

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Regular Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, November 13, 2006

6 from 4:05 p.m. to 5:19 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

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

12 \* \* \* \* \*

13 ALSO PRESENT:

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

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

17 BRYAN COOPER, Assistant Airport Director.

18 KELLY BARRERA, Board Member Elect

19 \* \* \* \* \*

20

21           JANET M. BEASON, RPR, RMR, CRR  
22           St. Augustine Court Reporters  
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AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006



20	B. Corporate Lease Assignments	58
	C. FBO Letters of Interest and/or RFP	65
21	D. Meeting With New Authority Board Members	75
22	12. HOUSEKEEPING ITEMS	64
23	13. PUBLIC COMMENT	80
24		
25		

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006



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AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1           P R O C E E D I N G S

2           CHAIRMAN COX: Evening, ladies and gentlemen.

3           We'll resume the meeting of November 13th, 2006,

4           and call to order this meeting for 4 p.m. We just

5           had a little technical difficulty here.

6           First order of business, please, to say the

7           Pledge of Allegiance.

8           (Pledge of Allegiance.)

9           3. - APPROVAL OF MEETING MINUTES

10          CHAIRMAN COX: Moving on to the approval of

11          the minutes, are there any exclusions or changes

12          or additions to the minutes from last meeting?

13          (No changes or additions.)

14          CHAIRMAN COX: Seeing none, they will stand

15          approved.

16          4. - APPROVAL OF FINANCIAL REPORT

17          CHAIRMAN COX: Moving into the financial

18          report, please.

19          MR. GEORGE: Ed, Donna is out of town. What

20 is the status of the audit?

21 MR. WUELLNER: The audit? Actually, I -- I

22 have it on a little bit later, but it's -- you

23 will have your audit briefing by the auditors at

24 next meeting.

25 MR. GEORGE: Okay.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: So, the -- the fieldwork's  
2 complete.

3 MR. GEORGE: At the last meeting, we approved  
4 August and September's financials, because we knew  
5 the auditor was coming in. And so on the next  
6 meeting, we'll have that auditor report.

7 CHAIRMAN COX: Very good. Thank you very  
8 much. The financial report will stand approved,  
9 then.

10 5. - APPROVAL OF AGENDA

11 CHAIRMAN COX: Agenda approval, there is one  
12 addition I would like to add to the agenda, and  
13 that's an addition of discussion for FBO letters  
14 of interest and/or RFP. So, if we could add that  
15 in, I'll put that right underneath, like as a  
16 third action item, underneath the Corporate Lease  
17 Assignments.

18 MR. GEORGE: Okay.

19 CHAIRMAN COX: Sir.

20 MR. GEORGE: I've got one that I'd like to  
21 add. Every year, we seem to get together in  
22 January or February to air some of the  
23 misconceptions in the public or air some of the  
24 problems as perceived by the board and the new  
25 board members coming on board. So, I would like

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 to have a discussion of that and set a date for  
2 sometime in January to have that.

3 CHAIRMAN COX: That's fine. We can put that  
4 right as the fourth --

5 MR. GEORGE: Right.

6 CHAIRMAN COX: -- agenda item. And if we  
7 hear -- nothing else --

8 MR. BRUNSON: Mr. Chairman, I don't -- I  
9 don't have an agenda item, but I do have some  
10 information if -- that I'd like to share with each  
11 board member and with Staff of some e-mails and --  
12 that I received, just for you to take with you  
13 and --

14 CHAIRMAN COX: Okay. Put it in reports?

15 MR. BRUNSON: Just discussion later on.

16 CHAIRMAN COX: Okay. We can -- how about  
17 let's -- let's put that into -- underneath your  
18 Authority Member Comments.

19 MR. BRUNSON: Okay.

20 CHAIRMAN COX: Does that work for you?

21 MR. BRUNSON: Sure.

22 CHAIRMAN COX: Okay. That's great.

23 MR. GEORGE: Aren't you going to leave early?

24 MR. BRUNSON: This will be fine. I'll be all

25 right with it.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. GEORGE: Okay. Fine. That's good.

2 MR. BRUNSON: Well, do you mind if I did it  
3 in the Member Committee Reports?

4 CHAIRMAN COX: Yeah, that's fine.

5 MR. BRUNSON: Okay.

6 CHAIRMAN COX: So, the agenda will stand  
7 approved.

8 6. - MS 150 BIKE TOUR

9 CHAIRMAN COX: And we move -- we have a  
10 presentation by the MS 150 Bike Tour, please.  
11 Jennifer? Or --

12 MR. WUELLNER: I can't even work with low  
13 tech.

14 MR. OWENS: Good afternoon.

15 CHAIRMAN COX: Did you throw that at me?

16 MR. WUELLNER: Oh, sort of.

17 MR. OWENS: I'm Mitch Owens, and I'm with  
18 RBC, which is Royal Bank of Canada. I'm  
19 regional -- or managing director for their capital

20 markets group. I'm not in that capacity standing  
21 before you today. I'm a member of the North  
22 Florida chapter of the National Multiple Sclerosis  
23 Society.  
24 I'm also standing before you as a husband  
25 whose wife suffers from this terrible disease.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 And I want to thank you, because several months  
2 ago, under -- Mr. Brunson came to you with an idea  
3 that your staff and our staff embraced, and -- and  
4 it was an exciting idea for our MS 150 Bike Tour,  
5 which is our largest fund-raising event.

6 On behalf of all three persona that I stand  
7 in front of you, most especially the husband, I  
8 want to say thank you, because we have our staff  
9 here today -- today to tell you what exciting  
10 results we got from that partnership, and we  
11 really hope to continue it.

12 So, I'm going to turn it over to Jennifer Lee  
13 to introduce everybody and make a slight  
14 presentation to you.

15 MS. LEE: Thanks, Mitch. Good afternoon. My  
16 name is Jennifer Lee. I'm the chapter president  
17 of the North Florida chapter. And I, too, want to  
18 add my thanks to Mitch.

19 I have to tell you that I've been with the

20 organization for a lot of years, and we -- this is  
21 our largest event. And for the last couple of  
22 years, we've had a lot of problems. As it's  
23 grown, we haven't really been able to do an  
24 adequate job of growing with it.

25 And I can tell you that for the last two

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 years, Mona and I have driven by the airport and  
2 said, "Gosh, wouldn't it be so great if we could  
3 start at the airport?"

4 "Well, that's a crazy idea."

5 And then fortunately we said it to Mitch one  
6 day who said, "That's not that crazy of an idea."

7 And so this was just the most phenomenal  
8 opportunity. And as we were driving by today, we  
9 were hoping that you were all very happy with us  
10 and we would be able to come back again in the  
11 future.

12 But I do want to introduce my staff. Mona  
13 Hover is our director of development and was,  
14 along with Nicole, personally responsible for the  
15 bike tour. And Jennifer Warren has been on staff  
16 for about three weeks so will be involved next  
17 year, and Nicole Liabroton (phonetic), who worked  
18 very closely with Kevin, and he and his staff were  
19 just phenomenal to work with. And it was just so

20 much fun.

21 And we got the greatest feedback that we've

22 ever gotten post event from -- despite the, you

23 know, 15 miles of traffic to get in here at 5 a.m.

24 in the morning, it seemed to be okay with

25 everybody.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1       But we did want to come -- we brought enough  
2       T-shirts for all of St. Augustine, so we'd like to  
3       leave those for you. But we also wanted to bring  
4       just a little momento of our appreciation.

5       I will tell you before I say that, though,  
6       that one of the most exciting things about this  
7       year's bike tour, it was our 20th anniversary.  
8       And the bike tour is sponsored by the PGA Tour,  
9       and it's a fabulous partnership we have with them  
10      and one that we will continue with hopefully for a  
11      long time, as well as hopefully this partnership.

12      And so for the first time in 20 years, we did  
13      in fact surpass the million dollar mark for  
14      raising of money for people with MS. So, very,  
15      very excited about that.

16      So, one of the things that we -- one of the  
17      plaques that -- that the National MS Society do  
18      comes from a group of people -- or a program  
19      called MS Through the Eyes of a Child. And

20 they're pieces of artwork done by people with  
21 multiple sclerosis or family members with people  
22 with MS.

23 I think this is very interesting. This  
24 woman, Christina, who did this piece of artwork,  
25 says that she had no formal training in art; she

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 learned from her dear daughter, Mari, how art can  
2 be a great medium to express feelings and beliefs.  
3 In art, I can paint out my frustrations with MS.  
4 Whereas as an engineer, I could only get angry or  
5 depressed that I could not walk or use my hands  
6 expediently. There is room to error in art. I  
7 just wish I had the stamina to create more.

8 And on the front it says, "The 2006 PGA Tour  
9 MS 150 Bike Tour presents to the St. Augustine-St.  
10 Johns County Airport Authority in appreciation for  
11 your support in the fight against Multiple  
12 Sclerosis. November 13th, 2006." Thank you very  
13 much.

14 MR. BRUNSON: Wow.

15 MR. WUELLNER: Beautiful.

16 CHAIRMAN COX: Thank you very much. That was  
17 a wonderful -- it was a wonderful time that we had  
18 here. And I can, I think I speak for the rest of  
19 the board, probably for a while, that you can plan

20 on our support for -- for, you know, the

21 foreseeable future.

22 MS. LEE: Thank you very much. We'll leave

23 you to your meeting.

24 CHAIRMAN COX: Feel free to sit. It's

25 exciting. Thank you.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: Thanks. Good seeing you.

2 MS. LEE: Thank you.

3 MR. BRUNSON: Thank you, Mitch.

4 MR. OWENS: Thank you. Appreciate it.

5 CHAIRMAN COX: All right. That was very  
6 nice. Okay.

7 8.A. - COUNTY COMMISSIONER

8 CHAIRMAN COX: Moving into the reports side  
9 of the meeting. Mr. Bryant, is Mr. Bryant here?

10 (Not present.)

11 7. - CHAIRMAN'S COMMENTS

12 CHAIRMAN COX: Oh, you know what? One thing  
13 I wanted to do that we haven't done; following a  
14 long-standing tradition at the airport here, when  
15 new members are elected -- and we've got two  
16 members that were just elected -- reelected.  
17 Congratulations, gentlemen.

18 MR. GEORGE: Thank you.

19 CHAIRMAN COX: We have a brand new member

20 that's going to be coming on the board here in  
21 January. And I'd like to invite her to come up  
22 and sit with us. She can sit -- you know, invite  
23 you to come up and sit at the table and take part  
24 in the discussions. But she won't have any voting  
25 authority until January.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1           So, Kelly Barrera, congratulations. And come  
2           on up. And just kick Suzanne out of her chair.

3           MS. BARRERA: I don't want to do that.

4           MR. WUELLNER: We're going to roll in another  
5           chair here.

6           MS. BARRERA: Thank you.

7           CHAIRMAN COX: Feel -- please feel free to  
8           take part in the discussions and add your two  
9           cents' worth in anything we have to say, okay?

10          MS. BARRERA: I appreciate that.

11          CHAIRMAN COX: Meeting reports. Mr. Bryant's  
12          not here.

13                   8.B. - GALAXY AVIATION

14          CHAIRMAN COX: Mr. Slingluff?

15                   (Not present.)

16          MR. WUELLNER: Don't see him, either.

17          CHAIRMAN COX: All right. Mr. Nehring?

18                   8.C. - GRUMMAN ST. AUGUSTINE

19          MR. NEHRING: Nothing.

20 CHAIRMAN COX: Okay. There he is. Okay.

21 Thanks. Mr. Roderick?

22 8.D. - S.A.P.A.

23 MR. WUELLNER: Always something to say.

24 MR. RODERICK: Always.

25 CHAIRMAN COX: Come on, John.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1           MR. RODERICK: All right. I have three  
2 things. First of all, we're very happy with the  
3 election and the turnout for the Airport  
4 Authority. Congratulations to all of you.

5           Second of all, we had elections at the pilots  
6 club, and the three leaders are Rita Ludlow for  
7 president, Milly Higgins (sic) vice-president, and  
8 Joy Hamp for secretary. So, we have some strong  
9 leadership from the other side of the table. Lead  
10 us in a new good direction.

11          Third thing is a little more serious.  
12 Security enhancements, but on a positive note, we  
13 have noticed a -- my replacement, Gunner Thompson,  
14 soon will be up here next year. Through  
15 initiative and doing more with less, I would say,  
16 that the people who work on the airport keep a  
17 very vigilant outlook. And there are many  
18 examples, but I can give you one personally.

19          Sunday, I was getting a -- what we used to do

20 in the old days, a checkout from the runway, when  
21 there wasn't room or a one-hold airplane. And the  
22 tower worked with the ground crewmen. They came  
23 out and challenged and wanted to know who that  
24 person was. He was a certified flight instructor.  
25 But we had failed to adequately notice -- to

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1     notify people what we were doing. And that's not  
2     right for somebody to walk out to the runway. And  
3     they took action, and we're very pleased. It's  
4     the right direction. Thank you.

5           CHAIRMAN COX: You got a new airplane, hmm?

6           MR. RODERICK: Yes.

7           MR. GEORGE: I don't want to fly it.

8           CHAIRMAN COX: Okay.

9                   8.E. - F.A.C.T.

10          CHAIRMAN COX: Mr. Ottesen?

11                   (Not present.)

12          CHAIRMAN COX: Not here. Mr. Burnett?

13                   8.F. - AIRPORT ATTORNEY

14          MR. BURNETT: I have nothing to report other  
15     than I'll speak to one item later, at least -- at  
16     least one item later.

17          CHAIRMAN COX: Mr. Knight?

18                   8.G. - ATCT

19          MR. KNIGHT: Good afternoon.

20 MR. WUELLNER: The only person on the planet

21 who understands this chart.

22 MR. KNIGHT: How about that? Let me say that

23 the -- the color line that stops up there at

24 October is just slightly below the 2008 forecast.

25 We had 9,000 and -- I believe we had 9,000 -- no,

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 I guess we only had 8,107 operations for the  
2 month. That's why it dipped down slightly there.

3 That's all I've got. Any questions reference  
4 the chart?

5 MR. WUELLNER: Is that to say that you don't  
6 understand it, either?

7 MR. KNIGHT: I do understand it.

8 MR. WUELLNER: Just kidding.

9 CHAIRMAN COX: It's a good chart.

10 MR. WUELLNER: We have more fun at that  
11 chart's expense.

12 MR. KNIGHT: I do have one question, though.

13 CHAIRMAN COX: Yes. You have a question --

14 MR. KNIGHT: I have a question --

15 CHAIRMAN COX: -- about the chart?

16 MR. KNIGHT: -- for the board, you bet. The  
17 bottom line is I've been carrying the last three  
18 years, almost four years. Do you want me to start  
19 tapering off and only keep perhaps a three-year

20 record on there? As we go into 2007, drop off

21 2003?

22 MR. GEORGE: I think you can drop off

23 everything except last year, but keep the 2008

24 forecast up there.

25 MR. KNIGHT: That's fine.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. GEORGE: Anybody object?

2 MR. GORMAN: (Shakes head.)

3 MR. BRUNSON: I have none.

4 MR. GEORGE: Mr. Gorman?

5 CHAIRMAN COX: But you'll retain the data;

6 you just won't put it in the chart?

7 MR. KNIGHT: That's correct. All the data's

8 there.

9 CHAIRMAN COX: Yeah. That would work. All

10 right. We're finishing up reports there, member

11 committee reports. And, Randy, we'll do your --

12 your --

13 MR. BRUNSON: Okay.

14 CHAIRMAN COX: -- thing last. But how about

15 the MPO report?

16 9.A. - MPO

17 MR. BRUNSON: Okay. The MPO report, we had a

18 meeting Tuesday of last week on the transportation

19 round table, and the only thing to report there,

20 the Florida Department of Transportation gave a  
21 lengthy report and with special emphasis on the  
22 Sunshine Bus, of expanding it and maybe renaming  
23 it and adding to and giving more support to local  
24 transit with the Sun -- Sunshine Bus.  
25 And it was -- it was pretty exciting. But

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 other than that -- and then on the MPO, regular  
2 MPO meeting on Thursday, we spent half of our time  
3 giving out awards to people for doing things. So,  
4 we didn't accomplish too much Thursday. But just  
5 went over the priorities of the roads and the  
6 infrastructure and talked about the global  
7 transportation summit that was absolutely unreal  
8 again, with Senator Mica -- Senator -- excuse me,  
9 Congressman Mica presided over it. And he's still  
10 a friend of transportation and aviation. And  
11 that's pretty well the MPO.

12 CHAIRMAN COX: EDC?

13 MR. BRUNSON: Oh, on the -- all this is, is I  
14 thought it was a good idea, when somebody for some  
15 reason sends me information and requests on  
16 things, I'd like, instead of -- I'd like just to  
17 share that information with you. I have not had  
18 time to get with Ed on this, but at least when he  
19 and I get together and talk about this --

20 CHAIRMAN COX: When you --

21 MR. BRUNSON: -- you'll be able to discuss

22 it.

23 CHAIRMAN COX: Are you talking this --

24 MR. BRUNSON: Yeah. On the letter.

25 CHAIRMAN COX: Instead of -- we -- we can

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 have it put into the record, but instead of  
2 reading it out loud --

3 MR. BRUNSON: Right.

4 CHAIRMAN COX: -- the whole thing, very  
5 briefly?

6 MR. BRUNSON: Well, mainly, it's a -- it's a  
7 company that would like to base here.

8 Unfortunately, we've had several of these, and  
9 unfortunately, we might not have the location for  
10 them. But they -- they own several aircraft,  
11 and -- and they're purchasing a DC-9. And -- and  
12 a big corporation that would like to base here.  
13 So, that's about it. I can't tell you much more,  
14 because I don't know much more than you do.

15 But Ed and I will discuss this and --

16 CHAIRMAN COX: Yeah.

17 MR. BRUNSON: -- the pros and cons, and see  
18 if it's worth talking to you guys about it.

19 That's about it.

20 CHAIRMAN COX: Okay. Thanks very much. EDC?

21 9.B. - EDC

22 MR. GEORGE: EDC has published their annual

23 development directory and business sign-up, and I

24 stopped by today and picked up copies for all the

25 board members and -- and a few extra ones, too.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 So just, you know, pass them around.

2 And one of the main things that I wanted the  
3 board members to look at, is to keep it as a  
4 reference document. It shows the amount of  
5 activity that they're doing in attempting to  
6 attract new businesses to the area. And that's  
7 where our concentration comes in with -- area as  
8 to see how many of those new businesses that  
9 they're attracting actually ask the question,  
10 "What kind of aviation facilities do you have?"

11 And as of about a year ago, they said, you  
12 know, like 70, 75 percent of them, that is one of  
13 their first ten questions that comes up. So, we  
14 got a lot of our reference material in here of  
15 what they do and names and addresses that I  
16 thought you guys might want to take.

17 CHAIRMAN COX: Thanks very much. Appreciate  
18 that. Intergovernmental?

19 9.C. - INTERGOVERNMENTAL

20 MR. BRUNSON: I think we didn't have a

21 meeting on that.

22 MR. WUELLNER: Yeah. They didn't have enough

23 people show up, and the meeting effectively ended

24 before it started.

25 (Ms. Green enters the room.)

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: See, if you snooze, you lose,  
2 Suzanne. See, we almost got you covered here.

3 MS. BARRERA: You can switch places with me.  
4 That way, you have a mic.

5 CHAIRMAN COX: Welcome aboard. We're just  
6 finishing up with the member committee reports.  
7 I'll let you get your pen out or whatever. We're  
8 just finishing up with the member committee  
9 reports.

10 9.D. - ST. JOHNS COUNTY AEROSPACE ACADEMY

11 CHAIRMAN COX: Actually, I'll do a little  
12 report here on the St. Johns County Aerospace  
13 Academy. We've had two meetings now. And we're  
14 going to be moving into -- on November 29th, we're  
15 having a, what -- the 29th -- the December 2nd is  
16 a fly -- fly-out, a fly-in?

17 MR. WUELLNER: It's --

18 CHAIRMAN COX: The kids are going to go  
19 flying.

20 MR. WUELLNER: -- kind of an airport  
21 orientation morning, where they will be subject to  
22 some tours of airport facilities. Galaxy Aviation  
23 is going to provide some aircraft for them to look  
24 at. We're hoping to enlist some members of the  
25 Pilots Association to participate in providing

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 some rides for these guys. There are about 25 to  
2 30 high school, typically juniors and seniors, who  
3 are enrolled in the Aviation Academy at High --  
4 St. Augustine High School. And we'll try to  
5 arrange with David, also, to get them up in the  
6 tower and get them some lunch.

7 And they're -- they're trying to avoid having  
8 to take them out of school for all of these  
9 activities, because it doesn't -- they have other  
10 classes other than just the aviation side. So,  
11 the thought was to get them out on a Saturday --  
12 this is a Saturday -- and get them oriented and  
13 let them do some hands-on stuff.

14 Pretty exciting event for them. Most of the  
15 kids -- in fact, the kids that are involved in  
16 this part are all kids who have gone through an  
17 initial aerospace engineering curriculum sponsored  
18 by Embry-Riddle, and in fact, they received  
19 college credit for that class.

20           They are currently being instructed by a  
21           gentleman contracted by Embry-Riddle that's at --  
22           at Flagler College, who is giving them basically  
23           ground instruction towards passing their written  
24           for their private pilot license as a part of the  
25           curriculum there. And they're also getting some

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 simulator training at the school relative to  
2 actual control of the airplane.

3 So, it's -- these kids are not just kids with  
4 wide-eyed wonder, although I'm sure they're going  
5 to be really excited to -- I'm sure many of them  
6 get their first airplane ride, if we can put that  
7 together for them.

8 And we're doing this jointly with the School  
9 Board.

10 CHAIRMAN COX: What we're -- and what we're  
11 looking for, Mr. Roderick, is some -- possibly  
12 some volunteers from S.A.P.A., and that's what  
13 that -- the e-mail is about, is because the school  
14 needs to get some information from the pilots for  
15 insurance purposes and liability. So, if anybody  
16 would be interested in working with the -- you  
17 know, with the aerospace academy and doing rides  
18 and stuff, the fuel will be covered. So --

19 MR. RODERICK: Okay. Well, our biggest

20 concern, of course, is insurance also.

21 CHAIRMAN COX: Yeah.

22 MR. WUELLNER: I believe the school --

23 CHAIRMAN COX: We're only looking for a

24 three --

25 MR. RODERICK: Then you're out.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: Okay. Well, I guess we  
2 covered that.

3 MR. GEORGE: And that's the 2nd? December  
4 2nd?

5 MR. WUELLNER: December 2nd. Saturday,  
6 December 2nd.

7 MS. GREEN: Our meeting's the 29th at 6:00.  
8 The 2nd is the fly-out thing.

9 CHAIRMAN COX: Project updates?

10 MR. WUELLNER: Do you want to see if she had  
11 anything to add?

12 CHAIRMAN COX: Pardon me?

13 MR. WUELLNER: Do you want to see if Suzanne  
14 had anything to add?

15 CHAIRMAN COX: Suzanne, did you have anything  
16 to add about the SJC Academy?

17 MS. GREEN: No, I was just explaining  
18 something about dates.

19 CHAIRMAN COX: Project updates?

20                   10. - PROJECT UPDATES

21           MR. WUELLNER: Project updates? Few items  
22   for you. South hangar area; T-hangar development  
23   projects; hangars 8, 9, and 10; the seaplane ramp;  
24   marketing and public relations items; and airport  
25   leasing activities are on the menu today.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 South hangar area. Taxiway F and apron  
2 project is under construction back there. If you  
3 haven't -- right now, you'd probably only get to  
4 the perimeter of this project because of the  
5 amount of dirt being turned over back there. But  
6 you kind of get the -- the scale and the scope of  
7 what's going on. They're filling primarily in the  
8 area of the apron area right now. Trying to get  
9 that elevation appropriate and developing it for  
10 paving.

11 Just a couple of photos we took on-site.

12 (Mr. Brunson leaves the room.)

13 MR. WUELLNER: Just to give you -- there's  
14 some activity going on back there. But it's --  
15 it's underway and still expected to be completed  
16 in April on the -- on the outside. I really --  
17 based on what I'm seeing, it's quite possible  
18 we'll be -- we'll beat that date. So -- that's  
19 about all. Any -- if you have any questions on

20 Taxiway F or apron, I'd be happy to answer them.

21 Andrew with Passero is here. I'm sure he can

22 chime in if you need some -- some technical

23 information.

24 But it's going to be a little while until

25 that really looks like something while they get

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 the subbase and -- and the drainage components of  
2 the project done first. So, once it starts  
3 looking like taxiway, it will go pretty quick.

4 Next project I have is T-hangars, T-hangar  
5 development. The engineering is ongoing at this  
6 point. I understand from Andrew, in an e-mail  
7 today, I think it was, that they'll have the  
8 surveyor out, I would think within the next week  
9 or so, to do the layout in the field of the  
10 preliminary taxiways and building layouts back in  
11 that -- back in the area to confirm the  
12 relationship of those layouts to the actual trees  
13 in place.

14 So, it will be a way of making sure that the  
15 conflicts aren't -- you know, are discovered now  
16 versus at the end of the job or when they're in  
17 construction. So, that -- that will be ongoing.

18 We're still expecting to bid this I think late  
19 this year or, worst case, probably by January.

20 MR. GEORGE: Have -- have they -- Andrew,  
21 have you finished your final drawing of how  
22 everything's going to look back there?

23 MR. HOLESKO: Yes.

24 MR. GEORGE: Was that passed out at last --  
25 or do you intend to pass that out to the --

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: Actually, I think you got it  
2 several meetings ago. It hasn't -- the layout  
3 hasn't changed.

4 MR. GEORGE: Okay. Fine. That's good.

5 MR. WUELLNER: But if you want to see  
6 engineer -- I don't -- I haven't even gotten  
7 engineered drawings, but I think they're probably  
8 available if you want a copy of them.

9 (Mr. Brunson enters the room.)

10 MR. WUELLNER: This is, if you recall, the  
11 taxiway component, we asked you to -- or we -- we  
12 intended and brought this before you, I believe  
13 already, that we're trying to do the pavement part  
14 as a change order to the taxiway job -- Taxiway F  
15 and apron job, rather than prepare stand-alone bid  
16 specifications and bid that component separately;  
17 that we can save probably a month or two in the  
18 total time; plus, we should be able to do better  
19 on the price, saving all those front-end costs.

20 MR. GEORGE: Yeah.

21 MR. WUELLNER: Now, the buildings themselves

22 will have to be bid out. And that'll happen -- it

23 should be ready to bid by late this year or very

24 early next.

25 MR. GEORGE: I don't want to dwell on it, but

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 the hangars that we have all the material for  
2 that's been rustproofed, are they going to be used  
3 in the first phase?

4 MR. WUELLNER: Actually, they've been  
5 reevaluated again, and -- and the general feeling  
6 is the -- the cost of doing that is -- far exceeds  
7 its value. I can go over that with you, but --

8 MR. GEORGE: All right.

9 MR. WUELLNER: -- they -- they did look at it  
10 again, and it's -- because they were very special  
11 purposes, you've got to basically reengineer to  
12 make it fit the sites we're trying to use now.

13 MR. GEORGE: Okay.

14 MR. WUELLNER: So, we -- be happy to talk to  
15 you about it later, if you've got some questions  
16 about it.

17 MR. GEORGE: Okay.

18 MR. WUELLNER: Next project, 8, 9, and 10,  
19 corporate hangars. These are in construction. A

20 couple, again, site photos from there. This is as  
21 of late last week, I believe. Since then, they've  
22 continued to add the exterior skin and will  
23 shortly begin the roofing effort out there.

24 It's due to be finished in, I believe, March.

25 And they go very quickly once they're under roof.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 If you remember, these kind of buildings don't  
2 have a lot of finish work in them, so the hard  
3 part is getting the building up. And it's moving  
4 along pretty -- very well.

5 Floating dock and lift. Permitting, I  
6 believe, is underway. Technically right now,  
7 we're still on track to get it in place not later  
8 than March of next year, which is coincident with  
9 the expiration of the grant. So -- and nothing  
10 new to report on that otherwise.

11 I think we probably already covered this in  
12 reports under the aerospace academy, but it's  
13 under marketing and public relations, also, our  
14 participation and involvement in all that.

15 Secondary, about two weeks ago, the airport  
16 again was host to the Delta charter for the  
17 Georgia Bulldogs football team. They did their --  
18 did their arrival into the community and -- and  
19 staging at World Golf Village, and we were pleased

20 to host their -- their aircraft charter.

21 CHAIRMAN COX: That go well?

22 MR. WUELLNER: Yeah.

23 CHAIRMAN COX: I mean, everything, pretty

24 slick?

25 MR. WUELLNER: Always goes very well.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: Good.

2 MR. WUELLNER: I think that's it. And we had  
3 one lease-related request. It's actually an  
4 agenda item, in a couple of items, but one of  
5 our -- a couple of our tenants would like to do a  
6 couple -- do a trade of their hangar facilities.  
7 And I'll explain that in detail at the agenda  
8 item.

9 Otherwise, nothing new to report on leasing  
10 at this point until we get some new facility  
11 built.

12 CHAIRMAN COX: All right.

13 MR. WUELLNER: Expect to see leases under 8,  
14 9, and 10 in the February-ish time line when we've  
15 got a pretty close to a date certain on completion  
16 of 8, 9, and 10. That will be the next series of  
17 leases.

18 CHAIRMAN COX: Very good.

19 MR. WUELLNER: Hopefully.

20 CHAIRMAN COX: Well, that will finish up the

21 project updates. Moving into action items.

22 Agenda item on lease policy revisions?

23 11.A. - LEASE POLICY REVISIONS

24 MR. WUELLNER: Yes. We -- we provided you a

25 copy. I understand a few of you had some problems

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 with that size of a document. And perhaps this  
2 would be a good type of document to put out on the  
3 FTP site for you to be able to download and --  
4 rather than deal with it as an e-mail.

5 But basically the policy, the intent of the  
6 policy remains unchanged. It's -- was adopted --  
7 just to bring you back up to speed on it, was  
8 adopted by you folks in 2003. It has undergone a  
9 couple of revisions since then, fairly minor in  
10 nature.

11 We added an appeals item a couple of -- about  
12 last year, I guess it was, about this time. Added  
13 an exception, if you recall, for leasing the  
14 office space on the second floor, the terminal, in  
15 terms of whether it comes back to the Airport  
16 Authority. We set a square footage limit, that if  
17 it didn't exceed that. And I think there was  
18 another modification back in April of 2005.

19 The scope of changes that -- that are in

20 there today are by and large minor in nature. The  
21 attorney has reviewed the document for us, because  
22 I don't think we got a detailed review the first  
23 time, the policy, and they cleaned up some  
24 language issues. No intent changes throughout it.  
25 So, I would describe them as scrivener in nature,

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 just correcting wording.

2 There are two components that -- that are  
3 changing, or we're requesting to change. One is  
4 simply we've incorporated as the -- as an appendix  
5 to the document the adopted minimum operating --  
6 Minimum Commercial Operating Standards from last  
7 meeting are now incorporated into this. It is a  
8 stand-alone policy, but it's in here as a  
9 reference document in order to consolidate the  
10 policy.

11 The second series of changes come in the area  
12 of T-hangar lease policy and -- and the language  
13 that's in there, which is -- let me find it here  
14 real quick for you -- section -- section 6.3, if  
15 you want to follow the bouncing ball, so to speak.  
16 I'm going to find you a page number here. It's --  
17 page numbers drop off on my copy, so...

18 They're here, but they're just unreadable at  
19 the bottom. Looks like maybe 27?

20 CHAIRMAN COX: Doug's got a good copy of it.

21 MR. WUELLNER: Is it 27?

22 MR. BURNETT: Yes. Should be page 27.

23 MR. WUELLNER: Page 27 is where it starts.

24 Basically, there are two or three changes we're

25 trying to do here. One is in the area of -- would

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 be section 4, paragraph A, under the heading of  
2 "Named Lessee." And what we are trying to do is  
3 limit the number of names on the T-hangar lease to  
4 one person or one entity.

5 In some cases, those T-hangar leases are in  
6 business names; and in some cases, they've created  
7 LLCs or some other vehicle to -- to put to the  
8 lease. We're fine with that. But what we're  
9 trying to avoid and get away from now are multiple  
10 single individuals on the lease itself.

11 Part of the reason is, we have experienced,  
12 especially in the last few months, any number of  
13 refereeings we've had to do with tenants out on  
14 the airfield that are now dissatisfied with their  
15 relationships with the T-hangar partner, for lack  
16 of better terms. And as those relationships go  
17 south, the Airport Authority gets dragged in the  
18 middle to negotiate, quote, unquote, settlements  
19 of those various issues. And the history is

20 that's really not what we do. We shouldn't be in

21 the middle of that squabble.

22 Our intent -- it also closes a loophole

23 that's been out there for some time that is -- is

24 proving to be kind of unfair, is that there is a

25 vehicle under the old policy to be able to change

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1     who's on the lease by coming in and adding another  
2     party to your lease, and then in a short period of  
3     time, coming back in and requesting the primary  
4     tenant come back off of it again and it be left  
5     with a new party, which bypasses the whole intent  
6     of T-hangar waiting list.

7           This serves to kind of stop that and freeze  
8     it where it is. If you're in the T -- that's only  
9     fair to the T-hangar waiting list, as far as I'm  
10    concerned. And that's up to you to decide but --

11          MR. BRUNSON: I mean -- and -- a good  
12    illustration of that, as you said, if you have --  
13    if you bought an airplane under an LLC, and you  
14    got three people in it, and Joe Jones or Randy  
15    Brunson run in and say, "We need a hangar for my  
16    plane," you put down one name, and then it causes  
17    problems in the future.

18          MR. WUELLNER: Oh, yeah. When we put all  
19    three names down, it's a problem. So, this --

20 this should -- that change should -- should clean

21 it up.

22 MR. GEORGE: Are you going to go back and

23 change the ones that are out there?

24 MR. WUELLNER: We thought only at the next

25 time we need to revise the leases themselves.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. GEORGE: Okay.

2 MR. WUELLNER: So, we're not going to go  
3 through a wholesale change of it. There really  
4 aren't that many of them. Where we do find it  
5 happening is almost with deliberacy, the intent is  
6 to change who's on the lease.

7 MR. GEORGE: The point I was making was if  
8 we're going to change it, all the T-hangars are on  
9 one-year leases. At the end of that lease, do we  
10 tell those that have three names on it, say,  
11 "Okay, at the end of this lease, for you to get  
12 it, the next one, I need one name"?

13 MR. WUELLNER: I'll leave that in your hands.  
14 I'm -- I would be fine with doing that. The  
15 logical time would be coming into October, the  
16 October renewal cycle of the lease. So, if you  
17 wish us to begin -- clean up what's out there,  
18 we'd be happy to do that. Going into October of  
19 next year, you'd have at least, what --

20 MR. GEORGE: I think so.

21 MS. GREEN: I think they're annual.

22 MR. WUELLNER: -- eight or nine months, ten

23 months to get it resolved, any issues, as

24 individual hangars develop.

25 MS. GREEN: Yeah, I think at their annual

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 renewal, when the lease is up, when you just  
2 review terms anyway, just tell them, "These are  
3 our new lease terms."

4 MR. GEORGE: All we're trying to do is say,  
5 "Take one name --"

6 MR. WUELLNER: Because we do not --

7 MR. GEORGE: "-- and tell me who it is."

8 MR. WUELLNER: Yeah. Just for clarification,  
9 we do not ordinarily reissue the lease document,  
10 as most of you are aware, but we can. We have the  
11 ability to change the lease, so...

12 MS. GREEN: We could just do an addendum for  
13 the owner -- or the lessee. Just redefine the  
14 lessee.

15 MR. WUELLNER: We'll get it worked out.  
16 We'll implement it. Is by October next year all  
17 right, or do you want -- is there an urgency?

18 MR. GEORGE: That's fine.

19 MS. GREEN: That's okay.

20 MR. WUELLNER: Okay.

21 CHAIRMAN COX: Question.

22 MR. WUELLNER: Sure.

23 CHAIRMAN COX: On -- on that issue, how --

24 how will you -- how -- I can see it moving into a

25 situation where the one person that's on the name

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 of the lease is going to come back around, and  
2 it's a sublease -- you know what I'm saying?  
3 Because you've got three people. So, how do we  
4 say -- in the language, how do we keep away from  
5 that?

6 MR. WUELLNER: Well, technically, that  
7 wouldn't be a sublease.

8 CHAIRMAN COX: I understand that, but I  
9 know --

10 MR. WUELLNER: Yeah. What they need to solve  
11 between now and ten months -- and I'm not -- I  
12 think we notify them now this is coming up, so  
13 they have time to resolve their own problem. They  
14 could create an LLC. They could create some other  
15 single entity vehicle that they could all be still  
16 technically named in the lease, or technically  
17 included in the lease.

18 CHAIRMAN COX: So, the single entity is the  
19 one responsible for taking care of the rent,

20       however --

21           MR. WUELLNER: Correct.

22           CHAIRMAN COX: -- it comes out.

23           MR. WUELLNER: Correct. That's the -- the

24       other side of the issue is when we've got multiple

25       tenants, you know, under -- you know, you guys are

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 the attorneys, you know, but my understanding is  
2 they're individually liable for the rent, and we  
3 have scenarios out there where one tenant's -- you  
4 know, by agreement, has been paying for the rent,  
5 and that's the guy that's having the problem with  
6 the other and, you know, they all feel like  
7 they've got a leveraged position on the lease;  
8 when in reality, they -- they're entirely equal in  
9 the document. And it's been problematic, so...

10 MR. BURNETT: Yeah. If I could just weigh  
11 in, I think the problem your staff gets into is  
12 trying to so often do what's fair and reasonable,  
13 and it would make it a lot easier for them to do  
14 what's fair, if it's one entity, an LLC, and they  
15 can give that entity notice and they don't have to  
16 worry about, well, you know, so and so's really  
17 the one that's been paying the rent and now you're  
18 telling me I've got to start paying the rent when  
19 there's two names on the same lease. It's been a

20     headache.

21           CHAIRMAN COX: Jack? Jack?

22           MR. GORMAN: Yes. Maybe, Ed, let's -- I'd

23     like to ask for a tentative agenda item, but I'm

24     going to discuss it with Ed first, as -- as far as

25     specifics as to insurance requirements.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: On T-hangars?

2 MR. GORMAN: Not on T-hangars. That's --  
3 that wouldn't be the issue. But on some of the  
4 other situations with leases.

5 MR. WUELLNER: Okay.

6 MR. GORMAN: Okay. But I've got to discuss  
7 it with you just -- first.

8 CHAIRMAN COX: You want to address that?

9 MR. WUELLNER: We'll deal with it. If it  
10 needs to come as an agenda item, we'll put it on.

11 CHAIRMAN COX: Personally?

12 MR. GORMAN: Pardon me?

13 CHAIRMAN COX: You'll address that with him  
14 personally?

15 MR. GORMAN: I'm going to address it with him  
16 personally, but I would ask for a tentative agenda  
17 item for next month.

18 MR. WUELLNER: Next item I have -- or on this  
19 is the idea of rental adjustments always seems to

20 be quasi-problematic in dealing with each year.

21 This establishes a -- will establish, at

22 intervals not exceeding five years, will revisit

23 the actual rental value of the T-hangars. And in

24 between years, the lease would be subject to CPI

25 adjustment, just like we treat our commercial

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 tenants out there.

2 We -- we're hesitant to tell you what that  
3 first value is because I don't know. We've asked  
4 to have that -- we're actually working to survey  
5 and find out that information now. And we'll  
6 develop a plan, if -- if indeed it's somewhere out  
7 of line right now, which I don't think it's  
8 largely out of line. But we'll address that  
9 moving forward.

10 But you'd be at a CPI adjustment for a period  
11 not to exceed five years. Somewhere in that  
12 five-year period, you tell me, or it automatically  
13 happens at five years, we'll look at the valuation  
14 of the lease and make sure it's still -- still  
15 performing within whatever the market is out  
16 there. And then it would be CPI again for up to  
17 five years.

18 So, it seems to be fair with how we -- it's  
19 exactly how we treat our commercial and corporate

20 tenants and the like in their lease structure.

21 So, it seems fair, and it takes out all that --

22 the angst of establishing a new value

23 periodically.

24 Trying to think what other else we had in

25 there. I think that's -- these are the major

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 changes. I don't remember. Do you? I'm sorry.

2 I was looking beyond you.

3 MR. GEORGE: One that I'm -- Ms. Green  
4 suggested, and we all agreed to, was in the  
5 commercial piece of the lease, that there be a  
6 standard personal guarantee, and then we work to  
7 take it out in the event we want to take it out.

8 MR. WUELLNER: You know what? I think it was  
9 added and I haven't called your attention to it.

10 MR. GEORGE: Okay. Fine. As long as it's  
11 there.

12 MR. WUELLNER: It's section -- it's section  
13 8.12 --

14 MR. GEORGE: Okay.

15 MR. WUELLNER: -- on page 63.

16 MR. GEORGE: Okay.

17 MR. WUELLNER: And basically, the -- as we  
18 discussed in previous Authority meetings, the --  
19 the intent was that as long as the lease remains

20 in good standing, we do not require the personal  
21 guarantee at the front end of the lease. However,  
22 if the lease becomes in arrears at any point, the  
23 lease provides for the immediate execution of that  
24 personal guarantee.

25 MR. GEORGE: Okay. But I think also that the

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 intent was that for some new entity that's coming  
2 on, some new lease that we're going to do, the  
3 standard lease has a personal guarantee. And if  
4 there's a reason that they can tell us to take it  
5 out, we'll take it out.

6 What precipitated that was we had a situation  
7 where our standard lease didn't have it, and it  
8 came before this board to approve it, and they  
9 said, "Well, where's the personal guarantee?"

10 So, the direction was, put the personal  
11 guarantee in on new leases as standard, and if we  
12 decide to take it out, then the governing body can  
13 take it out.

14 MR. WUELLNER: Yeah. That -- that isn't what  
15 you adopted. I mean, when you -- when you talked  
16 about it last time, the intent was you put this  
17 clause in there that as long as -- it's basically  
18 anytime the lease goes into default, that the  
19 tenant of that agrees to immediately execute the

20 personal guarantee. Absent executing that, then  
21 the lease moves through the default, because it's  
22 now got a separate default.

23 MR. GEORGE: Okay. I obviously missed that  
24 meeting and -- and if the other board members  
25 decided, that's fine.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: I don't care, but...

2 MR. GEORGE: As far as I'm concerned, that's  
3 closing the barn door after the horse is out.

4 MR. WUELLNER: Okay.

5 MR. GEORGE: You take a new tenant on the  
6 field and their business doesn't go too well, and  
7 you say, "Okay, sign a personal guarantee."

8 CHAIRMAN COX: You set a very discriminatory  
9 precedent by doing that to a new tenant. Maybe  
10 nobody else did, and now you're setting the  
11 standard for a new tenant that he has to meet  
12 certain standards that nobody else did. See my  
13 point?

14 MR. GEORGE: Well, okay. Good point.

15 CHAIRMAN COX: I don't know. I mean, just --

16 MR. GEORGE: That's why we have policy  
17 changes. From that point forward, you know, it's  
18 whatever. You -- you guys obviously had approved  
19 it the way it is. That's fine.

20 CHAIRMAN COX: We knew you were going to be

21 gone. No.

22 MR. GEORGE: I'm going to be back now. I

23 don't have any more airplanes.

24 MR. GORMAN: Can I ask -- because Ms. Green,

25 you have much more experience than, of course, all

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 of us usually with this leasing.

2 Would that be sufficient to you, having any  
3 default at all on the lease, that it would revert  
4 to a personal guarantee, which kind of makes some  
5 logical sense to me? Or do you think that that's  
6 just kind of irrelevant and has no -- no worth;  
7 you've got to get it up front? What do you think?

8 MS. GREEN: Well, it makes sense. But the  
9 problem is what -- what Buzz is saying that, okay,  
10 we get -- number one, we have to scrutinize every  
11 month if someone is either not paying their rent  
12 or somehow defaults.

13 So, the burden now becomes on Staff and the  
14 board to go over each month to see if they're a  
15 month behind or if they've done some default. And  
16 then we're automatically a thousand dollars,  
17 \$2,000, or whatever in the hole, and they say,  
18 "I'm not signing a personal guarantee, sorry."  
19 And then we have to go through the eviction

20 process, with maybe another month, two, three,

21 before we can get them out.

22 I preferred it the other way, that it is

23 standard in all our new leases. I've even seen it

24 in the commercial setting that after a period of

25 five years or whatever, you might even release the

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 personal guarantee if you have a good payment  
2 history, the opposite route.

3 But my concern is by the time you find the  
4 default, get the default, and get them to execute  
5 it, and they don't, you're in the eviction  
6 situation.

7 MR. WUELLNER: That's a good point. That's  
8 why you guys are here.

9 MR. BRUNSON: Yeah. I remember this  
10 discussion. And apparently I made a mistake by  
11 adopting the lease without a personal guarantee,  
12 because I was pretty strongly advocating that the  
13 lease have a personal guarantee. And so I think  
14 it needs to be changed.

15 MR. WUELLNER: Okay. Somebody needs to --  
16 collectively y'all need to tell me what you want  
17 it changed to.

18 CHAIRMAN COX: Did you have more stuff?

19 MR. WUELLNER: I have one more under T-hangar

20 I forgot to -- to throw out there --

21 MR. GEORGE: Sorry, guys.

22 MR. WUELLNER: -- that Cindy pointed out. It

23 says any -- any lease declared in default can be

24 made either -- at my discretion would become

25 subject to random inspections as necessary to

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 confirm compliance of all airport rules in the  
2 policy and the lease.

3 One of the issues we have is enforcing and  
4 gaining appropriate knowledge relative to  
5 subleasing. And that goes on. And currently,  
6 the -- the definition of when we would normally  
7 inspect, once a year is a pretty -- pretty benign  
8 requirement.

9 Most people are -- are fine. But every once  
10 in a while, we run into somebody we know is -- is  
11 in that problem. They've been formally notified  
12 of the lease violation, and we would like to just  
13 let them know at the same time that in order to  
14 monitor their activity relative to subleasing,  
15 that they're subject to some random checks of the  
16 hangar to make sure that the aircraft in is  
17 properly registered to it.

18 CHAIRMAN COX: Okay. Let's open it up to  
19 board discussion on it, going back to the lease.

20 MS. GREEN: What about this? Because I know  
21 we have existing tenants who have been used to at  
22 a lease a certain way. And then as new corporate  
23 leases come up, we want to have in our standard  
24 contract the personal guarantee.  
25 So, for existing tenants who have been on the

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 airport, that we use a hybrid of what we were  
2 talking about, if it goes into any default, any  
3 which way, you shall execute a personal guarantee,  
4 so they're on notice of it. If they want to stay  
5 without it and make all their payments, they'll  
6 never have to execute one.

7 But from now on, our policy is any newly  
8 executed leases will contain it as a standard  
9 provision.

10 MR. WUELLNER: Unless waived by the  
11 Authority.

12 MS. GREEN: Unless -- yeah, because we -- I  
13 mean, you, Staff, we negotiate. Mostly you, but  
14 terms of leases.

15 CHAIRMAN COX: Just to be absolutely clear,  
16 we're talking commercial leases or all leases?

17 MS. GREEN: I thought it was all.

18 CHAIRMAN COX: Are you talking about T-hangar  
19 leases, everything?

20 MS. GREEN: I thought it was all. I mean, if  
21 we have a T-hangar that's with an LLC, it's the  
22 same thing.

23 MR. BRUNSON: Especially --

24 CHAIRMAN COX: I just want to make sure we're  
25 clarifying the language so it -- well, what is it

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 in there?

2 MR. WUELLNER: Well, the net effect on a  
3 T-hangar lease is pretty much the same thing. I  
4 mean, the individual has signed the lease. So,  
5 the only time it gets sticky is when it's in a  
6 corporate or some other business entity.

7 MS. GREEN: Right. I'm just saying if you  
8 had an LLC who signed a T-hangar lease, you've got  
9 the same issue.

10 MR. WUELLNER: All right. The -- I think I  
11 understand. So that's -- we'll get some  
12 corrective language on that.

13 MR. GEORGE: You need public comment and all  
14 that sort of stuff.

15 CHAIRMAN COX: Well, we're going to -- we'll  
16 get there.

17 MS. GREEN: I think that's just fair to  
18 current tenants, and then --

19 CHAIRMAN COX: Right.

20 MS. GREEN: -- everyone coming in will know

21 the new policy.

22 MR. WUELLNER: My question is how -- and it's

23 more an attorney-related kind of question. But

24 how do we interject this requirement into the

25 existing leases, or is it just simply a matter of

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 it being indirectly inferred by adopting new  
2 policy? Because there is that generic statement  
3 in the lease about conforming to airport rules and  
4 regulations in the generic.

5 MR. BURNETT: Probably -- probably the  
6 easiest way for you to accomplish this so that you  
7 can always do it -- it's a matter of routine -- is  
8 not to have a personal guarantee as a separate  
9 form, but to have a personal guarantee as an  
10 additional paragraph underneath the signature  
11 block where they basically sign the lease, and  
12 then right below, it's a personal guarantee, and  
13 they sign that personal guarantee language as  
14 well. But that's probably the best way. So,  
15 take -- it's going to take a --

16 MR. WUELLNER: I'm talking about the older  
17 leases.

18 MS. GREEN: Yeah, he's talking about the  
19 older leases.

20 MR. BURNETT: It's going to take us -- we're

21 going to have to revise the form of all of the

22 leases in the policy to have that provision on it.

23 MR. WUELLNER: But an existing --

24 MR. GEORGE: I was under the impression that

25 if I signed a 10-year lease with someone, that

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 spells out the requirements of that lease, and  
2 it's valid for ten years unless I agree to change  
3 it.

4 MR. WUELLNER: That's my point.

5 MR. GEORGE: So, I would say let the existing  
6 leases run their course, and any new leases coming  
7 in has that clause in it.

8 MR. WUELLNER: Okay. I just -- because it --  
9 it sounded like we wanted to go back and --

10 MR. BRUNSON: No.

11 MR. WUELLNER: -- change the existings, and I  
12 don't -- I don't know of a vehicle to just open  
13 the lease up and --

14 MS. GREEN: No. I meant -- I thought -- I  
15 was talking at their annual renewal. If there's  
16 an annual --

17 MR. WUELLNER: Right.

18 MS. GREEN: -- bring it up when the terms may  
19 could possibly change, whatever. Now right now.

20 Just --

21 MR. BRUNSON: When it expires.

22 MR. WUELLNER: I just want to make sure we're

23 on the same page.

24 MR. GEORGE: Or renews.

25 MR. WUELLNER: I can't go back into a 20-year

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 lease --

2 MS. GREEN: Yeah.

3 MR. WUELLNER: -- without everybody agreeing

4 to --

5 MR. GEORGE: No.

6 MR. WUELLNER: -- go back into a 20-year

7 lease.

8 CHAIRMAN COX: Mr. Gorman?

9 MR. GORMAN: Well, exactly. Just to clarify,

10 that if a lease exists, it exists as is, unless

11 there's a default. Then it becomes a personal

12 guarantee. And again, in all new leases, it will

13 have a personal guarantee as an addendum to the

14 lease.

15 MR. WUELLNER: Right.

16 MR. GORMAN: Just to clarify what's been

17 said, right.

18 MR. WUELLNER: It will be a part of the

19 regular form of the lease on future leases.

20 MR. GORMAN: That's fine.

21 MS. GREEN: But not do anything across the  
22 board to change our existing tenants. When their  
23 renewal comes up, it's a part of the renewal, like  
24 our CPI would go up or, I mean, you know, the  
25 cost-of-living, whatever.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. BURNETT: If -- if I could, on that  
2 matter, though, the T-hangar leases, for example,  
3 are up every year.

4 MR. WUELLNER: Correct. We could insert that  
5 immediately.

6 MR. GEORGE: So, next October, it goes on the  
7 new form.

8 MR. BURNETT: And I'm just trying to make  
9 sure that --

10 MR. WUELLNER: Well, we could actually do it  
11 sooner. I don't see the need to just jump in here  
12 and do it. But you -- you have the ability in  
13 your lease to terminate all of your leases with  
14 30-day notice. And you could, you know, force a  
15 new lease document, if we wanted to, at this  
16 point.

17 The more appropriate time is probably coming  
18 into the annual renewal period in October.

19 MR. BRUNSON: Yeah. I think we should honor

20 our leases.

21 MR. GEORGE: I think the intent was for new  
22 business relationships with people coming on.

23 CHAIRMAN COX: Right.

24 MR. GEORGE: And should not affect the old  
25 ones, in my opinion, until that lease comes up for

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 renewal --

2 MS. GREEN: Right.

3 MR. GORMAN: -- normally.

4 MR. WUELLNER: Okay. I'm -- I'm clear on it,

5 so...

6 CHAIRMAN COX: What kind of a personal

7 guarantee are we going to require?

8 MS. GREEN: Just what Doug was saying. It's

9 just a standard language you put at the bottom of

10 the lease. "I hereby personally guarantee all

11 terms and conditions contained in this lease. Bob

12 Cox."

13 CHAIRMAN COX: Well, no, no. My point was

14 that, you know, I've got a Cessna 140 and, you

15 know, it's --

16 MR. WUELLNER: If -- if you sign -- if the

17 lease is individual, then it doesn't matter.

18 MS. GREEN: Then it doesn't matter.

19 MR. WUELLNER: It's the same thing.

20 CHAIRMAN COX: Okay.

21 MR. WUELLNER: It's already a personal

22 guarantee. It's only if it ends --

23 CHAIRMAN COX: Okay. We're going to require

24 you to drop a \$10,000 personal guarantee on the

25 airport --

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: No.

2 CHAIRMAN COX: Okay. See, I'm thinking,  
3 about you, guys. All right. Ms. Barrera, do you  
4 have any comments on it?

5 MS. BARRERA: No.

6 CHAIRMAN COX: Come on. All right.  
7 Mr. Burnett?

8 MR. BURNETT: Can I -- can I just ask,  
9 because I just want to make sure that I'm clear so  
10 that I understand. New -- new tenants to the  
11 airport will be required to have that kind of  
12 language in their lease. And additionally, the  
13 leases, when they come up for renewal, that  
14 language will be added to the leases.

15 MR. GEORGE: I second that.

16 MS. GREEN: Just do an addendum. Don't renew  
17 all the terms and conditions of the lease. Just  
18 add the addendum to it on the existing ones. Say  
19 now we're just -- we're asking everyone to have a

20 personal guarantee when your lease renewal is up.

21 MR. BURNETT: And if there's no objection to

22 that, then that's the direction we'll take and do.

23 CHAIRMAN COX: Well, we're going to get

24 public comment here first and then we'll -- okay.

25 Going to open up the floor to public comment on

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 the issue. Any public comment on the lease  
2 policy?

3 (No public comment.)

4 CHAIRMAN COX: No more further discussion? I  
5 guess we'll move in that direction with the  
6 language.

7 MR. WUELLNER: A motion?

8 CHAIRMAN COX: I'm waiting for one.

9 MR. BRUNSON: Did you make a motion?

10 CHAIRMAN COX: I didn't.

11 MR. BRUNSON: Okay.

12 MS. GREEN: I make a motion that we have on  
13 all our new leases personal guarantee language  
14 added to the standard form of the lease. As to  
15 existing tenants, when their renewal is up, a  
16 personal guarantee is added to the terms of that  
17 lease.

18 CHAIRMAN COX: Would you repeat that, please?

19 MR. BRUNSON: I'll second that motion.

20 CHAIRMAN COX: Second. I've got a motion on

21 the table and a second. Any further discussion?

22 MR. GEORGE: I've got a company that's been

23 here 20 years, SK Logistics, and we give -- their

24 lease happens to be coming up, and I'm going to

25 ask for a personal guarantee. I think that that's

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 when this board comes in and says, we've got a  
2 history with this company, we've got a this, I've  
3 got a this; we do not require it.

4 CHAIRMAN COX: Totally agree.

5 MR. GEORGE: But I would think that it would  
6 be Staff's responsibility to come to us and  
7 recommend that for the ones that you want to have  
8 that released.

9 MS. GREEN: The same thing would be if we get  
10 a company like -- shouldn't use IBM -- Ring Power  
11 or something that has enough assets and is  
12 protected enough that we may not need that.

13 CHAIRMAN COX: Well --

14 MR. GEORGE: All I'm saying is the  
15 determination should be done by Staff, and they  
16 bring it to this board for the ones they want a  
17 waiver on.

18 CHAIRMAN COX: Well, we have known entities  
19 that we trust and have the -- you know, quality of

20 the corporation. We're not going to go to them

21 and -- and insult them by --

22 MS. GREEN: Correct.

23 CHAIRMAN COX: -- asking for a personal

24 guarantee.

25 MS. GREEN: Correct.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. GEORGE: I just wanted to clarify that,  
2 because I didn't want our existing tenants to say,  
3 "Oh, my gosh, what are they doing now?"

4 CHAIRMAN COX: Motion on the table and a  
5 second. Do I hear any further discussion?

6 (No further discussion.)

7 CHAIRMAN COX: All in favor, say aye.

8 MS. GREEN: Aye.

9 CHAIRMAN COX: Aye.

10 MR. BRUNSON: Aye.

11 MR. GEORGE: Aye.

12 MR. GORMAN: Aye.

13 CHAIRMAN COX: All opposed?

14 (No opposition.)

15 MR. WUELLNER: Are you going to adopt the  
16 changes over all?

17 CHAIRMAN COX: Oh, I see what you're saying.  
18 Okay. Well, we adopted that motion. Now we need  
19 to adopt the changes over all.

20 MR. GEORGE: I make a motion we accept the

21 lease policy revisions as presented.

22 CHAIRMAN COX: Say again?

23 MS. GREEN: Second.

24 MR. GEORGE: I make a motion we accept the

25 lease policy revisions with the one we just added.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: See, I'm glad we did that  
2 first. Okay. And you seconded that?

3 MS. GREEN: Yes, sir.

4 CHAIRMAN COX: We have a motion on the table  
5 and a second. Any discussion?

6 (No discussion.)

7 CHAIRMAN COX: All in favor?

8 MS. GREEN: Aye.

9 CHAIRMAN COX: Aye.

10 MR. BRUNSON: Aye.

11 MR. GEORGE: Aye.

12 MR. GORMAN: Aye.

13 CHAIRMAN COX: All opposed?

14 (No opposition.)

15 CHAIRMAN COX: The ayes have it.

16 11.B. - CORPORATE LEASE ASSIGNMENTS

17 MR. WUELLNER: Okay. Thank you. The next --  
18 next item I have is -- it's a fairly simple  
19 transaction, but it's probably confusing to

20 explain. And I'm sorry, I don't know how -- I'm

21 not smart enough to dissect the two things.

22 Two of our corporate tenants, Ring Power and

23 Infinity Aviation, who have hangars 5 and 7 --

24 excuse me, 6 and 7, respectively, in the northeast

25 corporate area, which is this hangar here and this

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 hangar here, which are -- actually, I should, if  
2 I'd have thought about it, put them the right side  
3 of each other. But here nor there.

4 The hangar on the right, which belongs to  
5 Ring Power, or is leased to Ring Power, is  
6 approximately 10,000 square foot in round numbers.

7 The hangar on the left, belonging to Infinity, is  
8 approximately 18,000 square foot.

9 The two tenants would like to swap lease  
10 obligations for the two facilities. Ring Power  
11 would assume the lease of Infinity, and Infinity  
12 in turn would assume the lease of Ring Power.

13 The only differences that they would bring  
14 forward, they're at slightly different rental  
15 rates to the tune of about 15 cents a square foot  
16 difference. The one wanting larger hangar space  
17 is paying 15 cents more than the other, so it's a  
18 net increase of about a thousand, \$1,100 a year to  
19 the airport as a -- related to that.

20           The leases do not change. They were 20-year  
21           leases when they were executed. They are  
22           approximately three years into those leases. So,  
23           they -- they'd still have 17 or 18 years left in  
24           those agreements.

25           All other terms of the leases stay in place

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 and would have a net effect at the time they  
2 actually change. Or, because it's a substantive  
3 lease matter related to corporate, we're just  
4 asking for your concurrence to allow them to do  
5 that transaction over the next few months when  
6 they get ready.

7 CHAIRMAN COX: Discussion? Ms. Green?

8 MS. GREEN: Are there any provisions in  
9 either lease that were specific for that tenant?

10 MR. WUELLNER: No. They're both strictly  
11 corporate storage leases. They're identical, in  
12 fact, issued very close to the same date.

13 MR. BURNETT: One was issued in February of  
14 2004. The other one was April of 2004. But  
15 they're using essentially the same format. The  
16 main difference between the two is obviously the  
17 difference in the property and the payment  
18 provision where one tenant is actually paying  
19 higher per -- per square foot.

20 MS. GREEN: But no other extra insurance

21 for --

22 MR. WUELLNER: No.

23 MS. GREEN: -- one versus the other? Okay.

24 CHAIRMAN COX: Mr. Brunson?

25 MR. BRUNSON: Doug, would you have to

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 generate a special document?

2 MR. WUELLNER: You have it.

3 MR. BRUNSON: Okay. To -- okay.

4 MR. WUELLNER: You should have gotten it,  
5 anyway.

6 MS. GREEN: Yeah.

7 MR. BRUNSON: Okay. To -- to allowing this  
8 to happen.

9 MR. BURNETT: I -- I did. And that's what  
10 you've got here, this assignment of leases. It  
11 gets a little confusing because one has got what  
12 we refer to as 151 Gun Club Road, and the other  
13 one's got 171 Gun Club Road, and so it makes it a  
14 little confusing switching the two. But if you  
15 follow it closely, what I've done is I've named  
16 one lease the 151 hangar lease, named the other  
17 one the 171 hangar lease. And basically, it's a  
18 switch -- it's a swap between the two of them.

19 This does a little more than just help the

20 airport. It's actually a document that helps them  
21 to do the assignment between the two of them. But  
22 it does provide in there that the -- although  
23 they're switching the facilities, the rate is  
24 going to be what their rate currently is again,  
25 which, again, as Ed said, has that net effect of

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 producing more income for you.

2 The only other thing that's in here is  
3 they're acknowledging that there's nothing --  
4 there's no provision where the airport is  
5 currently in default of any of these leases or in  
6 breach of any of these leases, which is just one  
7 way of -- not that there would be anything there,  
8 but one way to assure that no one's going to raise  
9 an issue after the fact to say, well, your -- you  
10 know, the airport was in breach of this and I just  
11 got assigned it.

12 CHAIRMAN COX: Mr. Gorman?

13 MR. GORMAN: Just one -- not to belabor the  
14 situation, but I'm going to assume that we're  
15 going to waive the personal guarantee when we swap  
16 these leases.

17 MS. GREEN: Those are not up for renewal.

18 MR. GORMAN: Okay. So, this is not a  
19 renewal --

20 MS. GREEN: They won't even come up under --

21 MR. GORMAN: -- situation. Okay. Then

22 that's that. Thank you.

23 MS. GREEN: Are they accepting it, I'm

24 assuming, as is, to -- I'm assuming they're going

25 to go in and say, yeah, the hangar looks fine, and

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 no, that wasn't the way it was when I came in?

2 MR. WUELLNER: Yeah, I believe so.

3 MS. GREEN: Okay.

4 MR. WUELLNER: What -- they have worked out

5 between the parties a series of -- of upgrades to

6 the hangar that they're each paying for

7 completely. And once those are complete,

8 they'll -- they would swap. So, it's actually an

9 increase in value to our leasehold.

10 CHAIRMAN COX: Very good. Any further

11 discussion from the board?

12 MR. BRUNSON: I see -- I see no minuses on

13 this. All positive.

14 CHAIRMAN COX: Any public comments on this

15 particular agenda item?

16 (No public comments.)

17 CHAIRMAN COX: Well, we'll open it up to

18 any --

19 MR. GEORGE: I make a motion we accept the --

20 the agreement to swap the leases as presented.

21 MR. GORMAN: I'll second.

22 MS. GREEN: Second.

23 MR. GORMAN: Sorry. That's fine.

24 CHAIRMAN COX: A motion on the table and a

25 second. Any further discussion?

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 (No further discussion.)

2 CHAIRMAN COX: All in favor, say aye.

3 MS. GREEN: Aye.

4 CHAIRMAN COX: Aye.

5 MR. BRUNSON: Aye.

6 MR. GEORGE: Aye.

7 MR. GORMAN: Aye.

8 CHAIRMAN COX: All opposed?

9 (No opposition.)

10 CHAIRMAN COX: The ayes have it.

11 12. - HOUSEKEEPING ITEMS

12 MR. WUELLNER: Thank you. A couple of  
13 housekeeping. I mentioned earlier, the audit  
14 results will be here in December. I did want to  
15 report to you that it's our understanding that the  
16 vehicle -- ARFF vehicle will be shipped this week.

17 (Mr. Brunson leaves the room.)

18 MR. WUELLNER: We are in the process of  
19 identifying a site to bring back to you for the

20 station itself.

21 The first station location looks to be

22 probably not a good one. So, we're going to be

23 looking at -- the quick look is going to be in the

24 area of -- at the base of the tower and see if

25 that might be an easy way to place -- place that

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 ARFF station and still meet the 139 requirements.

2 We'll -- we'll report back to you on that.

3 But the vehicle should be here by Thanksgiving,  
4 the rate it's -- rate it's looking, anyway.

5 CHAIRMAN COX: I missed my agenda item.

6 MR. WUELLNER: You did.

7 CHAIRMAN COX: Or my -- my discussionary  
8 item.

9 11.C. - FBO LETTERS OF INTEREST AND/OR RFP

10 CHAIRMAN COX: I'd like to open up the table  
11 to discussion for proceeding forward with a  
12 letter, a request for letter of interest or an RFP  
13 for any FBOs interested in bringing an FBO  
14 business to the field, to open it up to  
15 discussion. Go ahead.

16 MR. GORMAN: I'll start with a bit of a  
17 negative. We are building an awful lot of things  
18 right now. Should we not -- I mean, I'll just do  
19 this as a negative, and it may not be a negative.

20      Should we not somewhat complete what we have going  
21      before we continue with yet another project?

22           CHAIRMAN COX: Well, that's --

23           MR. GORMAN: Just discussion.

24           CHAIRMAN COX: I -- and I understand where  
25      you're going with it, and I would agree with you,

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 but that's assuming that -- that the airport would  
2 be doing anything as opposed to the company coming  
3 in, building their own FBO or, you know, going  
4 forward with that, and then basically almost like  
5 literally giving it to the airport once they're  
6 done with it. The leasehold's over. Sir?

7 MR. GEORGE: Also, if we do go forward and  
8 get the interest, and there's some facility we're  
9 going to have to do for this group or in  
10 conjunction, I think the overall financial plan  
11 called for us to use the assets that we've got as  
12 a basis to borrow money to make the other things  
13 happening with the idea that they're going to pay  
14 for it. And so it's a "Bring it in this way and  
15 put it out that way," but we wind up with the  
16 asset.

17 MR. WUELLNER: The -- the process will -- no  
18 matter how you skin this cat's going to take a  
19 little while to get through. So, it's not --

20 not -- not something that should be piled on, you

21 know, as heavily as you're thinking.

22 There's no way a second FBO could -- even if

23 you knew everything today, could be in

24 construction for, you know, four or five months at

25 this point with permitting and all the things

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 ahead of it, whether we build it or somebody else  
2 did.

3 So, it should be timed pretty well to the end  
4 of the T-hangar development project for something  
5 like this to happen. And you guys have yet to  
6 decide whether we're participating or simply a  
7 ground lease and somebody else is doing that.

8 MR. GORMAN: And then secondarily the  
9 question being that -- the impact of a second FBO  
10 to the existing FBO, should that not be questioned  
11 directly to our existing tenant, or what should  
12 our -- our stance be on that?

13 MR. WUELLNER: Well, you're getting into an  
14 area that we've got to walk very cautiously,  
15 and -- and it's not -- we cannot be protectionist  
16 directly to our existing FBO. At the same point,  
17 if -- if a second business believes that there's  
18 enough business for them to survive, largely, I  
19 can tell you FAA's position is that everyone has

20 the right to go bankrupt, and you -- you cannot

21 just categorically exclude.

22 So, if -- if there's indeed a concern about

23 it, the -- the amount of market, that's something

24 that could be asked of a second FBO, is to prove

25 to some level of satisfaction to the Authority

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 that a second FBO can be sustained. And -- that  
2 that's not an unreasonable request in looking at a  
3 second FBO.

4 So, there are ways to get comfy with it, but  
5 you can't just categorically say, no, we're not  
6 going to have another second -- another FBO.

7 CHAIRMAN COX: And -- and also just to point  
8 out, Mr. Slingluff has pointed out to us numerous  
9 times that he felt very strongly that competition  
10 would be great for them, quote. Almost quote.

11 Yes, ma'am.

12 MS. GREEN: And I have set up appointments  
13 with -- with Mr. Slingluff on that exact specific  
14 item, and he has reiterated that to me. We  
15 haven't been able to have our long discussion, but  
16 we've had several on the phone. And Ed and I have  
17 talked about it as well.

18 When you send out these letters of interest,  
19 is that just, hey, we're looking, tell us if

20     you're interested?

21           MR. WUELLNER: Actually, it's the other way

22     around. What -- what we do is -- is ask them for

23     a letter of interest.

24           MS. GREEN: But we have to put it out there,

25     is what I'm saying.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. WUELLNER: Just -- we do a general -- a  
2 much like you would advertise for a bid --

3 MS. GREEN: Okay. That's what I'm saying, an  
4 advertisement.

5 MR. WUELLNER: -- in that you generally put  
6 it out there that you're accepting those letters  
7 of interest. And if you fail to respond to that,  
8 then you can make the decision that -- that you  
9 didn't -- you didn't show interest, so therefore,  
10 we're not taking you to the next step, which would  
11 be developing some proposals and details that --  
12 so, we're trying to save companies the front-end  
13 expense if they're not interested.

14 MS. GREEN: I don't think there's anything  
15 wrong with sending out "Send us your interest."

16 MR. WUELLNER: I'm sorry. We -- we do send  
17 out a little -- if they're on a waiting list or on  
18 our vendor list, we -- we always send out a direct  
19 request by mail. But it's also typically

20        advertised or published somewhere that we're  
21        accepting those letters for the -- for a short  
22        period of time.

23            MS. GREEN: I think that would give us  
24        insight as to who's out there --

25            CHAIRMAN COX: Well, that's exactly the

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 point --

2 MS. GREEN: -- what the --

3 CHAIRMAN COX: -- is it's going to allow us

4 to filter the very serious ones from the -- and

5 remember at the last meeting, I think actually the

6 one we were talking about the FBOs, you were here

7 the meeting before last, where we were, you know,

8 talking about where we wanted to go with the type

9 of FBO --

10 MR. GEORGE: Right.

11 CHAIRMAN COX: -- we were, you know, hoping

12 to get on the field and stuff. So, I think a

13 letter of interest from interested entities

14 would -- would say, you know, well, here's a

15 signature and here's a such and such, and here's a

16 millionaire, you know, and this is what they think

17 they could bring to the field, and -- and we can

18 say yes or no.

19 MR. GEORGE: Exactly.

20 CHAIRMAN COX: And then get down to the RFP

21 point part of the -- go ahead.

22 MR. GEORGE: I have seen requests for

23 information in my business, and I always thought

24 it was nice to have a phrase in there that says,

25 "This request for information in no way obligates

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 this airport facility for doing anything --

2 CHAIRMAN COX: Absolutely.

3 MR. GEORGE: -- in this. This is just a  
4 general information-gathering," or something like  
5 that.

6 CHAIRMAN COX: And that way, there's no --  
7 there's no onus on this board to have --

8 MR. GEORGE: Right.

9 CHAIRMAN COX: -- to act on -- in any  
10 particular --

11 MR. GEORGE: Right.

12 CHAIRMAN COX: That -- that's a very good  
13 point, to put that in as the bottom sentence or --

14 MR. GEORGE: Wherever.

15 CHAIRMAN COX: -- disclaimer or whatever you  
16 want to call it. Ms. Barrera, any comment?

17 MR. WUELLNER: Dennis, did you want a copy of  
18 that thing? I don't know that you guys got one.

19 UNIDENTIFIED SPEAKER: That would be great.

20 MS. BARRERA: When you send out, when you  
21 advertise the -- for the FBO interest, do you do  
22 that in a trade publication?

23 MR. WUELLNER: We probably would in this  
24 case, because advertising strictly in the  
25 Jacksonville market --

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MS. GREEN: That wouldn't.

2 MR. WUELLNER: -- wouldn't produce any  
3 results. Yeah, there are a couple of national --  
4 national things we can put it out into that are  
5 watched.

6 CHAIRMAN COX: Any further discussion? Yes,  
7 sir.

8 MR. GORMAN: Ms. Barrera's comment brings up  
9 a point. Is -- is there any -- there isn't any  
10 problematic situation where anyone can say that we  
11 weren't aware of this opportunity, or this  
12 opportunity was not advertised sufficiently, or in  
13 other words, how do we address that issue? I  
14 don't know.

15 MR. WUELLNER: Well, I think just that way.  
16 You do -- those that have already made contact  
17 with us are direct mailed. Those companies who  
18 have not made direct contact are how we do legal  
19 advertising now for bids, that you literally place

20 it in appropriate publications and --

21 CHAIRMAN COX: So, we follow due diligence,

22 and it was out there, so they could -- and that's

23 exactly right.

24 MR. WUELLNER: Yeah. You'll still get

25 somebody here.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. GEORGE: Well, somewhere there's an  
2 American association of everything, microphones or  
3 whatever. There's got to be an American  
4 Association of FBOs, and they definitely need to  
5 be notified.

6 CHAIRMAN COX: Is there?

7 MR. WUELLNER: Something like that.

8 CHAIRMAN COX: Probably is.

9 MR. GEORGE: Well, just to show that we went  
10 the extra mile to try to notify everybody, you  
11 can't --

12 MR. WUELLNER: And ATA's got a publication  
13 that I'm sure it can be placed in.

14 CHAIRMAN COX: Oh, absolutely.

15 MR. WUELLNER: AAAE, most are these FBOs are  
16 involved in those kind of organizations. Florida  
17 Aviation Trades --

18 MR. GEORGE: Just keep a nice record --

19 CHAIRMAN COX: Going to open this up to

20 public comment, please. Anybody want to wish to

21 comment on the -- yes, sir.

22 MR. RODERICK: I know in -- make me walk the

23 line.

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

25 MR. RODERICK: There's always a fee.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 I know we've been approached, several members  
2 of the club, by different organizations that are  
3 interested in coming here. So, they're watching  
4 the growth and the positive things of the airport.  
5 It's already starting to come about, so that we  
6 see this as a -- as a positive note.

7 And I also personally have talked to Mike  
8 Slingsuff. He sincerely welcomes competition.

9 CHAIRMAN COX: Thank you, sir. Any further  
10 public comment?

11 (No further public comment.)

12 CHAIRMAN COX: Seeing no further public  
13 comment, I'd entertain a motion that we move  
14 forward with that.

15 MS. GREEN: I make a motion that we advertise  
16 or send advertisements or indications to the  
17 appropriate publications and trade magazines that  
18 we are interested in their letter of interest for  
19 another FBO.

20 MR. GEORGE: Second.

21 CHAIRMAN COX: We have a motion on the table

22 and a second. Any further discussion?

23 (No further discussion.)

24 CHAIRMAN COX: All in favor, say aye.

25 MS. GREEN: Aye.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: Aye.

2 MR. GEORGE: Aye.

3 MR. GORMAN: Aye.

4 CHAIRMAN COX: All opposed?

5 (No opposition.)

6 CHAIRMAN COX: The ayes have it.

7 MR. WUELLNER: You have his agenda item.

8 11.D. - MEETING WITH NEW BOARD MEMBERS

9 MR. GEORGE: Mr. Chairman, I had another item

10 to move -- to add to the action items, and that

11 was to discuss dates for the meetings for our

12 workshop in January or February, where the new

13 board, after it's assembled, with you here, we can

14 actually sit down and talk about what our agendas

15 are, what our concerns are.

16 But in the past, we've tried to do that, and

17 it's been the day before or the day of the meeting

18 when information was brought. And so I would like

19 to recommend that we set a date and we say that

20 you have to have some written communication,  
21 e-mail is fine, in to the staff by ten days prior  
22 to the meeting so that they can look at it and  
23 understand what your concern is, and give them a  
24 chance to come up with an answer.  
25 And then as far as the public goes, if we

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 publish that list of questions on the web site,  
2 then public members that have concern or, you  
3 know, over that particular item could also --

4 CHAIRMAN COX: Good point.

5 MR. GEORGE: -- you know, have a copy of the  
6 list and come in. That way, that's the only way  
7 it's going to be a meaningful exchange of  
8 information.

9 CHAIRMAN COX: Very good. Any further  
10 discussion on it?

11 MR. GORMAN: No, it's an excellent idea,  
12 because there's -- there's lots of ideas that new  
13 board members are going to have, old board  
14 members, like myself. There's discrepancies that  
15 need to be resolved and discussed.

16 And then the time difference between the  
17 actual publishing, which is really key, the  
18 publishing of these issues, of these possible  
19 discrepancies and their advertisement to the

20 public, and then the ability for us to respond,  
21 would be an issue to make sure that there's enough  
22 time between the two.

23 MR. GEORGE: Yeah, I would think that if we  
24 could get the questions in ten days prior to the  
25 meeting, and then give the staff two days to have

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 those as a link on our web site for people that  
2 might want to come in, but to actually publish it  
3 and put it in the newspaper and stuff like that, I  
4 think it just -- putting it as a link -- they can  
5 always come to the meeting. And we can have a  
6 public notice. In the public notice of the  
7 workshop, that's when you can say the questions  
8 and answers will be on the web site by this date.

9 MR. GORMAN: Without being specific.

10 MR. GEORGE: Right.

11 MR. GORMAN: Yes. Without being specific.

12 It'd be too involved. Right.

13 MR. GEORGE: Yeah. For instance, if we  
14 picked January the 22nd, which is a Monday, to  
15 have that meeting, backing it up ten days would be  
16 Friday the 12th, and Staff could have say until  
17 the 16th of the next week to get it out.

18 This also brings up a problem of our normal  
19 meeting, which I guess is another agenda item, is

20 Monday the 15th. And Monday the 15th is  
21 somebody's birthday -- or we always have this  
22 problem in January and February that there's --  
23 the third Monday is some holiday. Do you remember  
24 what that one is, Ed?  
25 MR. WUELLNER: That one is Martin Luther King

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 in January.

2 MR. GEORGE: What about in February?

3 MS. GREEN: February's President's Day.

4 MR. WUELLNER: February's President's Day.

5 MR. GEORGE: Okay. In the past, I think we  
6 have just had one meeting for January and February  
7 to resolve that.

8 MR. WUELLNER: You've -- you've done it both  
9 ways. You've moved them both forward a week.  
10 You've moved them back a week. You've had one in  
11 place of two. Whatever -- unfortunately, I can't  
12 anticipate today what -- what the business looks  
13 like, you know, what needs to be acted on going  
14 out three months, so...

15 CHAIRMAN COX: Yeah, I think you guys ought  
16 to discuss this after January 1st.

17 MR. GEORGE: Well, at December's meeting is  
18 when we set the date for January.

19 CHAIRMAN COX: I'm kidding.

20 MR. GEORGE: So -- but in the interim, I  
21 would like to suggest Monday the 22nd be set up  
22 for the workshop.

23 MR. WUELLNER: And do you want to -- a  
24 different date, do you think, for the regular  
25 meeting, then?

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 MR. GEORGE: I think it can be the same date,  
2 but just --

3 MR. WUELLNER: Two different times?

4 MR. GEORGE: Yeah.

5 MR. WUELLNER: If we started the workshop,  
6 for instance, at 2 o'clock, and regular meeting at  
7 4:00, is that accept -- too much time?

8 MR. GEORGE: If the board wants to vote on --  
9 on having the regular meeting. But if we did have  
10 the regular meeting, then yeah, that would be  
11 fine. And the month of December will give you  
12 plenty of time to say, okay, we're not going to  
13 have it on the 22nd; we'll have it on the 29th,  
14 because it includes two months, and here's when it  
15 starts. I just wanted to get it on somebody's  
16 calendar now.

17 CHAIRMAN COX: Good idea. Ms. Barrera, any  
18 comment?

19 MS. BARRERA: No, I wholeheartedly support

20 that, and I think having frequently asked  
21 questions and answers would be beneficial, not  
22 only to everybody on the board, but also to the  
23 public.

24 CHAIRMAN COX: I'm looking at the month now.

25 Okay. No further -- seeing no further discussion

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 on the board, I'll open up to public comment. Any  
2 public comment on this agenda item?

3 (No public comment.)

4 CHAIRMAN COX: I'll entertain a motion --  
5 well, we don't need any motion, do we? You guys  
6 just take that as --

7 MR. GEORGE: Tentatively plan it for the  
8 22nd.

9 MR. WUELLNER: We'll shoot for the 22nd and  
10 put both meetings on, and we'll advise you at the  
11 December meeting --

12 MR. GEORGE: In December, right.

13 MR. WUELLNER: -- what -- what everybody --  
14 and if you look at your schedule, if you've got  
15 conflicts you know of, the sooner we get them, the  
16 better.

17 MR. GORMAN: I would say then let's make sure  
18 workshop is two hours, not one hour.

19 MR. WUELLNER: Yeah.

20 MS. GREEN: At 2:00.

21 MR. WUELLNER: 2 o'clock.

22 MR. GORMAN: 2 o'clock.

23 MR. WUELLNER: 2 to 4:00?

24 MR. GORMAN: That's fine.

25 13. - PUBLIC COMMENT

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: We'll open up to general  
2 public comment then. General public comment on  
3 any particular issue?

4 (No public comment.)

5 CHAIRMAN COX: Seeing no public comment,  
6 we'll move to the Authority members for comments.  
7 Mr. Brunson's gone. Ms. Green?

8 14.B. - MS. GREEN

9 MS. GREEN: I just wanted to say -- to thank  
10 everybody who ran for airport, those who were  
11 elected and not, and all the efforts that people  
12 put in. It was really interesting.

13 I received probably four or five phone calls  
14 a day from people saying, all right, Suzanne, who  
15 are these people, there are so many. They weren't  
16 used to that much input or people being excited  
17 about being on the airport. So, I think that's  
18 good. That shows, for marketing purposes, at  
19 least, the name is out there, and they're seeing

20     how much work we're doing. And I know it is a lot  
21     of work. Me, not even running, but being involved  
22     in several judge campaigns or whatever, it's a lot  
23     of work for everybody.

24             So, I just want to let everybody know that it  
25     was very well thought out. And I appreciate

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 everyone putting their name in.

2 CHAIRMAN COX: Mr. Gorman?

3 14.C. - MR. GORMAN

4 MR. GORMAN: I think this board is getting  
5 more and more in tune. We're getting more things  
6 done faster, and that's all good. That's all  
7 positive.

8 CHAIRMAN COX: Very good. That's true.

9 Mr. George?

10 14.D. - MR. GEORGE

11 MR. GEORGE: I think we learned a lot from  
12 this election that just went past. And I -- I  
13 tried to summarize it just recently by saying we  
14 spent the last four years getting ready for  
15 providing the facility to handle the backlogs of  
16 St. Johns County for aviation, and it's going to  
17 be an interesting four years. And for 2010-2011,  
18 zero taxes.

19 CHAIRMAN COX: Ms. Barrera?

20 14.E. - MS. BARRERA

21 MS. BARRERA: Thank you for letting me sit up

22 here and participate.

23 CHAIRMAN COX: You're quite welcome.

24 MS. BARRERA: I'm looking forward to the next

25 four years.

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1 CHAIRMAN COX: Very good.

2 14.F. - CHAIRMAN COX

3 CHAIRMAN COX: I just want to thank everybody  
4 and congratulate the two old-timers on the board  
5 for being back in their seats.

6 Ms. Barrera, very nice campaign, and glad  
7 you're on the board. Hope you enjoy the next four  
8 years dealing with these characters. So --

9 MR. GEORGE: Mr. Cox will be missed.

10 CHAIRMAN COX: No, don't worry; I'll be here.

11 MS. GREEN: We're saving all of that for the  
12 next meeting. Don't worry.

13 MR. GEORGE: Right.

14 15. - NEXT MEETING DATE

15 CHAIRMAN COX: Next meeting date looks like  
16 December 11th. That's good for me. Everybody  
17 okay?

18 MR. WUELLNER: That's the second Monday --

19 CHAIRMAN COX: Right.

20 MR. WUELLNER: -- if you're following the

21 bouncing ball.

22 CHAIRMAN COX: December 11th. Hearing no

23 negatives, that's it.

24 Any other discussion?

25 (No further discussion.)

AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1           CHAIRMAN COX: Fine. Meeting adjourned.

2           (Meeting adjourned at 5:19 p.m.)

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AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006

1           REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA    )

4 COUNTY OF ST. JOHNS )

5

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

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

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12       Dated this 20th day of November, 2006.

13

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AIRPORT AUTHORITY REGULAR MEETING - NOVEMBER 13, 2006