike Thompson handed me a note,  
21 and I appreciate that, because they were very  
22 significant in making that a successful event.  
23 They paid for most of the direct cost, and we  
24 appreciate their help.  
25 MR. WUELLNER: Plus made space available,

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 too.

2 MS. BARRERA: Yes. Yes. And made it so it  
3 was easy for the public to get to. So, thank you  
4 very much.

5 CHAIRMAN GREEN: Thanks. Randy?

6 13.B. - MR. RANDY BRUNSON

7 MR. BRUNSON: Okay. Just a congratulations  
8 to the new officers. And like everybody else, I'm  
9 enthused and I know we're going to have a good  
10 year.

11 But mainly, I'd like to congratulate Ed and  
12 the staff for this excellent audit report. It's  
13 very flattering.

14 And I'm encouraged about the financial  
15 outlook of the car rentals and the passenger fee  
16 and the parking, but keeping in mind that Skybus  
17 is driving that --

18 MR. WUELLNER: Uh-huh.

19 MR. BRUNSON: -- until we do other things.

20 And -- and you mentioned that one flight was into  
21 the night, about an hour late, and I know that's  
22 unusual, but I'm hoping that their services  
23 continue to be good, and I'm sure they will be.  
24 And congratulations. That's all I have.  
25 CHAIRMAN GREEN: Jack?

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1           13.C. - MR. JACK GORMAN

2           MR. GORMAN: Well, as far as -- I appreciate  
3           the board electing me as the treasury -- as the  
4           treasurer, secretary/treasurer. And I don't  
5           doubt -- there is no doubt, especially after this  
6           audit, and there was no doubt before, as to the  
7           staff's financial expertise in reporting and their  
8           compliance. They're -- he's -- Ed's obviously an  
9           expert at that.

10          I would like to see this board be financially  
11          very conservative to allow our investments to  
12          mature, pay off, and get off the tax rolls, as we  
13          stated. I think that's really very feasible,  
14          really can be done.

15          CHAIRMAN GREEN: Wayne?

16          13.D. - MR. WAYNE GEORGE

17          MR. GEORGE: Let me add my congratulations,  
18          especially to Donna, because I've worked with her  
19          now for six years, and to have to put up with me,

20 you know, and still come through the audit, well

21 done. Thanks a lot. We appreciate it.

22 Ed, I mentioned the signage on the building,

23 which was brought up at one of those meetings, and

24 direction was given. I personally would prefer to

25 see it as a project update until the project gets

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 done.

2 MR. WUELLNER: Okay.

3 MR. GEORGE: But if everybody else wants me  
4 to handle it, I'll just call you every Monday  
5 morning and find out.

6 MR. BRUNSON: That's fine.

7 MR. GEORGE: I would also like to suggest  
8 that we have Staff look at using the new ramp that  
9 we have where we were parking the cars back here,  
10 using that ramp as leasable tie-down spots. You  
11 know, most every airport that I've been to, they  
12 have spots out there that are marked, and they  
13 lease them 75 bucks a month, 90 bucks a month,  
14 something like that. And I think we're missing a  
15 revenue potential there.

16 I know we wanted to give some of it to the  
17 second FBO, but I think we're just cutting  
18 ourselves -- nose off to spite our face if we  
19 don't save some of that for tie-downs, that we can

20 keep people out of Craig and the rest of them,  
21 because they would have a place to put their  
22 airplane here. So, I would like to see the staff  
23 be directed to do, you know, some analysis on  
24 that.

25 CHAIRMAN GREEN: That's something that can be

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 done even prior to some --

2 MR. GEORGE: Do what?

3 CHAIRMAN GREEN: -- second FBO. I mean, that

4 can be something now. We don't need any

5 infrastructure or anything to do that.

6 MR. GEORGE: No, it's just -- no, you don't.

7 CHAIRMAN GREEN: Okay. That's a good idea.

8 MR. GEORGE: Could we get --

9 CHAIRMAN GREEN: Yeah. Okay.

10 MR. GEORGE: The other thing is I brought up

11 the internal control, you know, having an audit of

12 it, and we had a nice discussion. And then it

13 fell off the end of this table. So, what's going

14 to happen to it?

15 Are we going to bring it up again and then

16 for us all to consider putting it in the budget, I

17 think this year for next year's audit? Because

18 the audit that he just completed, he was paid for

19 in 2006 and '-7. Aren't we paying him now for

20 what the audit's going to be this year or --

21 MR. WUELLNER: No. No. You pay them in the

22 year you have the audit conducted.

23 MR. GEORGE: Okay. Fine.

24 MR. WUELLNER: It's for the prior year.

25 MR. GORMAN: Let me make a suggestion, that I

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 talk to the firm of Davis and Monk and I talk to  
2 Mr. Wuellner, and that I give the board my  
3 thought, just the insight as -- as I understand  
4 it, as to your exact question. And then we can  
5 discuss it again.

6 MR. GEORGE: Sounds good.

7 CHAIRMAN GREEN: And cost. I think that's  
8 why it kind of fell off. I think that's a major  
9 thing. If we're trying to --

10 MR. BRUNSON: Yeah, and see, I have definite  
11 comments on that. So, I think it needs to be an  
12 agenda item.

13 CHAIRMAN GREEN: Well, like Jack said, we're  
14 trying to be fiscally conservative since we have  
15 our capital improvements in place and they're  
16 coming to fruition. So, I think you're right; if  
17 you could give us some cost analysis, what Earl  
18 (sic) may tell you.

19 MR. GORMAN: Let me talk to them, and let me

20 talk to Ed.

21 MR. GEORGE: Well, I think you might want to

22 go through Ed. In other words, I think our focal

23 point, typically for the board, is to go through

24 Ed and let Ed talk to the people that brings in --

25 I don't know if -- for instance, I -- I wouldn't

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 want to go direct to one of the contractors out  
2 there.

3 MR. GORMAN: No, no, I wouldn't. Not  
4 directly, not without board discussion. No, it  
5 wouldn't go directly to anybody. I'm going to  
6 collect a lot of different opinions, but certainly  
7 not go directly, you know --

8 MR. GEORGE: Okay. All right.

9 MR. GORMAN: -- to any outside contractor  
10 without complete board discussion.

11 MR. GEORGE: I'm sure if there's -- if we're  
12 stepping over the bounds of the board, Ed will let  
13 us know, right?

14 MR. BRUNSON: I'll let you know.

15 MR. GEORGE: Yeah, right. Okay. Thanks.  
16 Good meeting.

17 CHAIRMAN GREEN: Okay.

18 MR. BRUNSON: Suzanne?

19 CHAIRMAN GREEN: Yes, sir.

20 MR. BRUNSON: Before you give your final, and  
21 end the meeting, just on a humorous note, this  
22 beautiful picture up here of the board members and  
23 the brain, we got two ladies and two gentlemen  
24 there, but we left Buzz out of the picture there.

25 MR. GEORGE: I'm the brain. You stepped into

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 that one.

2 COMMISSIONER SANCHEZ: You asked for that.

3 MR. BRUNSON: Go ahead, Madam Chair.

4 13.E. - CHAIRMAN GREEN

5 CHAIRMAN GREEN: Just briefly. I had  
6 something that I probably did not stay up on as  
7 much as I could have.

8 In our last meeting, we were looking for  
9 input for the second FBO, and we were to send out  
10 some questionnaire, input that we wanted from the  
11 board so we could get the input and then make our  
12 second request. And that did not get put out --  
13 it's out now.

14 I'm just reminding the board it's been sent  
15 to everybody. This is it. It's not very long.  
16 Not one board member, including myself, because we  
17 didn't get it until too late for this meeting --  
18 it will be on the agenda for next meeting. I ask  
19 the board members to please jot your notes,

20     whatever you can on it for the input, and turn it  
21     in to Staff so we can have a thoughtful discussion  
22     about what we're doing with this, because of Wayne  
23     bringing up tie-downs -- and that's all things we  
24     need to make a decision, get on and deal with.  
25     So, I just want to remind people to do this,

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 please.

2 And also, I -- really, this has just been  
3 wonderful, especially from the auditors and Staff.  
4 How you survived the holidays, I don't know,  
5 because Ed was doing this with -- his parking,  
6 just telling me.

7 MR. WUELLNER: A lot of help. A lot of help.

8 CHAIRMAN GREEN: I know that was a very  
9 tumultuous situation. I just commend our staff  
10 for doing that.

11 So, I look forward to a very busy year. I  
12 think last year, you know, July kind of took off,  
13 and this year we're starting early.

14 MR. GEORGE: That's right.

15 CHAIRMAN GREEN: We're taking off in January.

16 So -- okay.

17 14. - NEXT MEETING DATES

18 CHAIRMAN GREEN: Our next meeting then -- we  
19 have a workshop, don't forget, January 28th at

20 4:00. Then our regular meeting will be February

21 11th at 4:00. All right?

22 And Wayne, I'd like to get with you just

23 about EDC. Was it EDC?

24 MR. GEORGE: Yeah, EDC.

25 CHAIRMAN GREEN: Did you do EDC -- just when

AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008

1 the next meeting is and everything.

2 MR. GEORGE: Okay.

3 CHAIRMAN GREEN: All right. Thank you,  
4 everybody, for attending. A lot of public people  
5 here. That's wonderful. All right. Adjourned.

6 (Meeting adjourned at 5:27 p.m.)

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1           REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA    )

4 COUNTY OF ST. JOHNS )

5

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

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12       Dated this 26th day of January, 2008.

13

14

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

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**AIRPORT AUTHORITY REGULAR MEETING - JANUARY 14, 2008**