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ST.JOHNS AIRPORT AUTHORITY

REGULAR MEETING

Held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, January 8, 2024

from 4:00 p.m. to 6:22 p.m.

BOARD MEMBERS PRESENT

- Reba Ludlow
- Jennifer Liotta
- Robert Olson
- Dennis Clarke, Chairman
- Michelle Cash-Chapman

ALSO PRESENT:

JEREMIAH R. BLOCKER, ESQUIRE
 Douglas Law Firm
 100 Southpark Boulevard, Suite 414,
 St. Augustine, Florida 32086
 Counsel for Airport Authority

JAMIE TOPP, Interim Executive Director
 CHLOE FISCHBACH, OFFICE MANAGER

LAURA DWYER PIERLE, RPR
 ST. AUGUSTINE COURT REPORTERS
 904-825-0570

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

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3 CHAIRMAN CLARK: All right. It's 4:00 p.m. I
4 will call the meeting. We will begin with the
5 pledge of allegiance.

6 (PLEDGE OF ALLEGIANCE)

7 (OFFICER/COMMITTEE SELECTION MEETING)

8 CHAIRMAN CLARK: Thank you. Thank you for
9 coming to the meeting. And Happy New Year to
10 everyone. We will begin.

11 The first meeting was normally called for the
12 committee officer selection. However, due to
13 unforeseen circumstances we are going to postpone
14 that meeting until the first meeting in January or
15 February.

16 MR. TOPP: February, that's correct.

17 CHAIRMAN CLARK: And that will be -- someone
18 have a calendar handy?

19 MR. TOPP: The second week in February.

20 MR. OLSON: Aren't we meeting in January the
21 22nd?

22 MS. LIOTTA: That's a workshop.

23 MR. TOPP: The next meeting is a workshop.

24 MR. OLSON: Oh.

25 MR. TOPP: We'll talk about that. Mr. Blocker

1 is going to talk about that a little bit the
2 sequence every month.

3 CHAIRMAN CLARK: All right. So we will
4 adjourn.

5 MR. TOPP: Can I interrupt for a second.

6 CHAIRMAN CLARK: Yes, sir.

7 MR. TOPP: Just to answer the question. We
8 can a week ahead of time, right, say, oh, you know,
9 after this meeting today there is some stuff, we
10 really need to have a board meeting on and then we
11 can advertise it's been changed from a workshop to
12 a board meeting and request that the stenographer
13 comes. So depending on what happens today if we
14 decide we need to have a real board meeting in two
15 weeks we'll do that. Otherwise, it will be a
16 workshop to plan for the meeting in February.

17 MS. LIOTTA: Well, if we know if we have
18 things to vote on, why don't we just do that now?

19 MS. LUDLOW: Yeah. Why?

20 MR. TOPP: Well, we don't know.

21 MS. LIOTTA: Well, we know we are pushing off
22 business that requires a vote to the next meeting,
23 regular meeting so why don't we just make that
24 January.

25 MR. TOPP: Are you talking about the committee

1 selection stuff?

2 MS. LIOTTA: That and anything else that might
3 come up that's --

4 MR. TOPP: Well, let's get through the end of
5 the day and then we will decide.

6 MS. LUDLOW: But -- I'm sorry. But how can we
7 go on with anything if we don't go through the
8 chairman and secretary.

9 MR. OLSON: We have -- we have the existing
10 officers still serving. You are still willing to
11 serve.

12 MS. LUDLOW: I don't know anything about it.
13 I just know about parking today.

14 CHAIRMAN CLARK: All right. We will adjourn
15 this meeting and call the next meeting to order.

16 MR. TOPP: Dennis. Oh, I'm sorry. Did you
17 want?

18 MR. BLOCKER: If I may, Mr. Chair, if I may be
19 recognized just to answer, Ms. Ludlow, your
20 question. So the charter for the airport authority
21 requires a new chair, secretary a new vote once a
22 year. There was a change mid-year. Mr. Clark came
23 on board as the chair. So we -- the rules do
24 recommend that we have -- start this process in
25 December. We are not out of compliance if we push

1 it into February so long as the board members will
2 continue serving on the committees, we are in
3 compliance doing it. Again, the charter, which is
4 the rules that govern, require a vote every year.
5 So we are still within that year time frame. So.

6 CHAIRMAN CLARK: Okay. Anyone else have any
7 comments?

8 All right. We will adjourn this meeting at
9 4:03 and commence the regular meeting same time.

10 (Adjourned Officer/Committee Selection Meeting
11 at 4:03)

12 (REGULAR MEETING AGENDA)

13 CHAIRMAN CLARK: The next order of business
14 will be the approval of the meeting minutes for
15 December 11, 2023.

16 MR. OLSON: I move the approval.

17 CHAIRMAN CLARK: It will be a motion to
18 approve.

19 MS. CASH-CHAPMAN: I'll second.

20 CHAIRMAN CLARK: We have a second. All in
21 favor?

22 MS. LIOTTA: Aye.

23 MR. OLSON: Aye.

24 MS. CASH-CHAPMAN: Aye.

25 MS. LUDLOW: Aye.

1 CHAIRMAN CLARK: Aye.

2 Approved.

3 (AGENDA APPROVAL)

4 CHAIRMAN CLARK: Next order of business is the
5 agenda approval. And there has been an update from
6 the board or the package received. There is two
7 highlighted items, new business items clearly
8 staffing update and a grant resolution that the
9 executive director has asked us to look at.

10 MR. TOPP: He is in Arizona.

11 MS. LUDLOW: No, our t.v.

12 MR. TOPP: I don't know why it's not working.

13 MS. LUDLOW: The audio doesn't know what we
14 are talking about.

15 CHAIRMAN CLARK: All right. We have it.

16 Any discussion on the revised agenda? These
17 are late. Sorry about this one. These were late
18 items coming in.

19 MS. LIOTTA: I will just note that staffing
20 update is pretty ambiguous. So but I am sure we
21 will get more detail when we get to it.

22 MR. TOPP: Yeah, it was originally on the
23 staff update, but it was recommended I move it to
24 the new business item.

25 MS. LIOTTA: Okay. Just moving things around.

1 Okay.

2 MR. TOPP: And the grant update is a grant
3 that's been floating around for about two and a
4 half years.

5 CHAIRMAN CLARK: Any other comments on the
6 agenda?

7 Hearing none we will ask our business partners
8 for an update.

9 (BUSINESS PARTNERS UPDATE)

10 CHAIRMAN CLARK: Commissioner Dean.

11 MR. DEAN: Well, first of all, Happy New Year
12 everybody. We're off to a good start. Couple of
13 things pretty quick this afternoon.

14 We have starting tomorrow the Florida
15 Legislature is convening and I mentioned that
16 because, A, we had a really good session last year
17 at the county level. You may have read about it.
18 We had a record amount of legislative funding, 59
19 million. Almost half of that was for the Ponte
20 Vedra Beach Restoration project, which I know
21 Jeremiah and I worked on for several years to get
22 that project funded and designed and underway and
23 we are going to start the project, we hope, by
24 March 1st of this year, a couple of months. And so
25 that was -- for me I have sort have been involved

1 in beach renourishment since I have been on the
2 commission in 2016. So for me that was a big
3 hurdle to get over.

4 Secondly, we are again expecting -- we hope --
5 we hope a similar appropriation this year for the
6 county, because we as a county and as you too as a
7 board here, we've got some good friends in the
8 legislature and the Speaker Paul Renner and our
9 State Senator Travis Hudson and, of course, Cindy
10 and Bobby Payne from Palatka that covers Hastings'
11 area. So we've got our fingers crossed.

12 We continue, I think -- I am pretty excited
13 too, given our infrastructure problems specifically
14 roads and all of you are I am sure aware of the
15 problems that we have been having keeping up with
16 our growth, and keeping roads and other
17 infrastructure be it fire stations, libraries,
18 parks, you name it. But there is two projects that
19 we've been working on for several years that are
20 finally underway.

21 One is the 2209. If you are familiar with the
22 northwest section of the county 2209 comes off of
23 Racetrack Road and goes down 210 and into Silver
24 Leaf. The bottleneck right there is a stretch
25 really from what is now constructed down to State

1 Road 16 from it is basically International Golf
2 Parkway down to State Road 16 and we had a ribbon
3 cutting, or groundbreaking for that last month to
4 get that gap built. And that will take a lot of
5 pressure off that major intersection of IGP and
6 Pacetti right there at Murabella. So that's
7 underway.

8 And my favorite project, again, Jeremiah knows
9 this to, I have been complaining about it for
10 10 years -- no, seven years since I have been on
11 the commission. I'm sorry. Not ten. I don't want
12 to exaggerate. Seven years I have been complaining
13 about it. And that's the bottleneck on 210 east of
14 95. As you go toward U.S. One and all that
15 development that is taking place -- it was, by the
16 way, it is what's called a development of regional
17 impact that was approved in 2006 and it was known
18 as Twin Creeks and it has sort of morphed and grown
19 into about five different major developments
20 including Beachwalk. And it's created -- and we
21 have a new high school there too. And that's
22 created traffic problems you wouldn't believe
23 because there is that one seven tenths of a mile
24 between I-95 as you head toward U.S. One going east
25 that it is still a two-lane road just like it was

1 50 years ago. It's crazy. We actually are
2 starting construction this month to widen that to
3 six lanes.

4 MR. TOPP: Wow.

5 MR. DEAN: So that's very exciting for me,
6 because one of the few probably, I think, that and
7 Highway 16 that we need to four lane all the way
8 from the outlet mall to Murabella are two of the
9 major bottlenecks that remain.

10 So with that said -- and, by the way, I don't
11 want to lessen the importance of this because it's
12 the last thing I'll say, because it is important,
13 and that is that Jamie and I continue to work
14 together and anything that the County can do to
15 help you with respect to the future development we
16 are here to help.

17 I've talked to Joy Andrews our administrator
18 about this. And we're not trying to lead the
19 parade, but I am somewhere in the back of the
20 parade with the band and leading on a tambourine.
21 I will be there whatever I can do to help you. But
22 I will certainly take direction from this board,
23 because it's your airport and we're here to help.

24 So any questions?

25 MS. LUDLOW: Don't retire. We want you to

1 stay here to help. We'll talk.

2 MR. DEAN: We'll talk. That's a different
3 subject we won't talk about today.

4 MS. LIOTTA: Thanks, Henry. We are so happy
5 you are here.

6 MR. TOPP: Thank you.

7 CHAIRMAN CLARK: Thank you, Commissioner.

8 Mr. Beyers at Atlantic Aviation. Mr. Beyers
9 is not here.

10 Mr. Riera, SAAPA.

11 MR. RIERA: Just a Happy New Year from SAAPA.
12 That's all.

13 CHAIRMAN CLARK: Thank you.

14 Mr. McKendrick, Northrop Grumman. Not here.

15 Mr. Pittman, Air Traffic Controller not here.

16 Mr. Kreis.

17 MR. KREIS: Yes, sir.

18 CHAIRMAN CLARK: Mr. Kreis is here.

19 MR. KREIS: Hi, everyone. I haven't seen you
20 in a while. Happy New Year to everybody. Is this
21 where we stand now without the podium?

22 MR. TOPP: Yes. We will put X on the floor.

23 MR. KREIS: Yeah. Perfect. Perfect.

24 I had to write up some notes because there is
25 a little bit of information. I'm going to make

1 this very quick. This is kind of a new item for to
2 be on our agendas. Most of you know who the
3 Aircraft Owners and Pilot Association is, AOPA.
4 It's a national organization. And with the
5 development, this airport is like every other
6 airport in Florida and most of them in the nation
7 the encroachment of residential, new residential
8 areas and development on airports is putting
9 different kinds of stresses and pains on them. And
10 there are things like people wanting to impose
11 curfews, noise restrictions, limit airport
12 improvements and development, and even make efforts
13 to close airports and AOPA has seen his across the
14 boards. I think over the years, for many years now
15 developed a whole new organization, not a new whole
16 organization, but a network of support for these
17 airports. So AOPA is that national organization
18 focused on GA and airport advocacy to help defend
19 pilots, airports and airports against these kinds
20 of pressures and this kind of encroachment. They
21 have staff experience in airport advocacy and
22 dedicated to working with pilots, airports to
23 resolve problems.

24 The airport support network, ASN as they call
25 it, provides a vehicle for its members to work in

1 conjunction with its staff to protect, preserve,
2 and support airports across the United States. I
3 have volunteered -- I don't know if Jose is here
4 today. He usually is. Jose was our support
5 network volunteer for a long, long time. And when
6 he stepped down, they approached me and I decided I
7 would volunteer, just kind of help be a liaison.
8 So my job is to really engage with the airport and
9 the locally elected officials such as Henry behind
10 me. BLE's on four local pilots and for local pilot
11 groups like SAAPA and the airport management and
12 kind of help liaison between the AOPA organization
13 and the airport in general.

14 Notify -- I kind of monitor with city and
15 county meetings and stuff and notify AOPA of things
16 that might become problems such as curfews and
17 noise, maintenance procedures and things that are
18 coming out of public eye or the public world and
19 trying to encroach on the rights of your pilots
20 here.

21 To promote the local airport and to help
22 educate the officials in community and neighbors
23 about the value of the airport in general. So it's
24 just really advocacy for the airport and to watch
25 over, make sure that when things come up like that

1 new development came up in the north end here a
2 couple of years back there was a lot of talk about,
3 well, they are going to change the traffic patterns
4 and it is going to make noise and maintenance
5 problems and it's going to really be restrictive
6 for the schools, the flight schools here.

7 So that's an example of how AOPA would be
8 happy to step in and help with the legal argument,
9 if you would, help make the case for something that
10 they shouldn't be doing.

11 Couple of examples the kind of things that we
12 are doing right now. One thing is they just -- I
13 get -- I get monthly e-mails from them saying, hey,
14 here is all the cool stuff that happened nationwide
15 in general aviation. One of them is unleaded gas.
16 EPA has recently released an endangerment finding
17 that shows there is no immediate impact on the
18 availability of 100 low lead, the avgas. Industry
19 will continue to look for no lead solutions with
20 the goal of 2030, but avgas will not be banded,
21 regulated or limited by the EPA until that time.
22 So that was like a big concern, because they were
23 talking about cutting off our avgas and forcing us
24 to go on something that wasn't really yet proven.

25 So there is a couple other things. I don't

1 know if everything is aware. I sent a couple
2 things to the SAAPA list today. One of them was
3 about the Jax Airport Class C airspace is being --
4 it was a proposal to change its shape adding in the
5 approach corridors to kind of tags that go out
6 around the circle for the approach corridors. It's
7 important to note about for our general aviation
8 members because that encroaches on the path that
9 most people would take in a VFR flight would take
10 around got it right in front of us around the east
11 side of that airspace that actually puts a big tag
12 out there and if you are not aware of it you'll fly
13 right through not what would be a controlled
14 airspace.

15 So having the ability to speak up and say this
16 is my concern about that or just having the
17 knowledge to know not to fly into that because, you
18 know, you've been aware is important.

19 They are doing the very same thing down in
20 Daytona only to a much greater degree. They are
21 going to really make it hard to get between Daytona
22 and the Sanford, the North Sanford and the Orlando
23 airspace now. So it's going to be a lot harder to
24 get up and down the east coast just because of
25 these two changes. Stuff you should know about.

1 There is also one last very cool thing.
2 Legislature and legislature has created a support
3 general aviation license plate that creates a
4 scholarship program for younger students and kids
5 and probably high school age that want to get into
6 aviation and can't afford to go to school. SAAPA
7 also has a scholarship something like that.

8 MS. LIOTTA: Right. But doesn't that money go
9 to Lakeland Linder Aerospace?

10 MR. KREIS: It is -- it is managed out of
11 there, yeah. I just sent the e-mail out this
12 afternoon. There is a nice sheet on there if
13 anybody has questions about the program, I can send
14 you directly the e-mail.

15 MR. OLSON: Yeah, Bruce the airspace change
16 that you were mentioning. I don't think
17 Jacksonville doesn't affect us. Has that been
18 actually implemented?

19 MR. KREIS: No, these are proposed changes.
20 And that's why AOPA is involved in the early stage
21 for community education, to let people know what's
22 happening and have -- shares the right ways, the
23 avenues on which you can provide feedback and get
24 involved in the public meetings and such around
25 those topics.

1 MR. OLSON: And in addition to constraining,
2 doing -- imposing possible constraints you talked
3 about approaches, could it impact future
4 development of our airport for aeronautic activity?
5 Could it impede that?

6 MR. KREIS: It probably wouldn't impede that
7 because we have quite a distance between our two
8 airspace. There is complete other airspaces in
9 between here and there.

10 MR. OLSON: So we don't have to worry about --

11 MR. KREIS: Not at this airport.

12 MR. OLSON: -- future intensification of
13 air --

14 MR. KREIS: Correct. But if you are a pilot
15 and you fly in and out of here even if it is IFR
16 you are going to start seeing different routing
17 happening when you get to that area to get to this
18 airport, en route to this airport you might see
19 different routing changes and stuff and wonder why
20 are they sending me around this way.

21 MR. OLSON: Okay. Thank you.

22 MR. KREIS: Anything more?

23 MS. LUDLOW: And, Bruce, tell them why because
24 there was the VFR corridor there and because that
25 got so many recommendations, RA's, from the tower

1 that they were having to reroute IFR traffic which
2 were the commercial airlines primarily around our
3 VFR corridor. So they are trying to narrow our
4 corridor. And it definitely is affecting the
5 flight schools at Craig.

6 MR. TOPP: At Craig for sure.

7 MS. LUDLOW: Yeah.

8 MR. KREIS: And I am not advocating for or
9 against it. There is no opinion based here. It's
10 just informational that they are proposing some
11 changes. And Reba is absolutely right as we fly
12 through, you know, VFR around that area as planes
13 come into the Jacksonville airspace, they have step
14 downs. And it's kind of hard to get the bigger
15 planes to get down that quickly if they don't have
16 little extra way to do it. So air traffic control
17 is saying there is a possibility for encroachment
18 here for problems. And that's why the proposal
19 came up and now it's up for public discussion and I
20 sent some e-mails to the SAAPA group. And if you
21 would like to see that I will be happy to send it
22 to you.

23 MR. TOPP: Bruce, doesn't it really just
24 extend the bottom part?

25 MR. KREIS: It actually puts new key ways on

1 the approach ends of the primary east and west.

2 MR. TOPP: Right. But there is something
3 extended in the bottom, too, right?

4 MR. KREIS: I believe there was a little --
5 there is a little horseshoe looking thing. Daytona
6 is going to be a lot worse. There is much bigger
7 changes on the Daytona one going south. You will
8 have to go over that one.

9 MR. TOPP: Okay.

10 CHAIRMAN CLARK: Bruce, what altitude would
11 that be over Fernandina?

12 MS. LUDLOW: Going to do it from twelve to
13 four thousand.

14 MR. KREIS: Yeah, top of Jax is 4,000. I'm
15 not sure if it reaches all the way to Fernandina,
16 but it's getting close out there.

17 CHAIRMAN CLARK: Well, that would impede the
18 direct route between Craig and Fernandina. I mean,
19 you would have to veer to the right.

20 MR. KREIS: Which is why the public should
21 speak up.

22 MS. LUDLOW: Yeah, don't miss those meetings.

23 CHAIRMAN CLARK: Keep us informed, Bruce.

24 MR. KREIS: Absolutely. Thank you.

25 MS. LIOTTA: Thank you, Bruce.

1 (OLD BUSINESS ITEMS)

2 CHAIRMAN CLARK: Okay. All right. We are at
3 old business items. And we have the review of the
4 year end financials.

5 Any questions?

6 I have one observation I'll have. There
7 are -- there is several accounts that will need to
8 be reconciled before the -- complete the year end
9 work that I was able to spot. But otherwise the
10 financials look pretty strong.

11 MR. OLSON: I had a question and a comment,
12 Mr. Chairman.

13 CHAIRMAN CLARK: Yes, sir.

14 MR. OLSON: I see that for the FY '21/'22 that
15 rental car revenue is 108. But it shifted down to
16 another category and it is slightly more for the
17 immediate last fiscal year. Is there a reason that
18 we shifted parking from one category to another? I
19 mean, I am just curious why. Because I first
20 looked at it and I thought zero revenue for parking
21 under rental cars and then I saw --

22 CHAIRMAN CLARK: Well, I can tell you. I made
23 a comment to the accountant on that myself.
24 Because it was -- there were two general ledger
25 accounts representing rental cars. One was under

1 the operating agreements for the airline operations
2 and the other was under just the general operating
3 agreement, you know, where we have rental cars at
4 the FBO.

5 MR. OLSON: But it's the same thing, isn't it?

6 CHAIRMAN CLARK: Yes.

7 MR. OLSON: Aren't all -- we didn't change our
8 relationship with rental cars?

9 CHAIRMAN CLARK: No. But it's not related to
10 airline operations, because we have no airline
11 operations. So that was the reason for showing it
12 under the other operating agreements.

13 MR. OLSON: Okay. Thank you.

14 My comment is that I hope we -- the American
15 Express credit card payment due at the end of
16 September, I hope we paid that quickly.

17 MR. TOPP: Yes.

18 MR. OLSON: Because you don't want to incur
19 those high finance cost.

20 MR. TOPP: We did, yes.

21 MR. OLSON: Okay.

22 MR. TOPP: The other thing we're working on
23 it's not as easy as it is for the personal American
24 Express, but getting the ability to pay it online
25 so it can be done quickly is in a process.

1 MR. OLSON: Okay.

2 CHAIRMAN CLARK: Any other questions on the
3 financials?

4 MS. LUDLOW: I will say it is so much easier
5 to read now. Thank you. I like it that we have
6 our construction in progress. This would be a good
7 thing for the audience, newly thing to have, you
8 know, our operating activities and the things that
9 we are doing and it shows where we are on on here
10 and we've asked for that for years. This is the
11 first time we're really getting it.

12 CHAIRMAN CLARK: All right. I think for the
13 audience what Ms. Ludlow is referring to is I've
14 asked the executive director to include a statement
15 of cash flows as part of the regular monthly
16 report, because that's a financial statement that
17 is ordinarily not shown. It's a little bit
18 complex, it's a little bit hard to understand. But
19 it is the reconciliation of our cash position from
20 one period of time to the next period of time, in
21 this case the fiscal year. So what it shows it
22 clearly is that the cash at the beginning of fiscal
23 year '23 was \$5,297,000 and cash at the end of
24 fiscal year '23 went up by about almost 600,000,
25 5,895,838. And it shows the changes in the various

1 accounts that contributed to that change in cash.
2 So, I mean, bottom line is the authority is --
3 well, if you look at the financial statements it
4 shows a large loss, but that's due to depreciation.
5 And our depreciation expense is by far much larger
6 than you would expect for an organization of our
7 size simply because the depreciation is a function
8 of the grants we've received over time. And so
9 we've had a lot of grants and we have a lot of
10 assets. Therefore, our depreciation is greater.
11 But it's a noncash expense. So it's added back to
12 the expense to show the net cash flow. So it's
13 important for everyone to understand that.

14 MS. LUDLOW: Can I pass it around?

15 CHAIRMAN CLARK: Sure.

16 MS. LUDLOW: Jose.

17 MR. TOPP: It's on the website also.

18 MS. LUDLOW: I know. I was negligent.

19 CHAIRMAN CLARK: Okay. All right. Any more
20 comments or questions on the year end financials
21 preliminary? I should say preliminary financials.

22 Okay. Next item of business is we made a note
23 that we will be conducting a financial workshop and
24 that is it will be after we receive some
25 engineering updates. We've asked our engineers

1 Passero and perhaps some of the -- and Michael
2 Baker if they are participating in the planning to
3 show us some plans that represent the build out of
4 the airport particularly on the northwest corner of
5 the airport. If we need to know what conceptually
6 what that will look like, the infrastructure and
7 more importantly or most importantly or as is
8 important is the cost and how we are going to
9 finance that. I mean, we could be looking at a 10
10 to 20 year build out period. But we -- that should
11 be forthcoming. And when we have -- we receive
12 that, we are going to be conducting a workshop, a
13 financial workshop just to focus on that aspect of
14 the authority's operation.

15 MR. OLSON: Mr. Chairman.

16 CHAIRMAN CLARK: Yes, sir.

17 MR. OLSON: Will that workshop be soon,
18 because -- and as I asked that, I really believe
19 that we should have a component of our financial
20 workshop to be looking at the next five years of
21 the airport, which is, you know, obviously the
22 longer-range stuff is very important also. So I am
23 not saying we shouldn't look at that. But I think
24 the next five years we have a lot of knowns about
25 the next years now. We have a lot of knowns about

1 our sources of revenue and our expenses are, you
2 know, things that you can anticipate and chart
3 within a certain range. So I really believe that
4 we need to look at that in a large part because I
5 believe we have to look at revenue enhancements
6 sooner than later.

7 CHAIRMAN CLARK: I couldn't agree more. Once
8 we have some of those plans in place, Mr. Topp
9 would like to comment on that. I think he is.

10 MR. TOPP: Yeah, there is a couple things on
11 that. Number one, when you said northwest, it was
12 the northeast section.

13 CHAIRMAN CLARK: Northeast quadrant. I'm
14 sorry. I misspoke.

15 MR. TOPP: And our engineering group is
16 working on -- they gave me kind of a rough draft
17 now of what the items are going to be. And
18 Mr. Olson and I talked about this yesterday --
19 Friday about this also. And I couldn't agree more
20 than what both of you said is that for the next
21 five years, look at what we have to do to get us
22 ready to move forward for the next five years. And
23 one of those, of course, is buying the Gun Club
24 property which there is a letter going out to John
25 Bailey tomorrow. I reviewed it today about buying

1 that property. We have the funding in place from
2 the FDOT.

3 One thing I will tell you is that you will
4 notice on the one grant I am showing you today, if
5 you want to review it, it's a very small one, we
6 are going from 50/50 with the FDOT. They are
7 giving us 80 percent and we only have to match 20,
8 which really makes a big difference over the next
9 five years.

10 And there is a lot to do and I am excited
11 about what we can accomplish in the sooner and
12 later time frame.

13 MR. OLSON: That would be -- let me just add
14 to that. That would be really good news. That is
15 good news on the grant rate issue.

16 I am concerned about -- I am concerned about
17 our ability to match grants, FAA grants in the out
18 years for lack of available local cash to match it.
19 So I think we need to look at that, because FAA
20 grants not only pay for new things at the airport,
21 they help us fund repairs and those are really
22 expensive.

23 MR. TOPP: Like Taxiway B.

24 MR. OLSON: So, you know, we don't want to get
25 into a position where I understand some airports

1 have had to where they had to actually delay grant
2 activity because they don't have the match. So
3 anyway, I think it's very important that we look at
4 that.

5 MR. TOPP: I think what we are going to get
6 from the engineers is a really good groundwork for
7 you all to work from for the financial committee to
8 really see out many years what we are getting from
9 FDOT, what we are getting from FAA, what we are
10 going to get from some of the things that
11 Mr. Chairman has talked about funding for hangars
12 and those kinds of things. And it will all be laid
13 out in a chart that we can look at together.

14 CHAIRMAN CLARK: Okay. Any other comments?
15 Mr. Blocker?

16 MR. BLOCKER: Mr. Clark, you want to ask for
17 public comment.

18 CHAIRMAN CLARK: Yeah. Anyone from the public
19 have any comments? Of course the financial
20 workshop will be open to the public and we hope
21 that you attend and contribute. It's always
22 valuable.

23 (NEW BUSINESS ITEMS)

24 CHAIRMAN CLARK: All right. We can move on to
25 new business items. First item we have is

1 Mr. Olson requested that policy be added or changed
2 to the board policies on the timing of distribution
3 of agenda items. And he suggested we -- well, the
4 suggestion is from staff is that this request be
5 referred to the policy committee for review, if
6 possible, implementation as a guideline. Perhaps
7 our executive director would like to speak to this
8 and then Ms. Liotta.

9 MR. TOPP: Yeah. What we can do -- let me put
10 up here because it was added to the package as an
11 addendum when I mailed it out. I got a copy of it
12 I will put up here also.

13 MR. OLSON: Yeah, this is my memo I sent to
14 Mr. Topp on the 28th of December asking -- asking
15 that I have -- we have an item on our agenda today
16 to look at two proposed additions to our board
17 operating policy. That's the nine -- currently
18 nine-page document that we work off -- the board
19 operates.

20 And the first item is, as mentioned, both are
21 simply stated. I mean two sentences or one
22 sentence -- two sentences plus -- two sentences
23 each.

24 The first one is adopting a policy that
25 agreements that come to this board be made

1 available to the board three business days in
2 advance of having to be acted on. And there is an
3 exception. There is -- I state where the proposed
4 wording involves emergency exception where you
5 state the emergency or give the reason for not
6 having the three full business days. So it does
7 have that escape valve when there are emergencies.

8 And I think people are probably aware that I
9 was not comfortable with having a 57-page agreement
10 e-mailed to us over the weekend and us being
11 pressed to act on it on a Monday. And especially
12 given that it was a very far-reaching commitment
13 being made by the authority and it was a complex
14 agreement, not all of the provision were even
15 discussed, but we voted on it. So I feel this is
16 important to reinforce. It's a best practice. .

17 Number two, is, again, related to an
18 experience I had with a board meeting in November
19 where I was interpreted three times in making a
20 sharing information and viewpoint with the rest of
21 the board and then ultimately was cut off from
22 completing my input. So I feel it's important to
23 reinforce that board members are not under the
24 three limit -- three-minute limit. That we are
25 elected by the voters of the county to actually

1 represent them and we have different viewpoints,
2 but we share those viewpoints. It's our
3 responsibility to do our job as best we can and the
4 way we feel it should happen.

5 So those are my two proposed amendments. They are
6 in front of the board now. You know, if they want to
7 be -- need to be referred to committee, fine. But
8 they're rather simply stated and they are a best
9 practice that most boards operate under.

10 CHAIRMAN CLARK: Well, thank you for that.

11 My question -- my observation is -- first of
12 all, I have to apologize to Mr. Olson for I was
13 responsible for his second item on there for
14 interrupting him at the November meeting. I
15 apologize for that. It won't happen again. But --

16 And I think these are good points. And I
17 think they can be incorporated into a policy. But
18 I want to ask Ms. Liotta if there are other -- I
19 think we need to look at the policy as a whole and
20 incorporate Mr. Olsen's suggestions into there one
21 way or the other so that if it's necessary for
22 other updates to be made to that policy it can be
23 done at one time. I think it's very important.

24 MR. TOPP: If I can interrupt for a second
25 can.

1 CHAIRMAN CLARK: Yeah, please.

2 MR. TOPP: I think if after she answers if you
3 could have Mr. Blocker make some comments.

4 CHAIRMAN CLARK: Sure.

5 MR. TOPP: Because I think we are all in
6 agreement to the substance of what Mr. Olson said
7 but there is just some things that we have to work
8 with on this old document.

9 MS. LIOTTA: Well, speaking only for myself
10 individually as a board member here. I think we
11 need to be careful about putting -- what goes in
12 there. Our policy needs to remain flexible and
13 common sense. We have had situations where matters
14 were brought before the board. The board as a
15 whole thought it had not had sufficient time to
16 review and that was like the very first meeting of
17 this constituted board as it sits today, we took
18 such an action and said this board has not had
19 sufficient time to look at this, it needs to be
20 delayed. So I think there is even under our
21 current rules very much the ability for this board
22 to say, you know what, this isn't right, we need
23 more time as a board to determine that, to act on
24 this.

25 So I don't know if this is a solution in

1 search of a problem or not. But I think we need to
2 be mindful, you know, do we need to do this. First
3 of all, is our current policy sufficient?

4 And, again, just speaking as an individual
5 here and, you know, getting into the weeds a little
6 bit, I think requiring something to be sent in hard
7 copy is, in my view, unnecessary burden on the
8 staff. If the board is provided no notice to look
9 at things -- most people e-mail things for review
10 these days. They don't send out hard copies as
11 review copies.

12 And the -- on the second point, I very much
13 believe that the chair is in charge of running the
14 meeting and, yes, I believe decorum is a necessary
15 thing and we do need to respect each other. I
16 think that's -- we are trying to do that. We don't
17 always -- you know, emotions can run high at times.
18 And I've been guilty of stepping on other board
19 members trying to bring myself in and apologized
20 when that happens as well. But I think we need to
21 be careful about putting in policies that one board
22 member says, well -- you know, I don't think making
23 it harder for the chairman to run the meetings,
24 which is the role of that.

25 So that would be my concern there is something

1 actually being very much well intentioned actually
2 having the effect of potentially making it more
3 difficult to run meetings when tensions are high.

4 MR. OLSON: Mr. Chairman, can I respond to
5 just one of the fireball remarks -- points that
6 Ms. Liotta has made and that's the -- what was the
7 first point that you made.

8 MS. LIOTTA: I think I talk too much. I don't
9 remember.

10 MR. OLSON: You know, it wasn't about the hard
11 copy.

12 MS. LUDLOW: Don't tell him.

13 MR. OLSON: Oh, I'm sorry. The first point
14 you made was relates to the -- that we are, we as a
15 board can decide as a board whether we have
16 received something without sufficient time to
17 review. My thought on that is that not always is
18 the board in agreement. And at the last meeting
19 the agreement was that there was only one board
20 member that was uncomfortable but was not able to
21 actually -- I mean, the vote -- was not ready to
22 vote yet but may have been able to if there had
23 been more time to review these things and
24 understand it.

25 But my actual main point to your point is that

1 this actually gives a -- provides a discipline, for
2 example, our legal team to not -- I mean, the case
3 that prompted this we had a negotiation that would
4 have had plenty of ruling time to negotiate and if
5 there was this discipline written into our board
6 procedures policy, staff attorney would have made
7 that in negotiations a time table that they had to
8 work through.

9 MS. LIOTTA: Well, I agree that definitely
10 puts in a bright line that as far as doesn't exist
11 in our current policies. And that's a good point I
12 made as far as flexibility. There may be
13 situations where it's a simple enough matter and
14 three days really pushes things up. Because you
15 can't make the three days you end up pushing
16 something out two weeks or four weeks. And I don't
17 think there is one obvious answer to this. It's
18 like what does the board want? Do we want a bright
19 line or do we want to have more case-by-case
20 discretion to not only for the board but also for
21 staff and airport counsel to give them more room
22 where they might need it.

23 Clearly you were uncomfortable in the last --
24 the last scenario you are talking about where you
25 very much, what I'm hearing, didn't think that you

1 had sufficient time, would have liked more time at
2 the very least. And I think this might be
3 something that all the board members just might
4 want to weigh in on if this is something that we
5 would like to proceed with a bright line. Three
6 days or some other amount of time, I don't know. I
7 mean, I think it's just a good point for
8 discussion.

9 MR. OLSON: The other thing I will just
10 mention before others want to chime in is that
11 having advance distribution of agreements that are
12 going to be acted on also -- I mean, these are
13 public documents. So they allow the public to
14 have -- interested public to know what they are,
15 there is a matter they are interested in also and
16 might want to attend a meeting and it speak to it,
17 because we place a lot of importance obviously on
18 public comment.

19 CHAIRMAN CLARK: Ms. Ludlow.

20 MS. LUDLOW: Are you asking more board comment
21 or what?

22 CHAIRMAN CLARK: I think Mr. Blocker had --

23 MS. LUDLOW: Good.

24 MR. BLOCKER: Thank you. Thank you,
25 Mr. Chairman. I just want to kind of point out one

1 of the things that Mr. Topp had brought to my
2 attention, your e-mail.

3 MR. OLSON: My copy.

4 MR. BLOCKER: Yeah. We didn't have a chance
5 you spoke of. This dovetailed into a conversation
6 that had I had with Mr. Topp where I pointed out
7 that there might be an opportunity for the board to
8 approve some type of cycle for reviewing policies.
9 Sometimes these policies are written some time ago
10 and there are updates to legislation. So in my
11 experience what I had seen is a set cycle, whether
12 it is three years, two years, where there is a
13 review of all of the policies. That could be done
14 through a committee that reviews it and makes
15 recommended changes to the board for the board to
16 approve.

17 The good thing about this this gives everyone
18 an opportunity to put their eyes on every policy
19 over a cycle of time. It creates opportunities for
20 staff to, you know, bring inputs that they feel are
21 necessary. Because as time goes on, as airport
22 authority evolves there is going to be some new
23 inputs, new staffing needs. We have a lot of new
24 staff here. They may bring a fresh outlook.

25 So one of the things I suggested to Mr. Topp

1 and he encouraged me to bring this up tonight if
2 the board would approve it is to work with
3 Ms. Liotta, board member Liotta with the policy
4 committee and to identify a plan for whether it is
5 a two-year cycle or three-year cycle to go through
6 all the policies, the board rules, you know,
7 everything and get input from board members, from
8 staff and then go through a vetting process and
9 they can be brought to the board for a decision on.
10 And then the cycle would restart and we then go
11 through that again. It could be a yearly cycle; it
12 could be a three-year cycle. It could be whatever
13 the board wishes. But that might be helpful to
14 incorporate some of the different ideas. And also
15 for the board to determine when you look at
16 different board rules and policies some, as
17 example, Robert's Rules of Order, most boards will
18 use Robert's Rules of Order as a guide. However,
19 you do have some boards based on the experiences of
20 the board members that will make it a requirement
21 that Robert's Rules of Order is not simply a guide,
22 it's a required process to follow so the chair will
23 have it, legal counsel will have it. Every
24 decision is guided by Rober's Rules.

25 The great thing here is this board can make a

1 decision what's in the best interest of the board
2 and the authority going forward. Maybe it is a
3 hard right line. Maybe it's a little bit more
4 flexibility. But I think we can reach that
5 consensus with kind of identifying through each of
6 these policies. Am I saying that?

7 MR. TOPP: Nailed it.

8 MS. LIOTTA: Yeah, there may be some middle
9 ground and that might be worth looking at what
10 other airports are doing. Maybe it's something
11 that there is a general practice, exceptions for
12 emergencies, but also the ability to waive it if
13 it's something minor and, you know, nobody really
14 thinks that's a big deal.

15 MR. OLSON: Well, you know, I am not going to
16 insist on action on this. I feel like it was a
17 route for me to express my concern about how things
18 happened at two different meetings. I feel like I
19 expressed that concern. It's in the public record.

20 MR. TOPP: Yeah.

21 MR. OLSON: Thank you for your time.

22 MS. LIOTTA: I completely hear you and, you
23 know, I had similar points of view about that early
24 meeting a year ago where we all ended up, you know,
25 feeling like we needed more time to look into

1 certain things. So.

2 MR. OLSON: Okay.

3 MS. LIOTTA: I'm no objecting to it -- to
4 looking into it more and reviewing that piece of
5 policy.

6 CHAIRMAN CLARK: Okay. Mr. Topp.

7 MR. TOPP: Yeah, one last thing to close on
8 that. That's why the staff and I have been trying
9 to get the agendas out by Wednesday. It wasn't the
10 last two was hard to do because of different
11 reasons. But I think that helps. Because I know
12 in the past they came out at 4:00 o'clock every
13 Friday. And this gives you a few more days. So we
14 will continue to work towards that.

15 MS. LUDLOW: Any board comments?

16 CHAIRMAN CLARK: Ms. Cash-Chapman.

17 MS. CASH-CHAPMAN: So, I mean, I definitely
18 agree with Mr. Olson. I think there are some -- I
19 don't like to feel rushed when I make a decision.
20 I like to research as much I can. I like to hear
21 from the rest of the board. And I think that's
22 kind of the purpose of having a board before making
23 a decision. So I am, of course, open to reviewing
24 the policies and going through that way and kind of
25 working through this together and see what works

1 best for us as a board.

2 I do also know that we have been discussing
3 policy review for about a year now. And we keep
4 saying let's do and we don't do. So perhaps at our
5 next meeting, our workshop we can have our dates
6 ready and we can maybe have a day that we can kind
7 prioritize what policies we want to see reviewed
8 first and kind of go from there. That might get
9 the ball rolling a little bit.

10 As far as your second point, Mr. Olson, I
11 don't know that we necessarily need a policy about
12 that. But I do 100 percent think that it was a
13 really good reminder. And sometimes that's all we
14 need is a reminder that -- obviously our chairman's
15 job is to keep the meeting running smoothly. So at
16 some point one of us will be cut off. And with the
17 five of us and the personalities that we have,
18 there is a solid chance that within the next few
19 years it will happen to each and every one of us.

20 But I think that a general reminder that we
21 just need to kind of bring our emotions all in for
22 a minute, take a breath and then keep going because
23 we do all feel so passionately about this airport
24 which is a fantastic problem to have. But I don't
25 know that necessarily needs a full policy around

1 that.

2 CHAIRMAN CLARK: Ms. Ludlow.

3 MS. LUDLOW: Yes. Yes. I would like to bring
4 up that I think Mr. Olsen's two points stem from
5 one meeting actually. And the first one is that
6 when he said we did not get enough time to review
7 something, well, we all know what that was. And
8 that agreement had been being kicked around for a
9 year or two. So we were not blindsided with that.
10 You know, we already had all that information ahead
11 of time. Yeah, we didn't go over every bit of it
12 at that one meeting, but it was not a new item.

13 And on the other thing, I was thinking exactly
14 what you said not to do. Because there is some
15 people on the board that are more long-winded than
16 others and, therefore, we have three-hour meetings.
17 So we would be happy -- I would be happy to have a
18 three-minute limit even on the board so that we can
19 keep the things moving as they should be moving and
20 everybody get a chance without staying three hours.

21 MR. OLSON: I would just like to add that the
22 meeting I was cut off at ended -- one of our
23 earliest ended meetings. So I will just make that
24 observation. I don't think it was to prevent a
25 three-hour meeting.

1 But I would like, if you would, Mr. Blocker,
2 to explain that or to say that what we received
3 over the weekend before we were asked to act on it
4 on Monday was a new document, 57 pages, is that
5 right, that was something that nobody on this board
6 had seen until it was e-mailed to us over the
7 weekend. I believe that's correct.

8 MR. BLOCKER: That is correct. So that
9 document was part of --

10 MR. OLSON: And there were provisions in that
11 document that none of us on the board had seen
12 until it was e-mailed to us over the weekend?

13 MR. BLOCKER: That was my understanding.

14 MR. OLSON: Okay.

15 CHAIRMAN CLARK: All right. Any other
16 discussion?

17 Personally I like the periodic review, the
18 cyclical review of policies. I think I would like
19 to ask staff if they would recommend considering
20 what Ms. Cash-Chapman said and Mr. Blocker.

21 Confer with Ms. Liotta, who is the chairperson
22 of the policy committee and let's just get on the
23 cycle.

24 MS. LIOTTA: Yeah.

25 CHAIRMAN CLARK: I would suggest a two-year

1 cycle.

2 MS. LIOTTA: That was something I remember
3 speaking with the prior director about early, early
4 days was getting a policy of policies.

5 CHAIRMAN CLARK: From my time in the banking
6 world our boards reviewed policies every year. And
7 most of the time it was a pre-functionary review.
8 They had time to read it, but there were no
9 comments. So we focused on the exceptions rather
10 than --

11 MS. LIOTTA: And I think we've heard
12 references, and I don't know specifics, but
13 particular policies that may not reflect current
14 FAA requirements or statutory requirements. So
15 there is some cleanup we need to do and some
16 prioritization that may have to come before we kick
17 into a regular cycle. So, you know, I think we can
18 get our arms around that.

19 CHAIRMAN CLARK: Okay. All right.

20 MR. TOPP: Thank you, Mr. Blocker.

21 CHAIRMAN CLARK: We will leave it to staff and
22 Mr. Blocker.

23 MR. BLOCKER: I was just going to suggest
24 going off what Ms. Liotta said, I think what we can
25 do I can work with Mr. Topp, we come up with an

1 index of our current policies and just kind of a
2 brief description and then we can have the policy
3 committee, you know, formally recommend -- looks
4 like the boards on board with the two-year policy,
5 kind of what that cycle will be so we can get with
6 Mrs. Liotta, identify what that cycle is and have a
7 regular schedule for the next year board meeting --
8 or policy committee meetings and start going
9 through those and bring recommendations to the
10 board as we go through.

11 MS. LIOTTA: So just there is no Sunshine
12 concerns, probably we just highlight that, right
13 now we don't have a functioning committee. Because
14 that would be a Sunshine governed body as I
15 understand it. So I am happy to work just
16 individually on those issues. But just so no one
17 is wondering why there is nothing being noticed
18 because we don't have any volunteers yet for policy
19 committee. But I think we can -- I can handle that
20 just working individually.

21 CHAIRMAN CLARK: Would that be something we
22 can do at a workshop meeting if we do?

23 MR. BLOCKER: We could. And just because I
24 know Mr. Topp had wanted me to raise this. One of
25 the -- just in the interest of -- first of all,

1 these meeting will be run how the board wants it.
2 The board wants two regular board meetings every
3 month, we will have two regular board meetings
4 every month. Ultimately you all are the elected
5 officials. You all are the ones that the voters
6 have trusted to make that decision.

7 One of the things I discussed with Mr. Topp is
8 there are some boards that have one of their
9 meetings as a workshop to allow kind of more open
10 discussion and ideas. And the way that generally
11 works is the meeting -- the last meeting of the
12 month is a discussion what you would like to see
13 formal board action on February. So, as an
14 example, our January 22nd meeting was a workshop,
15 you all as a board would discuss some of the things
16 that you all want to be a formal board action in
17 February. And the same thing for February final
18 meeting would be a workshop to discuss agenda items
19 for March. That way you-all as a board are more
20 included, but not that you aren't included now, but
21 there is more of a free discussion. That seems to
22 work well for some elected bodies. Others prefer a
23 formal board meeting. But it allows for the notice
24 to go out. It's a workshop to discuss agenda
25 items, policy things, that could be a forum for

1 policy committee discussion, you know, here is kind
2 of where one board member has been designated as a
3 chair of the policy committee, Ms. Liotta, can kind
4 of bring some ideas at.

5 So this is simply a suggestion that I had
6 mentioned to Mr. Topp as an idea for the board to
7 approve. It's really to facilitate more
8 discussion, more opportunity to have a hand in kind
9 of crafting the path forward. So.

10 CHAIRMAN CLARK: Okay. Thank you.

11 MR. TOPP: I have one last thing.

12 CHAIRMAN CLARK: Yes, sir.

13 MR. TOPP: Just asking the board do you all
14 have a copy of this? I have it up here.

15 CHAIRMAN CLARK: Yes.

16 MR. TOPP: Okay. So if you need it, let me
17 know and I'll send it to you.

18 MS. LUDLOW: It's on our I-pads also. It came
19 loaded on the I-pads.

20 MR. TOPP: Awesome.

21 CHAIRMAN CLARK: All right. We are ready to
22 move on to the next item. That would be the
23 renewal of the executive director contract which
24 expires on January 24th, this month.

25 MR. BLOCKER: Yes, sir, Mr. Chair. Just to

1 make the board aware so we do have a six-month
2 contract with Mr. Topp. That contract expires at
3 the end of the month. My recommendation to the
4 board, if the board wishes that we go ahead enact
5 now as far as there is a renewal clause in that --
6 I have had some preliminary -- not to preclude the
7 board decision making, but I have had some
8 preliminary discussions with Mr. Topp to engage his
9 interest whether he would be willing to do another
10 six months or more. If the board wishes, we would
11 want formal board action to approve, you know, an
12 extension. So that would really be the action item
13 at this time.

14 Obviously the airport is at a point, you know,
15 a permanent executive director is sought. But
16 Mr. Topp is willing to continue in that role, you
17 know.

18 Yes, ma'am.

19 MS. LIOTTA: Can you remind me exactly what
20 the language says, is it default to a new renewal
21 or is it only upon approval of both parties in
22 writing? What is the exact mechanism?

23 MR. BLOCKER: It's approval of both parties,
24 ma'am. So, again, I am sorry I didn't have the
25 exact language. But I did review it so it would be

1 affirmative action by both parties. So Mr. Topp
2 has indicated that he is willing to -- he does have
3 an attorney who I've interfaced with and that's
4 just to protect all the parties.

5 So really what we would be looking for from
6 the board if the board approves is an additional
7 six months. That would not preclude the board for
8 continuing additional searches or giving Mr. Topp a
9 longer period as well. You know all options are on
10 the table.

11 MR. OLSON: Mr. Chairman, I think we really
12 have no choice. We don't want to be again in the
13 quandary as to who is running the airport today.
14 So I would make the motion that we do engage for
15 another six months, we probably need more time
16 anyway it looks like to find our permanent
17 executive director. So, again, I think it's our
18 only option. I think it's good that Mr. Topp is
19 willing to do the job for another six months. And
20 so that's my motion that we act on an extension.

21 MS. LIOTTA: I will second.

22 MR. TOPP: What about the interim?

23 MS. LIOTTA: Well, I think -- I had a
24 conversation with Mr. Topp in the last couple of
25 days and he did express to me that there was a

1 preference for having the agreement also amended in
2 a very small way to make it a contract for the
3 title to be executive director instead of interim.
4 And I could appreciate with working third parties
5 if he is representing the interest of the airport
6 it's a little bit of an asterisk by his name. So
7 it might make it a little harder for him to
8 represent the interest of the airport as full
9 authority.

10 So I don't know if we can just do two motions,
11 one to extend and a second on the amendment
12 request. I think that might be the cleanest way to
13 do it. But I just wanted to get that out there
14 that, you know, that there is, I think, two parts
15 to this.

16 CHAIRMAN CLARK: Okay. I'd like to hear your
17 comments, Ms. Cash-Chapman.

18 MS. CASH-CHAPMAN: No, I agree. I think that
19 we are in a really unique position right now that
20 we are fortunate that we have Mr. Topp here so that
21 we don't feel forced to settle for a candidate that
22 doesn't make sense for us. You know, if he is
23 willing to stay on, I think that works for us. I
24 am on board.

25 MS. LUDLOW: Yes. Well, everyone knows how I

1 feel about the progress we've made. I'm very, very
2 happy. I was a leader in getting Jamie to come on
3 board.

4 This is one thing I think about. Interim
5 director has not limited his authority at all that
6 I know of. And that -- how is that -- he said, you
7 know, he helped get rid of the drama, yeah, thank
8 goodness for that. But then how is it going to
9 look if we have an executive director for six
10 months or we continue to have an interim executive
11 director.

12 MS. LIOTTA: I think that when someone talks
13 to Mr. Topp and they see his title, they have no
14 idea what's in his contract unless they, you know,
15 go through the public records obviously then they
16 could. But I think if -- I personally am
17 completely comfortable with the six months
18 executive director contract. I don't think that --
19 I think of them as two separate issues. And so if
20 the board wants to do a six months executive, one
21 year interim. I mean, I think any combination of
22 that is perfectly plausible.

23 MR. OLSON: Mr. Chair, I believe that we
24 should do what was suggested and do this as a two
25 motion thing. I fully support the extension of six

1 months. I have concerns about dropping the
2 interim. I think it would confuse our -- possibly
3 confuse our ability to be out there looking for a
4 permanent professional executive director for this
5 airport. So and I think as Ms. Liotta --
6 Ms. Ludlow has pointed out, I don't believe that it
7 impedes Mr. Topp to do the business of the airport
8 with the current title.

9 CHAIRMAN CLARK: Okay. Well, I would like to
10 weigh in on the issue. Personally if Mr. Topp
11 would be agreeable I would like to see us extend
12 him for one year and I will explain why. If we
13 extend it for six months then we are in another --
14 in another three months we are going to be in a
15 rush to hire that permanent executive director.
16 And I would like to see us give ourselves more time
17 given the fact that there are a lot of initiatives
18 that have been launched while Mr. Topp has been the
19 executive director particularly most importantly is
20 the long-range planning. I mean, that -- you know,
21 I can tell you having been in the long-range
22 planning business in the utility industry for many
23 years that is -- it's a complex and time consuming
24 and very intense activity and requires a lot of
25 attention. And I think that we would be wise to

1 continue to have Mr. Topp on board and then give
2 ourself -- in six months' time now we can begin
3 looking for that permanent executive director.
4 Personally I would rather see him be called the
5 executive director with a one-year contract and a
6 succession plan. We can put a succession plan in
7 place to formally transition, you know, from
8 Mr. Topp to the new executive director in a year's
9 time. That's my feeling. I may be a little closer
10 to what's going on because I do spend a good bit of
11 time in the office, in meeting with the engineers
12 and I can see what's coming. I've lived through
13 this process before. It's a very exciting time for
14 us. But we don't -- we want to have the experience
15 that Mr. Topp or someone of his caliber
16 representing us. And I think that would be wise
17 for us to do a twelve-month contract and then still
18 continue after a six-month period to look for, you
19 know, a replacement, a permanent replacement. So
20 that's my -- my opinion.

21 MS. LIOTTA: Well, one of my concerns is that
22 we are doing a full year is we have heard in that
23 we are very low on staffing. We did lose the
24 director of ops as well as the executive director.
25 And we have not filled that number two position

1 with the intent that was going to be the new
2 executive director they would want come in, he or
3 she would want to pick her number two. It wouldn't
4 make sense to fill that position ahead of the
5 executive director. I'm not sure it makes sense to
6 keep open two positions like that for a full year
7 or that other position for a full year. So that,
8 you know, handful of months, six months, maybe that
9 just still continues to make sense. But a full
10 year of deliberate understaffing of the airport
11 management I'm not sure it does.

12 CHAIRMAN CLARK: I think we may want to jump
13 to the next item on the agenda, you know, within
14 this context.

15 MR. TOPP: Do you want to do that?

16 CHAIRMAN CLARK: Yeah.

17 MR. OLSON: There is a motion and a second on
18 the table.

19 MR. TOPP: Go ahead, Mr. Blocker.

20 MR. BLOCKER: Yes, sir. Mr. Chair, we do have
21 a motion and a second. So we would need to act --
22 allow for public comment and act on.

23 CHAIRMAN CLARK: Well, I mean, Ms. Liotta's
24 comments about the staffing update, there is new
25 information that Mr. Topp had for us.

1 MR. BLOCKER: Mr. Chair, just as a possible
2 way to allow public comment. So we do need, you
3 know, if the board decides to extend, there could
4 be further modifications made, you know, after it
5 sounds like there will be some staff updates. I do
6 have one legal wrinkle that we need to bring up as
7 well if the board does decide to extend. I would
8 need some direction from the board as far as --
9 just so we don't put the board in difficult
10 position where you all have to have a new executive
11 director in six months, we need to build in
12 probably another, you know, some type of framework
13 for extension, some flexibility so the board can
14 decide. Obviously it depends on whether Mr. Topp
15 is willing to do that. So I would just need some
16 direction if the wish for the board is to extend
17 Mr. Topp another six months. Do we want to also
18 add another to month to month, you know, three
19 months extension, you know, just so there is some
20 flexibility. Because otherwise it puts you in a
21 position you have to have a new executive director
22 in six months, which may work. That may be doable.

23 But I want to make the board aware there is a
24 legal complexity that we want to make sure we are
25 addressing so you are not put in that difficult

1 position.

2 MS. CASH-CHAPMAN: Can I ask a question? If
3 we do extend for a year, could we write that to
4 include the time it would take to hire and then
5 transition both people? Is that what you were
6 referring to or did you mean give us a year to hire
7 and then start a transition?

8 CHAIRMAN CLARK: No. No. I would like to see
9 him stay for a year but then gives us some little
10 bit of a cushion before we begin the search again,
11 an intense search again. Because, you know, here
12 we are we extending for six months and another
13 couple of months we are going to be going through
14 this process again looking for executive director
15 like we did. And, you know, I think it was a bit
16 rushed and I think we -- given some of the plans
17 that we have forthcoming, I think we are going to
18 be more attractive to viable candidates. In other
19 words, they may seek us out once they see the big
20 plan that we're contemplating.

21 MS. CASH-CHAPMAN: So you think by extending
22 that year that would also include, if we hire
23 someone in six months, that would just include that
24 turnover for the two of them, or are you saying
25 don't start -- the hire date would be a year from

1 now?

2 CHAIRMAN CLARK: If we would bring them in as
3 assistant, you know, so be it, then we have -- mind
4 you, we need to give ourselves as much flexibility
5 as possible. But I just don't think six months is
6 enough time.

7 MS. CASH-CHAPMAN: I hear that. And I am on
8 board with that. I am just not sure about
9 postponing the search or hiring someone underneath
10 to say when this year is over then you can be next.
11 I am just trying to figure that out.

12 MS. LIOTTA: There could be some ways to deal
13 with the need for flexibility. You could make it,
14 for example, six months, that goes month to month
15 after automatically that goes to more of an
16 evergreen renews unless one party terminates with
17 notice. And then it can go thirteen months if it
18 needs to. But there is no arbitrary line in the
19 sand. But it does signal at least to us that, hey,
20 you know, we are kind of like -- this isn't like a
21 year before we go and do something else, you know,
22 we -- there is an intent here that we are supposed
23 to be doing some substantial work within that six,
24 twelve months' time frame.

25 MR. OLSON: Okay. So six months with month to

1 month.

2 MS. LIOTTA: Auto renew kind of language.

3 MR. OLSON: Auto renew depending on whether
4 this authority needs that or whether Mr. Topp is
5 willing to do it.

6 MS. LIOTTA: Well, I think the intent would be
7 six months we are all comfortable we need that. So
8 that wouldn't be -- that would be committed. But
9 the month to month would be, you know, either party
10 could terminate with notice usually 30, 60 is
11 typical -- typical contract.

12 MS. CASH-CHAPMAN: In month nine then we might
13 wait until month ten or eleven or if we hire
14 someone in month eleven then we might extend to
15 thirteen or fourteen.

16 MR. OLSON: Or if we hired someone in month
17 four or five.

18 MS. CASH-CHAPMAN: Right.

19 MR. OLSON: One is fabulous, wants to come on
20 the job right away, then we would probably look at
21 six months or a month or two overlap.

22 MS. CASH-CHAPMAN: Right.

23 MR. OLSON: So that means what was anticipated
24 in the last time we talked about the effort you are
25 heading up was that we were going to be scheduling

1 a workshop to specifically focus on the plan of
2 action for moving forward on finding our permanent
3 director, right?

4 MS. CASH-CHAPMAN: Yes.

5 MR. OLSON: Okay.

6 MS. LIOTTA: And I think that sort of more
7 flexible framework may also -- the other issues I
8 think I heard Michelle mentioning was succession
9 plan. So sort of when we do get that person we
10 don't know what that overlap is going to look like.
11 And I think we may want some flexibility to change
12 title, not necessary -- not pay or term or anything
13 like that. But when we do bring that person in it
14 may be -- it may be difficult for us to bring in
15 someone to be the next executive director if they
16 think they have to come in as an associate director
17 for four months first. I don't think that scenario
18 would happen. That's an exaggeration to kind of
19 highlight the point.

20 But if the contract is more flexible, well, if
21 like say the board had -- can just upon notice
22 within during the term of the contract after the
23 first six months to change the title, then that
24 just gives us the optionality when we are doing the
25 search. And then I think -- we can't predict what

1 will be -- what's going to best serve the airport,
2 but I think we will know it when we see it. When
3 we get that person in, they are not going to be
4 executive director day one. You know, I think
5 there will be some overlap and transition. Left
6 seat/right seat sort of switching. So I think I
7 would rather see a contract that just has that
8 flexibility rather than trying to guess in advance
9 what we are going to need.

10 MR. OLSON: So we are sort of where the
11 original motion the way you are discussing it. A
12 six-month with that feature that you just outlined,
13 six-month.

14 MS. LIOTTA: Yes. So I think to -- so six
15 months I think just as is is what's on the table.
16 We can all just vote on that and then there could
17 be a second one that would be amending it to also
18 add in the month to month auto renew maybe 30-day
19 notice to cancel by either party after that.
20 Second thing amending the title to be executive
21 director for now with the ability for the board to
22 change that upon notice after the first six months,
23 and I think those might be the only two additional
24 points.

25 CHAIRMAN CLARK: Could that be wrapped into a

1 single motion?

2 MS. LIOTTA: We can break it into three if
3 there is differing opinions on any of those
4 mechanics.

5 MR. BLOCKER: If I can be heard. Thank you,
6 Ms. Liotta. Obviously you have some experience in
7 this area of law. That input is a mouthful. So I
8 think just kind of a couple of things to highlight.
9 I was writing down as Ms. Liotta was talking here.
10 So one of them, the auto renew is a very effective
11 method in doing this when there is some uncertainty
12 as to -- what we could do also is building off what
13 Ms. Liotta said build in. Go ahead so the motion
14 would be, which has already been made, to renew
15 Mr. Topp today for six months. That's done, that's
16 in the contract, that's contemplated in the
17 contract. The following motion today, if the board
18 desires or can wait until the next meeting, is to
19 come back with an addendum or amendment to the
20 contract to build in at six months the board can
21 indicate in the contract -- I just got done doing
22 another one of these for another government entity
23 so I can draw on that, where at six months the
24 board plans on implementing a succession plan in a
25 search for a replacement. So that's putting notice

1 in there that's a trigger at six months July 1st,
2 you know, June 30th, whatever, we are going to
3 start coming up with a succession plan and start
4 implementing it. From that point forward up to
5 twelve months there could be an auto renew for, you
6 know, a period.

7 So what that does is that gives the authority
8 flexibility. And it puts Mr. Topp on notice who is
9 sitting here. He needs to talk to his attorney
10 that at six months we are going to succession plan.
11 We are going to identify someone to come in to
12 replace. Then his role, if the board chooses and
13 if he decides, can maybe go into left seat/right
14 seat type role where a new executive director comes
15 in, he transitions into more of a, you know,
16 different role. That way, you know, we can kind
17 of -- we can craft this in a way that builds
18 maximum flexibility for most importantly the
19 authority, but also for Mr. Topp too so he is not
20 making retirement plans based on being here six
21 months to a year and then we're like, hey, we're
22 done. We can put a final time line on his
23 employment up to a year, with auto renew built in
24 at six months. We are going to start implementing
25 a succession plan which, you know.

1 MR. OLSON: Why are we waiting for six months?
2 I am following you. Except why would we wait for
3 the end of the six months period --

4 MR. BLOCKER: We don't have to.

5 MR. OLSON: -- to initiate a recruitment or
6 succession plan?

7 MR. BLOCKER: We don't have to. That would
8 just be triggered by six months.

9 MR. OLSON: By six months.

10 MR. BLOCKER: Yes, sir. I am sorry if I
11 misspoke.

12 MR. OLSON: Okay. So what you're suggesting
13 is that today we approve a simple six month
14 extension. Then we will come back to the board
15 with a written amendment to it?

16 MR. BLOCKER: Yes, sir.

17 MR. OLSON: That we all will be able to see?

18 MR. BLOCKER: Absolutely. Yes, sir. Plenty
19 of time I promise you.

20 MR. OLSON: Okay.

21 MR. BLOCKER: So that would allow -- then I
22 can try to take these back. And also I will speak
23 with each of you individually and get your
24 feedback. What I am gathering today, what I am
25 writing here is the board does want some

1 flexibility, I think I am hearing that correctly.
2 And correct me if I am wrong, there is an interest
3 in going up to twelve months with some type of auto
4 renew built in that either party can terminate. So
5 if Mr. Topp decides, hey, I am going to retire and
6 go move to Hawaii then, you know, as long as he
7 gives his 30 days' notice we have it. Same on this
8 side. But also we can build in some type of
9 flexibility if there is a scenario where, you know,
10 someone comes on board but they want to have a
11 little bit of transition period then Mr. Topp is
12 still under contract to facilitate that through a
13 period of time.

14 Have I captured kind of you-all's initial
15 thoughts? And please correct me or Brad, or take
16 away from it.

17 CHAIRMAN CLARK: I'm okay with that. Let's
18 ask Mr. Topp, are you okay with it?

19 MR. TOPP: Yeah. I am all right except for
20 when I go, and it's happened, it's come from the
21 FAA, it's come from the FDOT, there is a niggling
22 about that interim director. There really is.
23 Because they go, well, okay, what about the next
24 guy. What if he decides to do this and that kind
25 of thing. And we're at a real turning point right

1 now as Mr. Clark said that we've got some projects
2 that are on the table not only with the FAA, but
3 with a lot of different people, developers,
4 Ms. Liotta and I talked about that for the western
5 side of the property. I think there is just a
6 height. Being on the other side of that in the
7 past in my growth in my professional career, if
8 somebody would come to me and say, well, I am going
9 to go -- I may not be here down the road. We don't
10 want to put that thought in their head, because
11 that weakens our negotiating point. So that's all
12 I want to say about that.

13 MR. BLOCKER: Ms. Ludlow.

14 MS. LUDLOW: Pardon me.

15 MR. BLOCKER: We want to see if we can get
16 your input as well.

17 MS. LUDLOW: I thought I did. Okay. Yes, I'm
18 for the six months and I'm for the month to month.

19 CHAIRMAN CLARK: What about the executive
20 versus interim title?

21 MS. LUDLOW: That's going to look bad for us
22 if we have an executive director for six months or
23 three months and then we're getting another
24 executive director.

25 MR. TOPP: Well, it will be six months and

1 then month to month after that.

2 MS. LUDLOW: Pardon me.

3 MR. TOPP: It will be six months.

4 MS. LUDLOW: That's it six months.

5 CHAIRMAN CLARK: Why don't we call just him an
6 executive director is what he is so he won't run
7 into the obstacles that he is encountering now with
8 potential vendors and developers and regulators.
9 You know, being an interim has, you know, a
10 negative connotation perhaps.

11 MS. LUDLOW: Also did you say something about
12 income?

13 CHAIRMAN CLARK: No.

14 MS. LUDLOW: Okay.

15 MR. TOPP: You want to give me a raise that's
16 fine.

17 MS. LUDLOW: Yeah, called executive director
18 you want a raise.

19 MR. TOPP: No. (Speaking Spanish).

20 MR. TOPP: Public comment.

21 CHAIRMAN CLARK: Comments from the public.

22 Mr. Riera.

23 MR. RIERA: Jose Riera, 133 Paranza Trace.

24 With a title let me tell you my own personal
25 experience. I was called one time business

1 developer. I told my boss, no. It needs to be a
2 manager. You don't have to pay me like a manager,
3 but it needs to be manager. Because people don't
4 want to deal with a business developer. Who is
5 this guy? But being a manager I have the power
6 behind the company. Same thing with the executive
7 director. He needs to have that.

8 Now, they are going to hire a replacement.
9 Okay. They are going to find another executive
10 director. Why? He may be retiring. And it
11 really, like she pointed out, it doesn't make any
12 difference what that title conveys and if the
13 person wants to know they want to go more detail I
14 believe you they mentioned, they can go in more
15 details to find out what this guy is really not a
16 permanent guy, but he is just a temporary guy. But
17 they don't know that. And it weakens his position
18 when he wants to deal with other businesses.

19 So I suggest give him the title that he needs
20 so he can proceed in his job and do what needs to
21 be done and let him go at it and then find a
22 replacement for him. So that's my comments on
23 that.

24 As far as the six months or twelve months, you
25 all have the flexibility. I think you discussed

1 that. And I am happy with that as well. Thank
2 you.

3 CHAIRMAN CLARK: Thank you, Mr. Riera.

4 Very well. Any other comments from the
5 public? Thank you.

6 All right. Well, we have a motion on the
7 table. Are you able to reread the motion for us,
8 Mr. Blocker? Did you take sufficient notes?

9 MR. BLOCKER: What I have down here is the
10 motion that was made by Ms. Liotta was --

11 MR. OLSON: I made it.

12 MR. BLOCKER: I'm sorry. I'm sorry. By
13 Mr. Olson and seconded by Ms. Liotta. Thank you.

14 Was to give Mr. Topp an extension. There was
15 some discussion outside of that motion of a further
16 motion, but the board wishes we can save that -- I
17 can bring back some language after it has been sent
18 out with plenty of time to review for an amendment.

19 CHAIRMAN CLARK: Okay.

20 All right. We have a motion on the table.
21 And there is a second. All in favor?

22 MR. OLSON: Aye.

23 MS. CASH-CHAPMAN: Aye.

24 MS. LUDLOW: Aye.

25 MS. LIOTTA: Aye.

1 CHAIRMAN CLARK: Aye.

2 Motion carries.

3 MR. TOPP: We also need a motion now about the
4 interim or not if you-all agree.

5 CHAIRMAN CLARK: Yeah, I would like to propose
6 that someone -- that we entertain a motion to title
7 Mr. Topp's position executive director for the
8 reasons that some of us have stated and Mr. Riera
9 so eloquently stated.

10 MS. CASH-CHAPMAN: I make a motion that we
11 change Mr. Topp's title from interim executive
12 director to interim director for his contract.

13 CHAIRMAN CLARK: Is there a second?

14 MS. LIOTTA: Second.

15 CHAIRMAN CLARK: All in favor?

16 MR. OLSON: Aye.

17 MS. CASH-CHAPMAN: Aye.

18 MS. LUDLOW: Aye.

19 MS. LIOTTA: Aye.

20 CHAIRMAN CLARK: Aye. Motion carries.

21 MR. BLOCKER: Let me say on the record,
22 Mr. Chair, because this is already discussed in the
23 prior we do not need to have a second round of
24 public comments. It's already contemplated in the
25 discussion.

1 CHAIRMAN CLARK: Thank you.

2 MR. BLOCKER: Just so the record is clear.

3 CHAIRMAN CLARK: All right. And next meeting
4 you will come back with some proposals for the
5 one-month renewal and if there is any other
6 language in the contract that needs to be updated.

7 MR. BLOCKER: Yes, sir. If the board will
8 allow, let me get with Mr. Topp and his attorney,
9 if we could have until February, the intent is to
10 bring it back as soon as possible. Let me just
11 craft the language, get with Mr. Topp's attorney
12 and just make sure there is -- he is not forced, we
13 can bring it to you-all, make sure we have plenty
14 of time to vet it for the board to make a decision.

15 MR. TOPP: Yeah, I am too busy to get forced.
16 I am not going to worry about it. Just get it
17 done.

18 MS. LIOTTA: I think we dealt with the two
19 most pressing issues in the renewal.

20 MR. TOPP: Thank you.

21 CHAIRMAN CLARK: Okay. thank you.

22 MR. TOPP: Go onto the staffing update.

23 CHAIRMAN CLARK: Go to the staffing update.

24 MR. TOPP: All right. In my tenure over the
25 last six months to everybody's point, we didn't

1 have a director of operations. We wanted to wait
2 until we got somebody new, my replacement, if you
3 will. Quite frankly it's put a lot of pressure of
4 not having a director of operations on staff right
5 now not only on our director of maintenance James,
6 for Chloe and also for Dana.

7 We've had the opportunity and we've come
8 across an individual that originally put in his
9 hat -- put his name in the hat for the executive
10 director. I think I have talked to quite a few of
11 you that he's a great person. We are talking about
12 Courtney Pittman. And he needs to get some
13 experience from the entrepreneurial side, which is
14 important for the executive director position. And
15 I think by being the director, a temporary director
16 of operations only because we don't have it in the
17 '24 budget that we all passed. So we can put him
18 in as a full-time temporary position of director of
19 operations and then when it comes time for the next
20 budget it can become a permanent position or if he
21 has learned enough by then to take over for me
22 that's fine.

23 But we really need somebody right now. He is
24 prepared to move forward. I am prepared to start
25 him tomorrow. And I have done some research on him

1 and his background and he's definitely and quite
2 frankly the person he will interface with day to
3 day more than myself is with James. And when I
4 mentioned to James what his thought were -- was,
5 sorry, he said, well, did he start yesterday. I
6 mean, he's definitely excited about having Courtney
7 to help him do the things that really James doesn't
8 want to do, which is a lot of administrative things
9 and dealing with making sure that grants move along
10 as far as the operational portion of it and all
11 those kinds of things. He's definitely the person
12 that I would want to hire for that position.

13 MR. OLSON: Couple of questions, Mr. Chair.

14 CHAIRMAN CLARK: Yes, please.

15 MR. OLSON: Just for clarity. Mr. Pittman is
16 currently employed by the private company that we
17 contract with for the tower. So presumably if he
18 is recruited by us, the tower would need to bring
19 in someone else from their company.

20 MR. TOPP: Yeah, he's already got that person
21 in place.

22 MR. OLSON: Okay. Other question is what is
23 the position going to be funded at?

24 MR. TOPP: It will be funded at -- I did a
25 study across -- and we're going to talk about these

1 folks. The Florida Aviation Council has been a
2 resource for me over the last three months. You've
3 heard me talk about it. I mentioned to Lisa, who
4 is the president of Florida Aviation Council --
5 I'll try to get her to come and speak one of these
6 times. It would be kind of cool. I've mentioned
7 that we were looking at hiring a DO and if she
8 could get me some job descriptions and some salary
9 ranges from airports our size across and I
10 literally had them the next day, personal e-mails
11 from the executive director of a bunch of different
12 airport individuals I've met before in a couple of
13 meetings that I have been to. And the range runs
14 between 90 for somebody that doesn't have a lot of
15 experience to 130. Okay. Mr. Pittman is more than
16 happy to start at 120. And that's what we would
17 like to be.

18 MR. OLSON: Okay. My other question is why
19 didn't we provide for operations director in our
20 budget that we just approved; did we think that we
21 were not going to hire one?

22 And as I ask that, I know our S&E budget is
23 more than it was last year, not a large increase,
24 but I thought our last year budget included
25 provisions for operations director.

1 MR. TOPP: Previous year, yes.

2 MR. OLSON: So how do we understand that?

3 CHAIRMAN CLARK: Well, I can speak to that. I
4 helped prepare the budget and as you know we had to
5 come in we had a turnover in staff rather abruptly
6 and I came in and helped -- because of my
7 background I helped construct the budget and it was
8 simply just an oversight. But the good news, I
9 have to say, I've discussed this with Mr. Topp
10 extensively, there are also the airport is going to
11 earn revenue this fiscal year -- for the balance of
12 this fiscal year that we did not budget for nor did
13 we anticipate from two sources. The Joyce
14 Development Group and the Solano Hangars. Those
15 are just two customers that will provide income
16 that will more than make up for the additional
17 expense of hiring a director of operations.

18 MR. OLSON: Okay. Mr. Chairman, but I guess
19 part of my question was we were fully funding an
20 ops position -- operations director position plus
21 we had a governmental affairs personnel on staff
22 when we adopted the prior year budget that our
23 current year budget was I believe was an eight
24 percent increase of that. So I am just wondering
25 why we -- why we can't fit this position into our

1 current approved budget. I don't understand that.

2 MS. LUDLOW: I thought we added operations
3 into Jamie's salary when we agreed on a salary that
4 it was like two jobs.

5 MR. OLSON: But we don't have an executive
6 director. I mean, we are funding presumably. We
7 are only funding one executive director now. So
8 and we were funding -- prior year our budget was
9 set up to fund one executive director, an
10 operations director, a governmental affairs and an
11 administrative whatever, whatever we were funding
12 before. Plus it was an eight percent increase in
13 the budget approved. I don't want to belabor it.
14 It's just I'm not sure that we need to -- I'm not
15 sure that we would need to have this be classified
16 in the way Mr. Topp is describing it because we
17 don't have a budget provision for it.

18 CHAIRMAN CLARK: No, I don't believe so. I
19 mean, we have sufficient funds to cover the
20 position.

21 MR. OLSON: No, I mean, I'm talking about the
22 budget. I'm addressing or responding to what
23 Mr. Topp explained to us.

24 MR. TOPP: Well, I worded it based on my
25 conversation with Mr. Blocker unless it should be

1 worded differently. But I think Ms. Liotta has
2 another comment also.

3 MS. LIOTTA: I've got one question and then I
4 think a couple of comments. This is not going to
5 be a position subject to employment agreement,
6 correct?

7 MR. TOPP: No.

8 MS. LIOTTA: At will. Okay. So I think with
9 that being the understanding that we do -- we can't
10 give this gentleman any certainty that, you know, a
11 year, year and a half from now a new executive
12 director comes in that that person isn't going to
13 want to change staff over time. I mean, so there
14 is an element of risk for this person taking this
15 job right now today.

16 MR. TOPP: He is aware of that.

17 MS. LIOTTA: So that, I think, in my mind I am
18 mindful that we use -- for my part as a board
19 member I don't want to put myself in the situation
20 of making executive decisions. I think management
21 of the airport, management of the staff is
22 executive director's job. So if you've decided
23 that you want to hire that person, you're
24 responsible for the budget and answer for overruns
25 and all of those things and this new hire

1 understands that he is going to be in a management
2 position that is going to be getting more scrutiny
3 under a new executive director, those are all
4 business decisions and risks that the various
5 parties are taking. And while I appreciate you
6 bringing it to us, I'm not hundred percent certain
7 that it's our role to tell you yes or no on this
8 hire, but to give you our viewpoint and perhaps let
9 you make the decision. I am not suggesting that
10 anyone here is trying to.

11 MR. OLSON: I don't disagree with what you are
12 saying at all. My question was related to the
13 budget and how it was explained to us. It didn't
14 make complete sense to me.

15 MS. LIOTTA: I think I heard some -- this may
16 have been in a conversation that we -- not at a
17 board meeting, but I think Jamie you mentioned that
18 there had been some people who hadn't gotten raises
19 in quite a while. So I think there may have been
20 some changes to existing salaries.

21 MR. TOPP: Yes.

22 MS. LIOTTA: That may explain why the
23 budget -- money that was going toward the position,
24 why that overall budget didn't drop necessarily
25 when that position went unfilled.

1 MR. TOPP: To explain that real quick and then
2 Mr. Blocker has something to say. Mr. Olson, when
3 I came in the first thing that I saw was that I
4 called them the orange shirts on the folks that
5 work out here hadn't had a raise in quite some time
6 except for the cost of living raise and they were
7 making less money than they could make at
8 McDonald's.

9 MR. OLSON: Okay.

10 MR. TOPP: And do we want our people that are
11 taking care of our airport and all that to be that
12 way. So we gave them a raise. And the same thing
13 with James and the same thing with the additional
14 duties that were taken on by Dana. So that's why
15 it came there.

16 MR. OLSON: Okay. That explains it. Thank
17 you.

18 MR. TOPP: Mr. Chairman, I think Mr. Blocker
19 had something to say.

20 MR. BLOCKER: Yes. Just so the board knows, I
21 did have a discussion with Mr. Topp. Generally
22 this is one of the reasons why we do want to have
23 you-all board policies updated. As a general rule
24 an executive director has broad latitude, but the
25 current policies that the airport authority don't

1 fully flush out what those roles are. As an
2 example, generally when you hire directors or
3 senior leadership that is something executive
4 director should bring to the board for approval.
5 Also, if it's outside of the general budget cycle
6 because the budget had just been approved and now
7 we are coming into substantial -- I think the pay
8 was six figures, it's my recommendation to Mr. Topp
9 to bring it to you-all's attention as trustees of
10 the board, but going forward we probably do want to
11 define a little more what Mr. Topp or the executive
12 director's role, what their hiring authority is if
13 it is up to a certain salary level or certain
14 position that he can hire at will, but if it's a
15 director or a senior, you know, identify what those
16 positions of that board, he can make the offer, he
17 can kind of identify the personnel, the board would
18 have final approval. That just protects -- one, it
19 protects the executive director from stepping out
20 of bounds, but also gives the board, you know,
21 increased oversight when necessary, but also gives
22 him the flexibility to do this.

23 So that was the reason I suggested bringing it
24 to you-all's attention. It's out of the budget
25 cycle and also we had not clearly -- our rules had

1 not clearly defined his role. So this is a little
2 bit kind of you want to make sure that everyone is
3 on the same sheet of music.

4 MR. TOPP: It's not something we're looking
5 for a vote. We are just saying here this is what's
6 happening.

7 The other thing on the staffing update, is
8 that Dana brought to our attention an individual
9 who has a tremendous amount of accounting
10 background and we are going to bring her on as a
11 staff accountant again to begin with part-time and
12 then full-time, but temporary, if you will, you
13 know, month to month whatever, there is no contract
14 as a staff accountant so she can focus more on what
15 she needs to do.

16 MS. LIOTTA: So is that a contracted position
17 or part-time W-2?

18 MR. TOPP: Part-time W-2 to begin with and
19 then full-time after that.

20 MS. LIOTTA: Did we look into -- did you look
21 into -- that is something where there are a lot of
22 professional providers for that.

23 MR. TOPP: Yes, we have.

24 MS. LIOTTA: I'm concerned -- W-2 does have a
25 lot of the extra expenses involved, is that looked

1 at as far as different options.

2 MR. TOPP: Yes, we brought in -- we actually
3 brought in two or three individuals right in a row
4 from staffing companies. That and they lasted two
5 days.

6 MS. LIOTTA: Was there any discussion with the
7 county as far as potentially --

8 MR. TOPP: This is just a staff accountant
9 accounting person. I think that with the county
10 what we are talking to and actually Mr. Olson and I
11 talked about this on Friday, is getting with the
12 director of budget and eventually you might want to
13 look at getting a CFO type individual. But this is
14 just an accounting. This is just somebody does
15 accounts payable, accounts receivable every day and
16 eventually payroll.

17 MR. OLSON: So what does -- what does Dana do?
18 I thought that was in her arena.

19 MR. TOPP: Well, every day she has several
20 different things. Right now she does payroll,
21 right. That's one. The other thing she does is
22 that there is quite a bit of accounting function
23 and tracking with the grants to close them out, to
24 draw against the grant, and do those kinds of
25 things. There is just a tremendous amount of work

1 that she does on that every day.

2 MR. OLSON: And we have an outsourced payroll.
3 That's something else.

4 MR. TOPP: That's ADP.

5 MR. OLSON: I directed authority to outsource.

6 MR. TOPP: We use ADP.

7 MR. OLSON: Yes.

8 MR. TOPP: Yeah, right now. And then what has
9 happened is that whatever the previous office
10 manager/access control manager Cindy had Dana doing
11 she is doing that now plus all the accounting. So
12 we are just going to help her out. When I sent the
13 resume out to our chairman, he asked me if she had
14 started yesterday or not, because he thought she
15 was really good.

16 MS. LIOTTA: Yeah, I can appreciate, you know,
17 adding head counts for short term always is the
18 quickest way to deal with issues and structural
19 changes that may make things more efficient in the
20 longer process.

21 MR. TOPP: Yeah.

22 MS. LIOTTA: But I think there is some
23 sensitivity on the board level of growing, of --
24 mindfulness of that overall budget on head count.

25 MR. TOPP: Right.

1 MS. LIOTTA: You know, in the absence of -- I
2 personally would like to understand if there is
3 those other like, you know, being able to take some
4 time and see if there is other efficiencies can be
5 found to empower people that are on the staff as a
6 way -- as an alternative to ever increasing staff
7 numbers.

8 MR. TOPP: Right.

9 MS. LIOTTA: I'm not saying that you don't
10 need the people today.

11 MR. TOPP: Yeah, and she is not salary. She
12 is an hourly person. She is a flat hourly person.
13 It's not budget. It's \$25 an hour.

14 MS. CASH-CHAPMAN: So when you are saying
15 part-time and then eventually full-time is that a
16 conversation you already had with that person?

17 MR. TOPP: Yes.

18 MS. CASH-CHAPMAN: And told them you get to
19 work for us part-time until X date and then we will
20 hire you full-time?

21 MR. TOPP: She has to give -- she wants to
22 give -- and this is kudos to her. She needs to
23 give her notice to her previous employer. And she
24 feels that through January she is going to need to
25 help finish the month in that position. But we

1 want her to start here. So if she could work
2 part-time for us in January and then probably early
3 February start full-time.

4 MS. LIOTTA: We are really talking about a
5 pretty much immediate full-time hire?

6 MR. TOPP: Yeah, starting in February.

7 MS. LUDLOW: And there are references. Did
8 you check references?

9 MR. TOPP: Yes, we have. Uh-huh. But anyway,
10 the main one is the director of operations, I will
11 let you know that's what we are doing. This is a
12 flexible situation and if we hire somebody else as
13 far as a CFO type person or something like that
14 down the road, if they can look at that whole
15 accounting section and make a decision on changing
16 it, I don't have a problem. So that's all I have
17 on the staff update. We have one more thing that
18 came up that I need some help on.

19 CHAIRMAN CLARK: All right. We have next
20 order of business is the grant 436 --

21 MR. TOPP: Yeah, this is a small grant
22 aviation of airline, if you will, and I use that
23 term loosely, but that's how the grant was
24 originally written. Airline equipment. We don't
25 really need more airline equipment other than a

1 blower, which I have a resolution here.

2 It's basically the grant is for 50,000, which
3 remember in the past it was 50/50, but now it's
4 40 -- 80/20. So essentially we have 40,000 from
5 the FDOT. We will spend 18 of that and that's
6 going to be it. That's a blower to clean the
7 ramps. Right now if you would look at these guys
8 when they are trying to get water off the ramp or
9 dirt even off the airlines ramp they are using what
10 we use in the lawn, you know, little backpack
11 things. This thing is something you stand on and
12 it's serious. And it just gets the water off the
13 runway. It gets the water off. We do have just a
14 little bit of water on the runway occasionally as
15 we all know that, right.

16 So anyway I just have a resolution that I need
17 Ms. Ludlow and if you-all want a copy of it I will
18 pass it around. It's standard like the ones we
19 signed in the past.

20 MS. LUDLOW: I was just about to ask.

21 MR. TOPP: It's coming, because it came up
22 this afternoon with Kyle. He came to me and he
23 said, hey, I am ready to write the grant. It's
24 good to go. And I thought for sure since this has
25 been on the books for almost three years that you

1 all had done a resolution. I searched and searched
2 and searched and could not find one.

3 MR. OLSON: Is this a resolution to apply for
4 the grant or to accept the grant?

5 MR. TOPP: No, to accept the grant.

6 MR. OLSON: Okay. Let's see. Well, we have
7 not had any action related to airline for a long
8 time. I will make the motion.

9 MR. TOPP: This is something that's been
10 laying around.

11 MR. OLSON: We adopt resolution 2023 to accept
12 the grant for the equipment as described by
13 Mr. Topp and all the details as described by
14 Mr. Topp.

15 CHAIRMAN CLARK: We have a motion to adopt
16 resolution 2023-09. Is there a second?

17 MS. CASH-CHAPMAN: I'll second.

18 CHAIRMAN CLARK: You second. All in favor?

19 MR. BLOCKER: Mr. Chair, call for public
20 comment.

21 CHAIRMAN CLARK: Public comment. Is there any
22 public comment on the resolution?

23 MR. RIERA: How big is the blower?

24 CHAIRMAN CLARK: How big is the blower?

25 MR. TOPP: It's pretty big. You can stand on

1 it. Cubic feet per minute. It can blow everybody
2 off -- out of this building.

3 CHAIRMAN CLARK: Okay.

4 MR. RIERA: Can that be used for a FOD blower?

5 MR. TOPP: I'm sorry. I can't hear you.

6 MR. RIERA: Can that be used for a FOD blower,
7 FOD?

8 MR. TOPP: What kind of blower?

9 MR. RIERA: FOD. Foreign object debris, FOD.

10 MR. TOPP: Yeah, that's what it is being used
11 for as well.

12 MR. RIERA: Okay.

13 MR. TOPP: For ramps and that kind of thing.

14 CHAIRMAN CLARK: Does it have magnetic
15 attachment?

16 MR. TOPP: No, it just blows it into the
17 grass.

18 MR. RIERA: Okay.

19 CHAIRMAN CLARK: All right. We have a motion
20 and a second. All in favor by saying aye.

21 MR. OLSON: Aye.

22 MS. CASH-CHAPMAN: Aye.

23 MS. LUDLOW: Aye.

24 MS. LIOTTA: Aye.

25 CHAIRMAN CLARK: Aye. Passed unanimously.

1 MR. TOPP: Thank you. You got it in front of
2 you if you would sign it, gentlemen and ladies, I
3 would appreciate it. I will get that over -- there
4 is copies each of you have one if you could just
5 sign it.

6 Thank you. That's all I have in new business.

7 CHAIRMAN CLARK: All right. We have staff
8 report.

9 (STAFF REPORT)

10 MR. TOPP: This is quick. I know everybody is
11 starting to fall asleep.

12 Mr. Chairman told me that he was going to ask
13 to have tents and food brought it.

14 CHAIRMAN CLARK: Yes.

15 MR. TOPP: Just an update on the Gun Club
16 property. I mentioned it a little bit earlier. We
17 did have a call with John Bailey who is the
18 attorney for the Gun Club. Mr. Olson -- what do
19 you need?

20 MS. CASH-CHAPMAN: You need two of these
21 signed, right?

22 MR. TOPP: Yes.

23 MS. CASH-CHAPMAN: Mr. Olson has it in front
24 of him I think.

25 MR. OLSON: Oh, sorry.

1 MR. TOPP: Thank you.

2 MS. LUDLOW: I didn't know we needed two.

3 MR. TOPP: She is taking care of me.

4 So Gun Club property basically we are trying
5 to negotiate. We are trying -- I talked about this
6 before. We are just trying to get an offset for
7 that piece of property that will be a
8 conservative -- I always forget what that's called.
9 Conservation property that we are going to hold and
10 keep it in conservation because part of the plan
11 that we want to use that property for eventually is
12 a saltwater mitigation or freshwater. So that's
13 going out. That letter is going out.

14 FDOT -- FAA FDOT approved South 40 Road. I
15 called it the South 40. I was corrected. I
16 understand that everybody else calls it the
17 General -- the South GA, except the tower when I
18 say South 40 they know right where I am going. The
19 South GA and also a Taxiway F and approved Compass
20 Point progress. So what that will bring for us is
21 a subset of that is the corporate hangars, the
22 T-hangars, hotel, office building and restaurants.

23 And then I am going to put some drawings up
24 here. I guess I will start with this one. This
25 here is the -- let me close that so it makes it

1 bigger. Here we go.

2 So you can see we've got this area and this is
3 all part of your ALP that you've had for some time,
4 the airport layout plan that exists today. So
5 there is an extension of the FAA -- I'm sorry --
6 Taxiway F that you see here in green box. And then
7 all of these hangars can be boxed or t-hangars.
8 But that gives an extension to F. And that's build
9 and AIG funding and extension of \$945,000 fiscal
10 year '24. It's funded already. And supporting
11 fixture future t-hangars and corporate box hangars,
12 which as I've said in the past when the FAA goes to
13 give us money in the future they want to know how
14 many airplanes we have parked at the airport. We
15 need hangars. We all know that. The list is long
16 and distinguished.

17 Then the other part is the conference center
18 road and the FDOT funding for roadway and future
19 site utilities. It's already funded for 1.28
20 million and supporting South GA and U.S. One
21 development.

22 And we have additional box and corporate
23 hangars for six similar size in the current Solano
24 hangar underway either prior -- pardon me --
25 private or authority funded. One additional

1 ten-to-twelve-unit t-hangar. And that will
2 logically commence once a final single parcel of
3 land is purchased by the authority and that's over
4 here we have some property that we need to buy down
5 the road. Then one eighty thousand square foot
6 aviation themed hotel Marriott or Hilton, but most
7 likely Marriott with 100 to 200 rooms with public
8 conference space and one professional office
9 building of 24,000 square feet in size two stories.

10 CHAIRMAN CLARK: Jamie, just a question for
11 you. If you can go back.

12 MR. TOPP: Yep.

13 CHAIRMAN CLARK: Okay. The large outline in
14 red that's we have to convert that from aviation
15 related to non-aeronautical.

16 MR. TOPP: Yes, I believe.

17 CHAIRMAN CLARK: The dotted blue line is our
18 property line?

19 MR. TOPP: Right. Well, yeah. The dotted
20 blue line is our property line.

21 CHAIRMAN CLARK: Okay.

22 MR. TOPP: But you've got right here the hotel
23 is going to be right here and then the office
24 building here. Okay. And right over here this
25 white, that's my offices and then this is that body

1 shop.

2 CHAIRMAN CLARK: Okay.

3 MS. LUDLOW: This is wonderful for the
4 audience. But can I suggest anything that's going
5 up on that board be included in our packets so we
6 don't have to break our necks.

7 MR. TOPP: I understand. We are going to get
8 this fixed before the next meeting. And I can send
9 you -- I will send you copies of this to all of
10 you.

11 But anyway this is just a heads up of what's
12 happening. I don't know if --

13 MS. LIOTTA: So I'm a little -- okay. So the
14 red box --

15 MR. TOPP: Yes.

16 MS. LIOTTA: -- is that you are saying there
17 is a funded project for a road right in there?

18 MR. TOPP: Right. So that connects.

19 MS. LIOTTA: That's the same parcel that we've
20 received interest in for doing a hotel development?

21 MR. TOPP: Right.

22 MS. LIOTTA: Are those two things -- is that
23 dependent on there being a road there or does that
24 party want a land lease and they put in their own
25 road?

1 MR. TOPP: Well, we've already got the funding
2 for it. Okay. I would quite personally think that
3 Joyce Development the 20 percent that we are going
4 to have to pay for that we would have to get that
5 from them.

6 CHAIRMAN CLARK: The road was planned long
7 before Joyce Development came about.

8 MR. TOPP: Yes, exactly.

9 MS. LIOTTA: Well, I am just saying it may not
10 be in the best place for if there were to be a
11 hotel put there that road may not make sense for
12 the -- if a hotel developer were to come in and
13 say, well, here is how I would lay it out, I mean,
14 especially if that road predated a hotel
15 development.

16 MR. TOPP: Well, when they built that, if you
17 saw that road, those pictures in my office of the
18 DC-3 and when Mr. Joyce presented it, we will put a
19 Grumman aircraft up there, he is fully aware of
20 this road and that is part of what they are talking
21 about.

22 CHAIRMAN CLARK: They designed the hotel to
23 fit within that space clearly.

24 MR. TOPP: Right.

25 MS. LIOTTA: Because roads are expense and

1 they get FDOT funded roadway.

2 CHAIRMAN CLARK: It's not available for
3 aeronautical use on the south side of that road
4 anyway.

5 MS. LIOTTA: All right. So they are not in
6 major conflict with each other?

7 MR. TOPP: No.

8 CHAIRMAN CLARK: No.

9 MS. LIOTTA: Okay. Just checking.

10 MR. TOPP: And then the other thing that we
11 have to look at eventually is this road going north
12 and south right here and connecting to the road
13 that comes off of our driveway, if you will, at
14 the -- for the operating -- operations center that
15 goes perimeter all the way up to the FOB. What
16 that will avoid, because remember you've got -- our
17 board member can attest to doing U-turns on U.S.
18 One. Not our favorite thing to do. And I don't
19 know how many times a day our employees ourselves
20 are on U.S. One making U-turns to go back and
21 forth. And so down the road this is something we
22 really need to do. This road right here.

23 And I don't know -- we didn't really talk
24 about that, did we, when we reviewed this. All
25 right. Yeah, that's what they are doing right now.

1 You see they are having to make U-turns up and down
2 the road on U.S. One. And it's not a good thing.
3 And all the people that are coming -- you know, if
4 you are working here and you need to get over to
5 the FBO or to the other end of the -- even the
6 administrative building -- administration building
7 you've got to go out on U.S. One and around and
8 back in once this is developed.

9 Just for information. I will send this out to
10 you. This is based on the airport layout plan.
11 This is on your airport layout plan from the time
12 when you all put that together, the master plan.

13 MS. LIOTTA: So you are saying the current ALP
14 has that as aviation?

15 MR. TOPP: I'm sorry.

16 MS. LIOTTA: You're saying that the current
17 ALP has that frontage as --

18 MR. TOPP: Non-aviation.

19 MS. LIOTTA: -- as non-aviation.

20 MR. TOPP: Yes, that's correct. There is
21 hangars here. Okay. See this other picture shows
22 it. Yeah. See until we can get this piece of
23 property, these two pieces of property here. If
24 you look at the ALP there is hangars all in here.
25 Right. And if you look at -- and there is also

1 hangars right here.

2 Yes.

3 UNIDENTIFIED VOICE: I was going to talk
4 through the graphic, if I can, Jamie.

5 MR. TOPP: Yeah, sure. Please.

6 UNIDENTIFIED VOICE: So what Jamie asked us to
7 do was to show the ground access route connecting
8 the South GA to the main fixed base operator
9 terminal, what's shown on the ALP, how we get there
10 today. If you can go to the next slide, Jamie.

11 MR. TOPP: Yeah, sure. Called access plan.

12 UNIDENTIFIED VOICE: This is what's shown on
13 the airport layout plan. The areas in green are
14 aviation. Areas in tan are non-aviation. And,
15 Ms. Liotta, I just want to let you know, that the
16 roadway shown there is consistent with the Compass
17 Point Development. It's the same roadway location.

18 MS. LIOTTA: Okay.

19 UNIDENTIFIED VOICE: So it fits on their site
20 plan just as it's shown on this plan. So right
21 now, though the arrows in blue show on the ALP how
22 you could go back and forth between South GA and
23 the fix-based operator terminal and Atlantic. The
24 center arrow, the center arrow, which is Araquay --
25 go back one, Jamie. One more. Oh, I'm sorry. I

1 mean, the aerographics. One more. There we go.
2 The center arrow actually shows the fact that at
3 one point we could bring a center access road up
4 into the South GA using Araquay Drive. But since
5 the airport does not yet own the land from
6 Pacetti's Body Shop, there is no ability for
7 aircraft to taxi north and south over Estrella
8 because there was a plan to at some point connect A
9 Road, Brava Road, Charlie, back and forth through
10 Estrella. But we don't own the Pacetti land so we
11 can't do that. So that's why the next click, thank
12 you, shows that we don't have to do the center core
13 through Araquay, we keep the Estrella access and
14 the rest of -- the rest of the ground access works
15 because the new roadway that you are going to do
16 which is relocated in Indian Bend, it's going to be
17 in the proper location and we're going to make sure
18 that it connects through to Estrella.

19 So the question that came up in an earlier
20 meeting what would happen to the ground access
21 connection if we put t-hangars all the way out to
22 U.S. One and we severed the internal roadways
23 between South GA and the FBO and that's the next
24 slide. If we made that all green that would be
25 where you are sitting now everybody here and

1 airport authority staff going back and forth doing
2 whatever maintenance, everybody would have to go
3 all the way out to U.S. One. And when you went
4 even from Jamie's office or the FBO to here you
5 would have to go out on U.S. One, go through and
6 make a turn and come back and take U.S. One to get
7 from here to Jamie's office or the FBO. So all of
8 the internal access roads actually they would all
9 go away and then you would be using the blue and
10 you would have to use U.S. One for regular business
11 travel on the airport and that's what that shows.

12 What's shown on the ALP is either modification
13 of the first two keeping the ground access on the
14 airport east of U.S. One.

15 CHAIRMAN CLARK: So the hangar or the aircraft
16 that would be housed in what's now a future
17 aviation development area would access the runways
18 via Taxiway F; is that correct?

19 UNIDENTIFIED VOICE: Yes. But they would
20 be -- at some point, Dennis, they could also be
21 using Gulf. They could be coming through the north
22 taxi lanes also.

23 CHAIRMAN CLARK: Okay.

24 UNIDENTIFIED VOICE: So there is going to be
25 two ways to get there. But the primary one --

1 primary method that Jamie has shown in the earlier
2 graphic is that you have that FAA Funds. If you
3 want to extend taxiway fox to the west, it allows
4 you to build four to six more corporate hangar, you
5 own the land. It's one of those things that you
6 can do right now to make more land accessible
7 immediately for more hangars when you do fox with
8 the access road. They are both consistent with the
9 ALP. And you own all the land to do both of those
10 projects now.

11 CHAIRMAN CLARK: The parcels that we do not
12 own.

13 UNIDENTIFIED VOICE: Actually that's a good
14 graphic for the parcels that you don't own.

15 CHAIRMAN CLARK: Are in the right side of the
16 future area, are between Estrella and Araquay?

17 UNIDENTIFIED VOICE: They are both.

18 CHAIRMAN CLARK: They are both.

19 UNIDENTIFIED VOICE: They are on both sides of
20 that central X'ed out area.

21 MR. TOPP: They are right here.

22 MS. LIOTTA: But they are not -- those are
23 vnot owned parcel, are any of those in the
24 non-aviation use boxes from the ALP, the frontage?

25 UNIDENTIFIED VOICE: Only the Pacetti parcel

1 next to Estrella. The other two parcels are in
2 aviation use. They block future hangars.

3 MS. LIOTTA: Okay. So there is no ability
4 because of the way they are laid out they are both
5 in the --

6 UNIDENTIFIED VOICE: The aviation.

7 MS. LIOTTA: They are both in aviation and the
8 frontage.

9 UNIDENTIFIED VOICE: Yes, ma'am. And the
10 reason that we had proposed to Jamie and had the
11 discussion with the FAA about extending fox to the
12 west is that that's the one parcel you completely
13 have control over, you completely own it, you can
14 extend the taxiway, get four to six more hangar
15 sites, and do the access road, and completely
16 redevelop the entire area, fully complimentary,
17 have new access, now hangars, and the revenue from
18 the Compass Point Developer.

19 MS. LIOTTA: When you say fully developed, you
20 are not talking about these frontage lots, though,
21 right?

22 UNIDENTIFIED VOICE: No, ma'am.

23 MS. LIOTTA: Okay. Because it includes where
24 the airport offices are right now.

25 UNIDENTIFIED VOICE: The only frontage is I

1 believe what Compass Point is proposing with their
2 hotel, two restaurants.

3 MS. LIOTTA: The hotel.

4 UNIDENTIFIED VOICE: Yes. Not -- not where
5 the existing administration office is, not that
6 location.

7 MR. TOPP: Thank you. Perfect. Further
8 questions?

9 MS. LUDLOW: Jeremiah, can't we go to the two
10 personal houses, not the Pacetti, like Mary Willis'
11 and the one next to her and buy their house now and
12 give them a life estate?

13 MR. BLOCKER: Yes, ma'am. I believe what
14 you're describing is eminent domain proceeding.

15 MS. LUDLOW: No, didn't say that word. Not
16 eminent domain. No. No. No. Just go in and say,
17 you know, we will give you -- let us go ahead and
18 buy it, you can have the money now, but you have
19 life estate. We're not taking it over. I mean,
20 they promised Mary Willis hundred years ago they
21 would never take her house. Yeah. So anyway, is
22 there something we can do to secure those two
23 houses because she is very elderly. She could go
24 any day. So that when that does happen that she
25 doesn't have to go through probate. So we own that

1 house. Do you see what I mean?

2 MR. TOPP: I think that's brilliant.

3 MR. BLOCKER: Yes, ma'am. Absolutely. I can
4 get with Andrew and with Jamie. There are some
5 realty aspects of this that we can explore.
6 Obviously eminent domain is not the preference
7 here.

8 MS. LUDLOW: Oh, no.

9 MR. BLOCKER: We do have that authority as
10 well.

11 MS. LUDLOW: I know.

12 MR. TOPP: We don't want to do that.

13 MS. LUDLOW: Yeah, we don't want to talk about
14 that. But thank you. It's something that could be
15 addressed, because, I mean, if it gets tied up in
16 probate then you are looking at a couple years and
17 we might not be able to get that property.

18 MS. LIOTTA: Well, I don't think that we
19 should be in a situation -- regardless of how it's
20 purchased, I think we need to be mindful that we
21 don't get into a situation there is like a holdout
22 pricing and someone wants to, you know, oh, this is
23 the last piece of property you need, well, here is
24 the price now, which is one -- which is one of the
25 policy considerations supporting why eminent domain

1 exists. I understand it is very touchy and
2 emotional topic. And rightly so it's people's
3 homes, but there is reasons why it exists.

4 MS. LUDLOW: Thank you.

5 CHAIRMAN CLARK: Thank you for those comments.

6 MR. TOPP: So we will work on that Jeremiah
7 for sure.

8 MR. OLSON: One minor added thought as I am
9 looking. There is a lot of wood on this property
10 and I am aware that this authority may have netted
11 \$60,000, I think, two or three years ago in selling
12 off wood somewhere. Big oak. So I am sure,
13 whatever agreements we do, that we enjoy the sale
14 of the wood.

15 MR. TOPP: Oh, yeah.

16 MR. OLSON: It's a big deal in this county.

17 MR. TOPP: A lot of trees.

18 MR. OLSON: There is a reason that we are
19 losing our trees.

20 MR. TOPP: It's worth money.

21 MR. OLSON: They are lucrative to clear to
22 sell.

23 MR. TOPP: Okay. Great. Anybody else?
24 Public comment? Anybody have questions?

25 Jack.

1 MR. GORMAN: Yes, please.

2 MR. TOPP: You don't have to stand up. Go
3 ahead.

4 MR. GORMAN: John Gorman anyway. There is a
5 couple of questions. Has this board decided to go
6 with this Compass Point?

7 MR. TOPP: Yeah, last meeting.

8 MR. GORMAN: Compass Point Developer.

9 MR. TOPP: Last meeting, yes.

10 MR. GORMAN: Last meeting. So we have decided
11 then to go with him.

12 And the second thing is are these
13 developmental plans that you now decided with are
14 available to the public --

15 MR. TOPP: They will be.

16 MR. GORMAN: -- for interested discussion.

17 MR. TOPP: We will put them out there.

18 MR. GORMAN: So when will those be available?

19 MR. TOPP: Tomorrow.

20 MR. GORMAN: That's soon enough.

21 MR. TOPP: All right.

22 MR. GORMAN: All right. Thank you.

23 MR. TOPP: All right. Anybody else?

24 CHAIRMAN CLARK: Your next item.

25 MR. TOPP: Next item.

1 MS. CASH-CHAPMAN: We may have another
2 comment.

3 CHAIRMAN CLARK: Oh, I'm sorry is there
4 another comment.

5 MR. RIERA: Are we on public comments before
6 we close?

7 CHAIRMAN CLARK: No, not the general ones.

8 MR. RIERA: Okay. Never mind.

9 MR. TOPP: Did you have one?

10 CHAIRMAN CLARK: No, we are still in the
11 staffing report.

12 MR. TOPP: Two more things real quick. I just
13 want to give Par 139 and FDOT inspection and
14 licenses. The renewal of our license for the FDOT
15 was held, which comes up the airport license in
16 February was depended on the 139. We got the
17 letter from the 139 folks that we passed with a
18 bunch of changes. We've got to repaint things on
19 the runway. But basically we are done. So I just
20 want to let you know that that's taken care of and
21 we forwarded it to the FDOT and they will be
22 sending us our license in February, which is a good
23 thing. There is a lot of work. We had a lot of
24 help from both engineering, from Chloe, from
25 everybody in the staff. Thank you to get that

1 done. All right.

2 And the last thing, just a quick update on the
3 Solano hangar project. They came to us and I
4 believe Matthews is their engineering firm -- is
5 that correct? Yeah. Matthews is the engineering
6 firm and this gentleman named Brian that's going to
7 build the actual hangars they kept pushing me to
8 give approval to their site plan. And I said, tell
9 you what, take the site plan, take it over to the
10 permitting office at the county, get it approved by
11 them or at least that they approved the general
12 idea and then bring it back to us and then we will
13 have our engineering folks make sure it works.
14 Because the last thing we wanted to have happen was
15 that he took it over there and said, oh, the
16 airport said it was okay. No, the airport didn't
17 say that. We will wait to see what the permitting
18 people tell us, you know, is it far enough away for
19 fire to this building and to the hangar over there.
20 So that's all that is happening. That's all I have
21 on that. I just wanted to give you an update.

22 CHAIRMAN CLARK: Did you address your meeting
23 with the economic development folks?

24 MR. TOPP: That actually I should have taken
25 out of there. We did meet with a couple of folks,

1 but it's really just an ongoing program, you know,
2 about -- the big thing is across the way, the
3 western side. And actually, Ms. Liotta and I
4 talked about this and I think she really had a good
5 idea about possibly taking some of that property
6 and getting a big development company to go out
7 there and just do the master plan. And then I
8 talked to some other folks, we may want to keep
9 some of the property right along the railhead up on
10 the north side of that for our own besides -- I'll
11 carve that out from the developer thing. So we can
12 talk about it.

13 CHAIRMAN CLARK: Okay. Okay. All right.

14 MR. TOPP: I guess I'm done.

15 CHAIRMAN CLARK: Is that it?

16 MS. LUDLOW: Can I say one thing about that?
17 Exactly about our property on that side right in
18 the middle of that property we have so many acres
19 that's personally owned.

20 MR. TOPP: Yes, they made us an offer.

21 MS. LUDLOW: And was it reasonable?

22 MR. TOPP: 450,000.

23 MS. LUDLOW: It's family owned. I was afraid
24 we were going to get in the same situation like,
25 oh, you want that property all around me, pay me.

1 MR. TOPP: No, it's a really nice young man
2 and his wife came in.

3 MS. LUDLOW: He came to the meeting.

4 MR. TOPP: He came to the meeting, the whole
5 thing he wasn't going to even offer it to us until
6 they found a place where their family could have
7 their compound somewhere else. They found
8 somewhere so they are ready to move forward.

9 MS. LUDLOW: Thank you.

10 MR. TOPP: So I think we will have some money
11 out of the land acquisition for the Big Oak -- not
12 Big Oak -- sorry -- Gun Club and that kind of thing
13 I plan on directing into that piece of property.

14 CHAIRMAN CLARK: You will have that on future
15 agenda?

16 MR. TOPP: Yes.

17 MR. OLSON: Make sure that we're square on
18 that item with the grant provider.

19 MR. TOPP: Yes, I will.

20 MR. OLSON: Because, you know, one grant is
21 for road -- for a road.

22 MR. TOPP: Those are -- it's a different
23 grant. The grant I am talking about peeling off
24 is --

25 MR. OLSON: I just don't want us to get ahead

1 of whoever.

2 MR. TOPP: I understand. What they called the
3 grant is land acquisition. It doesn't really spill
4 out.

5 MR. OLSON: Okay.

6 MR. TOPP: Good thought, Mr. Olson. I will
7 definitely make sure that we check that box.

8 CHAIRMAN CLARK: All right. We are ready for
9 public comment or Mr. Blocker.

10 MR. BLOCKER: Mr. Chair, myself and
11 Mr. Roberts have no further comments.

12 CHAIRMAN CLARK: Okay. I didn't think so.
13 Sorry for the oversight.

14 (PUBLIC COMMENT - GENERAL)

15 CHAIRMAN CLARK: General comments. Mr. Riera.

16 MR. RIERA: Jose Riera, 133 Paranza Trace. I
17 want to commend the board for job they have been
18 doing really well. And I have been through lots of
19 soap opera style things with the board before. I
20 think the board is moving forward in the way it
21 needs to be done. So I am really happy to see this
22 and you have my support. And whatever you guys
23 need I'm also here to help. So that's my public
24 comment. And thank you so much.

25 CHAIRMAN CLARK: Thank you.

1 MS. LUDLOW: It's good to hear nice things.

2 CHAIRMAN CLARK: Yes. Thank you very much.

3 (MEMBER COMMENTS AND REPORTS)

4 CHAIRMAN CLARK: We will entertain member
5 comments now.

6 Ms. Cash-Chapman.

7 MS. CASH-CHAPMAN: I think really the only
8 thing that I have is to discuss the search for the
9 executive director. I don't know if everyone got
10 dates to the office or not if you want to bring
11 them to our workshop and we can kind of hammer out
12 a date then and then discuss a little bit more
13 openly what we need to at that work job as far as
14 the job description and the posting, because,
15 again, everything we did for the last one was just
16 copy and pasted from the firm we had before because
17 that's what we agreed to do. And I think that we
18 have found that did not work well for our airport.

19 So if we can all can just come prepared at the
20 next workshop meeting to really have a couple of
21 dates maybe lined up so that we are not spending
22 days together figuring it out. If we can just get
23 some dates together, figure out an agenda for that
24 and kind of get rolling for that.

25 MR. TOPP: Can I say something. We were going

1 to talk about it this morning or this afternoon
2 when you came in. In talking to the Florida
3 Aviation Council and then the American Association
4 of Airport Executives.

5 MS. CASH-CHAPMAN: Yes.

6 MR. TOPP: AAAE, those are two tremendous
7 sources for us to advertise when we get ready.

8 MS. CASH-CHAPMAN: Right. And so I am trying
9 to keep this out -- I am don't like to put blame on
10 anyone for anything, but there were some reasons
11 that they were not original posted there. So I
12 will take the blame for that, because it's nobody
13 else's business why things went the way they did.
14 But moving forward we will be able to advertise a
15 little more effectively.

16 MS. LUDLOW: I think it will probably be in
17 their hands not the board. Who knows. Right. It
18 can't be in their hands.

19 MR. OLSON: Ms. Ludlow, I am sorry. I didn't
20 hear the remark that was just made. Was that you,
21 Ms. Ludlow?

22 MS. LUDLOW: Yes, I said initially that it
23 won't be in the board's hands like it was in the
24 past.

25 MR. OLSON: What won't be?

1 MS. LUDLOW: Initiating the search.

2 MR. OLSON: Okay.

3 MS. LUDLOW: And then I said probably be in
4 staff hands. And then I said, well, I guess it
5 can't be totally in staff's hands if they are
6 looking for their own replacement.

7 MS. CASH-CHAPMAN: Right. But as far as
8 setting the posting up, you know, we'll come up
9 with the job description and what exactly we want
10 the posting to say and then we can hand it off to
11 them to physically do the posting. That was not
12 previously.

13 MR. OLSON: Okay. Thank you both. Appreciate
14 it.

15 MS. CASH-CHAPMAN: Right. Is that where we
16 were?

17 CHAIRMAN CLARK: Okay. Ms. Liotta.

18 MS. LIOTTA: No updates. But I will just be
19 tying back on about with what we started with the
20 meeting with, I will reach out to Jeremiah about
21 the policy work.

22 CHAIRMAN CLARK: Ms. Ludlow.

23 MS. LUDLOW: Okay. About our -- okay. On
24 our TPO, transportation planning organization we
25 have a meeting Thursday. And, again, that goes

1 back to our committee choices. So I would like to
2 ask again, Jamie, why we didn't go ahead go through
3 with the appointments and choices today? You might
4 not have liked the outcome the way it was going or
5 something and you changed it.

6 MR. TOPP: No, it didn't come that way. It
7 was just pointed out to me that the recommendations
8 of that manual that I put up on the board, you
9 know, 2101-1 states that it should be 30 days in
10 advance from December. I didn't even look at that
11 manual until about two weeks ago. So it was
12 pointed out to me that we should just wait until
13 February.

14 MS. LUDLOW: On the committees?

15 MR. TOPP: Yeah, both.

16 MS. LUDLOW: Well, Bob, you were here when I
17 was here, we got them in December.

18 MR. OLSON: Yes. I'll take responsibility too
19 for alerting Mr. Topp about this, because we
20 didn't -- it was apparent to me we weren't going
21 through the process as outlined and as was the
22 practice up until right now for officer/committee
23 selection assignments. So I urged Mr. Topp to
24 postpone it to the next meeting so that we would
25 have an opportunity to go through that process

1 which involves an advance form coming out to each
2 board member where we indicate our primary interest
3 and our secondary interest, which I think you
4 remember. So I take responsibility.

5 MS. LUDLOW: And that's fine. But don't you
6 remember we can't get them. We got those
7 papers which I brought in and gave to Jamie and
8 Dennis that said that we got them in December and
9 we voted in January.

10 MR. OLSON: I think that's the way it worked
11 because following what's prescribed in our board --
12 approved board policy you do get them, what, 30
13 days in advance the forms and then there is a date
14 certain that you have to provide it back to the
15 executive director and then that executive director
16 does a composite that appears on a slide when we do
17 our voting.

18 MS. LUDLOW: Does it say 30 days?

19 MR. OLSON: Refer -- it's page nine of our
20 board policy. It's very detailed.

21 MS. LUDLOW: Because we didn't --

22 MR. OLSON: It's very detailed. Page nine of
23 the board policy.

24 MS. LUDLOW: I remember -- apparently it had
25 not been followed totally in the past.

1 MR. OLSON: I believe it has because I
2 couldn't remember when it hadn't been.

3 MS. LUDLOW: Okay.

4 CHAIRMAN CLARK: Sounds overly complex to me.
5 Maybe we can just simplify and if you want to
6 participate in an outside activity please do so and
7 report back.

8 MR. TOPP: In your spare time, Reba.

9 CHAIRMAN CLARK: Right.

10 Mr. Olson, anymore?

11 MR. OLSON: Yes. I mean, am down for economic
12 development. I want to make a point that I shared
13 with Mr. Topp just in the course of a discussion.
14 It wasn't the reason we were talking. But I have
15 been reflecting on economic development, we
16 certainly want to be an agent for economic
17 development and airport related economic
18 development. But my observation is that the most
19 important economic development we have here now
20 that we need to protect and amplify and recognize
21 in any way we can is the Northrop Grumman presence.
22 It's the kind of thing that other communities,
23 counties, state would just jump over each other to
24 have. And I'm a little concerned that Northrop
25 Grumman's presence at our board meetings

1 representation is not here today and hasn't been
2 frequently in the past year. And I am concerned
3 that Northrop Grumman -- and I don't want to
4 revisit it -- has informed the authority in
5 September that they don't need the expansion land
6 that they were looking at. So there may be nothing
7 else to be concerned about that, but I just feel
8 that there very little that we could do to equal
9 what we have here now with Northrop Grumman. So I
10 just hope we appreciate them. They are hugely
11 important to our community, to our county and to
12 us, because they help distinguish our airport and
13 give us an opportunity, I believe, to do things
14 that we couldn't do without them being here.

15 MR. TOPP: Can I speak to that for a minute.
16 I promise it will just be three minutes.

17 We did talk about that Mr. Olson and I. We
18 have done several things. I have worked with Randy
19 the vice president of Grumman -- North Grumman. I
20 am kind of familiar with why they didn't go for
21 that piece of property that really expanding on
22 that North 40 hangar for a project that they have.
23 It's secret, but we kind of know what that is
24 about.

25 One of the big things was that they would have

1 lost their ability to get -- to continue to do
2 government emergency maintenance for F-14s, there
3 is none left, but any other airplanes like F-16 and
4 some other things if we shortened the runway even
5 one -- two feet. We could shorten it one foot,
6 because it's 8,001 feet long, right, with the
7 displaced threshold. If we did 7,999 feet they
8 would lose all the ability to get these airplanes
9 in here for -- like if got some airplanes out in
10 the Atlantic that have a problem and they need MRO
11 work they can land here and Northrop Grumman can do
12 some emergency. Because they are a big fabrication
13 operation here. Huge facility. They build those
14 E2-Cs from the ground up. It's amazing.

15 So the FAA with this new fence wanted us to
16 shorten our runway. So one of the things first
17 that we did when I came on board was we solved
18 that. We reversed that with the FAA. Came up with
19 some ways to mitigate their concern and got the
20 fence, quote, done, got the fence money from the
21 FAA and they got -- so I worked pretty closely with
22 Grumman. I got an updated letter from Randy
23 stating why they needed 8,000 feet. So we are
24 aware of their importance to us. And I make it
25 very clear. And can we do more, absolutely. And

1 we will.

2 CHAIRMAN CLARK: Any more comments?

3 I have none. And I call this meeting
4 adjourned.

5 (Thereupon, at 6:22 p.m. the meeting was
6 adjourned.)

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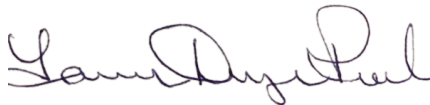
The State of Florida)
County of St. Johns)

I, Laura Dwyer Pierle, Court Reporter, do hereby certify that I was authorized to and did report the above airport meeting in stenotype; and that the foregoing pages numbered from 1 to 117, inclusive, are a true and correct transcription of my stenotype notes taken during said airport meeting.

I further certify that I am not attorney or counsel of any of the parties, nor am I a relative or employee of any attorney or counsel of party connected with the action, nor am I financially interested in the action.

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IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of January, 2024.



Laura Dwyer Pierle, Notary Public, in and for the State of Florida at large.
My Commission Expires 10/26/24
My Commission #HH 053319

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