

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room A

4730 Casa Cola Way

St. Augustine, Florida

on Monday, March 4, 2019

from 4:00 p.m. to 5:26 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- SUZANNE GREEN, Chairman
- RANDY BRUNSON
- BRUCE MAGUIRE
- STEVE KIRA
- JUSTIN MIRGEAUX

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ALSO PRESENT:

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

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

* * * * *

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

2 CHAIRMAN GREEN: Call the meeting to order.

3 Please stand for the Pledge.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE

6 CHAIRMAN GREEN: Okay. Our first order of
7 business is the meeting minutes and financial
8 report. Has everyone had a chance to review those?
9 They were send to us electronically. Mr. Kira?

10 MR. KIRA: I -- I read the minutes. The
11 minutes were fine. On the financial reports, I saw
12 some minor discrepancies which I let Ed know and
13 he's going to look into it and they're basically
14 rounding numbers, probably.

15 CHAIRMAN GREEN: Okay.

16 MR. KIRA: Other than that, the financial
17 reports look fine.

18 CHAIRMAN GREEN: Okay. Anybody else?

19 MR. MAGUIRE: If -- if you did not read them,
20 do you have to vote yes or no or can you do like
21 Congress and say "Pass"?

22 CHAIRMAN GREEN: Well, this is not a motion,
23 so no, not necessarily we don't need to have a --

24 MR. MAGUIRE: All right.

25 CHAIRMAN GREEN: -- majority, but if you want

1 to abstain, that's fine. Okay. Then we'll accept
2 the agenda and the -- I'm sorry, the minutes and
3 the financial report as presented? With those
4 exceptions, Mr. Kira?

5 MR. KIRA: That's correct.

6 CHAIRMAN GREEN: Okay.

7 AGENDA APPROVAL

8 CHAIRMAN GREEN: Next is our agenda approval
9 for today. Anybody have any exceptions to the
10 agenda? We'll accept that as presented?

11 MR. KIRA: Accept.

12 CHAIRMAN GREEN: Okay. Mr. Wuellner?

13 MR. WUELLNER: Yes. Before I ramble on a
14 little bit, John Caruso with Passero Associates
15 just wanted to get up and introduce and say hello.
16 I don't know if the mic's quite on. Yeah, it is.
17 Thank you.

18 MR. CARUSO: Yeah, sounds like it's on.

19 Hello?

20 So I happened to be in the building. I wanted
21 to see how our offices came out. And I'm John
22 Caruso. I'm president of Passero Associates. And
23 I just -- with all you people in this room, I
24 couldn't leave this building without saying hello
25 and thank you for all the support that you've given

1 us, Passero, allowing us to move into this
2 building, and we really appreciate the opportunity
3 to serve you.

4 I always think that you could have selected
5 anybody and you chose us. So, we're very thankful
6 for that and honored. And hopefully that we can
7 continually -- continue to fulfill our -- our
8 obligation to you. Thank you.

9 CHAIRMAN GREEN: Thank you, Mr. Caruso.

10 EXECUTIVE DIRECTOR'S REPORT

11 MR. WUELLNER: Okay. Apparently my mic's on
12 now? Sorry about that. I don't think Tammy is
13 going to be here today, so let me quickly hit the
14 air traffic volumes.

15 MR. BRUNSON: Excuse me. Ed, is your mic on?

16 MR. WUELLNER: Well, I thought it was, but --
17 it says it is. You want to -- it is?

18 MR. BRUNSON: Yes.

19 MR. WUELLNER: Oh, so you're hearing it now?

20 MR. BRUNSON: I can hear you now.

21 MR. WUELLNER: Perfect.

22 Anyway, air traffic volume for this year is at
23 23,162, which is already above last year's level
24 for the first two months. So -- and last year we
25 had a nearly 18 percent increase in takeoffs and

1 landings when the year was tallied up. I think
2 Tammy shared that with you at the last meeting, so
3 I just want to bring you up to speed there.

4 Looks like jet fuel is off to a great start
5 from the FBO side, and we seem to be pretty much --
6 we're a little ahead on self-serve avgas, which
7 sort of tracks the increase in operations because
8 the majority of those operations of course are --
9 and typically flight school kinds of traffic. So
10 I'm not surprised it's tracking pretty closely.

11 MR. MAGUIRE: Ed?

12 MR. WUELLNER: Yes, sir.

13 MR. MAGUIRE: While you're on jet fuel. I
14 can't help but notice every time I drive up and
15 down U.S. 1 the price of gasoline is creeping back
16 up again after it got so low, so nice.

17 MR. WUELLNER: Uh-huh.

18 MR. MAGUIRE: What's the status of jet fuel?

19 MR. WUELLNER: Honestly, I don't know. I
20 don't -- I don't track jet fuel because we don't
21 sell it internally. He's -- Vinny, you want to?

22 MR. BEYERS: I think we're at \$6.67 a gallon
23 right now.

24 MR. MAGUIRE: \$6.57 a gallon?

25 MR. BEYERS: \$6.67.

1 MR. MAGUIRE: What was it three or four months
2 ago? Did it -- has it gone down and up like --

3 MR. BEYERS: It's gone --

4 MR. MAGUIRE: -- automobile gas?

5 MR. BEYERS: -- on up. It's been going up a
6 couple of cents every other week or so.

7 MR. WUELLNER: Are you catching that?

8 MR. MAGUIRE: Do you have any idea why it's
9 going up?

10 MR. BEYERS: Our costs go up.

11 MR. MAGUIRE: Obviously it's cost, but I
12 mean --

13 CHAIRMAN GREEN: Bruce, if we're going to --
14 can you go ahead and get the mic so we can get you
15 on? Sorry.

16 MR. BEYERS: Yes. I don't know why the cost
17 has gone up initially, but of course our costs go
18 up, we pass the cost along --

19 MR. MAGUIRE: Yeah, okay.

20 MR. BEYERS: -- so... And it's -- I think
21 it's projected to go down a couple of cents this
22 week. We get the new update every Tuesday on what
23 fuel is doing, so -- and we adjust our prices
24 accordingly.

25 MR. MAGUIRE: Okay.

1 MR. BEYERS: And we're still cheaper than
2 Signature and Sheltair out of Jacksonville by about
3 five cents.

4 MR. MAGUIRE: Good. Okay. Thank you.

5 MR. KIRA: What -- what's hundred low lead
6 going for?

7 MR. BEYERS: \$6.40 a gallon. And you guys are
8 at \$3.19 a gallon, I believe. So it's kind of --

9 MR. WUELLNER: 3 --

10 MR. BEYERS: -- a big price difference, but --

11 MR. WUELLNER: 3 --

12 MR. BEYERS: You guys get --

13 MR. WUELLNER: We're at \$3.99, I guess.

14 MR. BEYERS: \$3.99?

15 MR. MAGUIRE: Okay. Thank you.

16 MR. BEYERS: You're welcome.

17 MR. WUELLNER: I did send you pictures as a
18 part of your agenda package. I just wanted you to
19 see that pretty much done with the apron project.
20 It's not a hundred percent, but we're -- we're at
21 the point it began operational use this morning.
22 The FBO started using it ahead of TPC, which should
23 start ramping up next weekend, ahead of that event.
24 Striping and marking have had their first coat
25 of paint. Second coat of paint on markings won't

1 occur till after TPC. It's not a critical path
2 item at this point. As well as the installation of
3 some tie-downs in a couple of selected areas out
4 there.

5 Otherwise pavement's all complete. The
6 concrete's been completed. Everything's in great
7 shape. We're super proud of the job that resulted
8 out of that.

9 Had a few unforeseen things during
10 construction, nothing significant, but just some
11 unsuitable materials, the kind of thing that shows
12 up when you start digging in the dirt. All of
13 those things were fixed. You've got a -- kind of a
14 world class apron going on there in terms of
15 strength, so it should hold just about anything
16 that flies if we can get it in there.

17 Greatly improved intersection with the apron
18 to Runway 2/20, 6/24 that end on the east -- excuse
19 me, on the west. Greatly improved. Much much
20 fewer -- or much reduced gradient change to the
21 apron, so it's a much easier taxi.

22 So, quite proud of the end result there.
23 Virtually everything that was paved out there has
24 been repaved and -- and completely restored. So
25 we'll be looking forward to --

1 MR. BRUNSON: So --

2 MR. WUELLNER: -- closing that job.

3 MR. BRUNSON: So the asphalt perimeter's
4 completely done?

5 MR. WUELLNER: The asphalt apron is completely
6 done as well as the re -- the section we removed,
7 which was asphalt and replaced with concrete.
8 There's a -- you can see the white section there.
9 That's all very high strength.

10 The design is an FAA design and I -- and don't
11 hold me to the exact numbers, but I think it's
12 sitting on like six inches of crushed concrete
13 followed by another five inches of concrete lean
14 mix, which is a slightly light version of concrete,
15 followed by 15 inches of concrete. So, it's
16 capable of just about anything.

17 The concrete crew was kind of blown away by
18 the section that's used for -- for aviation, so...
19 But they did a super terrific job in getting that
20 done. So, as I said, we're quite proud of the
21 results. But I wanted you to see a picture of it.

22 If you want to get out there and go look at it
23 much closer, you're welcome to and we'll either get
24 you out there or I'm sure Vinny and his crew would
25 walk somebody out there if they wanted to see it.

1 But, you know, pavement's pavement at the end of
2 the day.

3 MR. MAGUIRE: Talking about pictures,
4 comparing this with the two on the wall here, is it
5 possible we could get God's eye view photograph one
6 day or --

7 MR. WUELLNER: Of this?

8 MR. MAGUIRE: The airfield as it stands today
9 compared to what it was back then.

10 MR. WUELLNER: I think we have one that's
11 about 18 months old, roughly. It started at the
12 early -- there's some nice stuff floating around,
13 but absolutely we can get you -- get you a copy of
14 it, yeah.

15 MR. MAGUIRE: That'd be nice.

16 MR. WUELLNER: Yeah. We also have some
17 project photos that will start showing up. I'm not
18 sure when I'll get them, but they should be here
19 any day where they use a lift or drone or something
20 to get the actual project so we get a real good
21 idea of what was built. Word is it's
22 terrific-looking from the tower. I have not
23 personally looked at it, but...

24 Okay. That's all I've got under -- not sure.
25 That's all I've got.

1 CHAIRMAN GREEN: Uh-huh. Then our business
2 partners updates. Is anyone from the
3 commissioners? Henry.

4 MR. WUELLNER: Oh, I'm sorry. I did have one
5 more thing.

6 MR. BRUNSON: Henry, hold off a minute.

7 MR. WUELLNER: I forgot I added a quick slide.
8 Honestly you can stay there, it won't take that
9 long, if you wish.

10 The -- I wanted to make the board aware of
11 where we are with some upcoming grants. These go
12 out quite a ways. But following a project
13 development meeting with FAA and Florida DOT, these
14 are the likely FAA jobs for the next six years or
15 so, seven years.

16 Starting this -- this fall, this could
17 actually happen sooner than this, the Taxiway D
18 design-only grant, Taxiway Delta, will kick off
19 followed next year likely in August/September kind
20 of grant timeline the money will be awarded to do
21 the Taxiway D, Delta, reconstruction.

22 That'll include a slight widening and a slight
23 shift to the south to meet new FAA standards for
24 separation between Runway 6 and the taxiway, and
25 will include a replacement of the lights on that --

1 in that project, also.

2 Followed by the following year a grant for
3 design only for Taxiway Bravo. This is just the
4 center section. Believe it or not that's
5 approaching 20 years since it was originally
6 constructed.

7 The following year in 2022, again some --
8 these are always going to be August/September kind
9 of timelines we get the money to do the
10 reconstruction. That should pretty much be a mill
11 and overlay kind of project, so it shouldn't be
12 over the top expensive.

13 The east side access road follows that, a
14 design followed by construction. This project is
15 not completely vetted with FAA and approved yet in
16 terms of the scope of that job, so we'll be working
17 closely over the next six months to a year to get
18 FAA on board with exactly what that entails, try to
19 agree upon that scope ahead of accepting a
20 design-only grant and then a construction grant.

21 Followed in '24, again with the Taxiway Fox
22 and Golf, I believe -- which again is this area
23 back here. And this would get -- is probably going
24 to end up just a design -- excuse me, a mill and
25 overlay kind of project to be awaited.

1 They'll probably take two inches off the top
2 and put two inches back down. If we -- the
3 pavement on both Bravo and Fox and Golf is sort of
4 the new FAA design standards, so there should not
5 be any -- no evidence of wholesale failures going
6 on underneath. So it should be a pretty
7 straightforward and fairly inexpensive as they go
8 project.

9 Keeping in mind all those projects are
10 90 percent FAA dollars, at least as the program
11 envisions now, with an additional 5 percent
12 contribution by Florida DOT, leaving the
13 Airport Authority with a 5 cents per dollar kind of
14 contribution to those projects. I'm sorry it
15 didn't get in the agenda. We can send you an
16 updated one --

17 MR. KIRA: Don't need it. I have it.

18 MR. WUELLNER: There you go. But if anybody
19 else wants it, we can certainly send them an update
20 sheet on it. I didn't get it in there till this
21 morning, so that's on me. Sorry, sir.

22 BUSINESS PARTNER UPDATES

23 COMMISSIONER DEAN: No problem. Good
24 afternoon.

25 I just wanted to mention a couple of things

1 this afternoon. It appears our assessments will go
2 up again this year countywide, ad valorem
3 assessments about 8 1/2, 8.9 percent.

4 It -- what that reflects is the continued
5 strong growth. All that is basically new
6 construction, either business commercial or
7 residential. So we continue to have strong
8 development in this county.

9 And what you're seeing now I think is a lot
10 more business, commercial business office shopping
11 center activity, because the general rule is
12 anywhere in the country, is that business and
13 commercial activity sort of follows residential
14 activity. It -- that's when it becomes attractive.
15 You're seeing that in Nocatee, you're seeing it on
16 the 210 corridor out west, and you're seeing it in
17 World Golf Village.

18 So we're -- we're having quite a good year in
19 business and office commercial activity
20 construction, which is good for several reasons.
21 It really allows us to I think keep our ad valorem
22 revenue millage rate at the same rate rather than
23 raise that, we don't want to do that, because
24 business taxes bring in more than residential taxes
25 because residential taxes have the homestead

1 exemption and they're also taxed at 3 percent of --
2 ceiling at 3 percent a year.

3 I wanted to mention there was a really really
4 good somewhat lengthy article in both the
5 Times-Union and The St. Augustine Record yesterday
6 morning, Sunday morning, on growth management and
7 growth issues in Florida over the last 50 years
8 culminating in what's going on in this year's
9 legislative session, at least guessing what may be
10 going on.

11 But if you have an interest in Florida, and
12 particularly St. Johns County and what has happened
13 and what is anticipated to happen, that -- I would
14 recommend you read that article. It's pretty long,
15 but it's a good read in my opinion.

16 So with that, unless there are any questions,
17 I was just going to make a brief report. Yes, sir?

18 MR. KIRA: Commissioner Dean, that new
19 development, the new complex town center going out
20 on Racetrack Road.

21 COMMISSIONER DEAN: Yeah.

22 MR. KIRA: Well, they -- they are charging
23 half a percent of add-on tax to any building that's
24 going on. Now I know it's for -- to recoup some of
25 the expenses, but when is that going to go away, if

1 ever?

2 COMMISSIONER DEAN: I'm not sure if there --
3 if there is a time certain when that goes away. I
4 can check and find out and get back to you, but
5 that's really something out of the county's hands.
6 You may know that. I mean, it's a state law, the
7 creation of community development districts -- and
8 most of them are residential and this shouldn't
9 doesn't really come up.

10 But there is a provision in the state law for
11 CDDs that an entity like the -- the new town center
12 can charge a fee, they call it a fee, a CDD fee --
13 not your normal, you know, general tax that we --
14 that we charge. But I'm not sure how long it is.

15 But what happened at Walmart, unfortunately,
16 they sort of -- they misrepresented what it was on
17 the -- on the sales slip and referred to it as a
18 tax and it's not really a tax.

19 MR. KIRA: I know because I was the one that
20 started the problem going.

21 COMMISSIONER DEAN: Okay.

22 MR. KIRA: So -- because I saw an extra half a
23 percent tax on it and two days later they corrected
24 it. But I --

25 COMMISSIONER DEAN: Yeah. I'll find out.

1 Since you're interested, I'll find out tomorrow.

2 MR. KIRA: Yeah, I was just wondering, because
3 if it pays itself off eventually, does it drop off
4 or does the county just --

5 COMMISSIONER DEAN: Well, I'll tell you my
6 guess is that once the improvements are actually
7 paid for, it should go away. But I can't -- I
8 don't -- I can't stand here and tell you for a fact
9 because I don't know, but I'll check.

10 MR. KIRA: Okay.

11 COMMISSIONER DEAN: I'll check and call you
12 just because I'm curious, too.

13 MR. KIRA: Okay. That's fine.

14 COMMISSIONER DEAN: All right. Anything else?

15 (None.)

16 COMMISSIONER DEAN: Okay. Guys.

17 CHAIRMAN GREEN: Thank you, Mr. Dean.

18 COMMISSIONER DEAN: Good to see everybody.

19 CHAIRMAN GREEN: You, too. Vinny?

20 MR. BEYERS: No comment.

21 CHAIRMAN GREEN: Galin?

22 MR. HERNANDEZ: Galin Hernandez, St. Augustine
23 Airport Pilots Association.

24 I just wanted to let you guys know that for
25 some reason, we're really not sure, we've had a

1 spike in membership in SAAPA. We've had a pretty
2 interesting little spike.

3 Most of the tenants, a lot of the tenants that
4 weren't members have suddenly joined and pilots
5 from other airports are suddenly joining. We don't
6 know why, but we welcome them all. So, our
7 membership has actually grown a little bit last --
8 since last year.

9 CHAIRMAN GREEN: Thank you. Northrop?

10 (Not present.)

11 MR. WUELLNER: Don't see anyone.

12 CHAIRMAN GREEN: And you said Tammy's not
13 coming.

14 MR. WUELLNER: Yes, ma'am.

15 CHAIRMAN GREEN: Mr. Burnett?

16 MR. BURNETT: I was looking. I can give you
17 some information on this, to follow up
18 Commissioner Dean. It looks like it was a June
19 2017 decision by the county commission related to
20 the PIF issue on the CDD funding. It's like \$30
21 million to the county.

22 One other thing that's relevant to this, and
23 Commissioner Dean I think maybe doesn't even know
24 what he's done, but anyways to help us, on March
25 the 19th is the county commission meeting. There's

1 one tomorrow. The agenda for the 19th isn't
2 released yet. But on the 19th is our road vacation
3 issue.

4 You may recall from last meeting the
5 presentation related to Arricola (sic) and
6 Casa Cola, part of -- on the right-of-way being
7 vacated, that actual hearing is in a couple of
8 weeks, 15 days, before the county commission. And
9 so, we'll let you know how that goes afterwards.
10 We anticipate no problems. Pretty much all signed
11 off by staff and the various utilities that have an
12 interest in it. So that's going well.

13 And then the other thing is the local bill was
14 filed by Representative Cyndi Stevenson for the
15 Airport Authority. So that's been filed. And I
16 understand Senator Travis Hutson and Representative
17 Paul Renner are supportive. So we'll sit back and
18 see how it goes. We'll have comments on it. It's
19 identical to what was filed in 2016, so presumably
20 it's all going to go the same from that standpoint.

21 CHAIRMAN GREEN: Except for the end.

22 MR. BURNETT: Obviously there's a new
23 governor, a new sheriff in town, so to speak. So
24 we'll see what Governor DeSantis and his staff
25 think of it. So with that, that's pretty much all

1 I've got to report.

2 CHAIRMAN GREEN: Thank you. All right. Our
3 first agenda item is going to be our annual audit.

4 ANNUAL AUDIT PRESENTATION

5 MR. WUELLNER: It is my pleasure to introduce
6 Kyle Gammon with Carr, Riggs & Ingram, your annual
7 audit -- or your auditors.

8 MR. GAMMON: Good afternoon.

9 Before I, I guess, jump into the audit report,
10 I just want to thank you all for allowing us to
11 serve as your auditors and appreciate the
12 opportunity and express thanks to Cindy and Ed, and
13 also Todd and Dana with Neville Wainio they were
14 very helpful in assisting with the audit process
15 this year.

16 I typically find it easiest just to kind of
17 walk through the financials and point out some key
18 highlights and then open it up to questions. So
19 I'll do that, if that works for all of you.

20 Going past the table of contents, the first
21 thing you'll see is our audit report. And there's
22 a lot of language here. It covers our
23 responsibilities, management's responsibilities,
24 but the thing to take away from it is that we had
25 an unmodified opinion this year, which means that

1 there was a clean opinion. So no matters to report
2 there.

3 The next section of the financials is
4 management's discussion and analysis. And this is
5 really input from Ed and Cindy on the activity
6 during the year. And some of the highlights that
7 were pointed out in the MD&A were just the reduced
8 grant activity. There was less capital projects
9 that happened during the 2018 fiscal year. But
10 I'll slide on past the management discussion and
11 analysis section and go over to the balance sheet
12 of the report.

13 And it has a lot of consistency from prior
14 year. I will point out that your investments did
15 go up and you utilized cash from operations this
16 year to purchase about a million dollars in
17 investments. And then you also see in capital
18 assets there was a transfer really from your
19 construction process that was open at the end of
20 last year. You had completed a lot of those
21 projects during 2018, so that -- that transferred
22 over to your depreciable capital assets.

23 Moving on to the -- really the statement of
24 revenue and expenses and changes in net position,
25 I'll highlight a few things here, I guess. You did

1 see some fuel sales increase, and you'll see a
2 correlation of the -- the cost of fuel sold under
3 operating expenses. That also increased in line
4 with your fuel sales during the year.

5 The parking line also -- and you'll see a bump
6 there. That also includes some miscellaneous
7 revenues which was really from insurance claims. I
8 think there was a fire in a building --

9 MR. WUELLNER: Yeah.

10 MR. GAMMON: -- 350 North Boulevard last year.
11 So I think that was a big chunk of that. Also some
12 equipment damage from the hurricanes in the past.

13 Also, I guess I wanted to point out that
14 you'll notice that depreciation expense went up.
15 And that's really kind of going back to what I had
16 mentioned on the balance sheet with the transfer of
17 the items from last year that were in construction
18 in progress. Those are now being depreciated
19 because they were placed in service during 2018.

20 And then towards the bottom, that's where
21 you'll see, as we had pointed out in the -- in the
22 MD&A section that there was less grant activity.
23 So you'll see on that capital grants line that they
24 had about \$3.4 million come in through those grants
25 last year and only about a million dollars this

1 year. And -- and related to that, we didn't have a
2 state single audit, so we didn't have to test the
3 compliance on that grant activity this year because
4 you didn't hit the threshold for -- for the
5 expenses in 2018.

6 Moving on to the statement of cash flows,
7 really not much to point out here. There's that
8 cash from operations that I had mentioned that you
9 used to purchase those investments throughout the
10 year. And then you had also purchased about a
11 million dollars in capital assets. And also on the
12 investing section, you had purchased those
13 investments.

14 Really the next section is the notes to
15 financials, and I'm not going to go into a lot of
16 detail here. This is just a lot of language that
17 really supports the financials, so I don't really
18 want to bore you with going through all that
19 detail, but if you have any question on anything in
20 there, I'd be happy to answer those.

21 And then moving on towards the back of the
22 report, after the note to financials, you'll see
23 some supplementary schedules. We performed limited
24 procedures on there, but they cover stuff around
25 the pension liability, and it's largely consistent

1 year over year. You'll see your employer
2 contributions over the last four years are very
3 very consistent.

4 And then we finally have a couple of more
5 reports towards the end, and they just kind of
6 cover compliance with other things. If there are
7 any findings or any other issues that we noted --
8 in the management letter, we had no issues this
9 year. There's really nothing to report there.
10 Everything went very well and we appreciated the
11 help from everybody.

12 There is a report on internal control that's
13 next, and -- now, management is obviously
14 responsible for internal controls and developing
15 and designing those. And we do utilize them in the
16 audit process, and if we did identify any
17 deficiencies, we're obligated to report those to
18 you, but I am happy to report we did not identify
19 any deficiencies in internal controls this year.

20 And then the very last page is your investment
21 compliance report. Under Florida Statute 218,
22 we're required to look at your compliance with
23 that, that statute, and we're happy to report as
24 well that you were in compliance. We did not note
25 anything that was a finding or any other matters to

1 report there as well.

2 I guess that's a quick overview of the
3 financial statements. I'm happy to answer any
4 other questions that you might have. But again, I
5 just want to reiterate that -- go ahead.

6 MR. KIRA: Page 14, you -- Notes to Financial
7 Statements. It has Leasing
8 Operations/Concentration. It says this is how
9 we're going -- we're expecting to generate leasing
10 over time?

11 MR. GAMMON: Uh-huh.

12 MR. KIRA: Why is it decreasing?

13 MR. GAMMON: So as you're --

14 MR. KIRA: The lease income is going down?

15 MR. GAMMON: So that's your -- based on your
16 current lease agreements that are in place.

17 So as they expire, you're going -- you're
18 going to renew them. I think you guys have a wait
19 list on -- on your hangars. So, as they -- as you
20 enter -- or as they expire, you'll enter into new
21 lease agreements. So really, it's just a
22 representation of what you are under contract
23 for --

24 MR. KIRA: Oh. As they expire and assuming
25 they will not renew, this is what's going to

1 happen?

2 MR. WUELLNER: Correct.

3 MR. GAMMON: Exactly.

4 MR. KIRA: That should have been explained a
5 little bit more, because I'm looking at it and I
6 say no way.

7 MR. WUELLNER: No.

8 MR. GAMMON: And also I will point out on
9 that, those are number base rent numbers. So they
10 don't include things like CPI adjustments and
11 possibly other fees that might be in the lease
12 contracts. So your actual revenues will vary from
13 those numbers. Those numbers will be a little less
14 than what you actually bring in.

15 MR. KIRA: Okay. Page 18, I just have a
16 question. It has to do with the pensions. There's
17 a line item there called Elected officials.

18 MR. GAMMON: Okay.

19 MR. KIRA: I don't know if we have pensions
20 for elected officials.

21 MR. WUELLNER: Not yet.

22 MR. KIRA: Not yet.

23 MR. WUELLNER: Well, to be -- to be fair, it's
24 tied to the legislation. You would be eligible for
25 participation in Florida Retirement System should

1 you eventually be able to be paid.

2 So if the bill passes and we actually pay you,
3 you are then eligible -- in fact, you'll be
4 required at that point to contribute to FRS as long
5 as you're being paid by the Airport Authority. At
6 that point there will be pension liability directly
7 for board.

8 MR. KIRA: I understand, but this looks like
9 current --

10 MR. WUELLNER: Yeah, there is none.

11 MR. KIRA: There is none currently and that's
12 why -- I can see going in maybe next year that line
13 item, but --

14 MR. WUELLNER: Yeah. I think part of the
15 problem is the way it's reported, it -- these guys
16 are tasked with taking the statewide actuarial, if
17 you will, a report on the FRS, and distilling it
18 down to our pro rata share of that whole thing.
19 And I think it gets kind of lost in the shuffle.
20 It too -- frankly, there's too much reporting, but
21 it's not our obligation.

22 (Mr. Mirgeaux enters the room.)

23 MR. BURNETT: And if I -- Madam Chairman, may
24 I comment as well?

25 CHAIRMAN GREEN: Yes.

1 MR. BURNETT: Mr. Kira, additionally it may be
2 that because they do these for local governments
3 all around the state, it's going to show up in
4 their audit form anyways because many many local
5 governments do have folks in your chair that are
6 paid.

7 MR. WUELLNER: And it's somewhat new
8 reporting. I think it's less -- for our purposes,
9 it's like less than three years now that it -- I
10 believe it's the second or third year that --

11 MS. HAMM: This is the third year.

12 MR. WUELLNER: -- this has actually been a
13 requirement of financial statements.

14 MR. KIRA: Okay.

15 MR. WUELLNER: So it's kind of new to everyone
16 and frankly annoying, but that -- they don't seek
17 my opinion in these. It delays publication of your
18 audit by three to four months typically waiting on
19 them.

20 MR. KIRA: The only other issue I have is on
21 Page 28 and 29, it talks about how great we were.
22 It should be in the front of the report. It should
23 start with the good news up front and then just
24 fill in the rest of it.

25 MR. GAMMON: I concur with that. And you do

1 have the audit report in the front which says it's
2 an unmodified opinion, so that's definitely good
3 news right out of the gate, so...

4 MR. KIRA: Okay. I'm done.

5 MR. GAMMON: Perfect. Any other --

6 CHAIRMAN GREEN: I have one question. On

7 Page 8 --

8 MR. GAMMON: Okay.

9 CHAIRMAN GREEN: -- just to educate me.

10 There's a line for cash paid for administrative and
11 other services. What is that catchall for? That's
12 about 1.4.

13 MR. GAMMON: That's a good question. I'll
14 have to -- I don't have the answer off the top of
15 my head. I can go back and drill into what all
16 goes into that line item. Unless, Michelle, you
17 happen to know what --

18 MS. HAMM: I don't know off the top of my
19 head, but I could e-mail.

20 MR. GAMMON: We have the supporting accounts
21 that would roll up into it, so we can send you that
22 information.

23 CHAIRMAN GREEN: Because the other ones are
24 pretty self-explanatory. I just didn't know.
25 That's a pretty large item.

1 MR. WUELLNER: It --

2 MS. HAMM: I agree. I'll get the detail to
3 Ed.

4 MR. GAMMON: Yeah, we'll share it with Ed and
5 Cindy, and I'm sure they could pass it along to
6 you.

7 CHAIRMAN GREEN: Yeah.

8 MR. KIRA: That's a good one.

9 CHAIRMAN GREEN: Thank you.

10 MR. WUELLNER: Looks to be the entirety of the
11 operating budget, if I were making a guess.

12 CHAIRMAN GREEN: All right. Any other
13 questions?

14 (None.)

15 CHAIRMAN GREEN: All right. Any further board
16 discussion --

17 MR. KIRA: No.

18 CHAIRMAN GREEN: -- on the audit? Thank you.

19 MR. GAMMON: Thank you, very much again.
20 Appreciate it.

21 MR. WUELLNER: You do need to have a motion to
22 accept it when you get to that point.

23 CHAIRMAN GREEN: Yeah. Public comment.
24 Mr. Hernandez?

25 MR. HERNANDEZ: I just have one question, just

1 to clarify.

2 CHAIRMAN GREEN: Don't go yet, guys. We've
3 got --

4 MR. GAMMON: I'm sorry.

5 MR. HERNANDEZ: Just a clarification.

6 CHAIRMAN GREEN: Nice try.

7 MR. HERNANDEZ: Yeah, good try. I may have
8 understood this wrong, but what -- you were stating
9 that approximately a million or a little over a
10 million dollars of lost income was transferred to
11 investments -- as an investment? Was that -- did I
12 understand that right?

13 MR. GAMMON: Yeah. So they -- they had cash
14 from --

15 MR. HERNANDEZ: Excess?

16 MS. HAMM: -- operations that they earned and
17 they put it into the Florida SAFE investments.

18 MR. HERNANDEZ: It's some kind of investment.
19 Okay. I just wanted to make sure I understood that
20 right.

21 MR. GAMMON: That's exactly right.

22 CHAIRMAN GREEN: Okay. I have no more public
23 comment. Have to entertain a motion then to
24 accept the budget --

25 MR. KIRA: So moved.

1 CHAIRMAN GREEN: Is there a second?

2 MR. MAGUIRE: I'll second.

3 CHAIRMAN GREEN: Any more board discussion?

4 (None.)

5 CHAIRMAN GREEN: Okay. All in favor of
6 accepting the audit as presented?

7 MR. BRUNSON: Aye.

8 MR. MAGUIRE: Aye.

9 MR. KIRA: Aye.

10 MR. MIRGEAUX: Aye.

11 CHAIRMAN GREEN: Aye. Any opposed?

12 (None.)

13 CHAIRMAN GREEN: Now you may leave.

14 MR. WUELLNER: Now you can leave.

15 MS. HAMM: Thank you, so much.

16 MR. WUELLNER: Thank you, Michelle.

17 CHAIRMAN GREEN: Now they'll never come back
18 again after we did that to them.

19 Okay. Mr. Wuellner, our conduct policy at
20 meetings.

21 AIRPORT AUTHORITY MEETINGS & CONDUCT POLICY

22 MR. WUELLNER: The next -- yeah.

23 At your last meeting, we -- well, we mentioned
24 that we were distributing the meeting conduct
25 policy as it relates to your internal, that is

1 board member activities, and solicited any comments
2 or changes that might want to be made. We re -- we
3 got two back, two comments back from members of
4 things you might want to consider. That's up to
5 you.

6 I do want to remind the board this is the only
7 policy you have that really just governs you. It
8 has no external effect on -- on staff or operation
9 of the airport or anything else. This is really
10 your agreement amongst the five of you as to how
11 you conduct meetings and -- and do basic business
12 as a board. So it really only affects -- affects
13 you.

14 The two items included, one, some language
15 about I'm going to guess six or eight years ago was
16 inserted into the policy by -- ended up being voted
17 on, but it was sort of a compromise from a -- a
18 board member who really wanted to be chairman. It
19 had had the same -- you know, the board had had the
20 same chairman for a number of years. No real
21 issues, just wanted to be chairman before they got
22 off the board.

23 They ended up, as just a sidebar, running for
24 election again and then resigned a few months
25 later. It had nothing to do with that, but moved

1 out of the county and ultimately -- so the language
2 is there.

3 I think the conversation, we can go back and
4 check the minutes, but the majority of comments
5 and -- which resulted in the action to go ahead and
6 put the restriction in there was because you five
7 effectively at any time you elect anyone chairman,
8 are arguably amending your policy in a de facto way
9 to allow someone to be elected to more than one
10 term. So it's really up to you whether the
11 language remains in there or you operate the way it
12 is and you frankly just choose once a year who's
13 chairman, irrespective of what the language in your
14 own policy may say.

15 Again, it's guidance in terms of your policy.
16 As long as you five agree that someone's chairman
17 or not chairman, that's really all that matters.
18 So, you can leave the language in there, you can
19 take it out, you can -- you know, it's one of those
20 do nothing, do something kind of languages.

21 The other item that was brought up is we had a
22 member who I think even vocalized at the last
23 meeting a little uncomfortable with doing voice
24 votes for the officer positions. So the request
25 was made that maybe we insert something in here

1 allowing that to be done quote unquote as a secret
2 ballot, you know, basically -- and those results
3 revealed in the meeting. I did not get a chance to
4 ask Doug if that's even legal within the state, so
5 I will ask that now, I guess, publicly.

6 MR. BURNETT: It can be done. In fact, I've
7 seen local governments here within the county have
8 that occur.

9 The City of St. Augustine Beach has done that
10 with who would be the mayor and vice mayor because
11 that position very similar -- operates very similar
12 here. And so they've actually written down who
13 they wanted to be the mayor and who they wanted to
14 be the vice mayor. The clerk collects them and
15 then you would read those into the record so that
16 it's only really secret for the moment while the
17 actual everyone's voting simultaneously. And then
18 we announce what the votes are, each individual
19 member, what their vote was, and then the tally.
20 So it all occurs right here. It's open sunshine.
21 It doesn't violate the Sunshine Law. That easily
22 could be done here.

23 The only added twist I will tell you as a
24 nuance in all of your board policy rules, these are
25 the general policies that you have and you adopt,

1 and it's the policy for how your meetings should
2 occur.

3 You do, however, have the power to suspend the
4 policy by a vote here of the board. And so, it's
5 generally how your meetings should go. But if
6 there was something that didn't function for some
7 reason, maybe a novel issue before the board and
8 you were following the policy and it didn't fit,
9 you could by a majority vote suspend the policy for
10 that vote and continue on with the policy.

11 So, I just want to put that out there. It
12 rarely occurs, but sometimes that does happen and
13 I've seen that happen at board meetings with local
14 government in this area.

15 So, anyways, that's -- before I ramble on too
16 much, that's one thing you're free as a -- as a
17 board to change your policy however you see fit.
18 And certainly you can vet anything. If there's
19 something you'd like to talk to myself or Ed about
20 after the meeting on a potential item or a change,
21 we'll be happy to get a draft and get it put
22 forward here for Authority members to review.

23 MR. WUELLNER: So it's really your pleasure
24 now what you want to do or not to do.

25 CHAIRMAN GREEN: I think we used to do the

1 voting on paper and turn it in back when I was with
2 Mr. Rose.

3 MR. WUELLNER: I don't recall that. The only
4 place I remember us doing anything in writing like
5 that was related to under the Consultants'
6 Competitive Negotiations Act when you were ranking
7 consultants based on, you know, whatever the
8 categories were, but you basically ranked your
9 preference as to who was selected in an order of 1
10 to 3 or 5 or however many. I'll defer to your
11 memory if you remember it that way. It could very
12 well be.

13 MR. MIRGEAUX: Correct me if I'm wrong, but
14 the votes are getting counted and published anyway.

15 MR. WUELLNER: Immediately -- almost
16 immediately.

17 MR. MIRGEAUX: It's not -- it's a silent vote,
18 it's not a secrete vote, so it sounds like it's an
19 administrative issue.

20 MR. WUELLNER: That's --

21 CHAIRMAN GREEN: Which we can deal with as
22 we --

23 MR. MIRGEAUX: We can suspend it --

24 CHAIRMAN GREEN: Yeah.

25 MR. WUELLNER: And to that, unless Doug tells

1 me differently, but I think you could actually do
2 it -- you could leave it out of the policy and then
3 decide before you vote you wanted to do it that
4 way. There's no reason you can't do it that way,
5 either. You could -- you could really approach
6 this either direction as it's -- it's in there and
7 you use it until you don't or it's not in there and
8 you want to use it until you do.

9 MR. KIRA: Let me -- let me try this.

10 I think the idea is on the last page,
11 Number 4, elimination of the term of two
12 consecutive years, I think we should just drop
13 that.

14 I feel we're elected -- you know, we have a
15 term limit every year and it changes every year.
16 It could be the same, okay? So I think we should
17 drop that as the first thing. And the last one is
18 replace that order at -- is that at the request of
19 at least one director, that he could request a
20 silent vote.

21 MR. WUELLNER: That's -- that's for you guys
22 to work out. We'll -- we'll write it down however
23 you want.

24 MR. KIRA: The assumption would be it's --
25 it's, you know, all in favor, you know, a voice

1 MR. MAGUIRE: I make a motion that we remove
2 the two-term limit requirement, okay? And we'll do
3 that one first.

4 CHAIRMAN GREEN: All right. We can.

5 MR. KIRA: I second that.

6 CHAIRMAN GREEN: Any further discussion?

7 (None.)

8 CHAIRMAN GREEN: All in favor?

9 MR. BRUNSON: Aye.

10 MR. MAGUIRE: Aye.

11 MR. KIRA: Aye.

12 MR. MIRGEAUX: Aye.

13 CHAIRMAN GREEN: Aye. Any opposed?

14 (None.)

15 CHAIRMAN GREEN: No? Okay. So the two-term
16 limit will be removed. And then the next comment
17 was regarding the --

18 MR. MAGUIRE: Now, before you make a motion,
19 what does our current policy say, silent or not
20 silent?

21 CHAIRMAN GREEN: I don't think it says either.

22 MR. MAGUIRE: It doesn't say either one.

23 MR. WUELLNER: It doesn't say either.

24 MR. MAGUIRE: Then --

25 MR. KIRA: Leave it.

1 MR. MAGUIRE: Then leave it.

2 MR. WUELLNER: So it really doesn't require
3 any adjustment --

4 MR. MAGUIRE: No.

5 MR. WUELLNER: -- unless you want it to be
6 silent.

7 MR. MAGUIRE: Well, if somebody wants it to be
8 silent --

9 MR. WUELLNER: Can still deal with that ahead
10 of it.

11 MR. MAGUIRE: -- I will oppose that when the
12 time comes up because I want to hear what everybody
13 says.

14 CHAIRMAN GREEN: Okay.

15 MR. WUELLNER: So that's a do nothing.

16 CHAIRMAN GREEN: That would be the only change
17 then.

18 MR. WUELLNER: So that's a do nothing.

19 CHAIRMAN GREEN: Do nothing.

20 MR. KIRA: Okay.

21 CHAIRMAN GREEN: Right.

22 MR. WUELLNER: Does anyone --

23 CHAIRMAN GREEN: No, I don't -- I don't hear
24 any other motions, so...

25 MR. MAGUIRE: Do we have to make a motion on

1 that?

2 MR. KIRA: No.

3 CHAIRMAN GREEN: It's a do nothing, so...

4 MR. KIRA: It's a do nothing.

5 CHAIRMAN GREEN: Nope. We're fine. So just
6 that one motion where we eliminate Number 4.

7 MR. MAGUIRE: Okay.

8 MR. WUELLNER: Very good. Okay. All right.

9 CHAIRMAN GREEN: Okay.

10 MR. MAGUIRE: Before we get on there, can I
11 ask, who's the graphic guy that did -- created this
12 little paper airplane on the screen?

13 MR. WUELLNER: Well, I guess it's technically
14 Microsoft; we just use it. Do you want it gone?

15 MR. MAGUIRE: No, I like it. I like it.

16 MR. WUELLNER: Oh. I inserted it, but it
17 doesn't -- it's just --

18 MR. MAGUIRE: Could you make it a jet, though?

19 MR. WUELLNER: I -- I -- that's it. You know,
20 you're --

21 MR. MAGUIRE: I like it.

22 MR. WUELLNER: -- seeing my skills on the
23 fly-out.

24 MR. MAGUIRE: It's very apropos.

25 MR. WUELLNER: There are about a hundred --

1 CHAIRMAN GREEN: Graphic designer.

2 MR. WUELLNER: -- a hundred ways to transition
3 slides on these things easily. Oh, I'm sorry. I
4 get your comment. It didn't --

5 CHAIRMAN GREEN: I did.

6 MR. WUELLNER: It went right through me and
7 then it's back.

8 HANGAR & FLIGHT SCHOOL DESIGN CONTRACT

9 MR. WUELLNER: Design-only contract. I wanted
10 to kind of explain what these projects were. We
11 gave you a copy of the draft or the proposed
12 supplemental agreement with Passero. This is --
13 just a little background, this was -- is sort of a
14 holdover design project in terms of dollars.

15 We had originally intended about 18 months ago
16 to use this to -- to do the design and construction
17 of a hangar expansion, if you recall, out on the
18 north end. This specifically was for what is
19 Regency Electric or Infinity Aviation, their
20 subset.

21 When we got into this a little bit, we
22 discovered, A, the cost of the expanding an
23 existing metal building far exceeded the budget
24 based on what they needed to have done. So
25 everyone kind of backed off on it including the

1 tenant and said, look, there's -- you know, what
2 we'd have to cost recover in this was kind of on
3 the edge of insane in terms of the rent and -- and
4 the cost to build. So everyone backed off and
5 said, hey, let's just not do it.

6 So everybody's happy with that going away as a
7 project. But that left design money with a broad
8 enough description under the Florida -- Florida DOT
9 grant that you have. The only downside is we have
10 an expiration date on this grant of the end of
11 June, if I'm not mistaken, because it's been out
12 there quite a while.

13 We thought we might approach you about just
14 doing a design-only contract with Passero to pick
15 up some loose end projects, get them at a point so
16 that when the projects are funded for construction,
17 we're largely ready to go. It's a short update of
18 the -- of the information, get it out on the street
19 and go.

20 Those projects included Hangar Row A, which is
21 the only hangar out there that hasn't been
22 rehabbed. That's the off -- the hangar that's
23 closest to our offices, the administrative offices,
24 and would, you know, visit that and get that design
25 completed and waiting for bid when funding becomes

1 available for the construction.

2 The other is -- another project we've been
3 approached is getting additional office or
4 basically a flight -- dedicated flight school
5 building built basically adjacent to this building.
6 It would eventually move the flight school out of
7 the first floor here, get that activity exclusively
8 over there, and allow this first floor to then be
9 rented. We've got plenty of people that are
10 interested in office space in this building should
11 it become available. It would do that design also.
12 No construction, just simply design work on it.

13 And that's really the two projects that are
14 included in the design-only contract, if you're
15 agreeable to it. It's got 50/50 DOT money. It is
16 a project that was budgeted in the current year
17 because we were anticipating at the point we were
18 doing the budget of doing the work on the other
19 hangar. So it is accommodated in the budget. It's
20 just a simple --

21 MR. MAGUIRE: Is the 177, is that the 50
22 percent or a hundred percent?

23 MR. WUELLNER: That is the total dollars
24 available.

25 MR. MAGUIRE: So --

1 MR. WUELLNER: Half of it.

2 MR. MAGUIRE: Half of that.

3 MR. WUELLNER: Our -- our portion is half of
4 that, yes, sir.

5 MR. MAGUIRE: Okay.

6 MR. WUELLNER: And that's the total funds
7 available in the grant essentially.

8 CHAIRMAN GREEN: When does that expire?

9 MR. WUELLNER: June of this -- end of June
10 this year. So it's plenty of time to do it.

11 CHAIRMAN GREEN: Use it or lose it.

12 MR. WUELLNER: And we have extended it
13 already, so the odds of getting it extended are
14 pretty slim without a huge -- and you've got --
15 you're going to have another project like that --

16 CHAIRMAN GREEN: Right.

17 MR. MAGUIRE: So what do you need? Do you
18 need a motion?

19 MR. WUELLNER: You need to just approve the
20 contract and -- you know, if that's what you wish
21 to do, is go ahead and get those designs and have
22 them waiting on construction dollars.

23 MR. MAGUIRE: Yeah.

24 CHAIRMAN GREEN: Mr. Hernandez, any comment?

25 MR. HERNANDEZ: Just a quick question on -- on

1 that.

2 MR. WUELLNER: Is that -- I'm sorry.

3 MR. HERNANDEZ: No. It's -- on the Hangar A,
4 is there any overall idea of what would
5 encompass -- no specifics, you know, be decided --
6 but what would be -- because right now I know part
7 of it is maintenance facilities for one of the
8 schools and the rest of them are hangars. Do you
9 have just an overall idea of what it would be?

10 MR. WUELLNER: I can tell you the overall
11 concept.

12 MR. HERNANDEZ: Concept, yeah.

13 MR. WUELLNER: We're nowhere near sizing or
14 anything else yet. But what we're trying to
15 accommodate is -- is likely a three-unit building
16 that picks up both of the sightseeing operators,
17 allows the public to access I'll call it ticket
18 counter but it's just counter space, and the
19 biplane rides as well as the helicopter operator
20 and storage of their aircraft and even maintenance
21 of their aircraft.

22 The other is the FACT, the Florida Aviation
23 Career Training, Bjorn's operation for the
24 maintenance, which is what you're referring to.
25 That is the third unit there, if it's -- if they

1 choose to lease it. We'll be working with them --
2 we don't know that they do or don't at this point.

3 MR. HERNANDEZ: So just basic --

4 MR. WUELLNER: We know they shouldn't be doing
5 it out of a T-hangar. That's all I know.

6 MR. HERNANDEZ: So basically the A row will
7 consist of three, four --

8 MR. WUELLNER: Yeah.

9 MR. HERNANDEZ: Okay. Just as an overall.
10 The final design will be whatever the design
11 engineers come up with.

12 MR. WUELLNER: Exactly.

13 MR. HERNANDEZ: Okay.

14 MR. WUELLNER: And that's -- those will be
15 presented --

16 MR. HERNANDEZ: That's down the road.

17 MR. WUELLNER: -- at the appropriate time.

18 MR. HERNANDEZ: That's down the road.

19 MR. WUELLNER: Yeah.

20 CHAIRMAN GREEN: All right. I have no more
21 public comment. Board discussion and motion to
22 entertain?

23 MR. KIRA: No discussion.

24 MR. BRUNSON: None.

25 CHAIRMAN GREEN: Any motion?

1 echo. And as of about three hours ago, steel began
2 going up on that slab already. So they're actively
3 plugging away at getting that -- that moving.

4 The slab for Building D, which is just to the
5 right-hand side of the right-hand picture, that --
6 that slab will begin being poured tomorrow
7 overnight -- not this tonight but the next night,
8 and the following night. They do it in two pours.
9 So by the end of the week, the second slab will be
10 poured. That building is also on-site, so
11 there's no -- there should be no delay moving from
12 it over. Basic utility work's already in place.

13 Right we're now on a schedule to be wrapped up
14 here on the project by I'm going to say June. It
15 should be earlier than that, but that's the current
16 timeline. It could be ready in May. There are
17 always items that could show up.

18 But doors are ordered and will be delivered
19 toward the end of this month. We don't really want
20 them on-site till then frankly, but they're --
21 they're ordered and should be here. So, making
22 good progress on that finally now that all the
23 result -- issues are resolved and building permits
24 obtained and the like.

25 Hangar B and C -- Hangars B and C, which is

1 the two adjacent hangars, we've I use the word
2 approved, but actually they're ready to be signed
3 pending no objection here. That's just a --
4 essentially a redo of the -- the original bids for
5 the buildings as well as the doors. So we just
6 awarded them again.

7 The prices have not changed. There's a
8 slightly modified change order for the actual
9 erection services because it's a slightly smaller
10 scope. So the actual cost to put them up is less
11 than the original D and E project by about
12 \$200,000, I believe is the number.

13 So anyway, that's kind of the update. Did we
14 get -- it was just the two pictures, right? Okay.
15 So, I just wanted to bring you up to speed on it
16 because I'm sure you'll get -- get an earful on
17 where we are with progress. But it is finally --
18 finally rolling and weather cooperating, we'll
19 be -- they'll look like buildings very quickly
20 here. I was actually quite surprised to see how
21 much steel went up in just a few hours. So steel
22 buildings are amazing in that respect.

23 Okay. That's all I have.

24 MR. KIRA: Is all the electrical in? I mean,
25 ran it underground?

1 MR. WUELLNER: The rough-in two slabs, yes.

2 MR. KIRA: Two slabs?

3 MR. WUELLNER: Yes. As well as rough-in
4 plumbing --

5 MR. KIRA: Okay.

6 MR. WUELLNER: -- where it's required.

7 MR. KIRA: Okay.

8 RESTAURANT PATIO REHABILITATION

9 MR. WUELLNER: Yeah. Next item? All right.

10 Next item, this is -- if you -- you may or may
11 not recall, but when we were doing budget last
12 year, I mentioned there were some projects in the
13 terminal area that we had that were under a -- we
14 had an FDOT grant. It's a 50/50 grant. The amount
15 of money originally available is in the vicinity of
16 about \$750,000 total project. So about half of
17 that was Authority. It is budgeted.

18 We started looking at the -- this is the
19 underneath of the patio for the restaurant on the
20 second floor. You can see it's in pretty good
21 shape. We're -- we need to basically replace all
22 of that.

23 If you -- you may or may not remember, but it
24 was a tiled -- they put tile over concrete and
25 outside and as a result a lot of water sat there

1 and just -- you know, it didn't end up well. So
2 that's the condition it is.

3 We're recommending that we look -- kind of
4 look additionally at that facility. This was the
5 original layout. If you look to the right-hand
6 side, you'll see there was an overhang or awning
7 that was originally cantilevered out of the
8 building. That served as -- I know you probably
9 don't remember this, but when the terminal was
10 built in 200- -- I'm sorry, 1993, there was a
11 baggage claim that was built into the side of that
12 wall, as they envisioned back in the pre 9/11 days
13 that you could run commuter airline service through
14 that building. So they were envisioning being able
15 to throw bags through that door into the common
16 area of the GA terminal.

17 All of that world's completely different.
18 None of that can occur or will occur. Many years
19 ago the door was removed, the wall refinished to
20 the outside and, you know, it just kind of
21 disappeared. But that's what the awning covered.
22 You also had a feeling for the outside porch before
23 the slide disappeared too fast. That's all right.
24 That doesn't need to come back.

25 But in -- in this case we're recommending we

1 go ahead -- on a design-build contract, is go ahead
2 and enclose both of those surfaces. It re -- it
3 involves where the inside -- what windows are there
4 now on the exterior of the building on that floor
5 would basically be cut all the way down to the
6 floor level, thus opening that enclosed patio and
7 porch on the two sides to add seating to the
8 restaurant. The seating to the restaurant has been
9 a critical item in getting people interested in
10 there. The -- the floor space is so small up
11 there, it's very difficult to get to a good number
12 in there.

13 In any case, this would allow, it's round
14 numbers, about 600 some feet of additional enclosed
15 space at the end of this. Those are roughly 8 feet
16 wide by -- one of them's 30-some feet, one of
17 them's about 42 feet, I believe.

18 This particular slide gives you an idea of
19 what the additional space looks like. You kind of
20 get a feel -- if you don't mind me getting up, I'm
21 going to go to this slide. The original windows
22 end up being opened up to the ground. So you
23 just -- you have some de facto columns that end up
24 being developed. But this all becomes new interior
25 restaurant space.

1 Another positive development, the other
2 shortcoming of the restaurant floor space was
3 always storage for dry goods and things like that
4 associated with the restaurant. The original, I
5 don't think we have the whole floor plan, but
6 the -- there was a mechanical closet that's really
7 pretty good size but held the air conditioner in
8 there.

9 The air condition's proposed for replacement.
10 It's the original air conditioner that goes back,
11 believe or not -- I don't know how it's running,
12 but it's been there since 1993. It's somehow still
13 operational. We have done some repair work over
14 the years. But that -- that unit would be
15 relocated up in the area of the crossover from the
16 elevator, if you know where that is. It would go
17 up above that, out of the way. That frees that
18 bigger mechanical room for dry storage associated
19 with the restaurant.

20 We have a firm number as a design-build number
21 for this of 342, which includes everything at this
22 point. Again, I'll remind you it's a 50/50 grant
23 from DOT, so our number's more like 171.

24 Completion date, this is another one that's on
25 a short burn from a grant perspective, so the work

1 would need to be completed by the end of June. So
2 this would go rapidly from this point forward
3 should you agree to it.

4 MR. MAGUIRE: You have design-build Passero.
5 I didn't know they were contractors to build.

6 MR. WUELLNER: They facilitate with a licensed
7 contractor.

8 MR. MAGUIRE: Okay.

9 MR. BRUNSON: Ed?

10 MR. WUELLNER: And Doug is working with them
11 to finalize documents that could be used.

12 MR. MAGUIRE: The design of those, do you
13 already have construction drawings done and
14 approved, or is it just --

15 MR. WUELLNER: I don't -- let me ask. They're
16 not technically construction dollars but being
17 designed -- or construction drawings, not dollars.

18 MR. VOLLENWEIDER: They're ready for permit.

19 MR. WUELLNER: They're ready to permit.

20 MR. MAGUIRE: Okay.

21 MR. WUELLNER: Or can be quickly.

22 MR. MAGUIRE: Yeah.

23 MR. WUELLNER: Yes, sir?

24 CHAIRMAN GREEN: Mr. Brunson?

25 MR. BRUNSON: Ed, this -- these opening of the

1 windows, that's great. That's a -- a big thing
2 where people don't have to have high-top tables --

3 MR. WUELLNER: Exactly.

4 MR. BRUNSON: -- to see the aircraft and so
5 forth and so on. The potential client for this,
6 have they expressed any -- any thoughts on this
7 design?

8 MR. WUELLNER: Yeah, they're excited about it.
9 They're totally -- they like the idea.

10 MR. BRUNSON: Good. Good.

11 CHAIRMAN GREEN: That enclosure is heated and
12 cooled --

13 MR. WUELLNER: It is.

14 CHAIRMAN GREEN: -- because those are glass --

15 MR. WUELLNER: It is. It is. There's no way
16 I'm sitting out there otherwise.

17 CHAIRMAN GREEN: Okay.

18 MR. WUELLNER: A gerbil in a terrarium.

19 CHAIRMAN GREEN: Mr. Hernandez?

20 MR. HERNANDEZ: Just let you know that the
21 restaurant part is very exciting for us. We really
22 want that to happen and we'll do as best we can.

23 Just a couple of questions on that. So what
24 you're saying is that the completion date of
25 July 1st, 2019 is design and -- and construction?

1 MR. WUELLNER: Yes, sir.

2 MR. HERNANDEZ: Wow. That's pretty
3 aggressive. Okay.

4 MR. WUELLNER: That's -- everyone's motivated
5 because that's the last day we can incur charges
6 against it and be reimbursed, so...

7 MR. HERNANDEZ: We -- we're really looking
8 forward to that. Okay. That was my one question,
9 because another question probably won't be under
10 here, it will be in a different section. Thanks.

11 MR. WUELLNER: Okay.

12 CHAIRMAN GREEN: All right. No more public
13 comment. Any more board discussion?

14 MR. MAGUIRE: Just one question.

15 MR. BRUNSON: That's good news.

16 MR. MAGUIRE: I totally support this. It's
17 critical we do this. How about the equipment
18 inside?

19 MR. WUELLNER: There's -- there's actually
20 very little equipment in there. Restaurant-related
21 equipment, is that what you're asking about?

22 MR. MAGUIRE: Yeah.

23 MR. WUELLNER: There's very little in there
24 that's usable. There are a few pieces, but the
25 vast majority of it was in rough shape.

1 MR. MAGUIRE: The one time I looked at it, it
2 was horrible.

3 MR. WUELLNER: Yeah. And the next -- the next
4 agenda item deals with I think those aspects of it.

5 MR. MAGUIRE: Okay. Okay.

6 CHAIRMAN GREEN: Okay.

7 MR. WUELLNER: Other than AC, there's no
8 equipment in this -- in this grant.

9 MR. MAGUIRE: Okay.

10 MR. WUELLNER: There's just strictly
11 construction.

12 MR. MAGUIRE: Good.

13 CHAIRMAN GREEN: Okay. Do we need a motion
14 on --

15 MR. WUELLNER: Yes, ma'am. We need
16 contracting authority.

17 CHAIRMAN GREEN: Okay. So that's the first
18 part of it.

19 MR. WUELLNER: Yes.

20 CHAIRMAN GREEN: Then we'll go to the --

21 MR. WUELLNER: Then to the lease itself, yes.

22 CHAIRMAN GREEN: You want to do those in two?
23 The lease we haven't gone over --

24 MR. WUELLNER: I -- I think you need to do two
25 separate motions.

1 There were two people involved last time. They are
2 proposing the lease -- anyway, Doug's working on
3 the lease agreement itself using the new form that
4 you've seen late last year.

5 They are proposing an estimate of about
6 \$50,000 of capital investment in there to include
7 equipment and things of that nature, furnishings
8 and the like. They are asking for a first six
9 months at no rent, but that period would start
10 essentially now. So through construction and the
11 like. So it's not -- I don't think that's a very
12 unreasonable request, considering you can't develop
13 revenue against most of that time.

14 There would be two one-year terms to be
15 followed by a three-year term, and then I'm
16 assuming if things are going well, that they'd be
17 approaching us for a much longer term lease. It
18 involves -- they are proposing to be open for all
19 three meals every day of the year essentially.

20 We know the individual. The Rainer Hueckels
21 owns the flight school downstairs, has been
22 tremendously successful with that. I do want to
23 attest in terms of a -- from just the staff side of
24 it, we have never had issues relative to him
25 honoring lease terms and agreements.

1 We do significant amounts of money in fuel
2 with him in the self-serve as well as the lease.
3 We just never have any issues; everything's always
4 paid on time. So in terms of reliability of the
5 tenant, I think -- I think you've got a good one in
6 terms of that.

7 He does have a little history in the
8 restaurant business, although it's been a while.
9 He intends to hire professional people to actually
10 do the operation. Everything he seems to touch so
11 far does pretty well, so -- and, you know,
12 honestly, we've been sitting here trying to
13 churn -- churn the water for a long time. So, you
14 know, I think if you're willing to give him a try,
15 this is -- this is really a great place to start.

16 CHAIRMAN GREEN: Mr. Maguire?

17 MR. MAGUIRE: Just a couple of questions,
18 yeah. It's interesting. He's going to spend 50 --
19 up to \$50,000, but he doesn't want a longer term to
20 amortize those costs out?

21 MR. WUELLNER: I had the same observation with
22 him and he said, well, I'm confident it's going to
23 do well, but I don't want to be -- even though he
24 knows we typically would allow him out of the lease
25 if it was -- I mean there's no point in trying to

1 collect 20 years of rent.

2 MR. MAGUIRE: If he -- he invests 50,000, do
3 we know what -- is the 50,000 going towards
4 equipment?

5 MR. WUELLNER: Equipment and furnishings in
6 the restaurant.

7 MR. MAGUIRE: Okay. So if he walks out after
8 the first year, who owns the equipment?

9 MR. WUELLNER: I think the equipment would be
10 his --

11 CHAIRMAN GREEN: It depends on the lease.

12 MR. WUELLNER: -- as well as furnishings. So
13 we -- well, we don't really have the document
14 together, so if there's a condition you wish to
15 attach to that, I'm happy to try and explore it in
16 the lease document, but --

17 MR. MAGUIRE: Well, my -- my experience is
18 when a tenant invests money that they're not going
19 to get back, they're a far better tenant. They
20 stay around longer because they want their money
21 back.

22 MR. WUELLNER: Uh-huh. That's a great point.

23 MR. MAGUIRE: So I would -- I would prefer in
24 some way to see equipment, if he walks early, the
25 equipment stays with us. If he stays for five

1 years, then the equipment go to him. That's a way
2 of keeping him around.

3 MR. WUELLNER: I agree completely. The only
4 cautionary tale I throw into this is the last,
5 well, maybe two tenants ago, when they left, we
6 ended up stuck with the bill not for the equipment
7 per se, but for the taxes related to all of that
8 from the personal property aspect of it. So we
9 ended up shelling out a significant amount of money
10 because we then owned the equipment at the end of
11 that deal.

12 MR. MAGUIRE: And I assume that that's going
13 to be addressed in this -- in this with the
14 attorney.

15 MR. WUELLNER: I am sure it will be much
16 better. It caught everyone by surprise.

17 MR. MAGUIRE: Now that we've been caught once,
18 we don't want to get caught again.

19 MR. WUELLNER: Yes, sir.

20 MR. MAGUIRE: Okay. The -- we used to eat
21 breakfast out here all the time, so I'm looking
22 forward to this.

23 MR. WUELLNER: Awesome. Yes?

24 MR. MAGUIRE: You're talking -- one last
25 comment. You're talking six months. If we still

1 have four months before July 1st, he's only really
2 getting two months free. So that's -- that's a
3 benefit.

4 Oh, I know what the other question was. If
5 it's a one-year lease and six months goes by, that
6 means he's only going to have six months of
7 operating time to recoup his investment.

8 MR. WUELLNER: Unless you would like to
9 recommend we do the six-month and then pick up the
10 one-year term after that. I --

11 MR. MAGUIRE: Yes.

12 MR. WUELLNER: That's your call. I'm
13 sure he'd be fine with it.

14 MR. MAGUIRE: That's what I was leading up to.
15 Give him six months and then start the lease one
16 year after.

17 MR. WUELLNER: So it's basically an 18-month
18 first year term?

19 MR. MAGUIRE: Yes.

20 MR. WUELLNER: That didn't come out right,
21 but.

22 MR. MAGUIRE: Yeah, that's correct.

23 MR. KIRA: I think that's acceptable. Because
24 we've got to get it moving.

25 MR. WUELLNER: I agree.

1 MR. KIRA: That's it. Anything.

2 CHAIRMAN GREEN: Okay. I will -- any more
3 comment? All right. Mr. Hernandez?

4 MR. HERNANDEZ: First I'd like to say SAAPA is
5 real excited that this is going to happen and
6 anything we can do to help out would -- and I did
7 have a question about, but Mr. Maguire, you brought
8 out very well. But, yeah, that would be kind of
9 tough for somebody.

10 The only other thing I'd like to bring up is
11 if the -- if the airport keeps the equipment, you
12 would open yourself up to after a long time when
13 the equipment is no good, it gives the person an
14 incentive to leave and dump off all that old
15 equipment on you. Just something to think about.

16 MR. WUELLNER: And of course the taxes are
17 always a year in arrears.

18 MR. MAGUIRE: Can you clarify the tax
19 situation on that one the airport had to pay?

20 CHAIRMAN GREEN: Personal property. Go ahead.

21 MR. WUELLNER: We ended up having to keeping
22 the -- we keep the equipment as sort of the payout
23 of the lease that they walked away from.

24 MR. MAGUIRE: Oh, okay.

25 MR. WUELLNER: So we ended up owning the

1 equipment.

2 MR. MAGUIRE: So it was in lieu of.

3 MR. WUELLNER: It was in lieu of at that
4 point.

5 MR. MAGUIRE: Okay.

6 MR. BURNETT: And so it brings up a -- from a
7 practical standpoint, if there was a default on the
8 lease, it still may be something that winds up
9 under any scenario with a future tenant in that
10 space.

11 No matter how we address it in the lease, it
12 still may be something where you wind up owning the
13 equipment because if there was a default, an easy
14 negotiating point is, well, we have the space and
15 this is what happened previously. We have the
16 space. It would be great if the space was turnkey;
17 it may be easier to get a tenant in there. And the
18 second tenant came in because they could operate,
19 it didn't work for them either ultimately. But we
20 did have the equipment from negotiating a
21 settlement related to the back rent that was owed
22 previously. The airport, you know, got the bill of
23 sale, if you will, for the equipment.

24 MR. WUELLNER: And that ends up kind of a game
25 day decision in a -- in a default scenario, of

1 course.

2 MR. MAGUIRE: Yeah.

3 MR. BURNETT: One other thing. The business
4 plan that's in here says that he's committing
5 \$50,000 in improvements and I guess another \$50,000
6 basically initial startup for hiring staff and
7 operating expenses to get the place going. So, for
8 what that's worth. Looks like the total number is
9 \$100,000 in potential investment.

10 MR. MAGUIRE: The best of luck to him because
11 right now, the labor force for restaurants is very
12 thin. It's hard to find good cooks and good wait
13 staff out there, so I wish him the best.

14 MR. WUELLNER: Good point.

15 MR. KIRA: He might give part-time work to his
16 flight students.

17 MR. WUELLNER: Well, I know he feels like he's
18 got a built-in audience to some degree.

19 MR. MAGUIRE: Oh, he does.

20 MR. KIRA: Yeah. And, you know, get them to
21 work.

22 CHAIRMAN GREEN: All right. Entertain a
23 motion.

24 MR. KIRA: I move we accept the -- accept the
25 lease.

1 CHAIRMAN GREEN: The basic terms?

2 MR. KIRA: The basic terms for Hangar One
3 Bistro.

4 CHAIRMAN GREEN: Second?

5 MR. MAGUIRE: What -- I'll second, but what
6 terms --

7 CHAIRMAN GREEN: The basic terms, which are
8 the estimated -- well, it says \$50,000, but as
9 Mr. Burnett stated, about a hundred thousand
10 investment, and I think we did modify it to add
11 the --

12 MR. KIRA: Six months.

13 CHAIRMAN GREEN: -- six months plus then one
14 year of a lease term.

15 MR. MAGUIRE: Yeah.

16 CHAIRMAN GREEN: I think that's the only kind
17 of modification on the basic lease.

18 MR. KIRA: It's showing good -- good faith on
19 our side.

20 MR. WUELLNER: And I wasn't intending to bring
21 the document back unless you absolutely need it,
22 but Doug will get it wrapped up.

23 MR. BURNETT: It will be similar to the one
24 that we drafted -- if you'll recall we went through
25 this exercise in 2016. We thought we were going to

1 existing year funding with Florida DOT allowing us
2 to take advantage of funding immediately for land
3 acquisition, because we do not have any programmed
4 for a while, defer the grant this was attached to
5 until after July of this year at which point it
6 re -- it funds again and everything's --

7 CHAIRMAN GREEN: Back.

8 MR. WUELLNER: The part -- the grant that this
9 was originally attached to is not going to show up,
10 it's tied to an FAA taxiway design grant that I
11 mentioned earlier.

12 There's no way we're getting this grant until
13 likely August or September, at which point we're in
14 the new state fiscal year and all of the funding's
15 restored. So it -- it's an absolute no risk to us
16 and provides a 50 percent match to the property.

17 So, our recommendation would be that you
18 authorize 19 -- 2019-02, which is an FDOT JPA
19 resolution. That has \$150,000 of FDOT money to be
20 matched by \$150,000 Airport Authority money, for a
21 total of \$300,000 of funds available.

22 CHAIRMAN GREEN: So this is a placeholder?

23 MR. WUELLNER: Well, no, it's real money and
24 it would be available really fast, so that we
25 wouldn't defer collection of -- wouldn't defer

1 purchase of the property --

2 CHAIRMAN GREEN: Right.

3 MR. WUELLNER: -- so...

4 But it -- it's just a -- I think you'd call it
5 just a rob Peter to pay Paul then pay Paul back in
6 July, I guess, or Peter back I guess in July, if
7 you get my --

8 CHAIRMAN GREEN: Mr. Hernandez, any comment?

9 All right. Board -- board motion?

10 MR. KIRA: Motion to approve.

11 CHAIRMAN GREEN: Second?

12 MR. BRUNSON: Second.

13 CHAIRMAN GREEN: Any more discussion?

14 (None.)

15 CHAIRMAN GREEN: All in favor?

16 MR. BRUNSON: Aye.

17 MR. MAGUIRE: Aye.

18 MR. KIRA: Aye.

19 MR. MIRGEAUX: Aye.

20 CHAIRMAN GREEN: Aye. Any opposed?

21 (None.)

22 PROPOSED PROPERTY ACQUISITION

23 MR. WUELLNER: Okay. All right. Thank you.

24 Let's -- we'll come back to this slide. Can I get
25 the -- there we go. I want to kind -- can you see

1 me over here? Thank you.

2 All right. This is obviously the -- the area
3 you're sitting in now. This is Casa Cola road.
4 Everything inside this yellow dash line the
5 Airport Authority owns with the exception of these
6 three blue boxes and the two other colored boxes
7 here.

8 The property in question is 4749 Casa Cola,
9 which is the orange box only. So you see that our
10 development out to U.S. 1 is arguably impaired
11 because of the location of those four properties,
12 one of which could go away with your agreement to
13 purchase the property.

14 I do want to call your attention to the green
15 box, also. Since we met last time, the owner of
16 that property has passed away. The property is in
17 estate being handled. Doug is working with them.
18 They expressed an interest to us on their own that
19 we might be interested in acquiring it before they
20 list it with a realtor and just dispose of it as
21 part of the probate, I guess would be the way to
22 describe it.

23 So anyway, this is going to come at you
24 probably for next month in terms of a purchase. We
25 did make that proviso or we believe most of it's

1 already provided in the grant that you just did on
2 the previous item. So it's kind of included in
3 the -- in the financial scenario, if you will.

4 That would leave these three as all that's
5 left to acquire in the neighborhood. This one
6 being the least critical, the other two eventually
7 taking care of themselves over time. But it begins
8 to sort of break down the wall, if you will, of the
9 barriers in the last property that would -- could
10 be developed at least aviation standpoint. So I
11 think these are -- these are good moves, long term
12 especially.

13 Now, they both caught us surprise, so
14 consequently our portion of the DOT grant that you
15 just approved and which would apply to the purchase
16 has not been budgeted, so these would be items that
17 we would request to come out of reserves to cover
18 our 50 percent of the grant.

19 MR. MIRGEAUX: So Resolution 2019-2 is to
20 cover this one and potentially --

21 MR. WUELLNER: The second one, that's correct.

22 MR. MIRGEAUX: The second? Okay.

23 MR. WUELLNER: Yes, sir. The -- we do have an
24 appraisal on the 4749. That came back at \$145,000.
25 So the orange box that was on the last drawing is

1 at 145-. That would be a 50/50. So our actual
2 cash outlay would be about \$72,500.

3 The owner's agreeable to that with the proviso
4 that they can have a three-year rent-free scenario
5 in the house. If they want to be in there longer
6 three and/or we don't need the property in advance
7 of three, then they would lease it at that point at
8 market value.

9 So it's a way of enhancing the purchase price
10 without any real cash transaction on the
11 Airport Authority and it benefits the seller -- or
12 motivates the seller to go ahead and get this thing
13 in -- in Airport Authority hands.

14 The proposed agreement with them, all
15 maintenance, all other obligations remain with the
16 person there. So we're not going in there tomorrow
17 and replacing roofs or doing any other kind of
18 stuff. He understands that our intention long term
19 is to raze that property and move on; it's not to
20 be in the rental house business again.

21 CHAIRMAN GREEN: Who's paying the taxes, then,
22 we would?

23 MR. WUELLNER: We would. I don't -- the
24 initial, we'd -- it's prorated for the purchase
25 price, but then --

1 CHAIRMAN GREEN: Right.

2 MR. WUELLNER: -- for the next two years, we'd
3 be paying it, yes.

4 CHAIRMAN GREEN: Because we would own it.

5 MR. KIRA: And they would rent it from us for
6 the next three years?

7 MR. WUELLNER: He rents it at no rent, so he
8 occupies it for three years.

9 MR. KIRA: For no rent.

10 MR. WUELLNER: Correct. After that, he would
11 rent it at market value. That would unlikely -- I
12 can almost assure you in the scenario for the other
13 property, that's not -- that would not even be on
14 the table because the owner is no longer there.
15 The house sits vacant as it is today.

16 MR. BURNETT: And for the green parcel we
17 don't have an appraisal yet, so we don't know where
18 that one's coming in yet.

19 MR. WUELLNER: It's just been ordered.

20 MR. KIRA: Casa Cola, the only way I would
21 actually lean towards that would be if they at
22 least pay the taxes.

23 MR. WUELLNER: Okay.

24 MR. KIRA: You know what I'm saying?

25 MR. WUELLNER: I don't see it as a deal-killer

1 appraisal, but...

2 MR. WUELLNER: I don't know. I didn't look at
3 what the -- it can't be -- yeah, I don't know.
4 It's probably about 160-, I'm guessing, 170-.

5 MR. KIRA: You're looking at the square
6 footage of property, not --

7 CHAIRMAN GREEN: I know. That's why I was
8 wondering how it compared. I mean, we have an
9 appraisal, so --

10 MR. KIRA: Depends on how many square the
11 property is and divide it.

12 MR. WUELLNER: Two -- basically two
13 residential lots there, I believe, if my memory's
14 correct, of the old plat.

15 MR. KIRA: 50 x 50 or --

16 MR. WUELLNER: 50 x 120, maybe?

17 MR. KIRA: That's almost a quarter acre.

18 MR. MAGUIRE: Can you bring the map back up?

19 MR. WUELLNER: Sure. I don't -- I neglected
20 to carry the appraisal. You don't have a copy, do
21 you?

22 CHAIRMAN GREEN: We've been looking at these
23 for a while.

24 MR. MAGUIRE: Uh-huh.

25 MR. WUELLNER: Actually there's been no

1 movement since 2006 -- 2005 on these. So it's been
2 12 years since we've acquired one there.

3 MR. MIRGEAUX: And they approached us?

4 MR. WUELLNER: Yes, in both cases. One's
5 facing a foreclosure --

6 MR. MIRGEAUX: Okay.

7 MR. WUELLNER: -- the one we're talking about
8 today. And the other's obviously a probate
9 scenario.

10 CHAIRMAN GREEN: I'm assuming that that
11 purchase price pays off -- because you said a
12 foreclosure, so...

13 MR. WUELLNER: (Nods head.)

14 CHAIRMAN GREEN: Right.

15 MR. BURNETT: This is David Crayall (sic)?

16 MR. WUELLNER: Uh-huh. Connell.

17 MR. BURNETT: Connell.

18 CHAIRMAN GREEN: All right. Board motion?

19 MR. KIRA: Motion to buy it, with the -- with
20 the proviso that they pay the taxes over -- for the
21 next three years.

22 CHAIRMAN GREEN: Is there a second?

23 MR. MIRGEAUX: Second.

24 CHAIRMAN GREEN: Any more board discussion?

25 Other than I've been on this board on and off since

1 1999 and it's been a long time we've been trying to
2 acquire these, so...

3 All right. All in favor?

4 MR. BRUNSON: Aye.

5 MR. MAGUIRE: Aye.

6 MR. KIRA: Aye.

7 MR. MIRGEAUX: Aye.

8 CHAIRMAN GREEN: Aye. Any opposed?

9 (None.)

10 CHAIRMAN GREEN: All right. The motion
11 passes.

12 MR. WUELLNER: Very good. I think that
13 completes --

14 CHAIRMAN GREEN: Uh-huh.

15 MR. WUELLNER: -- an unusually long agenda.

16 PUBLIC COMMENT - GENERAL

17 CHAIRMAN GREEN: Mr. Hernandez, public
18 comment?

19 MR. HERNANDEZ: I'll ask.

20 If -- now, going back to the restaurant, is
21 there any provision for parking? We now understand
22 that that was one of the big sticking points for
23 the restaurant before. There just isn't a lot of
24 parking for people that come in. Is there anything
25 or any idea of working with the parking issue? I

1 don't -- honestly, I don't see how, but...

2 MR. WUELLNER: I don't know how we can fix
3 that, either, short term.

4 We do have a -- just a separate funding, we do
5 have a wholesale reworking of that area programmed
6 with Florida DOT as a match grant with us that's
7 about -- it will work into next year. It starts
8 with a small design amount of money probably in
9 Aug- -- July of this year, actually as soon as we
10 get in the state new year, and then there is public
11 transportation dollars unusually multi -- they call
12 multimodal funds available to rework that.

13 We're hoping that that will also include a
14 signalized intersection there as well as tying in
15 that southernmost entrance or exit from
16 Northrop Grumman into that flow so that there's a
17 traffic light that's developed there. So --

18 MR. HERNANDEZ: Yeah.

19 MR. WUELLNER: -- it doesn't enhance parking
20 in itself, but hopefully it creates a better --

21 MR. HERNANDEZ: Just if you'd take that into
22 consideration, because man parking there is bad.

23 CHAIRMAN GREEN: Okay. No more public
24 comment. Mr. Maguire, any comments?

25

1 AUTHORITY MEMBER COMMENTS & REPORTS

2 MR. MAGUIRE: No.

3 CHAIRMAN GREEN: Mr. Kira?

4 MR. KIRA: Last TPO meeting, I was honored to
5 practically read into the record down there about
6 how great this airport is, about the fact that we
7 made, you know, Number 8 in the whole country in
8 the area of contract -- in the area contract towers
9 and somewhat -- whatever, 58 or something, in all
10 towers in the country. So I thought that was
11 really good. I made sure I got it into their
12 records.

13 And then at the end of it, I actually had -- I
14 was approached by Jacquelyn Smith, who is the
15 special operation -- director of special operations
16 for John Rutherford, and mentioned that they -- he
17 wants to come down and basically have a -- a
18 look-see. I said great. And I gave her my card
19 and I think she already got in touch with you.

20 MR. WUELLNER: Yes.

21 MR. KIRA: And that was it.

22 CHAIRMAN GREEN: Okay. Thank you.

23 Mr. Brunson, comment?

24 MR. BRUNSON: I -- the only thing I can say is
25 I'd like to welcome Carol Saviak to the family, and

1 I've worked many things with you and I'm looking
2 forward to doing many more. Happy about that.

3 Whoever took the picture of the aircraft being
4 loaded at Grumman on the -- at the barge, that was
5 a real nice picture. Kevin, you? Good. I wish we
6 could have got that in the mullet wrapper. But
7 that's about all I have right now.

8 CHAIRMAN GREEN: Okay. Mr. Mirgeaux --

9 MR. MIRGEAUX: I have nothing.

10 CHAIRMAN GREEN: -- Aerospace, did you get to
11 go to the meeting?

12 MR. MIRGEAUX: I didn't get to go --

13 CHAIRMAN GREEN: Okay.

14 MR. MIRGEAUX: -- so nothing for Aerospace.

15 CHAIRMAN GREEN: I spoke with Katie Maltby,
16 and tomorrow is the career academy, which we've
17 done over the years. VyStar puts it on, and it
18 just helps the kids learn how to budget, plan, that
19 kind of stuff. It's not necessarily Aerospace
20 related, but it's good. A lot of our Aerospace
21 Academy kids are in that.

22 We have our next Aerospace meeting I think is
23 the 24th of April, and then they have their academy
24 awards coming up --

25 MR. WUELLNER: It's before that, though.

1 CHAIRMAN GREEN: I think it is. Academy
2 awards are -- actually, is that -- no, I'm sorry.
3 It's April 2. April 2 is the academy awards, and
4 that's where the kids that are in our Aerospace and
5 other academies are awarded their accolades for
6 their services. So I'll tell you when it's around.
7 It's going to be -- it's at the college, I think.
8 It's at First Coast Tech.

9 MR. WUELLNER: Yeah, FCTC.

10 CHAIRMAN GREEN: Yes. And I haven't heard
11 anything from EDC, so I don't have -- okay.

12 MR. WUELLNER: One more comment on Aerospace.
13 They did elect internally to not do a version of
14 Family Fun Day this year. So if any of you used to
15 come out for that, that's not going to happen this
16 year. So they're going to defer it till next year.

17 CHAIRMAN GREEN: Okay.

18 MR. KIRA: One more. I just remembered.

19 I -- the TPO was looking for plans or looking
20 for requests for long-range planning for the 2045
21 year of construction in the area, and actually I
22 put in a request that they put in a -- an extension
23 from the expressway to the airport. And I
24 forwarded it on to the St. Augustine -- a copy to
25 the St. Augustine -- City of St. Augustine and

1 Chairman Johns and Ed.

2 MR. WUELLNER: We have a meeting with them to
3 discuss projects. I'm trying to find it off the
4 top of my head here.

5 MR. HARVEY: Somewhere around the 26th.

6 CHAIRMAN GREEN: March?

7 MR. WUELLNER: Of March?

8 MR. HARVEY: Yeah, it hasn't been --

9 MR. WUELLNER: Oh, it has been --

10 MR. HARVEY: It's not in concrete yet.

11 MR. WUELLNER: -- formalized. So we're
12 putting that together?

13 Also wanted to -- something I neglected that
14 somebody was supposed to remind me but didn't, the
15 charging, electric vehicle charging station --

16 MR. KIRA: Yeah.

17 MR. WUELLNER: -- has been installed. That
18 was a -- entirely funded by the TPO. We have a
19 two-vehicle charging station for EVs located in the
20 GA terminal area now that's up and operational now.
21 So our thanks to Mr. Kira for facilitating that.

22 MR. MAGUIRE: That begs a good question.
23 Where does the electricity come from and who pays
24 for that?

25 MR. WUELLNER: Well, initially there's a grant

1 paying for all that. After that, it's credit card
2 driven and we can actually generate a small amount
3 of revenue.

4 MR. MAGUIRE: Good.

5 CHAIRMAN GREEN: Okay. Then our next
6 meeting scheduled for tax day --

7 MR. MAGUIRE: I have one more thing --

8 CHAIRMAN GREEN: Yes, sir.

9 MR. MAGUIRE: -- just in case. Everybody
10 knows that Mayor Shaver resigned the other day.
11 This morning the city commission had a meeting and
12 they voted in Tracy Upchurch to be the new mayor.

13 MR. WUELLNER: Okay. Thank you.

14 CHAIRMAN GREEN: Yeah. And we wish her well.

15 MR. WUELLNER: Yeah.

16 MR. BRUNSON: Is Tracy on the commission or is
17 he just --

18 MR. MAGUIRE: He wasn't. He has in the past
19 years ago.

20 MR. BRUNSON: Okay.

21 CHAIRMAN GREEN: Okay. Our next meeting is
22 April 15th at 4:00 unless otherwise.

23 MR. MAGUIRE: Tax day?

24 CHAIRMAN GREEN: Tax day.

25 MR. WUELLNER: Yes.

1 CHAIRMAN GREEN: All right. Meeting's
2 adjourned. Thank you, gentlemen.

3 MR. WUELLNER: Thank you.

4 (Meeting adjourned at 5:26 p.m.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 29th day of March, 2019.



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

<p>CHAIRMAN GREEN: [145] COMMISSIONER DEAN: [10] 14/22 16/20 17/1 17/20 17/24 18/4 18/10 18/13 18/15 18/17 MR. BEYERS: [14] 6/21 6/24 7/2 7/4 7/9 7/15 7/19 7/25 8/6 8/9 8/11 8/13 8/15 18/19 MR. BRUNSON: [25] 5/14 5/17 5/19 9/25 10/2 12/5 33/6 41/8 49/23 50/3 50/6 57/8 57/24 58/3 58/9 59/14 61/4 61/12 71/8 73/11 73/15 81/3 83/23 87/15 87/19 MR. BURNETT: [11] 19/15 20/21 28/22 28/25 36/5 68/5 69/2 70/22 77/15 80/14 80/16 MR. CARUSO: [1] 4/17 MR. GAMMON: [18] 21/7 23/9 26/10 26/12 26/14 27/2 27/7 27/17 29/24 30/4 30/7 30/12 30/19 31/3 31/18 32/3 32/12 32/20 MR. HARVEY: [3] 86/4 86/7 86/9 MR. HERNANDEZ: [22] 18/21 31/24 32/4 32/6 32/14 32/17 47/24 48/2 48/11 49/2 49/5 49/8 49/12 49/15 49/17 58/19 59/1 59/6 67/3 81/18 82/17 82/20 MR. 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HAMM: [5] 29/10 30/17 31/1 32/15 33/14 <hr/>\$ \$100,000 [1] 69/9 \$145,000 [1] 75/24 \$150,000 [2] 72/19 72/20 \$200,000 [1] 52/12 \$3.19 [1] 8/8 \$3.4 [1] 23/24 \$3.99 [2] 8/13 8/14 \$30 [1] 19/20 \$300,000 [1] 72/21 \$50,000 [5] 62/6 63/19 69/5 69/5 70/8 \$6.40 [1] 8/7 \$6.57 [1] 6/24 \$6.67 [2] 6/22 6/25 \$72,500 [1] 76/2 \$750,000 [1] 53/16 <hr/>' '24 [1] 13/21 <hr/>0 02 [4] 2/12 71/22 71/25 72/18 0570 [1] 1/22 <hr/>1 1.4 [1] 30/12 1/2 [1] 15/3 104 [1] 1/15 11 [1] 54/12 12 [1] 80/2 120 [1] 79/16 14 [2] 2/7 26/6 145 [2] 76/1 78/25 15 [2] 10/15 20/8 1510 [1] 1/21 15th [1] 87/22 160 [1] 79/4 170 [1] 79/4 171 [1] 56/23 177 [1] 46/21 18 [5] 5/25 11/11 27/15 44/15 71/6 18-month [1] 66/17 19 [1] 72/18 19-02 [1] 71/25 1993 [2] 54/10 56/12 1999 [1] 81/1 19th [3] 19/25 20/1 20/2 1st [2] 58/25 66/1</p>	<p>2 20 [4] 2/9 9/18 13/5 64/1 200 [1] 54/10 2005 [1] 80/1 2006 [1] 80/1 2016 [2] 20/19 70/25 2017 [1] 19/19 2018 [4] 22/9 22/21 23/19 24/5 2019 [3] 1/6 58/25 89/10 2019-02 [3] 2/12 71/22 72/18 2022 [1] 13/7 2045 [1] 85/20 210 [1] 15/16 218 [1] 25/21 23,162 [1] 5/23 24 [1] 9/18 24th [1] 84/23 26th [1] 86/5 28 [1] 29/21 29 [1] 29/21 29th [1] 89/10 <hr/>3 30-some [1] 55/16 32080 [1] 1/15 32084 [1] 1/22 33 [1] 2/9 342 [1] 56/21 350 [1] 23/10 <hr/>4 42 [1] 55/17 44 [1] 2/10 4730 [1] 1/4 4749 [3] 71/19 74/8 75/24 4:00 [2] 1/7 87/22 <hr/>5 5 percent [1] 14/11 50 [12] 2/10 16/7 46/15 46/21 53/14 56/22 63/18 72/16 75/18 76/1 79/15 79/16 50 x 50 [1] 79/15 50,000 [2] 64/2 64/3 50/50 [4] 46/15 53/14 56/22 76/1 53 [1] 2/11 58 [1] 83/9 5:26 [2] 1/7 88/4 <hr/>6 6/24 [1] 9/18 600 [1] 55/14 61 [1] 2/11 <hr/>7 71 [1] 2/12 73 [1] 2/12</p>	<p>8 8.9 [1] 15/3 81 [1] 2/13 825-0570 [1] 1/22 83 [1] 2/14 88 [1] 2/15 89 [1] 2/16 <hr/>9 9/11 [1] 54/12 90 percent [1] 14/10 904 [1] 1/22 <hr/>A a deal-killer [1] 77/25 a motion [1] 61/2 A.A.E [1] 1/17 able [2] 28/1 54/14 about [40] 5/12 8/2 9/15 10/16 11/3 11/11 15/3 22/16 23/24 23/25 24/10 29/21 30/12 34/15 37/19 43/25 44/15 45/13 51/1 52/11 53/16 53/16 55/14 55/17 58/8 59/17 59/21 62/5 67/7 67/15 70/9 76/2 78/3 79/4 80/7 82/7 83/5 83/6 84/2 84/7 above [2] 5/23 56/17 absolute [1] 72/15 absolutely [2] 11/13 70/21 abstain [1] 4/1 AC [1] 60/7 academies [1] 85/5 academy [5] 84/16 84/21 84/23 85/1 85/3 accept [8] 4/1 4/10 4/11 31/22 32/24 61/3 69/24 69/24 accept the [1] 32/24 acceptable [1] 66/23 ACCEPTANCE [1] 3/5 accepting [2] 13/19 33/6 access [2] 13/13 48/17 accolades [1] 85/5 accommodate [1] 48/15 accommodated [1] 46/19 accordingly [1] 7/24 accounts [1] 30/20 acquire [2] 75/5 81/2 acquired [1] 80/2 acquiring [1] 74/19 acquisition [3] 2/12 72/3 73/22 acre [1] 79/17 Act [1] 38/6 action [3] 35/5 50/15 78/8 actively [1] 51/2</p>	<p>activities [1] 34/1 activity [9] 15/11 15/13 15/14 15/19 22/5 22/8 23/22 24/3 46/7 actual [7] 11/20 20/7 27/12 36/17 52/8 52/10 76/1 actually [20] 12/17 18/6 19/7 27/14 28/2 29/12 36/12 39/1 52/2 52/20 59/19 61/25 63/9 77/21 79/25 82/9 83/13 85/2 85/21 87/2 actuarial [1] 28/16 ad [2] 15/2 15/21 ad valorem [2] 15/2 15/21 add [3] 16/23 55/7 70/10 add-on [1] 16/23 added [2] 12/7 36/23 additional [4] 14/11 46/3 55/14 55/19 additionally [2] 29/1 54/4 address [1] 68/11 addressed [1] 65/13 adjacent [2] 46/5 52/1 adjourned [2] 88/2 88/4 ADJOURNMENT [1] 2/15 adjust [1] 7/23 adjustment [1] 42/3 adjustments [1] 27/10 administrative [3] 30/10 38/19 45/23 adopt [1] 36/25 advance [1] 76/6 advantage [1] 72/2 Aerospace [7] 84/10 84/14 84/19 84/20 84/22 85/4 85/12 affects [2] 34/12 34/12 after [12] 6/16 9/1 24/22 33/18 37/20 64/7 66/10 66/16 67/12 72/5 77/10 87/1 afternoon [3] 14/24 15/1 21/8 afterwards [1] 20/9 again [15] 6/16 13/7 13/21 13/22 15/2 26/4 31/19 33/18 34/24 35/15 52/6 56/22 65/18 72/6 76/20 against [2] 59/6 62/13 agenda [11] 2/5 4/2 4/7 4/8 4/10 8/18 14/15 20/1 21/3 60/4 81/15 aggressive [1] 59/3 ago [7] 7/2 34/15 44/15 51/1 54/19 65/5 87/19 agree [6] 13/19 31/2 35/16 57/3 65/3 66/25</p>
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