

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY
Regular Meeting
held in The Conference Center, Meeting Room B
4730 Casa Cola Way
St. Augustine, Florida
on Monday, April 19, 2020
from 4:00 p.m. to 5:15 p.m.

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman
SUZANNE GREEN
JUSTIN MIRGEAUX
REBA LUDLOW
ROBERT OLSON

ALSO PRESENT:

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

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

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

2 CHAIRMAN MAGUIRE: All right. Time.

3 All right. Call to order and Pledge of Allegiance.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT

6 CHAIRMAN MAGUIRE: All right. Meeting minutes

7 and financial report acceptance. Anybody have

8 comments on the minutes, the board members?

9 (None.)

10 CHAIRMAN MAGUIRE: Okay. No comments, no

11 changes, no mods.

12 MS. GREEN: Unfortunately I wasn't here last

13 meeting, but I did read through them and everything

14 seemed to be okay.

15 CHAIRMAN MAGUIRE: Thank you. All right.

16 Then they'll stand as presented.

17 Financial report acceptance, any comments,

18 changes, or mods on the financials?

19 (None.)

20 CHAIRMAN MAGUIRE: They will stand as

21 presented.

22 AGENDA APPROVAL

23 CHAIRMAN MAGUIRE: Agenda approval, any

24 questions, comments, mods, or changes on the

25 agenda?

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1 MS. GREEN: No.

2 CHAIRMAN MAGUIRE: Okay. We will continue

3 under that and jump right into staff reports.

4 EXECUTIVE DIRECTOR'S REPORT

5 MR. WUELLNER: I think that's -- am I on?

6 Okay. Thank you.

7 I have just a few items before we call Carol

8 up and let her do know the legislative and

9 operational update, but the new T-hangars B and C,

10 affiliated with that was the Estrella roadway work.

11 That is now all complete and in service. I think

12 everybody's generally happy with the results of

13 that project. It added some parking along Estrella

14 as well as a needed mill and overlay of a good

15 portion of Estrella Avenue inside the fence.

16 Taxiway Delta's underway at this point. Work

17 has begun in earnest on this job. The piping

18 subcontractor is literally tearing it up out there

19 doing -- really ahead of schedule and doing great

20 work, as far as we can tell.

21 This coming week will feature some additional

22 airfield area closures for several days while they

23 cross in front of the two small runways west of

24 Runway 6 and Runway 2. Once that work's completed,

25 the ditch is reclosed in that area, that'll --

1 that'll reopen as soon as possible.

2 We've been working very hard and taking a lot
3 of different angles to make sure that everybody
4 affected by that project, the T-hangar tenants in
5 particular, are -- are kept informed to include
6 really a weekly Zoom call -- people can call in and
7 get their questions answered as well as I've made
8 it a point to hit the SAAPA meetings weekly or even
9 more frequent e-mail updates to all our tenants,
10 make them -- making them aware of it, keeping the
11 web site updated with that information. So, so far
12 it seems to be working. We have minimal questions
13 or everybody seems to know what's going on out
14 there, at least as far as we can keep them
15 informed.

16 And we're holding the contractor's feet to the
17 fire and making sure that they are not planning to
18 be doing anything that we haven't been able to
19 educate our tenants and accommodate on the
20 airfield. So, so far, so good, and look forward to
21 a balance of a good project here.

22 I do want to -- I'll let Carol do the update,
23 then I'll -- I've got one more item to throw --
24 throw out there for you. Carol?

25 MS. SAVIAK: Good afternoon and thank you.

1 provided, obviously one of the key issues is
2 funding the Florida aviation work program for this
3 coming year and it looks like we'll be in good
4 shape.

5 I did not mention as part of the federal
6 items, but, Ed, hopefully it's okay we can share
7 this, but we submitted a grant request for the
8 paperwork for Taxiway Bravo. That's the section we
9 met earlier in the year and Ed had shared that we
10 were going to be moving forward with that project.
11 And it's for funding for next year, but that
12 application was made and we'll get back to you when
13 we have additional information. That's for the
14 middle section of Taxiway Bravo that you've been
15 briefed on earlier in the year.

16 On operations and training, Taxiway D
17 construction, as Ed mentioned, we have been
18 providing updates to the web site and constant
19 tenant e-mails.

20 And then, also on behalf of our training team,
21 we held a joint exercise with four public agencies.
22 Kevin staffed that exercise and I just took photos,
23 but we have -- in March, we had a joint training
24 exercise with Coast Guard, Sheriff's Office, fire
25 rescue, national parks, and so that was just a

1 Hopefully everybody can hear me. I wanted to just
2 share a few things with you with starting with
3 federal.

4 The U.S. Department of Transportation and FAA
5 have awarded another 627-odd million dollars to
6 airport improvement grants. No Florida airports
7 were included in this round, but we just keep you
8 updated on those rounds because I know that you
9 know that some of our grant funding can come from
10 AIP.

11 CDC updated it's travel guidance, so fully
12 vaccinated individuals can begin to travel around
13 the country, so to speak, and so that's good news
14 for the travel industry.

15 This week, the key issue obviously is
16 legislative session. We're in week eight. We have
17 11 days left of session, so it is now sink or swim
18 time for almost every piece of legislation. There
19 were some great some budget news in the horizon
20 recently in which the budget shortfall had been
21 adjusted, and so it now looks like we'll have a
22 little bit more positive year for not just this
23 year but next year than had been previously
24 anticipated due to COVID impacts.

25 In the government relations update that I

1 positive partnership.

2 So I did also want to mention the fact that
3 the SCASD, the federal grant application that we
4 had filed, did make news both in Daytona and the
5 local St. Augustine Record, and we received -- I
6 told -- I shared with other -- we received some
7 positive calls from people who flew Frontier in the
8 past to the office and people asking about
9 commercial flights. So it seemed like the article
10 had a pretty good reaction out there to the public.

11 So, with that, I'd just like to thank you.

12 MS. GREEN: Thank you. I received some calls
13 at my office, too.

14 CHAIRMAN MAGUIRE: You did?

15 MS. GREEN: Uh-huh.

16 CHAIRMAN MAGUIRE: All right.

17 MR. WUELLNER: The last item I had for you is
18 I'm going to -- we've got a video, a short video
19 cued up.

20 You've heard us talk about hotspots on the
21 airport, and that's kind of hard to describe for
22 most people, especially if you're not flying or in
23 air traffic control, but FAA has produced -- is
24 producing a series that's available on YouTube to
25 the general public that deals with specific airport

hotspots at various airports across the country.
And our airport is among the first ones to be on the list of videos that's been produced and is out there. It's specific to this airport and it's specific to the -- the areas that can be challenging for pilots if they're not -- particularly if they're not familiar with the ins and outs of this airport.

So, mostly it's geared towards transients. However, there's a lot of useful information for even the local users. If you ever wondered why you're being asked to hold someplace or do something that seems a little weird in the particular spot, this might be a way to do that. It's relatively short. I think it's just a few minutes long, as I recall. Kevin, if you don't mind cuing that up here quick. Are you able to get a little more volume out of it or not?

(Video played.)

CHAIRMAN MAGUIRE: That's interesting.

MS. GREEN: Uh-huh.

MR. WUELLNER: Yeah. It's helpful and useful information. Hopefully it will get used a lot by the flying public and alleviate some problems.

CHAIRMAN MAGUIRE: The FAA did that?

for construction.

CHAIRMAN MAGUIRE: Okay. All right. Is that it for staff?

MR. WUELLNER: Yes, sir. Thank you.

BUSINESS PARTNERS UPDATE

CHAIRMAN MAGUIRE: Okay. Business partners. Mr. Dean, commissioner.

MS. LUDLOW: Mr. Dean.

COMMISSIONER DEAN: Good afternoon. Henry Dean, St. Johns County Commissioner District 5.

Just several things I wanted to highlight this afternoon. Last month, I mentioned that in -- in February, we had a record number of single-family home permits issued. There were only 19 working days in February, given the weekends and the holiday, and we issued 520 building permits. I just saw the numbers last week for March, and we hit a new high, a new record of 585.

So, I'm puzzled, but we continue to -- in the middle of COVID, I think it reflects more and more people still want to locate in St. Johns County as their forever home, if you will, and we're getting quite a few from the north as we continue to grow. So that's -- that's sort of a plus and minus in so

MR. WUELLNER: Yes.

CHAIRMAN MAGUIRE: Did they come down to you and Tammy and stuff to edit it out or anything?

MR. WUELLNER: I don't -- we -- I don't know that our office was involved in any editing, but I know Tammy's was involved in the informational side.

You know, when I turn, I'm squealing for some -- because the volume came up on the -- I think we're back. Now I can turn safely. I've got to just find her. Yeah, if you want, you can probably address that when you do your comment here in a second, if you want --

MS. ALBIN: Yeah.

MR. WUELLNER: -- if that's all right with you.

CHAIRMAN MAGUIRE: Yeah.

MR. WUELLNER: Last item, I -- she mentioned Taxiway Bravo and I wanted to do two things: Clarify it's the center section and also the application is for the design grant only at this point.

The following year, so about a year from now, we would be pursuing a grant application for construction. So it's still out there a little bit

many ways, but nevertheless we're dealing with it as best we can.

Speaking of that, on the agenda tomorrow on our meeting, we are considering a substantial upgrade to our county golf course. We have a number of people that enjoy our county course. Last year we had 51,000 rounds, which is quite a -- quite a bit. If you're a golfer, for a golf course, that's quite a few.

We have a lot of people in the county that take advantage of our county public course, and we have a substantial upgrade proposed involving upgrades in the drainage, the irrigation, upgrading the clubhouse and the barn and several other improvements. And it's a pretty substantial effort, the price tag, with a 20 percent contingency, which I think is a little high in my experience, but nevertheless around \$7 million. None of that is going to come out of the general fund reserves.

We have money coming from rec and park impact fees. We have some money coming from the CARES Act, and there are several pots that we're drawing from, about six different pots. So we're not having to use any funds from our reserve fund,

<p style="text-align: right;">Page 13</p> <p>1 the general fund, and we should be able to do that,</p> <p>2 assuming it's approved as is. But we're going to</p> <p>3 have that discussion in the morning.</p> <p>4 A couple of interesting budget items. All of</p> <p>5 you know that we as a county participate -- we have</p> <p>6 two different ongoing beach renourishment act --</p> <p>7 projects in St. Johns County.</p> <p>8 One is where Doug and I hang out in</p> <p>9 St. Augustine Beach, which has been very successful</p> <p>10 over the years, and the next renourishment is</p> <p>11 planned for 2023. That starts at the pier and goes</p> <p>12 south for several miles. The other one was</p> <p>13 approved and the first renourishment was</p> <p>14 accomplished this fall and winter, finishing in</p> <p>15 January, and of course that's the Vilano up to</p> <p>16 South Ponte Vedra. That brings me to the budget</p> <p>17 item.</p> <p>18 For the last several years, the legislature</p> <p>19 has appropriated 50 million a year statewide.</p> <p>20 There are about probably more or less 20 counties</p> <p>21 that have coastal counties with sandy beaches. You</p> <p>22 know, Miami-Dade, Broward, and Palm Beach just to</p> <p>23 name three. And then on the west coast, there are</p> <p>24 several, and then up the east coast.</p> <p>25 So, for the last several years the legislature</p>	<p style="text-align: right;">Page 15</p> <p>1 renourishment and transportation needs.</p> <p>2 Some of you are aware of the transportation</p> <p>3 needs in our county, including the beltway that</p> <p>4 will come basically to your front door when we get</p> <p>5 that completed, 313.</p> <p>6 So those are some of the current highlights</p> <p>7 that we're experiencing. Are there any questions I</p> <p>8 can answer?</p> <p>9 CHAIRMAN MAGUIRE: You mentioned 313. Is</p> <p>10 there a suspense date on that?</p> <p>11 COMMISSIONER DEAN: I think that we're --</p> <p>12 we're going to be under construction on that</p> <p>13 Holmes Boulevard section probably this coming year.</p> <p>14 And I think that the work plan calls for the</p> <p>15 continuation and completion probably in the '23-'24</p> <p>16 time frame.</p> <p>17 CHAIRMAN MAGUIRE: Okay. Reba can probably</p> <p>18 stand on that. It was her turn.</p> <p>19 MS. LUDLOW: I don't know what he said.</p> <p>20 CHAIRMAN MAGUIRE: Any -- oh, I know. On the</p> <p>21 golf course, just a -- what are you going -- what's</p> <p>22 the county going to do with those extra nine holes?</p> <p>23 COMMISSIONER DEAN: Right now, we're probably</p> <p>24 going to have a -- a conservation area, walking</p> <p>25 trails for the community and a park -- passive</p>
<p style="text-align: right;">Page 14</p> <p>1 has appropriated 50 million a year to be spread</p> <p>2 among those counties, including us. The budget</p> <p>3 conference met over the weekend and the House</p> <p>4 number was a hundred million and the Senate number</p> <p>5 was 50 million, and this morning, the Senate agreed</p> <p>6 to move up to the House number of 100 million. So</p> <p>7 from our standpoint as a county, that's really good</p> <p>8 news for us.</p> <p>9 Also, I would say that the -- the overall</p> <p>10 budget is -- you know, over the last six months, we</p> <p>11 all thought, at least those who follow sort of the</p> <p>12 state budget and how it may impact our county, and</p> <p>13 impact the airport board, too, but we were quite</p> <p>14 concerned about -- because of the impact of COVID.</p> <p>15 As it turns out, as of this week, the -- under</p> <p>16 the American Rescue Plan, the state is going to</p> <p>17 receive about, as I understand it, an additional</p> <p>18 \$10 billion. And our budget also, the economic</p> <p>19 forecast actually just recently projected an</p> <p>20 additional 2 billion in our state funds in our</p> <p>21 revenue.</p> <p>22 So, I think that we will have a substantial</p> <p>23 amount of funds available to do a lot of good</p> <p>24 things, hopefully for the state, and some of that</p> <p>25 will inure to the county for our benefit, the beach</p>	<p style="text-align: right;">Page 16</p> <p>1 park.</p> <p>2 Oh, and also for -- and part of it will</p> <p>3 probably be the spot for our latest needed fire</p> <p>4 station, because that is an area where we've</p> <p>5 actually probably had to turn down one or two</p> <p>6 projects because they were too distant from the</p> <p>7 nearest fire station.</p> <p>8 So if that area needs a new fire station, we</p> <p>9 can use the property that's contiguous to 207 as</p> <p>10 fire -- fire station. We met with Jeff Prevatt and</p> <p>11 discussed that.</p> <p>12 CHAIRMAN MAGUIRE: Okay. Last from me, the</p> <p>13 585 for the month, what part of the county was that</p> <p>14 predominantly in?</p> <p>15 COMMISSIONER DEAN: Clearly the north, whether</p> <p>16 it was --</p> <p>17 CHAIRMAN MAGUIRE: Northwest?</p> <p>18 COMMISSIONER DEAN: Scattered. I mean,</p> <p>19 Nocatee continues to boom, which is northeast, and</p> <p>20 then it continues, the five or six major</p> <p>21 developments in the northwest quadrant in that</p> <p>22 sector that continue to just grow and grow.</p> <p>23 And, I mean, SilverLeaf as I understand it is</p> <p>24 now taking off fairly well, even though, you know,</p> <p>25 ironically it was actually approved as a PUD in</p>

1 2003, hit the wall during the deep recession, and
 2 has sort of gotten itself back and completed 2209
 3 through the primary part of its development and now
 4 homes are being built. If you drive 2209, you'll
 5 see new homes along that stretch.
 6 CHAIRMAN MAGUIRE: Okay. Any questions?
 7 MR. MIRGEAUX: The 585 permits -- the 585, is
 8 that all residential or is that commercial and
 9 residential?
 10 COMMISSIONER DEAN: No, that's strictly
 11 residential single-family homes. There's a whole
 12 nother column for commercial. I just don't
 13 remember the figures, but it was --
 14 MR. MIRGEAUX: No worries. I just wanted to
 15 be clear.
 16 COMMISSIONER DEAN: -- it was substantial.
 17 CHAIRMAN MAGUIRE: Any other questions or
 18 comments?
 19 (None.)
 20 CHAIRMAN MAGUIRE: Thank you, Commissioner.
 21 Okay, Vinny Beyers?
 22 MR. BEYERS: No thank you.
 23 CHAIRMAN MAGUIRE: No thank you? Sam Barresi?
 24 Sam?
 25 MR. TUCKER: I'm Sam.

1 CHAIRMAN MAGUIRE: Okay. You're going to
 2 speak, Len?
 3 MR. TUCKER: Yeah, I'm Len Tucker. I'm here
 4 for Sam Barresi. He's still having some health
 5 issues and tend to.
 6 The only thing I wanted to report was just to
 7 bring you up to date a little bit on our
 8 livestreaming feed. I think you may have mentioned
 9 last time you might want to get updated on that.
 10 I think we're completely operational at this
 11 time for the first time. We have a two-camera
 12 setup and a third video feed coming from the
 13 display so that we can kind of synchronize between
 14 all of those. Of course I could have it simple.
 15 It could have just been one camera on the cellphone
 16 and streaming and it would have been fine, but I've
 17 got to make it complicated.
 18 So anyway, I think this will give a much
 19 better presentation to the public because they'll
 20 be able to see the screen when necessary, they'll
 21 be able to see the speaker when necessary, and I
 22 think overall the -- the quality of the
 23 presentation will be a benefit to the
 24 Airport Authority.
 25 So, I want to again introduce Stephen, our

1 Civil Air Patrol cadet.
 2 MS. LUDLOW: Thank you, Stephen.
 3 MR. TUCKER: He's working our operating
 4 system. And of course my affiliate employee here,
 5 John Azula, who is my main video guy. He's a real
 6 magician with things.
 7 Anyway, if there's any questions or if when
 8 you review the thing later on, you see any comments
 9 that you think we could do to improve it or
 10 whatever you might find, certainly let me know and
 11 we will make any progress we can to respond.
 12 CHAIRMAN MAGUIRE: Okay. Questions?
 13 Comments?
 14 (None.)
 15 CHAIRMAN MAGUIRE: Thank you, Len. Dan
 16 Nehring?
 17 MR. McKENDRICK: I'm here for Dan Nehring
 18 today. Dan's not here obviously. He's -- well, I
 19 don't need the microphone to say nothing to report.
 20 But I'm Nate McKendrick. I'll be filling in
 21 for Dan. Dan's probably going to be retiring in a
 22 couple of months, so you're probably see me more
 23 and more. I don't know if I'll get Dan's job when
 24 he leaves, but if I do, you'll see me a lot. And
 25 do you have any questions for Northrop Grumman?

1 Anybody?
 2 (None.)
 3 MR. McKENDRICK: All right. Thank you.
 4 CHAIRMAN MAGUIRE: Thank you. Okay. Tammy?
 5 MS. ALBIN: Tammy Albin for St. Augustine
 6 Tower.
 7 Going over our traffic count so far, let's
 8 see, for March this year, we finally broke 10,000
 9 operations. So we're starting to see more of a
 10 normal traffic flow than we had before COVID.
 11 Just to give you a comparison, March of last
 12 year right as everything was starting up, we were
 13 at 14,676 operations versus what we have now at
 14 10,458. First quarter of 2021, 27,287 versus 2020
 15 was 30,635. So we're finally starting to see a
 16 more normal flow. If we could just get the weather
 17 to cooperate now, we might be back to normal.
 18 Reference the From the Flight Deck video, that
 19 was suggested by FAA Runway Safety, which they're
 20 doing eventually every airport in the United States
 21 will have one of these videos. With the amount of
 22 traffic that St. Augustine has become known for
 23 with the student training and the run -- and
 24 basically our geographical challenges at
 25 St. Augustine, they thought that St. Augustine

would be good to have one of the first few in Florida to be on the list.

So when they got with us about it and with Kevin, we had their Teams meeting, which is like Zoom but the FAA's version, between ourselves, Runway Safety, the videographer, the pilot, everybody was in on the same call, and we all basically brainstormed what would be the best ways to hit the -- the filming, from what direction, all of that type of thing.

Then after -- they kind of started out with a script: This is what we're going to do, this is what we're going to say, what do you think? We made some suggestions and they kind of massaged that, and then they set the date on January 25th to come down to video.

Everything went smooth the first -- basically first shot on everything because everything was already planned out. Then when they made the initial video, they sent it out to us to watch and to get our input.

Before I could even respond, Runway Safety said, no, I don't think this is quite right. You know, this isn't -- our representative for runway safety for this area, Mr. Noel Kirby, he's very

familiar with St. Augustine. He's been -- he's got all of this Northeast Florida, anyway. But he's very familiar with St. Augustine. He's been to our -- you know, our Operation Raincheck, he's been in on that. He was in on our RSAP this year video and -- but he was physically here for 2020. So he's been very active.

And it was kind of his idea that why don't we get St. Augustine on the ground floor of this; which is -- which was fine. And then when we saw the first initial video, he brought up some things like, I don't think this is quite right. Tammy, Kevin, Tammy, what do you think? And we answered back saying, yeah, that's not quite -- we're not comfortable with that wording and that's not exactly accurate.

So they went back and basically looked at what the published actual language for each hot spot was, massaged it a little bit, got the voiceover gentleman to rerecord his stuff and put it back into the video, and then we came out with the final product, which I think is very good.

It definitely shows the airport. The video is outstanding with the views of the airport and of St. Augustine. We are very happy with it. We plan

to use it for -- it's going to be on YouTube as soon as they officially release everything.

And, like I said, eventually every airport will be on there. But you can go to YouTube's FAA From the Flight Deck and you can pull up all the airports that they've started out with.

But we're planning on using it in our Raincheck and then our RSAPs, and now you-all have seen it and we plan on sending, you know, basically a notice or an e-mail to the flight schools and to SAAPA so they know where to find it so they can send it out to. And we'll send it to the FFAST team here at Florida so we can get the word out. And I think the FFAST team will be able to help us by putting it on their site, also. Any questions?

CHAIRMAN MAGUIRE: Comments? Questions? (None.)

CHAIRMAN MAGUIRE: Thank you, very much.

MR. WUELLNER: Do you have a feel for when the release date -- release date is?

MS. ALBIN: No, they haven't said yet. I would imagine it would be very soon since it's this -- since everybody's kind of signed off on it and Runway Safety has said that it -- it looks good to them, so...

MR. WUELLNER: I just want to make sure we get a link out there --

MS. ALBIN: Yeah.

MR. WUELLNER: -- once it's ready.

MS. ALBIN: As soon as I know, I will let you-all know so you --

MR. WUELLNER: Perfect.

MS. ALBIN: -- can get it on the Airport's web site, also.

MR. WUELLNER: Thank you, Tammy.

MS. ALBIN: You're welcome.

CHAIRMAN MAGUIRE: Okay. Doug Burnett.

MR. BURNETT: Nothing to report.

CHAIRMAN MAGUIRE: Nothing?

MR. BURNETT: No, sir, not this month.

CHAIRMAN MAGUIRE: All right. Business items. You can proceed.

APPEAL - LEASE POLICY

MR. WUELLNER: Yeah, I really had just one. And this -- I mean, we spent some time with a couple of folks with the flying club, and we have -- we have run into a little bit of a -- I say unforeseen. It was a situation had never presented itself in -- in the time I've been here and the time we've had a -- what I consider to be one of

1 the better lease policies in general in the
2 country.

3 But one of the issues that came up is the idea
4 of being able to essentially hand off your position
5 in the waiting list line when you're in the
6 number one position.

7 And in this particular case, this has kind of
8 come up with -- in the context of the flying club
9 here at the airport where we have people who have
10 reached the number one position and suddenly -- I
11 say suddenly, but they make the decision they'd
12 like to give that hangar from their position as
13 number one to the flying club. And unfortunately
14 our policy doesn't really deal with -- strictly
15 deal with, anyway, the idea of being able to hand
16 over a position.

17 So, in the course of that conversation and
18 discussing their future plans and the like, I made
19 the suggestion that probably the -- without
20 language that kind of is permissive in the policy,
21 I didn't feel comfortable creating new policy on
22 the fly to deal with this.

23 And it really at that point comes back to you
24 guys, if they wish to pursue the matter, that is,
25 take -- take a position other than what I've really

1 it is.

2 And the first order of business the board
3 would need to do is really determine whether you
4 even want to be bothered with this or consider some
5 sort of -- we're not suggesting a change of policy;
6 we're just -- we're suggesting an exception as it
7 relates to the flying club rather than a wholesale
8 change to the policy. So, the -- I guess the first
9 order is that.

10 And then secondary, if you do decide to do
11 that, then, you know, I assume you'd want to enter
12 into a conversation both with staff as well as
13 the -- the aggrieved party, for lack of better
14 words.

15 CHAIRMAN MAGUIRE: What's the current policy?

16 MR. WUELLNER: The current policy is
17 specifically silent about it. But when you -- when
18 you look at overall administration of the policy,
19 we have never allowed someone to substitute their
20 position to someone else.

21 CHAIRMAN MAGUIRE: So, the --

22 MR. WUELLNER: So my fear is commoditizing in
23 a sense.

24 CHAIRMAN MAGUIRE: So if number one decides he
25 or she does not want to take it --

1 already said, which is I don't see how we can just
2 add you or take you off the list and put somebody
3 in there all of a sudden. We -- we in a way would
4 be creating chaos within the waiting list idea if
5 we allow that in a general sense. But I said I
6 understand the issue.

7 The flying club's relatively new. You're
8 dealing with members of the flying club in this
9 case, people who are members, however they're not
10 necessarily the owner of the aircraft that would be
11 placed into that hangar at the time.

12 So I said, well, why don't you construct some
13 sort of an appeal that -- you know, we have a
14 provision within the lease policy for people who
15 feel aggrieved in some nature on how we administer
16 the policy to come back to the board and make their
17 case, should you wish to hear it.

18 So -- so really you have two things to
19 consider today or potentially just one, but you
20 have potentially two.

21 The first is, does the board, based on the --
22 we provide you copies of that appeal and we
23 require -- we put together a bit of a staff
24 memorandum or an agenda memorandum to try and
25 distill, if you will, the issues down to just what

1 MR. WUELLNER: Right.

2 CHAIRMAN MAGUIRE: -- what happens today?

3 MR. WUELLNER: Today, they would -- they have
4 two choices. One is they -- we -- we made a
5 provision about a year ago where they could remain
6 on the list for a period of up to six months.

7 Most of the time, that's a case where someone
8 has -- I say they've been caught off -- a little
9 off guard, but they don't currently own an
10 airplane, aren't in a position to really accept the
11 hangar, they've made it to number one, they've
12 waited their time out, if you -- if you will, and
13 we allow them to kind of hold that number one
14 position for up to six months, at which point they
15 either are in a position to take the hangar or they
16 fall off the list and in theory would go to the end
17 of the list, if they wish to kind of start over.

18 They could also make the decision when they're
19 called that I'm not going to take the hangar and I
20 don't want to be on the list, or I want to go just
21 go back to the bottom of the list and start over.

22 Those are really the only alternatives that --

23 CHAIRMAN MAGUIRE: So in that case, number two
24 would move up to number one.

25 MR. WUELLNER: Correct. Yeah, keep in mind

1 there's a little -- it's a short-term issue, but
2 we've got a little issue going on in that, as kind
3 of predicted, we changed -- we kind of made the
4 board aware of this when we were going down the
5 road.

6 When you -- when you thoughtfully considered
7 and added the idea of being able to remain on the
8 list for a while, what we have created are a number
9 of people sitting in the number one position in
10 technical sense because they're in the -- the
11 six-month period. And this came as a result of
12 adding new hangars and new inventory. So it's a
13 short-term good problem, but nonetheless it will
14 eventually work its way out, so...

15 And that -- that's really I should say been
16 continued only because we're not -- you know,
17 you're now at the point where all the inventory of
18 hangars is exhausted. So it's just got to kind of
19 run its course before the decision-making. So new
20 hangars or hangars that are made available at this
21 point, all of those folks in the number one
22 position, I should say in order, still get a -- get
23 a shot at before coming off the list.

24 CHAIRMAN MAGUIRE: Let me make sure I
25 understand. So the change is that somebody

1 working through that process. Of course they would
2 like that aircraft based in a hangar.

3 You have people who are members of the flying
4 club that are reaching the number one position in
5 the -- in the waiting list, and they would like to
6 see that the flying club gets that hangar.

7 It's really more of an exception than it is a
8 wholesale change of policy that anyone could -- I
9 think we avoid the idea of commodisizing [sic], if
10 that's a word, the idea that somebody could in a
11 sense purchase a place in line, you know, something
12 that does go on in certain elements of aviation
13 such as purchase of aircraft. I mean, you can --
14 if someone's willing, you can sell your position in
15 line to take delivery of a new aircraft and some --
16 some things allow that.

17 We don't want to create that -- that's an
18 administrative nightmare for us. If the board
19 wants to consider this, I would consider it in the
20 context of an exception strictly for the transition
21 to a flying club member -- or I should say to the
22 flying club.

23 Because the hangar would transfer to the
24 flying club and they would be the lessee, not the
25 individual that made it to the number one position.

1 proposes that we add the ability to donate that
2 position or that hangar, give it away, or what is
3 it?

4 MR. WUELLNER: Well, what's being
5 recommended -- or I shouldn't say recommended.
6 What's being requested is an exception, not a
7 change in policy.

8 So we're not as staff supporting the concept
9 of a wholesale change to the policy or how we do it
10 or anything else. We're simply saying that with
11 the flying club, there are some unique needs, some
12 unique things that come out of the idea of a flying
13 club.

14 And they're not -- you know, we don't treat
15 them as a commercial business. In fact, they're
16 specifically excluded as a commercial business on
17 the airport. They rely on the use of single
18 T-hangars from time to time.

19 They currently have a -- they're here and I'm
20 sure they can speak for themselves -- but as I
21 understand it, they currently have one aircraft.
22 They have a full membership roster of those people
23 that belong to the flying club. They have a
24 waiting list of people to get in there. They're
25 considering trying to get another aircraft or are

1 That individual would simply be a member of the
2 flying club. They would lose all rights to that
3 hangar once the lease is executed to the flying
4 club.

5 MR. BURNETT: The -- and if I may.

6 CHAIRMAN MAGUIRE: Uh-huh.

7 MR. BURNETT: That's an important part of this
8 because they're asking for an exception. And I
9 don't want to put words in the applicant's mouth,
10 but it would appear to me that part of their
11 argument would be that maybe that the policy never
12 contemplated what they're trying to do.

13 MR. WUELLNER: Which is true.

14 MR. BURNETT: And so, for that reason, then
15 someone could take their -- their position on the
16 T-hangar list and assign it to the flying club, is
17 what they want to be able to do. But once it's
18 assigned to the flying club, it would then be the
19 flying club's lease.

20 Part of Ed's biggest point is to make sure
21 that we don't change the policy to create a
22 situation or allow for a situation where the --
23 whoever comes up as number one or number two could
24 be bought by someone else who wanted to take over
25 the lease.

1 My second comment, if I could, is for what
2 it's worth, if you look at the technical process
3 that you put in place for these types of appeals of
4 the detail you wanted, background facts, the issue
5 or dispute, the decision by the executive director,
6 the date the executive director's decision was
7 made, they did follow that format for the purposes
8 of the appeal.

9 So, from a technical standpoint of looking at
10 the appeal, they at least did follow the format
11 that you requested. So I'll just point that out.
12 And the format that is in your policy is on Page 4
13 of that handout, and then of course their appeal
14 starts on 5.

15 And really this is one where I think your
16 staff is looking at it saying the policy may or may
17 not have contemplated it; this is really something
18 for y'all to make a decision on whether you wanted
19 to hear the appeal, and then beyond that once you
20 heard the appeal, to make a decision on it.

21 CHAIRMAN MAGUIRE: All right.

22 MS. LUDLOW: Yes.

23 CHAIRMAN MAGUIRE: Yes?

24 MS. LUDLOW: I mean, when we can -- are you
25 asking for board comment?

1 CHAIRMAN MAGUIRE: We're going to be having
2 board comment before I talk. Go ahead, Reba. You
3 can start the process.

4 MS. LUDLOW: Thank you.

5 This is really a touchy point. I'm telling
6 you, you have no idea what we have gone through
7 with that hangar list. And, yes, I really get
8 emotional about it because we have been drug
9 through the coals many times about someone's
10 opinion and someone getting to the top of the list
11 and someone changing places, and all we heard was
12 the -- maintain the integrity of the waiting list,
13 maintain the integrity of the waiting list.

14 If the -- if the airplane -- if the hangar
15 is -- is the airplane being signed over to the
16 flying club?

17 MR. WUELLNER: Not in this particular case.

18 MS. LUDLOW: The hangar is not being. So the
19 hangar could follow the airplane if the airplane
20 were being assigned to somebody else.

21 If somebody else bought that airplane, then
22 they could actually accept the hangar at the same
23 time. I mean, that is reasonable. But you're
24 saying the airplane's still going to be their own,
25 but you're still jumping over everybody else and

1 putting them at the top of the list.

2 MR. WUELLNER: No. Let me -- let me try to
3 clarify.

4 The -- the flying club would -- would accept
5 the lease in their name. There is no aircraft at
6 that moment. The individual who is on the list,
7 that aircraft, if there was one, is not an issue
8 today.

9 MS. LUDLOW: The aircraft isn't going? I
10 mean --

11 MR. WUELLNER: We're not aware --

12 MS. LUDLOW: -- is the aircraft being
13 assigned --

14 MR. WUELLNER: -- there's an aircraft involved
15 by the same person who's first on the list.

16 MS. LUDLOW: Okay. The aircraft is not going
17 to the flying club.

18 MR. WUELLNER: Not that we're aware of in this
19 particular case. There is no aircraft.

20 MS. LUDLOW: So they just want the hangar
21 because the hangar is number one.

22 MR. WUELLNER: Correct. And they would place
23 a flight -- a leased or owned flying club aircraft
24 in that hangar eventually.

25 MS. LUDLOW: That's wrong. I mean, what we

1 have been drilled into our heads: You cannot jump
2 line, you cannot jump line.

3 MR. WUELLNER: Well, I --

4 MS. LUDLOW: I'll give anything for it.

5 MR. WUELLNER: I don't think we're on the same
6 page.

7 CHAIRMAN MAGUIRE: Okay. Thank you, Reba.
8 Any other comments?

9 MS. GREEN: I want to hear some more.

10 CHAIRMAN MAGUIRE: Okay. Justin?

11 MR. MIRGEAUX: Do you want to go?

12 MS. GREEN: No, I want to hear -- my mic was
13 not on.

14 MR. MIRGEAUX: So, specifically in this case,
15 if I understand correctly reading through all of
16 the support material that you say -- thumbs up if
17 you can hear me.

18 CHAIRMAN MAGUIRE: Talk closer to the mic.

19 MR. MIRGEAUX: So we have an individual who is
20 a member of the flying club who's --

21 MS. LUDLOW: It has nothing to do with the
22 flying club.

23 MR. MIRGEAUX: Just hear me out. Who's going
24 to be if not already at the head of the list in the
25 number one position, would like to assign his

1 number one position to the club more broadly.
 2 MR. WUELLNER: Correct.
 3 MR. MIRGEAUX: Which --
 4 MS. LUDLOW: The hangar.
 5 MR. MIRGEAUX: The hangar.
 6 MS. LUDLOW: Not the airplane.
 7 MR. MIRGEAUX: Not the airplane. The airplane
 8 is not any part of this discussion. Just looking
 9 for a hangar to park the aircraft in.
 10 MS. LUDLOW: A aircraft.
 11 MR. WUELLNER: An aircraft.
 12 MR. MIRGEAUX: An aircraft. And I don't see
 13 why that's a problem. I mean, just in general
 14 flying clubs --
 15 MS. LUDLOW: Well, how many --
 16 MR. MIRGEAUX: Flying just in general --
 17 CHAIRMAN MAGUIRE: Reba.
 18 MR. MIRGEAUX: Just in general --
 19 MS. LUDLOW: How many people do we have on the
 20 waiting list? Five years?
 21 CHAIRMAN MAGUIRE: Reba, let him finish.
 22 MR. MIRGEAUX: This gentleman is going to find
 23 himself in the number one position and would like
 24 to assign his number one position to the club that
 25 he's a member of.

1 So -- and just in general, that's the
 2 specifics of the matter that's at hand. And just
 3 list, no list, integrity of the list, whatever,
 4 that's what the -- that's -- that's the idea that
 5 we're looking to approve an exception for. Those
 6 are the facts.
 7 And in general flying clubs lower the barriers
 8 to entry for people to learn how to fly and for
 9 people to fly, that access to it. So, in my mind,
 10 I don't see what the big deal is. I think they --
 11 MS. LUDLOW: So you want to change our policy.
 12 MR. MIRGEAUX: -- should have a hangar.
 13 We don't need to change the policy. I think
 14 the policy is fine because we don't want to
 15 commoditize -- good word by the way -- we don't
 16 want to commoditize, you know, people that are just
 17 essentially, you know, professional line space
 18 savers. So they get to the front of the line and
 19 they sell their space and they move to the end.
 20 CHAIRMAN MAGUIRE: Okay.
 21 MR. MIRGEAUX: So that's --
 22 MS. LUDLOW: That's exactly what they were
 23 doing.
 24 CHAIRMAN MAGUIRE: Reba. Reba. Okay. Thank
 25 you. Okay. Suzanne?

1 MS. GREEN: I don't have a mic, so...
 2 CHAIRMAN MAGUIRE: Oh.
 3 MS. GREEN: Sorry. Go ahead. Let someone
 4 else go.
 5 CHAIRMAN MAGUIRE: Multiple mics.
 6 MS. GREEN: That's okay.
 7 MR. WUELLNER: You will be heard.
 8 MS. GREEN: That's okay.
 9 Just briefly, coming from the legal
 10 perspective, I'm kind of in line with Justin. I
 11 would want to hear more. I mean, I want to hear
 12 the appeal.
 13 Rather than making the decision today or
 14 whatever, I'd like to hear from the flying club,
 15 I'd like to hear all the aspects of it before we
 16 make any exception, not a change to policy. But
 17 I'd like to hear everybody's --
 18 CHAIRMAN MAGUIRE: Okay. Yes?
 19 MR. OLSON: I just want to clarify, maybe it's
 20 clear, that the administrative decision -- this is
 21 an appeal of an administrative -- so the
 22 administrative decision was to not grant the
 23 request; is that right?
 24 MR. WUELLNER: Correct. That is correct.
 25 MR. OLSON: Okay. And we would not be hearing

1 the -- if -- if the board wanted to hear the
 2 appeal, we wouldn't be hearing that today; it would
 3 be -- it would be a subsequent meeting.
 4 MR. WUELLNER: You can hear it today. There
 5 are -- you have all the information they've
 6 provided and they are in attendance. It is really
 7 up to you whether you hear it today or put it out
 8 at a future meeting. That's -- that's your call as
 9 a board.
 10 MR. OLSON: Okay. And then my third question,
 11 if this appeal were granted after whatever,
 12 discussion or whatever, would there be any other
 13 cases that would come up that would be similar to
 14 this that would be sort of an identical situation
 15 or not?
 16 MR. WUELLNER: Well, I think as far as
 17 specific to a flying club, at this point the answer
 18 would be no. However, there's really nothing to
 19 prevent anyone from appealing that policy, if you
 20 will, and -- and our administration of it, which at
 21 this point does not allow that substitution or does
 22 not permit it.
 23 So, you in fact by granting an exception, in
 24 theory open the door to anyone else asking, if
 25 they're willing to appeal. That does not mean you

1 have to hear that appeal; does not mean you have to
2 grant one, of course. But it puts you in a
3 position where you will ultimately be defending
4 that at some point, I would think.

5 MR. OLSON: No, I -- I guess what I'm
6 wondering is if there would be another request
7 possibly that would be based on an equal treatment
8 argument.

9 MR. WUELLNER: I think you -- absolutely --

10 MS. GREEN: Open up Pandora's box. It's
11 coming.

12 CHAIRMAN MAGUIRE: Okay. All right.

13 Before I get into the outside comments, my --
14 my comment. First of all, I am -- I tend to agree
15 with Suzanne. I can't make a decision, number one,
16 because I don't have enough information.

17 Number two, I am very much concerned about
18 Pandora's box. Once you open the door, it could
19 continue again.

20 Number three, I think about the hundred people
21 below number one. You know, what's their position?
22 And in all reference to Justin, to me, this is a
23 big deal.

24 If I'm number five and suddenly number one
25 who's going to lose his position and move me to

1 number four and that disappears, then I'm going to
2 be quite upset. It's going to bother me a lot.
3 That means that I can't trust the airport board to
4 protect me on my line and what's going to happen
5 down the line. So I don't trust the airport board
6 anymore.

7 I -- I -- and it's not against the airport --
8 the aero club, because I recognize that -- that
9 they are a special group. But how do we down the
10 line differentiate a special group from a
11 non-special group, okay?

12 Why are we doing this? Are we doing this for
13 the benefit of the airport, which is our number one
14 responsibility, doing it for the benefit of the
15 airport, or are we doing it for the benefit of the
16 aero club? You have to separate the difference,
17 okay?

18 I'm willing to carry this forward so the aero
19 club can meet with all of us one-on-one and talk
20 about it, but off the top of my head, it's going to
21 take a lot of discussion to convince me otherwise,
22 okay?

23 Any other comments before I bring the public
24 up?

25 MS. LUDLOW: Yeah.

1 CHAIRMAN MAGUIRE: Okay. Justin was first.
2 You're second. Go ahead, Justin.

3 MR. MIRGEAUX: I mean, I don't see what other
4 information we need to be presented with other than
5 what's in the materials for the meeting today.

6 This is a member of the aero club, he's on the
7 list. He is either in the number one position or
8 will soon be in the number one position and wants
9 to assign his position, as I understand it, to the
10 club that he is a founding member of.

11 Am I --

12 MR. WUELLNER: I'm not sure about the
13 founding, but he is certainly a member of it.

14 MR. MIRGEAUX: Okay. So he's a member. If
15 not a founding member, a member. And that's --
16 he's not jumping anybody.

17 And in general, flying clubs lower the barrier
18 of entry. Most people that want to fly don't learn
19 how to fly because some jerk tells them to get
20 lost. And I don't want to be that person. I want
21 to -- I want anybody that has access, has a desire,
22 I want them to learn how to fly.

23 CHAIRMAN MAGUIRE: Okay. Well, I agree with
24 that. Reba?

25 MS. LUDLOW: We all agree with that.

1 I was approached by the flying club -- which I
2 have to tell you, I am behind 100 percent. I was
3 approached by the them to put my plane on lease
4 back with them.

5 If I did that, I would have to put their name
6 on my airplane. They don't get my hangar and then
7 the airplane goes somewhere else. They have to
8 have their name on my airplane to stay in that
9 hangar.

10 So this person wants to give them the hangar
11 ahead of everybody else, but not give them an
12 airplane to fly.

13 CHAIRMAN MAGUIRE: Okay. All right. Len
14 Tucker?

15 MR. TUCKER: Yeah. Len Tucker.

16 I think we've gotten kind of off foot here
17 with our concept, because if we view the flying
18 club as an entity like an LLC and the member as one
19 of the member owners of the LLC, it works. That's
20 allowed currently under policy.

21 The -- the hangar I have, the entity that I am
22 a part of can have an airplane in that hangar. And
23 so, I don't quite understand where the
24 complication. It doesn't seem like we need an
25 exception or anything else, it's a part of the

1 business process, and that's already allowed.

2 And we -- we fought over this about two years
3 ago when we had to go through the fact that I've
4 got about three or four LLCs with airplanes in them
5 and I'd been told I couldn't keep them in my
6 hangar.

7 I mean, it doesn't make any sense. If you've
8 got a member that is a part owner in an entity and
9 that entity owns an airplane, it should be able to
10 go in a hangar that he has access to. That seems
11 like a simple alternative. It doesn't require any
12 exception. It doesn't require changing the rules.
13 It is currently allowed.

14 And so, I just don't really understand why
15 we're having to make all this convoluted rules and
16 exceptions and everything else to something that
17 seems to be a standard policy. Thank you.

18 CHAIRMAN MAGUIRE: Mr. Fasheh?

19 MR. FASHEH: Yes.

20 CHAIRMAN MAGUIRE: Okay.

21 MR. FASHEH: Good afternoon. My name is Tariq
22 Fasheh. I am the founding of the Northeast Florida
23 Aero Club.

24 I came down here to Florida and was surprised
25 not to find one. And when I spoke with Ed, he said

1 in the 20 years plus he's been here, he hasn't had
2 one. So I think in terms of precedence, I don't
3 think we're going to have too many of these come
4 up.

5 As was just stated, the primary point is that
6 the current policy does state that you can transfer
7 your position into the LLC of which you have a --
8 an ownership in. What it doesn't say is that you
9 can do it if you are a member of a flying club of
10 that corporation.

11 We are a not-for-profit corporation and all
12 members are equal members. There are no super
13 voters, super owners, or -- and on dissolution, the
14 club would just dissolve and each member would get
15 equal share of the corporation.

16 So, as was just stated, the whole point is it
17 doesn't specify that you can do this if your name
18 doesn't show up on the LLC, but it is the same
19 exact thing because member owners of the club are
20 members and owners of the corporation. All are
21 equally weighted. So that is the very specific
22 case that we are trying to resolve here as the
23 exception.

24 In terms of why it's the exception, as was
25 just stated, because the name actually doesn't

1 appear on the paperwork, it appears by inference.

2 The club is owned by members, and those members
3 happen to be these individuals, and this individual
4 happens to be Member X, Y, and Z who has a hangar
5 come up right now.

6 So I'd be happy to answer any questions if
7 this is the right time or I can be seated. Thank
8 you, very much.

9 CHAIRMAN MAGUIRE: Thank you.

10 Okay. Doug, I have a question for you. To --
11 maybe to clarify my position, I've been -- his
12 comment about it's the same thing by inference, as
13 a property owner and landlord, I've been bitten by
14 inferences big time. I've been bitten because
15 things aren't exactly written. And for the
16 attorneys, attorneys know that when you put
17 something in writing, exactly what it says is
18 critical when it comes down to issues to be
19 resolved.

20 What happens if we transfer this to the -- and
21 an extreme example, but possible, we transfer this
22 to the aero club. I decide I want to buy an
23 airplane and I go to the aero club today. I sign
24 up, buy an airplane tomorrow and I go into the aero
25 club and say, hey, I'll give the aero club \$25,000

1 if you give that hangar to me. I have now jumped
2 100 people, okay? I've jumped 100 people purely
3 because the inference allowed me to do that. That
4 bothers me a lot.

5 And I think -- people can say, well, you know,
6 that's an extreme case. I've been in business more
7 than 50 years. I've seen a lot of extreme cases
8 and I'm sure Suzanne has, too, and Doug. It
9 happens a lot.

10 And how do you explain to people that an
11 extreme -- when an extreme case comes up, well, we
12 didn't anticipate that? Well, I do anticipate that
13 because I've been bitten. Now, is that a
14 legitimate issue?

15 MR. BURNETT: That is -- that is the issue
16 that your policy tries to prevent from happening.

17 CHAIRMAN MAGUIRE: Yes.

18 MR. BURNETT: And the one thing that I think
19 you're going to hear from Mr. Wuellner is if you
20 were to consider granting this appeal to make this
21 exception, it would be your staff's recommendation
22 that it would go to the aero club only and ever be
23 the aero club. They couldn't then turn around and
24 transfer it back to one of those individuals. If
25 the aero club stopped using the hangar --

1 MR. MIRGEAUX: It's --
 2 MR. BURNETT: -- and they said well, we want
 3 to let it use -- we want to go back to the original
 4 person who had it -- who was number one on the
 5 list, that answer would be no. It -- the decision
 6 here today would be the exception to just let it
 7 transfer to the aero club and -- and that would be
 8 the end of it.

9 Because you're correct, that is the challenge.
 10 And oh, by the way, you could wind up with an aero
 11 club with a member of one. We're not regulating
 12 what the composition of the aero club is.

13 So your -- your analogy, I mean, there's --
 14 you can only, and as we've talked about with the
 15 policies adopted related to these things, you can
 16 only regulate so much and try to anticipate so
 17 many --

18 CHAIRMAN MAGUIRE: Uh-huh.

19 MR. BURNETT: -- different scenarios or
 20 circumstances. But, yeah, this is one of those
 21 ones where you're now confronted with a situation
 22 that is challenging. It's not an easy one to
 23 answer.

24 CHAIRMAN MAGUIRE: Okay. Okay. Bring it
 25 back. Any other public comment that's not on the

1 The first question is just simply: Do you
 2 want to hear the appeal? That -- that's it. And
 3 if the answer is yes, then if you choose to make a
 4 decision on the appeal, you're free to do that.

5 CHAIRMAN MAGUIRE: Okay. So his motion to
 6 bring it up to a vote does not answer that
 7 question?

8 MR. WUELLNER: I -- I would like to see the
 9 first question answered, if we -- I'm not sure
 10 there's a hundred percent consensus that you do
 11 want to hear it. If you do want to hear the
 12 appeal, answer that question first and then
 13 whatever you decide.

14 CHAIRMAN MAGUIRE: And I'll -- can you
 15 withdraw your motion for a minute?

16 MR. MIRGEAUX: I'll withdraw it.

17 MR. BURNETT: Or modify it.

18 CHAIRMAN MAGUIRE: Okay.

19 MR. WUELLNER: Yeah.

20 CHAIRMAN MAGUIRE: All right.

21 My position, I'm willing to hear anything that
 22 any airplane owner out there throws out for us to
 23 talk about. I'm not willing to make a decision
 24 today. So if it comes up for a vote, I'm going to
 25 vote no, okay?

1 sheet?

2 (None.)

3 CHAIRMAN MAGUIRE: Bring it back to the board.
 4 Do I hear suggestions, motion, movements?

5 MS. GREEN: How about Ed; did you want to add
 6 something else?

7 MR. WUELLNER: I do not.

8 MS. GREEN: Okay.

9 CHAIRMAN MAGUIRE: Okay. Board members?

10 All right. We have to move one way or the
 11 other. We either postpone this and table it to the
 12 next meeting so we can talk or somebody brings it
 13 up to a vote or not.

14 MR. MIRGEAUX: I move we bring it up to a
 15 vote, approve or disapprove.

16 CHAIRMAN MAGUIRE: Okay. We have a motion to
 17 bring this up top a vote. Do I have a second?

18 MR. WUELLNER: Can -- if you don't mind, can
 19 we deal with the issues separately?

20 I think you just need to decide you're going
 21 to hear the appeal, and then if you want to render
 22 a decision on the appeal based on what you've
 23 heard, that's fine. But your policy really
 24 requires -- it has the provision for two specific
 25 actions. I'd like to preserve that, if we could.

1 I'm willing to do it because I'm willing to
 2 talk to everybody out there about the pros and cons
 3 including the staff, okay? So -- so I'm willing to
 4 listen. I don't what the other board members are,
 5 okay?

6 MR. MIRGEAUX: I move we hear the appeal,
 7 then.

8 CHAIRMAN MAGUIRE: Is that the question?

9 MR. WUELLNER: Yes.

10 MR. OLSON: Second.

11 CHAIRMAN MAGUIRE: Second. Okay. Discussion?

12 MS. GREEN: That was my position, too, just to
 13 be heard, to have everyone heard --

14 CHAIRMAN MAGUIRE: Yes.

15 MS. GREEN: -- before we jump into any
 16 decisions.

17 CHAIRMAN MAGUIRE: Yes.

18 MS. GREEN: So allow -- we'll hear the appeal,
 19 which is going to be people talking and telling us
 20 their point of view, and then from staff, and then
 21 we can make the decision then.

22 CHAIRMAN MAGUIRE: Okay.

23 MS. GREEN: Yeah.

24 MS. LUDLOW: And in the light of discussion,
 25 yes, I would like to hear more about it.

1 I am not against the club. I am all for it.
 2 I will probably go over backwards now to try to
 3 rectify what they feel like I did. But my thing is
 4 is that, you know, the jump in line, we've had that
 5 drilled into us and we have --
 6 CHAIRMAN MAGUIRE: That's been a forever
 7 policy.
 8 Okay. The motion is and a second that we will
 9 hear a discussion of the -- we will hear the
 10 appeal. Is that correct?
 11 MR. MIRGEAUX: Yes, that's the motion.
 12 CHAIRMAN MAGUIRE: Okay. All in favor?
 13 MS. GREEN: Aye.
 14 MR. MIRGEAUX: Aye.
 15 MS. LUDLOW: Aye.
 16 MR. OLSON: Aye.
 17 CHAIRMAN MAGUIRE: Aye. Opposed?
 18 (None.)
 19 CHAIRMAN MAGUIRE: Okay. Passes five to zero.
 20 MR. WUELLNER: Thank you. Then -- then I
 21 guess secondary decision, are you hearing it today
 22 or are you hearing it some time in the future?
 23 MS. GREEN: I motion we hear it in the future
 24 before we -- so we can talk to people and talk to
 25 the flying club --

1 CHAIRMAN MAGUIRE: We have a motion --
 2 MS. GREEN: -- and talk to staff.
 3 CHAIRMAN MAGUIRE: -- basically if I'm reading
 4 right, to table this till the next meeting or the
 5 meeting after, okay? Let's table it to the next
 6 meeting.
 7 MS. GREEN: Next meeting is fine. I think
 8 that's plenty of time for us --
 9 CHAIRMAN MAGUIRE: All right.
 10 MS. GREEN: -- to do our work.
 11 CHAIRMAN MAGUIRE: So there's a motion to
 12 table it till the next meeting with the purpose of
 13 discussing it with people and learning more about
 14 it. Do I have a second?
 15 I'll make a second, okay, to bring it up.
 16 Okay. We have a motion and a second to table this
 17 for one meeting. Discussion?
 18 MR. MIRGEAUX: I do.
 19 CHAIRMAN MAGUIRE: All in favor -- oh, did you
 20 have discussion?
 21 MR. MIRGEAUX: I just -- we're here now. I
 22 don't -- and all the information has been presented
 23 to us.
 24 CHAIRMAN MAGUIRE: I don't think so. I really
 25 don't think so. I -- I -- I'm always concerned

1 about legal issues and I'm not sure that the legal
 2 issues have been openly discussed.
 3 MR. MIRGEAUX: I mean, I would --
 4 CHAIRMAN MAGUIRE: Operational, it may be, but
 5 legal I don't see --
 6 MR. MIRGEAUX: Okay.
 7 CHAIRMAN MAGUIRE: -- okay? All in favor of
 8 tabling this, say aye.
 9 MS. GREEN: Aye.
 10 MS. LUDLOW: Aye.
 11 MR. OLSON: Aye.
 12 CHAIRMAN MAGUIRE: Aye. Opposed?
 13 MR. MIRGEAUX: Nay.
 14 CHAIRMAN MAGUIRE: Okay, four to one, it's
 15 tabled for one month, okay? Is that good, Ed?
 16 MR. WUELLNER: That's fine. Yeah.
 17 CHAIRMAN MAGUIRE: Okay. All right. Len,
 18 y'all have a month. Where'd he go? You have a
 19 month to talk to people.
 20 Okay. And I think you've heard enough to know
 21 what the concerns are that you're going to have to
 22 be able to discuss with the board members, okay?
 23 Now --
 24 MR. WUELLNER: That's all I have as business.
 25 CHAIRMAN MAGUIRE: That's all you have?

1 MR. WUELLNER: Uh-huh.
 2 MEMBER COMMENTS AND REPORTS
 3 CHAIRMAN MAGUIRE: Okay. Other issues.
 4 Starting down the list, Ms. Ludlow, do you have any
 5 other issues to discuss; i.e. the TPO or the
 6 academy?
 7 MS. LUDLOW: Yes, thank you.
 8 Yes, I did. We did have a TPO meeting, and
 9 I'm still very impressed with the TPO in that they
 10 want to do training sessions for the new members to
 11 bring them up to speed so we can see how the
 12 transportation all over the state of Florida and
 13 every category can work together. So that's --
 14 CHAIRMAN MAGUIRE: I missed public comment.
 15 MS. LUDLOW: -- I'm really pleased with that
 16 and I try to support and go to the meetings and
 17 hear everything we can.
 18 The Aerospace Academy, we're working on the
 19 internship. Bruce is here today. So we will be
 20 filing the internship papers with Sherry Gaynor.
 21 We have another meeting this week, I think
 22 Thursday.
 23 So, as I said before, the internships are a
 24 fabulous way to get the children onto the
 25 airport -- and, yes, this is part of the meeting,

Bruce, I'm not just talking -- to get the children onto the airport, you know, close to the airplanes. They're in the Aerospace Academy. They need hours of volunteer work. And aviation is a big -- it's a big area. It isn't just flying the airplane. You have to learn the rules. You have to know tire pressure. You learn about the engine. You know, you learn why you put stoppers in the -- in the cowling.

And so, the internships are very important, is just what I'm getting at. And so, yes, we're working toward internships. And everything's going great with TPO and the Aerospace Academy.

CHAIRMAN MAGUIRE: Great. Before we go to Mr. Olson, I did overlook public comments. So we have one request for public comment. Mr. Tucker?

MR. TUCKER: I've already.

CHAIRMAN MAGUIRE: You don't have anything? Any other public comments that's not listed.

(None.)

CHAIRMAN MAGUIRE: Okay. Then we'll go back to Mr. Olson.

MR. OLSON: Yes. I -- the only thing I have to report is I attended the EDC quarterly breakfast on March 26th. Suzanne was also there.

The topic was the connection of transportation in our area with economic development. The speakers were Greg Evans, the Department -- FDOT, District Two secretary; Nathaniel Ford, CEO of Jacksonville Transportation Authority; and Phong Ngyuen of -- from the county.

Mr. Evans, sort of just to encapsulate probably some of the key things that were points of discussion, spoke about the First Coast Expressway, the construction. You've all seen it. It's at the river now and the next phase is the crossing of the river and the connection into St. Johns County.

To quote -- quote him, the impact of it once it's completed is he said hang on to your hats, further the acceleration of development in the north county. I think the implication for the airport -- for our airport, of course, is that it brings a greater mass in intensification of development, presumably market for air services closer to the -- to us.

So, the -- sort of the headliners of Nathaniel Ford, JTA, talking about -- oh, they had -- they had a demonstration shuttle there that was self-driving that's being used now in testing I believe at the Mayo campus in Jacksonville and

other -- maybe other places that was on display.

And he talked about the JTA, I guess that's Duval County, increasing the gas tax from \$0.6 to \$.12 and how over the next decade, there'll be a need to shift and look at other sources of revenue because of the decline in use of gas through efficiency of vehicles and the electronic vehicles.

He did mention the need to give more attention to commuter rail between Jacksonville and St. Augustine. That was another point he made.

Then Phong was the third speaker, Phong Ngyuen. Mentioned key projects as being Racetrack Road, widening that narrow segment, and 313. He did not give a date for our -- our end of 313 that I had down. So, that's it.

CHAIRMAN MAGUIRE: Okay. All right. Justin?

MR. MIRGEAUX: Nothing further.

CHAIRMAN MAGUIRE: Okay. Suzanne?

MS. GREEN: Nothing really further other than what Mr. Olson said.

They had finished purchasing some more property to do the extension. So that's progressing at least, because we've been waiting for that for a while for our connection. So that was -- that was good.

CHAIRMAN MAGUIRE: Okay. Regarding the comment about the, what is it, commuter rail between St. Augustine, when I was a commissioner in 2003, that was a point of discussion. Government moves quickly. We all know that.

MR. WUELLNER: I do -- I would add one note to the 313 discussion. Only that if you are driving the U.S. 1 corridor currently, where the road north of the airport is currently narrowed to one lane briefly --

CHAIRMAN MAGUIRE: Uh-huh.

MR. WUELLNER: -- in both directions, if you will look at -- out to your left toward the railroad track or look towards the railroad track, you'll notice that there are already -- they have begun to build what will be the eventual crossing, which is the location of 313 in terms of its connectivity to U.S. 1.

If you look if you look further into the weeds, I mean literally along the railroad tracks there, you'll see all the component parts to literally construct the intersection there or the crossing across 313.

There's a lot of work to be done beyond that point, but it is provisioned in that current work

1 on U.S. 1 to get the intersection built. So if you
 2 look there, you'll start to see the beginnings of
 3 that intersection.
 4 CHAIRMAN MAGUIRE: Great. Great.
 5 Before I go any further, Colonel, do you want
 6 to stand up and introduce yourself?
 7 MR. LAWSON: Sure. It's Captain. No need.
 8 Well, those of you that who know me, I'm
 9 Captain Jim Lawson. Excuse the uniform; I just
 10 came from reserve duty. I'm the Navy emergency
 11 apprentice liaison officer for the State of Florida
 12 and I'm currently in charge of the FEMA site at
 13 Jacksonville at the old Gateway Mall that you see
 14 on the news, and that's what my mobilization is
 15 for. So I came -- I rushed here from there because
 16 I knew today was the meeting day.
 17 Cindy and Kevin know me very well. I own a
 18 company called JEL AIR. I manage aircraft at the
 19 field. I sold Boomerang Air Charter a year ago,
 20 and so Ed knows me from that charter company. And
 21 I'm a member of SAAPA as well. So, thanks for
 22 mentioning me and it's a pleasure. This is my
 23 first time at a meeting because I'm usually very
 24 busy.
 25 But exciting things are happening at the

1 airport. I was just recently hired by a company
 2 that's called AeroGo that they hired me to be the
 3 director of op -- now that my not to compete with
 4 Boomerang's done, I am going to start up another
 5 company that's going to operate charter operations
 6 at the airport, and it's very exciting. It's going
 7 to use HondaJets and Cirruses.
 8 And Cindy knows and I -- I know that, Reba,
 9 your frustration with the list. I've been on it
 10 twice. Every time my name comes up, I don't have
 11 an airplane anymore and it's -- and, I mean, I'm
 12 looking at -- I'm very excited about the flying
 13 club. I didn't even know we had one now.
 14 And I'm ready -- I'm willing to join the
 15 flying club, now that I have a plane, just so you
 16 can put it in that hangar so I don't have to wait
 17 another five years. But that might not go well for
 18 the exception. But that's -- I agree that the
 19 flying club is a way for people to, you know, get
 20 in and start flying.
 21 CHAIRMAN MAGUIRE: Okay.
 22 MR. LAWSON: So anyway, that's -- that's me.
 23 And you'll probably see a lot more of me now that
 24 I'm really vested in this new business that's going
 25 to be operating at the airport. And I'll be

1 talking with Ed and Cindy as that develops, and
 2 that's it.
 3 CHAIRMAN MAGUIRE: Great.
 4 MS. LUDLOW: Thank you.
 5 MR. LAWSON: But just in case you -- this is
 6 brand new. I'll just -- I'll give you a couple of
 7 cards.
 8 MS. LUDLOW: Thank you.
 9 CHAIRMAN MAGUIRE: Thank you, very much. I
 10 should have called you in '06, shouldn't I?
 11 MR. LAWSON: That's okay.
 12 CHAIRMAN MAGUIRE: All right. Any update on
 13 the conventions and all of that's coming up --
 14 MR. WUELLNER: Still on -- still on track. So
 15 it's August 12th through 15, I believe.
 16 CHAIRMAN MAGUIRE: Okay. All right. Thank
 17 you for the rental information you sent out. Did
 18 everybody get that?
 19 MR. WUELLNER: I think so.
 20 CHAIRMAN MAGUIRE: Good. I'm still trying to
 21 negotiate with the VCB to see if we can put a board
 22 member on the VCB so we can have a discussion there
 23 on that one.
 24 MR. WUELLNER: And we have Richard Goldman
 25 slated next month to come in and talk to you

1 guys --
 2 CHAIRMAN MAGUIRE: Perfect.
 3 MR. WUELLNER: -- just generally and answer
 4 questions or --
 5 CHAIRMAN MAGUIRE: Perfect. All right.
 6 MS. GREEN: Super.
 7 CHAIRMAN MAGUIRE: And I didn't get a chance,
 8 Doug, to talk with you about an events field
 9 operation, but I will before the next meeting, I
 10 hope.
 11 The last thing is July -- the week of
 12 July 19th, okay, that whole week, I am a -- a
 13 vice president of an international chocolate
 14 organization and we're having a convention in
 15 Columbus, and I love you guys, but I have to go to
 16 this chocolate convention.
 17 MS. LUDLOW: Chocolate.
 18 MS. GREEN: I thought you were going to invite
 19 us.
 20 MR. WUELLNER: Yeah, I did, too.
 21 MR. BURNETT: I was getting excited.
 22 MS. GREEN: I know.
 23 MR. WUELLNER: So it would be right here.
 24 CHAIRMAN MAGUIRE: So -- so I'm throwing this
 25 out. Y'all know that I -- I encourage monthly

meetings. July, though, is a meeting where a lot of people go on vacations.

If you want to take that off and we don't have something coming up, voice your opinion at the next meeting. If not, number two in command will run that meeting for that -- because that is the third Monday of the month.

MR. WUELLNER: We will need to have a meeting in July to meet the TRIM notification for --

CHAIRMAN MAGUIRE: Okay. Well, let's look at --

MR. WUELLNER: -- whenever --

CHAIRMAN MAGUIRE: -- having it earlier if we have to.

MR. WUELLNER: It has to be the month --

MR. OLSON: Could it might be moved to another --

CHAIRMAN MAGUIRE: Or the last week when I come back.

MR. WUELLNER: We can absolutely move it.

CHAIRMAN MAGUIRE: All right. Now, did I miss anything, Cindy?

MS. HOLLINGSWORTH: Uh-huh.

MR. WUELLNER: Was that huh-uh or uh-huh? What did he miss?

MS. HOLLINGSWORTH: He's not finished yet.

CHAIRMAN MAGUIRE: Yeah.

MR. WUELLNER: Oh.

CHAIRMAN MAGUIRE: I'm getting ready to -- the proposed meeting is -- the regular meeting is May 17th, all right, 2021 at 4 p.m. Any conflicts, let us know. Other than that, we will have a meeting on the 17th. Any other comments?

MS. GREEN: Nope. Thank you.

CHAIRMAN MAGUIRE: Meeting's adjourned.

MR. WUELLNER: Thank you.

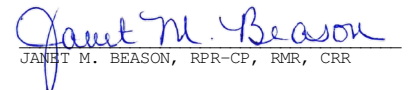
(Meeting adjourned at 5:15 p.m.)

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 9th day of May, 2021.


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

CHAIRMAN MAGUIRE: [118] COMMISSIONER DEAN: [7] 11/9 15/11 15/23 16/15 16/18 17/10 17/16 MR. BEYERS: [1] 17/22 MR. BURNETT: [11] 24/13 24/15 32/5 32/7 32/14 48/15 48/18 49/2 49/19 51/17 64/21 MR. FASHEH: [2] 45/19 45/21 MR. LAWSON: [4] 61/7 62/22 63/5 63/11 MR. McKENDRICK: [2] 19/17 20/3 MR. MIRGEAUX: [29] 17/7 17/14 36/11 36/14 36/19 36/23 37/3 37/5 37/7 37/12 37/16 37/18 37/22 38/12 38/21 43/3 43/14 49/1 50/14 51/16 52/6 53/11 53/14 54/18 54/21 55/3 55/6 55/13 59/17 MR. OLSON: [9] 39/19 39/25 40/10 41/5 52/10 53/16 55/11 57/23 65/16 MR. TUCKER: [5] 17/25 18/3 19/3 44/15 57/17 MR. WUELLNER: [61] 4/5 8/17 9/22 10/1 10/4 10/15 10/18 11/4 23/19 24/1 24/4 24/7 24/10 24/19 27/16 27/22 28/1 28/3 28/25 30/4 32/13 34/17 35/2 35/11 35/14 35/18 35/22 36/3 36/5 37/2 37/11 39/7 39/24 40/4 40/16 41/9 43/12 50/7 50/18 51/8 51/19 52/9 53/20 55/16 55/24 56/1 60/6 60/12 63/14 63/19 63/24 64/3 64/20 64/23 65/8 65/12 65/15 65/20 65/24 66/3 66/11 MS. ALBIN: [7] 10/14 20/5 23/21 24/3 24/5 24/8 24/11 MS. 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