

ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center Meeting Room

4730 Casa Cola Way

St. Augustine, Florida

on Monday, March 10, 2025

from 4:00 p.m. to 6:48 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.

\* \* \* \* \*

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. I would --  
3 my alarm went off, so it is just now 4:00, and I'd  
4 like to call the meeting to order, please.

5 The board meeting is called to order on  
6 March 10th at 4:00, 2025. Would you please stand  
7 and let's do the Pledge.

8 (Pledge of Allegiance.)

9 CHAIRMAN LUDLOW: Thank you. And now I will  
10 do roll call of the board members. So  
11 Board Member Cash-Chapman?

12 MS. CASH-CHAPMAN: Present.

13 CHAIRMAN LUDLOW: Board Member Clarke?

14 MR. CLARKE: Present.

15 CHAIRMAN LUDLOW: Board Member Liotta?

16 MS. LIOTTA: Present.

17 CHAIRMAN LUDLOW: Board Member Tucker?

18 MR. TUCKER: Present.

19 CHAIRMAN LUDLOW: Board Member Ludlow here.

20 MINUTES APPROVAL

21 CHAIRMAN LUDLOW: So the next thing we have on  
22 our agenda are the minutes approval. Are there any  
23 amendments, corrections, additions -- or additions  
24 to the minutes of January 13 and/or -- and  
25 February 4th, 2025 minutes?





1 Very thick. Very thorough. Thank you, Connie. So  
2 great -- great job. So I need a motion and a  
3 second to accept the financial report.

4 MR. CLARKE: So move.

5 MR. TUCKER: Second.

6 CHAIRMAN LUDLOW: Second. All vote in favor,  
7 say aye.

8 MR. CLARKE: Aye.

9 MS. LIOTTA: Aye.

10 MS. CASH-CHAPMAN: Aye.

11 MR. TUCKER: Aye.

12 CHAIRMAN LUDLOW: Aye. Okay. Board comment,  
13 public comment, nobody got them, so...

14 AGENDA APPROVAL

15 CHAIRMAN LUDLOW: Agenda approval. Are there  
16 any amendments, corrections, or additions to the  
17 agenda as presented?

18 MS. LIOTTA: I have one. I actually have two.  
19 We can take them one at a time, if that's okay.

20 I'd like to make a motion to amend the agenda  
21 to make Item Number 1 an independent investigation  
22 into the allegations against Chairman Ludlow and  
23 Board Member Tucker.

24 CHAIRMAN LUDLOW: Okay. Wait, wait, wait.  
25 Item Number 1 says Interim Executive Director

1 Statement.

2 MR. TUCKER: She's amending the --

3 MS. LIOTTA: I'm making a motion to amend the  
4 agenda to make Item Number 1.

5 MR. TUCKER: I will have to recuse myself from  
6 this discussion.

7 CHAIRMAN LUDLOW: Okay. But you're saying  
8 take the Interim Executive Director Statement out?

9 MR. TUCKER: That's not --

10 MS. LIOTTA: No. Everything would just be  
11 moved down. I'm not amend -- I'm not moving to  
12 remove anything from the agenda; I'm moving to add  
13 an item and specify which item it is on the agenda.

14 CHAIRMAN LUDLOW: Add an item and specify  
15 which item it is on the agenda. So -- and that was  
16 my question. Do I need a motion and a second for  
17 this or -- and a vote?

18 MS. CASH-CHAPMAN: Can I -- can I be  
19 recognized?

20 CHAIRMAN LUDLOW: Yes, please.

21 MS. CASH-CHAPMAN: Jennifer, I agree that we  
22 need to have a discussion on that, but I'm curious  
23 if that should perhaps come after we hear from --  
24 the statements from our executive director and our  
25 aviation counsel in case there's some information

1           that we might want to hear prior to a discussion so  
2           that we can make more, I guess, educated decisions  
3           about that. I'm not saying I don't think it  
4           belongs there, I just want to make sure that we  
5           hear everything we need to before we make any  
6           decisions.

7           MS. LIOTTA: I think it's appropriate for this  
8           body to -- personally, I think it's appropriate for  
9           this to be acted on immediately.

10          The allegations are what they are. The letter  
11          speaks for itself. I don't believe that we need  
12          more information. However, if that motion would  
13          not be supported, I can amend the motion to make it  
14          item number -- what's after the statement?

15          MS. CASH-CHAPMAN: Item 3, right before the  
16          Douglas Law Firm Withdrawal.

17          MS. LIOTTA: Come after the statements?

18          CHAIRMAN LUDLOW: Yeah, Item 2's -- Item 1's  
19          Courtney, Item 2 is Chad, Item 3 is Business  
20          Partner Updates. No. Wait.

21          MS. LIOTTA: Well, Business Partner Updates  
22          isn't actually given a number.

23          CHAIRMAN LUDLOW: Right.

24          MS. LIOTTA: So it would be immediately --  
25          our -- coming after the agenda approval would be

1 Business Partner Updates. So that's --

2 MS. CASH-CHAPMAN: Standard.

3 MS. LIOTTA: -- not really a formal item.

4 So using just the numbering on the agenda to  
5 keep things from getting more confusing, I can  
6 amend my motion to state it to be Item Number 3 on  
7 the agenda. So it would become in between -- I  
8 mean, after Aviation Counsel Statement and before  
9 the law firm withdrawal.

10 CHAIRMAN LUDLOW: Okay. So kind of like  
11 adding to --

12 MS. LIOTTA: I can restate it, if that would  
13 be helpful for everybody.

14 CHAIRMAN LUDLOW: It is not -- it isn't  
15 necessary.

16 And could I please remind everybody to be  
17 recognized by the Chair before we speak? We do --  
18 we don't have our time things here today, but we  
19 always are on a time crunch, so please be  
20 recognized by the Chair before speaking.

21 All right. Any other -- okay. So --

22 MS. CASH-CHAPMAN: I'll second that motion to  
23 add that as Number 3 for --

24 CHAIRMAN LUDLOW: Yeah.

25 MS. CASH-CHAPMAN: -- the agenda.

1           CHAIRMAN LUDLOW: Okay. We have a motion and  
2 a second to add allegations to -- in front of  
3 Business Partner Updates. Do I have more board  
4 comment? Do I have --

5           MS. CASH-CHAPMAN: No, we're going to add  
6 it -- just to be clear, we're adding it --

7           CHAIRMAN LUDLOW: Between Business Partner --

8           MS. CASH-CHAPMAN: -- after Interim --

9           CHAIRMAN LUDLOW: -- and Douglas. Huh-uh.

10          MS. CASH-CHAPMAN: So we have agenda items.  
11 Number 1 is Interim Executive Director Statement.  
12 Number 2 is Aviation Counsel Statement. Correct me  
13 if I'm wrong, but Board Member Liotta is requesting  
14 that Number 3 is a discussion regarding an  
15 investigation. And then that would change  
16 Douglas Law Firm Withdrawal to Number 4.

17          MS. LIOTTA: So my understanding is, right now  
18 we have a motion and a second to amend the agenda.

19          CHAIRMAN LUDLOW: You're not the Chair. I'm  
20 so sorry.

21          Then, yes, we do have a motion and a second.  
22 And -- and so -- and thank you for correcting that.  
23 So that would be Item Number 3 for her  
24 allegations -- comments. So all in favor -- we had  
25 board comment, public comment. All in favor of

1 new -- of adding this to the agenda, say aye.

2 MR. CLARKE: We need --

3 MR. TUCKER: Madam Chair --

4 MS. LIOTTA: Aye.

5 MR. CLARKE: -- comments.

6 CHAIRMAN LUDLOW: Yes?

7 MR. TUCKER: Madam Chair, I have to recuse  
8 myself from this vote.

9 CHAIRMAN LUDLOW: But recusing yourself  
10 only --

11 MR. TUCKER: Because there would be a conflict  
12 because it is about me.

13 CHAIRMAN LUDLOW: Well, I don't think -- I  
14 don't -- no, I don't have to recuse myself because  
15 that -- that's a rumor. I'm not recusing myself.  
16 So -- all right. Len is recused. And so, all in  
17 favor, say aye.

18 MS. CASH-CHAPMAN: Aye.

19 CHAIRMAN LUDLOW: And I'll do roll call for  
20 that. Thank you. I will do --

21 MS. LIOTTA: Excuse me. I think we still need  
22 to have -- it is a motion and a second. I do still  
23 believe need to have discussion and public comment  
24 on this.

25 CHAIRMAN LUDLOW: So I asked for board comment

1 and then I asked for public comment.

2 MS. LIOTTA: You made a couple of questions  
3 right in a row without giving anyone a chance to  
4 speak. I don't believe that's the same thing.

5 CHAIRMAN LUDLOW: Okay. That's -- that's  
6 great. Board comment. Public comment.

7 MS. LIOTTA: I do actually have some comments.

8 I think actually I object to you not recusing  
9 yourself. I believe it is a clear conflict. This  
10 is about you and Mr. Tucker. Whether you are -- it  
11 is not an admission of guilt to recuse yourself --

12 CHAIRMAN LUDLOW: Uh-huh.

13 MS. LIOTTA: -- it is simply a -- it is about  
14 you and that makes it a conflict. It would make it  
15 inappropriate for you to vote on it.

16 CHAIRMAN LUDLOW: And that's your comment.  
17 Thank you.

18 Now, would we like to vote on whether to add  
19 the allegations? So, all in favor of adding the  
20 allegations as Number 3, say aye.

21 MS. CASH-CHAPMAN: Aye.

22 MR. CLARKE: Roll call.

23 CHAIRMAN LUDLOW: I'm sorry, I did say roll  
24 call. Board Member --

25 MS. LIOTTA: Actually, I would like to ask

1           our -- our attorney what his viewpoint is on your  
2           voting on this.

3           CHAIRMAN LUDLOW: I heard your comments.

4           MS. LIOTTA: I would like to get counsel's  
5           comment.

6           MR. ROBERTS: Historically, the member makes  
7           their own decision.

8           CHAIRMAN LUDLOW: And you know that because of  
9           you doing your recusals or not.

10          MS. LIOTTA: Mr. Roberts, I'm not quite sure I  
11          understand your comment.

12          MR. ROBERTS: That's my only comment, is --

13          MS. LIOTTA: Could you repeat it?

14          MR. ROBERTS: Historically it has been the  
15          practice for the member to make their own decision  
16          and to be accountable for that decision.

17          CHAIRMAN LUDLOW: And what we have done in the  
18          past is, and that has come up and it is recorded,  
19          that it was up to the person, because it has been,  
20          you know, one of us on the board, and it is up to  
21          the person, the board member, whether they feel  
22          like they should recuse themselves or not. Then if  
23          somebody wants to make an accusation or make a  
24          complaint afterwards, then you're welcome to do so.

25          So, my -- I am not recusing myself because

1 nobody stood up and told me I was a pink elephant.  
2 So, just because somebody says something, I am not  
3 taking it. So, no, I am not recusing myself and  
4 that's it. Can I have a vote, please? Cash --  
5 Board Member Cash-Chapman?

6 MS. CASH-CHAPMAN: Aye.

7 CHAIRMAN LUDLOW: This is to add this agenda  
8 item.

9 MS. CASH-CHAPMAN: To add an investigation  
10 discussion --

11 CHAIRMAN LUDLOW: Yes.

12 MS. CASH-CHAPMAN: -- as Item Number 3. Aye.

13 CHAIRMAN LUDLOW: Yes.

14 MR. CLARKE: No.

15 CHAIRMAN LUDLOW: Liotta? Jennifer, do you  
16 want to add it or not?

17 MS. LIOTTA: I think this is very troubling  
18 that you as the Chair would be acting against the  
19 interests of the public --

20 MR. CLARKE: Oh, my gosh.

21 MS. LIOTTA: -- to find out what's really  
22 going on, whether they be --

23 CHAIRMAN LUDLOW: No, no, no.

24 MS. LIOTTA: -- true allegations or untrue  
25 allegations.

1           CHAIRMAN LUDLOW: Rumors are rumors. I'm  
2 not --

3           MS. LIOTTA: This is not --

4           CHAIRMAN LUDLOW: -- acting like anything.  
5 You don't ask me anything.

6           MS. LIOTTA: This is not a rumor.

7           CHAIRMAN LUDLOW: I'm not asking you --

8           MS. LIOTTA: This is a --

9           CHAIRMAN LUDLOW: How do you want to vote?

10          MS. LIOTTA: Our law firm withdrew --

11          CHAIRMAN LUDLOW: All right. You can say --

12          MS. LIOTTA: -- citing --

13          CHAIRMAN LUDLOW: Tucker?

14          MS. LIOTTA: -- wrongdoing by you and  
15 Mr. Tucker.

16          CHAIRMAN LUDLOW: No. Rumors --

17          MS. LIOTTA: That is way beyond a rumor.

18          CHAIRMAN LUDLOW: Rumors.

19          MS. LIOTTA: That is a written allegation.

20          CHAIRMAN LUDLOW: Show me.

21          MS. LIOTTA: You -- the letter speaks for  
22 itself.

23          CHAIRMAN LUDLOW: What is an allegation? Have  
24 you looked up the definition of allegation? It is  
25 unfound -- rumor un -- unsubstantiated.

1           Now, I said I was going to be very nice and  
2           you are making me not be nice and I don't like  
3           that. So you're voting no -- you're voting no, not  
4           to add it or yes to add it? That's the question.

5           MS. LIOTTA: Of course I'm voting yes to add  
6           it.

7           CHAIRMAN LUDLOW: All right. Yes to add it.  
8           So Mr. Tucker recuses himself, which is neither a  
9           yes or a no vote. It is neither.

10          And so -- so, Cash-Chapman votes yes to  
11          include it on the amenda -- to amend the agenda to  
12          add the allegations. Dennis Clarke votes no to add  
13          the allegation as Number 3. Liotta votes yes to  
14          add the allegations. And I vote no. So, we have  
15          yes/no, yes/no --

16          MS. CASH-CHAPMAN: So it does not pass.

17          CHAIRMAN LUDLOW: -- so it's nothing. So  
18          thank you, very much.

19          Okay. So the next item on the agenda is  
20          the -- Item Number 1 is --

21          MR. PITTMAN: Madam Chair?

22          CHAIRMAN LUDLOW: -- Interim Executive  
23          Director Report.

24          MS. CASH-CHAPMAN: Madam Chair?

25          CHAIRMAN LUDLOW: I'm sorry.

1 MS. CASH-CHAPMAN: We haven't done the  
2 Business Partner Updates.

3 MR. PITTMAN: And I have a -- Madam Chair, I  
4 apologize. I have two things I would like to add  
5 to the agenda.

6 CHAIRMAN LUDLOW: You're right. I just -- I  
7 jumped to the second page to do my roll call.

8 So, yes, Mr. Pittman, thank you for asking to  
9 be recognized.

10 MR. PITTMAN: Yes, ma'am.

11 Madam Chair, I would like to add the  
12 restriping of Runway 13/31 to the agenda. That  
13 came up as a last-minute item. And there's one  
14 more after that I would like to add.

15 CHAIRMAN LUDLOW: Okay. So where do you want  
16 that? At the --

17 MR. PITTMAN: I'll put it toward the end,  
18 ma'am.

19 CHAIRMAN LUDLOW: Okay. So we have staff  
20 reports. The last thing we have is the Casa Cola  
21 taxiway extension and then staff reports and board  
22 members.

23 MR. PITTMAN: After Casa Cola extension, yes,  
24 ma'am.

25 CHAIRMAN LUDLOW: After Casa Cola. Okay. So

1 we'll add re -- if everybody approves, we will add  
2 the restriping of -- of the runway. Okay. And  
3 then what was your other one?

4 MR. PITTMAN: And the other one was TPO. TPO  
5 just came out Friday with a form that the board --  
6 we might need to have a special meeting for this,  
7 but Dennis -- Mr. Clarke can speak on it.

8 MR. CLARKE: I can -- I can enlighten, you  
9 know, the board.

10 CHAIRMAN LUDLOW: And this is just to, to  
11 clarify, if we're going to add this to the agenda,  
12 so thank you for clarifying.

13 MR. PITTMAN: That is correct.

14 MR. CLARKE: Yeah, allow me a minute and I'll  
15 explain this.

16 The Airport Authority is a member of the  
17 North Florida or the -- North Florida  
18 Transportation Planning Organization. And the --  
19 this is an intergovernmental agreement. I just  
20 received this too late to be put on the agenda, so  
21 I forwarded it to and asked him if we could vote on  
22 it.

23 It's a -- an update of an intergovernmental  
24 agreement that was first signed in 2016, and it is  
25 between the -- or among the Federal Government, the

1 Florida Department of Transportation, and the six  
2 authorities that belong to the North Florida  
3 Transportation Planning Organization, which I'm  
4 representing the Authority this year at the board  
5 meetings. And the other members of that are the  
6 Jacksonville Aviation Authority, the Jacksonville  
7 Port Authority, the Jacksonville Transportation  
8 Authority, Nassau County Ocean Highway and Port  
9 Authority, and of course the Airport Authority.

10 So it's -- it's about a -- I don't want to  
11 read it into the record because it's about ten  
12 pages long, but it's a -- it's an intergovernmental  
13 agreement. I don't think there's anything  
14 controversial in here. It just -- it just -- I'll  
15 read the first point.

16 It says, [as read]: "The Federal Government,  
17 under the authority of the U.S. code," et cetera,  
18 "requires each metropolitan area as a condition to  
19 the receipt of federal, capital, and operating  
20 assistance, to have continuous, cooperative, and  
21 comprehensive transportation planning process in  
22 designated urbanized areas to develop and implement  
23 plans and programs consistent with the  
24 comprehensive plan development of the metropolitan  
25 area," and that's followed by another nine pages of

1 legal definitions and -- and reasons.

2 So, I would like to add this to the end of the  
3 agenda. So the -- their objective is to approve  
4 this at the next board meeting of the TPO on  
5 April 10th, which I believe predates our next  
6 meeting.

7 CHAIRMAN LUDLOW: So this would be discussion  
8 only? I mean, we don't have --

9 MR. CLARKE: Yeah.

10 CHAIRMAN LUDLOW: There's nothing to vote on.

11 MR. CLARKE: Well, no, we have -- we have to  
12 determine who -- who in fact will sign this  
13 agreement on behalf of the Authority.

14 CHAIRMAN LUDLOW: Other than the chairman and  
15 vice chairman?

16 MR. CLARKE: Well, we have to designate an  
17 individual to sign it. You can -- we can designate  
18 you to sign it or me to sign if I attend the  
19 meeting. So --

20 CHAIRMAN LUDLOW: Oh. It -- I'm sorry. It's  
21 good.

22 MR. CLARKE: Yeah.

23 CHAIRMAN LUDLOW: So we don't have to --

24 MR. CLARKE: No.

25 CHAIRMAN LUDLOW: It's conducted at the TPO

1 meeting.

2 MR. CLARKE: Correct. Correct. Right.

3 CHAIRMAN LUDLOW: I got it. Okay. So -- so,  
4 after Item Number 4, Casa Cola Taxiway Extension,  
5 we -- Courtney would like restriping of the runway  
6 and number two addition, TPO special agenda to  
7 assign a signature.

8 MR. CLARKE: Yeah, signature authority. We  
9 would --

10 CHAIRMAN LUDLOW: Okay.

11 MR. CLARKE: Yeah.

12 MS. CASH-CHAPMAN: So I will make a motion to  
13 add Item 6 to be the Runway Discussion and Number 7  
14 to be the TPO discussion.

15 MR. TUCKER: I'll second that.

16 CHAIRMAN LUDLOW: Okay. We have a first and a  
17 second. And after item -- okay. I have Item 4 is  
18 Casa Cola.

19 MS. CASH-CHAPMAN: I have that listed as  
20 Item 5. I'm sorry. Perhaps I was wrong.

21 CHAIRMAN LUDLOW: Okay. So, we have a motion  
22 and a second to add to the agenda restriping of the  
23 runway and then the TPO special signature --  
24 signature authority. That's hard for me to say,  
25 signature authority. So -- all right.





1 (None.)

2 CHAIRMAN LUDLOW: Then -- then we need to  
3 vote. I have board comment. And this -- this is  
4 not out of line, but I think we should have a  
5 workshop or something to decide if we need new  
6 general counsel.

7 Our -- our attorneys bills were \$66,000 for 90  
8 days, and so I -- I'm concerned that -- that we're  
9 spending too much money and that we -- well, I'm  
10 not sure we need general counsel. I think this  
11 needs to be -- I think this needs to be gone over  
12 more by the board.

13 MS. CASH-CHAPMAN: Can I be recognized,  
14 please?

15 CHAIRMAN LUDLOW: Yes, please.

16 MS. CASH-CHAPMAN: I hear what you're saying  
17 and I -- I see what you're saying, but I also heard  
18 we've already had about four questions at this  
19 meeting alone that could have used some general  
20 counsel.

21 So while I think that the discussion is  
22 warranted, I think that we could perhaps, use if  
23 time allows some of that today to start that  
24 discussion to determine if that's something that we  
25 do need to look further into because I think --

1           CHAIRMAN LUDLOW: So we can have discussion on  
2 whether we want new general counsel, but we -- and  
3 then after the discussion, I guess we could vote on  
4 whether we want to put out RFPs, if it -- which I  
5 think is premature, but...

6           Okay. So we have a first and second. So we  
7 had board discussion. We had public comment. We  
8 had board discussion. And so we need to vote on  
9 adding this to the agenda after the Douglas Law  
10 Firm Withdrawal. So, Board Member Cash-Chapman?

11          MS. CASH-CHAPMAN: Aye.

12          CHAIRMAN LUDLOW: Board Member Clarke?

13          MR. CLARKE: Aye.

14          CHAIRMAN LUDLOW: Board Member Liotta?

15          MS. LIOTTA: Yes.

16          CHAIRMAN LUDLOW: Board Member Tucker?

17          MR. TUCKER: Yes.

18          CHAIRMAN LUDLOW: Board Member Ludlow? Yes.

19                 So it is unanimous that we will add discussion  
20 about new general counsel after the Douglas Law  
21 firm. Discussion could lead into RFPs or not.

22                 Okay. Thank you. Gosh, we're not -- we're  
23 just getting off the agenda? Okay. Okay. So our  
24 next Agenda Item 1 is a Statement from Interim  
25 Executive Director.

1 MS. CASH-CHAPMAN: We have to do --

2 MR. TUCKER: Madam Chair, point of order. I  
3 think we do Business Partner Updates before we do  
4 that, don't we? Isn't that normally? Yeah.

5 BUSINESS PARTNER UPDATES

6 CHAIRMAN LUDLOW: I left it off. Business --  
7 oh, Business Partner Updates. So, we will be  
8 asking Ann Taylor, Vinny Beyers, Brent McCammon,  
9 Nate McKendrick, and Reid Deputy.

10 So number one for Business Partner Updates, is  
11 Ann Taylor here from the county commission?

12 MR. CLARKE: She's here.

13 COMMISSIONER TAYLOR: I'm right here.

14 CHAIRMAN LUDLOW: Oh, there you are.

15 COMMISSIONER TAYLOR: Hi.

16 CHAIRMAN LUDLOW: Hi.

17 COMMISSIONER TAYLOR: I know I'm short.

18 CHAIRMAN LUDLOW: Yeah, yeah. We're short  
19 people.

20 COMMISSIONER TAYLOR: I'm waiting for my  
21 growth spurt. All right. Thank you.

22 CHAIRMAN LUDLOW: Good to see you.

23 COMMISSIONER TAYLOR: Yes. You, too. Good to  
24 see everybody. Thank you, Madam Chair. And I did  
25 want to mention just a few updates going in the

1 county, especially over the next month or so.

2 On March 18th, Commissioner Joseph will be  
3 proposing a tree ordinance that we've been waiting  
4 a year and a half to bring back. So that is -- so  
5 we are very much looking forward to that  
6 discussion. And the centerpiece of the proposal  
7 will be a reduction in the clear-cutting of trees  
8 in planned unit developments, which currently now  
9 allow 95 percent of all trees to be clear-cut.

10 And I'm very very passionate about this. My  
11 neighbors just a few doors down, when I was  
12 president of HOA, woke up one day to a bulldozer  
13 right outside their kitchen window. We had -- we  
14 had no notice at all. They're like -- you know,  
15 they asked me what was going on. And within no  
16 time, every tree was clear-cut. And now when they  
17 look outside their kitchen window, they have a  
18 lovely view of a giant storage unit. Every tree  
19 was clear-cut and they went and planted new trees  
20 no bigger than I am. So it is something that I am  
21 so, so passionate about. What happened to my  
22 neighbors, I don't want to happen to anybody else  
23 here in our county.

24 And that's so -- and as you can imagine,  
25 there's a lot of oppos- -- opposition from the

1 development community, and that's why some of you  
2 may have received -- there's some e-mail blasts  
3 going out. There's a lot of misinformation going  
4 on that you're going to be forced to plant trees in  
5 your yard and all kinds of stuff. Just when you  
6 get things like that, all the fearmongering, just  
7 think about, you know, who's behind that, who's  
8 behind that. So I'm just very very passionate  
9 about that.

10 Also, we've got -- we're in the process --  
11 keep your eye out. We're going to be progressing  
12 regarding the comprehensive plan. Got a lot of  
13 talks about that coming up as well. And that's a  
14 real big one.

15 And then another one will be the selection of  
16 our county attorney. So Commissioner Clay Murphy  
17 and I are on that advisory review committee for the  
18 permanent position of a county attorney.

19 We've all -- we've interviewed them already  
20 and at the next -- at the BOCC meeting on  
21 March 25th at 9 a.m., we're going to be actually  
22 interviewing. That's something that's open to the  
23 public, and we've got it down to three attorneys  
24 right now that are applying for that. And then, so  
25 that's really what I wanted to share, so thank you

1 so much.

2 CHAIRMAN LUDLOW: Thank you, Ann. Good to see  
3 you.

4 COMMISSIONER TAYLOR: You, too.

5 CHAIRMAN LUDLOW: And Vinny Beyers for  
6 Atlantic Aviation?

7 MR. BEYERS: No comment.

8 CHAIRMAN LUDLOW: No comment from Vinny.

9 MR. BEYERS: As usual.

10 CHAIRMAN LUDLOW: But it's good to see you,  
11 anyway. So Brent McCammon with SAAPA liaison. Oh,  
12 Jose.

13 MR. RIERA: Good afternoon. Yes, on behalf  
14 of --

15 CHAIRMAN LUDLOW: Name and address. Name and  
16 address.

17 MR. RIERA: Oh. Sorry. Jose Riera,  
18 133 Paranza Trace.

19 CHAIRMAN LUDLOW: I forgot Ann.

20 MR. RIERA: On behalf of Brent, he is running  
21 late, so I'm going to -- safe to say that SAAPA  
22 is -- we're going to stay neutral to all of these  
23 legal allegations, number one.

24 But number two, we're really looking forward  
25 to work with the Airport Authority, especially that

1           we have Wings n' Wheels event coming up and we need  
2           to really stay focused on that since that is a  
3           community event that is going to be taking place.  
4           And so, other than that, so thank you much and --

5           MR. CLARKE:   June 8th.

6           MR. RIERA:    I'm sorry?

7           MR. CLARKE:   June 8th, the arms -- the  
8           Air Force.

9           MR. RIERA:    Right now we're looking at the  
10          second week in June typically just before  
11          Father's Day.

12          CHAIRMAN LUDLOW:  Yes.

13          MR. CLARKE:   I mean, your -- aren't we going  
14          to have a -- an event with the Coast Guard and the  
15          Air Force and Armed -- Armed Services?

16          MR. RIERA:    That, I don't really know.  I'm  
17          sorry, I'm a little bit distracted --

18          MR. CLARKE:    Yeah.

19          MR. RIERA:    -- by all the other issues, and so  
20          I'm just taking Brent's place to discuss just what  
21          I know about the Wings n' Wheels.  And so, that's  
22          really the only comment I have.  And if anybody  
23          else has anything, just let me know on behalf of  
24          SAAPA.  Nothing else?  Okay.

25          CHAIRMAN LUDLOW:  Good.  And thank you, Jose.

1 And thank you for stepping in for Brent. Some of  
2 us still have to work.

3 MR. RIERA: Yes.

4 CHAIRMAN LUDLOW: I think he still has to  
5 work. Okay. Nate McKendrick.

6 MR. MCKENDRICK: Yeah, I'm here. I --

7 CHAIRMAN LUDLOW: Would you stand up so we  
8 can --

9 MR. MCKENDRICK: -- have nothing to add. I'm  
10 just hiding in the corner taking notes. Thank you.

11 CHAIRMAN LUDLOW: We just want to see Nate's  
12 face. We don't get to see him very often. So Nate  
13 is Northrop Grumman and he has nothing to report.  
14 Good to see you, Nate. Reid Deputy, AOPA?

15 MR. DEPUTY: AOPA has no comment.

16 CHAIRMAN LUDLOW: Thank you, Reid. No  
17 comment.

18 INTERIM EXECUTIVE DIRECTOR STATEMENT

19 CHAIRMAN LUDLOW: Thank you. So I - Item  
20 Number 1 is Interim Executive Director Statement.  
21 Just 15 minutes, so Courtney, would you like to  
22 have your discussion?

23 MR. PITTMAN: Thank you, Madam Chair.

24 CHAIRMAN LUDLOW: Thank you.

25 MR. PITTMAN: Excuse me. Good afternoon,

1 everyone.

2 I want to take a moment to acknowledge the  
3 seriousness of the allegations that have been  
4 raised. I understand that you're going to need to  
5 turn your attention to the matters of governance  
6 and we understand the weight of the situation.  
7 Know that we don't take it lightly.

8 However, in the midst of uncertainty, our  
9 mission remains clear: We have an airport to run,  
10 and we must continue to serve the public with the  
11 highest standards of safety and efficiency.

12 Our stakeholders are watching closely and we  
13 recognize their concerns about the future. This is  
14 an opportunity to demonstrate unwavering commitment  
15 to operational excellence and transparency. Now  
16 more than ever we must stay focused on the work at  
17 hand, ensuring every flight, every passenger, and  
18 every operation continues without disruption.

19 Next month, we have a Federal Aviation  
20 Administration inspect -- inspection, an essent- --  
21 essential evaluation of how we serve the public and  
22 maintain our facilities. I fully expect that we  
23 will pass with flying colors, not only because we  
24 have a strong team in place, but because we always  
25 have prioritized safety, compliance, and

1 operational integrity.

2 To -- to support stabilizing -- I'm sorry. To  
3 support stability during this time, I've asked our  
4 aviation attorney to remain in place to aid with  
5 continuity. Consistency and leadership and  
6 expertise will help us navigate this period while  
7 keeping our focus on what matters most: The safe  
8 and efficient operation of our airport.

9 Let me be clear, our priorities have not  
10 changed. We remain steadfast in our commitment to  
11 public safety, regulatory compliance, and  
12 maintaining the trust of those who rely on us every  
13 day. This is a challenge, but it is one we are  
14 fully prepared to meet.

15 Thank you for you time and continued  
16 dedication to our shared mission. Thank you,  
17 Madam Chair.

18 CHAIRMAN LUDLOW: And thank you, Courtney.  
19 Yes, we have an airport to run. That's very good.  
20 So, are there any board comments or public comment,  
21 any questions for Courtney?

22 (None.)

23 CHAIRMAN LUDLOW: Okay. Thank you, very much.

24 AVIATION COUNSEL STATEMENT

25 CHAIRMAN LUDLOW: So, our next item agenda is

1 Aviation Counsel Statement.

2 MR. ROBERTS: Thank you, Madam Chairman. I'll  
3 do it from here, if that's all right.

4 CHAIRMAN LUDLOW: Okay.

5 MR. ROBERTS: The first is a disclosure that I  
6 need to make for compliance purposes because of the  
7 subject matter that's going to come up today.

8 My client is the St. Johns County  
9 Airport Authority and no one else. My client is  
10 the entity itself, and I do not represent any of  
11 you individually in your individual capacities. No  
12 lawyer that sits here does that.

13 If the best interests of the St. Johns County  
14 Airport Authority are not consistent with any of  
15 yours in your individual capacities, my  
16 professional responsibility is to look after the  
17 Airport Authority's best interest. I think that  
18 each of you understands that, but if you have any  
19 questions about it, feel free to ask at the end of  
20 my comments. The second matter is a brief  
21 informational one of a concern that being gapped  
22 right now without general counsel raises.

23 My firm does not provide procurement  
24 compliance advice. We have some operational needs  
25 now that have arisen sooner than anticipated that

1           require to be fast-tracked and we need some  
2           skill sets for those kinds of services.

3           I've worked with Mr. Pittman, discussed this  
4           with him. Our plan is to reach out -- Mr. Pittman  
5           has a great relationship with the county. Our  
6           plan's to reach out with our colleagues at the  
7           county to see if we can get some interim assistance  
8           with procurement compliance to make sure that's  
9           done correctly. If not, it would be necessary for  
10          Mr. Pittman and the Airport Authority to go into  
11          the legal services market for this, which could be  
12          done on a specific matter, specific project.

13          But that is an emergent need. I think  
14          Mr. Pittman has the discretion to just do that, but  
15          because it did involve potentially reaching outside  
16          for emergent services in this regard, I wanted the  
17          board to be aware of it.

18          The third and final matter involves protecting  
19          the integrity of any potential investigation that  
20          may be conducted by law enforcement or the  
21          State Attorney's Office.

22          It has been confirmed that the letter of  
23          withdrawal of the Douglas Law Firm has been  
24          referred to the State Attorney for the Seventh  
25          Judicial district as a criminal matter referral.

1           The State Attorney's Office does not disclose the  
2           nature or the progress of its work.

3           Based on the seriousness and the gravity of  
4           the views, the visibility and the public interest,  
5           it would be highly unusual if there were not a  
6           criminal investigation. I think that is likely to  
7           happen, and anticipating that such a criminal  
8           investigation will either come or has already  
9           begun, it is of vital importance to the  
10          St. Johns County Airport Authority that there be  
11          complete and unqualified cooperation for any such  
12          investigation from every single level of the  
13          Airport Authority.

14          If you are a current employee or if you're a  
15          former employee and you are contacted by a law  
16          enforcement agency conducting an investigation, the  
17          St. Johns County Airport Authority requests that  
18          you fully, truthfully, and without reservation  
19          cooperate with any such investigation.

20          The Airport Authority is a political  
21          subdivision of the State of Florida. The  
22          Airport Authority has no secrets from the public.  
23          As far as the best interests of the  
24          Airport Authority is concerned, there is no subject  
25          matter that any person should feel any reservation

1 about discussing with any law enforcement agency.

2 You don't need anyone's permission to  
3 cooperate. You don't even need to tell anyone that  
4 you have cooperated with a law enforcement  
5 investigation. The only expectation that the  
6 Airport Authority has is that you tell the truth  
7 and the whole truth.

8 Similarly, if you believe you have information  
9 that a law enforcement agency should have, you  
10 should not have any reservation --

11 CHAIRMAN LUDLOW: I --

12 MR. ROBERTS: -- about reaching out to the  
13 State Attorney's Office --

14 MS. SANTIAGO: I'm timing it, ma'am.

15 MR. ROBERTS: -- for the Seventh Circuit.

16 The State Attorney for the Seventh Circuit has  
17 a website with information about how to contact  
18 them, and their local office is literally just down  
19 the street from where we are now at the county's  
20 Richard Watson Judicial Center on Lewis Speedway.

21 Mr. Pittman is a potential fact witness, and  
22 at my emphatic recommendation and the need to  
23 protect the integrity of any investigation that may  
24 follow, Mr. Pittman has retained independent  
25 counsel for himself so that he can independently

1 and confidently navigate through this process  
2 insulated from any tendency for improper influence  
3 or coercion. He's retained Mr. David Barksdale in  
4 the Bedell Firm for this and this is an essential  
5 element to protect the integrity of any  
6 investigation.

7 It is in the Airport's -- Airport Authority's  
8 best interest for Mr. Pittman to have this  
9 protection. The circumstances requiring this have  
10 been visited upon Mr. Pittman by virtue of his  
11 employment with the Airport Authority, and I  
12 believe it to be proper for the Airport Authority  
13 to carry the cost of his independent counsel.

14 There is historical support for this practice,  
15 and I believe Mr. Pittman has the inherent  
16 discretion to do this on his own up to the limit of  
17 his spending power, but I believe the right thing  
18 to do is for the board to ratify the arrangement of  
19 his costs being paid for by the Airport Authority.

20 Going forward, I would request that board  
21 members not enter the administration building  
22 without calling ahead of time to make an  
23 appointment with Ms. Santiago. This ensures the  
24 presence of any board member in the building can be  
25 de -- de-conflicted with any other board member.

1           The airport never stops, never sleeps, and  
2           you've asked Mr. Pittman to shoulder on your behalf  
3           the substantial task of providing for the three  
4           cornerstones of his responsibility. Those are  
5           safety, operational excellence, and fulfilling the  
6           mandate of being a public use airport with federal  
7           assurance obligations.

8           It would make these tasks easier for  
9           Mr. Pittman if he had a liaison with the board of  
10          directors that was free from conflict or  
11          distraction so that he could concentrate on leading  
12          a team, a dedicated team of employees that keep the  
13          airport safe and operational. And that concludes  
14          my comments.

15          CHAIRMAN LUDLOW: Well, it sounded to me like  
16          you were speaking a lot for the board.

17          MR. ROBERTS: I'm speaking for the  
18          Airport Authority.

19          CHAIRMAN LUDLOW: Right. Well, maybe you  
20          should have, you know, contacted some of us before  
21          you agreed to all those things. So, thank you for  
22          your comments.

23          Okay. So, thank you for your comments. We --  
24          okay. Next agenda item --

25          MR. TUCKER: I think, point of order, I've got

1 board comments and public comments for this.

2 CHAIRMAN LUDLOW: We have to vote for that?

3 MR. TUCKER: No.

4 CHAIRMAN LUDLOW: Okay. But we do have to  
5 have board comment and public comments, even though  
6 we don't vote to accept his statement?

7 MR. TUCKER: Yes.

8 CHAIRMAN LUDLOW: Okay. Thank you.

9 Okay. Board comments. Ms. Cash-Chapman?

10 MS. CASH-CHAPMAN: Yeah. Well, first of all,  
11 Mr. Roberts, thank you for --

12 CHAIRMAN LUDLOW: Thank you.

13 MS. CASH-CHAPMAN: -- putting that statement  
14 out there for all of us. I think it was important  
15 for all of us to hear, both those of us that are  
16 sitting at this table, anyone that is a part of  
17 this airport in any capacity, that it is important  
18 that regardless of what allegations were brought  
19 forward, that there will be a pending investigation  
20 and that it is important that, you know, we're  
21 honest and that we're transparent.

22 I know that three of the five of us ran  
23 together on this board and we ran on transparency  
24 and we ran on change, and I'm still profoundly  
25 passionate about being able to make some positive

1 changes here and to be really transparent here. So  
2 it's important that we are all on the same page  
3 with that.

4 And Mr. Pittman and the staff have done an  
5 incredible job. It does not matter what obstacle  
6 we seem to throw their direction, they seem to  
7 handle it with dignity and with grace, and we're  
8 proud of you for doing that and we appreciate the  
9 work that you guys are both doing.

10 Mr. Roberts, I know that you've taken on a lot  
11 more than you had initially anticipated, especially  
12 the past few weeks with the change in our law firm  
13 and staffing, and me personally as a board member,  
14 I appreciate the work that you have done.

15 CHAIRMAN LUDLOW: Thank you. Mr. --  
16 Board Member Clarke?

17 MR. CLARKE: Yes. Thank you, Mr. Roberts.  
18 That was very enlightening.

19 I would just like to share, you know, with  
20 the -- with the public and -- and for the record  
21 how I came to learn of these allegations.

22 The -- Mr. -- Mr. Blocker's letter came via  
23 e-mail on Thursday, February 20th about close to  
24 4 p.m. And I had not checked my airport e-mail  
25 that was on -- on the following Friday, but I heard

1 about the -- the letter, his resignation on Sunday  
2 when my wife said -- told me that the  
3 Airport Authority had made the news, and she  
4 proceeded to read a report from the -- the news  
5 media. So I was a bit taken aback, to say the  
6 least.

7 I would have thought that our counsel would  
8 have kept the board informed by -- as a courtesy,  
9 by having a phone call, perhaps calling a shade  
10 meeting so that we could discuss the allegations  
11 and deal with it that way. Instead, it came out of  
12 the sky like a drone attack. And I will -- I'll  
13 read my letter into the -- into the record, my  
14 response to Mr. Blocker.

15 [As read]: "Dear Mr. Blocker. I was caught  
16 totally off guard by your letter and the  
17 allegations concerning my fellow board members.  
18 Apart from periodic and generalized reminders by  
19 you concerning Sunshine Law violations, I was not  
20 aware of any specific matters concerning Ms. Ludlow  
21 or Mr. Tucker, who of course, Mr. Tucker, that is,  
22 has only attended two public board meetings since  
23 his election in November 2024. I've been contacted  
24 by members of the news media for comment, however  
25 before I respond, I will need to analyze the facts

1 supporting your allegations."

2 And I said "Please provide the following.  
3 Number one, a chronology of the," quote, this is a  
4 quote from Mr. Blocker's letter, "'a pattern of  
5 violations of Florida Sunshine Law,'" unquote,  
6 "allegedly committed by Ms. Ludlow and Mr. Tucker."

7 "Item 2, a detailed list of specific," again  
8 than quotes, "'conflicts of interest and other'"  
9 quote, "'ethical violations' committed by  
10 Ms. Ludlow or Mr. Tucker. Number three, evidence  
11 substantiating that the alleged violations have  
12 been," quote, "'ongoing and continuous.'" Number  
13 four, copies of trans- -- transcripts of notices  
14 sent to Ms. Ludlow and Mr. Tucker warning them of  
15 identified legal issues that violate the  
16 Sunshine Law, undisclosed conflicts of interest in  
17 voting, and other ethical issues." And, "Number  
18 five, a copy of the Florida Commission on Ethics  
19 CE Form 50 for each board member, along with a copy  
20 of the corresponding statement of facts."

21 And of course that is not going to happen  
22 because, as Mr. Roberts has pointed out, the  
23 investigation is being channeled through the -- the  
24 Attorney General's Office.

25 So, until we -- you know, I have to -- I would

1 have agreed with Mrs. Liotta's motion that we  
2 conduct an investigation, but giving what we've  
3 heard from Mr. Roberts and given what we -- you  
4 know, we know that there is an investigation on, I  
5 think we have to be very careful just to cooperate  
6 with it. We shouldn't be initiating this on our  
7 own because we are a public entity, we're a  
8 political creature of the State of Florida, and so  
9 we need the proper authorities to begin  
10 investigating this.

11 But what I find is very troubling is, as I  
12 mentioned, the board was not kept apprised of -- of  
13 this imminent action, and that is a -- to me, that  
14 is a dereliction of the legal obligation that our  
15 general counsel had.

16 Very unfortunate. And I find it very ironic  
17 that two of our board members are being accused of  
18 Sunshine Law violations at the same time the public  
19 and your elected representatives are being kept in  
20 the dark. And that's all I have to say.

21 CHAIRMAN LUDLOW: And thank you for your  
22 comments, Board Member Clarke.  
23 Board Member Liotta?

24 MS. LIOTTA: Sure. I think mostly I'd like to  
25 respond to Mr. Clarke's comments because I find

1           them surprising and a little troubling, frankly.

2           His -- Mr. Blocker and his firm are attorneys  
3           with their own ethical obligations. They  
4           understand them, one would think, or else they  
5           bring themselves into a lot of jeopardy. So that  
6           they would write this withdrawal letter and make  
7           these allegations is extremely serious, should not  
8           be taken lightly, and should -- we should -- and  
9           creates a pub -- a cloud over of -- over whether  
10          the public can trust this body to govern itself.

11          Make no mistake, if this body doesn't govern  
12          itself, there is no recourse that is clear for the  
13          people of St. Johns, because this airport does not  
14          answer to the county. So if we are not willing to  
15          hold ourselves accountable to do an investigation,  
16          then we are -- we don't -- I question whether we  
17          deserve to be an independent body at all.

18          The idea that because a States Attorney  
19          General might be doing an investigation, that we  
20          should ignore these allegations ourselves, I don't  
21          agree with. They are two independent things for  
22          different purposes.

23          You know, we don't know how long we will -- it  
24          would take. We don't know what the -- in a  
25          criminal investigation, what might end up becoming

1 public or not. The purpose for us to do an  
2 independent investigation is for that to be brought  
3 to light as soon as possible and bring information  
4 to the public.

5 And Mr. Clarke's read from his letter and he  
6 listed a whole bunch of items he would like to see.  
7 Those are things that an independent investigator  
8 should be doing. The idea that he would ask the  
9 Blocker firm to provide that is a little confusing  
10 to me, because you -- it would not be appropriate  
11 to ask the very party who's making an accusation to  
12 investigate the accusation. You need an  
13 independent investigator.

14 And Mr. Clarke is -- sat here and made  
15 suggestions that the Blocker firm acted  
16 inappropriately. I don't believe that's the case,  
17 but if they did, that could be something that an  
18 independent investigator could point out.

19 What were their obligations? Should they have  
20 told the rest of the board? Should they have done  
21 a shade meeting? I don't believe so, but if  
22 that's -- those are things that we could ask an  
23 independent third party so that we're not sitting  
24 here just guessing and throwing accusations around.  
25 We all deserve to know what's really going on.

1           CHAIRMAN LUDLOW: Thank you -- thank you,  
2 Board Member Liotta. Board Member Tucker,  
3 comments?

4           MR. TUCKER: I have no comment.

5           CHAIRMAN LUDLOW: Board Member Ludlow. No  
6 comment.

7           MS. CASH-CHAPMAN: Madam Chair, may I be  
8 recognized?

9           CHAIRMAN LUDLOW: Pardon?

10          MS. CASH-CHAPMAN: May I be recognized?

11          CHAIRMAN LUDLOW: Yes.

12          MS. CASH-CHAPMAN: Before we continue, I do  
13 just want to bring up that I felt like Mr. Roberts  
14 brought up two things that we need to address  
15 beyond just the discussion of the circumstances.

16                 But there was discussion or a suggestion of  
17 ratifying and -- the arrangement on the contract to  
18 cover Mr. Pittman's legal counsel during this, and  
19 there was also the suggestion of a liaison for a  
20 board member free of distraction and conflict for  
21 Mr. Pittman to reach out. I just don't want that  
22 to get lost in any further discussion. I think  
23 those two things are worth us coming to an  
24 agreement on.

25          CHAIRMAN LUDLOW: Thank you. Next agenda

1 item --

2 MR. CLARKE: Public comment.

3 CHAIRMAN LUDLOW: I'm sorry. Public comment.

4 Do I get upset or what?

5 MR. CLARKE: Get everybody.

6 CHAIRMAN LUDLOW: Pardon me. Yes. Jose,  
7 please name and address while we think of it with  
8 you.

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

10 I have some comments. Quite frankly, I'm  
11 really disappointed that all this soap opera stuff  
12 has been going on that is distracting the board  
13 members from really doing their jobs. All of this  
14 is just mud slinging, in my opinion.

15 But I have this comment. I believe it's  
16 highly unethical for an attorney to release such a  
17 letter to the public. Why? What did they release  
18 a letter to the public? What was the purpose? Why  
19 did the attorney went into very specific  
20 allegations when a simple letter of withdrawal  
21 would have been sufficient? "Hey, you guys are  
22 doing wrong, I'm going to quit doing and I'm going  
23 to take my data and I'm going to turn it in." But  
24 going very specific, why? I mean, what was the  
25 purpose?

1           Is there a proof that these allegations are  
2 true? Then why not show them to the public such  
3 that this matter can be put to rest immediately?  
4 Because if that's true, we can just say, hey, you  
5 guys, get the hell out of here. We elected you, so  
6 we could probably just simply take you out. Maybe  
7 not, but...

8           I'm going to go out on a limb. I'm betting to  
9 say that this letter is nothing more than a smoke  
10 screen in order to detract the real issue that  
11 maybe the attorneys, specifically Mr. Blocker,  
12 colluded or provided services to somebody here,  
13 airport tenants or members, they didn't bill them,  
14 but instead put that money into the  
15 Airport Authority and billed them, and that's why  
16 the expenses are so huge when it should have been a  
17 lot less.

18           So I think an investigation in this matter is  
19 probably more important, as that is a dishonest  
20 billing practice which may be punishable or  
21 persecutable. So -- and that's my comment, Jose  
22 Riera, 133 Paranza Trace. Thank you.

23           CHAIRMAN LUDLOW: Thank you, Jose. Next  
24 public comment? You've got to love her. She's  
25 still doing what we all hope we're doing.

1           MS. MARTIN: Yeah, just getting up here. Now,  
2 I timed this for three minutes, so hopefully it  
3 will be fine.

4           SAAPA bylaws offer assistance to other  
5 members, problem solving, presenting our concerns  
6 to the Airport Authority, while protecting the  
7 interests of the general aviation community. But  
8 when a legal matter is concerned, SAAPA as an  
9 organization must remain neutral. But individual  
10 members, like Jose, are allowed to voice their own  
11 individual observations.

12           I was tired of hearing people ask me, what's  
13 going on? It's easy to spread misinformation. I  
14 took the initiative to provide the membership with  
15 a verbatim transcription of publicly released  
16 documents: The law firm letter, airport press  
17 release, broadcasts by three TV stations, online  
18 releases from the Jacksonville Business Journal,  
19 backgrounds on the accused board members regarding  
20 their reputations and a signed statement from  
21 Board Member Liotta shown on News4Jax.

22           Allegations by the law firm was part of a  
23 discussion with those present at the last SAAPA  
24 meeting, which is not public information. Because  
25 this is -- this has to do with the future of our

1 airport and it -- it reflects on the whole issue of  
2 trust.

3 Someone sent me a copy of what had been sent  
4 to Attorney Blocker requesting evidence of  
5 presumably ongoing violations that were occurring,  
6 and Blocker's written response was, quote, "All  
7 information that is pertinent to this matter has  
8 been turned over to the appropriate law enforcement  
9 for review. I'm able to -- I'm unable to further  
10 comment."

11 Shouldn't the accused and the airport have  
12 access to specific allegations? How can you make a  
13 case without specific allegations?

14 Someone else told me they had contacted the  
15 State Attorney's Office, but is that the same as  
16 the Attorney General? No, no. That they had  
17 contacted the State Attorney's Office investigator  
18 that they knew and he reported nothing had been  
19 filed with their office, and in his 30 years there,  
20 violations of the Sunshine Law or conflicts of  
21 interest were really never prosecuted, as they were  
22 considered a cautionary internal family matter  
23 unless another law is broken as a result of the  
24 violations.

25 Why didn't the attorney give the accused a

1 Form 8B? I am on a board that is -- is also  
2 semi -- quasi-judicial. And that is a Memorandum  
3 of Voting Conflict. Why didn't he give them a -- a  
4 form to sign disclosing the details of the conflict  
5 in question?

6 It appears there was no hint of these  
7 allegations to anyone before the letter was  
8 released to Courtney Pittman, the board members,  
9 and then to the general public.

10 Under question is the timing of the letter  
11 just days before an important Airport Authority  
12 meeting on hangar policy, causing that meeting to  
13 be canceled, interfering with Authority business,  
14 which still hasn't gotten back on the agenda yet, I  
15 don't think.

16 There is no proof of the allegations. How can  
17 you just assume guilt? The case is baseless  
18 without specifics, in my view. Isn't it innocent  
19 until proven guilty? There are a lot of unanswered  
20 questions. Thank you. Who -- who gets the speaker  
21 card?

22 CHAIRMAN LUDLOW: Right here.

23 MS. MARTIN: Who?

24 CHAIRMAN LUDLOW: I do.

25 MS. MARTIN: Oh, you do?

1 CHAIRMAN LUDLOW: Yes, thank you.

2 MR. CLARKE: Who else is on there?

3 CHAIRMAN LUDLOW: And I don't find that a very  
4 hard and fast rule.

5 MR. MICELI: May I have a public comment?

6 CHAIRMAN LUDLOW: Board -- yeah, public  
7 comment --

8 MR. CLARKE: Pat Miceli.

9 CHAIRMAN LUDLOW: -- please. Thank you. I  
10 was getting to that.

11 MR. MICELI: Jose and Sacha, you're good.  
12 Pat Miceli, 686 Frederic Drive, Fleming Island,  
13 Florida.

14 Mr. Clarke, can you please tell us what these  
15 allegations are and who started them in plain  
16 English so everybody over here understands what's  
17 going on?

18 MR. CLARKE: All right. I'll -- let me read  
19 from Mr. Blocker's letter.

20 MR. MICELI: I read the letter.

21 MR. CLARKE: Oh, you did, okay.

22 MR. MICELI: It doesn't really say what's  
23 going on.

24 MR. CLARKE: No, it doesn't. I mean --

25 MR. MICELI: I'm asking you as a board member

1 please tell all of us what's going on.

2 MR. CLARKE: I would if I knew.

3 MR. MICELI: You don't know? You're a board  
4 member.

5 MR. CLARKE: I know. That's why -- that's why  
6 I'm very upset over this because --

7 MR. MICELI: This makes no sense, then.

8 MR. CLARKE: You know, I asked for very  
9 specifics.

10 MR. MICELI: Right.

11 MR. CLARKE: And -- and I followed  
12 Mr. Blocker's letter and I said give me a  
13 chronology. I mean, Mr. Tucker has been to two  
14 meetings since his election in November. Well, if  
15 there's a chronology and a pattern, well, it  
16 happened over a very brief period of time, probably  
17 perhaps six weeks.

18 MR. MICELI: Here --

19 MR. CLARKE: And we haven't got any --  
20 anything. So if Mr. Blocker is able to make these  
21 allegations, he -- he has to base them on some  
22 factual evidence and documentary evidence that he  
23 has. Did he have witnesses? Can they provide  
24 affidavits? Can they provide transcripts of  
25 conversations --

1 MR. MICELI: Right.

2 MR. CLARKE: -- between the two?

3 MR. MICELI: Right.

4 MR. CLARKE: And -- and none of this was --  
5 was provided. So, the public and the board are  
6 being -- we're -- we're kept in the dark. It's  
7 a -- it's --

8 MR. MICELI: This makes no sense.

9 MR. CLARKE: Not to me.

10 MR. MICELI: No. We have two people who are  
11 being accused or something and who's the accuser?

12 MR. CLARKE: There -- there you go. We have  
13 to wait until the investigation, I guess, or else  
14 conduct our own investigation and find out who the  
15 accuser is, but would be -- would be duplicating  
16 whatever the -- the -- the proper authority is,  
17 whoever that is. If it's the State Attorney's  
18 Office, fine. You know, let -- let's have it. I  
19 hope to talk to them.

20 MR. MICELI: You know, all of us here are  
21 wondering what's going on.

22 MR. CLARKE: Yeah. We are, too.

23 MR. MICELI: We have no answers and you don't  
24 answers. This makes absolutely no sense.

25 MR. CLARKE: Right.

1 MS. CASH-CHAPMAN: Madam Chair, may I be  
2 recognized --

3 CHAIRMAN LUDLOW: Would --

4 MS. CASH-CHAPMAN: -- and respond? I just  
5 want to respond in case he has other questions.

6 CHAIRMAN LUDLOW: Okay. Ms. Cash-Chapman  
7 would like to respond.

8 MS. CASH-CHAPMAN: I just --

9 MR. MICELI: Yes.

10 MS. CASH-CHAPMAN: I know that there's a lot  
11 of emotions on this entire situation, but I also  
12 want to remind everybody that if there is an  
13 investigation, and it sounds like there is an  
14 investigation, the board as well as the public are  
15 not privy to know everything that's happening  
16 because it jeopardizes the integrity of the  
17 investigation. And I know that that is extremely  
18 frustrating to hear --

19 MR. MICELI: It's extremely for everybody.

20 MS. CASH-CHAPMAN: It is. Of course it is.  
21 And I think everyone shares that frustration.

22 But at the end of the day -- we can all  
23 discuss our feelings on this, and that is  
24 fantastic, but at the end of the day, this is a  
25 result from our aviation counsel's statement.

1           He brought up two points for us to discuss so  
2 that we can move forward. We did lose a meeting,  
3 and it was not as a direct result of what happened  
4 and allegations that came through. We absolutely  
5 still could have had a meeting the following Monday  
6 to discuss the -- what we needed to. He did not  
7 cancel that meeting; our chairman canceled that  
8 meeting. So let's just be clear on the facts that  
9 we are saying out loud what's actually happening.

10           Again, there's a lot of emotion, a lot of  
11 frustration, but we need to move forward with  
12 running the airport pretty soon.

13           MR. MICELI: And it's very difficult with this  
14 hanging over everybody's head.

15           MS. CASH-CHAPMAN: It is, but it's doable, and  
16 I have faith in our staff that we can continue to  
17 do that.

18           MR. MICELI: Thank you for answering me.

19           MR. CLARKE: Thank you.

20           CHAIRMAN LUDLOW: Thank you, Pat. More board  
21 comment, please?

22           MR. CLARKE: Public comment.

23           MS. CASH-CHAPMAN: Public.

24           CHAIRMAN LUDLOW: I meant -- sorry, I meant  
25 public comment.

1           MR. LIOTTA: Matt Liotta, 4640 Palm Valley  
2 Road.

3           I want to thank Mr. Roberts for sharing the  
4 seriousness of the situation. I would have hoped  
5 that the board would see the wisdom of doing an  
6 independent investigation so that they actually  
7 know what's going on.

8           We have no knowledge whether a criminal  
9 investigation, whether anything will ever come out  
10 from that. And there might even be things that the  
11 independent investigation finds out that are not  
12 criminal but are useful nevertheless.

13           But I think the seriousness that Mr. Roberts  
14 brought up about the staff is really important. My  
15 understanding is that a subset of some of the board  
16 members have regularly congregated at the airport  
17 administrative office. I think asking to  
18 de-conflict that is exactly the right move.

19           I'm concerned that my understanding is one of  
20 the employees has just recently been terminated.  
21 And earlier this year, I remember a board vote  
22 related to a settlement with another employee that  
23 had an issue with it.

24           So how are you going to ensure that these  
25 employees are protected from everybody so that the

1 public knows that nobody is being retaliated  
2 against? That's my question.

3 CHAIRMAN LUDLOW: Thank you, Matt Liotta. Any  
4 other public comment? Joe Lopinto. Joe?

5 MR. CLARKE: He's on ILS.

6 CHAIRMAN LUDLOW: Oh, I'm sorry, that's on the  
7 ILS.

8 MR. LOPINTO: That's okay. I was going to  
9 speak --

10 CHAIRMAN LUDLOW: Sorry.

11 MR. LOPINTO: Joe Lopinto, 529 Ria Mirada  
12 Court, St. Augustine.

13 With respect to quote, unquote independent  
14 investigations, I believe in what Mr. Roberts is  
15 saying. We have a State Attorney and they will  
16 investigate, and I believe that they are fully  
17 independent.

18 And whether they come forward with an  
19 alleg- -- a warrant, whatever it is, or if they say  
20 nothing, they're not going to pursue it, that  
21 should end it right then and there. And if it  
22 means that it has to go further into the courts and  
23 the systems, let's let the democracy work.

24 That's where democracy is. Not having an  
25 independent of other people. We have a

1 State Attorney. They know how to get through all  
2 of this. Let them do their work, and meanwhile you  
3 folks here on the Airport Authority and the staff  
4 do your work. Thank you.

5 CHAIRMAN LUDLOW: Thank you, Joe. Any other  
6 public comment?

7 (None.)

8 CHAIRMAN LUDLOW: All right. We've had board  
9 comment, public comment. There's nothing to vote  
10 on.

11 MR. CLARKE: How about the --

12 CHAIRMAN LUDLOW: What?

13 MS. CASH-CHAPMAN: I brought it up, this will  
14 be the third time now, that there were two points  
15 that our attorney brought up that we need to  
16 discuss, and I think it's a -- a warranted  
17 discussion, if our legal counsel, who I think that  
18 we should start to listen to, said that we should  
19 discuss ratifying Mr. Pittman's contract to cover  
20 his legal counsel on this, because we do need to  
21 protect his job and we do need to protect him in  
22 that job. And also a liaison with a board member  
23 that's free of distraction and conflict.

24 I think that is worth our board's time right  
25 now so that we can continue to effectively run this

1 airport. Before you just say thank you and move  
2 on, I would like to know that we can have this  
3 discussion.

4 CHAIRMAN LUDLOW: Any other discussion?

5 MR. TUCKER: Well, point of order. I think  
6 what you're intending is to make a motion, which I  
7 haven't heard yet.

8 MS. CASH-CHAPMAN: I'm not making a motion for  
9 a discussion. I'm asking to --

10 MR. TUCKER: Okay. So you just want more  
11 discussion.

12 MS. CASH-CHAPMAN: We don't have to vote on  
13 having a discussion --

14 MR. TUCKER: All right.

15 MS. CASH-CHAPMAN: -- because this is part of  
16 the agenda item.

17 MR. TUCKER: Okay.

18 MS. CASH-CHAPMAN: So I just want to know the  
19 other board members' feelings on the two points  
20 that our legal counsel, the only legal counsel  
21 that's with us right now, is suggesting that we  
22 consider. And I think it would be in our board's  
23 best interest for this airport --

24 MR. TUCKER: So you're asking for additional  
25 board comments just to -- yeah.

1           MS. CASH-CHAPMAN: To have a discussion about  
2 this, yes.

3           CHAIRMAN LUDLOW: Do you have additional board  
4 comment, Mr. Clarke?

5           MR. CLARKE: I'm in favor of both points. I  
6 believe we should, you know, reimburse Mr. Pittman  
7 for any out-of-pocket legal expenses he has because  
8 all -- everything that he is going to be exposed to  
9 is related to the Authority. And also, if he  
10 thinks he needs a liaison with the board, I think  
11 there -- probably it's either Ms. Cash-Chapman or  
12 myself would be eligible.

13          CHAIRMAN LUDLOW: Thank you. And, Mr. Tucker,  
14 any board comment?

15          MR. TUCKER: No.

16          MS. LIOTTA: I -- I would comment that in --  
17 generally in the corporate world when you have an  
18 executive who may come -- incur individual legal  
19 bills in -- in connection with his or her duties,  
20 there are very often common sense limitations on  
21 that, like if it has to do -- if it comes to light  
22 that there are wrongdoing by that individual, that  
23 the legal bills are not covered. So I'm not  
24 comfortable giving a blanket reimbursement for  
25 legal fees that doesn't have common sense caveats

1 in it.

2 CHAIRMAN LUDLOW: Thank you.

3 My comment. Just because somebody calls you a  
4 pink elephant doesn't make you a pink elephant. I  
5 think we're getting things ahead of the game here.

6 You know, no -- there -- no -- nobody knows  
7 anything about what's going on, and I'm not sure  
8 the Airport Authority should obligate themselves to  
9 a \$10,000 or more legal bill when we've heard  
10 nothing but unsubstantiated rumors, is what an  
11 allegation is.

12 So, I mean, I -- I do agree, if Courtney needs  
13 an attorney if it gets to that point. It's only  
14 unsubstantiated rumors at this point, so I don't  
15 know that we should vote for a \$10,000 fee to be  
16 paid by the Airport Authority at this point.

17 MS. CASH-CHAPMAN: May I be recognized?

18 CHAIRMAN LUDLOW: Yes.

19 MS. CASH-CHAPMAN: I don't -- I don't know if  
20 that's necessarily what I meant, so let me clarify  
21 that what I heard our attorney say was that -- that  
22 we need to take another look at the contract.

23 So I think that if we bring some points in,  
24 like Ms. Liotta just brought forward, that it would  
25 protect Mr. Pittman. And I'm not saying we write a

1           \$10,000 reimbursement check, but I am saying that  
2           we need to reevaluate that part of his contract so  
3           that he knows that we are taking him seriously, his  
4           job seriously, and we want to protect him just as  
5           much as we want to protect the rest of this  
6           airport.

7           MS. LIOTTA: I --

8           CHAIRMAN LUDLOW: That's --

9           MS. LIOTTA: Point of information, I don't  
10          believe he has --

11          CHAIRMAN LUDLOW: Excuse me. Are you  
12          recognized?

13          MS. LIOTTA: No, I was going to clarify we  
14          don't -- I don't believe there is a contract with  
15          Mr. Pittman. I believe he's purely at will. So  
16          there's no document to look at there.

17          CHAIRMAN LUDLOW: So, it's my point that  
18          it's -- it's premature. We -- we do want to take  
19          care of that. And at the same time, you can take  
20          care of ours, you know, because we're being wrongly  
21          accused also. So whatever. Maybe we can get that  
22          taken care of. All right.

23          MS. CASH-CHAPMAN: And as far as the liaison?

24          CHAIRMAN LUDLOW: Shut up, Reba. Excuse me?

25          MS. CASH-CHAPMAN: As far as the liaison for a

1 board free of distraction?

2 CHAIRMAN LUDLOW: I -- I think the same thing.

3 I think we -- number one, Chad, I'm not sure  
4 you should have said all those things for the  
5 Airport Authority board when we knew nothing about  
6 what you were going to say, you know. Just  
7 because, like I said, somebody calls somebody a  
8 pink elephant, you know, why should the rest of the  
9 airport business stop?

10 I mean, I've been here on this 40 years. I'm  
11 going to -- I want the restriping done. I want  
12 these -- there's more business to be conducted.  
13 And just because somebody sees two people in the  
14 same room doesn't mean anything is going wrong,  
15 unless you want to believe that. So I'm a little,  
16 you know, unsure about some of the things that you  
17 said the Airport Authority.

18 I think the airport board should be able to go  
19 into the admin office and conduct work. We are  
20 still working, and that's what we need to do. So  
21 it's -- it -- any more discussion? Ms. Michelle  
22 Cash-Chapman?

23 MS. CASH-CHAPMAN: I think my feelings have  
24 been made clear, that if Courtney thinks that he  
25 needs a liaison, then it's our job to respect that

1 in his position and provide that for him.

2 CHAIRMAN LUDLOW: Courtney didn't say that.

3 The attorney said that.

4 MS. CASH-CHAPMAN: Suggested it and also  
5 suggested that Courtney had made a comment toward  
6 that. So I don't think it's completely  
7 unwarranted.

8 CHAIRMAN LUDLOW: Okay. Then I think -- I  
9 think until we have some facts, then I don't think  
10 we should -- you know, I don't think we should stop  
11 the business of the airport.

12 MS. CASH-CHAPMAN: I don't think anyone has  
13 suggested that.

14 CHAIRMAN LUDLOW: We have no facts. Pardon  
15 me?

16 MS. CASH-CHAPMAN: Nobody has suggested  
17 stopping. I think --

18 CHAIRMAN LUDLOW: Yes. Yeah -- no, but you're  
19 suggesting we have a liaison. Why can't every  
20 board member go in and conduct business --

21 MS. CASH-CHAPMAN: Because we're actively --

22 CHAIRMAN LUDLOW: -- as usual?

23 MS. CASH-CHAPMAN: -- under an investigation  
24 and we're trying to --

25 CHAIRMAN LUDLOW: We're not under

1 investigation.

2 MS. CASH-CHAPMAN: If it was brought up  
3 criminally, then there's a solid chance we are.  
4 But if you choose not to believe that --

5 CHAIRMAN LUDLOW: Until we have any facts --

6 MS. CASH-CHAPMAN: -- that's good for you.

7 CHAIRMAN LUDLOW: -- we -- we have nothing but  
8 somebody called somebody a pink elephant, and  
9 that's a rumor --

10 MS. CASH-CHAPMAN: Okay.

11 CHAIRMAN LUDLOW: -- and it's an  
12 unsubstantiated rumor.

13 MS. CASH-CHAPMAN: If you say so.

14 CHAIRMAN LUDLOW: So, Courtney, I think  
15 that -- I don't want to inflect anything on you.

16 MR. PITTMAN: Yes, ma'am.

17 CHAIRMAN LUDLOW: Like, if I come into the  
18 office and I want to talk about restriping, then I  
19 don't think somebody should sit out there and say,  
20 well, they were in the room together, so they must  
21 be colluding. That is not fair and that's not  
22 right.

23 MR. PITTMAN: Right.

24 CHAIRMAN LUDLOW: We should still be able to  
25 conduct the business of the airport. So, I just

1 disagree totally that we have to get permission to  
2 go into the Airport Authority office.

3 MS. CASH-CHAPMAN: I don't think you  
4 understood the point of that, then, if that's  
5 what --

6 CHAIRMAN LUDLOW: You said he wanted a --

7 MS. CASH-CHAPMAN: -- you're talking about.

8 CHAIRMAN LUDLOW: -- liaison, so that means  
9 talk to one person.

10 MS. CASH-CHAPMAN: You're getting very worked  
11 up right now.

12 CHAIRMAN LUDLOW: Oh, yes I am. Well, you  
13 would be, too.

14 MS. CASH-CHAPMAN: You're right. I absolutely  
15 would be. It's an extremely frustrating situation.

16 But I think that what you're neglecting to see  
17 is that Mr. Roberts and Mr. Pittman are trying to  
18 protect us as a board. So, by putting a plan in  
19 face that says call first ensures that you don't  
20 show up and then I don't show up and then we're  
21 both in the building at the same time. It's not to  
22 say that any of us are guilty of anything; it is to  
23 protect us moving forward during the investigation.

24 CHAIRMAN LUDLOW: And -- and this was like an  
25 accusation also, is that two board members were in

1 the building at the same time. Whoopee-doo. One  
2 was in a conference room. One was in accounting  
3 office. That is not a conflict. Two people can be  
4 in the building at the same time.

5 So, no, I don't think board members should  
6 have to get permission to call somebody to say, can  
7 I go in and donate the rest of my time, which I'm  
8 doing for nothing, donate my time to help run the  
9 airport.

10 I mean, it's a -- it's a heartfelt thing that  
11 we do, you know. And we should not be fighting  
12 over anything. We all want what's good for the  
13 airport and -- and that's our heart -- that's my  
14 heart totally. So, I -- I don't agree. And if  
15 that's your comment, then I have my comment and so  
16 we're nullified. Any other comment?

17 MR. CLARKE: I -- Madam Chair, I have one  
18 comment.

19 May I suggest that Mr. Pittman keep detailed  
20 records of any interactions that you have with your  
21 personal attorney? Itemized statement of, you  
22 know, what you talked about, what you did, you  
23 know, any out-of-pockets costs you have. And I  
24 think this is something that would -- I don't think  
25 it would be an issue passing that or reimbursing

1           you in the future.

2           The other thing is, you know, feel free to  
3           call whoever you think is necessary on the board.  
4           I -- you and I talk about financial matters because  
5           that's my background. That's my suggestion, if  
6           we're not going put it in a formal motion.

7           MR. ROBERTS: Madam Chair? May I?

8           CHAIRMAN LUDLOW: Yes.

9           MR. ROBERTS: So, as it stands now,  
10          Mr. Pittman does have, under our governance,  
11          discretion up to a spending limit without needing  
12          anyone's permission to do it. And I -- I have  
13          recommended to him that he at least undertake these  
14          costs at least up to his discretion limit so that  
15          he can get started with his protection. And -- and  
16          so, I think it ought to be left that, up to his  
17          discretionary limit that's the authority given to  
18          him, that he be entitled to retain counsel.

19          CHAIRMAN LUDLOW: I disagree. Until there's  
20          some charges filed, we have nothing. We have  
21          absolutely nothing, you know, except rumors. So,  
22          is there any more discussion, please?

23          MS. LIOTTA: May I be recognized?

24          CHAIRMAN LUDLOW: Yes, please. Thank you.

25          MS. LIOTTA: This is specifically on the --

1 well, two points.

2 As far as we -- we are without a general  
3 counsel, and I think part of this conversation  
4 really underscores how at much of a disadvantage  
5 the Authority is right now.

6 We don't have a general counsel who can advise  
7 us whether it's appropriate for Mr. Pittman to be  
8 on his own reimbursing himself for his independent  
9 personal attorney, whether it's related to his job  
10 or not.

11 I would like more information on that. Mr. --  
12 Mr. Roberts was retained strictly as aviation  
13 specialty counsel, not as an expert in these  
14 matters. So the sooner we can get a new general  
15 counsel on board, I think we can revisit these  
16 issues, and that would be to the -- to the benefit  
17 of -- of the Authority.

18 Separately, on the idea of a -- making  
19 appointments to go in, I fully support that. I  
20 don't think I need to say more than that.

21 As far as the idea of doing a liaison, I'm  
22 deeply troubled by that actually. Mr. Pittman as  
23 executive, part of his job is managing the  
24 relationship with board members, and that also  
25 includes putting up boundaries where necessary.

1           I don't think it's appropriate, and I never  
2 have, for individual board members to try to  
3 attempt to direct staff. I don't know if that's  
4 what's driving this, but to the extent it is, he  
5 already has the ability to say, If you want me to  
6 do something, Board Member X, that is something  
7 that will need to go in front of the full board.  
8 That doesn't require a liaison, and in fact, a  
9 liaison I think may get us into the realm of the  
10 board delegating its full power to one individual  
11 and not having any idea what is going to be said  
12 between that liaison and Mr. Pittman.

13           Liaison is just completely vague and I cannot  
14 support it. If I want to speak with Mr. Pittman or  
15 get information from him, I don't want him saying,  
16 Well, there's a liaison, I'm not going to answer  
17 your questions. I don't think that's appropriate.  
18 So I would decline to support such an idea at this  
19 time.

20           CHAIRMAN LUDLOW: Can we move on?

21           MS. CASH-CHAPMAN: You're the chairman.

22           CHAIRMAN LUDLOW: Thank you.

23           DOUGLAS LAW FIRM WITHDRAWAL

24           CHAIRMAN LUDLOW: Now, our next -- we have had  
25 public comment, we've had board comment. Our next

1 item is the Douglas Law Firm withdrawal letter.  
2 And we have to read that verbatim into the minutes.

3 It would be nice -- in the past, we were able  
4 to give it to the court reporter, but now we want  
5 that read into the minutes. So Courtney will read  
6 the entire Douglas Law Firm withdrawal letter for  
7 you, Janet.

8 MR. PITTMAN: Thank you, Madam Chair.

9 [As read]: "Board of Directors,  
10 St. Johns County Airport Authority, 4796 U.S. 1  
11 North, St. Augustine, Florida, 32095.

12 Dear Board of -- Dear Board Members. This  
13 letter is to inform the board that the Douglas Law  
14 Firm will be withdrawing as legal counsel to the  
15 Airport Authority. Our withdrawal is based on  
16 ethical obligation under Florida Bar rules to  
17 withdraw when there is a clear legal and ethical  
18 conflict. The Florida Professional Conduct rules  
19 that apply include the following: Duty to client  
20 Rule 4-1.13, duty to avoid assisting illegal  
21 conduct Rule 4-1.2(d), and duty to withdrawal  
22 Rule 4-1.16.

23 The legal and ethical conflict involves a  
24 pattern of violations of Florida Sunshine Law,  
25 failure to disclose conflicts of interest and other

1 ethical violations by the chairman of the board,  
2 Reba Ludlow, and an individual board member,  
3 Len Tucker. These violations have been ongoing and  
4 continuous necessitate -- necessitating our  
5 withdrawal.

6 Incidents of direct and knowing violations of  
7 the Florida Statute carrying criminal penalty --  
8 penalties has been brought to our attention as  
9 attorneys. Specifically, violations of  
10 Florida Statute 286.011, public meetings and  
11 records. Additionally, issues involving  
12 Florida Statute 112.3143(3)(a) voting conflicts  
13 have been identified.

14 These violations are alarming, concerning, and  
15 have created a conflict of interest that prevents  
16 our firm from continuing to represent the  
17 Airport Authority as legal counsel.

18 Pursuant to Florida Statute 112.3142, each  
19 person elected to public office must complete four  
20 hours of acquired ethics training each calendar  
21 year. All board members have received training on  
22 the required -- on the required training on the  
23 Florida Sunshine Law, Florida's Code of Ethics for  
24 Public Officials, Public Records and Public  
25 Meetings. Board members are required to certify on

1           their financial disclosures that they have received  
2           this training.

3           In an effort to protect the Airport Authority  
4           and the board, we have made good faith and  
5           reasonable efforts to advise the individual board  
6           members to refrain from perceived and real  
7           violations. Specifically, these board members have  
8           been informed of the identified legal issues that  
9           violate the Sunshine Law, undisclosed conflicts of  
10          interest in voting and other ethical issues. Our  
11          firm has repeatedly advised of the consequences  
12          that could endanger the Airport Authority.

13          Those warnings and legal advice have been  
14          ignored. As a result, our ability to advise the  
15          board has been impeded, compromised and obstructed.  
16          In addition, individual board members have engaged  
17          in what is perceived as retaliatory behavior  
18          against our attorneys for raising legal concerns  
19          about potential violations of Florida Statutes.  
20          This has created a perception of a hostile  
21          environment for our legal professionals.

22          Because of the conduct of these board members,  
23          we are ethically required to withdraw from  
24          representation and notify the board of our reasons.  
25          Furthermore, we may have an obligation under

1 Florida Bar rules to report potential crimes and  
2 illegal conduct to the appropriate law enforcement  
3 agency.

4 Our firm will continue to be available to  
5 staff and the board by phone or email until the  
6 Airport Authority is able to retain new counsel  
7 under these circumstances.

8 Sincerely, Jeremiah R. Blocker."

9 Madam Chair.

10 CHAIRMAN LUDLOW: Thank you. Board comments  
11 on Jeremiah's withdrawal -- I mean the Douglas Law  
12 Firm withdrawal letter?

13 (None.)

14 CHAIRMAN LUDLOW: Public comments on the  
15 withdrawal letter?

16 (None.)

17 CHAIRMAN LUDLOW: No board comments, no public  
18 comments. We can go to the next item.

19 MS. LIOTTA: I --

20 CHAIRMAN LUDLOW: The next item is Number 4,  
21 is the Casa Cola --

22 MR. CLARKE: RFP.

23 CHAIRMAN LUDLOW: What?

24 MR. CLARKE: RFP.

25 MS. LIOTTA: A question. My understanding was

1 that we also had to vote and get into the record  
2 accepting the withdrawal; is that correct?

3 CHAIRMAN LUDLOW: No, I didn't know. I don't  
4 have that information at all.

5 MS. LIOTTA: Okay. Well, if we don't need to  
6 acknowledge it in any way, then --

7 CHAIRMAN LUDLOW: We don't need to acknowledge  
8 it.

9 MS. LIOTTA: -- that's fine.

10 CHAIRMAN LUDLOW: We wrote -- read -- read it  
11 into the record. We didn't --

12 MS. LIOTTA: Okay.

13 CHAIRMAN LUDLOW: -- need to acknowledge it.

14 MR. CLARKE: RFP.

15 CHAIRMAN LUDLOW: No, we do Casa Cola first.

16 MR. CLARKE: Oh.

17 MS. CASH-CHAPMAN: Unless we --

18 CHAIRMAN LUDLOW: You said after Casa Cola --

19 MS. CASH-CHAPMAN: We did the RFP after the  
20 Douglas Law Firm.

21 CHAIRMAN LUDLOW: I'm sorry, that's number  
22 three. Yeah. You can tell -- these are my notes.

23 RFP FOR NEW GENERAL COUNSEL

24 CHAIRMAN LUDLOW: Okay. So -- the RFP --  
25 okay. So the suggestion is because the Douglas Law

1 Firm withdrew, that we need to put out inquires to  
2 other law firms to retain them for general counsel.

3 Now, we -- okay. So board discussion on the  
4 RFP, Cash-Chapman?

5 MS. CASH-CHAPMAN: I think --

6 CHAIRMAN LUDLOW: This is Jennifer's  
7 suggestion, to do the RFPs. I'm sorry.

8 MS. CASH-CHAPMAN: I think it's important that  
9 we have general counsel. I think that we've had  
10 about a dozen questions just at this meeting alone  
11 that could have been answered by general counsel.

12 How we do that, I am open and looking forward  
13 to hearing the suggestions, whether it be an  
14 agreement with the county or if it's something that  
15 we do independently. I'm curious. This is not my  
16 specialty, and I know that there are other board  
17 members that know this far better than I do, so I  
18 don't know that if I have a discussion until I hear  
19 some other suggestions.

20 CHAIRMAN LUDLOW: Board Member Clarke?

21 MR. CLARKE: Yeah, I believe we need a general  
22 counsel and I'm in favor of issuing a request for  
23 proposals and/or RFQs for qualifications.

24 CHAIRMAN LUDLOW: Board Member Liotta?

25 MS. LIOTTA: Yeah. It's -- I would just echo

1           what Ms. Cash-Chapman is saying about the apparent  
2           and obvious need to get new counsel secured  
3           who's -- and we've -- my understanding is that the  
4           airport has always had a general counsel, so I'm  
5           not in support of an idea of trying to find counsel  
6           somewhere somehow in a one-off way. I think that  
7           is not appropriate, especially given the -- the  
8           current circumstances the airport finds itself in.

9           The -- we did a -- we did an RFP process last  
10          time around. My best recollection for that is that  
11          we need to do an RFP because of the anticipated  
12          expenditure under such an arrangement. I'm not  
13          sure if that's a Florida Statutory requirement, but  
14          I think it is. Again, something that a general  
15          counsel could advise us on, whether we do need to  
16          do RFPs or RFQs as the case may be.

17          So that's why I think it's -- we need -- that  
18          RFP process takes time, so I think we should vote  
19          on that today to get that process started so that  
20          we can fill this gap as quickly as possible.

21                 CHAIRMAN LUDLOW: Board Member Tucker?

22                 MR. TUCKER: Yeah, I think we need to go ahead  
23          and get the RFQ process started. It's going to  
24          take time to do. It doesn't require that you're  
25          necessarily going to go that route. You can still

1           have options as to how you might, if something  
2           better comes up or some other arrangement comes up,  
3           we can still make that decision on down the way.  
4           But obviously the RFQ needs to be out there so that  
5           we can get responses back or we're just farther and  
6           farther behind on this process.

7                   CHAIRMAN LUDLOW: Thank you. Board --  
8           Board Member Ludlow.

9                   I agree with the RFPs and I -- I agree we need  
10          to get them out as soon as possible. We -- when we  
11          did this in the past, it -- it was very uniform.  
12          Actually, I think staff, you know, put out the RFPs  
13          and -- and then -- let's see. What did they do  
14          after they came back in? Did they -- did the --  
15          did staff get the RFPs when they came back in?

16                   MS. LIOTTA: I -- my rec- -- I can -- my  
17          recollection of that, because we did that right  
18          around the time I was first started as a board  
19          member, was the RFP was put out, all -- after the  
20          submission period ended, all of the submissions  
21          were made available to every board member --

22                   CHAIRMAN LUDLOW: Okay.

23                   MS. LIOTTA: -- no filtering, and then we  
24          had -- we discussed it at an open meeting --

25                   CHAIRMAN LUDLOW: Yes.

1 MS. LIOTTA: -- and we -- so the board  
2 ultimately selected based on all of the  
3 submissions.

4 CHAIRMAN LUDLOW: Yes.

5 MS. LIOTTA: Possibly staff could have  
6 filtered if they didn't need meet the requirements  
7 of the RFP, but anybody who did was -- and there  
8 two. There was one for -- for aviation and there  
9 was a separate one for general counsel.

10 CHAIRMAN LUDLOW: Right, right.

11 MS. LIOTTA: So we could I think just look at  
12 that prior one, which is only a couple of years  
13 old --

14 CHAIRMAN LUDLOW: Uh-huh.

15 MS. LIOTTA: -- do a quick update and get it  
16 out.

17 CHAIRMAN LUDLOW: Uh-huh.

18 MS. LIOTTA: We don't -- I think we could use  
19 the exact same time frames and everything and just  
20 update it and post it.

21 CHAIRMAN LUDLOW: I totally agree. We need to  
22 mark that one down. I totally agree that -- you  
23 know, I -- we do need to get the RFPs out. That  
24 isn't, you know, rocket science.

25 In the past, we -- before, in the way, way,

1 way past, we did not let staff vet them. You know,  
2 they weren't supposed to. But now, you know, I  
3 think we have good staff and I think, you know,  
4 that's not going to take a lot of staff hours. I'm  
5 so sorry to put something else on you --

6 MR. PITTMAN: That's fine.

7 CHAIRMAN LUDLOW: -- you know, but this is  
8 pretty simple. We'll look up the others, you know,  
9 so you'll know that you -- how to -- to get them  
10 out, like Jennifer said, the timeline, and so I'm  
11 totally comfortable with that.

12 MR. PITTMAN: Yes, ma'am.

13 CHAIRMAN LUDLOW: Any other comment board?

14 (None.)

15 CHAIRMAN LUDLOW: Public comment, please?

16 Yes.

17 MR. RIERA: Again, Jose Riera,  
18 133 Paranza Trace.

19 In order to really avoid conflict of interest,  
20 if you are going to go for an RFP, please make sure  
21 that none of you have any relations or things with  
22 the attorneys, all right?

23 Let it know that this is public record, Vicky  
24 Oakes, Supervisor of Election, shows that  
25 Jeremiah Blocker received endorsement from

1 Mr. and Mrs. Liotta back then. And so, to me, that  
2 represents a little bit of conflict of interest  
3 when that is there, that kind of a cozy kind of  
4 relationship.

5 So make sure that when you find an attorney,  
6 that have no relationship to any one of you.  
7 Because here is proof that it could be  
8 alleged [sic] that there is collusion there.  
9 Those are simply allegations. Just make sure that  
10 that doesn't happen or take place when you select  
11 another attorney. Thank you.

12 CHAIRMAN LUDLOW: Good -- good point.

13 MS. LIOTTA: I'd like to --

14 CHAIRMAN LUDLOW: Good point, Jose. Thank  
15 you.

16 MS. LIOTTA: I'd like to respond to that.

17 CHAIRMAN LUDLOW: Yeah, okay. Mr. Clarke next  
18 and he'll wait. Go ahead. He'll wait.

19 MS. LIOTTA: Oh. I just wanted to say, yes, I  
20 believe it's appropriate for any -- anyone who is  
21 bidding for a government contract not to have any  
22 conflicts of interest. You know, and if that -- I  
23 believe that's also already in the procurement  
24 laws.

25 Whether somebody supported someone for public

1 office, you know, if that is something that we want  
2 to add to the RFP, I don't have a problem with  
3 that. It is, however, my understanding, just a  
4 point of information, that it's my understanding  
5 anyway, that Ms. Ludlow also supported  
6 Mr. Blocker's candidacy. So, if there -- if people  
7 want to draw inferences from that as well, I guess  
8 they can.

9 CHAIRMAN LUDLOW: Thank you. Mr. Clarke?

10 MR. CLARKE: Just a clarification. Are we  
11 permitted as board members to talk to the  
12 individual respondents to the RFP? We are not.

13 MS. CASH-CHAPMAN: I think that --

14 MR. CLARKE: Okay.

15 MS. CASH-CHAPMAN: -- got us into a lot of  
16 trouble last time.

17 MR. CLARKE: Yeah. Okay. Thank you.

18 CHAIRMAN LUDLOW: And board -- board comment.  
19 Okay. We did board comment. We did public  
20 comment. And --

21 MS. CASH-CHAPMAN: Can I make a --

22 CHAIRMAN LUDLOW: And --

23 MS. CASH-CHAPMAN: I was going to make a  
24 motion, so you public comment away.

25 MR. LIOTTA: Hi. Matt Liotta again.

1           I do think obviously that there's an immediate  
2 need for an RFP for general counsel. I like what  
3 Ms. Ludlow said about RFPs aren't rocket science.

4           Last year, this board voted in favor of  
5 issuing an RFP for an executive search firm. That  
6 was supposed to be done by now. That rocket  
7 science is still apparently a work in progress.  
8 So, you know, can we get that RFP issued?

9           Also, I think that when you go through the  
10 process, a really important question that should be  
11 asked is: Are potential attorneys and firms going  
12 to want this job if the last general counsel firm  
13 left without understanding why? Maybe it would  
14 make them feel more comfortable to know that this  
15 Authority takes that seriously and is conducting an  
16 independent investigation into the allegation.  
17 Thanks.

18           CHAIRMAN LUDLOW: Thank you. Next board  
19 comment, please? Name and address.

20           MR. WALKER: Hi. Christopher Walker,  
21 309 South La Crescenta Drive, through the Chair to  
22 the board.

23           I'm a member of the St. Johns County  
24 community. I use the airport numerous times a  
25 month for personal and business matters. I'm also

1 an attorney by trade, and each of these board  
2 members has received an e-mail from -- from each of  
3 me.

4 I am not here to provide you legal advice  
5 today. What I am saying is I am actually deeply  
6 concerned as a citizen of St. Johns County how this  
7 meeting has been run; the information that you do  
8 and do not have.

9 Under public procurement law, you have the  
10 ability to procure directly for professional  
11 services and you should check through your counsel  
12 and he may refer you to somebody else. Under  
13 professional services, you can contract direct, or  
14 under exigent circumstances, you can contract  
15 direct.

16 I would highly encourage this board, as a  
17 member of St. Johns County, to be informed with  
18 proper legal counsel before you continue discussing  
19 this matter. It is a shame that this board is  
20 discussing this matter without having the  
21 information from counsel, whether it's from me,  
22 from Mr. Roberts, or from somebody else. That's  
23 all I have to say. Thank you.

24 CHAIRMAN LUDLOW: Thank you, so much for your  
25 comment. And, yes, we did all receive your letter.

1           MR. HAY: I was -- Bill Hay,  
2           3545 St. Johns Bluff Road, Jacksonville, Florida.

3           I was going to refrain from commenting today,  
4           but I'm going to make it brief. I really echo what  
5           this gentleman just said. Having these discussions  
6           are eligible for each one of these gentleman and  
7           their direct reports to cut and paste and make you  
8           in the headlines once again.

9           And, Madam Chairman, you may not realize this,  
10          but they're not required to print you in context.  
11          So when you said, one is in the conference room and  
12          one is in the bathroom, they could easily say, the  
13          chairman just admitted that multiple board members  
14          were in the building at one time. You have to  
15          remember we live in that kind of society.

16          In addition, there's a reason why all 50  
17          states in the United States as of January the 14th,  
18          2024 no longer allow a police officer to come up  
19          and ask you, "Do you know why I stopped you?"  
20          Because if you conduct an independent investigation  
21          and they find something through you that they're  
22          not looking at, you have just handed it to them.

23          You're driving down a dark road at night and  
24          you've got a taillight out. An officer lights you  
25          up. You pull off the side of the road and he sees,

1 "Do I -- do you know why I stopped you?" And you  
2 say, "Yes, I'm sorry, officer, I was doing ten  
3 miles an hour over the speed limit." That's not  
4 why he stopped you. He stopped you for the  
5 taillight out. Now you've confessed to another  
6 crime and you can be charged that.

7 Be careful of what you say in the public  
8 forum. Thank you.

9 CHAIRMAN LUDLOW: And I agree, and thank you  
10 so much. And I was quoting from a letter, so I --  
11 I didn't make that up. I was quoting from a letter  
12 that had already been received. I received it from  
13 a reporter. So -- but thank you, Bill. And, yes,  
14 I do need to be cognizant. I'm just a little girl  
15 from DeLand. What do I know? Hi, Brent. You made  
16 it. Any other public comment?

17 (None.)

18 CHAIRMAN LUDLOW: Okay. So back to board  
19 comment. Then we --

20 MS. LIOTTA: I think --

21 CHAIRMAN LUDLOW: Yes.

22 MS. LIOTTA: Sorry. I think Ms. Cash-Chapman  
23 was about to make a motion.

24 CHAIRMAN LUDLOW: Well, I just -- I was  
25 getting ready to say that. Yes.

1 MS. CASH-CHAPMAN: I would like to make a  
2 motion to direct staff to begin the RFQ -- I lost  
3 my --

4 MR. CLARKE: Proposals.

5 MS. CASH-CHAPMAN: Thank you. Proposals to  
6 look for a new general counsel.

7 MS. LIOTTA: Can I make a suggestion on that?

8 MS. CASH-CHAPMAN: Yes, please do.

9 MS. LIOTTA: I think, given the -- I would be  
10 more comfortable if there was a little bit more  
11 detail in that motion.

12 MS. CASH-CHAPMAN: Sure.

13 MS. LIOTTA: For example --

14 MS. CASH-CHAPMAN: Would you like to do the  
15 motion? Go for it.

16 MS. LIOTTA: -- you know, that the RFP to be  
17 issued by the end of this week and for it to be on  
18 the next board agenda, every agenda until it's  
19 ready to be decided upon.

20 MS. CASH-CHAPMAN: Okay. Mr. Pittman, do you  
21 think that gives your staff enough time to get that  
22 together and out? I don't want to --

23 MR. PITTMAN: We can get --

24 MS. CASH-CHAPMAN: I know it needs to be fast.  
25 I'm not saying we should prolong this, but I want

1 it to be done well, also.

2 MS. LIOTTA: Well, if it's copy and paste, it  
3 shouldn't be that hard.

4 MS. CASH-CHAPMAN: But does he have access to  
5 that last one?

6 CHAIRMAN LUDLOW: Well, no. But -- so what is  
7 that giving you, like three weeks or something to  
8 get it out and get responses?

9 MS. LIOTTA: To clarify, I'm just saying get  
10 it issued for people to put in submissions, not --  
11 I mean, the full RFP process is going to be longer  
12 than that --

13 CHAIRMAN LUDLOW: Oh.

14 MS. LIOTTA: -- but at least getting it posted  
15 so people can send in their RFPs.

16 MS. CASH-CHAPMAN: I just didn't know if he  
17 had access to the last one because he wasn't here,  
18 so I don't know what they have in office.

19 MS. LIOTTA: Well, it's public record.

20 MR. CLARKE: We'll get it to him.

21 MS. LIOTTA: It very well better be in our  
22 records.

23 MS. CASH-CHAPMAN: Sure.

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

25 CHAIRMAN LUDLOW: Yes. Yes, Courtney, thank

1           you.

2           MR. PITTMAN: I don't want to bite off more I  
3           can chew this and say I'll have it done Friday.

4           One, the share drive, if anybody's used our  
5           share drive at the airport, that is a maze within  
6           itself. And then during the times of having four  
7           executive directors in two years, things have  
8           gotten lost in the sauce.

9           Yes, I have the access to the -- two of the  
10          previous executive directors, but I don't have the  
11          original. And so, but I will -- I will look into  
12          this and get back to you all individually via  
13          e-mail. But I will strive to accomplish this goal.

14          MS. LIOTTA: I think --

15          MR. PITTMAN: It's fine.

16          MS. LIOTTA: I think I can help. I believe I  
17          have a copy in my personal records.

18          MR. PITTMAN: Okay.

19          CHAIRMAN LUDLOW: So the motion is to let  
20          staff get -- go ahead and get out the RFPs.

21          MR. TUCKER: I'll second that.

22          CHAIRMAN LUDLOW: Okay. We have a first and  
23          second. So, vote? Pardon me?

24          MS. LIOTTA: Is the motion by a deadline? I  
25          mean, even if we can't find the documents, getting

1 a new RFP drafted and he does have access to  
2 counsel for that --

3 CHAIRMAN LUDLOW: I don't think --

4 MS. LIOTTA: I think --

5 CHAIRMAN LUDLOW: -- that's necessary.

6 MS. LIOTTA: I really think we need a  
7 deadline. I think --

8 CHAIRMAN LUDLOW: I don't think we need a  
9 deadline.

10 MS. LIOTTA: -- it's really astounding that  
11 Mr. Pittman has individual legal counsel and the  
12 airport does not that is general counsel of -- with  
13 all due respect to Mr. Roberts, he's aviation  
14 counsel and he's been put in a tight spot, and I --  
15 of -- we need general counsel who's qualified to be  
16 general counsel from the get-go, with areas of  
17 expertise that we did not select Mr. Roberts for.

18 CHAIRMAN LUDLOW: I'm checking our date of our  
19 next meeting. Okay. So, this is March 10th. So  
20 if we do second -- second Monday, then the next  
21 second Monday is April 7th. And you are suggesting  
22 that they can craft the RFP, get it out, get the  
23 returns, and get them --

24 MS. LIOTTA: No.

25 CHAIRMAN LUDLOW: -- to us?

1 MS. LIOTTA: No. I don't know --

2 MR. TUCKER: For point of order, April 14th.

3 MS. LIOTTA: I don't know off the top of my  
4 head what the prior RFP --

5 CHAIRMAN LUDLOW: Sorry. April 14th.

6 MS. LIOTTA: I don't know if it would be ready  
7 by the next meeting, regular meeting, because I  
8 don't know what the -- what the response period  
9 was. It would be in that original RFP how long  
10 people have to put in submissions.

11 And I'm not suggesting changing that. I'm  
12 suggesting that it -- there's no reason it can't be  
13 get put out there for people to start responding so  
14 that we can get a new general counsel, that process  
15 started.

16 I am very worried, especially in light of  
17 prior RFP votes that were made that are still  
18 pending, that if we don't put a deadline on this,  
19 we may not get this done in a timely manner.

20 CHAIRMAN LUDLOW: What deadline would you  
21 like, Ms. Liotta?

22 MS. LIOTTA: I suggested the end of this week,  
23 but if --

24 CHAIRMAN LUDLOW: This week?

25 MS. LIOTTA: For the RFP to be issued.

1           CHAIRMAN LUDLOW:  They don't -- you don't even  
2 know if they can find it.

3           MS. LIOTTA:  I have a copy.

4           CHAIRMAN LUDLOW:  This is Monday.

5           MR. CLARKE:  We have it.

6           MS. CASH-CHAPMAN:  Two board members.

7           CHAIRMAN LUDLOW:  No, you said you might not.

8           MR. CLARKE:  We have it.

9           MS. CASH-CHAPMAN:  Dennis has it, as well.

10          MR. CLARKE:  I have it.

11          MS. LIOTTA:  I do have a copy.

12          CHAIRMAN LUDLOW:  Okay.  I thought you said  
13 possibly did not.

14          MS. LIOTTA:  Well, if I did, I -- I misspoke.  
15 I believe I do have a copy --

16          CHAIRMAN LUDLOW:  "I believe I do have a  
17 copy."

18          MS. LIOTTA:  -- of both the aviation RFP and  
19 the general counsel RFP --

20          MS. CASH-CHAPMAN:  So then --

21          MS. LIOTTA:  -- and all the responses.

22          MS. CASH-CHAPMAN:  So then, given that two  
23 board members have just offered to forward the  
24 original document to Mr. Pittman, I would like to  
25 amend my motion to say that I would like our board

1 to direct staff to get the RFQ proposal published  
2 by Friday of this week, March 14th.

3 MR. TUCKER: I'll second that for my second.

4 CHAIRMAN LUDLOW: Friday, March 14th to -- for  
5 Courtney to have this ready and out?

6 MS. CASH-CHAPMAN: I would say out, yeah.  
7 Because again, if we have the other documents, it's  
8 copy and paste, and we're going to keep the same  
9 time frame.

10 CHAIRMAN LUDLOW: So we have a motion and a  
11 second to -- for Courtney to get the RFPs out by  
12 March 14th. So, board discussion?

13 (None.)

14 CHAIRMAN LUDLOW: Public discussion?

15 (None.)

16 CHAIRMAN LUDLOW: And it comes back to the  
17 board to vote -- to vote if you agree that this  
18 should -- that Courtney -- that staff should get  
19 this out by March 14th.

20 But wait a minute. Why would we -- we don't  
21 even know who they're sending to. And why would we  
22 send them all to the same people? I mean, don't  
23 we --

24 MR. CLARKE: It's a general.

25 CHAIRMAN LUDLOW: Isn't it open?

1 MS. LIOTTA: It is. It's just -- I believe  
2 it's just on the website and people can click and  
3 submit. We're not soliciting anybody; we're --  
4 we're making it known that we are asking people to  
5 send in requests to be considered.

6 CHAIRMAN LUDLOW: Okay. Okay. So we have a  
7 first and a second. We've had board comment.  
8 We've had public comment. So we need to vote that  
9 Courtney has to have this done by Friday. So  
10 Ms. Cash-Chapman?

11 MS. CASH-CHAPMAN: Aye.

12 CHAIRMAN LUDLOW: Yes? Mr. Clarke?

13 MR. CLARKE: Yes.

14 CHAIRMAN LUDLOW: Ms. Liotta?

15 MS. LIOTTA: Yes.

16 CHAIRMAN LUDLOW: Mr. Tucker?

17 MR. TUCKER: Yes.

18 CHAIRMAN LUDLOW: I'm sorry, Courtney. I'll  
19 have to say yes, too.

20 MR. CLARKE: Poor Courtney.

21 CHAIRMAN LUDLOW: I'm sorry. It's just --  
22 that's a lot -- I think a lot for you.

23 MR. PITTMAN: That's okay.

24 CHAIRMAN LUDLOW: I think you have a lot on  
25 your plate already, and so I would have given you

1 at least another week, but -- all right. It is  
2 voted and so we can go to the --

3 MR. CLARKE: ILS.

4 APPROVAL OF EXPENDITURE FOR ILS MONITOR

5 CHAIRMAN LUDLOW: We can go to Casa Cola now,  
6 right?

7 MR. CLARKE: ILS. No, the ILS.

8 MS. CASH-CHAPMAN: Approval of expenditure for  
9 ILS monitor is Number 4.

10 MR. CLARKE: Yeah.

11 CHAIRMAN LUDLOW: I don't have anything about  
12 the ILS.

13 MR. CLARKE: Here. Right here.

14 CHAIRMAN LUDLOW: Oh, I'm going by my agenda.  
15 I -- I thought it was the same. I didn't realize  
16 that. I'm sorry. I guess I'll go by the ILS,  
17 approval of expenditure for ILS.

18 MR. CLARKE: Yeah.

19 CHAIRMAN LUDLOW: I just beg everybody's  
20 forgiveness today.

21 MR. CLARKE: Courtney -- Courtney's ready.

22 CHAIRMAN LUDLOW: Okay. So Item 4, Courtney  
23 would you like to speak to this, please?

24 MR. PITTMAN: Yes, Madam Chair. I'll make  
25 this brief.

1           So this item was brought up on the agenda last  
2 year. If you-all recall last summer,  
3 Northrop Grumman came here with the commander in  
4 his uniform and he spoke about the ILS not being  
5 monitored.

6           CHAIRMAN LUDLOW: Yes.

7           MR. PITTMAN: Let me explain the significance.  
8 And I promise I won't let my aviation mind run wild  
9 while I discuss this item just more short and  
10 sweet.

11           The ILS enables aircraft to land at an  
12 airport. Simple. All right. Let me expound just  
13 a little bit. When the weather's bad, the ILS  
14 enables a pilot to land his aircraft at an airport.  
15 Let me expand it a little further.

16           If you were to have commercial services at  
17 this airport, and I know we don't at this time, or  
18 you have a pilot who has passengers on board, it  
19 allows pilots in -- in rough weather and also some  
20 pilots just want to do it for practice for  
21 certification. But the problem right now at this  
22 airport, if the ILS were to go out, we don't know.

23           At other airports I've worked at, i.e., Craig  
24 for one, the ILS monitor is located in  
25 Jax International. So the techs at

1 Jax International are able to tell when the ILS  
2 goes out and they're able to reset it on-site with  
3 their technicians. However, here at this airport,  
4 we have to wait for a pilot to actually try to  
5 execute said approach and then report it to the  
6 tower that the ILS is out.

7 The problem with that is you need a second  
8 report for the controllers to say that the pilot --  
9 that that report is accurate. Then that gets  
10 called to the Airport Authority. Then a report is  
11 made to Navtech and a NOTAM is subsequently issued.

12 To me, that is a safety issue. The ILS has  
13 not been monitored for over two years now. This is  
14 something we talked about, but other things came  
15 up, but I think it's of -- it's time. Navtech has  
16 gave us an updated quote and I think it's time,  
17 high time, because we've been lucky. In lieu of  
18 all the things that's been going on in America with  
19 aviation, I think we should not continue to let  
20 this pass.

21 This is a safety of flight issue. One pilot  
22 asked me recently, how come the decision of height  
23 here is higher at this airport. Well, because you  
24 don't have a functioning ILS. When your ILS isn't  
25 working, the minimums are increased.

1           If you do have an ILS which helps you land and  
2 touch down on approximately close to the centerline  
3 and within the touchdown zone 1,000, 2,000 feet  
4 down the runway, now your descent altitudes are  
5 decreased.

6           I just would like to propose this for the  
7 board. Let's consider voting on this and moving  
8 forward with the ILS monitor. Like I said, this  
9 would help our -- our primary customer,  
10 Northrop Grumman, execute their mission. They are  
11 the main ones at this airport that are asking for  
12 it. And it also would help students who come here  
13 to this airport to learn and get qualified flying  
14 the ILS.

15           MR. CLARKE: Maybe just clarify for -- you  
16 know, for the audience in case they're not  
17 familiar. We also have GPS approaches.

18           MR. PITTMAN: That's correct.

19           MR. CLARKE: Okay. So an ILS is an instrument  
20 landing system run by radio waves. And was there  
21 not -- I remember we had a discussion with one of  
22 the members of the military, certain military  
23 aircraft are not -- mysteriously are not equipped  
24 with GPS --

25           MR. PITTMAN: That is correct.

1 MR. CLARKE: -- approach instrumentation so  
2 that --

3 MR. PITTMAN: If I may?

4 MR. CLARKE: Yes.

5 MR. PITTMAN: The reason why the military  
6 isn't using GPS the way a lot of our civilian  
7 brethren are is because of hackers, the security  
8 issues. So the military does not feel comfortable  
9 utilizing GPS at this time.

10 MR. CLARKE: Yeah. Okay. That's all I need  
11 to know.

12 CHAIRMAN LUDLOW: Okay.

13 MR. TUCKER: Madam Chair, I'd like to make a  
14 motion that we approve this expenditure.

15 MR. CLARKE: Second.

16 CHAIRMAN LUDLOW: I have a motion and a second  
17 to approve the ILS --

18 MR. TUCKER: Are you going to do comment --

19 CHAIRMAN LUDLOW: -- expenditure -- I'm going  
20 to.

21 MR. TUCKER: Okay.

22 CHAIRMAN LUDLOW: I have a motion and a second  
23 to approve this expenditure. So, now is there more  
24 board comment?

25 MS. LIOTTA: I --

1           CHAIRMAN LUDLOW: Yes. Thank you.

2           MS. LIOTTA: I have a couple of questions for  
3 Mr. Pittman. Can -- this has been pending for a  
4 couple of years now?

5           MR. PITTMAN: It has been NOTAMed out for a  
6 couple of years.

7           MS. LIOTTA: Okay. Did -- did staff solicit  
8 more than one quote?

9           MR. PITTMAN: You can't. You can't -- this is  
10 the FAA's equipment. So this is not something that  
11 you can do an RFQ on.

12           Like, you have to have FAA certified  
13 technicians to work on this. So this isn't  
14 something that I can go to another agency. That's  
15 where -- to be frank with you, that's where this --  
16 this died last year.

17           Last year when this was up, staff was trying  
18 to find an alternative means of doing this, and the  
19 equipment has to be certified, it has to be within  
20 certain tolerances. You can't just go down to an  
21 aviation shop and buy this. This -- the  
22 technicians have to be qualified. So, long story  
23 short, no, ma'am.

24           MS. LIOTTA: Okay. Well, I can appreciate  
25 that it looks like a specialized service --

1 MR. PITTMAN: Yes, ma'am.

2 MS. LIOTTA: -- with requirements, but I  
3 notice it -- you know, it's not the FAA doing the  
4 work, it's a -- it's a private entity. So did --

5 MR. PITTMAN: May I speak to that?

6 MS. LIOTTA: Yeah.

7 MR. PITTMAN: They are FAA technicians. They  
8 are FAA technicians who we as an airport have a  
9 contract which, which is Navtech.

10 They all work for the FAA, they just have a  
11 side job, which is having a company called Navtech.  
12 So they are all FAA certified technicians. They  
13 work out of Daytona and they travel all across the  
14 country. We just are fortunate enough to have  
15 great experienced technicians that are certified to  
16 work on that commitment.

17 MS. LIOTTA: So you're not aware of any other  
18 businesses that are staffed by people doing  
19 moonlighting from the FAA who could be doing  
20 exactly the same thing as Phoenix?

21 MR. PITTMAN: Like I said, this is the type of  
22 equipment -- and this is, like I said, where this  
23 died last year.

24 We were trying to find a maintenance person to  
25 do it. And then the problem is, you do not want to

1 mess with the ILS, to -- to all of you. If  
2 something were to go wrong, if it were to be out of  
3 tolerances, this could be a life and death matter.

4 This is a safety issue, so you want the best  
5 of the best. If you were driving 500 miles an  
6 hour, you would want to know your tires are on  
7 right. So this -- this is not something that you  
8 would want to not have the experts work on.

9 MS. LIOTTA: Well, sure, I can appreciate that  
10 if it requires a certain level of skill, that you  
11 need the appropriate contractor to do it.

12 MR. PITTMAN: That's correct.

13 MS. LIOTTA: Not -- not arguing that point,  
14 just trying to clarify --

15 MR. PITTMAN: Yes, ma'am.

16 MS. LIOTTA: -- if we got more than one bid,  
17 and it looks like we did not. Okay.

18 CHAIRMAN LUDLOW: Okay. So we've had motion  
19 and second. Any more board comment?

20 MR. CLARKE: Public comment.

21 CHAIRMAN LUDLOW: I'm -- I think my board has  
22 my back here. Public comment on the approval of  
23 the expenditure?

24 MR. MICELI: Yes, I just had one question for  
25 Mr. Chapman [sic]? Have you gone to FDOT for these

1 funds?

2 MR. PITTMAN: Unfortunately, we can't. So the  
3 thing with FDOT -- okay. One, this is an FAA piece  
4 of equipment.

5 MR. MICELI: I understand.

6 MR. PITTMAN: And also, what you have to do is  
7 you have to know in advance that you want to -- so  
8 you have to project out in advance that you want  
9 the grants.

10 MR. MICELI: That's probably true, but you  
11 also have emergency situations.

12 MR. PITTMAN: Correct. And so --

13 MR. MICELI: And if that's an FAA funded --  
14 look, I'm retired from the FAA, so --

15 MR. PITTMAN: Yes, sir.

16 MR. MICELI: -- I'm telling you the funds are  
17 out there, but you have to ask for them, you know.

18 MR. PITTMAN: Thank you, sir.

19 CHAIRMAN LUDLOW: Thank you, Pat Miceli. And  
20 you already have his address. So Joe Lopinto.  
21 Thank you.

22 MR. LOPINTO: Joe Lopinto, 524 Ria Mirada  
23 Court, St. Augustine. I have to be very careful.  
24 I have a lot of my professional colleagues behind  
25 me, so I've got to make sure I say the right

1 things.

2 A couple of items for the board that you  
3 should be aware of. At a recent September 24th FAA  
4 conference, Civil GPS Service Interface Committee  
5 published a -- as of July 2024, there were, of all  
6 types of ILS systems, Categories I, II and III, a  
7 total of 1,612. While at the same time, there was  
8 a total of GPS systems in the service,  
9 approximately 4,900. And that gap has been  
10 expanding over the last eight or nine months.

11 I'm going to make some comments. Please don't  
12 take them in -- as an assault on either the staff  
13 or Courtney and the work that they do. It's yeoman  
14 work, but I'm coming at it from an operational  
15 pilot standpoint that's sitting in the flight deck  
16 coming in and making the approach.

17 The FAA has issued a comment in this meeting  
18 to rationalize Category I ILS approaches for  
19 decommissioning. They're not saying that they're  
20 going to come in and take it away from you, but  
21 they want the operator, meaning the  
22 Airport Authority or whoever's operating the ILS,  
23 to come up with reasonable rationalation --  
24 rationalization program that considers operator  
25 cost, monetize safety impacts, FAA operation,

1 maintenance, and sustainment costs.

2 We're looking at a \$94,000 capex expense. The  
3 ongoing annual maintenance cost for an ILS system  
4 is estimated to be between \$15- and \$20,000 a year.  
5 So that's another factor that the board should be  
6 aware of.

7 Madam Chairman, may I approach -- one other  
8 comment. While the monitoring system monitors the  
9 whole system, you can have system components out of  
10 service.

11 We have had the glideslope portion of it out  
12 of service since -- Courtney, correct me on this --  
13 since April of -- no, I'm sorry, since -- it's  
14 going off now March 6th of this month all the way  
15 to June 19th. So whether we had a monitoring  
16 system or not is immaterial; that portion of the  
17 ILS system is out of service.

18 Madam Chairman, may I -- I approach you with  
19 some information I'd like for you to distribute  
20 between the members?

21 CHAIRMAN LUDLOW: Yes, please.

22 MR. LOPINTO: Because I will have to address  
23 that. I think I have enough copies. If you don't  
24 mind passing them by.

25 CHAIRMAN LUDLOW: Thank you.

1           MR. LOPINTO: What I handed the Chair --  
2 Chairwoman is a copy of the approach plates that we  
3 as pilots utilize when we're flying the airport.

4           I did a quick look at NAS Jacksonville. I  
5 happen to have flown in there, but with a  
6 commercial airliner. That -- the approaches at  
7 NAS Jacksonville do not have any ILS systems, but  
8 they've got a helluva lot of GPS systems going in  
9 there for their approaches. They've got two  
10 TACANs -- some of the people here would understand  
11 that -- but the rest of their approaches are all  
12 GPS approaches.

13           Now, there are some military organizations  
14 that do use ILS systems, and once again, for  
15 training of their pilots. Air Force up at Macon,  
16 Georgia and Pensacola and those folks.

17           What you have in front of you is the ILS  
18 approach and the GPS approach. And I want to point  
19 out three items. One on the ILS approach. If you  
20 look in the right-hand column, you'll see my mark.  
21 You'll notice that the localizer for the ILS  
22 approach is offset from the actual centerline of  
23 the runway.

24           Now, you may think 1.22 degrees is minute, but  
25 let me tell you, folks, when you come down at 200,

1           250 feet and you're traveling at 120 knots and  
2           you've got to go from a two foot looking at your  
3           instrument panel to a half a mile looking at the  
4           runway, the ground goes by very quick. You've got  
5           almost two seconds of visual acuity and depth  
6           perception that has to be readjusted.

7           And so, if you are looking at an offset -- and  
8           that's not to say that if the wind is coming off  
9           your right-hand side to further increase that  
10          offset, you are not looking at -- so you have to  
11          now manually make a correction at 200 feet above  
12          the ground. Now I know that we want to be as safe  
13          as we can, but in that particular case, that's  
14          one -- as we call, one hole in the Swiss cheese  
15          that's there.

16          The next item, if you look down, it points  
17          to -- it says VGSI and the ILS glide path are not  
18          coincident. Meaning that my instrumentation for  
19          the glide path is saying this, and then when I look  
20          up and I see that vertical outside, it's telling me  
21          I'm doing something different. So that means I've  
22          got to make another change because of that.

23                 CHAIRMAN LUDLOW: Uh-huh.

24                 MR. LOPINTO: This is on the ILS.

25                 In the third part, it says I can come down to

1 258 feet. That's pretty good. That's not too bad,  
2 although we are controlled by the visibility. And  
3 if I can pick out the approach lights and the end  
4 of the runway lights, I can continue on. So we see  
5 258 feet is the minimum that I can come down to.

6 You flip your page now and you look at the  
7 glideslope -- excuse me, the GPS system. You'll  
8 notice there's only two arrows that I have there.  
9 The top arrow is not there anymore because it means  
10 that I'm going straight down the centerline of the  
11 runway with a GPS. Whereas, with the ILS, that was  
12 offset.

13 The second arrow shows that there is no  
14 differential between the vertical that we see on  
15 the outside -- the visual, excuse me, that I see on  
16 the outside and what I see on my instrumentation.  
17 So that's two holes in the Swiss cheese I don't  
18 have to worry about.

19 And then you'll see also at that time when  
20 this approach plate was first printed and also when  
21 the approach was certified, I can go down further  
22 to 218 feet. Now, there is a NOTAM that has been  
23 published, I think it was a year or so ago --  
24 correct me on that, Courtney -- that increased it  
25 back up to 258 feet. And I have been unable to

1 find out the reason why, although I know Courtney's  
2 going to fill us all in on that reason.

3 So, the ILS, if when I'm coming in and they  
4 publish the ILS as being the approach for landing  
5 here at St. Augustine, I'm going to ask the  
6 controller and say I want the GPS approach. And  
7 that's my prerogative as a pilot in command,  
8 because I want all of those holes in the Swiss  
9 cheese to remain as holes. I don't want to have to  
10 have these limitations as the ILS is presented to  
11 me and my passengers, obviously.

12 Now, we heard Mr. -- Courtney talk about that  
13 the reason for the ILS is because one of the  
14 tenants here was requesting it. And that's great;  
15 I buy that. I can fully understand that and  
16 support it. My comment would be: Can they  
17 contribute to the capital expense and also the  
18 ongoing expense?

19 We have an ILS that's being decommissioned  
20 throughout the United States, we have people who  
21 want to utilize it, and then we talk about the fact  
22 that, well, it will be used for training. Well, we  
23 just got notice that this could be the potential  
24 for having training takeoffs and landings and  
25 practice approaches being limited at the discretion

1 of the controller. So what good is it to have an  
2 ILS if we can't use it?

3 Now, the flip side of that, which is a  
4 powerful one I think, is that we can then allow us  
5 to go in and give the controllers the -- the power  
6 to say, listen, we have these approaches that we  
7 want to use, but we need manpower to do that. So I  
8 would wholeheartedly support Mr. Pittman if he  
9 wants to do that, and we would give him that  
10 support to get more controllers to help us use  
11 that.

12 So I ask the board to understand the dynamics  
13 here, that it's not just the \$94,000 capex. You do  
14 have some ongoing costs. And potentially maybe we  
15 ought to ask the users that are going to use it to  
16 participate in the financial expenses. Thank you  
17 very much. I'll answer any questions or --

18 CHAIRMAN LUDLOW: Would that be a first if  
19 that happened?

20 MR. LOPINTO: I'm sorry?

21 CHAIRMAN LUDLOW: To ask the pilot to  
22 participate in expenses for the ILS? Has anybody  
23 else ever --

24 MR. LOPINTO: No, I'm saying to ask the  
25 entity, not the pilot.

1 CHAIRMAN LUDLOW: Oh, okay.

2 MR. LOPINTO: Okay, the pilots already  
3 contribute by buying gas all the time --

4 CHAIRMAN LUDLOW: Yeah. Good. Okay.

5 MR. LOPINTO: -- into -- and goes into the  
6 fund.

7 CHAIRMAN LUDLOW: Yes.

8 MR. LOPINTO: But we're asking for a specific  
9 requirement --

10 CHAIRMAN LUDLOW: Yeah.

11 MR. LOPINTO: -- to keep an ILS here. There's  
12 no reason to have an ILS, then, if there's no other  
13 requirement.

14 CHAIRMAN LUDLOW: Okay.

15 MR. LOPINTO: The military primarily uses GPSs  
16 and TACANs. And you've got P-3s, which are 737s,  
17 up there at NSA, they ain't doing any ILS  
18 approaches.

19 CHAIRMAN LUDLOW: Right. Right.

20 MR. LOPINTO: So if a specific entity wants  
21 something, my belief -- and this is personal now,  
22 I'm not representing any entity that I'm associated  
23 with -- I feel that they should at least  
24 participate in.

25 But I think it also gives us and gives

1 Courtney, excuse me if I use your first name, some  
2 ammunition to get more bodies up there. He's been  
3 asked, "What do you need?" and he says, "I need  
4 bodies." You know, "Electronics are great, but I  
5 need bodies." And I agree with him on that.

6 CHAIRMAN LUDLOW: Uh-huh. Uh-huh.

7 MR. LOPINTO: Yes, ma'am.

8 CHAIRMAN LUDLOW: I agree.

9 MR. CLARKE: I have a question. Maybe this is  
10 for Mr. Pittman, too. Should we -- what about  
11 the -- the glideslope component of the ILS?

12 MR. LOPINTO: Right. The GPS --

13 MR. CLARKE: Should that be --

14 MR. LOPINTO: -- how come it -- it's -- it  
15 went raised up? What have we got to do to get it  
16 to come back down again?

17 MR. PITTMAN: May I, Madam Chair?

18 CHAIRMAN LUDLOW: Yes, please. Thank you.

19 MR. PITTMAN: So, if I may, I want to respond  
20 to everything he said in less than three minutes.

21 CHAIRMAN LUDLOW: Okay.

22 MR. PITTMAN: Okay. So all right.

23 So, one, I was stationed at NSA Jax twice.  
24 They don't use the -- they don't do an ILS approach  
25 because they've got a precision approach which

1 takes them down to less than -- to touchdown. Then  
2 they have a surveillance approach that takes them  
3 to three-quarters of a mile and you can proceed  
4 visually. So they don't need to do an ILS because  
5 they've got something more precision than what the  
6 ILS provides. So they do multiple approaches doing  
7 the PAR and the ASR. So that's why they don't have  
8 an ILS. If you go to other military airports, they  
9 do have an ILS.

10 Now you're not going to have anything as  
11 precise as a PAR approach --

12 CHAIRMAN LUDLOW: Thank you for coming.

13 MR. PITTMAN: -- at any civilian airport  
14 because you don't have an air traffic controller  
15 talking them down to touchdown or a decision  
16 height, if you will.

17 All right. The reason why it went up, because  
18 of the elevation. Also, when you don't have a  
19 monitoring system on the GPS approach -- on your  
20 GPS approach to watch your descent profile, they  
21 have to go in for an obstruction.

22 So you don't have -- so if you think about, if  
23 you will, a PAR approach is more precise so it's  
24 taking you down in the clouds, you can't see  
25 anything, right? The next thing you know, you hit

1 the ground, you're rolling. That's a precision  
2 approach.

3 An ILS approach takes you to a certain point  
4 where you should either see the runway or you climb  
5 out. So all approaches outside of a precision  
6 approach take you to a certain point where you as  
7 the pilot must take over and fly that plane.

8 All right. So now you've also got to talk  
9 about tolerances. So different categories of  
10 aircraft have different tolerances, descent  
11 profiles.

12 So, depending on the equipment that you have  
13 in your aircraft is how far down you can go. If  
14 you are an F-16 pilot, you have better equipment  
15 than a Cessna 172 -- no dig on Cessna 172s. But it  
16 us just shows the capability of the pilot and the  
17 aircraft and the number of hours that pilot has  
18 flown.

19 Now let's talk about the ILS. Is it just for  
20 Northrop Grumman, who is one of our stakeholder  
21 business partners and who is a major part of this  
22 airport? No, it's not just for them.

23 We also have -- like you said, military  
24 doesn't use it at Navy Jax, but they do use it  
25 here. And so, if the weather is bad, wouldn't you

1 want more than one thing to have -- help you come  
2 down to the ground? Wouldn't you want that GPS?  
3 But if that GPS fails, which they do because  
4 they're manmade, wouldn't you also want an ILS just  
5 for you to guide off of to get you to the ground so  
6 where you can feel safe?

7 We all want tools in this thing called  
8 aviation. We like to have a speedometer in our car  
9 to let us know how fast we're going, but I can tell  
10 to stay behind another car in reference to my  
11 speed. Know this is probably the most fun I've had  
12 today because I love talking aviation, all right?

13 CHAIRMAN LUDLOW: You're over three minutes.

14 MR. PITTMAN: We're finally talking about  
15 something that is important, right? And I'm saying  
16 it's fun and jovial because this is what we do in  
17 this world, is debate aviation.

18 Now, to your point about manpower in the  
19 tower. That is something I wanted to talk about in  
20 staff reports because they do have reduced  
21 staffing. And I agree with you, what is the point  
22 of having this debate if you come in for an  
23 approach and the tower tells you, hey, unable at  
24 this because there's one controller up there,  
25 right? And that to me is a safety in flight issue

1 and that's --

2 MR. LOPINTO: I agree wholeheartedly.

3 MR. PITTMAN: -- something I was going to talk  
4 about in my staff report.

5 MR. LOPINTO: Let me go back --

6 MR. PITTMAN: Thank you, Madam Chair.

7 MR. LOPINTO: But the GPS approach, as I said,  
8 there are two items on the ILS approach that even  
9 if it's fully operational, I will not use it  
10 because it's pointing me in the wrong direction. I  
11 am going to use, even with the increase in the --  
12 in the decision altitude, I'm going to use a GPS  
13 approach --

14 MR. PITTMAN: Okay.

15 MR. LOPINTO: -- because I know I'm going to  
16 be looking straight down that runway. And its  
17 glide path is coincident with when I look up, I'm  
18 going to see that visual out there. That's  
19 coincident with what I'm seeing on my instrument.

20 The ILS doesn't give me that factor. That's  
21 big when, like I said, you break out at 200, 250  
22 feet and got a half a mile. That world looks  
23 really different.

24 MR. PITTMAN: I totally agree with the comfort  
25 factor. I get it.

1           MR. LOPINTO: Okay. But from a -- from a risk  
2 manager -- I don't like use the word safety because  
3 that connotes an on and off switch. But from a  
4 risk management standpoint, the ILS is more risky  
5 than the GPS. Trust me. You ask these guys back  
6 here. Would they rather do the GPS approach  
7 straight on or would they rather do an ILS approach  
8 being crooked?

9           MR. PITTMAN: Madam Chair --

10          MR. LOPINTO: Given the same minimum --

11          MR. PITTMAN: -- for the sake of time --

12          CHAIRMAN LUDLOW: Yes.

13          MR. PITTMAN: -- I would invite this gentleman  
14 out for coffee and we'll debate this another day.

15          CHAIRMAN LUDLOW: Please. Thank you.

16          MR. LOPINTO: Thank you very much.

17          MR. CLARKE: Would you copy that on mine, too?

18          MR. LOPINTO: It's Johnnie Walker coffee.

19          CHAIRMAN LUDLOW: Red or Black?

20          MR. PITTMAN: I can't promise that one.

21          MR. HERNANDEZ: Galin Hernandez, 3501-B Ponce  
22 de Leon.

23                 Although I agree 99 percent with Mr. Lopinto,  
24 there is one thing that the ILS gives you that GPS  
25 will never give you -- and it's very important here

1           because I have seen it; it's extremely rare but it  
2           does happen -- and that's GPS jamming.

3           MR. PITTMAN:    Bingo.

4           MR. HERNANDEZ:  We have offshore the Navy will  
5           come up with some aircraft carriers and do GPS  
6           jamming.  Now they are supposed to NOTAM it, and  
7           they are extremely good at doing that --

8           CHAIRMAN LUDLOW:  Yes.

9           MR. HERNANDEZ:  -- but once in a while, it  
10          doesn't happen.

11          CHAIRMAN LUDLOW:  Yeah.

12          MR. HERNANDEZ:  And I have been here listening  
13          when people are shooting the GPS approach, which I  
14          prefer -- let me make sure, I prefer that to the  
15          ILS -- and none of them could do the GPS because  
16          the Navy's jamming the GPS out there and they  
17          forgot to NOTAM it.

18                 And when the clouds are low and it's  
19          getting -- you're running out of fuel, the ILS is a  
20          saver.  Do I think we need an ILS here?  No.  But  
21          there is one thing the ILS will give you that a GPS  
22          will never give you and that's based on ground  
23          instead of satellite.

24          MR. PITTMAN:  Bingo.

25          CHAIRMAN LUDLOW:  Good point.  Good point.

1 Galin. Thank you.

2 MR. WALKER: Chris Walker through the Chair to  
3 the board.

4 As I'm sure Mr. Roberts can appreciate as an  
5 attorney sitting in the room, I have an ethical  
6 obligation to remind each of you that as counsel or  
7 Commissioner Liotta pointed out, there is nothing  
8 in the record to show whether or not this has gone  
9 through public procurement. And if it's a  
10 by-product of public procurement, I'll let  
11 Mr. Roberts answer questions as to whether or not  
12 that needs to be done and documented. Thank you.

13 CHAIRMAN LUDLOW: Thank you, Chris.

14 MR. ROBERTS: To be clear, if -- if my earlier  
15 comments were not understood, we are gapped right  
16 now in procurement compliance. My firm does not  
17 provide that. Lawyers that are board certified in  
18 city, county, and local government tend to do that,  
19 and we are gapped there.

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

21 CHAIRMAN LUDLOW: Yes.

22 MR. PITTMAN: Can we postpone this, then?

23 CHAIRMAN LUDLOW: Yes.

24 MR. PITTMAN: For the sake of all of this, can  
25 we postpone this and then -- till we get general

1           counsel?  It's been NOTAM for almost two years.

2           CHAIRMAN LUDLOW:  Yeah.

3           MR. PITTMAN:  What's a few more weeks?

4           CHAIRMAN LUDLOW:  Okay.

5           MR. PITTMAN:  I can't believe I said that,  
6           but...

7           CHAIRMAN LUDLOW:  I can't, either.  And so  
8           board comment, public comment, everybody agrees  
9           that we can postpone this?

10          MR. TUCKER:  Yes.  Withdraw my motion.

11          CHAIRMAN LUDLOW:  Pardon?

12          MR. TUCKER:  I withdraw my motion.

13          CHAIRMAN LUDLOW:  I forgot.  He withdrew his  
14          motion.

15          Okay.  I want to bring up, we have already --  
16          it's way over two hours and we still have a Passero  
17          presentation, we still have the Casa -- the  
18          Passero.  We have restriping and TPO, board  
19          comments.  And is there anything here that can be  
20          postponed -- anything else can be postponed?  We  
21          can't postpone -- does TPO, does that have to come  
22          through the board?

23          MR. CLARKE:  The next -- the next TPO meeting  
24          is April 10th, which predates our next meeting by  
25          four days.

1           CHAIRMAN LUDLOW: Well, can we do this by  
2 mail -- letter, mail?

3           MR. CLARKE: I -- I suppose. I mean --

4           CHAIRMAN LUDLOW: I mean, could it come -- it  
5 can come from staff. Can staff not?

6           MS. LIOTTA: I --

7           CHAIRMAN LUDLOW: No. What?

8           MS. LIOTTA: Well, my understanding from what  
9 Mr. Clarke is saying is that we as a full board  
10 need to delegate the board to one person to sign  
11 it --

12          CHAIRMAN LUDLOW: Yes, exactly.

13          MS. LIOTTA: -- which we have to vote on --

14          CHAIRMAN LUDLOW: Yes.

15          MS. LIOTTA: -- so we do have to do it today  
16 if we're going to make it in time for the meeting.

17          CHAIRMAN LUDLOW: Okay.

18          MS. CASH-CHAPMAN: I think that can be really  
19 fast.

20          MR. CLARKE: That's true.

21          CHAIRMAN LUDLOW: Anything else? And we have  
22 to do the restriping.

23                         RESTRIPING OF RUNWAY 13/31

24          MR. PITTMAN: We have to do the restriping,  
25 but to Mr. Roberts' point and the gentleman,

1 Mr. Walker in the crowd, this falls under  
2 procurement as well.

3 And so, to Mrs. Liotta's point about the RFP,  
4 that just motivated us and staff to get that done  
5 even faster. Even if -- this was what Mr. Roberts  
6 was speaking about earlier, if we could just hire  
7 an attorney for particular -- this particular thing  
8 or something else because this is a must -- a  
9 must-do item. It's high on the priority list.

10 MS. LIOTTA: I do have one point of in -- I  
11 don't know, information. You can take it for what  
12 it's worth --

13 MR. PITTMAN: Yes, ma'am.

14 MS. LIOTTA: -- for the restriping.

15 I agree on procurement, getting bids and all  
16 of that being compliant. As for this particular  
17 issue, I actually was chatting with another airport  
18 administrator in the region -- I won't say who  
19 because I don't want this person to get any flack  
20 for talking to me -- and he recently went through a  
21 similar issue with some markings on his runways.  
22 And he said that the issue -- like the FAA will say  
23 if something just needs to get addressed. They  
24 won't necessarily tell you if it's degraded versus  
25 dirty, they'll just say "Fix it."

1 MR. PITTMAN: Uh-huh.

2 MS. LIOTTA: And he actually looked at the  
3 pictures and said it looked similar to what he was  
4 dealing with, which was actually mold. And there  
5 is an ability to get people to come out and  
6 appropriately clean it without blasting the glass  
7 beads, that that could be something to look into  
8 that would be a lot cheaper than repainting if you  
9 don't really need to.

10 MR. PITTMAN: Right. If I may.

11 The -- I totally understand Mrs. Liotta's  
12 point, but we do need the glass beads replaced.  
13 If -- if I may, I would like to call Jacob Beason  
14 up for a second. Jake. Jake was here during the  
15 last item.

16 CHAIRMAN LUDLOW: We'll serve breakfast pretty  
17 soon.

18 MR. BEASON: Yeah, so the edge lines are  
19 moldy. We're actually -- we've been  
20 pressure-washing those. But the centerline, that's  
21 more where it's, like, cracked and faded and at  
22 night, it's not super visual.

23 MR. CLARKE: We've got to get it fixed.

24 MR. PITTMAN: Thank you.

25 CHAIRMAN LUDLOW: Okay. Thank you. So we had

1 board -- board comment. We've had public comment.

2 So I --

3 MS. LIOTTA: Is this one being withdrawn for  
4 the same reasons?

5 MR. PITTMAN: So, if we may, can we do -- set  
6 up a special meeting?

7 CHAIRMAN LUDLOW: Oh.

8 MR. PITTMAN: Can we set up a special meeting?  
9 If we get the procurement RFP and if you approve us  
10 to just talk to an attorney --

11 CHAIRMAN LUDLOW: Right.

12 MR. PITTMAN: -- who specializes in  
13 procurement --

14 CHAIRMAN LUDLOW: Right.

15 MR. PITTMAN: -- to -- and then come back to  
16 the board and request a special meeting so this can  
17 be voted on.

18 MS. LIOTTA: Well, I don't --

19 MR. PITTMAN: Because the audit is next month.

20 MS. LIOTTA: I don't disagree that that would  
21 be --

22 CHAIRMAN LUDLOW: You're recognized.

23 MS. LIOTTA: -- picking a date. Okay. But I  
24 also think that it would be good to just make it a  
25 regular meeting in case some other urgent matter

1 comes up. With special meetings, it has to be  
2 limited to what's on the agenda. And if, for  
3 example, we get the responses done for the general  
4 counsel RFPs, we can take it up at that time or  
5 anything else that we need to address.

6 MR. TUCKER: Madam Chair?

7 CHAIRMAN LUDLOW: Yes.

8 MR. TUCKER: If we need advice from an  
9 attorney, Douglas Law Firm has offered to stay on  
10 on a per-need basis to get that advice. So if  
11 there's particular procurement advice that you need  
12 about this, I think they would be able to do that  
13 for you.

14 MR. PITTMAN: Okay. I -- I must respond.

15 MR. CLARKE: I wouldn't trust them.

16 MR. PITTMAN: The issue's a little tricky.  
17 Roger. I'll see if they respond and I'll get back  
18 to the board.

19 MS. CASH-CHAPMAN: May I be recognized?

20 CHAIRMAN LUDLOW: Pardon?

21 MS. CASH-CHAPMAN: May I be recognized?

22 CHAIRMAN LUDLOW: Yes, thank you.

23 MS. CASH-CHAPMAN: I don't know if that's  
24 necessarily a good idea only because, again, there  
25 is an investigation going on. That was brought

1 forward, and I just -- I just want to make sure  
2 that we're protected as a board, and so I think  
3 that we should maybe seek an alternative answer to  
4 that.

5 MS. LIOTTA: I -- I would imagine in a  
6 scenario like that, the Douglas firm would appoint  
7 someone who's not a fact witness.

8 MS. CASH-CHAPMAN: Sure.

9 MS. LIOTTA: It is a firm. They do have other  
10 attorneys. So they extended that offer knowing we  
11 were going to be in a situation like this, but I  
12 would, and Courtney can confirm this if he reaches  
13 out to them, but there would be someone appointed  
14 to work on that that has nothing to do with --

15 MS. CASH-CHAPMAN: Right.

16 MS. LIOTTA: -- recent events.

17 CHAIRMAN LUDLOW: Any other board discussion?

18 So, I have mixed feelings about getting in  
19 touch with the -- the Douglas Law Firm, also.  
20 And -- and mainly because even though they said in  
21 their letter they would be available for comment --  
22 I mean, for things -- questions from the board,  
23 what we're getting in return is that every time  
24 somebody calls them, they're referred back to  
25 Courtney. They are not giving us any information

1 nor any time. So it doesn't look like they are  
2 being available.

3 MS. LIOTTA: Well, I would --

4 CHAIRMAN LUDLOW: And you could talk to  
5 Ms. Lisa.

6 MS. LIOTTA: I would imagine if they're being  
7 contacted about the allegations in their withdrawal  
8 letter, it would be a, you know, "We can't talk  
9 about that." This is a different scenario, a  
10 different situation.

11 But I agree, I would think in most cases that  
12 we would at least look at getting exigent  
13 circumstances and get some -- get a law firm  
14 appointed while we're waiting for general counsel  
15 to fill in this gap.

16 I'm not comfortable with the idea of, you  
17 know, leaning on the county. I think we need our  
18 own counsel. It's just, you know, faster and we  
19 have a lot of things to do.

20 But, I -- you know, if we do have exigent  
21 circumstances abilities to get counsel without the  
22 board approving it, which we know has happened as  
23 Mr. Pittman has gotten himself counsel, we should  
24 be able to have the Authority appropriately  
25 represented at all times.

1           CHAIRMAN LUDLOW: Courtney?

2           MR. PITTMAN: So, I just want to make sure I'm  
3 understanding. Is the board telling me to go ahead  
4 and hire temporarily underneath my cap an attorney  
5 while we're looking for general counsel? I just  
6 want to make sure that's clear.

7           MS. CASH-CHAPMAN: I think that would be  
8 our -- I think a clean break is -- is probably in  
9 our best interest.

10          CHAIRMAN LUDLOW: But it -- it's really hard  
11 just to call an attorney and ask them --

12          MS. CASH-CHAPMAN: Sure.

13          CHAIRMAN LUDLOW: -- one question.

14          MS. LIOTTA: Well I --

15          MS. CASH-CHAPMAN: I'm comfortable either way.  
16 I just want to make sure that we're all thinking,  
17 making sure that we're protecting the board and the  
18 airport. But I'm open to --

19          CHAIRMAN LUDLOW: Right.

20          MS. CASH-CHAPMAN: -- either way. I trust --

21          MS. LIOTTA: Yeah, I --

22          MS. CASH-CHAPMAN: -- the decision that we  
23 come to.

24          MS. LIOTTA: I have -- one idea is to go back  
25 and look at the people who responded to the general

1           counsel RFP the first time around or the aviation  
2           like just look at -- look at everybody who sent in  
3           and see if they have the ability to represent a  
4           public entity.

5           I went and reviewed those recently myself, and  
6           there were firms in both categories, so I would say  
7           look at aviation and general counsel responses,  
8           plus anyone else who sent in letters -- I know we  
9           have Mr. Walker here -- and see if there's an  
10          appropriate person to get done under exigent  
11          circumstances, I believe, is -- is the term so we  
12          don't -- and that's not to say that that replaces  
13          the RFP process.

14          CHAIRMAN LUDLOW: Okay. Other than that, we  
15          have Mr. Walker here. Why can't we just approve --

16          MR. CLARKE: We can't --

17          MR. ROBERTS: If I could -- if I could,  
18          Madam Chair?

19          CHAIRMAN LUDLOW: Yes.

20          MR. ROBERTS: We -- we won't have any trouble  
21          finding a procurement lawyer, I promise.

22          CHAIRMAN LUDLOW: Right.

23          MR. ROBERTS: You know where to find them.

24          CHAIRMAN LUDLOW: Right.

25          MR. ROBERTS: They're board certified.

1           CHAIRMAN LUDLOW: Right.

2           MR. ROBERTS: There's a legal marketplace.

3           That's not the problem.

4           CHAIRMAN LUDLOW: Right.

5           MR. ROBERTS: We won't be casting about for  
6           qualified counsel. We just need the authority to  
7           do it.

8           MR. PITTMAN: Yes.

9           MR. ROBERTS: There -- there are many  
10          qualified counsel that are available.

11          MS. LIOTTA: To be clear, I think the board is  
12          looking at more than just procurement issues. I  
13          think it should be someone who is capable of being  
14          a full general counsel, not some little narrow  
15          specialty and then we don't -- we have a huge -- we  
16          don't have a general counsel until we get the RFP  
17          done.

18          So if they can do procurement -- they can do  
19          general counsel plus procurement, great. But if  
20          they're only good for procurement, I don't think  
21          that's sufficient.

22          CHAIRMAN LUDLOW: Okay. This is postponed,  
23          right? This -- we're postponing this to another --  
24          to the next meeting.

25          MR. ROBERTS: This one, we should not

1           postpone, I don't think, respectfully.

2           MR. PITTMAN:   Can I -- if I may.

3           CHAIRMAN LUDLOW:   This is -- the ILS  
4           question's been on the -- we've been talking about  
5           it for two years.

6           MR. ROBERTS:   This is different,  
7           Madam Chairman, I promise.

8           MR. PITTMAN:   Respectfully, Madam Chair.

9           If I may just find an attorney for the  
10          purposes of procurement, two separate things, and  
11          then do the RFP for the general counsel.

12          But in the meantime, I need to do the  
13          procurement because one for the ILS monitor, one  
14          for the striping of the runway, just so we are  
15          within due bounds of Florida law --

16          CHAIRMAN LUDLOW:   I'm sorry.

17          MR. PITTMAN:   -- and then we'll still do the  
18          RFP and the board will be notified once the RFP  
19          goes out.   And -- but in the meantime, to his point  
20          and to the gentleman in the audience, Mr. Walker's  
21          point, we just hire a procurement attorney --

22          MS. LIOTTA:   Well, I --

23          MR. PITTMAN:   -- on a temporary basis.   I'm  
24          sorry.

25          MS. LIOTTA:   I am troubled, Mr. Pittman, that

1           you would suggest that we have limited counsel  
2           available to us, given that you've -- you've, you  
3           know, apparently taken it upon yourself to pay for  
4           your independent counsel without such restrictions.

5           CHAIRMAN LUDLOW: I'm about to cancel the  
6           meeting.

7           MS. LIOTTA: I think a full general counsel on  
8           an exigent basis is much more appropriate.

9           MS. CASH-CHAPMAN: Can I be recognized?

10          CHAIRMAN LUDLOW: Should we -- pardon me?

11          MS. CASH-CHAPMAN: Can I be recognized real  
12          quick?

13          CHAIRMAN LUDLOW: Yes. And thank you for  
14          asking that because really, you know, we -- we --  
15          I'm ready to cancel the rest of the meeting because  
16          it's already been like almost three hours.

17          MS. CASH-CHAPMAN: But I think --

18          CHAIRMAN LUDLOW: So we need an answer now.  
19          We're tired of all the --

20          MS. CASH-CHAPMAN: I think the good news is  
21          that we're all so passionate about this, that  
22          trying to discuss it so much. So hang on to that  
23          thought.

24          Would it be acceptable to the members of the  
25          board for -- for staff to reach out to the

1 previously interested attorneys on both sides,  
2 aviation and general counsel, to see if they are  
3 interested in acting temporarily for both purposes  
4 while -- in conjunction with the RFQ? Would that  
5 be okay with --

6 CHAIRMAN LUDLOW: But then you're kind of  
7 cutting out other people, just like the Chris  
8 Walker, because --

9 MS. CASH-CHAPMAN: But this is just --

10 CHAIRMAN LUDLOW: -- he wasn't in this --

11 MS. CASH-CHAPMAN: This was just the temporary  
12 just to get us -- if someone else has expressed  
13 interest --

14 CHAIRMAN LUDLOW: But that's --

15 MS. CASH-CHAPMAN: If someone else expressed  
16 interest in it, that's fantastic, too. But again,  
17 this is just temporary so that we can get -- again,  
18 continue to run the airport the way that we need to  
19 because we're --

20 CHAIRMAN LUDLOW: I -- I would vote just to  
21 put this in Courtney's hands and let him get  
22 somebody and come back and get this done.

23 I mean, we're -- I'm sorry, Andrew. You guys  
24 are waiting here for hours and hours to do your  
25 presentation.

1 MS. CASH-CHAPMAN: They must be used to it by  
2 now.

3 CHAIRMAN LUDLOW: So do we have --

4 MR. CLARKE: I'll move that we implement your  
5 suggestion, Madam Chair.

6 CHAIRMAN LUDLOW: Okay. We have a motion that  
7 Courtney can find an attorney and get an answer and  
8 get --

9 MR. TUCKER: I'll second that.

10 MS. CASH-CHAPMAN: I'm confused.

11 MS. LIOTTA: I think we need --

12 CHAIRMAN LUDLOW: So we have a first and a  
13 second.

14 MS. LIOTTA: -- to clarify what kind of  
15 attorney we're -- we're directing him to get. I  
16 think that ambiguity -- ambiguity is the enemy  
17 here. I think we need to --

18 CHAIRMAN LUDLOW: Okay.

19 MS. LIOTTA: -- get clarity from the board,  
20 whatever that is --

21 CHAIRMAN LUDLOW: Okay. So what -- we're  
22 going to vote on restriping --

23 MR. ROBERTS: Madam Chair --

24 CHAIRMAN LUDLOW: -- right?

25 MR. ROBERTS: -- just if I could. Mostly if I

1 can speak to Ms. Liotta.

2 I understand the idea. I don't know that we  
3 can get someone to sign up right now to be a  
4 general counsel.

5 MS. LIOTTA: We don't know till we try.

6 MR. ROBERTS: Understood. But I know we can  
7 get a single-project lawyer for procurement with --  
8 quickly.

9 So my only concern, Ms. Liotta, as I  
10 understand is issue, is it's going to -- to ask  
11 someone to sign up to be everything right now, even  
12 on a temporary basis, is going to be a more  
13 complicated requisition for us. We -- we really  
14 are trying to do a rifle shot.

15 MS. LIOTTA: Well, I would say that that seems  
16 a little misplaced to me because we have an RFQ for  
17 general counsel so we know what the scope of  
18 services would be.

19 This is simply an exigent circumstances  
20 temporary thing. And I wouldn't want to speak for  
21 other parties if -- what their interests may be.  
22 If they say, the questioning, would you be -- would  
23 you be willing to do this as a general counsel? If  
24 you won't do that, would you at least do  
25 procurement purposes? It's the same phone call,

1 but it gives us the opportunity to get full service  
2 and better representation.

3 CHAIRMAN LUDLOW: Thank you. We -- we can  
4 vote. We've had a first and a second. We've had  
5 board discussion and it's time to vote on this.

6 So, Ms. Cash-Chapman?

7 MS. CASH-CHAPMAN: I think we need public  
8 comment first, right?

9 MR. CLARKE: Public comment.

10 CHAIRMAN LUDLOW: Yes. Sorry. Public  
11 comment? Would anybody like to have public comment  
12 on the ILS and restriping and letting Courtney get  
13 a price and getting this done?

14 (None.)

15 CHAIRMAN LUDLOW: No public comment. Vote.  
16 Ms. Cash-Chapman, how do you vote?

17 MS. LIOTTA: I -- can we get clarification?

18 MS. CASH-CHAPMAN: I'm just really confused.  
19 I'm so sorry.

20 MS. LIOTTA: Are we directing staff to look  
21 for --

22 MS. CASH-CHAPMAN: What am I voting on?

23 (Cross-talking.)

24 MS. CASH-CHAPMAN: We think Courtney can do  
25 it?

1 CHAIRMAN LUDLOW: We're letting Courtney --

2 MS. CASH-CHAPMAN: So we're trusting

3 Courtney --

4 CHAIRMAN LUDLOW: -- letting Courtney procure  
5 somebody --

6 MS. CASH-CHAPMAN: I don't mean to be  
7 dysfunctional, it just happens.

8 CHAIRMAN LUDLOW: Letting Courtney procure an  
9 attorney to get a price on the restriping.

10 MS. CASH-CHAPMAN: Yes. I vote yes.

11 CHAIRMAN LUDLOW: Thank you. Yes.

12 Mr. Clarke?

13 MR. CLARKE: Yes.

14 CHAIRMAN LUDLOW: Yes. Ms. Liotta?

15 (No response.)

16 CHAIRMAN LUDLOW: Mr. Tucker?

17 MR. TUCKER: Yes.

18 MS. LIOTTA: Well, I have to vote --

19 CHAIRMAN LUDLOW: Mr. Tucker, yes.

20 MS. LIOTTA: -- because I'm not conflicted.

21 I'm going to do a protest vote of no because I  
22 think the interests of the airport are not being  
23 fully represented right now.

24 MR. CLARKE: Okay.

25 CHAIRMAN LUDLOW: Fine. Four to one, so that

1 passes, Courtney. Thank you.

2 MR. PITTMAN: Thank you, Madam Chair.

3 CHAIRMAN LUDLOW: Yes, you're welcome.

4 MS. CASH-CHAPMAN: Whew. Sorry I missed that.

5 CHAIRMAN LUDLOW: I mean, it's something we  
6 thought was going to be five -- you know, I'm  
7 sorry, I'm sorry, I'm sorry.

8 MR. CLARKE: Casa Cola.

9 CASA COLA ROADWAY & TAXIWAY F EXTENSION

10 CHAIRMAN LUDLOW: Well, Andrew, you guys still  
11 want to stand up and do your presenta- -- Matt, you  
12 want to stand up -- Passero, you want to do your  
13 presentation?

14 MR. SINGLETARY: Sure.

15 CHAIRMAN LUDLOW: I hope you can talk as fast  
16 as Courtney.

17 MR. SINGLETARY: I'll try to get through it  
18 quickly. So, Matt Singletary, Passero Associates.

19 So these -- these are two projects that we  
20 actually gave pretty much the same presentation to  
21 you back in October --

22 CHAIRMAN LUDLOW: I'm sorry I didn't do TPO.

23 MR. SINGLETARY: -- but we've kind of --

24 MR. CLARKE: Do it next.

25 MR. SINGLETARY: -- got put on hold since then

1 for a few different reasons. In talking to  
2 Courtney about a month ago, we just thought it  
3 would be good to bring this back to your attention  
4 before we try to move forward with it now. So, the  
5 next slide.

6 So, yeah, just -- we're kind of just going to  
7 talk about what the project is again, what we've  
8 done so far, and where we're trying to go from now.  
9 Next slide. I'm just going to come over here so I  
10 can point.

11 Yeah, so the project location, you know, we're  
12 pointing out here, it's between where we're  
13 standing right here now and U.S. 1. Between where  
14 the access road ends is where you've got these two  
15 projects I'm going to talk about. So, next slide,  
16 please.

17 So, project overview. So Casa Cola Way  
18 roadway extension, what that is, so that's  
19 represented here with the red arrow pointing at it,  
20 that would be an extension from the end of the road  
21 that takes you back to this building to U.S. 1.

22 Then there's a second project, which is  
23 related, because it's in the same area, which is  
24 the Taxiway F extension, which is the taxiway right  
25 here extending along the sort of the same path

1           towards U.S. 1.

2                   Kind of the main point of this, or the benefit  
3 of doing this project now, one of the things for  
4 aviation purpose is you have this new area where  
5 you can put new box hangars, is conceptually what's  
6 planned.

7                   And I've got -- should mention both of these  
8 projects in development over here is consistent  
9 with the Master Plan and the ALP that we have  
10 approved right now.

11                   So you've got aviation development that would  
12 be opened up and then you also have these areas on  
13 each side of the proposed new road location for  
14 nonaviation development, which is something that  
15 has been discussed over the last couple of years as  
16 well.

17                   CHAIRMAN LUDLOW: Yes.

18                   MR. SINGLETARY: Next slide. So, as I  
19 mentioned, we did start some work on this. Last  
20 year back in February, we were authorized to do a  
21 preliminary design phase, mainly site  
22 investigations.

23                   And then back on the previous slide, there's a  
24 green box that kind of includes both these roadway  
25 areas and surrounding property out here between

1 Casa Cola and U.S. 1.

2 So just wanted to point out some of the main  
3 things would -- that came out of the investigation.  
4 There are some wetlands over there. We do have a  
5 plan to address -- basically the plan right now, is  
6 if you remember, we have this other project on the  
7 east side where we're coming up with how we want to  
8 apply the wetland credits that the  
9 Airport Authority already has in pocket to the  
10 Area A on the east side.

11 We also would want to affect the minimum  
12 amount of wetlands here to build the road, which  
13 our road does touch the wetlands, as I'll show you  
14 in a second. So that's the idea here, is to use  
15 those credits to minimal impact the wetlands.

16 We have these two historic building structures  
17 that I think you're all aware of that aren't really  
18 an impact to our project. We can get rid of them  
19 as we need to.

20 Two things that are not really included in the  
21 scope of this new road but will need to be done at  
22 some point. To make this connection to U.S. 1 a  
23 new roadway, there will be modifications such as  
24 turn lanes and median changes that FDOT requires.  
25 I want to point that out.

1           And if you ever did move forward with just  
2 kind of full development with what had been talked  
3 about as hotel and restaurants and office, then  
4 signalization could become something that's  
5 required, too. Next slide, please.

6           Okay. So part of the scope of work we already  
7 did other than these investigations was we came up  
8 with two concept plans, one basic and the other is  
9 our full build-out option.

10           So, kind of as you can see here, the green I  
11 talked about was the wetlands. So our new road  
12 would kind of come very close and you'd got at  
13 least some minimum impact to the wetlands.

14           But this is a basic two-lane, one lane each  
15 direction, for the basic option. It would serve  
16 certainly your hangar, any kind of immediate demand  
17 you might have, but it would not -- likely would be  
18 inadequate if you had, you know, more of a heavy  
19 traffic kind of demand development, a hotel and all  
20 that sort of stuff, restaurant in this area. So  
21 that's a basic option.

22           The full-build option is very similar. It  
23 just, if you remember some of the concepts we  
24 showed, we had the traffic circle concept, which is  
25 the main difference between the two, and then also

1 down here, you've got an extra lane onto U.S. 1  
2 for -- which may be required, depending on what  
3 you're planning for with FDOT, as far as, you know,  
4 once again, if you have a development that's going  
5 to have more of a traffic demand than just hangars.  
6 But this option would be more capable of serving at  
7 full build-out with a lot more nonaviation  
8 development in this area, like the hotel,  
9 restaurants, office space.

10 And another thing to point out is there's a  
11 little bit extra wetland impact from this, just  
12 because you extend out a little bit more to the  
13 east side of the road -- or the south side of the  
14 road, I guess I should say. There's basically that  
15 one.

16 So just some notes on opinion of probable  
17 costs. You can see right there, basic option  
18 versus full-build option. The full-build, we're  
19 estimating to be about a quarter of a million  
20 dollars more.

21 Things that that would not include in that  
22 rough order of magnitude cost are the mitigation  
23 costs, which as I said, the plan there would be to  
24 use the credits, the small portion you already  
25 have.

1           These changes to U.S. 1, such as median  
2 changes and turn lanes, that cost is not captured  
3 in there, either, or signalization. These are  
4 items we talked about that hopefully if we had  
5 funding through Florida DEO or county, that would  
6 be needed.

7           We already have completed and incurred these  
8 preliminary design costs, is the other note there,  
9 which includes several different subconsultants and  
10 Passero concept design.

11           So the main grant we have in place right now  
12 for the roadway is an FDOT PTGA grant that's  
13 already committed \$1.28 million total funded  
14 project cost. So we -- we would be looking at  
15 doing some different bid additives/alternatives so  
16 that we could have some flexibility when we award  
17 the bid. Next slide, please.

18           So basically you've got conclusion next steps.  
19 That's a recap of where we're at right now. We  
20 would want to move forward with the final design  
21 and bidding so we can get actual prices from  
22 contractors in front of us towards the end of this  
23 year so that we can move forward with a  
24 construction project.

25           So we have these two basic versus full-build

1 option. We're asking for your input if you want to  
2 provide it on that. We could go one way or the  
3 other. We could do a bid that included a  
4 combination of both. But, yeah, that -- that's it.

5 Wrap that up, hopefully we'll be looking at,  
6 if we were to move forward now, by this end of this  
7 year and then construction looking at some time  
8 early next year to move forward would be the plan.  
9 Next slide.

10 CHAIRMAN LUDLOW: Wait till he's done.

11 MR. SINGLETARY: So this is one slide we added  
12 from the last time we did this, just to give a  
13 little more input on the Taxiway F extension  
14 project. So the plan for this now is we -- mainly  
15 FAA dollars we'd be looking for for this to do a  
16 design this year and a construction project next  
17 year in fiscal year 2026.

18 We're under contract already for design phase  
19 services. Like I mentioned, the project kind of  
20 got put on hold, we're still pausing before we go  
21 into full final design, wanted to bring this to  
22 your attention again now.

23 The idea, though, is this project and the  
24 roadway could follow the same schedule, could be  
25 bid together, could potentially -- the idea would

1            hopefully have the same contractor, could construct  
2            both.

3                       The other last thing I just wanted to point  
4            out, we do have these different rounds of funding  
5            that are in the work program already for hangars.  
6            So, you know, we're -- like I mentioned, we're  
7            building -- we're proposing to get these done so  
8            you'd have some more space for hangars. There is  
9            money for hangars coming up in future years that  
10           could go to this location, which would be hopefully  
11           our thought.

12                      All right. So, I think that's it. Any  
13           questions or --

14                      CHAIRMAN LUDLOW: Yes.

15                      MR. SINGLETARY: Okay. Go ahead.

16                      MR. CLARKE: Yeah, Madam Chairman, I --

17                      CHAIRMAN LUDLOW: I wasn't sure you were  
18           through.

19                      MR. CLARKE: No. Thanks, Matt.

20                      MR. SINGLETARY: Yeah.

21                      MR. CLARKE: I would just like to make a  
22           comment that, you know, I appreciate, you know, the  
23           two options, but if the airport is to develop the  
24           nonaeronautical property, the basic option is not  
25           an option.

1           And -- and what we would do, any marginal  
2 costs that it would take to develop the full-build  
3 option versus the -- the marginal or the basic  
4 option would be recovered in the projected -- or  
5 the land grants that we would receive for  
6 nonaeronautical customers. So it's not going to  
7 impact the Authority's financials because we will  
8 calculate a rate that will recover those costs.

9           If we just -- if we go with the basic option,  
10 in three years we're going to be fighting about  
11 expanding the basic option to accommodate the  
12 nonaeronautical property which is isolated from the  
13 airport and can't be used for hangar purposes.

14           So that's my comment, Madam Chair. It's  
15 not -- basic option is not an option, in my  
16 opinion.

17           CHAIRMAN LUDLOW: Comment? Yes, Jennifer.

18           MS. LIOTTA: I think we covered this at a  
19 prior board meeting when we were talking about the  
20 east side development and all of the mitigation  
21 credits that that full development's going to make,  
22 which are aviation -- aviation use.

23           And I believe we have an obligation, and it  
24 was discussed and generally understood, from my  
25 recollection, that the east side development

1 aviation use is going to take priority, which is  
2 important because the mitigation credits are the  
3 same mitigation credits that would be required to  
4 do this nonaviation full-build option concept plan.

5 You can't have both. And we already passed a  
6 policy talking about how we really wanted to get  
7 that aviation development done on the east side, so  
8 I don't see how we do the full-build option. That  
9 would --

10 MR. CLARKE: Of course.

11 MS. LIOTTA: -- contemplate us getting a whole  
12 bunch more mitigation credits that my understanding  
13 is don't exist, on top of the fact that we don't  
14 even have enough to do the full east side  
15 development plans right now. So I -- I do -- so  
16 that's my comment on that. I don't see full-build  
17 as viable.

18 As for the basic, also in that conversation,  
19 given that we came to this realization about our  
20 mitigation credit situation, was is there an  
21 ability to take the funds that were originally  
22 contemplated for this road development and  
23 reapplying any of that to the east side?

24 There's a road that we're trying to build  
25 there, too. And I know in certain -- certain

1           circumstances, you can reallocate grant money. I  
2           don't know if that's a possibility here, if anyone  
3           looked into that, because that's aviation use again  
4           and we're -- the airport I understand is committed  
5           to do doing that.

6                   CHAIRMAN LUDLOW: Thank you. Comment, Len?

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

8                   CHAIRMAN LUDLOW: Yes, please.

9                   MR. PITTMAN: So I talked to the folks at the  
10           mitigation bank and they told me that next month  
11           they're going to release 2.5 credits, and they  
12           wanted to know if we were very serious about still  
13           being in the mitigation credit business.

14                   We had a meeting with them a couple of weeks  
15           ago. I expressed that the airport was in the  
16           mitigation credit buying business because we're  
17           trying to, like I say, grow and go. And so they  
18           called in a favor and they called me last week and  
19           wanted to see if we would be willing to buy said  
20           mitigation credits if they come available. So they  
21           me last week that be prepared for next month 2.5  
22           mitigation credits will come available.

23                   And then also, I got -- I've got Kyle here  
24           from FDOT to speak about any questions -- thank  
25           you, putting you on blast -- who can speak to

1 anything FDOT-related. He's a friend.

2 Also, the mitigation bank, they are -- I've  
3 been educated about the process with the mitigation  
4 bank. They're trying to see if we can buy credits  
5 from other banks. They were in Jan- -- correct me  
6 if I'm wrong, Andrew. January, they were talking  
7 about doing new mitigation, a process for six  
8 months -- doing a process to where if one bank  
9 doesn't have the credits you need, you can get them  
10 from another bank. So that's also on the table.

11 CHAIRMAN LUDLOW: Right.

12 MR. PITTMAN: And so, we -- we are not  
13 optionless, if you will, Madam Chair.

14 MS. LIOTTA: Do you know --

15 CHAIRMAN LUDLOW: I --

16 MS. LIOTTA: I'm sorry. Do you know how many  
17 credits we are short to do the full east side  
18 development commer- -- aviation plan?

19 MR. PITTMAN: What was it 4 point?

20 MR. SINGLETARY: It's 12.5 total --

21 MR. PITTMAN: Total?

22 MR. SINGLETARY: -- and we have 4.89.

23 MS. LIOTTA: Okay. So we have may more than  
24 an 2-point whatever gap. So even if we get those  
25 additional credits, we're still not going to have

1 enough to do all --

2 CHAIRMAN LUDLOW: Isn't this for discussion  
3 only?

4 MS. LIOTTA: -- everything on the east side,  
5 which is aviation --

6 CHAIRMAN LUDLOW: We're not voting on it.

7 MS. LIOTTA: -- before we turn our attention  
8 to a nonaviation use?

9 MR. SINGLETARY: This isn't all nonaviation,  
10 though. There's also hangars involved.

11 MR. CLARKE: Yeah.

12 MS. LIOTTA: Where? On the full-build option?

13 MR. SINGLETARY: Between the taxiway and the  
14 roadway.

15 MR. TUCKER: There's a taxiway and hangars  
16 right there.

17 MR. SINGLETARY: You're going to need some  
18 mitigation for that top portion of the roadway  
19 connection, no matter if you do the --

20 MS. LIOTTA: Okay. But that's assuming  
21 another taxiway which is not even funded yet. So  
22 it seems much more likely that we already started  
23 work on the east side.

24 You know, it -- it seems like a shotgun  
25 approach here and not a good use of our funds. We

1 don't even know what FAA funding is going to look  
2 in the next couple of years. I think we should  
3 focus our funds on the east side aviation and get  
4 that done first before we spend a bunch of extra  
5 money on a full concept plan that we don't know if  
6 we're ever going to get to.

7 CHAIRMAN LUDLOW: Thank you. Now, can  
8 somebody else have the floor? Would you like to  
9 have a discussion, Ms. Michelle?

10 MS. CASH-CHAPMAN: I'm still processing a lot  
11 of this.

12 CHAIRMAN LUDLOW: Okay.

13 MS. CASH-CHAPMAN: I think --

14 CHAIRMAN LUDLOW: Well, all this is is  
15 discussion.

16 MR. SINGLETARY: Right. There's not a  
17 proposal here.

18 CHAIRMAN LUDLOW: And we're not voting on  
19 anything today. This is only discussion.

20 They've already done all this work and we  
21 already know where the mitigation -- there's no  
22 point in bringing this up. They did a presentation  
23 for us and they will get back to us when we need to  
24 take the next step.

25 MS. LIOTTA: Did -- did -- was there any

1 discussion made about the possibility of  
2 redirecting the grant money from this project over  
3 to the east side? Was that ever --

4 MR. SINGLETARY: So --

5 MS. LIOTTA: -- a possibility or a discussion?

6 MR. SINGLETARY: -- one thing I would say. So  
7 there's an FDOT grant, and you can correct me if  
8 I'm wrong, but it's under grant right now, the  
9 \$1.28 million for the roadway project. So that  
10 cannot be moved, would be my --

11 MR. PITTMAN: That road's it.

12 MS. LIOTTA: Okay. Thank you.

13 CHAIRMAN LUDLOW: Yeah, some can and some  
14 cannot. I totally understand that. I'm really  
15 looking forward to extending the road to U.S. 1 and  
16 extending Taxiway Foxtrot. I mean, so thank you  
17 for your presentation. That's all we need.

18 MR. SINGLETARY: Okay.

19 MS. CASH-CHAPMAN: I have a quick question.  
20 I'm so sorry.

21 CHAIRMAN LUDLOW: Matt?

22 MS. CASH-CHAPMAN: I had a quick question.  
23 Sorry.

24 MR. SINGLETARY: Oh, sorry.

25 MS. CASH-CHAPMAN: Did you -- I mean, I know

1 obviously the sooner, the better, but did you have  
2 a timeline in your head that you were hoping that  
3 we would have some decisions made by? I just want  
4 to be prepared if it's the next meeting.

5 MR. SINGLETARY: So -- well, I meant to say  
6 this, actually.

7 So our intent, Passero's intent would be to  
8 provide you-all with a work order proposal within  
9 the next month --

10 MS. CASH-CHAPMAN: Okay.

11 MR. SINGLETARY: -- I would say, you know.

12 MS. CASH-CHAPMAN: Thank you. Perfect.

13 CHAIRMAN LUDLOW: Thank you, thank you, thank  
14 you. Good. Next item.

15 TPO INTERGOVERNMENTAL AGREEMENT SIGNATURE REQUEST

16 MR. PITTMAN: TPO.

17 CHAIRMAN LUDLOW: Okay. Next item -- I know.  
18 I got it. Next item is TPO, right? And this  
19 should be really quick. All we have to do is vote  
20 yes --

21 MS. CASH-CHAPMAN: Okay.

22 CHAIRMAN LUDLOW: -- because --

23 MS. LIOTTA: I --

24 CHAIRMAN LUDLOW: -- Dennis is our -- wait.

25 MS. LIOTTA: I was going to make a motion.

1 CHAIRMAN LUDLOW: Oh, my God.

2 MS. LIOTTA: To help us along.

3 CHAIRMAN LUDLOW: Yes. Okay. All I was going  
4 to say is Dennis is our representative for TPO. He  
5 should be able to -- to represent us and sign what  
6 he needs to sign. Yes.

7 MS. LIOTTA: I move that the board appoint  
8 Dennis Clarke as the board's representative to sign  
9 the -- what's it called?

10 MR. CLARKE: Intergovernmental --

11 MS. LIOTTA: Intergovernmental agreement.

12 MR. TUCKER: I second that.

13 CHAIRMAN LUDLOW: First and second. Any more  
14 board comment?

15 (None.)

16 CHAIRMAN LUDLOW: Any more public comments?

17 (None.)

18 CHAIRMAN LUDLOW: All right. Okay. Vote.

19 MS. CASH-CHAPMAN: Yes.

20 CHAIRMAN LUDLOW: Yes.

21 MR. CLARKE: Yes.

22 CHAIRMAN LUDLOW: Vote yes.

23 MS. LIOTTA: Yes.

24 MR. TUCKER: Yes.

25 CHAIRMAN LUDLOW: Yes.

1 MR. CLARKE: That's a record.

2 CHAIRMAN LUDLOW: That is an absolute record.  
3 Okay. Thank you, guys, cause we were just about  
4 to -- okay.

5 STAFF REPORTS

6 CHAIRMAN LUDLOW: So, we have staff reports.

7 MR. CLARKE: Oh, boy.

8 CHAIRMAN LUDLOW: No staff report?

9 MR. PITTMAN: No staff.

10 CHAIRMAN LUDLOW: No staff report?

11 MR. PITTMAN: Chad?

12 CHAIRMAN LUDLOW: Chad?

13 MR. ROBERTS: Nothing to add. I'm sorry,  
14 ma'am. Nothing to add.

15 CHAIRMAN LUDLOW: Okay. No staff reports.

16 BOARD MEMBER REPORTS

17 CHAIRMAN LUDLOW: Then board member reports.  
18 Cash-Chapman?

19 MS. CASH-CHAPMAN: I just wanted to real quick  
20 say thank you guys so much for coming out here  
21 today. It's very clear that there's a lot of  
22 passion for this airport and that's really exciting  
23 to see.

24 CHAIRMAN LUDLOW: Thank you. Clarke, comment?

25 MR. CLARKE: No.

1 CHAIRMAN LUDLOW: Okay. Liotta, comment?

2 MS. LIOTTA: Well, I think the community has a  
3 lot of questions, and I'm disappointed that this  
4 board did not take the opportunity to get an  
5 independent investigation started to answer those  
6 questions. I think the public actually deserves  
7 those answers.

8 CHAIRMAN LUDLOW: Thank you. Tucker?

9 MR. TUCKER: I have no comment.

10 CHAIRMAN LUDLOW: And my comment is thank you,  
11 everyone, for supporting us. This is a good crowd  
12 and I'm glad everybody's here, and cocktails at my  
13 hangar. Oh, meeting --

14 MR. RIERA: Wait, wait, wait.

15 CHAIRMAN LUDLOW: That was a joke.

16 MR. RIERA: Public comments?

17 GENERAL PUBLIC COMMENT

18 CHAIRMAN LUDLOW: Public comment. General  
19 public comment. It's a good thing.

20 MR. RIERA: This is a general public comment.

21 CHAIRMAN LUDLOW: I mean --

22 MR. RIERA: Jose Riera --

23 CHAIRMAN LUDLOW: -- I was rushing.

24 MR. RIERA: -- 133 Paranza Trace. This is a  
25 general public comment.

1           CHAIRMAN LUDLOW: Okay.

2           MR. RIERA: Let me start with a sentence from  
3 the gospel of Luke, 639-45.

4           Why do you notice the splinter in your  
5 brother's eye but do not perceive the wooden beam  
6 in your own? Okay. This is for the board members.  
7 Why do you notice a splinter in your brother's eye  
8 but do not perceive the wooden beam in your own?

9           The allegations of conflict of interest have a  
10 lot to be decided considering that all of the board  
11 members, it appears that one in particular has a  
12 lot more conflict of interest than the others and a  
13 lot more to gain from all of this turmoil.

14          You're all elected officials that need to  
15 respond to the taxpayers that elected you for this  
16 position, and I ask you to look at yourself in the  
17 mirror, look very carefully in the mirror and ask  
18 yourself the following questions:

19          Have I violated the Sunshine Law? Have I done  
20 something that prevents me from fulfilling my  
21 duties on the board? Have I created turmoil that  
22 distracts and prevents the board from doing its  
23 job? Do I have any conflict of interest or own any  
24 part of any business that prevents me from doing  
25 the job that the taxpayers elected me to do on the

1 on board?

2 If the answer is yes to any or all of these  
3 questions, then you have an ethical duty and a  
4 moral duty to resign from this board immediately.

5 I'm going to close my comments with the gospel  
6 of Luke that says: Why do you notice the splinter  
7 in your brother's eyes but do not perceive the  
8 wooden beam in your own? Thank you.

9 CHAIRMAN LUDLOW: Very good, Jose.

10 MR. CLARKE: Thank you.

11 CHAIRMAN LUDLOW: Thank you. And that's what  
12 we all should remember and look in the mirror every  
13 day. I appreciate that. Board -- more public  
14 comment?

15 MR. HAY: Last one and I'll go quick,  
16 Madam Chair. I'm Bill Hay, 3545 St. Johns Bluff  
17 Road, Jacksonville, Florida.

18 Ten days ago, you guys entered into a realm  
19 that you probably have never been in before in your  
20 life. And it's clear by the tension in this room  
21 that you're probably never going to go on any  
22 vacation retreats together. But you have an  
23 obligation to function with respect to each other.

24 And I will go on record right now that each of  
25 you needs to memorize what each of the other one of

1           you drive, and if you see that at the  
2           Airport Authority building, go away. Don't park.

3           And I'm going to go one step further and tell  
4           you that my company will come out of its own pocket  
5           and gift to you if Mr. Pittman will reserve a  
6           parking space near the front of the building, I  
7           will pay for the appropriate signage that says  
8           "Board Member Reserved." And if that space is  
9           filled, go away.

10           You could stop most of your problems by not  
11           thinking that you're all happy in Neverland because  
12           you are never going to be happy in Neverland. So  
13           if you will give me that permission, I will buy  
14           that sign and have it delivered to Mr. Pittman if  
15           he installs it.

16           CHAIRMAN LUDLOW: No, that isn't necessary,  
17           but thank you for your comment. I appreciate that.

18           MR. CLARKE: Okay. Here he comes.

19           MR. LIOTTA: Matt Liotta again.

20           Just want to be clear, since Bill brought it  
21           up. It's not just the office, right? You know,  
22           there's also the congregation at SAAPA. There's  
23           the coordination with the SAAPA members. The  
24           sharing of misinformation about others.

25           This is not the way governance is supposed to

1 work. When we talk about the Sunshine Law, it's  
2 not a name; it's a concept. Stop meeting in  
3 private and coordinating with all of those people.  
4 Do it here in the sunshine. That's what it's all  
5 about.

6 And I think what's amazing is that the people  
7 who have done the most accusations about others  
8 with conflicts are the only ones that are subject  
9 to a criminal investigation right now. That should  
10 tell you something. Thank you.

11 CHAIRMAN LUDLOW: Any other public comment?

12 (None.)

13 CHAIRMAN LUDLOW: Is there any reason I should  
14 not adjourn this meeting?

15 MR. CLARKE: None whatever.

16 CHAIRMAN LUDLOW: Meeting adjourned at -- what  
17 time is it?

18 MS. CASH-CHAPMAN: 6:48.

19 CHAIRMAN LUDLOW: 6:46. Thank you.

20 (Meeting adjourned at 6:48 p.m.)

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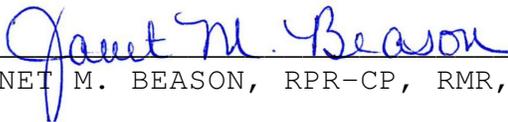
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REPORTER'S CERTIFICATE

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 16th day of March, 2025.

  
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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 3-10-25

PAGE LINE CORRECTIONS AND REASONS THEREFORE

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135/10 148/17</p> <p><b>watch</b> [1] 115/20</p> <p><b>watching</b> [1] 32/12</p> <p><b>Watson</b> [1] 37/20</p> <p><b>waves</b> [1] 100/20</p> <p><b>way</b> [18] 1/4 15/17 42/11 77/6 79/6 80/3</p>	<p>81/25 81/25 82/1 101/6 107/14 122/16 130/15 130/20 135/18 141/17 147/2 162/25</p> <p><b>we</b> [477]</p> <p><b>we'd</b> [1] 147/15</p> <p><b>we'll</b> [7] 18/1 82/8 90/20 119/14 125/16 133/17 147/5</p> <p><b>we're</b> [79] 10/5 10/6 18/11 22/4 24/8 25/22 25/22 26/18 28/10 28/11 28/21 29/22 29/24 30/9 40/20 40/21 41/7 44/7 46/23 49/25 55/6 55/6 63/5 64/20 66/21 66/24 66/25 68/20 69/16 70/6 80/5 95/8 96/3 96/3 96/4 107/2 108/3 113/8 117/9 117/14 123/16 125/19 128/2 128/23 129/14 130/5 130/16 130/17 132/23 134/19 134/21 135/19 135/23 136/15 136/15 136/21 139/1 139/2 141/6 141/8 141/11 141/12 143/7 145/18 146/19 147/1 147/18 147/20 148/6 148/6 148/7 149/10 150/24 151/4 151/16 152/25 153/6 154/6 154/18</p> <p><b>we've</b> [24] 24/18 27/3 28/10 28/19 28/19 28/23 44/2 60/8 63/9 72/25 78/9 79/3 96/7 96/8 99/17 104/18 125/19 125/23 126/1 133/4 138/4 138/4 140/23 141/7</p> <p><b>weather</b> [2] 98/19 116/25</p> <p><b>weather's</b> [1] 98/13</p> <p><b>website</b> [2] 37/17 96/2</p> <p><b>week</b> [8] 30/10 89/17 93/22 93/24 95/2 97/1 151/18 151/21</p> <p><b>weeks</b> [5] 41/12 54/17 90/7 122/3 151/14</p> <p><b>weight</b> [1] 32/6</p> <p><b>welcome</b> [2] 13/24 140/3</p> <p><b>well</b> [48] 5/19 8/21 11/13 20/11 20/16 23/13 24/9 28/13 39/15 39/19 40/10 54/14 54/15 56/14 61/5 67/20 68/12 71/1 72/16 77/5 84/7 88/24 90/1 90/2 90/6 90/19 90/21 94/9 94/14 99/23 102/24 104/9 111/22 111/22 123/1 123/8 124/2</p>
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<p><b>W</b></p> <p><b>well... [11]</b> 126/18 129/3 130/14 133/22 137/15 139/18 140/10 142/16 154/14 156/5 159/2</p> <p><b>went [7]</b> 3/3 27/19 48/19 114/15 115/17 124/20 131/5</p> <p><b>were [36]</b> 24/7 36/5 39/16 40/18 46/19 51/5 51/21 51/21 60/14 65/6 67/20 68/25 73/3 80/21 87/14 93/17 98/16 98/22 103/24 104/2 104/2 104/5 106/5 121/15 128/11 131/6 142/20 147/6 148/17 149/19 150/21 151/12 152/5 152/6 156/2 158/3</p> <p><b>weren't [1]</b> 82/2</p> <p><b>wetland [2]</b> 143/8 145/11</p> <p><b>wetlands [6]</b> 143/4 143/12 143/13 143/15 144/11 144/13</p> <p><b>what [94]</b> 4/13 8/10 13/1 13/17 15/23 18/3 24/16 24/17 27/15 27/21 28/25 30/20 33/7 40/18 41/5 44/2 44/3 44/11 45/24 45/25 46/19 48/4 48/17 48/18 48/24 49/25 51/3 53/14 57/3 57/6 59/14 60/12 61/6 63/10 63/20 63/21 65/6 65/20 68/5 68/16 69/22 69/22 72/11 75/17 76/23 79/1 80/13 85/2 86/5 87/4 88/7 88/15 90/6 90/18 93/4 93/8 93/8 93/20 105/6 108/1 108/17 110/16 112/1 114/3 114/10 114/15 115/5 117/16 117/21 118/19 123/7 123/8 124/5 124/11 125/3 128/23 136/14 136/21 137/17 137/21 138/22 141/7 141/7 141/18 144/2 145/2 149/1 152/19 154/1 157/5 161/11 161/25 163/4 163/16</p> <p><b>what's [18]</b> 8/14 14/21 46/25 50/12 53/16 53/22 54/1 55/21 57/9 58/7 63/7 69/12 72/4 122/3 127/2 142/5 157/9 163/6</p> <p><b>whatever [6]</b> 55/16 59/19 64/21 136/20 152/24 163/15</p> <p><b>Wheels [2]</b> 30/1 30/21</p>	<p><b>when [37]</b> 27/11 27/16 28/5 42/2 48/20 49/16 50/8 62/17 63/9 65/5 73/17 80/10 80/15 83/3 83/5 83/10 85/9 87/11 98/13 99/1 99/24 102/17 108/3 108/25 109/19 110/19 110/20 111/3 115/18 118/17 118/21 120/13 120/18 146/16 149/19 154/23 163/1</p> <p><b>where [22]</b> 17/15 37/19 59/24 71/25 102/15 102/15 103/22 116/4 116/6 117/6 125/21 131/23 141/8 141/12 141/13 141/14 142/4 143/7 146/19 152/8 153/12 154/21</p> <p><b>Whereas [1]</b> 110/11</p> <p><b>whether [20]</b> 12/10 12/18 13/21 14/22 25/2 25/4 45/9 45/16 58/8 58/9 59/18 71/7 71/9 78/13 79/15 83/25 86/21 107/15 121/8 121/11</p> <p><b>Whew [1]</b> 140/4</p> <p><b>which [42]</b> 7/13 7/15 16/8 19/3 20/5 25/4 27/8 35/11 49/20 50/24 52/14 61/6 69/7 81/12 100/1 103/9 103/9 103/11 112/3 113/16 114/25 117/3 120/13 122/24 123/13 125/4 129/22 141/22 141/23 141/24 142/14 143/12 144/24 145/2 145/23 146/9 148/10 149/12 149/22 150/1 153/5 153/21</p> <p><b>while [11]</b> 24/21 33/6 48/7 50/6 98/9 106/7 107/8 120/9 129/14 130/5 135/4</p> <p><b>who [33]</b> 4/6 20/12 20/12 33/12 42/21 52/20 52/20 52/23 53/2 53/15 55/10 55/14 60/17 62/18 71/6 81/7 83/20 95/21 98/18 100/12 103/8 103/19 111/20 116/20 116/21 124/18 126/12 130/25 131/2 131/8 132/13 151/25 163/7</p> <p><b>who's [7]</b> 28/7 28/7 46/11 55/11 79/3 92/15 128/7</p> <p><b>whoever [2]</b> 55/17 70/3</p> <p><b>whoever's [1]</b> 106/22</p> <p><b>whole [5]</b> 37/7 46/6 51/1 107/9 150/11</p>	<p><b>wholeheartedly [2]</b> 112/8 118/2</p> <p><b>Whoopee [1]</b> 69/1</p> <p><b>Whoopee-doo [1]</b> 69/1</p> <p><b>why [29]</b> 4/16 28/1 48/17 48/18 48/24 49/2 49/15 51/25 52/3 54/5 54/5 65/8 66/19 79/17 85/13 87/16 87/19 88/1 88/4 95/20 95/21 101/5 111/1 115/7 115/17 131/15 160/4 160/7 161/6</p> <p><b>wife [1]</b> 42/2</p> <p><b>wild [1]</b> 98/8</p> <p><b>will [54]</b> 3/9 7/5 11/20 18/1 20/12 21/12 25/19 26/7 27/2 27/7 28/15 32/23 33/6 36/8 40/19 42/12 42/25 45/23 50/3 58/9 59/15 60/13 64/15 72/7 73/5 73/14 76/4 91/11 91/11 91/13 107/22 111/22 115/16 115/23 118/9 119/25 120/4 120/21 120/22 124/22 133/18 143/21 143/23 149/7 149/8 151/22 152/13 154/23 161/24 162/4 162/5 162/7 162/13 162/13</p> <p><b>willing [3]</b> 45/14 137/23 151/19</p> <p><b>wind [1]</b> 109/8</p> <p><b>window [2]</b> 27/13 27/17</p> <p><b>Wings [2]</b> 30/1 30/21</p> <p><b>Wings n' Wheels [2]</b> 30/1 30/21</p> <p><b>wisdom [1]</b> 58/5</p> <p><b>withdraw [4]</b> 73/17 75/23 122/10 122/12</p> <p><b>withdrawal [22]</b> 2/10 8/16 9/9 10/16 22/23 23/4 23/15 25/10 35/23 45/6 48/20 72/23 73/1 73/6 73/15 73/21 74/5 76/11 76/12 76/15 77/2 129/7</p> <p><b>withdrawing [1]</b> 73/14</p> <p><b>withdrawn [1]</b> 126/3</p> <p><b>withdrew [3]</b> 15/10 78/1 122/13</p> <p><b>within [6]</b> 27/15 91/5 100/3 102/19 133/15 156/8</p> <p><b>without [14]</b> 12/3 32/18 34/22 36/18 38/22 51/13 52/18 70/11 71/2 85/13 86/20 125/6 129/21 134/4</p> <p><b>witness [2]</b> 37/21 128/7</p> <p><b>witnesses [1]</b> 54/23</p> <p><b>woke [1]</b> 27/12</p>	<p><b>won't [6]</b> 98/8 124/18 124/24 131/20 132/5 137/24</p> <p><b>wondering [1]</b> 55/21</p> <p><b>wooden [3]</b> 160/5 160/8 161/8</p> <p><b>word [1]</b> 119/2</p> <p><b>work [28]</b> 29/25 31/2 31/5 32/16 36/2 41/9 41/14 59/23 60/2 60/4 65/19 85/7 102/13 103/4 103/10 103/13 103/16 104/8 106/13 106/14 128/14 142/19 144/6 148/5 153/23 154/20 156/8 163/1</p> <p><b>worked [3]</b> 35/3 68/10 98/23</p> <p><b>working [2]</b> 65/20 99/25</p> <p><b>workshop [1]</b> 24/5</p> <p><b>world [3]</b> 62/17 117/17 118/22</p> <p><b>worried [1]</b> 93/16</p> <p><b>worry [1]</b> 110/18</p> <p><b>worth [3]</b> 47/23 60/24 124/12</p> <p><b>would [154]</b> 3/2 3/6 4/12 5/19 7/10 8/12 8/24 8/25 9/7 9/12 10/15 10/23 11/11 12/14 12/18 12/25 13/4 14/18 17/4 17/11 17/14 20/2 20/7 21/5 21/9 22/21 22/25 23/7 31/7 31/21 35/9 36/5 38/20 39/8 41/19 42/7 42/7 43/25 45/4 45/6 45/24 46/6 46/8 46/10 48/21 54/2 55/15 55/15 56/3 56/7 58/4 58/5 61/2 61/22 62/12 62/16 63/24 68/13 68/15 69/24 69/25 71/11 71/16 72/18 73/3 78/25 85/13 86/16 89/1 89/9 89/14 93/6 93/9 93/20 94/24 94/25 95/6 95/20 95/21 96/25 97/23 100/6 100/9 100/12 104/6 104/8 108/10 111/16 112/8 112/9 112/18 119/6 119/7 119/13 119/17 125/8 125/13 126/20 126/24 127/12 128/5 128/6 128/12 128/13 128/21 129/3 129/6 129/8 129/11 129/12 130/7 131/6 134/1 134/24 135/4 135/20 137/15 137/18 137/22 137/22 137/24 138/11 141/3 141/20 142/11 143/3 143/11 144/12 144/15</p>	<p>144/17 144/17 145/6 145/21 145/23 146/5 146/14 146/20 147/8 147/25 148/10 148/21 149/1 149/2 149/4 149/5 150/3 150/9 151/19 154/8 155/6 155/10 156/3 156/7 156/11</p> <p><b>wouldn't [5]</b> 116/25 117/2 117/4 127/15 137/20</p> <p><b>Wrap [1]</b> 147/5</p> <p><b>write [2]</b> 45/6 63/25</p> <p><b>written [2]</b> 15/19 51/6</p> <p><b>wrong [8]</b> 10/13 21/20 48/22 65/14 104/2 118/10 152/6 155/8</p> <p><b>wrongdoing [2]</b> 15/14 62/22</p> <p><b>wrongly [1]</b> 64/20</p> <p><b>wrote [1]</b> 77/10</p> <hr/> <p><b>Y</b></p> <p><b>yard [1]</b> 28/5</p> <p><b>yeah [42]</b> 8/18 9/24 18/14 20/9 20/22 21/8 21/11 26/4 26/18 26/18 30/18 31/6 40/10 50/1 53/6 55/22 61/25 66/18 77/22 78/21 78/25 79/22 83/17 84/17 95/6 97/10 97/18 101/10 103/6 113/4 113/10 120/11 122/2 125/18 130/21 141/6 141/11 147/4 148/16 148/20 153/11 155/13</p> <p><b>year [19]</b> 5/19 19/4 27/4 58/21 74/21 85/4 98/2 102/16 102/17 103/23 107/4 110/23 142/20 146/23 147/7 147/8 147/16 147/17 147/17</p> <p><b>years [13]</b> 51/19 65/10 81/12 91/7 99/13 102/4 102/6 122/1 133/5 142/15 148/9 149/10 154/2</p> <p><b>yeoman [1]</b> 106/13</p> <p><b>yes [109]</b> 7/20 10/21 11/6 14/11 14/13 16/4 16/5 16/7 16/9 16/10 16/13 16/15 16/15 17/8 17/10 17/23 22/15 22/16 22/20 24/15 25/15 25/17 25/18 26/23 29/13 30/12 31/3 33/19 40/7 41/17 47/11 48/6 53/1 56/9 62/2 63/18 66/18 67/16 68/12 70/8 70/24 80/25 81/4 82/12 82/16 83/19 86/25 88/2 88/13 88/21</p>
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<p><b>Y</b> <b>yes... [59]</b> 88/25 89/8 90/25 90/25 91/9 96/12 96/13 96/15 96/17 96/19 97/24 98/6 101/4 102/1 103/1 104/15 104/24 105/15 107/21 113/7 114/7 114/18 119/12 120/8 121/21 121/23 122/10 123/12 123/14 124/13 127/7 127/22 131/19 132/8 134/13 138/10 139/10 139/10 139/11 139/13 139/14 139/17 139/19 140/3 142/17 148/14 149/17 151/8 156/20 157/3 157/6 157/19 157/20 157/21 157/22 157/23 157/24 157/25 161/2 <b>yes/no [2]</b> 16/15 16/15 <b>yet [3]</b> 52/14 61/7 153/21 <b>you [495]</b> <b>you'd [2]</b> 144/12 148/8 <b>you'll [5]</b> 82/9 108/20 108/21 110/7 110/19 <b>you're [38]</b> 7/7 10/19 13/24 16/3 16/3 17/6 24/16 24/17 28/4 32/4 36/14 53/11 54/3 61/6 61/24 66/18 68/7 68/10 68/14 68/16 72/21 79/24 87/23 103/17 109/1 115/10 116/1 117/13 120/19 126/22 135/6 140/3 143/17 145/3 153/17 160/14 161/21 162/11 <b>you've [15]</b> 39/2 41/10 49/24 87/24 88/5 109/2 109/4 113/16 116/8 134/2 134/2 141/14 142/11 145/1 146/18 <b>you-all [2]</b> 98/2 156/8 <b>your [60]</b> 12/16 13/1 13/3 13/9 13/11 18/3 28/5 28/11 30/13 31/22 32/5 34/11 34/15 39/2 39/22 39/23 42/16 43/1 44/19 44/21 60/4 69/15 69/20 72/17 86/11 86/24 86/25 89/21 96/25 99/24 100/4 104/6 109/2 109/9 110/6 114/1 115/19 115/20 116/13 117/18 134/4 135/24 136/4 140/11 140/12 141/3 144/16 147/1 147/22 155/17 156/2 160/4 160/6 160/7 160/8 161/7 161/8 161/19 162/10 162/17</p>	<p><b>yours [1]</b> 34/15 <b>yourself [6]</b> 11/9 12/9 12/11 134/3 160/16 160/18 <b>Z</b> <b>zone [1]</b> 100/3</p>			
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