

ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center Meeting Room

4730 Casa Cola Way

St. Augustine, Florida

on Monday, April 14, 2025

from 4:00 p.m. to 6:33 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- REBA LUDLOW, Chairman
- DENNIS CLARKE, Treasurer
- MICHELLE CASH-CHAPMAN
- JENNIFER LIOTTA
- LEN TUCKER

* * * * *

ALSO PRESENT:

CHAD S. ROBERTS, ESQUIRE, The Roberts Firm, PLLC,
1633 Challen Avenue, Jacksonville, Florida, 32205,
Aviation Counsel for Airport Authority.

COURTNEY PITTMAN, Interim Executive Director.

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

2 CHAIRMAN LUDLOW: Cocktail time. Sorry. It's
3 4:00. I would like to open our board meeting. It
4 is exactly 4:00. I would like to call the meeting
5 to order, and would you please stand so we can do
6 the Pledge?

7 (Pledge of Allegiance.)

8 CHAIRMAN LUDLOW: Thank you. Well, I'm going
9 to wing it today, ha ha. Hey, fly wings, that was
10 good actually. Oh, shut up.

11 So, only because I worked two hours on my
12 agenda -- oh, I forgot that we should say when we
13 do the Pledge, please remember to turn your cell
14 phones off. Thank you. Told you.

15 So I spent two hours on my homework, you know,
16 on the agenda and stuff like that, and as soon as I
17 hit "Send," it went somewhere, but I have no idea
18 where. So we'll just have to work through it here.

19 MR. CLARKE: Roll call.

20 ROLL CALL

21 CHAIRMAN LUDLOW: So the first thing we'll do
22 is our roll call. And so, Board Member
23 Cash-Chapman?

24 MS. CASH-CHAPMAN: Present.

25 CHAIRMAN LUDLOW: Board Member Clarke?

1 MR. CLARKE: Present.

2 CHAIRMAN LUDLOW: Board Member Liotta?

3 MS. LIOTTA: Present.

4 CHAIRMAN LUDLOW: Board Member Tucker?

5 MR. TUCKER: Here.

6 CHAIRMAN LUDLOW: Board Member Ludlow, here.

7 Thank you.

8 AGENDA APPROVAL

9 CHAIRMAN LUDLOW: First thing I'd like to do
10 is move agenda up to after roll call because we
11 have minutes there first, so -- and until we
12 approve the agenda, you know, we can't go forward
13 with the agenda. So I'm going to call the agenda
14 approval as next after roll call.

15 So are there any corrections, additions,
16 deletions to the agenda as it stands?

17 MR. CLARKE: Madam Chair, I'd like to make a
18 suggestion that we re -- reorganize the -- the
19 agenda, just the order of it, for the following
20 reasons.

21 I'd like to move the Item 1, the staff
22 attorney -- or State Attorney update to Number 5
23 and move everything else up one notch. And the
24 reason for this is I believe it's -- we need to
25 dispense with the business of the Authority before

1 we, you know, receive an update on the -- the
2 State Attorney's matter, which I -- I think is
3 important. But I'm concerned that it may take some
4 time. And there's nothing to be acted upon, so I
5 think it would be -- be better for us to -- to just
6 move the business up one -- one item.

7 And the second reason is, within Item 1, the
8 executive director is requesting the use of the new
9 general counsel for the response to records --
10 records request. But we aren't going to consider
11 the new general counsel until Item Number 2, so
12 logically it would fall in order by moving the --
13 just rearranging the order. So that's my
14 suggestion.

15 CHAIRMAN LUDLOW: I -- I totally agree. And I
16 also agree that, you know, to put the one that
17 might be the most lengthy or not, you know, at the
18 end, if we -- our -- our sole aim is to do airport
19 business before anything else.

20 So, can -- let's see. Do I have to get a vote
21 to -- yes, I do. So, to amend the agenda and make
22 Item 1 Item 5 and the rest correspondingly down, I
23 need a vote. Everyone in favor of doing that,
24 please say aye. Okay. Well, we'll have roll call.

25 MS. CASH-CHAPMAN: We need a second.

1 CHAIRMAN LUDLOW: Pardon me?

2 MS. CASH-CHAPMAN: We still need a second.

3 MS. LIOTTA: We have to have a second first, I
4 believe, before we can do a vote.

5 MR. TUCKER: I'll second that.

6 CHAIRMAN LUDLOW: We have a motion and a
7 second -- told you I left my minutes. We have a
8 motion --

9 MS. CASH-CHAPMAN: Public comment?

10 CHAIRMAN LUDLOW: -- and a second to move --

11 MS. CASH-CHAPMAN: Public comment?

12 CHAIRMAN LUDLOW: -- item --

13 MS. LIOTTA: Don't we have discussion and
14 public comment?

15 CHAIRMAN LUDLOW: We have a motion and a
16 second to do this, and then is there any more board
17 discussion before we have public comment?

18 MS. LIOTTA: I was just asking if we were
19 going to have an opportunity for discussion. It
20 seemed like you wanted to move straight into the
21 vote.

22 CHAIRMAN LUDLOW: No, no, no.

23 MS. LIOTTA: Okay.

24 CHAIRMAN LUDLOW: Anything you want. So you
25 want discussion, discuss before we get to board

1 comment -- I mean, before we get to public comment
2 and then we will bring it back to the board to
3 vote. Okay. So would you like to begin the
4 discussion?

5 MS. LIOTTA: I -- I do have a couple of
6 comments.

7 Yes, I agree we should have Item 2 as Item 1
8 for the reasons mentioned as far as these touch on
9 matters that would -- we're likely to get questions
10 and we might want to ask the general counsel. So
11 it makes sense to approve that engagement before
12 having an item that might require discussion with
13 Ms. Laquidara. So I -- I completely agree with the
14 logic of that.

15 Item 5, from my viewpoint, I disagree with
16 some of the other comment. Responding to public
17 records and subpoenas is not optional and it's not
18 something that we -- the airport gets to do
19 whenever it decides to. It gets to -- it must do
20 that promptly. So it's not a -- this isn't -- this
21 is board -- this is airport business, responding to
22 these requests and the subpoena. It's not a --
23 it's not something the airport gets to decide when
24 to do.

25 And on the other hand, I don't think that it

1 may be as big a deal as the agenda may suggest, so
2 I don't necessarily think we need to be spending a
3 huge amount of time on it anyway.

4 I actually spoke with the State Attorney. He
5 was not -- the investigator I spoke with was not
6 aware that the --

7 CHAIRMAN LUDLOW: Okay. We're not doing
8 legal. You just get to the facts --

9 MS. LIOTTA: Well, these -- these are facts.
10 I spoke --

11 CHAIRMAN LUDLOW: We're not doing legal --

12 MS. LIOTTA: -- with --

13 CHAIRMAN LUDLOW: -- first.

14 MS. LIOTTA: I spoke with --

15 CHAIRMAN LUDLOW: Legal is at the end.

16 MS. LIOTTA: I -- okay. I spoke with the
17 State Attorney and he said --

18 CHAIRMAN LUDLOW: This is moving the agenda
19 only.

20 MS. LIOTTA: This is discussion for this --
21 for this agenda item.

22 CHAIRMAN LUDLOW: All right. The agenda item.

23 MS. LIOTTA: Yes. Sounds like you don't want
24 to hear what the State Attorney said.

25 He told me that this -- this subpoena in his

1 view was not that big of a deal and should have
2 been responded to in a couple of days. So I don't
3 believe that the airport is necessarily in a crisis
4 responding to this subpoena or these --

5 CHAIRMAN LUDLOW: Thank you.

6 MS. LIOTTA: -- public records requests.

7 CHAIRMAN LUDLOW: Thank you.

8 Can we have any other comment, please?

9 Michelle Cash-Chapman?

10 MS. CASH-CHAPMAN: I'm wondering if -- if we
11 should -- I agree. I think that we should move 2
12 to 1, but I'm wondering if we should just swap
13 those two so that we can -- they kind of tie
14 together.

15 If we swap and put our second agenda in the
16 first position and our first in the second and then
17 move through from there, that they'll kind of tie
18 together and just move that way. That would be my
19 suggestion.

20 CHAIRMAN LUDLOW: Okay. I think we should
21 move the -- the Number 1 item, State Attorney
22 investigation, to Number 5. So was there any other
23 discussion? Dennis, your thought?

24 MR. CLARKE: Well, I made the mo- -- well, I
25 guess I made the motion in the first place.

1 CHAIRMAN LUDLOW: We have a motion.

2 MR. TUCKER: We have a motion and a second.
3 Changing the motion would require somebody to make
4 a motion to amend the motion and that would require
5 a second and then a vote to do that, and then once
6 that's voted on, you could either move it or leave
7 it the way it was and go back to 1 to 5. Either 1
8 to 5 or move 1 to 2.

9 CHAIRMAN LUDLOW: So -- okay.

10 MR. TUCKER: So unless Michelle or Jennifer
11 wants to make a motion to amend the motion --

12 CHAIRMAN LUDLOW: To make --

13 MR. TUCKER: -- that would be the proper
14 procedure, in my opinion, point of order.

15 MS. LIOTTA: I'm not sure as a point of order
16 if that works or if the person who makes the motion
17 is the one who has to amend their own motion that's
18 pending once it's been seconded. I'm not sure
19 another board member --

20 MR. TUCKER: Well, then --

21 MS. LIOTTA: -- can change someone. I just --
22 I just don't know.

23 MR. TUCKER: Well, then it stands the way it
24 is, I guess.

25 CHAIRMAN LUDLOW: Would you like to amend your

1 motion to -- no, would you like to keep your
2 motion -- keep your motion moving Item 1 to Item 5
3 or would you like to do what Michelle has
4 suggested, move Item 1 to Item 2?

5 MR. CLARKE: No, I just think moving 1 to 5
6 and then moving everything else up is -- you know,
7 we --

8 CHAIRMAN LUDLOW: So we're not --

9 MR. CLARKE: We can -- we can quickly get
10 through it.

11 And I -- I agree with Mrs. Liotta. I don't
12 believe it should -- Item Number 5 should occupy a
13 lot of time, but I agree we need to provide the
14 resources to respond as soon as possible to the --
15 to the State Attorney.

16 CHAIRMAN LUDLOW: I agree, and we're not doing
17 legal. We're only doing airport business.

18 So then we need to vote on moving Item 1 to --
19 right. Thank you. We've had board discussion. We
20 have a first and a second and we have board
21 discussion. Now I would like public comment.

22 (None.)

23 CHAIRMAN LUDLOW: There's no public comment.
24 It comes back to the board to vote. So, Ms. --
25 Ms. Cash-Chapman?

1 MS. CASH-CHAPMAN: Aye.

2 CHAIRMAN LUDLOW: Aye. Mr. Clarke?

3 MR. CLARKE: Aye.

4 CHAIRMAN LUDLOW: Ms. Liotta?

5 MS. LIOTTA: Yes.

6 CHAIRMAN LUDLOW: Mr. Tucker?

7 MR. TUCKER: Yes.

8 CHAIRMAN LUDLOW: Ms. Ludlow, yes. Number 1
9 item has moved to Number 5.

10 I was thinking we didn't bring any extra
11 copies of the agenda. I thought we were going to
12 have some extra copies out there so that we would
13 know.

14 MINUTES APPROVAL

15 CHAIRMAN LUDLOW: Okay. The next thing, still
16 changing the agenda a little, I'd like to put the
17 financial statement -- what I'd like to do is put
18 first the ones that we have to vote on to, you
19 know, like -- like the agenda, like the minutes,
20 and like financials. So, I guess we can do the
21 minutes next, to approve the minutes of March the
22 10th of 2025. Do I hear a motion and a second to
23 approve the minutes?

24 MR. TUCKER: Motion to approve the minutes.

25 MR. CLARKE: I second.

1 but I have my own.

2 CHAIRMAN LUDLOW: Okay. Mrs. -- Ms. Liotta,
3 you are welcome to --

4 MS. LIOTTA: First, I'd --

5 CHAIRMAN LUDLOW: -- have your discussion.

6 MS. LIOTTA: First, I'd like to make a motion
7 to amend the agenda to make the second item the --
8 a new item for the Skypro, LLC.

9 CHAIRMAN LUDLOW: Anything else?

10 MS. LIOTTA: I do, but I'd like to go one at a
11 time.

12 CHAIRMAN LUDLOW: Obviously you don't have a
13 second, so...

14 MS. LIOTTA: The idea, this is the letter that
15 was the -- is the certified letter that was sent to
16 all of the board members. There's a tenant who's
17 about to be evicted. He has not had an opportunity
18 for appeal.

19 I would like to amend the agenda to add an
20 item so that the board can take up whether to have
21 this tenant retain status quo long enough to use
22 his appeal right under the airport policies.

23 CHAIRMAN LUDLOW: I think there's been work
24 done on that, apparently, since you've been made
25 aware.

1 MS. LIOTTA: I -- I -- my motion stands. If
2 somebody --

3 MS. CASH-CHAPMAN: I'll second it because I
4 haven't heard an update either and I just received
5 that letter ten minutes ago, so...

6 CHAIRMAN LUDLOW: Okay. We have a first and a
7 second to make Skypro Number 2?

8 MS. LIOTTA: Yes.

9 CHAIRMAN LUDLOW: And so, for board
10 discussion, I would like to say I thought this had
11 been settled, but I'd rather not take up the
12 board's time with it when it was -- I thought it
13 was settled. So can I ask Courtney, can you give
14 me an update, please?

15 MR. PITTMAN: Yes, I can. Do you want me to
16 do it now, Madam Chairman?

17 MS. LIOTTA: Well, maybe you -- is this still
18 a pending eviction?

19 MR. PITTMAN: There are some things that still
20 need to be discussed. It wasn't an eviction; it
21 was a termination due to a person wanting to leave
22 their hangar.

23 MS. LIOTTA: All right. The contents --

24 MR. PITTMAN: So it's not an eviction.

25 MS. LIOTTA: The -- all right. I think you're

1 maybe being overly technical.

2 There is a tenant on the field who's in a
3 hangar. He sends a letter saying he's going to be
4 ejected from that hangar, characterize it however
5 you like, by the end of this month. If he --
6 there's not been an opportunity for anyone to come
7 before this board and exercise a right of appeal,
8 which I understand is part of our policies, and I
9 would like to add that as an agenda item and see if
10 there's reason for the board to give this
11 individual an opportunity to have that appeal
12 before the ejection from this hangar. However you
13 want to characterize it.

14 CHAIRMAN LUDLOW: We have a first and a second
15 and board discussion, then we're going to ask for
16 public comment.

17 So we have a first and a second. Is there any
18 more board discussion on Skypro being the second
19 agenda item? If not, public comment?

20 MR. TUCKER: I have board discussion on it.

21 CHAIRMAN LUDLOW: Oh.

22 MR. TUCKER: I believe that we are still
23 pending trying to approve a legal counsel, and part
24 of that whole reason for shifting this thing around
25 was to get the legal counsel on board prior to this

1 and I would assume possibly even having them
2 participate. I don't know whether that's possible
3 or not.

4 MS. LIOTTA: Well, I agree. Once we -- we're
5 in a situation where we have to get the agenda set.
6 Item 1 will be I hope securing that -- you know,
7 approving that engagement letter. And so, maybe we
8 would then have the benefit of having legal counsel
9 to talk to about Item 2 and all the other items.

10 MR. TUCKER: Okay.

11 MS. LIOTTA: But I think if we don't -- we
12 have to put it on the agenda if we're even -- if we
13 can even ask questions.

14 MR. TUCKER: Okay.

15 CHAIRMAN LUDLOW: Any other board discussion?

16 MR. CLARKE: Well, I have to admit, I
17 likewise -- I mean, I was out of town all week, so
18 I only received the letter moments before the
19 meeting and I'm not familiar with the whole -- the
20 whole matter. I would like to hear it out, so, you
21 know, I'm inclined to --

22 CHAIRMAN LUDLOW: Thank you.

23 MR. CLARKE: -- support it.

24 CHAIRMAN LUDLOW: I'd like to ask for public
25 comment.

1 So we have no public comment from Skypro.

2 MR. HAY: Madam Chairman?

3 CHAIRMAN LUDLOW: Yes.

4 MR. HAY: The public comment, as I understand
5 it through the rules, would have been a comment on
6 moving the agenda item only, not the agenda item
7 itself.

8 MR. TUCKER: Right.

9 MS. LIOTTA: I think we can assume that Skypro
10 wants it on the agenda.

11 CHAIRMAN LUDLOW: Thank you.

12 So, no public comment, then, and we will come
13 back to the board for board comment and vote. So,
14 Ms. Cash-Chapman?

15 MS. CASH-CHAPMAN: Aye.

16 CHAIRMAN LUDLOW: Aye. Mr. Clarke?

17 MR. CLARKE: Aye.

18 CHAIRMAN LUDLOW: Ms. Liotta?

19 MS. LIOTTA: Yes.

20 CHAIRMAN LUDLOW: Mr. Tucker?

21 MR. TUCKER: Yes.

22 CHAIRMAN LUDLOW: Ms. Ludlow? Yes. I don't
23 see what difference it makes. It just is messing
24 up our numbers, but that's okay. So that passes.
25 Ms. Liotta, anything else?

1 MS. LIOTTA: Yes.

2 CHAIRMAN LUDLOW: Oh.

3 MS. LIOTTA: I would like to add as Agenda
4 Item Number 3, the new Item Number 3 after Skypro,
5 as an agenda item an independent investigation into
6 written allegations against Ludlow, Tucker, and
7 Clarke.

8 CHAIRMAN LUDLOW: Aren't we waiting on our
9 legal? Can we even get to approving our legal so
10 that she can say something about this?

11 MR. CLARKE: That would be --

12 MS. CASH-CHAPMAN: This is just to put on the
13 agenda, though. We can't discuss it if we don't
14 put it on now.

15 CHAIRMAN LUDLOW: I know. So you're saying --
16 well, would you repeat that, please?

17 MS. LIOTTA: I have a motion to add as a new
18 Agenda Item Number 3 an independent investigation
19 into written allegations against Ludlow, Tucker,
20 and Clarke.

21 CHAIRMAN LUDLOW: Is that your motion?

22 MS. LIOTTA: That is my motion.

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

24 CHAIRMAN LUDLOW: So, thank you, Michelle, for
25 seconding that --

1 MS. CASH-CHAPMAN: You're welcome.

2 CHAIRMAN LUDLOW: -- Ms. Parrot.

3 MS. CASH-CHAPMAN: I'm sorry?

4 CHAIRMAN LUDLOW: I said thank you,

5 Michelle --

6 MS. CASH-CHAPMAN: I think --

7 CHAIRMAN LUDLOW: -- you're so cute.

8 MS. CASH-CHAPMAN: -- you just called me a
9 parrot. That was funny.

10 CHAIRMAN LUDLOW: No, I didn't. No, I'm the
11 parrot. Remember I'm the pink parrot.

12 MS. CASH-CHAPMAN: That's not how that phrase
13 works.

14 CHAIRMAN LUDLOW: Yeah. Okay. You want
15 independent counsel.

16 MR. CLARKE: Temporary investigation.

17 CHAIRMAN LUDLOW: Temporary investigation.
18 Well, it's not temporary.

19 MS. LIOTTA: Independent investigation into
20 written allegations against Ludlow, Tucker, and
21 Clarke.

22 CHAIRMAN LUDLOW: We have a first and a
23 second. Any other board discussion?

24 (None.)

25 CHAIRMAN LUDLOW: Public comment?

1 MS. FISCHBACH: Public comment. Is this about
2 moving the matter to later on or is it about the
3 matter itself?

4 MR. TUCKER: Just putting it on the agenda.

5 MS. LIOTTA: It's just -- just the agenda
6 item.

7 CHAIRMAN LUDLOW: Agenda item only, moving it
8 to Number 3. Thank you. Hi, Noah.

9 Okay. So public -- any other public comment?

10 (None.)

11 CHAIRMAN LUDLOW: Okay. Back to the board to
12 vote for an independent investigation into the
13 allegations for three board members.
14 Board Member Cash-Chapman?

15 MS. CASH-CHAPMAN: Aye.

16 CHAIRMAN LUDLOW: Aye. Board Member Clarke?

17 MR. CLARKE: No.

18 CHAIRMAN LUDLOW: No. Board Member Liotta?

19 MS. LIOTTA: Yes.

20 CHAIRMAN LUDLOW: Yes. Board Member Tucker?

21 MR. TUCKER: No.

22 CHAIRMAN LUDLOW: Board Member Ludlow? No.
23 I'm sorry, it fails.

24 Okay. On the -- do we have any other agenda
25 changes before I can move forward now?

1 MS. LIOTTA: I have one more.

2 I would like to strike from the agenda
3 items -- well, I'll just have to call them off
4 because -- the approval of the -- of original
5 Item Number 3, I think it's Passero; original
6 Item Number 4, Jet Center South; and original
7 Item 5, master plan meeting. I think in --

8 CHAIRMAN LUDLOW: We've already voted that --
9 that the investigation goes to Number 5. That's
10 the -- the State Attorney investigation went to
11 Number 5. That's already been voted on.

12 MS. LIOTTA: Well, that's why I called them
13 the original numbers, what was printed on the
14 agenda, and I specified what the topics were.

15 I think that in light of all the items that
16 are going on, active criminal investigations, other
17 items, that lack of a general counsel, it makes
18 more sense to just table any noncritical work,
19 any -- certainly any decisions that regard -- that
20 relate to procurement, until we have a general
21 counsel in place.

22 CHAIRMAN LUDLOW: That's your motion, to -- to
23 not wait on approving general counsel, just to go
24 ahead and make it an agenda item even though we
25 made it Number 1.

1 MS. LIOTTA: My motion was to strike those so
2 that we -- those three items, so that we don't
3 discuss them. Even when -- if we do, I'm
4 assuming -- I have -- I have -- I'm supportive of
5 approving agenda Item Number 1.

6 So assuming that that does pass, even so,
7 Ms. Laquidara, this is her first board meeting and
8 may need some time to look into those to be able to
9 adequately and fully advise the board when it does
10 take up those items for a vote. So I think it's
11 more appropriate to wait at least one month for
12 those items to be voted on.

13 CHAIRMAN LUDLOW: You mean put aside our
14 regular airport business?

15 MS. LIOTTA: We haven't had general counsel,
16 so we've had no one to look at this for us and
17 advise us --

18 CHAIRMAN LUDLOW: But we still have lots of
19 airport business to take care of. But okay, fine.
20 So that's your -- is that your motion?

21 MS. LIOTTA: Yes.

22 CHAIRMAN LUDLOW: Do I hear a second?

23 MS. CASH-CHAPMAN: I have a question before I
24 second.

25 Is -- is there an opportunity for us as a

1 board -- do we have availability to have another
2 meeting before our next May 12th meeting so that we
3 can try to focus on what Ms. Liotta wants to focus
4 on today to make sure there's enough time and then
5 also to have another meeting in a couple of weeks
6 where we can continue the rest of this as well to
7 hopefully prevent a nine-hour meeting today but
8 still get everything done? Is that something that
9 would interest any of us?

10 CHAIRMAN LUDLOW: Well, is that something that
11 would interest the board, to have another meeting
12 before we have a meeting to vote on -- on not doing
13 airport work?

14 MS. CASH-CHAPMAN: I'm don't -- that's not
15 what I meant. I don't know if I didn't say that
16 clear enough. But for the three items that
17 Ms. Liotta would like to strike from today's
18 agenda, if we could push it to maybe a week or two
19 from so that we are still getting all of the work
20 done that we need.

21 CHAIRMAN LUDLOW: Okay. Well, you either have
22 to second or not because --

23 MS. CASH-CHAPMAN: Well then, I second it
24 because I'd like to know if --

25 CHAIRMAN LUDLOW: Yeah, I wouldn't --

1 MS. CASH-CHAPMAN: I'd like to have agreement.

2 CHAIRMAN LUDLOW: -- agree with that at all
3 because, I mean, that's putting off -- that's
4 putting us right back where we were --

5 MS. CASH-CHAPMAN: By a week, though.

6 CHAIRMAN LUDLOW: -- to where we're
7 discussing --

8 MS. CASH-CHAPMAN: And you cut our meetings
9 off at two hours --

10 CHAIRMAN LUDLOW: We're not doing any of our
11 work --

12 MS. CASH-CHAPMAN: -- so...

13 CHAIRMAN LUDLOW: Okay. So we have a motion
14 and a second. Is there any more board discussion?

15 (None.)

16 CHAIRMAN LUDLOW: Is there any public comment?

17 MR. ROBERTS: Madam Chair, through the Chair
18 to Mr. Pittman, if I could?

19 CHAIRMAN LUDLOW: Yes.

20 MR. ROBERTS: Does this impact the runway
21 striping for the 139?

22 MR. PITTMAN: (Shakes head.)

23 MR. ROBERTS: Okay.

24 CHAIRMAN LUDLOW: Okay. That was an aside.

25 MS. CASH-CHAPMAN: So I -- before -- before I

1 am comfortable voting on anything --

2 CHAIRMAN LUDLOW: We're back to public
3 comment. Now we're back to board comment.

4 MS. CASH-CHAPMAN: Oh, my apologies.

5 CHAIRMAN LUDLOW: No, no. We're back to
6 board. We're ready to vote.

7 MS. CASH-CHAPMAN: I'm not ready to vote.
8 That's why I'm asking a question.

9 Are you saying -- I know you typically like to
10 stop the meeting at two hours. Are you saying that
11 it doesn't matter how long we stay, we're going to
12 get through this whole agenda?

13 CHAIRMAN LUDLOW: No, I never said anything
14 like that. What are you guys saying? Good
15 heavens. I have never -- I think we should be
16 cognizant of the time, but I have never --

17 MS. CASH-CHAPMAN: Okay. That's -- okay. So
18 I just want to be clear. We are -- we are going to
19 get through this entire agenda today because --

20 CHAIRMAN LUDLOW: Possibly.

21 MS. CASH-CHAPMAN: Okay. That cleared it up.

22 CHAIRMAN LUDLOW: Okay. So we need to vote --

23 MR. CLARKE: I think we have public comment.

24 CHAIRMAN LUDLOW: I did public comment.

25 MR. CLARKE: Well, I think you have public

1 comment.

2 CHAIRMAN LUDLOW: Did you -- do you have a
3 card for Matt? You haven't turned in a speaker
4 card?

5 MR. LIOTTA: No, I did not.

6 CHAIRMAN LUDLOW: Well, that's why they're
7 there.

8 MR. TUCKER: Well, but he didn't -- there --
9 this item wasn't on the agenda to even turn in a
10 card on, so...

11 CHAIRMAN LUDLOW: Yes, Matt.

12 MR. LIOTTA: Matt Liotta, 4640 Palm Valley
13 Road, Ponte Vedra.

14 I think it's pretty clear to the public that
15 the house is not in order at the airport.

16 CHAIRMAN LUDLOW: Don't forget decorum. Put
17 decorum -- put our rules about speaking to the
18 board up.

19 MR. LIOTTA: Where is interruption in the
20 decorum?

21 Okay. I think it's pretty clear to the public
22 that the house is not in order here at the airport,
23 and I think it's important that the airport get its
24 house in order instead of creating more new
25 business and talking about that new business.

1 I have to look to see what Number 3 is.

2 MR. CLARKE: Passero.

3 CHAIRMAN LUDLOW: Who?

4 MR. CLARKE: Passero work order.

5 CHAIRMAN LUDLOW: Okay. Number 3 is Passero.

6 What is Number 4?

7 MR. CLARKE: Jet Center.

8 CHAIRMAN LUDLOW: Jet Center is Number 4. And

9 Number 5 --

10 MR. CLARKE: Master plan.

11 CHAIRMAN LUDLOW: Oh, that's right. We're
12 going to have to -- okay. Now I have Number 6,
13 though.

14 MR. CLARKE: State Attorney.

15 CHAIRMAN LUDLOW: Is the State Attorney.

16 Okay. So we need to vote on the agenda as amended.

17 Number 1, Cindy; Number 2, Skypro; Number 3,

18 Passero; Number 4, Jet Center; Number 5,

19 Master Plan; Number 6, allegations.

20 Ms. Cash-Chapman?

21 MS. CASH-CHAPMAN: Aye.

22 CHAIRMAN LUDLOW: Aye, yes. Mr. Clarke?

23 MR. CLARKE: Aye.

24 CHAIRMAN LUDLOW: Ms. Liotta?

25 MS. LIOTTA: Yes.

1 CHAIRMAN LUDLOW: Mr. Tucker?

2 MR. TUCKER: Yes.

3 CHAIRMAN LUDLOW: Ludlow? Yes. It is
4 unanimous our agenda is set. Thank you, very much.

5 So after the agenda, did we already approve
6 the minutes?

7 MS. CASH-CHAPMAN: Nope.

8 MR. CLARKE: Yes.

9 MS. CASH-CHAPMAN: Did we?

10 MS. SANTIAGO: Yes, we did.

11 CHAIRMAN LUDLOW: I'm mixed up now on whether
12 we did them. Okay. So do I -- our agenda is
13 finally set. So do -- do we have any amendments,
14 changes, corrections to the minutes of March 10th?

15 MR. TUCKER: Already been done.

16 CHAIRMAN LUDLOW: Pardon me?

17 MR. TUCKER: I believe we already did the
18 minutes, didn't we?

19 CHAIRMAN LUDLOW: We did the minutes. Thank
20 you. All right. I'm sorry, I was mixed up there.
21 Okay. So the next thing I would like to do is the
22 financials.

23 FINANCIAL REPORT

24 MS. CASH-CHAPMAN: Should we do business
25 partner updates first?

1 CHAIRMAN LUDLOW: Pardon me?

2 MS. CASH-CHAPMAN: Are we going to do business
3 partner updates first?

4 CHAIRMAN LUDLOW: No, I want to do the things
5 we have to vote on first and then -- then we'll do
6 the stuff -- because we have to vote on the
7 financial report. So, we should do the -- we
8 should do those three things that we have to vote
9 on before we have the business partner updates.

10 So our financials have been distributed for --
11 a balance sheet for the month ending February 28th
12 and our income statement for five months ending
13 February 28th, 2025.

14 So is -- and thank you, Connie and Ania.
15 Where'd she go? There she is. Thank you. Very
16 nice to see what our numbers are here. And we got
17 them ahead of time, which of course is even better.

18 So is there board discussion on accepting the
19 financials as presented?

20 MS. LIOTTA: I -- I've got a question.

21 CHAIRMAN LUDLOW: Yes.

22 MS. LIOTTA: I don't really know that we as a
23 normal course of business approve financials. I
24 think that's -- it is what it -- I mean, those
25 documents speak for themselves.

1 And I'm not an auditor. I mean, I'll just
2 have to assume that they're -- they're right. And
3 that's why we have auditors to go back and
4 double-check things. So I'm not sure why we're
5 voting per se on -- on these documents.

6 CHAIRMAN LUDLOW: Okay. Do you mind voting?

7 MS. LIOTTA: I do to the extent that a vote to
8 the yes means that it's somehow a vote of
9 confidence or approval that things are going well
10 because these documents show that they are not.

11 CHAIRMAN LUDLOW: I need some backup on that.
12 Chad or Courtney?

13 MR. PITTMAN: Yes, Madam Chairman, if I may.

14 Other airports do have their financials
15 presented at the board meetings and they do vote on
16 the finan- -- on the financials.

17 Here at this airport, financials haven't been
18 presented for almost two years, and so I had to go
19 to what other airports were doing for an example,
20 and that's why we started providing the financials.

21 We used forms that other airports use. And
22 some airports do vote on financials. Some airports
23 even do it as a part of the consent agenda where
24 they don't usually discuss each line item so it
25 might be just a consent agenda. It's just whatever

1 the board directs.

2 MR. TUCKER: Madam Chair?

3 CHAIRMAN LUDLOW: Yes.

4 MR. TUCKER: I believe that the standard
5 policy is that financial statements are a report
6 that is presented to the board and we're doing
7 nothing more than just accepting the report.

8 CHAIRMAN LUDLOW: Okay.

9 MR. TUCKER: We're not saying that the report
10 is accurate, valid, or audited, or anything of that
11 nature.

12 CHAIRMAN LUDLOW: Okay.

13 MR. TUCKER: We're just accepting the report.
14 A lot of boards do not vote on them, but, you know,
15 a public board, maybe that's an exception to it.

16 CHAIRMAN LUDLOW: I agree and -- I do agree,
17 and I do think that is what we did in the past,
18 that we just accepted the financials and asked if
19 anyone had any questions. So does anyone have any
20 questions on the financials?

21 MS. LIOTTA: I mean, I have a lot of questions
22 for Mr. Pittman regarding what these reflect and
23 what that means, especially in the context of some
24 of the expenditures that are being asked on the
25 agenda. I -- they seem to be telling two different

1 stories and the -- so, I don't know.

2 If we're just being asked to vote that
3 these -- these have been given to us and that they
4 say what they say, absolutely I would vote yes, but
5 if this is our only opportunity to ask questions
6 about the contents of -- of these documents, then I
7 don't see this being a quick process.

8 CHAIRMAN LUDLOW: Thank you. Well, I think,
9 you know -- yes, I think we're voting on, yes, that
10 we received these and if you have questions, then
11 you should go to the airport office and discuss
12 them with the -- with the executive director,
13 interim executive director and accounting, because
14 we can't really answer any of these questions here
15 and they shouldn't be answered --

16 MS. LIOTTA: No, those weren't the questions I
17 had. It was more along the lines of higher level
18 strategy, appropriate to ask the executive director
19 and I think especially if we're being asked to vote
20 in public. This is -- this would be potentially
21 the public's opportunity to ask questions as well
22 or comment on what they see these documents --
23 these documents reflecting.

24 CHAIRMAN LUDLOW: We are here to vote that --
25 I mean, just to approve or that we have received

1 the financials. And I --

2 MS. LIOTTA: That's fine.

3 CHAIRMAN LUDLOW: We're not even voting --

4 MS. LIOTTA: I can bring up my questions in
5 the context of some of these other agenda items,
6 that's okay.

7 CHAIRMAN LUDLOW: Fine. Good. Thank you.

8 So we have approved -- we have received the
9 financials and we've had discussion and thank you.
10 So we don't have to have public discussion for
11 that.

12 So those are the things we needed to -- those
13 were the business things that we needed to get done
14 first. So now can we have business partner
15 updates? This is the fun part.

16 So, Ms. Ann Taylor from the Board of County
17 Commission. Hey, Bob.

18 BUSINESS PARTNER UPDATES

19 COMMISSIONER TAYLOR: Hi. Good afternoon,
20 everybody. Just a couple of updates.

21 The commissioners were all in Tallahassee last
22 week, last Tuesday, and we met with our -- all of
23 our house representatives as well as our --

24 CHAIRMAN LUDLOW: I saw your picture.

25 COMMISSIONER TAYLOR: Yeah, yeah. And just

1 trying to get more funding here in
2 St. Johns County, especially for infrastructure and
3 roads. So big project that we focused on was
4 International Golf in near 95 -- I-95 and that. So
5 focused on that.

6 And then the other thing that's coming up is
7 tomorrow the commissioners will be looking at a
8 contract for -- we are trying to hire an attorney
9 as well, and we'll be looking at the -- at the
10 contract for the firm that has been voted on to go
11 forward. So that's our news for tomorrow, so --

12 CHAIRMAN LUDLOW: All right. Got it.

13 COMMISSIONER TAYLOR: -- and that'll be it.
14 Thank you.

15 MR. CLARKE: Were you present for the vote of
16 the legislature to rename the airport?

17 COMMISSIONER TAYLOR: I was not. I was not,
18 no.

19 CHAIRMAN LUDLOW: Yeah.

20 MR. CLARKE: Want to make sure, Madam Chair,
21 that everyone knows that that was a unanimous
22 vote --

23 COMMISSIONER TAYLOR: Yeah.

24 MR. CLARKE: -- I believe.

25 CHAIRMAN LUDLOW: It was unanimous and we

1 will --

2 MR. CLARKE: And that takes --

3 CHAIRMAN LUDLOW: Do we have to wait on
4 anything else?

5 MR. CLARKE: I think it takes effect July 1st.

6 CHAIRMAN LUDLOW: Okay. That's good.

7 COMMISSIONER TAYLOR: Great.

8 CHAIRMAN LUDLOW: We don't have to change our
9 sign out front. It says St. Johns County, but at
10 least it doesn't Northeast Florida Regional
11 Airport. So we're happy about that. So then thank
12 you, Ann.

13 COMMISSIONER TAYLOR: Yeah.

14 CHAIRMAN LUDLOW: And Vinny Beyers.

15 MR. BEYERS: Yes, Vinny Beyers,
16 Atlantic Aviation.

17 CHAIRMAN LUDLOW: Oh, my gracious.

18 MR. BEYERS: I need to talk about the
19 restrooms in the FBO terminal.

20 CHAIRMAN LUDLOW: Oh.

21 MR. BEYERS: They are in horrible -- have you
22 guys been in the FBO terminal and visited the
23 restrooms before? They're straight out of the 70s
24 and haven't been updated since then. We get
25 hundreds upon --

1 CHAIRMAN LUDLOW: You're talking to us as a
2 landlord.

3 MR. BEYERS: Yes. They're your restrooms.
4 It's your building. We're not under a lease on
5 that part of the building.

6 We have hundreds of people pass through our
7 terminal weekly and the one number -- the number
8 one complaint we get is the quality of the
9 bathrooms. Now, I'm not discounting your guys.
10 They try to keep them as clean as possible, it is
11 what it is, but you can only put so much lipstick
12 on a pig. It's still a pig.

13 The piping underneath the ground needs to be
14 replaced. They get clogged up pretty regularly,
15 and there's at least two stalls between both
16 bathrooms that haven't worked in probably five
17 years, so...

18 CHAIRMAN LUDLOW: Maybe it's better off if you
19 sit down. I'm really teasing --

20 MR. BEYERS: I mean, you're talking about
21 conducting business at the airport and you guys --

22 CHAIRMAN LUDLOW: I'm really --

23 MR. BEYERS: -- have a lot on your plate right
24 now, but we need -- you know, there's business to
25 conduct. And I know Courtney has proposals to get

1 the job done, and I don't know if you guys have
2 seen them yet, but it's north of \$75,000.

3 CHAIRMAN LUDLOW: No, but they -- how much?

4 MR. BEYERS: 75,000.

5 CHAIRMAN LUDLOW: (Indicating sound.)

6 MR. BEYERS: So you want to change the name of
7 the airport and have this, that and the other, but,
8 you know, you have all these folks coming through
9 the term, what's the first thing you do when you
10 get off an airplane?

11 CHAIRMAN LUDLOW: Hey, Vinny, I --

12 MR. BEYERS: Use the bathroom.

13 CHAIRMAN LUDLOW: -- am so glad you stood up
14 to finally stand up and tell us about that. I
15 didn't know that. And, no, I haven't been over
16 there and we're remiss on not -- not frequenting
17 everything we have on the airport.

18 MR. BEYERS: Right.

19 CHAIRMAN LUDLOW: So, no, I didn't know that.
20 And so I'm glad that Courtney has -- is getting
21 bids.

22 MR. BEYERS: Well, he's working on it. I just
23 want to make sure you guys are aware of it so when
24 it comes across you guys' desk for approval --

25 CHAIRMAN LUDLOW: Yeah.

1 MR. BEYERS: -- you know, remember me.

2 CHAIRMAN LUDLOW: That was -- that's a good
3 thing to do. I'm so happy you stood up to say
4 that. Thank you. Okay.

5 I mean, that's what we need to know. The
6 executive director can't remember to tell us
7 everything all the time, so thank you.

8 So Brent -- Brent McCammon.

9 MR. MCCAMMON: Nothing to add, unless you have
10 something for me.

11 CHAIRMAN LUDLOW: You have to say. Yeah, you
12 have to say your name and address, please.

13 MR. MCCAMMON: Brent McCammon, SAAPA
14 president, 45 Lomond Court St. Augustine. Nothing
15 to add, Ma'am.

16 CHAIRMAN LUDLOW: Okay. Thank you. But the
17 court reporter is busy doing her finger things.

18 So Nate McKendrick is not here from
19 Northrop Grumman. Then Reid Deputy, our AOPA
20 representative.

21 MR. DEPUTY: We'll keep it short. Reid
22 Deputy, 1089 Santa Cruz Street. Nothing to add.

23 CHAIRMAN LUDLOW: Nothing to report. Okay.

24 MR. DEPUTY: No, ma'am.

25 CHAIRMAN LUDLOW: Thank -- thank you, Reid.

1 I do appreciate what you do, keeping things --
2 keeping AOPA informed and keeping us informed in
3 AOPA. It's hard to do all of that. Thank you.

4 ENGAGEMENT OF CINDY LAQUIDARA

5 CHAIRMAN LUDLOW: All right. We have finished
6 business partner updates, so we can go to
7 Item Number 1, which is the engagement of
8 Cindy Laquidara, Esquire, in -- at the Akerman
9 firm. And so we have discussion and vote on that.
10 So, do you want to start the discussion, Courtney?

11 MR. PITTMAN: Yes, Madam Chair.

12 MS. LIOTTA: Can I ask one question for
13 everybody that might save a bunch of time?

14 Is there any board member here who wants to
15 discuss this further or is -- because if
16 everybody -- if the temperature of the room is
17 we're just going to approve it, we've had a chance
18 to look at the letter -- Ms. Laquidara's very well
19 known and her -- her -- her ability to serve, I
20 don't think is in question and anyone can look up
21 her profile -- I certainly have. So if the board
22 is ready to vote or have discussion, we can maybe,
23 you know, save some time here and not have
24 Mr. Pittman do a presentation on top of it. I know
25 that the agenda's packed.

1 CHAIRMAN LUDLOW: Are we only going to vote on
2 engaging her or are we voting on the things on the
3 agenda that are over \$35,000?

4 MR. PITTMAN: It is -- it is to retain her
5 beyond the scope of the 35,000.

6 CHAIRMAN LUDLOW: That's more than just
7 retaining her, so, yes, do your presentation,
8 please.

9 MR. PITTMAN: Yes, Madam Chairman.

10 So the reason why I'm here today is the last
11 board meeting, some of the board members suggested
12 that we go out and retain counsel for the airport.
13 It was a concern of some of the board members that
14 the board did not have representation. And so, I
15 took it upon myself to go out and find an attorney
16 to represent us as the Airport Authority.

17 Now, true, I have only \$35,000 spending limit.
18 Now, Item Number 1 that now has moved to the
19 Item Number 6 is probably going to take up that
20 35,000 with the amount of time that we want to --
21 that is going to be required to fulfill those
22 requests.

23 So I wanted to come to the board in advance of
24 signing the agreement, because if the board didn't
25 want to move forward with this, then I was going to

1 find us another attorney. So I wanted to make sure
2 that we was all in agreement for Ms. Laquidara and
3 with full transparency with the board members that
4 we wanted to move forward together with the choice
5 of Ms. Laquidara representing us as temporary
6 general counsel. She does not want to be here long
7 term. It's just a short-term solution.

8 I will tell you all that no one, I repeat no
9 one, has responded to our RFQ. And so, we have --
10 we're extending our RFQ out another month. And so,
11 in the interim, there is -- to what was said
12 earlier at this board meeting earlier, there is
13 work that needs to be done, and so I suggest that
14 we move forward with Ms. Laquidara to get said work
15 done.

16 CHAIRMAN LUDLOW: So, what we would do with
17 that is when you reach your limit with
18 Ms. Laquidara, then you come back to the board and
19 ask for additional funds?

20 MR. PITTMAN: My fear is that that may happen
21 in the -- in between the board meeting or after
22 said board meeting. So, that way, we won't have to
23 worry about that and continuing to get work done.

24 I just want to make sure we're all in one
25 accord and I get you-all's blessing, so to speak,

1 to move forward with Ms. Laquidara to get said work
2 done.

3 CHAIRMAN LUDLOW: I -- I --

4 MR. PITTMAN: Because there's a lot of
5 projects we have going on.

6 CHAIRMAN LUDLOW: I -- I don't want to have
7 another Shandon.

8 MS. CASH-CHAPMAN: Are -- can I ask a
9 question?

10 CHAIRMAN LUDLOW: Yes.

11 MS. CASH-CHAPMAN: Are we --

12 CHAIRMAN LUDLOW: We're voting on her
13 engagement.

14 MS. CASH-CHAPMAN: Right. I understand that.
15 But I'm saying if -- if Courtney is concerned about
16 a number and we don't want to give carte blanche
17 and say, "Take the whole budget, spend what you
18 need --"

19 MR. PITTMAN: Yes, ma'am.

20 MS. CASH-CHAPMAN: -- are we comfortable maybe
21 setting a budget for Courtney specifically for this
22 that would at least get us to the next month and
23 then if we need to reevaluate in May, we can do
24 that? Because I think Courtney's fear is we're
25 going to reach his limit beforehand. So, correct

1 me if I'm wrong, but it sounds like you're asking
2 for almost like an advancement or --

3 MR. PITTMAN: Absolutely.

4 MS. CASH-CHAPMAN: -- an update or an updated
5 number that you can spend specifically for this,
6 not in general.

7 MR. PITTMAN: Yes, Board Member Cash-Chapman,
8 that is exactly what I'm asking for just in case --
9 I will keep the board apprised monthly with where
10 we're at financially with Ms. Laquidara just so
11 you-all are kept informed.

12 But, yes, I'm asking just in case we get to
13 that, because at this point, there's a lot of stuff
14 that hasn't been done; i.e. those public records
15 requests --

16 MS. CASH-CHAPMAN: Right.

17 CHAIRMAN LUDLOW: Uh-huh.

18 MR. PITTMAN: -- subpoenas that need to be
19 fulfilled, and other tasks like the buying of
20 Ms. Willis' home that the board agreed to do.

21 So I gave Ms. Laquidara a long list of things
22 that we've got to get accomplished earlier today,
23 and so I don't want to pinch pennies or be worried
24 about moving forward with an item that the board
25 gave me -- gave me instructions to fulfill in

1 reference to that 35,000. But like I said, I will
2 keep y'all apprised of where we're at.

3 CHAIRMAN LUDLOW: So what number do you have
4 in mind?

5 MR. PITTMAN: Let's say --

6 MS. CASH-CHAPMAN: To get you to May.

7 MR. PITTMAN: Just to get to May.

8 MS. CASH-CHAPMAN: To get you to May and then
9 we'll reevaluate.

10 MR. PITTMAN: Let's say -- let's say 70.
11 That's just double. But like I said, I'll keep you
12 informed along -- along the way. I don't think
13 we'll reach that, but like I said, I'll keep you
14 apprised along the way just like we did in the past
15 when we identified another company that was getting
16 expensive.

17 CHAIRMAN LUDLOW: So you're saying 70,000
18 within one month before --

19 MR. PITTMAN: I don't think it will come to
20 that, but I just want that coverage.

21 CHAIRMAN LUDLOW: -- our next -- before our
22 next meeting, which is about one month.

23 MR. PITTMAN: Yes, ma'am.

24 CHAIRMAN LUDLOW: Is she going to live here?

25 MR. PITTMAN: If you only knew. She doesn't

1 know it yet.

2 CHAIRMAN LUDLOW: Anything else for board
3 discussion on that? Thank you, Courtney.

4 MR. PITTMAN: Thank you, Madam Chairman.

5 CHAIRMAN LUDLOW: Board -- board discussion
6 on -- on approving 70,000 for Ms. Laquidara's
7 services on a temporary basis with nothing else.

8 MS. LIOTTA: So I think to be procedurally
9 correct, the draft engagement letter does not have
10 a cap of fees, so it's going to be up to us to
11 manage that. Because I don't think it would be
12 appropriate to ask Ms. Laquidara, because she can't
13 right now, to go and re -- redraft the engagement
14 letter to have a cap on it. So understanding that
15 we need to manage --

16 MR. PITTMAN: Uh-huh.

17 MS. LIOTTA: -- the ongoing rolling expenses
18 and as a board, we're -- we're telling Mr. Pittman
19 that if it's getting close to 70 in the month, he
20 needs to slow down. Not that we need to have --
21 terminate the Akerman firm.

22 MR. PITTMAN: Correct.

23 MS. LIOTTA: So I think this is like
24 Mr. Pittman's just going to have to manage it and
25 not front-load everything and prioritize the things

1 that are required. And I think he can do that.

2 And, you know, I think we can vote on the
3 engagement letter as it's written, as it's been
4 presented to the board. I'm personally comfortable
5 doing so. Happy to hear what other people have to
6 say.

7 CHAIRMAN LUDLOW: Any other board discussion?

8 In -- in my mind, I mean, I read everything
9 from her contract here and, you know, I'm very very
10 happy and very grateful, also, at this time.

11 We just need so many things done right now.
12 And I think he should have the latitude to -- he's
13 going to report back to us, so he's going to tell
14 us in 30 days what he's doing and where he is. So
15 I mean, I would approve the -- the 70,000.

16 MS. CASH-CHAPMAN: So then --

17 MS. LIOTTA: So I think -- I think we can --

18 MS. CASH-CHAPMAN: Two separate things, right?

19 MS. LIOTTA: -- approve it as it's -- as it's
20 proposed. Us managing ourselves as a client with
21 any expenditure fees in any given month is not
22 something that has to be put into the engagement
23 letter, I think. So, I mean, I don't -- I'd like
24 to go ahead and make a motion to approve the
25 engagement letter as drafted.

1 MR. CLARKE: I'll second.

2 CHAIRMAN LUDLOW: We have a motion and a
3 second to -- would you be more clear? Are you
4 saying the 70,000? Are you saying --

5 MS. CASH-CHAPMAN: I think that has to be a
6 separate thing. It sounds to me like it would be
7 two separate things. One would be to approve this,
8 and then the second would be to approve
9 Mr. Pittman's spending authority for the specific
10 situation.

11 CHAIRMAN LUDLOW: I -- I agree.

12 Okay. So, if we divide it and say, are we
13 going to -- do we want to engage Ms. Laquidara and
14 the Akerman firm, then we need to have board
15 dis- -- we need to have a motion and a second and
16 board discussion, public comment, board vote on
17 engaging her. Then we would come back to the
18 amount. So I need a first and a second for
19 engaging the Akerman firm.

20 MS. CASH-CHAPMAN: We did that. Jennifer and
21 Dennis were --

22 MR. CLARKE: Yeah, I seconded that.

23 CHAIRMAN LUDLOW: Jennifer did -- oh, I'm
24 sorry, you did. Thank you. That's right.

25 Okay. We have a first and a second. Any more

1 board discussion, then we can go to public comment?

2 (None.)

3 CHAIRMAN LUDLOW: Okay. No public comment.

4 So back to the board. Then we need to vote on
5 engaging Ms. Laquidara and the Akerman firm.

6 Ms. Cash-Chapman?

7 MS. CASH-CHAPMAN: Aye.

8 CHAIRMAN LUDLOW: Aye. Mr. Clarke?

9 MR. CLARKE: Aye.

10 CHAIRMAN LUDLOW: Ms. Liotta?

11 MS. LIOTTA: Aye.

12 CHAIRMAN LUDLOW: Mr. Tucker?

13 MR. TUCKER: Aye.

14 CHAIRMAN LUDLOW: Ms. Ludlow? Aye. So it is
15 unanimous that we are engaging the Akerman firm.

16 Now, as an adjunct to that, we are saying
17 that -- what?

18 MS. CASH-CHAPMAN: I was going to make a
19 motion to --

20 CHAIRMAN LUDLOW: Oh.

21 MS. CASH-CHAPMAN: Do you want me to do that?

22 CHAIRMAN LUDLOW: Oh, thank you.

23 MS. CASH-CHAPMAN: Would that be helpful?

24 CHAIRMAN LUDLOW: That would be wonderful.

25 MS. CASH-CHAPMAN: I would like to make a

1 motion to adjust Mr. Pittman's spending authority
2 to 70,000 for the legal counsel of the Akerman law
3 firm in this matter.

4 MS. LIOTTA: In the next 30 days? I mean,
5 certainly for the next --

6 MS. CASH-CHAPMAN: Sure.

7 MS. LIOTTA: -- but not like total --

8 MS. CASH-CHAPMAN: Right, for the next -- I'm
9 sorry. For the next 30 days until we meet again so
10 we've got some.

11 CHAIRMAN LUDLOW: I can second that. I think
12 I'm allowed to second that.

13 So we have a first and a second to approve
14 70,000 in 30 days. First and a second, so any more
15 board comment on that?

16 MR. CLARKE: I'd like to make a comment. I
17 don't -- I -- I think that's premature. I don't
18 think between Mr. Pittman and Ms. Laquidara, we are
19 going to know the extent of the required services
20 for at least 30 days, so I think it would be
21 premature to set -- for us at this point set a
22 limit on that.

23 I would rather hear from Mr. Pittman and
24 Ms. Laquidara along the way or, you know, after
25 they've had a chance to evaluate all the multitude

1 of backlog that exists in the Authority.

2 MS. LIOTTA: Well, I think --

3 CHAIRMAN LUDLOW: She's going to work for
4 30 --

5 MS. CASH-CHAPMAN: The concern I think is that
6 we -- we don't want to get to that 35 and then have
7 to stop and then we can't do anything until our
8 May 12th meeting.

9 CHAIRMAN LUDLOW: For 30 days.

10 MS. LIOTTA: So --

11 MR. CLARKE: What I'm saying is the 70,000 may
12 not be enough.

13 CHAIRMAN LUDLOW: Oh, that's right. That's
14 only --

15 MS. CASH-CHAPMAN: So you want than 30 --

16 MR. CLARKE: I don't -- yeah, I don't want to
17 put a limit on it. Let's -- let's wait until we
18 hear from --

19 MS. LIOTTA: I think -- I think we may be
20 making a little too much of this.

21 If there's -- generally, when you've got
22 multiple matters with -- with a law firm, you can
23 have a discussion with your attorney, you can try
24 to get -- they can try to give you a good faith
25 estimate of once they understand what you're asking

1 them to do, and then on a matter-by-matter basis,
2 we can -- you know, Mr. Pittman can make some
3 calls, make some decisions.

4 There may be some things that are not urgent
5 that can wait until we have regular general counsel
6 and Ms. Laquidara won't have to work on it at all
7 and it won't be a discussion point.

8 And there are some things that cannot wait
9 that are required by law, et cetera, that need to
10 get done and are critical to the business of the
11 airport. And those things -- and if it looks like
12 it's going to be more than \$70,000 in 30 days, that
13 would be a -- I think unlikely, but it -- it's --
14 that -- I think that would cover it.

15 But again, if we're -- it's -- we have --
16 there is a process that can be used to try to get
17 some good information before making decisions and
18 doing things in an orderly way.

19 CHAIRMAN LUDLOW: Thank you. I would like to
20 ask Ms. Laquidara if she would like to chime in
21 here, please.

22 MS. LAQUIDARA: Yes. I'm unmuted now, so
23 that's good.

24 I do think I can manage certainly to that
25 budget of 70, and I can provide -- we have great

1 data analytics in the firm. So I can provide a
2 weekly update of where we are on the hours in the
3 budget. That's -- that's at my fingertips. So --
4 and I'm hoping to set up some processes that save
5 legal fees.

6 CHAIRMAN LUDLOW: Right.

7 MS. LAQUIDARA: So we can have certain
8 processes, especially in public records, that
9 should minimize the need for -- for an attorney if
10 I set up, you know, the steps and have people pull
11 them.

12 So I'll certainly work with you on that. I'm
13 not going to drop anything. If I have to write off
14 some time, you know, I'll live through that. I'd
15 rather not get higher than that for this -- for
16 this month, because I think a lot of what I'm doing
17 is -- is setting a process to help you do something
18 less expensive.

19 CHAIRMAN LUDLOW: I think that's wonderful.
20 And you did outline that in your engagement letter,
21 saying that you would provide us with hourly time,
22 you know, whether at what level and what cost
23 level.

24 MS. LAQUIDARA: Yes.

25 CHAIRMAN LUDLOW: So I -- I think that --

1 MS. LAQUIDARA: That's on the public record
2 itself --

3 CHAIRMAN LUDLOW: Yes.

4 MS. LAQUIDARA: -- right? So it comes in, and
5 if I send an e-mail which says this week, this is
6 where we are, how many hours, what rates -- because
7 of course I have paralegals and --

8 CHAIRMAN LUDLOW: Right.

9 MS. LAQUIDARA: -- and junior associates. If
10 it's something they can pull and do, then we will.

11 CHAIRMAN LUDLOW: Right.

12 MS. LAQUIDARA: And so, I think you'll get a
13 feel for it, and then the board would be able to
14 manage better.

15 If -- if you don't have by the 12th, then --
16 then -- and there's a short extension, then we
17 would -- you would be able to provide direction
18 because you'd have the detailed legal bills in kind
19 of my summaries for you.

20 CHAIRMAN LUDLOW: And number one would be
21 procurement on our striping and things like that
22 that are just totally held up.

23 MS. LAQUIDARA: Well, that's a -- that's --

24 CHAIRMAN LUDLOW: Yes.

25 MS. LAQUIDARA: -- that's something if -- I

1 don't want to go too far off agenda.

2 Is it possible for me to just toss one idea
3 out on that? Because the board might want to
4 consider a policy of piggybacking on other publicly
5 awarded contracts that lets you skip the Passero
6 step --

7 CHAIRMAN LUDLOW: I see.

8 MS. LAQUIDARA: -- pretty much.

9 CHAIRMAN LUDLOW: Passero.

10 MS. LAQUIDARA: If -- if like there's --
11 because there's so many airports in Florida.

12 CHAIRMAN LUDLOW: Right.

13 MS. LAQUIDARA: And then if you piggyback --
14 if they're publicly procured, that complies with --
15 with the federal law and it saves you staff time,
16 it saves legal time, and there's not going to be a
17 protest, that kind of thing.

18 So there's some ideas like that that's just an
19 example of a process that would save you time and
20 money that I might be able to get to.

21 CHAIRMAN LUDLOW: And thank you, so much.

22 Yes, I totally agree. So, do you have any other
23 comments, Dennis, on that?

24 MR. CLARKE: No. No, I appreciate that
25 insight. Thank you.

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SKYPRO DISCUSSION

CHAIRMAN LUDLOW: Item 2 on the agenda is the Skypro. So, we -- oh, okay. I thought somebody was telling me something else again. So the board gets -- well, I guess we need Courtney to clarify Skypro, because no one knows about this.

MR. PITTMAN: All right, madam Chair.

So in reference to Skypro, Skypro is currently residing in the hangar that was leased by one -- by Mr. Obie. Mr. Obie had said that he no longer wanted to keep said hangar, he wanted to relinquish his hangar and terminate his lease.

So inside of that hangar was helicopters from Skypro. And so, what I did was -- and I talked to Mr. Hay and Mr. Hay said he had helicopters in there that were -- were not in flying condition and it would be -- it would be harmful for him if we just immediately put him out right then, and so we didn't do that.

So we gave -- so we talked to Obie, we talked to Mr. Hay. We said, hey, is at -- at the end of April good enough for you to be able to get those aircraft out? So we gave him an extension. This was during March. This was toward the end of March. To give him a little more time to figure

1 out what he wanted to do with his helicopters.

2 So we didn't -- Mr. Hay didn't have a lease
3 with us; Obie did, as you can see in the letter.
4 That is correct. And so, now it seems like in the
5 letter, Mr. Bill Hay with Skypro is asking for some
6 special consideration in reference to that said
7 hangar where those helicopters reside in.

8 And so, it was a matter that we were going to
9 try to figure out in-house, but like I said, he
10 sent a letter to you-all and so that is where the
11 situation currently stands right now, that he has
12 an exten- -- he has till the end of April to remove
13 those helicopters and --

14 CHAIRMAN LUDLOW: Okay.

15 MR. PITTMAN: -- remove himself from the
16 hangar.

17 CHAIRMAN LUDLOW: So what -- what he --
18 tell -- the -- be succinct and concise. So what he
19 is asking for, is he asking for a certain amount of
20 time or --

21 MR. PITTMAN: Well, I -- and hey -- I mean, I
22 don't want to speak for him. He's here. But from
23 what I gather from the letter is he wanted special
24 consideration to have a lease himself. Again, I
25 don't want to speak for him, but that's what I

1 gather from what I saw.

2 CHAIRMAN LUDLOW: Okay. Okay. So -- okay.
3 So I guess we need to have board discussion and
4 then public discussion and vote on -- of whether
5 to -- do you have a time or a -- we can wait.
6 First we may need to get more comments --

7 MR. PITTMAN: Absolutely.

8 CHAIRMAN LUDLOW: -- and get him up here to
9 comment.

10 MR. PITTMAN: Yes, ma'am.

11 CHAIRMAN LUDLOW: So -- okay. Is there more
12 discussion? I think what we're -- what we're going
13 to find out --

14 MR. CLARKE: I have a question for --

15 CHAIRMAN LUDLOW: -- is with public comment.

16 MR. CLARKE: I have a question for
17 Mr. Pittman. Are -- are -- if we refer this, you
18 know, back to you, would you be able to work up the
19 arrangement with Mr. Hay?

20 MR. PITTMAN: Absolutely.

21 MR. CLARKE: Okay. That's what I would favor.

22 MR. ROBERTS: Can I speak to that?

23 CHAIRMAN LUDLOW: Yes.

24 MR. ROBERTS: So just --

25 CHAIRMAN LUDLOW: Aviation attorney, Chad

1 Roberts.

2 MR. ROBERTS: Just to understand what the
3 setup is. Skypro is not the tenant. There's been
4 a tenant in this hangar for a good length of time.
5 That tenant said, I no longer need the hangar.
6 That triggers the next person on the waiting list.

7 CHAIRMAN LUDLOW: Uh-huh.

8 MR. ROBERTS: And we don't as a policy -- as a
9 policy, we have not used a taxiway access hangar to
10 store nonoperational aircraft, and these are two
11 nonoperational aircraft.

12 Even if -- even if you are disposed to let
13 Mr. Hay go to the head of the waiting list, it
14 would not be to store nonoperational aircraft,
15 right? So it's a policy issue for consistency.
16 And I just want to bring it to the board's
17 attention.

18 In any other context, that hangar did not get
19 a gold star. That hangar got a report card that
20 said, "The things in the hangar do not belong to
21 the tenant. Please explain." The tenant said, "I
22 want to cancel my contract." The person storing
23 the nonoperational aircraft in the hangar said,
24 "Let me just get -- let me get a lease."

25 Well, again, when -- when your time with a

1 T-hangar is finished, when your time in aviation is
2 finished, the policy is: Step aside and give
3 another person an opportunity to have a T-hangar at
4 the St. Augustine Airport.

5 We don't burn up T-hangars on active taxiways
6 with derelict aircraft. We want a person that's
7 been on the waiting list that needs an op- --
8 that's patiently waited for an opportunity for that
9 T-hangar that has taxiway access to be next. So --

10 CHAIRMAN LUDLOW: Okay.

11 MR. ROBERTS: -- that's what's at stake.

12 And I think Mr. Pittman -- if it's just a
13 matter of logistics of putting these nonoperational
14 things on a trailer and moving them to non-airport
15 storage, Mr. Pittman is -- has given every kind of
16 accommodation to do that so far.

17 CHAIRMAN LUDLOW: Okay. Thank you.

18 MR. ROBERTS: Yeah.

19 CHAIRMAN LUDLOW: Is there -- I can't wait --
20 I'm looking forward to public discussion so Bill
21 can tell us.

22 So, any other board comment before we go to --
23 well, I guess we have to have a first and second
24 motion before we go to public comment.

25 MS. LIOTTA: Well, I do have some comments on

1 this.

2 One, I think that it's -- the whole point of
3 why I wanted this on the agenda was because we I
4 think need to -- in my view, need to afford an
5 opportunity for real due process here under our own
6 policies.

7 Mr. Roberts is appearing to my -- to make a
8 standing argument that, you know, he doesn't --
9 that this individual doesn't have a right to ask
10 for something.

11 I think that would be unwise, for us to rely
12 on that, because I mean, if it's true that, you
13 know, that is something that we really understand
14 it and have an opportunity with both sides
15 presenting their arguments in an appeal setting,
16 which we have the process to do, the board can make
17 its decision at that time.

18 Right now is not the time I think to be
19 getting into the merits. I think the time -- it
20 would be appropriate to just simply say, hey,
21 there's a dispute here. We don't need to
22 understand all the ins and outs.

23 The individual who has the dispute has
24 aircraft in a hangar. My understanding from the
25 FAA regs, and I'm not -- not an expert, but I do

1 recall hearing that it doesn't matter if something
2 is nonoperational, an aircraft is an aeronautical
3 use. If you have something in a hangar and it's an
4 aircraft, even if it's not functioning at that
5 moment, that's an aeronautical use. So I kind of
6 discount that side of the argument, but regardless.

7 I think we should do just status quo, give
8 this individual time in an orderly fashion to come
9 before -- if they don't get things worked out, to
10 have the appeal process that's in our policy, and
11 the board can make its decision at that time and
12 may very well decide that this -- that Skypro
13 doesn't have a right to -- to any relief. But I
14 just think we need to have the due process.

15 MR. TUCKER: Madam Chairman?

16 CHAIRMAN LUDLOW: Thank you.

17 MR. TUCKER: Yeah. Ms. Liotta, are you
18 suggesting, then, that we schedule a special
19 meeting for the appeal of this board? Is that the
20 way we should handle that? Is that what you're --

21 MS. LIOTTA: No, I'm not dictating how it
22 happens. I just think that we need to have
23 status quo until staff can arrange --

24 MR. TUCKER: Well, maybe I misheard you. I
25 thought you were suggesting that --

1 MS. LIOTTA: -- at the next meeting, the
2 meeting after that --

3 MR. TUCKER: Okay.

4 MS. LIOTTA: -- the meeting after that,
5 whatever --

6 MR. TUCKER: But not at this meeting.

7 MS. LIOTTA: -- makes sense. Not at this
8 meeting because there's -- there's been no
9 opportunity to prepare, there's been -- I don't
10 know that if -- if maybe the parties want to have a
11 settlement discussion. That just -- there has been
12 no time for that process, so a future date. And if
13 that -- if that -- if Skypro needs to get counsel,
14 maybe it's appropriate to give them till next month
15 or the month after that. I don't know. But just
16 not today.

17 MR. TUCKER: So what you're suggesting then is
18 not necessarily a special meeting, but just have it
19 scheduled at the next meeting or possibly the
20 following meeting depending on the timing of the
21 situation.

22 MS. LIOTTA: Whatever -- whatever's
23 appropriate, yeah.

24 MR. TUCKER: Okay. All right.

25 CHAIRMAN LUDLOW: Okay. Thank you. Any other

1 board discussion? Then we need --

2 MR. TUCKER: So do we actually have a motion
3 on this at the point?

4 CHAIRMAN LUDLOW: No, we don't yet. We need a
5 motion and a second.

6 MR. TUCKER: So -- so what I -- what I would
7 suggest, unless you want to make the motion, would
8 be that we make a motion that the Skypro issue be
9 set up for a special appeal to the board at one of
10 the regularly scheduled board meetings coming up as
11 soon as the parties can get everything together and
12 necessary for that appeal process. So that would
13 be my motion.

14 CHAIRMAN LUDLOW: Okay. We have a motion to
15 let Skypro give us a report at the next board
16 meeting.

17 MR. TUCKER: Well, to appeal to the board
18 about what they want and then there would be time
19 to prepare, time to get --

20 CHAIRMAN LUDLOW: Isn't that --

21 MR. TUCKER: -- information to us.

22 CHAIRMAN LUDLOW: -- what that letter is?

23 MR. TUCKER: Yeah, I mean the letter we just
24 saw before the board, so that's really not
25 sufficient time.

1 MS. LIOTTA: The appeal per our policy is a
2 very defined and structured thing. It happened in
3 January. So we did it then and there's --

4 CHAIRMAN LUDLOW: Okay.

5 MS. LIOTTA: -- the board's familiar with how
6 that works. So I think, just to clarify,
7 Mr. Tucker, you're suggesting that there be
8 status quo until there's an appeal?

9 MR. TUCKER: Well, they can be working on the
10 process. I'm not suggesting that there shouldn't
11 be some coordination between --

12 MS. LIOTTA: Well, I mean status quo as in not
13 ejecting him.

14 MR. TUCKER: No, not ejecting him as of this
15 point in time. Wait until the appeal process takes
16 place and then the determination can be made at
17 that point in time. Yeah.

18 MS. LIOTTA: I second that motion.

19 CHAIRMAN LUDLOW: Okay. We have a first and a
20 second. Any other board discussion?

21 (None.)

22 CHAIRMAN LUDLOW: Then we go to public
23 comment.

24 MR. HAY: I want to apologize to you for
25 coming dressed this way today. I was told by some

1 pretty --

2 CHAIRMAN LUDLOW: Name?

3 MR. HAY: My name is Bill Hay,
4 3545 St. Johns Bluff Road, Jacksonville, Florida.
5 I was told by some pretty learned individuals that
6 the agenda had been set last Monday.

7 Right now, I'm used to public speaking, but my
8 voice is quaking because every aircraft I own is
9 not a derelict aircraft. And, Mr. Roberts, you
10 just went on the record and you're rapidly working
11 your way towards a Bar complaint. I'll be glad to
12 take you on a flight on any helicopter in either
13 one of those aircraft hangars right now. So --

14 CHAIRMAN LUDLOW: Thank you.

15 MR. HAY: -- there are people all over this
16 airport that are signing affidavits. They're
17 selling one percent of their corporation. They're
18 selling a part of their aircraft for a dollar.

19 The accident that Obie McCarty had was in
20 March of 2023. He was my buddy, he was my friend,
21 and he was my nextdoor hangar mate. He was in
22 trouble because Cindy was all over him wanting to
23 know if he was going to get another aircraft, if he
24 was going to fly again, what he was going to do
25 with the hangar.

1 And I stepped up and I said, "Cindy," in front
2 of Cindy and Kevin, "I'll take that hangar and I'll
3 pay for it." And I didn't pay a dollar. I didn't
4 pay a portion. I have paid every single dollar
5 owed by Obie since the accident -- actually about
6 four months after the accident. Now, that's after
7 a 12-year lease period that was just continued.

8 And I paid it with Skypro cashiers checks. So
9 it wasn't like we were trying to hide anything.
10 And Obie said to Roxanne on several -- she's not
11 here today, on several occasions, "I want to change
12 the lease because Bill Grenier (phonetic) wants off
13 and I want to put Bill Hay on."

14 Now, if I have to get in him had court and put
15 him up on the stand to testify that -- to that, I
16 will. No fool pays the rent in full for 16 months
17 and doesn't expect that at some point in time, he's
18 going to take over that lease. And he's going to
19 take over that lease for active helicopters that
20 buy over a hundred gallons of fuel each a month
21 from self-serve for the Airport Authority.

22 They're not derelict. And if you get on your
23 computer and look up November 3740 Gulf, you'll see
24 my name. If you look up 88754, you'll see my name.
25 They're not derelict. And even if they were not

1 operational, they still have airworthiness
2 certificates which under the FAA makes them
3 aircraft.

4 I thank you, all of you. I thank Ms. Liotta
5 for speaking with a -- a learned mind. I just want
6 to keep a lease. I want to keep active at the
7 happiest airport I've ever been in. Mr. -- I don't
8 know even know his last name right now I'm so
9 upset -- Courtney stepped up when he was out of
10 town. I got the notice. Obie didn't tell me.

11 Obie is reaching a point where he has to do
12 something about his life after the crash, and he
13 can't have anything to do with general aviation.
14 And he came to the airport and said, and on
15 Mr. Pittman's voice mail, that he didn't want me
16 hurt, that he wanted to do everything he could to
17 transfer that lease to me. I mean, Mr. Pittman's
18 got it on video -- or on recording. I've got
19 numerous e-mails from Cindy saying I was on a
20 lease.

21 CHAIRMAN LUDLOW: That was three minutes.

22 MR. HAY: I'm sorry. I didn't know I was on a
23 three-minute clock. I really stand by and
24 appreciate if you will follow the appeal process
25 and give me a stay of execution. Thank you.

1 CHAIRMAN LUDLOW: Thank you. Thank you, Bill.
2 Any other public comment? Okay. Have we done away
3 with --

4 MR. CLARKE: Cards?

5 MS. SANTIAGO: No, they're there. Speaker
6 cards are up front.

7 CHAIRMAN LUDLOW: Oh, okay. All right.

8 MR. LIOTTA: Matt -- Matt Liotta again. I'll
9 point out that other public speakers don't get
10 harassed by the chairman. That's apparently --

11 CHAIRMAN LUDLOW: Decorum.

12 MR. LIOTTA: -- my special status.

13 I want to say first of all I completely agree
14 with the approach of giving someone the opportunity
15 for administrative appeal. I found the appeal
16 process here to be unfortunate and unjust.

17 Much like Mr. Hay just said, I too experienced
18 Mr. Roberts making misstatements on the record that
19 he knew to be false. That is just unfortunate and
20 it really is just unbecoming of a public
21 institution.

22 I also know that during the December 9th
23 meeting, Mr. Pittman said on the record -- when
24 inexplicably Patty Wagstaff was made first in line
25 for a commercial hangar even though she wasn't on

1 the waiting list, he said, "We take care of our
2 own." So if you're not one of their own, you know,
3 you're going to find some like Mr. Roberts finding
4 ways to kick you out, and that's not right.

5 CHAIRMAN LUDLOW: Okay. I would like to say
6 what our public comments that you can't read. They
7 say three minutes per speaker at the discretion of
8 the Chair. As a rule, we are supposed to fill out
9 cards and then Courtney would -- would read from
10 the card to ask you to come up when it was a topic
11 you wanted to speak on.

12 You address matters that reasonably may need
13 the attention of the Authority. No personal,
14 impertinent, or slanderous remarks or boisterous
15 behavior. Address Authority as a body, not
16 individual members or staff. Refrain from making a
17 demand for an immediate response from the
18 Authority.

19 This is on our screen at every meeting. In
20 case somebody didn't see it, I just was just
21 bringing that to your attention. More public
22 comment? Hey.

23 MR. STOVALL: Okay. Brad Stovall, 217
24 Pickett Drive.

25 CHAIRMAN LUDLOW: Thank you.

1 MR. STOVALL: I want to address the board.

2 We also received a notice -- I'm an aircraft
3 manager for two different individuals -- well, an
4 individual who owns LLCs to two separate hangars,
5 one of them being BJM Aviation and 140 Cherokee,
6 LLC.

7 And I want to have consideration from the
8 board to also have the same concession to extend
9 the eviction proceedings. We've secured legal
10 counsel and would like to take some time to have
11 the board consider this.

12 MS. LIOTTA: I have a question. Do you know
13 when is the eviction date?

14 MR. STOVALL: The eviction date is for the end
15 of the month.

16 MS. LIOTTA: Okay. So you would need this
17 relief now --

18 MR. STOVALL: Yes.

19 MS. LIOTTA: -- for it to be meaningful.
20 Okay. I'm sorry, could you -- maybe we can --
21 maybe we can amend the motion to be all pending
22 evictions that --

23 MR. TUCKER: I would accept that.

24 MS. LIOTTA: Okay.

25 CHAIRMAN LUDLOW: But -- so we will amend the

1 motion to say all, what -- all -- how many do you
2 know are out there?

3 MS. LIOTTA: Well, the -- I mean, we -- we've
4 just learned of one today.

5 CHAIRMAN LUDLOW: Yes.

6 MS. LIOTTA: There may be others where maybe
7 somebody didn't show up at this meeting and
8 Mr. Pittman could contact them after this meeting
9 and say, hey, I know your -- your lease was --
10 you're set to get evicted at the end of this month.
11 The board has voted that, you know, if you want to
12 lodge a request for a -- for an appeals hearing
13 before the eviction, we can give you status quo
14 until that process is complete.

15 I think it's important to treat like situated
16 tenants similarly, so I want to be equitable and
17 not leave somebody just because they don't know
18 about them.

19 MR. TUCKER: Madam Chair?

20 CHAIRMAN LUDLOW: Yes.

21 MR. TUCKER: Courtney, do you have an idea how
22 many people might fall into that category?

23 MR. PITTMAN: There's going to be about four.

24 MR. TUCKER: So I would suggest that if we're
25 going to have -- start having more, that we may

1 have to consider a special meeting just for that
2 purpose because it could run quite lengthy if
3 there's going to be presentations and whatnot,
4 so --

5 MS. LIOTTA: Well, some people may not choose
6 to appeal.

7 MR. TUCKER: Yeah.

8 MS. LIOTTA: So we'll -- we'll know later.

9 MR. TUCKER: If -- if more appealing. If it
10 looks like it's going to be a big deal, we probably
11 need to rethink when we're going to do it.

12 CHAIRMAN LUDLOW: But at this point, they have
13 been -- I mean, they are free until our next board
14 meeting, and then they will come forward at that
15 time.

16 MR. TUCKER: Right.

17 MR. ROBERTS: If I could, Madam Chair.

18 I would just suggest that the board provide
19 some -- you know, our nominal administrative appeal
20 is 30 days from the date of the executive
21 director's action. So, I think we could deem this
22 as a request to be heard, an appellate for them and
23 Mr. Hays.

24 But the next board meeting would be the
25 logical time for -- whenever that next board

1 meeting is, so the parties have notice. Because
2 this -- none of these were on the agenda. But --
3 so, that way, we could plan on the next board
4 meeting being the time when the parties --

5 CHAIRMAN LUDLOW: To address this.

6 MR. ROBERTS: -- get their appeal.

7 CHAIRMAN LUDLOW: I agree.

8 MR. CLARKE: Would be the 12th.

9 CHAIRMAN LUDLOW: It's what?

10 MR. CLARKE: May 12th.

11 MS. CASH-CHAPMAN: May 12th.

12 CHAIRMAN LUDLOW: May 12th?

13 MS. LIOTTA: Yeah. Well, I would just posit
14 that, you know, there may be people for whatever
15 reason, good faith reasons, it may not be ready for
16 May 12th. I wouldn't want to put too many
17 restrictions on that.

18 What if somebody has -- needs -- it takes them
19 a couple of weeks to find counsel? Well, that's
20 going to give them very little time to prepare for
21 an appeals hearing. So if you -- just a future
22 reasonable date works for me as far as what we have
23 to decide today.

24 CHAIRMAN LUDLOW: Well, for the ones that are
25 already on the -- in the pipeline, you know, we

1 should decide at least that -- for those for 30
2 days for the May -- until the May 12th meeting
3 because you would notify them, yes.

4 MR. PITTMAN: If I may, Madam Chair.

5 I -- so in the situation of the gentleman
6 right here, he -- he would have until the end of
7 the month to put his appeal in, which would
8 automatically cover him to the next board meeting.
9 So there isn't any need for a special
10 consideration. That already stands in the policy.

11 CHAIRMAN LUDLOW: I see.

12 MR. PITTMAN: So if he wanted -- so he has
13 until the end of the month to put his appeal in and
14 then he stays in a hangar until he's heard. The
15 same thing we did in January.

16 CHAIRMAN LUDLOW: Okay.

17 MS. LIOTTA: Okay.

18 MR. STOVALL: Okay. So we just do an appeal
19 and then it gets extended until --

20 MS. LIOTTA: Yeah. It sounds like you just
21 need to send in a written notice that you're --
22 you're exercising that right.

23 CHAIRMAN LUDLOW: Perfect.

24 MR. STOVALL: Sounds good. Thank you.

25 CHAIRMAN LUDLOW: Good. Thank you. Any other

1 public comment?

2 MR. HAY: Madam Chair? As a question --

3 CHAIRMAN LUDLOW: Yes.

4 MR. HAY: -- does that mean that I have filed
5 an official appeal today and that my hearing date
6 will be on the next May the 12th meeting?

7 CHAIRMAN LUDLOW: I --

8 MR. PITTMAN: If I may, Madam Chair?

9 CHAIRMAN LUDLOW: Yes.

10 MR. PITTMAN: I would advise you to contact me
11 at the Airport Authority. You sent the -- as I
12 view it, you sent the letter to the board to be
13 heard, but I need something on file with the
14 Airport Authority saying you plan to appeal.

15 MR. HAY: I'll do it immediately.

16 MR. PITTMAN: Thank you. Thank you,
17 Madam Chair.

18 CHAIRMAN LUDLOW: Thank you. Any other public
19 comment?

20 (None.)

21 CHAIRMAN LUDLOW: Okay. Back to the board.
22 And what we are doing is extending at least two or
23 four leaseholders to not be evicted before the next
24 May 12th meeting and they can show up with an
25 appeal. Okay. So, Ms. Cash-Chapman?

1 MS. CASH-CHAPMAN: Aye.

2 CHAIRMAN LUDLOW: Aye. Mr. Clarke?

3 MR. CLARKE: Aye.

4 CHAIRMAN LUDLOW: Ms. Liotta?

5 MS. LIOTTA: Aye.

6 CHAIRMAN LUDLOW: Mr. Tucker?

7 MR. TUCKER: Aye.

8 CHAIRMAN LUDLOW: Ms. Ludlow? Aye. So it
9 passes unanimously and that's very good, you guys.
10 I'm happy about that. Thank you.

11 PASSERO WORK ORDER

12 CHAIRMAN LUDLOW: Next on the agenda is called
13 Jet Center South. And --

14 MR. CLARKE: Passero work order.

15 MR. TUCKER: No.

16 CHAIRMAN LUDLOW: What?

17 MS. LIOTTA: Passero.

18 MR. CLARKE: Passero work order.

19 CHAIRMAN LUDLOW: Oh, I'm sorry. I missed --
20 how did I miss you, Andrew? There you are. You
21 are -- yes, you are Number 3. Passero. Passero --
22 okay. Matt's going to do us --

23 MR. SINGLETARY: You want me to come up?

24 CHAIRMAN LUDLOW: -- a presentation?

25 MR. SINGLETARY: Don't really have a

1 presentation. This is following up on last month's
2 presentation.

3 You know, we've discussed this project over
4 the last year or more, and we had told you we'd be
5 presenting a work order for the final design and
6 bidding and permitting of this project. So that's
7 what we have in front of you today.

8 There's an FDOT grant already in place for
9 this project, so we're just trying to enhance it so
10 that we can get through the design phase.

11 CHAIRMAN LUDLOW: So -- I see. So that's what
12 we should vote on today, to get --

13 MR. SINGLETARY: It's for this work order for
14 design and permitting and bidding --

15 CHAIRMAN LUDLOW: That we've already done.

16 MR. SINGLETARY: -- so that we would then get
17 prices from the contractor so we could move into
18 the construction phase, would be the plan.

19 CHAIRMAN LUDLOW: I see. That's good.

20 Okay. So is there any board discussion on
21 this? And we've seen it every meeting, every
22 meeting, every meeting, so it's not like this is
23 new for us.

24 So you're doing everything right. You're
25 getting it right down now we have to -- to vote on

1 the work order and go forward. So is there any
2 other board discussion?

3 MS. LIOTTA: Yes. First, a point of
4 clarification.

5 The work order that's in front of us, is
6 that -- was that for the more expensive of the two
7 options that was previously talked about?

8 MR. SINGLETARY: Right. So that's why we've
9 attached this version of the concept showing the
10 roundabout there and the traffic circle, I guess
11 you would call it. So, yes, that is included in
12 this design that is proposed.

13 MS. LIOTTA: Why the more expensive version?
14 I don't believe that the board voted on
15 specifically spending more money on this.

16 CHAIRMAN LUDLOW: No, but I would definitely
17 vote on the traffic circle. I think that was in
18 their view for our future. It was their
19 recommendation for the future of what we wanted
20 that road for.

21 MS. LIOTTA: Well, I think we're given --
22 we're being given a false choice here of doing this
23 or doing nothing when the last time there was
24 discussion, I don't believe the board decided to
25 spend more money with -- with Passero who is now

1 asking for the more expensive option.

2 CHAIRMAN LUDLOW: Okay. Any other board
3 discussion? Thank you, Matt.

4 MS. LIOTTA: Well --

5 CHAIRMAN LUDLOW: Okay. We'll need a motion
6 and a second --

7 MS. LIOTTA: I'm not -- I'm not done with
8 discussion, respectfully. And this is -- this
9 is -- this is not specifically about Passero.

10 I find that spending any money on this right
11 now, especially the more expensive option, doesn't
12 really make any sense for a whole host of reasons.
13 And one of -- like, the primary one is this is not
14 a revenue-generating project and it's over
15 \$130,000.

16 I have questions of whether we have
17 procurement law issues here. I don't know, but
18 we -- I don't think that we've had any counsel look
19 at this and tell us if we actually need to do an
20 RFQ or an RFP on this or at least get some
21 competitive bids.

22 Also, our year-to-date financials are
23 terrible. We are down a lot in projected revenue.
24 Our cash is down. I think, you know, we've gotten
25 nothing from Mr. Pittman suggesting that there's

1 been any acknowledgment of that or pivots to
2 control costs.

3 And, you know, alongside that, we've got this
4 big expenditure in front of us. I don't think that
5 we're doing our fiduciary duty of spending money we
6 don't have to right now until we take a big stop
7 and a hard look at where we are, what our cash
8 situation is, what realistically is going on.

9 We're halfway through the year. We projected
10 an increase in -- in fuel income. And in fact we
11 are down 6 percent from last year and down
12 23 percent for projected revenues. We're up in a
13 lot of expenses. You know, we -- this doesn't make
14 any sense to me.

15 MR. PITTMAN: If I may, Madam Chair?

16 CHAIRMAN LUDLOW: Yes.

17 MR. PITTMAN: So we have grant money that is
18 coming back to us. We had -- we paid out in
19 advance and we're waiting on the money to return to
20 us. The money should be coming to us in the new --
21 you'll see it on the next financial report.

22 So what you see right now, it seems like we're
23 in a deficit because we're waiting on that money to
24 come back from the grant revenue that is not out --
25 depicted in these charts. And so, just wait till

1 you see the financials for the following month.

2 CHAIRMAN LUDLOW: This is not a surprise. I
3 mean, we went -- we've gone over this every
4 meeting, every meeting, every meeting --

5 MS. LIOTTA: Mr. Pittman --

6 CHAIRMAN LUDLOW: -- and they already done
7 90 percent of the work.

8 MS. LIOTTA: Mr. Pittman, can you explain to
9 me why the more expensive option is here in front
10 of us and not the -- not both options to choose
11 from?

12 CHAIRMAN LUDLOW: We had that last time.

13 MS. LIOTTA: I don't believe we voted on it.

14 CHAIRMAN LUDLOW: Yes?

15 MR. TUCKER: I do believe that there was quite
16 a bit of discussion, and although we didn't vote on
17 it, I felt like it was pretty well relayed by the
18 board that the more expensive option made sense
19 since it would cost far more to come back later on
20 and try to complete those things.

21 MS. LIOTTA: Well, I -- if we need to have a
22 vote or bring it back next month, I very much
23 disagreed at that time as I do now that the more
24 expensive option does make sense.

25 You know, part of it is this wetlands issue

1 and this is a nonaeronautical use. This is the
2 same wetland credits, mitigation credits that
3 are -- that we have for the east side development,
4 which are all intended to be aeronautical use.

5 So there is -- we talked about the future.
6 There's no time frame given as to when we would do
7 an expanded development on this land that would
8 utilize this extra infrastructure that's being put
9 in there.

10 And if we're going to put in a road at all, it
11 would seem to make more sense to do a minimal one.
12 And if we -- if and when we ever do get to look at
13 this -- this lot, you know, go ahead and spend the
14 money then, because we don't know if we're ever
15 going to have the credits to do anything with this
16 land.

17 CHAIRMAN LUDLOW: We have money coming in.

18 MR. PITTMAN: If I may, Madam Chair, address
19 Mrs. Liotta's concerns. Okay. So correct me if
20 I'm wrong.

21 All right. So this all ties in. So with the
22 hotel project, Compass center projects, and the
23 other projects that we have going on in the future,
24 this is to tie in. This was one of the things
25 you-all discussed at the last board meeting, is

1 select -- speaking toward the roundabout.

2 All right. The mitigation credits for this --
3 this parcel was -- how much? I forgot again. It
4 was about a little over -- not even one.

5 MR. SINGLETARY: Well, so we're -- the intent
6 is to keep it minimal, and I would say maybe .1
7 credits, and we have 4.89 available.

8 MR. PITTMAN: So we have -- so it's .1.

9 Also, there's legislation going on -- going
10 through right now to where we could be able to --
11 so we're in Zone 6 when it comes to the mitigation
12 bank. So litigation [sic] is going through right
13 now to be -- so you're not married to one bank.
14 You can go to another bank. If that bank -- at
15 a -- at a penalty, right? But that bank to the
16 west of U.S. 1 is cheaper than the bank east of
17 U.S. 1. So if there are not mitigation credits
18 available on the east side, you can go to the west
19 side, pay a penalty, but they actually will make it
20 match up to what you would have paid initially.

21 And so -- and then, also, I talked to the
22 people at the mitigation bank for Zone 6. They
23 have credits coming available in the next month.
24 And so, my point I'm trying to make, as we do the
25 east side development plan, Parcel B is a ways

1 away. Parcel A, we've got the mitigation credits
2 available for Parcel A.

3 So this would be -- this wouldn't take but a
4 small smidge of the credits we could purchase
5 because we already told them about two credits
6 would be needed if they could make them available
7 to move forward this project.

8 And then it also goes along with the
9 Taxiway Foxtrot extension and other things that we
10 have going on and grants coming available this year
11 and next year.

12 MS. LIOTTA: Okay. So --

13 CHAIRMAN LUDLOW: Yes, it does.

14 MS. LIOTTA: -- you are -- you are here before
15 us as the interim executive director asking the
16 board to prioritize a nonaeronautical use over an
17 aeronautical use of these credits.

18 MR. PITTMAN: No. What I'm -- no, I am not
19 saying anything to prioritize. That's not what I'm
20 saying at all.

21 What I am saying to you-all is you can do more
22 than one project at a time and --

23 MS. LIOTTA: I don't believe we have the
24 credits to do all of those projects, Mr. Pittman.
25 So if we do it now --

1 CHAIRMAN LUDLOW: We already have -- we
2 only --

3 MS. LIOTTA: -- we will not have those
4 credits --

5 CHAIRMAN LUDLOW: -- need a quarter.

6 MS. LIOTTA: -- for the east side which are
7 hangars.

8 MR. SINGLETARY: This does support hangars, as
9 well.

10 MR. TUCKER: Yeah.

11 CHAIRMAN LUDLOW: Yes, it does.

12 MR. PITTMAN: The foxtrot extension --

13 MS. LIOTTA: The roundabout, where those --

14 MR. SINGLETARY: The roundabout by itself does
15 not, but the road --

16 MS. LIOTTA: Where those mitigation -- where
17 those credits would be used is for a roundabout
18 that would not support a hangar. Taxiway F over
19 there, I don't see where that's using any
20 mitigation credits.

21 So if you're suggesting that we could go back
22 to this, look only for the things that will
23 actually support aeronautical use, and see if
24 there's any mitigation credits that would be
25 directly related to that aeronautical use, that's

1 not a question that's in front of the board right
2 now. This roundabout here would be for a hotel,
3 which is a nonaeronautical use, right?

4 CHAIRMAN LUDLOW: Not necessarily.

5 MR. SINGLETARY: The traffic circle is not for
6 the hangars, that's correct.

7 MS. LIOTTA: Okay.

8 CHAIRMAN LUDLOW: Yes, not --

9 MR. CLARKE: Madam Chair?

10 MS. LIOTTA: So, by approving this --

11 CHAIRMAN LUDLOW: Please.

12 MS. LIOTTA: -- you're -- we are -- you're
13 asking the board to allocate mitigation credits for
14 a nonaeronautical use which will go forward first,
15 which therefore prioritizes it over east side
16 development aeronautical hangars. I don't -- I
17 can't see it any other way.

18 CHAIRMAN LUDLOW: Okay. Thank you.

19 MR. CLARKE: I have a question for Matt.

20 Can you confirm that the area to the south of
21 the new proposed road to the right on the chart is
22 not available for aeronautical use? It would not
23 be because we wouldn't be able to transport planes.
24 They would not be able to traverse the road.

25 MR. SINGLETARY: The way -- yeah, the way -- I

1 think that's correct, in the way that the plan is
2 for nonaviation use.

3 MR. CLARKE: Yeah, so it's purely for the
4 nonaeronautical use, a hotel --

5 MR. SINGLETARY: The south side, yes.

6 MR. CLARKE: The south side, right.

7 MR. SINGLETARY: Yes.

8 MR. CLARKE: Office buildings, restaurants,
9 whatever.

10 MR. SINGLETARY: Right. That's correct.

11 CHAIRMAN LUDLOW: Revenue-producing.

12 MR. CLARKE: Yeah, it would all be
13 revenue-producing without an accompanying cost, I
14 might add.

15 CHAIRMAN LUDLOW: Right.

16 MR. SINGLETARY: So, either way, I think this
17 project will take a -- some small amount of wetland
18 mitigation credits. However, I'm not disagreeing
19 that the circle adds something to that.

20 CHAIRMAN LUDLOW: Thank you.

21 MS. LIOTTA: So, I -- I don't think we should
22 be voting on this unless as a minimum the board has
23 a vote over which of the options it's even going to
24 consider, because I don't believe we did vote on it
25 and I don't think it's appropriate when we were --

1 the board was given two options, one of which was
2 less expensive and took fewer mitigation credits,
3 and the only thing that we're seeing now is more
4 expensive and takes more mitigation credits, and
5 the numbers aren't even in front of us for the
6 lesser option.

7 CHAIRMAN LUDLOW: Okay. Thank you. Other
8 board comment?

9 MR. TUCKER: Do we even have a motion on this
10 or not?

11 CHAIRMAN LUDLOW: No.

12 MR. CLARKE: I'll make we approve the proposal
13 as presented.

14 MR. TUCKER: I'll second that.

15 CHAIRMAN LUDLOW: We have a motion and a
16 second. Very good. Any other board discussion?

17 (None.)

18 CHAIRMAN LUDLOW: We'll have public comment.

19 MR. BEYERS: I have a comment. Vinny Beyers,
20 760 Porto Cristo.

21 I'm not coming to you as my -- wearing my
22 Atlantic Aviation hat. I'm just curious to know
23 what size cabin aircraft you plan on putting in
24 these hangars because you do have a pitch point
25 right here going through.

1 So if you're going to build these million
2 dollar hangars up there, you know, to get a good
3 return on them, you want aircraft that are going to
4 buy a lot of fuel and take up a lot of real estate,
5 and I don't think you're going to get -- I mean,
6 right now you're getting PC-12s and HondaJets
7 through here. You're not going to get a Gulfstream
8 through there. You're not going to Challengers
9 through that. So take that into consideration.

10 CHAIRMAN LUDLOW: Thank you. Any other public
11 comment?

12 MR. LIOTTA: Matt Liotta.

13 I have noticed that what seems to be happening
14 at these board meetings is that some questions are
15 asked and then it's -- becomes clear that a subset
16 of the board members are aware of information that
17 other board members don't know, and the public gets
18 to find out a bunch of information that we wouldn't
19 otherwise if the question had not been asked.

20 So what I don't understand is, why is this
21 information not just being presented? I know at
22 least one board member is very familiar with the
23 financials. Why are the reports for the financials
24 not taken into account, known future revenue
25 streams from grants and other things?

1 aviation engineer and design firm and -- who
2 punches out the designs and bid specifications that
3 you can bid it out properly under FAA rules. And
4 you generally do have someone with an aviation
5 background because the rules are unique, as you
6 know. You're -- you're well-versed on that.

7 So, when I see them, I'm assuming that they
8 were engaged at some point pursuant to a
9 procurement process as the Authority's engineer of
10 record. So they can draft the -- and I might be
11 using the wrong title, Ms. Liotta, but engaged to
12 do the design to get out the specifications.

13 The same way, you know, transportation
14 authorities do it and other entities. Because they
15 have to have somebody with the skill set to draft
16 the plans, get the permits, and define the
17 specifications that will allow for a proper award.
18 And that tends to be a continuing contract.

19 In the state of Florida, there really aren't
20 many options to get that aviation counsel. So we
21 could check. I'm sure they could send me the
22 contract as quickly as Mr. Pittman could get it and
23 I can look at it and how many renewals are left and
24 what the process you go through for an RFP and I
25 can answer those questions for you, look into it,

1 Jet Center South. So, is -- I love that name.
2 Thank you, Courtney. You might have to explain to
3 the public --

4 MR. PITTMAN: Absolutely.

5 CHAIRMAN LUDLOW: -- what Jet Center South is.

6 MR. PITTMAN: Yes, Madam Chair.

7 So Jet Center South is the plan of the
8 Authority or the idea of the Authority to build a
9 large hangar just -- just west of this building
10 right here. It would be a large size hangar. So
11 right -- so my intent of this portion of the
12 meeting is just to give you -- provide you-all with
13 an update.

14 I spoke to two banks thus far to see what are
15 our financing options if we wanted to build the
16 hangar ourselves, and that being Jet Center South. I
17 talked to SouthState was one. The other bank was
18 Synovus.

19 Synovus gave me better options thus far than
20 SouthState did. SouthState just gave us the
21 opportunity of a commercial bank. Now, the reason
22 why I went to SouthState, because that's who we
23 bank with as the Airport Authority. Synovus gave
24 us an governmental option and they gave us a
25 commercial option. You may be aware, a commercial

1 option comes with higher interest rates and a
2 higher down payment and then amortization is -- can
3 get fairly expensive.

4 The governmental rate, which we can use as
5 a -- as an Airport Authority, is a lot better for
6 us. But one of the things they wanted to talk
7 about is, are we going -- are we going to go on the
8 tax rolls, are we doing to do millage, and things
9 of that nature.

10 Those things, we're -- I -- as the
11 Airport Authority, we're looking into so I can
12 better provide you-all with that information.
13 They're supposed to come back to me -- Synovus is.
14 They're supposed to come back to me -- we had a
15 meeting with them last week. They're supposed to
16 come back to me with laid-out options because I
17 want to provide it to you-all in enough time that
18 you-all can see all -- the two various options,
19 whether it's commercial or government financing.
20 And so then I can go back to them -- this is going
21 to be ongoing discussion because what I don't want
22 to do is put the Airport Authority in financial
23 strains and not give you-all the best options.

24 So, like I said, so right now I'm just
25 providing you-all with an update until the bank

1 gets back to me, and as soon as I get that
2 information, I'll send it back to you.

3 If we need to have a special board meeting so
4 we can discuss it further, I'm -- I'm open for
5 that. I hope you-all are as well. We would like
6 to move forward with this. But like I said, I am
7 not able to speak on the financials -- sorry the
8 financing of it yet because they haven't got back
9 to me.

10 I just had a meeting with them with another
11 board member. And the reason why I had a board
12 member accompany me, just so -- to engage. Mr. --
13 Mr. Clarke, who is our finance, he was on
14 vacation -- lucky for you -- and so we had another
15 board member come.

16 And like I said, we're trying to do this and
17 make this a good decision for the airport. And so
18 we want max participation from the board members
19 just so we can get your ideas. That's all I have,
20 Madam Chair.

21 CHAIRMAN LUDLOW: Thank you.

22 MR. CLARKE: I have a question, Madam Chair,
23 to Mr. Pittman.

24 Just assure us -- you know, you and I have had
25 this discussion, and to Mr. Liotta's point earlier

1 about --

2 MR. PITTMAN: Yes.

3 MR. CLARKE: -- about financial feasibility --

4 MR. PITTMAN: Uh-huh.

5 MR. CLARKE: -- can -- we're -- we can be
6 assured that the revenue derived from the -- the
7 new Jet Center, however many aircraft are housed in
8 there, will be sufficient to cover the debt
9 service, the marginal operating costs,
10 depreciation, interest costs, et cetera, you know,
11 the debt service on the new --

12 MR. PITTMAN: Yes.

13 MR. CLARKE: -- you know, construction.

14 MR. PITTMAN: Yes.

15 MR. CLARKE: Okay. So either -- in either
16 option, they're -- we're prepared to --

17 MR. PITTMAN: Yes.

18 MR. CLARKE: -- to do it. Okay.

19 MR. PITTMAN: And it would not require us --
20 this is -- I'm speaking to the crowd right now,
21 would not require us to raise the rent on the
22 T-hangars.

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

24 MR. PITTMAN: Yes, sir.

25 CHAIRMAN LUDLOW: Thank you. Any other --

1 MR. PITTMAN: Thank you, Madam Chair.

2 CHAIRMAN LUDLOW: Thank you.

3 Any other board discussion or questions for
4 Mr. Pittman?

5 MS. LIOTTA: I have some.

6 CHAIRMAN LUDLOW: Any public --

7 MR. TUCKER: Wait.

8 CHAIRMAN LUDLOW: What?

9 MS. LIOTTA: I have -- I have some comments --

10 CHAIRMAN LUDLOW: You do?

11 MS. LIOTTA: -- or questions. Yeah. So --

12 MR. CLARKE: No doubt.

13 MS. LIOTTA: -- I think this is premature in a
14 lot of ways. We're not -- it doesn't sound like
15 we're actually asked to being vote -- asked to
16 be -- being asked to vote on anything today because
17 there is nothing.

18 CHAIRMAN LUDLOW: It's just an update.

19 MS. LIOTTA: Correct. But it does indicate
20 some things that I find a little bit concerning.

21 Item -- now the last item on the agenda, the
22 current agenda, talk -- you know, Mr. Pittman is
23 talking about staff ability to meet legal
24 requirements, subpoenas, public records requests.
25 So it doesn't seem to match the narrative we're

1 hearing that, you know, there's so much time to go
2 looking at, you know, financings.

3 If -- if we're having trouble meeting our
4 legal requirements, that is our priority, is
5 staying in compliance with the law. So, either
6 it's a problem that we need all hands on deck to
7 comply with the law and there's no time to work on
8 optional projects until that's done, or there's
9 per- -- there's enough bandwidth to do everything.

10 And so, I think we need clear priorities
11 and -- because the judges are not going to be
12 receptive to the argument that, oh, gee, we were
13 busy looking at financings and so we didn't comply
14 with the law. I think that's, you know, an
15 important point to make.

16 Second, when we do have something in front of
17 us, I think our -- our board rules, our Authority
18 rules, require staff to present a full financial
19 analysis so all of those questions will be answered
20 as far as is this going to be -- make sense with
21 our current cash flows, which are down.

22 Mr. Pittman, you know, noticed that, you know,
23 grant money's coming and so it doesn't show up
24 right now but we're being assured it's coming.
25 That's irrelevant to the point that our other

1 income is down substantially from projections and
2 actuals over last year.

3 So where we spend our money matters a lot. We
4 need to be aware of that. And a lot of our
5 expenses are over what they were projected to be to
6 the budget. So --

7 CHAIRMAN LUDLOW: It is just an update --

8 MS. LIOTTA: -- you know, where -- if we --
9 that is going to be a very important question when
10 we get a financial analysis, when we get there, as
11 to how are we affording this when we are not in a
12 good financial setup right now.

13 CHAIRMAN LUDLOW: Thank you. Any other board
14 discussion?

15 (None.)

16 CHAIRMAN LUDLOW: And, Courtney, thank you for
17 that update.

18 MR. PITTMAN: Yes, ma'am.

19 CHAIRMAN LUDLOW: I'm very excited about the
20 Jet Center South, I am telling you. So I think
21 that will be great.

22 Number 5 on the agenda is master plan, to
23 schedule a master plan --

24 MR. LIOTTA: You skipped the public comment.

25 CHAIRMAN LUDLOW: Okay.

1 MS. LIOTTA: Public comment?

2 CHAIRMAN LUDLOW: Public comment on the
3 update?

4 MR. TUCKER: There's no vote being done.

5 MR. LIOTTA: Matt Liotta again. I, too, am
6 excited for -- to see a large hangar development,
7 especially since I'm on the waiting list and have
8 been for years on that.

9 While I'm not number one on the waiting list,
10 I sure hope that Jet Center which I didn't see on
11 the waiting list is, because it would seem highly
12 inappropriate to go build a large hangar when
13 there's a waiting list of people who have been on
14 the large hangar list for years, especially
15 commercial providers which must be prioritized per
16 the FAA assurances. Thank you.

17 CHAIRMAN LUDLOW: Any other public comment?

18 (None.)

19 CHAIRMAN LUDLOW: Thank you. Any other board
20 comment?

21 (None.)

22 SCHEDULING MASTER PLAN MEETING

23 CHAIRMAN LUDLOW: We can go to Item Number 5,
24 which is master plan.

25 I would like to throw this out to schedule a

1 master plan meeting and see if the board will
2 approve May 6th, it's a Tuesday, at 10 a.m. That's
3 all we need to know on our -- to schedule a
4 master plan meeting. Will the board agree on
5 May 6th at 10 a.m. for a master plan meeting?

6 MR. TUCKER: Is that a meeting that all of the
7 board members will be at?

8 CHAIRMAN LUDLOW: Any board member -- it will
9 be publicly -- it'd be publicly -- publicly
10 advertised and any and all -- any board member can
11 be there that wants to be.

12 MS. LIOTTA: What's the purpose of this
13 meeting specifically?

14 CHAIRMAN LUDLOW: Didn't you guys all just
15 keep saying we want a master plan meeting, we want
16 a master plan meeting?

17 MS. LIOTTA: Who is "we" and when?

18 CHAIRMAN LUDLOW: I'm trying to schedule a
19 master plan meeting.

20 MS. LIOTTA: I -- I think it's inappropriate
21 for the board to be doing any anything additional
22 beyond what's absolutely required and make sure
23 that we're, you know, walking before we can run.
24 And right now, it sounds like we're not even
25 walking yet.

1 CHAIRMAN LUDLOW: Okay. So --

2 MR. CLARKE: I can -- I can speak to the -- a
3 need for the master plan meeting.

4 I'm -- you know, I've chaired three
5 master plan meetings in the past. We haven't had
6 one for over a year. But the -- the thinking is we
7 have -- we're -- budget season is coming up, and we
8 have some projects that are already on the books
9 and we've already been approved for grants, our
10 construction improvement program.

11 We're -- we're -- I've talked to Mr. Pittman
12 and Mr. Holesko about having this meeting, re --
13 opening it to the public, getting input from the
14 public, and looking at where the -- where the
15 airport is going in terms of expanding our
16 capacity.

17 My -- my view, the number one problem at this
18 airport is the lack of capacity, the lack of
19 assets. We have a huge waiting list, and we -- we
20 haven't engaged in long-term planning.

21 And in -- again, to Mr. Liotta's point
22 earlier, we have to evaluate any finan- -- any
23 capital needs with respect to the marginal revenue
24 that that will generate. And that -- that's the
25 importance of having this planning meeting, so we

1 can gather input, because -- then the next phase
2 will be getting our budget ready, not only our
3 operating budget, but a capital budget, and a -- I
4 would hope we would do a five-year plan. I would
5 recommend that. And that would -- that should be
6 ready by probably midsummer, Mr. Pittman, would you
7 think?

8 MR. PITTMAN: Agreed.

9 MR. CLARKE: So, I mean, this is very -- this
10 is very important. The business of the airport has
11 to go on. We're obligated to serve our
12 constituents, which is anyone needing access to the
13 airspace, and that's our obligation. You know, we
14 can't -- we can't stop the process. It's -- you
15 know, any more than we can stop planes from taking
16 off and landing, so...

17 MS. LAQUIDARA: May I ask a question,
18 Madam Chair?

19 CHAIRMAN LUDLOW: Yes.

20 MS. LAQUIDARA: Just a procedural one. So
21 would this be a workshop or a meeting?

22 MR. CLARKE: Workshop.

23 MS. LAQUIDARA: A workshop. Because there's
24 no vote-taking at a workshop.

25 CHAIRMAN LUDLOW: No.

1 MR. CLARKE: Correct.

2 MS. LAQUIDARA: Okay. So I just wanted to
3 get --

4 CHAIRMAN LUDLOW: Good. Thank you.

5 MS. LAQUIDARA: -- the record clear so the
6 board members knew what they were voting on.

7 CHAIRMAN LUDLOW: Good. Yes. And it isn't
8 mandatory. You know, it --

9 MS. LIOTTA: Who's -- who are the members of
10 the master plan committee?

11 CHAIRMAN LUDLOW: I didn't look that up.

12 MS. LIOTTA: Are there any members that are --
13 have been accepted? Are there --

14 CHAIRMAN LUDLOW: As I remember, you stated
15 that any member, any board member could go -- go to
16 the master -- to any workshops that we have and
17 then they can decide who -- who -- the people there
18 will decide on who they want to be their chairman
19 and they can start setting up the meetings.

20 MS. LIOTTA: That's correct. But also members
21 of the public can join committees --

22 CHAIRMAN LUDLOW: Yes. Of course. That's --

23 MS. LIOTTA: -- through different --

24 CHAIRMAN LUDLOW: -- why we publicize it.

25 MS. LIOTTA: -- per the charter --I'm asking

1 if there are any members of the public who have
2 applied to and are now current members of the
3 master planning committee.

4 CHAIRMAN LUDLOW: Well, since we haven't a
5 meeting in how long, a year and a half?

6 MR. CLARKE: Probably a year and a half.

7 CHAIRMAN LUDLOW: Yeah. Then, no, I would say
8 we don't have any active people today, but a year
9 and a half ago, we did have.

10 MR. CLARKE: I would say it's a -- more of a
11 workshop that's open to the public, and all board
12 members are encouraged and are -- to attend if
13 you're able to. It's an open discussion.

14 But, you know, which of course we'll have a --
15 we'll have an agenda. Mr. Pittman, Mr. Holesko,
16 and Mr. Singletary will I'm sure have some material
17 for us to look at, the current projects and the
18 current approved grants both from the FAA and from
19 the Florida DOT, and any other, you know, capital
20 needs that we -- we may need.

21 MS. LIOTTA: So you're saying Singletary, and
22 I'm sorry the other name, Lesko?

23 CHAIRMAN LUDLOW: Holesko --

24 MS. LIOTTA: Holesko.

25 CHAIRMAN LUDLOW: -- Andrew.

1 MS. LIOTTA: Okay. So those are both members
2 of Passero.

3 MR. CLARKE: They'll be -- they'll be
4 attending -- they'll be attending as our --

5 MS. LIOTTA: Okay. Attending but not on the
6 committee.

7 MR. CLARKE: -- as our engineer.

8 CHAIRMAN LUDLOW: No.

9 MS. LIOTTA: Okay.

10 CHAIRMAN LUDLOW: So -- but you don't have to
11 go, so that's fine. I mean --

12 MS. LIOTTA: I'm just asking.

13 CHAIRMAN LUDLOW: -- because it's whoever, you
14 know, wants to be involved in this.

15 MR. CLARKE: Whoever shows up.

16 CHAIRMAN LUDLOW: And I agree with Dennis that
17 we have to go over these things to get something in
18 the budget, you know, for next year.

19 MS. LIOTTA: I guess just one more question.
20 So Passero not being on the committee, just
21 presenting to --

22 CHAIRMAN LUDLOW: It's open to the public.

23 MS. LIOTTA: Yes.

24 CHAIRMAN LUDLOW: Yes, they can come. Anybody
25 can come.

1 MS. LIOTTA: That's not my question. The
2 question is --

3 CHAIRMAN LUDLOW: There is no --

4 MS. LIOTTA: -- Mr. Clarke, you said --

5 CHAIRMAN LUDLOW: -- committee.

6 MS. LIOTTA: -- he talks to Courtney about
7 setting up a meeting. If there's no members of the
8 public on the agen- -- on this committee, who is
9 "we"?

10 CHAIRMAN LUDLOW: I said I am -- as chairman
11 set a date for a master plan meeting. Now, if you
12 don't want to go, that's fine. I mean, we don't
13 have to vote on anything, and -- and we'll just
14 publicize it and, you know, whoever shows up, shows
15 up. But it's a very important meeting.

16 MR. CLARKE: I mean, we're just scheduling a
17 public workshop, is all it is. And -- and our
18 engineers will be there to, you know, make a
19 presentation for information purposes only.
20 Anybody else who wants to show up is welcome to
21 show up. We're trying to gather input from the
22 public and, you know, particularly stakeholders in
23 this airport as to, you know, what our capital
24 needs are.

25 CHAIRMAN LUDLOW: Any other board comments?

1 (None.)

2 MR. CLARKE: Maybe Mr. Holesko would --

3 MR. ROBERTS: Can I speak up a little bit?

4 CHAIRMAN LUDLOW: Yes.

5 MR. ROBERTS: To Ms. Liotta's comments,
6 we're -- I think there's a little -- maybe a
7 disconnect about what the scope of this is, because
8 if -- if -- there is a very formalized master plan
9 process we -- okay. Okay. I'll just let Andrew do
10 it. But we are --

11 CHAIRMAN LUDLOW: Right.

12 MR. ROBERTS: We're five years into a ten-year
13 cycle. And as a point of reference, just if you --
14 if you were to read the last master plan, it
15 describes the process, it describes a committees of
16 stakeholders that are well beyond -- and it's a
17 very formal process. And -- and it also is
18 ultimately submitted to the FAA.

19 CHAIRMAN LUDLOW: Right.

20 MR. ROBERTS: So it --

21 CHAIRMAN LUDLOW: Thank you.

22 MR. ROBERTS: -- it sounds like maybe we're in
23 the earliest steps of our five-year cycle.

24 MR. HOLESKO: We are. And Andrew Holesko,
25 335 South Legacy Trail, St. Augustine --

1 CHAIRMAN LUDLOW: Thank you.

2 MR. HOLESKO: -- with Passero Associates. I
3 just want to provide a few points of clarification.

4 So the first is, as Chad mentions, the
5 Airport Authority has a -- a relatively current
6 airport master plan. It was completed in 2021.
7 Then we did the strategic business plan with
8 Ricondo & Associates. I think most of the board
9 members, I think, except for Member Tucker were
10 here for the Ricondo strategic business plan
11 update, which was built on the airport master plan
12 update. So that -- that formal document with the
13 FAA and FDOT is -- is still relatively young.

14 At last month's meeting, there was some
15 discussion relative to the development of the south
16 GA and the east side development of the airport.
17 We have a road that's being proposed, which we also
18 talked about tonight, and then we have the larger
19 road on the east side. So we have two different
20 roads, both be funded by Florida DOT in some way.
21 We have a CIP with the FAA. We have a six-year
22 work program with Florida DOT.

23 So after the last Authority meeting, during
24 discussions that I initiated with Mr. Pittman and
25 Mr. Clarke, because I work with Mr. Clarke on his

1 master plan committee and discussions with
2 Courtney, I said, let's have a workshop meeting and
3 simply show the board members and the public the
4 Airport Layout Plan and the projects that are
5 already programmed in the CIP from the Florida DOT
6 and the FAA --

7 MR. ROBERTS: I see.

8 MR. HOLESKO: -- so that when we get up to the
9 point and we -- we are voting on a road, we know
10 that road was shown one or two years ago, here's
11 the project number with the Florida DOT. It has a
12 project number. The funding is set. We know
13 exactly when it's coming. Out five to six years
14 from now -- with the FAA, it's more like a one- to
15 three-year period.

16 But we can do all that with all of you and we
17 can sit down so there will be no surprises and
18 everybody will understand this is what's coming
19 next. Now, whether that ends up being supportive
20 of budgetary purposes, great. But environmental
21 planning and mitigation credits, great.

22 The -- the share of your grants, but just to
23 see all of those things coming, we could print a
24 schedule up to 2031 or 20 -- 2032 and show the
25 projects in general and the funding. I think it

1 would just be beneficial to everybody.

2 So that's what I initiated after the last
3 meeting with Mr. Pittman and Mr. Clarke. So I'm a
4 part of the "we."

5 MR. CLARKE: Thank you.

6 MR. HOLESKO: I'm a part of the "we." So I
7 just -- that's -- that's where it came --

8 CHAIRMAN LUDLOW: I was --

9 MR. HOLESKO: -- from. Because there was good
10 questions brought up last month and I said --

11 CHAIRMAN LUDLOW: Bob was there, too.

12 MR. HOLESKO: -- we need to be able to share
13 that information with everybody.

14 CHAIRMAN LUDLOW: Yes. That's right. And Bob
15 Olson and I both were there for all of those
16 master plan meetings.

17 MR. HOLESKO: And this will not be a
18 traditional airport master plan update. It's
19 the --

20 CHAIRMAN LUDLOW: No.

21 MR. HOLESKO: It's the capital improvement
22 program that has come out of the airport
23 master plan.

24 CHAIRMAN LUDLOW: Yeah, a workshop to bring us
25 up to date. Yes. That's very good. Any other

1 questions for Andrew?

2 (None.)

3 CHAIRMAN LUDLOW: Okay. Well, that -- that
4 was just -- I guess we need to vote -- or need to
5 decide on the time. So what I threw out was
6 May 6th at 10 a.m. If anybody has anything better,
7 then please speak up.

8 MR. CLARKE: It's good for me.

9 CHAIRMAN LUDLOW: May 6th at 10 a.m. at the
10 conference center. It will be publicized.

11 MR. PITTMAN: Yes, Madam Chair.

12 CHAIRMAN LUDLOW: It's open to the public and
13 we'll bring coffee. Okay. So, do we need -- we
14 don't need to vote on that.

15 MR. TUCKER: Was there a -- a time?

16 CHAIRMAN LUDLOW: 10 a.m.

17 MR. TUCKER: 10 a.m.?

18 MR. CLARKE: 10 a.m.

19 MR. TUCKER: All right. I'm good.

20 CHAIRMAN LUDLOW: So -- okay. So that's all
21 we needed to do, was set a date for a master plan
22 meeting. Thank you. Now, anybody want to say
23 anything about that public comment?

24 (None.)

25 CHAIRMAN LUDLOW: I didn't think so.

1 STATE ATTORNEY INVESTIGATION SUBPOENAS

2 CHAIRMAN LUDLOW: Now we get to Item Number 6.
3 I'd like to -- which is State Attorney
4 investigation subpoenas, and extraordinary public
5 records volume, additional no resources needed.

6 What we're supposed to vote on here is nothing
7 to do with legal. All we're supposed to vote on is
8 that we can -- that we can provide services for
9 Courtney to respond to this. That's all we are
10 supposed to vote on.

11 So is there -- would you guys like to catch
12 up? Len, there's yours. This is what's --

13 MR. TUCKER: Yeah, I've got that.

14 CHAIRMAN LUDLOW: Oh, you've got that. This
15 is just...

16 So, is there any board discussion on giving
17 Courtney latitude to try to work with
18 Cindy Laquidara to handle these requests?

19 MS. LIOTTA: Well --

20 MR. PITTMAN: Madam Chair, if I may?

21 CHAIRMAN LUDLOW: Yes, please.

22 MR. PITTMAN: One, the reason why we put this
23 on here was for full transparency for the public.

24 We have several, I think it's 92 items of
25 documents to be produced. All right. So one of

1 the -- so one thing we wanted to do with
2 transparency so people would know why they weren't
3 receiving their public records request.

4 Some of the items that were requested require
5 general counsel. I am not qualified to know what
6 meet -- what is a true public record, what should
7 be redacted, what should be released, what should
8 not be released. And so, that's why it was
9 important for us to get general counsel.

10 Also, subpoenas came through, which in my
11 opinion, trumped the public records requests. We
12 had an obligation to the State to respond to the
13 subpoenas. Those things are still ongoing.

14 And so, what you-all allowed us to do through
15 your vote, with Ms. Laquidara's representation as
16 general counsel, to move forward with these public
17 records requests and move forward with responding
18 to these subpoenas.

19 That's all we wanted to do, was be transparent
20 to the public who are e-mailing us saying, Hey,
21 what's the status of my public records requests?
22 Mrs. Santiago responds to those on a regular basis.

23 So what we wanted to do was respond in one
24 shot, to say to everybody, this is the status of
25 your public records requests. And I think tonight

1 together we have done what we needed to do by
2 bringing Ms. Laquidara on so we can fulfill our
3 obligation to the community by responding to those
4 public records. That was the point of Agenda
5 Item Number 1.

6 CHAIRMAN LUDLOW: Okay. I totally agree.
7 So -- because we're not supposed to get into any
8 legal stuff. So is there any board discussion?

9 MS. LIOTTA: I have a couple of comments.

10 CHAIRMAN LUDLOW: Pardon me?

11 MS. LIOTTA: I have a couple of comments.

12 Anyone who looks through the board agenda will
13 notice a couple of things pretty quickly. I am the
14 source of a number of those public records
15 requests. I find it unfortunate that as a board
16 member, I'm even resorting to that to get
17 information, frankly.

18 And then another, but if you look closely at
19 those public records requests, someone would find
20 pretty quickly that a number of them, at least six
21 of the various public records requesters, are all
22 requesting the same documents or there's a lot --
23 or at least there's a lot of overlap. So that the
24 idea of an extreme burden may be overstated.

25 One of those is the records related to the

1 EEOC complaint brought last year and related
2 documents.

3 CHAIRMAN LUDLOW: We're not getting into --

4 MS. LIOTTA: Just that's an example. Those --
5 those are four or five, six different individuals
6 requesting the same documents. So one search
7 satisfies a bunch of records --

8 CHAIRMAN LUDLOW: Are you --

9 MS. LIOTTA: -- requests.

10 CHAIRMAN LUDLOW: -- saying that out of 72 or
11 92 public records requests, that they don't need
12 help?

13 MS. LIOTTA: No, I'm saying that the
14 statement --

15 CHAIRMAN LUDLOW: Okay. That's all we're
16 voting on.

17 MS. LIOTTA: I actually -- I actually question
18 the amount of effort this will take.

19 Because of that, I spoke with the -- like I
20 said, I spoke with the State Attorney's Office. He
21 said, "Hey, that subpoena that we sent should have
22 been something that could have been responded to in
23 a couple of days. It wasn't that many document --
24 it wasn't that much," was the quote. "It wasn't
25 that much" that they requested --

1 CHAIRMAN LUDLOW: Okay.

2 MS. LIOTTA: Or "I didn't ask for that much."

3 That's what he said --

4 CHAIRMAN LUDLOW: Okay. But --

5 MS. LIOTTA: "I didn't ask for that much."

6 CHAIRMAN LUDLOW: -- that's not --

7 MS. LIOTTA: And also, I find it highly
8 disappointing and irregular that Mr. Pittman found
9 it appropriate to publicize a subpoena in an active
10 ongoing criminal investigation that says right on
11 it, "Don't make this public." I find that to be
12 highly inappropriate and I'm very surprised that
13 that happened and disappointed.

14 CHAIRMAN LUDLOW: Your three -- any other
15 public comment?

16 MR. PITTMAN: Madam Chair?

17 CHAIRMAN LUDLOW: Yes, Courtney?

18 MR. PITTMAN: Unfortunately I would like to
19 respond to that. I was instructed and --

20 CHAIRMAN LUDLOW: That's not what we're voting
21 on.

22 MR. PITTMAN: -- given permission to share --

23 MS. LIOTTA: By whom?

24 CHAIRMAN LUDLOW: We're -- all we're voting on
25 is that you need help to --

1 MS. LIOTTA: No. I think, you know, if his
2 defense is I was told to do it, who -- who told you
3 to do, it Mr. Pittman? This is your decision, your
4 agenda. You -- you own this.

5 CHAIRMAN LUDLOW: He definitely --

6 MS. LIOTTA: If you're saying --

7 CHAIRMAN LUDLOW: -- got permission before he
8 did it.

9 MS. LIOTTA: -- somebody else, by whom?

10 CHAIRMAN LUDLOW: Well, probably the
11 State Attorney's Office. They're the one that
12 issued it.

13 MS. LIOTTA: No. When I spoke with the State
14 Attorney, they had no idea whether their subpoena
15 had been put -- made public in an agenda.

16 CHAIRMAN LUDLOW: Well --

17 MS. LIOTTA: So I ask again --

18 MR. ROBERTS: Can I --

19 MS. LIOTTA: -- you're saying some unknown
20 person gave you permission to do this. Who?

21 MR. ROBERTS: Through the -- through the
22 Chair, I don't think these should be the subjects
23 of public discussion right now.

24 CHAIRMAN LUDLOW: I don't, either. We're not
25 supposed to be talking about legal. We're supposed

1 to be talking about how he's going to handle all
2 these public records requests.

3 MS. LAQUIDARA: Madam Chair, I can get with
4 Mr. Pittman and Board Member Liotta and find out
5 what the information is. If it's appropriate to
6 make it public, then we will, okay?

7 And -- but it would -- if it's all right with
8 Board Member Liotta, then let me get with
9 Mr. Pittman and her and find out who it is.
10 Whenever there's a -- an investigation by the
11 State Attorney, I just want to make sure we don't
12 step in it.

13 And -- and I think that's an important
14 question to ask if you see a document in a criminal
15 investigation that says don't tell anybody and you
16 tell everybody. So, I think it's -- it's part of
17 due diligence to check it out for all of the board
18 members, to -- and for Mr. Pittman himself.

19 So if -- see now Board Member Liotta raised
20 that. If she doesn't mind if I get with her, and
21 then of course the information a board member has,
22 he is free to use and -- once -- once she has that.

23 MS. LIOTTA: Yeah.

24 MS. LAQUIDARA: And so --

25 MS. LIOTTA: Okay. I --

1 MS. LAQUIDARA: -- it's not an attempt of
2 course to --

3 MS. LIOTTA: All right. That -- that is fine
4 for now.

5 I will say that I need clarity on permission
6 versus being told because it's almost like "I want
7 to do this and I would like your sign-off" is a
8 different thing than saying "I'm doing this because
9 you're telling me to."

10 MS. LAQUIDARA: Absolutely.

11 MS. LIOTTA: And I want that information.

12 MS. LAQUIDARA: Yes, absolutely. The words
13 matter, so we'll spend a little -- we'll have the
14 conversation.

15 MS. LIOTTA: One -- one last comment and then
16 I promise I -- for now at least, I'll stop.

17 I think there -- I have a little bit of a
18 problem with the way this is being presented as an
19 agenda item, as if it's somehow optional that if we
20 don't -- if we vote no, that somehow the airport
21 isn't obligated to respond to these requests.
22 That's just not what the law says. That's not --

23 CHAIRMAN LUDLOW: All we're doing is --

24 MS. LIOTTA: -- what the subpoena says.

25 CHAIRMAN LUDLOW: We're not voting on that.

1 We're only voting to say he has 92 -- or 92 PR or
2 public records requests. The only thing we're
3 voting on is that he doesn't have the staff to get
4 all this done and he's going to depend on
5 Ms. Laquidara to go through and help him. That's
6 all we're voting on.

7 MR. TUCKER: Point of order --

8 MS. CASH-CHAPMAN: Madam Chair?

9 MR. TUCKER: -- there, Madam Chairman. I
10 don't think we're voting on anything. I think that
11 was just an information item.

12 MS. CASH-CHAPMAN: I tried. Madam Chair, can
13 I be recognized?

14 CHAIRMAN LUDLOW: It says discussion point.

15 MS. CASH-CHAPMAN: May I be recognized,
16 please? Thank you.

17 So it -- it seems in this agenda item what we
18 are being asked to vote on is to allow Mr. Pittman
19 to have additional funds for our legal counsel over
20 his spending authority, which as we all recall,
21 we've already voted on a really long time ago --
22 also one of the reasons I wanted to bump it back
23 up, but that's okay.

24 So I'm not so sure that this is worth a
25 discussion because we've already voted. So I

1 think -- I think it might be good to move on from
2 this. That's my two cents there.

3 CHAIRMAN LUDLOW: Any other board discussion?

4 (None.)

5 CHAIRMAN LUDLOW: Okay. Public comment?

6 MS. LIOTTA: I don't believe we have a motion.

7 CHAIRMAN LUDLOW: Oh, no, wait. I'm sorry.
8 We don't have a motion -- a first or second motion
9 to --

10 MS. CASH-CHAPMAN: I don't think there's
11 anything to vote on, right?

12 CHAIRMAN LUDLOW: I don't think so.

13 MS. LIOTTA: I guess maybe one point of
14 clarification from Ms. Laquidara just to -- because
15 I think Ms. Cash-Chapman is correct.

16 CHAIRMAN LUDLOW: I agree with you.

17 MS. LIOTTA: Would your existing, now approved
18 engagement letter, and I think your prior comments
19 suggested this, would cover guidance on the
20 staff -- and it is the staff who will pull the
21 records, not attorneys, but --

22 MS. LAQUIDARA: Correct.

23 MS. LIOTTA: -- to give them that guidance,
24 it's already included under --

25 MS. LAQUIDARA: Yes.

1 MS. LIOTTA: -- what we've approved. Okay.

2 MS. LAQUIDARA: And with regards to who's
3 pulling it, it may very well be IT, if you have IT
4 people, once -- once I get a sense of where the --
5 where the records are for the search terms and all.
6 But the first thing I'll do of course is respond to
7 everybody who has a public record, because it is
8 accurate to say we have to respond --

9 CHAIRMAN LUDLOW: Thank you.

10 MS. LAQUIDARA: -- and so, it's -- I'll
11 contact each of -- each of them, including you more
12 formally than at this meeting, and state that we
13 are on it and give you an estimate. Because what
14 we want to do is forestall anybody filing a suit
15 that we have unreasonably delayed. And I believe
16 my contact and the fact we have a process should --
17 should forestall that.

18 MS. LIOTTA: I have I guess one question for
19 Mr. Pittman.

20 Has staff made any efforts to respond to
21 gather documents of -- for any of these public
22 records requests?

23 MR. PITTMAN: Yes.

24 MS. LIOTTA: Are any of them ready to go and
25 just pending review? What's the status of those?

1 How --

2 MR. PITTMAN: Some of them are, yes.

3 MS. LIOTTA: How -- can you give some more
4 detail on that? As in -- are -- you know, are most
5 of them being worked on or only a handful?

6 Just kind of -- I'm -- I'm troubled here
7 because based on your comments before, I think
8 someone could interpret your -- your statements to
9 the board to indicate that staff hasn't been
10 working on this.

11 And if that's not the case, I think to
12 forestall someone potentially filing suit, in a
13 worst-case scenario, that we give a true and
14 accurate representation of where -- where we're at.
15 If there are efforts that staff have been made --
16 have been making, I think we should acknowledge
17 them here and now.

18 MR. PITTMAN: I'm sorry that you believe that
19 staff has not been working on these public records
20 requests, but I am going to say that we have.

21 And there's some information that we are not
22 qualifit- -- qualified to give out. That's why I was
23 waiting on general counsel. But we by no means
24 have been sitting on our hands not working.

25 MS. LIOTTA: Okay. Well, I think just a good

1 clarification from your prior statements, because
2 my -- my understanding of what you said just 10, 15
3 minutes ago was that you were waiting to work on
4 it.

5 MR. PITTMAN: No.

6 MS. LIOTTA: Or the exact words you used I
7 think could have given someone the impression that
8 it was hands down no work done until we got
9 counsel, and that would be obviously problematic.

10 But, you know, it's good to hear that staff's
11 been working on it and there's -- we can expect
12 that these, you know, compliance with the public
13 records laws will be forthcoming quickly now that
14 we have Ms. Laquidara --

15 CHAIRMAN LUDLOW: Is there any other --

16 MS. LIOTTA: -- which is good news.

17 CHAIRMAN LUDLOW: -- board comment?

18 MR. PITTMAN: Thank you.

19 CHAIRMAN LUDLOW: Thank you. Good. Thank
20 you. So we won't vote on that, then. We -- we
21 just had open discussion and we understand. No
22 other public comment, board...

23 MR. LIOTTA: Malt Liotta again. Some of the
24 public records requests are from me, including one
25 that I made in September of last year, back when

1 CHAIRMAN LUDLOW: Please.

2 MR. PITTMAN: Excuse me, Ms. Santiago.

3 Okay. Madam Chair, on March 10th, Mr. Tucker
4 recused himself, so -- and he filled out this form.
5 So, as per the rules, we have to read this into the
6 record. I'll give you a copy when we finish.

7 CHAIRMAN LUDLOW: You mean every time somebody
8 recuses?

9 MR. PITTMAN: Yes, ma'am.

10 CHAIRMAN LUDLOW: Well, Jennifer's recused
11 herself plenty of times.

12 MR. PITTMAN: Roger. Yeah. So you're
13 supposed to fill out this form right here --

14 CHAIRMAN LUDLOW: I know. I have it.

15 MR. PITTMAN: -- whenever you recuse yourself.

16 And so, it says, Disclosure of Local Officer's
17 Interest. I, Leonard R. Tucker, hereby disclose
18 that on March 10th, 2025, a measure came or will
19 come before my agency which injured to my -- in --
20 I'm sorry, inured to my special private gain or
21 loss. The measure before my agency and the nature
22 of my conflicting interest in the measure is as
23 follows: A motion to have a special investigation
24 into any legal [sic] violations against me for
25 sunshine violations and conditions -- I'm sorry,

1 conflicts of interest. Signed on March 21st, 2025.

2 CHAIRMAN LUDLOW: Thank you.

3 MR. PITTMAN: All right. And can you scroll
4 down?

5 CHAIRMAN LUDLOW: I do -- I do have that form
6 I will pass out.

7 MR. PITTMAN: All right. A couple of things
8 real fast, Madam Chair.

9 CHAIRMAN LUDLOW: Okay.

10 MR. PITTMAN: So you have the badgeless exit
11 for the -- for the west gate. We got that, we put
12 that into place a couple of weeks ago. It's thus
13 far been a success. It was just our way of giving
14 back to the tenants and also due to the fact that
15 we don't have TSA.

16 The badgeless exit is something that we had
17 when I worked at Gainesville airport. It worked
18 there and it's been working here. We have a new
19 video posted on the website to train people on how
20 the badgeless exit work. If you're the last
21 vehicle going out the gate, you're supposed to stop
22 at the stop sign. If there's several other
23 vehicles going out of sequence, the last vehicle
24 stops.

25 Next, FAA 139 audit preparation. We've been

1 working with Daytona Beach Airport in preparing --
2 preparation for our FAA 139 audit. The executive
3 director and the staff has welcomed us with open
4 arms.

5 We plan on going in May to Naples. I talked
6 to Chris. He's the executive director down in
7 Naples. Him and I are good friends. They'll
8 welcome us down there to go down there to do their
9 audit, so we can witness the audit take place. The
10 auditors, FAA auditors know we're coming. They
11 actually -- it was their idea.

12 But like I said, we partnered up with Daytona.
13 Their staff has come up here, their maintenance
14 personnel, and we've been doing a sort of
15 brotherhood of airports, just sharing information
16 and building of relationships.

17 All right. If you would go down to the next
18 page, please, the Customs report.

19 I want to first say thank you to Vinny for
20 helping me with this. All right. So this has been
21 something that's been talked about -- if you'd go
22 down just a little bit further. So stop right
23 there.

24 All right. So the Customs report. So you can
25 see on there, March 2025 Customs fees totaling

1 \$13,400 minus Atlantic's 10 percent, that's what is
2 agreed upon. We spent \$12,000.60 on Customs.

3 When I talked to Vinny today, he told me if
4 the -- if I speak incorrectly, please correct me --
5 that if the aircraft wants to get a ride from the
6 Customs spot to, say, the curb or to Atlantic, it's
7 \$250 for the -- so if you would scroll down
8 further. See the aircraft, you might have to --
9 okay. Go back up.

10 All right. So I am not trying to tell the
11 board what the board should do, but I'm just saying
12 that this is a very expensive undertaking.
13 Pistons, we do not charge pistons for getting
14 Customized here at this airport. This is something
15 that we pay out every month. So it has been going
16 up every month since January. I have the last
17 three Customs reports and it's just an item for
18 consideration. Yes, Mrs. Liotta?

19 MS. LIOTTA: Okay. Clarification.

20 MR. PITTMAN: Yes, ma'am.

21 MS. LIOTTA: Are you saying that -- I guess
22 I'm a little confused. I know you're saying
23 it's -- basically it's expensive and --

24 MR. PITTMAN: Yes, ma'am.

25 MS. LIOTTA: -- it's getting more expensive.

1 To clarify, are you saying that the airport's
2 absorbing that right now or all of this gets passed
3 on to the people using the service like --

4 MR. PITTMAN: No, we're absorbing this right
5 now.

6 MS. LIOTTA: And so, are you suggesting that
7 that's something that will come before the board as
8 to change it and make it a fee for service
9 arrangement?

10 MR. PITTMAN: I'm thinking -- one, we
11 should -- okay. If I could make a suggestion.

12 One, we should be charging all aircraft. I
13 know in years past, the idea was we wouldn't charge
14 piston aircraft in hopes that more piston aircraft
15 would come here and get fuel.

16 But me -- but in my experience of working air
17 traffic control tower, what they would do is come
18 here and get Customized, taxi back out for
19 departure, and go to another airport and get gas.

20 So they would use us because it was known to
21 the aviation community as a freebie. So we're
22 losing because we still as the Airport Authority
23 absorb that cost, to your point, and so we're
24 losing out on the deal. And I'm -- and I'm saying
25 frankly it's not a good deal for us.

1 MS. LIOTTA: Do we have any -- well, I don't
2 think it's appropriate for this, but I think --

3 MR. PITTMAN: Yes, ma'am.

4 MS. LIOTTA: -- maybe we -- if it does come
5 before the board as a -- as a vote, it would be
6 good to understand some more hard numbers on what
7 is it costing --

8 MR. PITTMAN: Absolutely.

9 CHAIRMAN LUDLOW: He --

10 MS. LIOTTA: -- especially for piston versus
11 other. And, you know, I think being
12 revenue-neutral on that, I'd be interested in
13 hearing more.

14 MR. PITTMAN: Absolutely. We are gather -- to
15 your point, we are gathering that data. So I have
16 three months thus far of that information. So
17 we're building it up so I can present you-all with
18 a spreadsheet that -- so you-all will be able to
19 make a more fact-based decision.

20 Because it is some -- it is something that
21 we've discussed in secret but nobody's really
22 addressed in the public. So I think it's about
23 time, speaking to our revenue and how we're looking
24 financially, to start looking at things to make
25 better decisions going forward in the future.

1 CHAIRMAN LUDLOW: So, off the top of your
2 head, how much are we losing per month?

3 MR. CLARKE: \$12,000.

4 CHAIRMAN LUDLOW: No.

5 MR. PITTMAN: All right. So, no, \$12,000 was
6 this past month. So I would say, on average,
7 you're losing about \$9- to \$10,000 a month.

8 CHAIRMAN LUDLOW: A month.

9 MR. CLARKE: One question, Madam Chair.

10 CHAIRMAN LUDLOW: Yes.

11 MR. CLARKE: Would that include the possible
12 relocation of the Customs facility?

13 MR. PITTMAN: I don't think -- so are you
14 thinking that relocating the Customs facility would
15 benefit us?

16 MR. CLARKE: Would it make any difference?

17 MR. PITTMAN: It would benefit in the sense of
18 that unfortunately Atlantic wouldn't be able to
19 charge, they would just be able to walk out to the
20 curb if they had a vehicle, right?

21 But the fact that we have -- we have given a
22 benefit to a certain type of aircraft is something
23 that's costing us. And it just might be something
24 that you-all might want to consider in the future:
25 Is Customs something that we really want to do at

1 this airport?

2 MR. CLARKE: Does it -- does the Customs
3 agency, do they -- do they have a charge, an
4 itemized charge that could be passed through to the
5 beneficiary?

6 MR. PITTMAN: They have an itemized charge,
7 yes. And they even provide us with a list of the
8 aircraft that come through and get Customized.

9 MR. CLARKE: And then they could be charged by
10 tail number or by --

11 MR. PITTMAN: Absolutely.

12 MR. CLARKE: Okay.

13 MR. PITTMAN: And to that point, we have
14 Virtower coming to the airport that would be able
15 to get information off ADS-B. ADS-B provides
16 aircraft information; i.e. the tail numbers, and so
17 it would be able to track aircraft. So we'd be
18 better suited at tracking aircraft that come in
19 that also -- and be able to verify that information
20 going through Customs and coming to this airport.

21 MR. CLARKE: I just have one more question.
22 It looks like -- I mean, can you go back to your
23 ops page and the fuel? It looks like your ops off.

24 MR. PITTMAN: Uh-huh. I can explain that.

25 MR. CLARKE: But then in fuel, Jet A

1 hundred -- hundred low lead is up, but self-fuel is
2 down. Is that because of our price?

3 MR. PITTMAN: No. So what's going on right
4 now -- I wish it was that simple, but what's going
5 on right now, your traffic is being generated by
6 cross-country flights.

7 MR. CLARKE: Yeah.

8 MR. PITTMAN: So airplanes are getting kicked
9 out of Craig Airport and Daytona Beach and then
10 they're doing cross-countries inbound from
11 Gainesville.

12 So Craig, due to traffic saturation, is
13 kicking planes down here. Daytona, because they
14 don't want Embry-Riddle doing touch-and-goes down
15 there, send them up here. And so those guys are
16 doing full-stop taxi-backs or touch-and-goes and
17 going back to their airports --

18 MR. CLARKE: And not flying --

19 MR. PITTMAN: -- and not getting fuel.

20 MR. CLARKE: Okay. Okay.

21 MS. LIOTTA: So, do you think -- I -- this was
22 a prior discussion a prior meeting --

23 MR. PITTMAN: Yes, ma'am.

24 MS. LIOTTA: -- about landing fees, and there
25 was discussion about -- I -- those two words are

1 not words that a lot of people want to hear
2 together, that other airports have started
3 instituting landing fees, we have not, and that
4 is --

5 MR. PITTMAN: Correct.

6 MS. LIOTTA: -- I think you're the one who
7 told us that that is a contributing factor to why
8 we're seeing increased touch-and-go traffic that
9 does not generate revenue.

10 MR. PITTMAN: Right.

11 MS. LIOTTA: We're getting left holding the
12 bag --

13 MR. PITTMAN: Right.

14 MS. LIOTTA: -- and, you know, some people
15 could argue with this extra traffic that's not
16 being offset by any -- any revenue.

17 MR. PITTMAN: Correct.

18 MS. LIOTTA: And so, this sounds because I
19 know -- and just to clarify your comments about the
20 Customs, are you saying that we're only losing
21 revenue on piston? Are we charging the jets and
22 not the pistons?

23 MR. PITTMAN: We are charging the jets, not
24 charging the pistons. So we are. So the word is
25 out. It's been out for years. Since I've been

1 here, and I've been at this airport going on about
2 four years now, the word is out.

3 And like I said, the pistons come in and get
4 Custom and then they don't even go to Atlantic;
5 they just take back off and go further north. They
6 bypass Miami, come here as a port of entry, and
7 then head further north. So we are losing on that.

8 But to your point -- but I want to address
9 your point about the landing fees. So -- so at the
10 last CFASPP meeting -- CFASPP meeting is a meeting
11 of airports. So all the executive directors and
12 then the FAA and FDOT all meet at the CFASPP. So
13 in every meeting I've been to, and for the past few
14 months, they talk about these landing fees.

15 The problem is there isn't any written
16 guidance. So everybody is just trying to figure it
17 out along the way. And the problem with not having
18 written guidance is: What are you liable for?

19 So, for example, can I charge transients
20 versus not charging home-based aircraft? There
21 is -- there isn't any guidance on that, but you
22 might open yourself up for not being a public --
23 not giving the appearance of a true public use
24 airport.

25 So it is -- right now, it's in its

1 experimental phase, and -- and the FAA nor -- nor
2 anyone else has written anything down in paper that
3 said this is how it should be done.

4 So a lot of your airports down south and to
5 the west -- my time ran out -- and to the west are
6 starting it but everybody's doing it different. So
7 there's no true set way of doing it, and that
8 usually doesn't work in the aviation world.

9 CHAIRMAN LUDLOW: What if we didn't have
10 Customs? I mean, would we lose money? No. We
11 wouldn't be making money because we wouldn't be
12 losing \$10,000 a month. I -- I would be happy to
13 entertain not having a Customs. They just moved
14 out of Cecil Field.

15 MR. PITTMAN: Uh-huh.

16 MS. LIOTTA: Well, I think that's a more
17 nuance conversation, because we are charging the
18 jets, so at least we -- we're not charging the
19 prop -- prop planes.

20 So if we just make it revenue-neutral for all
21 aircraft, we're treating people more -- you know,
22 there's an argument to be made that we're
23 discriminating right now by charging the jets and
24 not charging the -- the prop planes, and I wouldn't
25 want us to get into that situation.

1 So I like the idea of being more
2 revenue-neutral and treating everyone the same,
3 paying -- paying for itself. And definitely when
4 we get in the jets, we have a much higher chance of
5 getting some fuel revenue if those -- you know,
6 when they land.

7 If their -- if they have to go somewhere else
8 because they're on an international trip, which
9 jets can do a lot more frequently than prop planes,
10 I think it's unclear to me if we would be hurting
11 ourselves by completely getting rid of Customs.

12 We went ahead and made the investment to build
13 the building. You know, I would hate to turn
14 something off and not understand if we're maybe
15 doing a self-inflicted wound.

16 CHAIRMAN LUDLOW: Well then, do you think we
17 should start charging for piston?

18 MS. LIOTTA: I believe that's appropriate if
19 we're -- if we're charging jets. Why are we not
20 charging pistons? And was that -- I mean, that was
21 a decision that was made a while ago.

22 I'm not sure that was -- was well thought out,
23 and potentially there may be FAA issues with having
24 done that in the first place. I don't know. But I
25 think it's a good question.

1 MR. PITTMAN: Thank you, Madam Chair.

2 CHAIRMAN LUDLOW: Anything else? Okay. Thank
3 you. Do you have a question for Courtney? Okay.
4 So, Courtney, you're up next for badgeless exit.

5 MR. PITTMAN: I already did that one.

6 MR. CLARKE: Yeah, she's done -- he's done
7 with that one.

8 MR. PITTMAN: Keep going. Boom, I'm done.

9 CHAIRMAN LUDLOW: Oh, and Part 139 and
10 Customs?

11 MR. CLARKE: Uh-huh.

12 CHAIRMAN LUDLOW: So, the only thing left
13 then -- I know I had that form there. So, I --
14 there's Customs.

15 BOARD MEMBER COMMENTS & REPORTS

16 CHAIRMAN LUDLOW: So we have a board member
17 comments and reports. Ms. Cash-Chapman?

18 MS. CASH-CHAPMAN: Nothing to report.

19 CHAIRMAN LUDLOW: Nothing to report.

20 Mr. Clarke?

21 MR. CLARKE: Nothing.

22 CHAIRMAN LUDLOW: Nothing to report. You
23 could tell them you missed the TPO meeting.

24 MR. CLARKE: Oh, I did. Oh, yeah, one -- one
25 thing. On the TPO, Transportation Planning

1 Organize, Andrew, are we going to be ready for the
2 May meeting?

3 Courtney Pittman, Andrew Holesko, and myself
4 are going to attend the next or the May
5 Transportation -- Northeast Florida Transportation
6 Planning Organization meeting and we're going to
7 give a presentation on a -- on the plans of --
8 expansion plans that we have here at the airport.
9 Just a broad overview, nothing -- not real
10 specific.

11 But I talked to the people at the TPO and it's
12 something that they've never seen, or at least it's
13 been quite a while since they were updated on
14 activities here at the airport. So they're looking
15 forward to it. And it will be about a 10- or
16 15-minute presentation and question and answer for
17 information only.

18 CHAIRMAN LUDLOW: And if anybody would like to
19 go, it's downtown on State and Union Street and
20 they start at 10:00.

21 MR. CLARKE: Yeah. It's a -- it's a good
22 organization. We -- we're represented.
23 Jacksonville Aviation Authority, the -- who is it?
24 The dock --

25 CHAIRMAN LUDLOW: The five counties.

1 MR. CLARKE: Yeah, the dock, beach, county.

2 MS. LIOTTA: So that's going to be like a
3 PowerPoint kind of presentation?

4 MR. CLARKE: Kind of, yeah.

5 MS. LIOTTA: Is that going to be -- was this
6 something developed by staff?

7 MR. CLARKE: It's just a compilation of
8 information that Passero has -- has already
9 compiled.

10 MS. LIOTTA: Okay. Because I'm -- I'm asking
11 because I would like a copy of that. I don't think
12 I'll be able to go, but I'd like a copy of the
13 presentation.

14 MR. CLARKE: Oh, I think we ought to be able
15 to show that, you know, at one of our meetings here
16 or in the master plan meeting. Is it -- would that
17 be help available? Yeah, so we'll get a preview --

18 CHAIRMAN LUDLOW: We'll make sure.

19 MR. CLARKE: -- of it, yeah.

20 MS. LIOTTA: Yeah, I just want to make sure
21 that it's not your document, because I'm not asking
22 for your any --

23 MR. CLARKE: No, no.

24 MS. LIOTTA: -- Sunshine issues. But if it's
25 an Airport Authority document, I'd like to -- I'd

1 like to see it.

2 MR. CLARKE: Yeah, we'll make it available to
3 everybody. Put it on the website.

4 MS. LIOTTA: Okay. Thank you.

5 CHAIRMAN LUDLOW: Okay. Is there any other
6 business to discuss?

7 GENERAL PUBLIC COMMENT

8 CHAIRMAN LUDLOW: Is there any public comment?
9 Do say --

10 MS. FISCHBACH: Yes.

11 CHAIRMAN LUDLOW: Yes, come up, Chloe. This
12 is general public comment.

13 MS. FISCHBACH: Okay. Good afternoon. My
14 name is Chloe Fischbach. I was the airport access
15 control officer and office manager up till
16 April 29th, 2024.

17 Members of the public, I e-mailed these board
18 members on Thursday April 10th, 2025 at 12:46 p.m.
19 and did not hear back from them. And, board
20 members, in case you haven't received my e-mail for
21 some reason, I will read it out loud now, so make
22 sure that you've heard it and that it's on the
23 record.

24 The subject line of my e-mail was further
25 testimony. The e-mail reads as follows: To the

1 Airport Authority Board, this is an addendum to my
2 public comments at the May 13th, 2024
3 Airport Authority board meeting where I referred to
4 board members violating Sunshine laws.

5 To reiterate, I said among other things,
6 quote, these board members openly violated Sunshine
7 laws right at the admin building from the day Cindy
8 Hollingsworth left. I myself saw them congregate
9 and talk at the office on several occasions to
10 which Jaime Topp pretended to believe they were on
11 opposite sides of the building. Members of the
12 public, I would pledge of the Torah that they were
13 in the same room talking to one another, unquote.

14 And now for my addendum and further testimony.
15 I saw all contemporaneous board members at the
16 Airport Authority admin building except Michelle
17 Cash-Chapman at various times in my tenure as front
18 desk receptionist and access control officer,
19 office manager, a period spanning May 2022 to April
20 2024. This includes Reba, Dennis Clarke, Jennifer
21 Liotta, and Bob Olson.

22 I have one eidetic memory of Ludlow and Clarke
23 speaking to one another privately in Cindy
24 Hollingsworth's office, the office I would
25 eventually occupy, very soon after Cindy left.

1 I was still the receptionist at the time.
2 Dennis was seated at the office computer. Reba was
3 standing over him. The lights were off. They were
4 speaking in a low volume. They carried on this way
5 for about 15 minutes.

6 Afterwards, Reba emerged from Cindy's office
7 speaking in a much more audible volume about
8 recipes. Avocados were mentioned specifically. I
9 felt as though she was making this loud
10 conversation about recipes deliberately so that if
11 anyone ever asked me about the observation I had
12 made of her and Dennis, I would say they were
13 speaking about recipes.

14 I also very clearly remember on the morning
15 that Cindy Hollingsworth left, July 26th, 2023,
16 that Jaime Topp got on his cell phone, stood right
17 outside the door of the admin building, and said in
18 a -- in a very loud voice, "Reba, baby, the B is
19 gone," except he did not say the letter B, he said
20 the B word. And very soon thereafter on that day,
21 July 26, 2023, Reba was at the office.

22 I remember that Reba was at the office very
23 frequently in the days after Cindy left.
24 Considering how absolutely vigilant Cindy
25 Hollingsworth was about keeping board members from

1 congregating, which she was, I was struck by how
2 relieved and excited new airport management, i.e.
3 Jaime Topp, was to see this board member at the
4 admin building as well as Dennis Clarke whose
5 presence at the admin building I will discuss more
6 below.

7 In regards to board members congregating on a
8 more regular basis, Dennis Clarke was at the office
9 so much throughout Jaime Topp's tenure, running
10 into him would be almost unavoidable.

11 Reba did in fact show up to the office on a
12 regular basis as well to pick up the meeting
13 minutes notes that she asked us to print for her
14 and put in a Manila envelope. But -- and this is
15 to add to my e-mail, these were only the periodic
16 and regular times Reba came to the office. There
17 were plenty of sporadic and unexpected occasions as
18 well.

19 Okay. Back to my e-mail. There were several
20 occasions aside from the ones cited above in Cindy
21 office where I absolutely remember seeing Dennis
22 and Reba speak to one another at the admin
23 building. A very modest estimate would be two to
24 three times. I can absolutely say this is true
25 even if I do not remember the minute details

1 because I do remember Jaime Topp looking me in the
2 eyes and saying, "Maybe they were on opposite sides
3 of the building."

4 In retrospect, I see how the statement was
5 meant to precondition my mind to make this sort of
6 ambiguous comment in the event anyone were to ask
7 me why board members' vehicles were in the admin
8 building parking lot at the same time.

9 As far as Jennifer Liotta and Bob Olson are
10 concerned, I saw Jennifer at the office on two
11 occasions that I remember clearly. One was very
12 soon after Cindy Hollingsworth left. She was
13 speaking with Jaime in Cindy's office that I had
14 not yet occupied. The other occasion I remember
15 very well because I had my dog Papi Chulo at the
16 office that day and Papi ran up to Jennifer to
17 greet her.

18 Bob came in and spoke with Jaime as well, and
19 at some point, Bob met with Courtney Pittman, too,
20 and Mr. Pittman was still the director of -- just
21 the direct of operations. A modest estimate would
22 be three times between both Jaime and Courtney
23 particularly around early spring 2024.

24 I remember after one or more of those
25 occasions, Jaime commenting to me that Bob was

1 quote not as bad as he thought. I do not -- I do
2 not remember seeing either Jennifer or Bob speaking
3 with other board members at the admin building.

4 I am available for any questions, comments, or
5 things of that nature. Sincerely, Chloe M.
6 Fischbach. Thank you all for listening.

7 CHAIRMAN LUDLOW: Is there any other public
8 comment?

9 (None.)

10 CHAIRMAN LUDLOW: Thank you. Do I hear a
11 motion to adjourn the meeting?

12 MS. LIOTTA: Do we get final board member
13 comment?

14 CHAIRMAN LUDLOW: Oh, I didn't get to you? I
15 got to -- I got to -- oh, I'm sorry, I just got to
16 Dennis and TPO.

17 MR. CLARKE: I have no more.

18 CHAIRMAN LUDLOW: Yeah, okay. That's what he
19 did. And then -- let's see. I did go to a
20 presentation for TPO, and they -- they did a
21 presentation for what they do. But it's an
22 interesting place to go.

23 All right. That's my comment. Len Tucker,
24 comment?

25 MR. TUCKER: Did you want to do Jennifer?

1 CHAIRMAN LUDLOW: Jennifer, comment?

2 MS. LIOTTA: Yes. I'd just like to reiterate
3 some of my prior comments about where the airport
4 should be conserving its monetary resources and
5 making sure we are being compliant, paramount of
6 any other vanity projects or other longer term
7 things that can wait.

8 Specifically as to the States Attorney's
9 investigation, there have been statements made by
10 Mr. Roberts that there is an active investigation.
11 I can confirm that. Obviously we've seen the
12 subpoenas now, which I find inappropriate.

13 But also, I myself have spoken with the
14 State Attorney. I -- I can confirm that I am not
15 the target of said investigation and I'm hopeful
16 that that concludes expeditiously. That's all for
17 now.

18 MR. TUCKER: Okay. I think that one of the
19 issues that we've got that we need to address is
20 that too much information comes to us at last
21 minute, even if we are seeing it a week in advance.

22 We need more time to go over it, and in order
23 to facilitate that, I would like to suggest that we
24 start thinking about doing a workshop at least the
25 week -- during the week prior to the board meeting.

1 And I think the workshop could be set up so
2 that the board members could even attend via Zoom
3 or via some other method, because I don't know that
4 they all have to be in public attendance at the
5 workshop. But they certainly could get filled in.
6 There's nothing being voted on at the workshop.
7 But at least could go over and give us a lot more
8 insight into the documents so we're not seeing them
9 and getting into them in any kind of discussion at
10 the -- at the board meeting.

11 So, that would just be something I think we
12 should evaluate to see whether it would be feasible
13 to do, because I think it would be very beneficial
14 to the board.

15 I've spoken to several other public boards and
16 that is their number one problem. The school board
17 in particular, they feel like they come to the
18 board meeting and there's too much work to do and
19 go over everything. I believe that a interim
20 workshop before every meeting would be a benefit to
21 get past some of this backlog of paperwork we have
22 to address.

23 MS. CASH-CHAPMAN: And I -- I support that. I
24 suggested that when I first came on the board and I
25 was shot down pretty quick only on that, so -- so

1 maybe we can reevaluate and see if we can get some
2 more things done at these meetings.

3 CHAIRMAN LUDLOW: Thank you. Do I hear a
4 motion to adjourn? Any other comment?

5 MR. TUCKER: So move.

6 CHAIRMAN LUDLOW: Move -- so moved. First,
7 second. We are --

8 MR. CLARKE: Second.

9 CHAIRMAN LUDLOW: -- adjourned at 6:33.

10 (Meeting adjourned at 6:33 p.m.)

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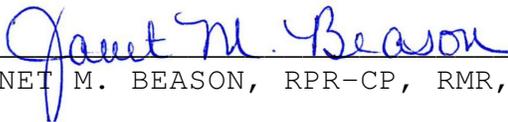
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 25th day of April, 2025.



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

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E R R A T A S H E E T

RE: Airport Regular Board Meeting 4-14-25

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