

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 General Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Wednesday, January 19, 2005

6 from 4:08 p.m. to 6:07 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

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

12 \* \* \* \* \*

13 ALSO PRESENT:

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

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

17 BRYAN COOPER, Assistant Airport Director.

18 \* \* \* \* \*

19

20 JANET M. BEASON, RPR, RMR, CRR  
 21 St. Augustine Court Reporters  
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1           P R O C E E D I N G S

2           CHAIRMAN GREEN: We're going to call to order  
3           the meeting of the St. Johns-St. Augustine Airport  
4           Authority. Excuse me. We're calling the meeting  
5           to order. Please stand for the pledge.

6 2. - PLEDGE OF ALLEGIANCE

7 OATH OF OFFICE - MR. RANDY BRUNSON

8 CHAIRMAN GREEN: Okay. Today, on our agenda,

9 a little different, a little fun stuff. We have

10 our new board member, and we're going to have an

11 installation of our new board member with an oath

12 of office. Ed, do you read the oath, or Doug?

13 MR. BURNETT: I'm going to do it. Yes.

14 CHAIRMAN GREEN: Thank you, Counsel.

15 MR. BURNETT: Okay. I'm going the stand up,

16 if I -- if I -- if I can. Mr. Brunson, if I

17 would, I'd ask you too, as well.

18 MR. BRUNSON: Okay.

19 MR. BURNETT: If you would, please, raise

20 your right hand and repeat after me:

21 I do solemnly swear that I will support,

22 protect, and defend --

23 MR. BRUNSON: I do solemnly swear that I

24 will -- say it again, now.

25 MR. BURNETT: Support, protect and defend --

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1 MR. BRUNSON: Support protect and defend --

2 MR. BURNETT: -- the Constitution and the  
3 government of the United States --

4 MR. BRUNSON: -- the Constitution and the  
5 government of the United States --

6 MR. BURNETT: -- and the State of Florida.

7 MR. BRUNSON: -- and the State of Florida.

8 MR. BURNETT: That I am dual qualified --

9 MR. BRUNSON: That I am dual qualified --

10 MR. BURNETT: -- to hold office under the  
11 Constitution of the state --

12 MR. BRUNSON: -- to hold office under the  
13 Constitution --

14 MR. BURNETT: -- of the state --

15 MR. BRUNSON: -- of the state --

16 MR. BURNETT: -- and that I will well and  
17 faithfully --

18 MR. BRUNSON: -- and I will well and  
19 faithfully --

20 MR. BURNETT: -- perform the duties --

21 MR. BRUNSON: -- perform the duties --

22 MR. BURNETT: -- of the St. Augustine-St.

23 Johns County Airport Authority --

24 MR. BRUNSON: -- of the duties of the St.

25 Augustine-St. Johns County Airport Authority --

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1 MR. BURNETT: -- as a board member --

2 MR. BRUNSON: -- as a board member --

3 MR. BURNETT: -- on which I am now about to

4 enter --

5 MR. BRUNSON: -- as a board member which I am

6 about to enter --

7 MR. BURNETT: -- so help me God.

8 MR. BRUNSON: -- so help me God.

9 MR. BURNETT: Thank you, sir.

10 MR. BRUNSON: Thank you.

11 MR. BURNETT: Congratulations.

12 MR. BRUNSON: My wife will be here in a

13 moment with the camera and I'll have to stand up

14 again.

15 CHAIRMAN GREEN: I was looking for her.

16 MR. BURNETT: If you'll just sign right there

17 (indicating).

18 MR. SLINGLUFF: Randy, have they told you

19 about the tattoo?

20 MR. BRUNSON: What did he say?

21 MR. GORMAN: The hazing process.

22 MR. COX: Michael, you -- you've got the

23 reservation down at the tattoo parlor shop? Okay.

24 CHAIRMAN GREEN: The freshman member hazing

25 we have to go through. Well, welcome to the

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1 board.

2 MR. BRUNSON: Thank you.

3 CHAIRMAN GREEN: I know it's been

4 well-earned, and we're looking forward to working

5 with you, definitely.

6 MR. BRUNSON: So am I. Thank you.

7           CHAIRMAN GREEN: On the same type of note, I  
8       would like to give some recognition -- this is  
9       coming from the board, and obviously the board  
10      members can make their own comments, but also  
11      personally from me, I have had the honor and  
12      pleasure to work with Mr. Ciriello for several  
13      years on two boards.

14           He was -- I was able to sit next to him on my  
15      first day, kind of like you, and he pointed to  
16      what I was supposed to look at and where I was  
17      supposed to go and was very helpful and  
18      educational to me.

19           And we will miss him sorely, but his  
20      intelligence and insight will remain with the  
21      board and in our minutes and some of the projects  
22      that we have put forth.

23           So, I just wanted to say, Joe, we will miss  
24      you greatly. You have done a commendable service  
25      for this board and this airport. Thank you.

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1 MR. COX: Yeah. Thank you, Joe.

2 MR. CIRIELLO: Thank you.

3 CHAIRMAN GREEN: We're going to make you get  
4 up one more time, because we would like to --

5 MR. COX: Come on, Joe.

6 CHAIRMAN GREEN: -- present you with this  
7 plaque from the board. And it says, "From the  
8 Airport presented to Joseph Ciriello in  
9 appreciation of his contributions as a board  
10 member 2001 to 2004."

11 MR. GEORGE: No speech?

12 MR. COX: I can't believe you don't have  
13 anything to say now, Joe.

14 MR. HICKOX: You finally made him speechless.

15 MR. CIRIELLO: Yeah. You finally did it.

16 CHAIRMAN GREEN: Darn.

17 MR. WUELLNER: That's in the record, right?

18 3. - ELECTION OF OFFICERS FOR CALENDAR YEAR 2005

19 CHAIRMAN GREEN: Okay. Because we're  
20 starting a new calendar year with our new board,

21 we have our election of officers. And we have two  
22 officers, our chairman and our treasurer slash --

23 MR. WUELLNER: Secretary/treasurer.

24 CHAIRMAN GREEN: -- secretary, that we need  
25 to install for our upcoming year. So, with that,

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1 I'll take nominations for those positions.

2 I'm sure, Mr. Brunson, you've attended many  
3 of the meetings, so you know what the positions  
4 entail, and obviously this board does, too.

5 Mr. Gorman? I'm sorry.

6 MR. GORMAN: Yes, I'd like to point out the  
7 fact -- I wanted to make sure of the fact that if  
8 someone on the board accepts a nomination, they in  
9 fact are voting for themselves. Two other votes  
10 will suffice for a majority, correct? Correct.  
11 Object.

12 CHAIRMAN GREEN: I'm not sure. I'll refer to  
13 Doug. But just because one's nominated doesn't

14 mean they accept.

15 MR. GORMAN: Yes. In other words, if you  
16 nominate someone, they are then voting for  
17 themselves. Two other votes on the board will  
18 then suffice for a majority.

19 MR. BURNETT: If someone's nominating  
20 themselves -- himself --

21 MR. GORMAN: If I nominate someone, they're  
22 voting for themselves. I mean, it's just a moot  
23 point to me, but I am making this clear --

24 MR. BURNETT: If I'm not --

25 MR. GORMAN: -- to myself, the new members,

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9

1 whatever.

2 MR. BURNETT: Someone may not actually vote  
3 for themselves.

4 CHAIRMAN GREEN: Correct.

5 MR. BURNETT: And I -- and I believe I've  
6 seen that happen at the County.

7 MR. GORMAN: No. Then I would disagree with  
8 you.

9 MR. BURNETT: I believe I've seen it happen  
10 at the County Commission.

11 MR. GORMAN: I don't argue with lawyers. I  
12 just disagree with you, because I checked.

13 MR. COX: But what if the other person did  
14 vote for the other -- somebody else, Jack? I  
15 mean, if you were nominated --

16 MR. GORMAN: Let's say --

17 MR. COX: -- and you voted for --

18 MR. GORMAN: Let's say that you nominate  
19 someone, okay, and then two other board members --  
20 then one seconds that, and then another -- and the  
21 vote comes down, and it's -- and the one does not  
22 have to vote; they've already voted for  
23 themselves. And two other people vote for. That  
24 means that's a majority. No, really, Bob, it's  
25 simple.

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1           CHAIRMAN GREEN: I think everyone's vote  
2 needs to be registered out loud as to who they're  
3 voting for and not.

4           MR. GORMAN: Well, that's fine. They'd have  
5 to vote for themselves.

6           CHAIRMAN GREEN: I don't think any --

7           MR. GORMAN: That's what I'm telling them, to  
8 vote for themselves, then.

9           CHAIRMAN GREEN: I'm -- I'm just saying, I  
10 don't think anything's presumed.

11          MR. GORMAN: That's fine.

12          MR. BURNETT: You -- you may not have someone  
13 vote for themselves, though.

14          MR. GORMAN: I disagree. In other words, by  
15 them -- by them accepting the nomination, they are  
16 actually voting for themselves. And then I have  
17 checked with this before with someone that was in  
18 the legislature --

19          MR. BURNETT: Oh, I see. I see.

20          MR. GORMAN: -- and they're an attorney, and  
21 that's what they told me.

22 MR. GEORGE: But he's not our attorney.

23 MR. GORMAN: I believe that if you're

24 nominated, you are voting for yourself. I'd like

25 that to be something that is understood. And if

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1 they have to say --

2 MR. BRUNSON: If you accept the nomination.

3 MR. GORMAN: -- aye for themselves, fine.

4 Yes.

5 MR. BRUNSON: If you accept the nomination,

6 then, sure, you --

7 MR. GORMAN: Correct.

8 MR. BRUNSON: But you still --

9 MR. GORMAN: It's just a point I'm trying to

10 make very clear.

11 MR. BRUNSON: Still going to vote.

12 CHAIRMAN GREEN: Doug, I'm going to defer to

13 you. But I -- I just can't see if someone is

14 nominated --

15 MR. WUELLNER: Statutory requirement to vote.

16 MR. BURNETT: It's no different than -- it's

17 no different than a normal motion, and so if

18 there's five board members here, and the majority

19 would be three voting members, you're -- you're

20 still going to have the majority vote, three --

21 three votes for whatever that action is. And it

22 would be no different than if it was any other

23 board action.

24 MR. GORMAN: Again, again, if you're a board

25 member -- if you're someone I want to nominate, if

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1 I nominate you, fine. Then you accept the

2 nomination. Then two other people on the board

3 have to vote for you, and then that would be a

4 majority.

5 MR. COX: By default, you have --

6 MR. GORMAN: By default, you have, yes.

7 MR. COX: -- voted for yourself by accepting

8 the nomination --

9 MR. GORMAN: Right.

10 MR. COX: -- because you -- you know what I'm  
11 saying? I understand what he's saying; I just --

12 MR. BURNETT: You may have different board  
13 rules. Each -- and -- and it may be specific to  
14 each board. I don't believe the airport has  
15 specific rules -- and I've got them here. I don't  
16 believe the airport has a specific rule addressing  
17 the issue you have.

18 It may that other government bodies, maybe  
19 even the legislature or some other subcommittee of  
20 the legislature or some other body that has that  
21 type of rule and process.

22 MR. GORMAN: And in this -- and in this  
23 instance, I'm saying that that would be a legal  
24 and binding vote for the person that is nominated  
25 that accepts the nomination. They just say aye

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1 for themselves, if that's what you want to do.

2 MR. GEORGE: I have a hypothetical situation.

3 MR. GORMAN: All right.

4 MR. GEORGE: Individual A is nominated and he  
5 accepts, you know, the nomination.

6 MR. GORMAN: Correct.

7 MR. GEORGE: Somebody else nominates C, and A  
8 says, "Well, C would be better for the job." By  
9 the way we do it, he gets an opportunity to vote  
10 for C and not vote for himself. You're saying  
11 vote before you find out who else is running.

12 MR. GORMAN: You should be a lawyer. You're  
13 obscuring the issue. No. What I'm --

14 MR. GEORGE: Your way -- your way is  
15 limiting --

16 MR. GORMAN: -- I'm saying is -- we're  
17 going -- right.

18 MR. GEORGE: -- and the -- and the way we  
19 have done it in the past, and the other way gives  
20 them the option.

21 MR. GORMAN: It's --

22 MR. GEORGE: I mean, the option's in the --  
23 in the individual's hand.

24 MR. GORMAN: I'm just -- I'm just saying what  
25 is legal under the State of Florida.

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1 MR. GEORGE: Oh.

2 MR. GORMAN: I what understand what you're  
3 saying, Buzz.

4 CHAIRMAN GREEN: Well, I think we need to  
5 operate under the rules this board has been  
6 operating under for however many years, that  
7 there's a nomination, and everybody votes, no  
8 presumption of whom anybody's voting for, whether  
9 you accept nominations or not. It probably is a  
10 moot point.

11 MR. GORMAN: If -- if we get to that point  
12 and -- and the election fails, I would contest it.

13 CHAIRMAN GREEN: I guess you're entitled to  
14 do whatever --

15 MR. GORMAN: Okay.

16 CHAIRMAN GREEN: -- you feel as a board  
17 member, but it may be a moot point; I don't know.  
18 But I think everyone's entitled to a vote, out  
19 loud and on the record, as to who they would like  
20 to vote for, with no presumptions included.

21 MR. GORMAN: And I'm just saying that the  
22 nominee then needs to vote for themselves so there  
23 will not be any presumptions.

24 CHAIRMAN GREEN: Okay. I'll entertain  
25 nominations for -- we can start with chairman.

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1 MR. BRUNSON: I'd like to nominate -- first  
2 by nominating, I want to first say that the  
3 present chair and treasurer, I think, has done an  
4 unbelievable job and -- and in the many meetings  
5 I've been. But I'd like to nominate Jack Gorman  
6 for treasurer.

7 MR. WUELLNER: Wait. Okay.

8 CHAIRMAN GREEN: We're just making

9 nominations. What, Mr. Wuellner?

10 MR. WUELLNER: I just want to make -- he's

11 nominating for treasurer.

12 CHAIRMAN GREEN: This is for -- this is

13 chairman.

14 MR. BRUNSON: Oh, for chair -- you go

15 chairman first.

16 CHAIRMAN GREEN: I started with chairman. It

17 didn't --

18 MR. BRUNSON: Okay. I'm sorry.

19 CHAIRMAN GREEN: I don't think it matters. I

20 just started with chairman.

21 MR. BRUNSON: I -- I'll withdraw mine until

22 that comes up.

23 CHAIRMAN GREEN: Okay. Are there nominations

24 for chairman?

25 MR. COX: I'll nominate Buzz George.

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1 CHAIRMAN GREEN: Is there a second nomination  
2 for chairman?

3 MR. BRUNSON: I'll second that.

4 CHAIRMAN GREEN: No, another name. Is there  
5 another name for chairman? Because if there's  
6 only one --

7 MR. GORMAN: Yes. I'd like to nominate Bob  
8 Cox for chairman of the board. I have a little  
9 statement. Quick. After two years, he's  
10 well-seasoned, he's shown a reserved and  
11 analytical quality. And as a board, we should  
12 entertain different perspectives, first that of a  
13 lawyer and now that of an individual employed in  
14 aviation. He'd be an excellent choice. That's my  
15 nomination.

16 MR. COX: I appreciate that. And based on  
17 previous statements, I'd have to say that I'll --  
18 I'll turn -- turn that nomination down.

19 MR. GORMAN: All right.

20 MR. COX: Thanks, though.

21 MR. GORMAN: That's fine.

22 CHAIRMAN GREEN: Okay. There's one

23 nomination. Any other nominations for chairman?

24 (No further nominations.)

25 CHAIRMAN GREEN: Hearing none, then all in

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1 favor of Mr. George for chairman, say aye.

2 MR. BRUNSON: Aye.

3 CHAIRMAN GREEN: Aye.

4 MR. GEORGE: Aye.

5 MR. COX: Aye.

6 CHAIRMAN GREEN: All opposed?

7 MR. GORMAN: Nay.

8 CHAIRMAN GREEN: Four ayes, one nay. The  
9 motion carries.

10 MR. GEORGE: Thank you.

11 CHAIRMAN GREEN: Next we have  
12 secretary/treasurer.

13 MR. BRUNSON: Now I would like to nominate  
14 Jack Gorman as treasurer.

15 CHAIRMAN GREEN: Mr. Gorman's been nominated.

16 Is there a second nomination?

17 MR. GEORGE: I'd like to nominate Bob Cox as  
18 treasurer.

19 CHAIRMAN GREEN: There's been a second. Any  
20 other nominations for secretary/treasurer?

21 (No further nominations.)

22 CHAIRMAN GREEN: Hearing none, we have two  
23 nominations. All of those in favor of Mr. Gorman  
24 as secretary/treasurer say aye.

25 MR. BRUNSON: Aye.

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1 MR. GORMAN: Aye.

2 CHAIRMAN GREEN: All those opposed?

3 MR. COX: Nay.

4 CHAIRMAN GREEN: Nay.

5 MR. GEORGE: Nay. No.

6 CHAIRMAN GREEN: Speak up, Mr. --

7 MR. GEORGE: You said opposed.

8 CHAIRMAN GREEN: Opposed.

9 MR. GEORGE: I am opposed.

10 CHAIRMAN GREEN: Okay. All of those for --

11 there are two yeas, three noes. All of those in

12 favor of Mr. Cox as secretary/treasurer, say aye.

13 MR. GEORGE: Aye.

14 MR. COX: Aye.

15 CHAIRMAN GREEN: Aye. All those opposed?

16 You have to say it out loud.

17 MR. BRUNSON: No.

18 CHAIRMAN GREEN: You're opposed?

19 MR. BRUNSON: Opposed.

20 CHAIRMAN GREEN: Okay. Mr. Gorman?

21 MR. GORMAN: I will be opposed.

22 CHAIRMAN GREEN: Okay. Two opposed, three

23 ayes. The motion would carry to elect Mr. Cox as

24 secretary/treasurer. So, our new chairman would

25 be Mr. George, and our secretary/treasurer would

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1 be Mr. Cox. And does that relieve me now?

2 MR. GEORGE: No, you've got to finish this  
3 meeting.

4 CHAIRMAN GREEN: Okay. Well,  
5 congratulations. I think that's always great, to  
6 have wonderful old new faces. Meaning you've been  
7 on the board before. Not age.

8 MR. COX: I know. Oh. Experience.

9 CHAIRMAN GREEN: Experience. Experience.

10 MR. WUELLNER: They're a new old face --

11 MR. GEORGE: She means new for you and old  
12 for me.

13 MR. COX: I think that's what she meant.

14 MR. BRUNSON: No, that's done, Suzanne, but  
15 really, just because I've nominated, I could have  
16 voted for Bob on his nomination; is that right?

17 CHAIRMAN GREEN: Yeah. Yeah. But that's  
18 okay.

19 MR. BRUNSON: I'm sorry. I did -- did wrong.

20 CHAIRMAN GREEN: That's all right. Okay.

21 4. - APPROVAL OF MINUTES

22 CHAIRMAN GREEN: Approval of the minutes. We

23 have our minutes from our last meeting. And has  
24 everyone had a chance to go through it? Are there  
25 any exceptions to those minutes?

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1 (No exceptions.)

2 CHAIRMAN GREEN: Hearing no exceptions or  
3 deletions or additions, the meetings (sic) will be  
4 approved as presented.

5 5. - ACCEPTANCE OF FINANCIAL REPORTS

6 CHAIRMAN GREEN: Next, we have our financial  
7 reports. Mr. George?

8 MR. GEORGE: Madam Chairman, this is the  
9 report ending December the 31st. And this came  
10 back from the -- from the CPA this -- this week.  
11 Usually when I look at these, I -- my first  
12 statement, the month of December's transactions  
13 have been reviewed from the checkbook standpoint,  
14 and they look, you know, to be in order to me.  
15 The financial statements -- and Donna's not

16 here and I have not had a chance to go over it  
17 with her, but if we start looking at the  
18 year-to-date budget, you know, versus the  
19 year-to-date actuals, we -- we see signs that  
20 we've got some trouble. You know, that we're --  
21 that we're going to be running over the budget.

22 We've got the -- the insurance, if I'm not  
23 mistaken, was what, \$25,000 more than we had in  
24 the budget; is that correct, Ed? Was it \$25- or  
25 \$30-?

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1 MR. COX: Insurance for what?

2 MR. WUELLNER: That's a really good question.

3 MR. GEORGE: Ed, liability insurance on all  
4 the buildings and everything like that.

5 MR. COX: What page are you on?

6 MR. GEORGE: Down on page 5, if you look like  
7 halfway down, insurance and liability, you look at  
8 39 percent, you know, variance. You know, if we

9 don't watch the variances, you know, on this, when  
10 we get to the end of the year, we will -- in  
11 effect, we'll be taking more money out of the tax  
12 pool, if you will, to run operations. So, we need  
13 to watch that, you know, closely.

14 This report needs to have some other numbers  
15 added to it. It does not have monthly numbers for  
16 depreciation yet, which froze your grand totals.  
17 Looked like we're at 202 percent off, but  
18 that's -- that's an easy thing just to come back  
19 and take a look at. I will get with Donna and --  
20 and go over that. And I urge you guys to look at  
21 it in -- in that light. But -- but the numbers  
22 for the current month, you know, are correct.

23 CHAIRMAN GREEN: Ed, when we went through the  
24 budget, I know you had addressed that issue of  
25 insurance. In fact, you even revised it. Did

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1 they come up -- did the insurance companies now

2 come up with different figures since the revision?

3 MR. WUELLNER: I'm not aware. I don't recall  
4 conversation where we increased the budget over  
5 what it was. That may have been the timing of  
6 the -- of the quote, or the -- the binder --

7 MR. GEORGE: I think there was another --

8 MR. WUELLNER: -- whatever it is, is right  
9 after the fiscal year.

10 MR. GEORGE: -- item that we had -- we had  
11 increased, which cut into the amount of surplus  
12 that was going back to -- into that. But what I'm  
13 saying is, if we don't start looking, you know, at  
14 some of these, we'll see that they're going over  
15 and -- and need to pay attention to them.

16 Some of the items, you'll see that the budget  
17 item, for instance, top of page 3, accounting and  
18 auditing, year-to-date actuals, \$18,200. But the  
19 year-to-date budget is \$5,500. That's because our  
20 audit at the end of the year, the price, the  
21 invoice for that came and it was paid.

22 But the accountants have said this is  
23 something you accrue every month as a -- as an

24 expense. So, this will correct itself by the time  
25 it gets to the end of the year. And it's just

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1 that, as you're going through them, you just need  
2 to know which ones will correct and -- and so  
3 forth.

4 But hopefully, we'll be able to look at  
5 operating revenues versus operating expenses. And  
6 having the revenues exceed the expenses is how the  
7 seven-year plan works. We need to pay attention  
8 to it more than just once a year.

9 CHAIRMAN GREEN: Okay. Any other comments on  
10 the financial statements for the year ending -- or  
11 three months ending December 31, 2004?

12 (No further comments.)

13 CHAIRMAN GREEN: With those comments and  
14 exceptions, are you waiting for the  
15 depreciation --

16 MR. GEORGE: We can --

17 CHAIRMAN GREEN: -- to come in before we  
18 approve, or are you approving it subject to?

19 MR. GEORGE: No, no, no. No, I'm -- I am  
20 approving them the way they are, but I'm saying  
21 when you look at it and try to analyze it,  
22 understand that the budget numbers needs a little  
23 tweaking. And that will be done by the end of  
24 January, so...

25 CHAIRMAN GREEN: All right.

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1 MR. COX: That's right.

2 CHAIRMAN GREEN: I'm going to -- we'll take a  
3 vote. I'll do a motion, then, to accept the  
4 financial report.

5 MR. COX: Do we need -- we don't need a  
6 motion.

7 CHAIRMAN GREEN: Well, but he made some  
8 exceptions, so I think I --

9 MR. COX: Right.

10 CHAIRMAN GREEN: -- just want to go on the

11 record --

12 MR. COX: I'll move to -- I'll move to accept

13 the --

14 MR. GEORGE: And I can second that.

15 MR. COX: -- motion.

16 CHAIRMAN GREEN: All those in favor of

17 accepting the financial statements --

18 MR. BRUNSON: Aye.

19 MR. GEORGE: Aye.

20 CHAIRMAN GREEN: -- say aye.

21 MR. COX: Aye.

22 MR. GORMAN: Aye.

23 CHAIRMAN GREEN: All opposed?

24 (No opposition.)

25 CHAIRMAN GREEN: The motion unanimously

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1 carries. We'll accept the financial statements

2 for the year ending 2004.

3           6. - APPROVAL OF MEETING AGENDA

4           CHAIRMAN GREEN: We have our agenda, which

5 has been set before you and up on the board.

6 There were a couple items, just the election of

7 officers and oath, that were not on your printed,

8 but they're up on our board.

9           Is there a motion to accept the meeting

10 agenda?

11          MR. GEORGE: Everything that you wanted

12 covered on there? If it's not, now is the time to

13 add it to it.

14          CHAIRMAN GREEN: Well -- well, we had a

15 board --

16          MR. GEORGE: Go ahead.

17          CHAIRMAN GREEN: -- policy opinion that if

18 you wanted something added, you can submit it to

19 Mr. Wuellner before so we make sure that we

20 have -- we're prepared for it.

21          MR. GEORGE: Okay.

22          CHAIRMAN GREEN: So, that's my concern, that

23 we make sure --

24 MR. GORMAN: I would like to say that I'm

25 probably going to be submitting agenda items at

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1 this point, but for the next meeting --

2 CHAIRMAN GREEN: Oh, that's fine.

3 MR. GEORGE: Oh, that'd be done at the end of

4 the meeting.

5 MR. GORMAN: -- because I want to do it in

6 public for now on.

7 CHAIRMAN GREEN: That's fine.

8 MR. GORMAN: Just for the heck of it.

9 MR. COX: But he did -- he did present them

10 the last --

11 MR. GORMAN: Yes.

12 MR. WUELLNER: For this meeting, yes.

13 MR. GORMAN: Yes. That's fine.

14 MR. GEORGE: Yeah. I'm just going to make --

15 you're there, right?

16 CHAIRMAN GREEN: Yeah. And that -- that's

17 good, because we wanted a little advance notice,

18 and that would be great. Okay. So --

19 MR. WUELLNER: Just -- just one

20 clarification. The eastside corporate hangars

21 engineering is inclusive of 8, 9, and 10.

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: It did not get corrected on

24 there.

25 CHAIRMAN GREEN: Is there a motion to approve

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1 the meeting agenda?

2 MR. GEORGE: Make a motion we approve it.

3 CHAIRMAN GREEN: Second?

4 MR. COX: Second.

5 CHAIRMAN GREEN: All in favor of approving

6 the agenda, say aye.

7 MR. BRUNSON: Aye.

8 CHAIRMAN GREEN: Aye.

9 MR. GEORGE: Aye.

10 MR. COX: Aye.

11 MR. GORMAN: Aye.

12 CHAIRMAN GREEN: All opposed?

13 (No opposition.)

14 CHAIRMAN GREEN: Agenda's approved.

15 7.A. - COUNTY COMMISSIONER

16 CHAIRMAN GREEN: Next, go to reports.

17 Mr. Maguire?

18 COMMISSIONER MAGUIRE: Thank you very much.

19 I'm going to have to leave in just a few

20 minutes -- today's a heavy day for me -- so I want

21 to make a brief comment on the MPO that you're

22 going to be discussing later on, knowing that

23 Denise Bunnewith is here, and she will pick up and

24 answer any questions that you might have regarding

25 the MPO.

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1 We have, and then we'll -- I'll leave a copy,

2 and they can make copies and distribute them

3 around for the discussion later on. Denise has  
4 put together a projected -- a new plan for incomes  
5 and revenues to the MPO, and in doing so, where  
6 they've tried to reevaluate the capability of the  
7 different authorities to handle their fair share  
8 of an MPO expense.

9 And in short, what she's come up with -- in  
10 the old system that we approved originally was  
11 each of the authorities had to pay a 5 percent  
12 charge. And that came out to the \$13,000.

13 What she is prepared now and going to  
14 recommend for next year, is that we go with a 5  
15 percent of the County's responsibility. So, in  
16 your particular case, if we left it -- the County  
17 pays right now 25 -- 25 cents? Twenty-five cents  
18 per capita of those people inside the MPO. And  
19 that changes every year, based upon per capita  
20 projections. Currently, you pay \$13,200.

21 Under the next year's budget, you're at the  
22 same rate of 25 cents per capita, your fair share  
23 being 5 percent of our total would be \$1,759 --

24 MR. GEORGE: Okay.

25 COMMISSIONER MAGUIRE: -- okay? And if we go

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1 to 30 cents, because as revenues -- if we drop off  
2 your revenues and we have to elevate them at the  
3 county level, so we may have to raise it to 30  
4 cents, and then your cost will go up to \$2,100.

5 But it would be based on -- if we can get the  
6 board to accept this, it would be based on 5  
7 percent of the County's responsibility, not 5  
8 percent of another figure.

9 Referencing this year's -- Randy called me up  
10 the other night and asked me some questions  
11 referencing this year's budget. If you find that  
12 you cannot justify \$13,200, my request to you is,  
13 come up with a figure you can justify, and then we  
14 can take it back to the MPO board and see if they  
15 will accept it. And I can't give you any guidance  
16 on that. Just what you feel you can justify for  
17 this year.

18           And then in saying that, the other boards,  
19           obviously bigger than -- and larger and more  
20           capable, they did pay the full 5 percent, except  
21           for the Nassau Port Authority, and they only paid  
22           about \$500, but we removed their voting  
23           privileges.

24           So, they will be able to come back on next  
25           year at -- at the new rate and be coming back on

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1           as a voting member.

2           And the key here is, is we want to keep you  
3           as a voting member and -- for now and in the  
4           future. So, come up with a number that you can  
5           justify and rationalize and stay on as a voting  
6           member and we'd appreciate it.

7           Now, don't go down to \$600, like the Nassau  
8           Port Authority. They did that because their  
9           budget, I think, is what, less than a million  
10          dollars? And they live on a very nominal budget,

11      anyway. So -- so, come up with something you can  
12      justify for this year that we can take back to the  
13      board. And then Denise will answer any questions  
14      later on.

15           CHAIRMAN GREEN: Mr. Cox?

16           MR. COX: What do you think would be  
17      justifiable? I mean --

18           MR. GEORGE: Here comes the negotiator.

19           MR. COX: Twenty-five cents per capita?

20           MR. WUELLNER: No, no, no, no, no. You don't  
21      want that number.

22           COMMISSIONER MAGUIRE: I don't know. If you  
23      could come up with 50 cents on the dollar. You  
24      know, instead of \$13,2-, come up with half of  
25      that, I'd definitely support that this year.

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1           MR. BRUNSON: And we could keep our voting --

2           COMMISSIONER MAGUIRE: Keep your voting.

3           MR. COX: Yeah. That'd be --

4 COMMISSIONER MAGUIRE: Yeah, that would be  
5 the premise. But you pay what you can and keep  
6 your voting privileges.

7 MR. GORMAN: This would be for the rest of  
8 the year.

9 COMMISSIONER MAGUIRE: For this year, yes.

10 MR. GORMAN: All right.

11 COMMISSIONER MAGUIRE: Yeah.

12 MR. COX: And you didn't say that, but you  
13 heard that, hypothetically.

14 COMMISSIONER MAGUIRE: I -- I heard it on the  
15 grapevine. Okay.

16 And then the last thing I wanted to do is  
17 congratulations for the new officers. You've got  
18 a tremendous challenge ahead with the old officers  
19 leaving. At the -- the level of standards that  
20 she set, good luck. This is going to be a good  
21 challenge.

22 CHAIRMAN GREEN: She's going to be here to  
23 kick us under the table.

24 COMMISSIONER MAGUIRE: Yeah. And -- and

25 thank you for several years of tremendously strong

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1 leadership. It's been a tremendous help. Thank  
2 you.

3 7.B. - AERO SPORT, INC.

4 CHAIRMAN GREEN: Okay. Michael Slingsluff,  
5 Aero Sport?

6 MR. SLINGLUFF: I thank you. I -- I just  
7 want to bring the board up to date on the Super  
8 Bowl issues that are happening. We're now 18 days  
9 away from Super Bowl, and we're all starting to  
10 get a little -- a little panicked.

11 The airport will be the host to many of the  
12 prominent participants and sponsors of the Super  
13 Bowl. Aero Sport's prepared. We're putting on  
14 extra staff from February 2nd to the 7th. We'll  
15 be open 24 hours a day.

16 And I want to thank the S.A.P.A. in advance  
17 for helping organize a volunteer group that will

18 be working with us on -- on the ramp.

19 We -- we anticipate that Super Bowl will  
20 affect everyone here at the airport during that  
21 time, and we're certainly looking for everyone's  
22 cooperation and understanding of the -- what  
23 will -- what will go on here.

24 Just yesterday, we learned that our airport  
25 will be relied on -- relied upon even more heavily

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1 than previously forecast. The Jax airspace  
2 restrictions, ramp accommodations at JII -- at  
3 JIA, they have not completed the ramp expansions  
4 for the new FBO up there. So, they're limiting --  
5 the jet center up there, they're limiting parking  
6 to 45 spaces.

7 MR. COX: Forty-five?

8 MR. SLINGLUFF: Forty-five. Cecil is taking  
9 85 airplanes. They already have 85 large jet  
10 reservations. They have virtually no ground

11 transportation. It's fallen through the cracks.

12 So, we -- I think the pressure will come to bear

13 on our airport here.

14 And we also heard yesterday that the

15 President is planning on attending the Super Bowl,

16 which will effectively close down the Jacksonville

17 airspace from 12 noon on Sunday until 11 o'clock

18 at night. Eighty percent of the arrivals are

19 scheduled during that time. So, we need to be

20 prepared.

21 We're working with Ed and his staff, and

22 we'll be meeting with the tower staff also on how

23 to accommodate everything that we can.

24 Over the next week, as the teams are decided,

25 we will begin to get a better picture of the total

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1 load on -- on the airport. We're hoping that the

2 weather will allow completion of several open

3 projects over the next two weeks. I'm sure Ed

4 will have an update for us on -- on those  
5 projects.

6 To date, we have numerous large transport  
7 category aircraft scheduled to arrive, starting  
8 Wednesday, the -- I believe that's the 2nd.

9 Fox Broadcasting is coming in. We'll have  
10 three, 737-800s. We'll have a 757 on -- on the  
11 ground here, and a 727. These are just the early  
12 reservations so far. So, it will get very  
13 congested out there.

14 We're highly recommending anyone who has an  
15 airplane on the field and wants to use it during  
16 that time, it would be a good idea to move your  
17 airplane to Palatka in advance.

18 MR. GEORGE: Or Cecil.

19 MR. SLINGLUFF: We have made arrangements --  
20 well, yeah, and Cecil, too. We have made  
21 arrangements in Palatka for some tie-down space  
22 and hangar space for anyone that needs it.

23 We've been meeting regularly with TSA, the  
24 FBI. Security is going to be a major concern  
25 here. Several of the transport category aircraft

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1 will be departing from our airport and going to  
2 other 139 airports and will require full  
3 screening. So, TSA will have baggage screening  
4 on-site here. There will be security on-site 24  
5 hours a day here.

6 Basically, all of us are looking forward to  
7 the week after Super Bowl.

8 MR. WUELLNER: Amen.

9 MR. SLINGLUFF: We can get the airport  
10 back -- back to normal, which is our -- our busy  
11 season. Thank you.

12 CHAIRMAN GREEN: Thank you, Michael.

13 7.C. - NORTHROP GRUMMAN

14 CHAIRMAN GREEN: Northrop Grumman?

15 MR. LESLIE: I have no report.

16 7.D. - S.A.P.A.

17 CHAIRMAN GREEN: Mr. Roderick? I didn't see  
18 him, so...

19 MR. GEORGE: His alternate is here.

20 CHAIRMAN GREEN: Anything from the Pilots?

21 MR. MARTINELLI: No report.

22 CHAIRMAN GREEN: Okay.

23 MR. MARTINELLI: I'm sure that -- I didn't

24 attend the earlier session, but I'm sure that John

25 was close to all the developments happening, and

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1 as far as I know, he was very pleased. So, if

2 he's pleased, I guess we all are. Thank you.

3 CHAIRMAN GREEN: Thanks, Mr. Martinelli.

4 7.E. - F.A.C.T.

5 CHAIRMAN GREEN: Bjorn? Didn't see Bjorn.

6 No report?

7 7.F. - AIRPORT ATTORNEY

8 CHAIRMAN GREEN: Airport attorney.

9 Mr. Burnett?

10 MR. BURNETT: I've got a few things. First,

11 we've been working on two different lease issues

12 which, just for your information, periodically  
13 lease issues come up, because obviously you have a  
14 lot of tenants. So, we've been working through a  
15 couple of lease issues.

16 As you heard earlier, the condemnation,  
17 eminent domain actions have been set for the  
18 initial taking hearing on February the 1st, 2005,  
19 starting at 1:30. The -- I can't tell you at this  
20 point in time exactly which judge we're going to  
21 have because of the -- the early retirement, or at  
22 least what I would consider the early retirement  
23 of Judge Mathis, who originally would have been  
24 the presiding judge.

25 I'm not sure whether he will be at that

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1 hearing in a senior judge status or whether we  
2 potentially could have Judge Watson in senior  
3 judge status, who is a retired judge, that very  
4 commonly and routinely sits on the circuit court

5 bench in senior judge status, a retired judge.

6 Or, we may have Judge Alexander or Judge Traynor

7 presiding over that hearing. Either one of them

8 are both circuit court judges.

9 And I guess not to be left out, potentially

10 one of the two county court judges could be

11 appointed as act -- as an acting circuit court

12 judge for the purpose of that hearing. So, it's

13 kind of wide open on who our judge is going to be.

14 But nonetheless, the hearing is set for

15 February the 1st, 2005. Mark Arnold from our

16 office, who is the attorney who previously came

17 and spoke to the board about these matters, will

18 be the attorney there at that hearing handling

19 the -- those matters. And he's been meeting with

20 your staff in preparation for that hearing on

21 February the 1st.

22 And the final thing that I have is I'd like

23 to introduce to you Gene Atwood from our office.

24 Gene has years of construction experience and is a

25 construction litigator in our firm. And he has

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1     been spearheading our efforts in the Earth Tech  
2     litigation.

3           MR. ATWOOD: Thank you for the opportunity to  
4     address you. I just wanted to give you a quick  
5     update on where we are on the Authority versus  
6     Earth Tech litigation. It has become a quick  
7     developing case at this point. We have a trial  
8     date now set for late summer.

9           I don't believe that the retirement of the --  
10    of Judge Mathis will affect that date. I believe  
11    by then, we'll have someone back in line. So, I  
12    anticipate that going full speed up until that  
13    date. We've had document productions. We've had  
14    the depositions of Dick Swanson and Brian  
15    Thompson.

16           We've got a scheduled deposition of James  
17    Pearce for two weeks from now. James Pearce, if  
18    you would recall, would be the representative from

19 Earth Tech who developed all of the contract  
20 documents.

21 We'll be setting a corporate representative  
22 deposition some two weeks after the James Pearce  
23 deposition in order to get all of the transcripts  
24 back and be able to intelligently depose the  
25 corporate representative of Earth Tech.

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1 We've left mediation with one session. The  
2 mediation is still open. It was not closed at  
3 that time. Terry White's the mediator. He's a  
4 very accomplished construction mediator. And I  
5 believe at the time we complete the depositions,  
6 it will probably be another appropriate time to  
7 address mediation to see if we can get that either  
8 off a standstill or get the mediation closed and  
9 set for trial.

10 But outside of that, like I say, the  
11 deposition -- the matter now is, I would say, in

12 full speed, with the trial date set. It gets the  
13 attorneys much more focused on what's happening.

14 We've been able to locate all the deponents,  
15 which has been the big drawback in this case. We  
16 just located James Pearce a couple of months ago,  
17 and were finally able to get him served about two  
18 weeks ago.

19 And so, with that done, I think we're now --  
20 we don't have any other obstacles to getting this  
21 wrapped up.

22 CHAIRMAN GREEN: Thanks. Any questions from  
23 the board for Mr. Atwood?

24 MR. BURNETT: And if I may, I have one thing  
25 very briefly, and that is after the close of

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1 discovery, you may very well see us come back and  
2 request scheduling a shade meeting so that we can  
3 talk to you in more detail related to the strategy  
4 of this case and going forward.

5 MR. ATWOOD: Yes, sir.

6 MR. GORMAN: Discovery is closed now?

7 MR. ATWOOD: No, sir. The discovery will not  
8 be closed in this case until I think it's the  
9 first week of June.

10 MR. GORMAN: Thank you.

11 MR. ATWOOD: But for the most part, there  
12 aren't that many depositions left to be taken. I  
13 would anticipate we'll get through the depositions  
14 in March.

15 CHAIRMAN GREEN: Okay. Thank you,  
16 Mr. Atwood. Doug, I had one quick question on the  
17 condemnation. That's a public hearing, right? We  
18 could all --

19 MR. BURNETT: Yes, ma'am. That's correct.  
20 It's -- it -- in fact, I had had a question posed  
21 to me earlier before the meeting, and that is,  
22 whether the -- whether that hearing would be in  
23 the judge's chambers or whether it would actually  
24 be in the courtroom.

25 And I can tell you that, typically, if it was

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1 a one party or maybe two parties and their  
2 attorneys, it may very well be in chambers, but  
3 considering the volume of the parties and -- and  
4 their -- and their attorneys, it's, I'm sure,  
5 going to be in the courtroom. It's noticed as  
6 being in the courtroom and -- and it's going to be  
7 in the courtroom, barring some change or the judge  
8 having a different opinion as to where it should  
9 be conducted.

10 CHAIRMAN GREEN: So, this -- or whomever the  
11 judge would be, would be for this hearing only,  
12 and then the new judge would come in and take this  
13 case, or is that one judge going to follow it, or  
14 do you even know?

15 MR. BURNETT: We don't know at this stage,  
16 it's so early.

17 CHAIRMAN GREEN: Okay.

18 MR. BURNETT: Any other questions?

19 (No further questions.)

20 7.G. - ATCT MANAGER

21 CHAIRMAN GREEN: Tower, David?

22 MR. KNIGHT: I have changed the slide

23 slightly to include primarily January through

24 December. The dashed line that you see is for the

25 calendar year 2003, where we had 110,190 ops. The

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1 solid line is for 2004, for 129,916 thousand

2 (sic).

3 The -- the spike in September was due to the

4 hurricanes that came through during that month.

5 And that's probably an increase of about nearly 20

6 percent over the previous year.

7 If I was to forecast, and if I'm correct,

8 we'll probably be near 150,000, or at least

9 140,000, by the end of 2005. And to answer your

10 question, we're ahead of their projection.

11 MR. GEORGE: The dotted line there, that's

12 the annual projection? What is that?

13 MR. KNIGHT: The one that's near 9,000 ops

14 per month --

15 MR. GEORGE: Yeah.

16 MR. KNIGHT: -- is their projection. I'm

17 going to revalidate that, I think --

18 MR. WUELLNER: Oh, okay.

19 MR. KNIGHT: -- and take another look.

20 MR. WUELLNER: The Master Plan's projection.

21 MR. KNIGHT: Yes.

22 MR. WUELLNER: That --

23 MR. GEORGE: Okay.

24 MR. WUELLNER: That makes more sense.

25 MR. GEORGE: Not -- not the --

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1 MR. WUELLNER: Multiplied by 12, it came out

2 to less than the original first year.

3 MR. GEORGE: -- not the Master Plan addendum,

4 right?

5 MR. WUELLNER: Correct.

6 CHAIRMAN GREEN: Yes.

7 MR. KNIGHT: I'd like to comment a little bit  
8 about Super Bowl, if I may.

9 Starting 3 February, the control tower will  
10 be open until midnight, on the 3rd, 4th, and 5th.  
11 On the 6th, the day of the Super Bowl, we'll be  
12 open up until 2 o'clock in the morning, closed for  
13 three hours, and then resume operations at 5  
14 o'clock Monday morning to help expedite the  
15 departures out of here. And we're back to normal  
16 ops.

17 Any questions? Thank you.

18 CHAIRMAN GREEN: Oh, Mr. Slingsluff had a  
19 quick question.

20 MR. SLINGLUFF: Could you explain how an  
21 operation is considered in your traffic count?

22 MR. KNIGHT: Oh, in traffic count. Okay.

23 The control tower receives a count for every  
24 aircraft that lands or does a low approach if a --  
25 as an arrival, and also one count as a departure.

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1 There's only one exception, and that exception is  
2 the -- let's say an IFR aircraft or an instrument,  
3 aircraft on an instrument flight plan, we only  
4 receive one count, even though he may be doing a  
5 low approach or a full-stop land.

6 And for those that are interested in DBRITE,  
7 a third subject, we expect that to be operational  
8 Monday, completely.

9 MR. WUELLNER: With your filter?

10 MR. BRUNSON: David?

11 CHAIRMAN GREEN: Ed -- Ed had a question.

12 MR. WUELLNER: With your filter?

13 CHAIRMAN GREEN: With your filter?

14 MR. KNIGHT: Altitude filter will not be a  
15 capability on the system.

16 CHAIRMAN GREEN: I'm sorry. Mr. Brunson?

17 MR. BRUNSON: What was the event in March  
18 that caused that traffic --

19 MR. WUELLNER: Spring.

20 MR. KNIGHT: Spring. You bet.

21 MR. WUELLNER: Golf tournament.

22 MR. KNIGHT: We just had high numbers. As

23 you notice the previous year, it actually took

24 place in April. So, I've got a feeling that it's

25 strictly weather. The nicer the weather, the more

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1 VFR pilots you have flying.

2 MR. GEORGE: Fun 'n Sun traffic.

3 MR. KNIGHT: Exactly.

4 MR. GEORGE: Going down and coming back. If

5 someone wanted to get in here on Sunday morning of

6 Super Bowl, do they have to make a reservation

7 through FAA to get into here?

8 MR. SLINGLUFF: Yes. It will be 12 slots per

9 hour coming in.

10 MR. GEORGE: How many -- how much time in

11 advance?

12 MR. SLINGLUFF: Seventy-two hours.

13 MR. GEORGE: Seventy-two hours. Okay.

14 MR. KNIGHT: He is partially correct.

15 Provided the aircraft are IFR, then he's  
16 absolutely correct. If -- they have cut the TFR,  
17 with the exception of the presidential portion,  
18 okay? They have basically made a U-shaped bend to  
19 the north around St. Augustine to allow for VFR  
20 aircraft to arrive and depart.

21 MR. GEORGE: South.

22 MR. KNIGHT: To the south -- or from the  
23 south.

24 CHAIRMAN GREEN: Okay. Michael?

25 MR. GEORGE: Expect me on Sunday morning.

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1 MR. WUELLNER: Closed.

2 MR. SLINGLUFF: This is another reason why we  
3 anticipate a very high volume, because the slot  
4 system is so restricted. Most of the business  
5 pilots are pretty savvy. They'll fly to Ormond or

6 Daytona and come up VFR, which does present a  
7 problem for all of us, because it's basically  
8 pop-up traffic. We have no warning. They drop  
9 off our screen and drop off your screen. So, it's  
10 a concern.

11 MR. KNIGHT: The real question is where do  
12 you park all these folks once they get here?

13 That's the question. Thanks.

14 MR. GEORGE: I have a spot.

15 CHAIRMAN GREEN: Thank you.

16 MR. GEORGE: Yeah. I've got a couple. I  
17 know where I'm going to fly.

18 CHAIRMAN GREEN: Next, we have project  
19 updates and some action items by Mr. Wuellner.

20 MR. BRUNSON: Madam Chairman?

21 CHAIRMAN GREEN: Yes, sir.

22 MR. BRUNSON: May I impose that favor I  
23 wanted to do? Carol's got to go to a meeting,  
24 and --

25 CHAIRMAN GREEN: Is she here?

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1 MR. BRUNSON: And -- and if she could take my  
2 picture. And we've already done the swearing-in,  
3 Carol.

4 CHAIRMAN GREEN: There she is. Absolutely.

5 MR. BURNETT: You're going to get one with  
6 me?

7 MR. GEORGE: Do we want the rest of the  
8 board --

9 MR. COX: Do we have to clap for him again?

10 MR. BRUNSON: Something, whatever you do.

11 MR. WUELLNER: No, that's fine.

12 MR. GEORGE: We haven't voted on this.

13 MR. BURNETT: You ought to get one with the  
14 whole board, too.

15 MR. GEORGE: Oh, no.

16 MR. BURNETT: You going to get one with the  
17 whole board real quick?

18 MR. BRUNSON: Just get one with the board  
19 sitting down. That's fine.

20 MR. BURNETT: Y'all want to get a group

21 photo? No?

22 CHAIRMAN GREEN: She's doing it right now.

23 MR. COX: Now I can't see anything.

24 MR. WUELLNER: Like a kid's birthday party.

25 MR. BRUNSON: Ed, I apologize.

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1 MR. WUELLNER: I work for you.

2 8. - PROJECT UPDATES

3 MR. WUELLNER: The project updates. You'll  
4 notice a few projects conspicuously absent because  
5 they have, for the most part, been completed, as  
6 we mentioned last month.

7 Land acquisition, Araquay Park; terminal  
8 parking lot; south development area apron design;  
9 the eastside corporate hangars 8, 9, and 10;  
10 second floor buildout; home demolition update;  
11 runway 2/20. Well, turning that into a full-time  
12 runway status. Marketing and public relations;  
13 and airport leasing activities, as well as I'll

14 let you decide whether you get another briefing on  
15 the Master Plan or not.

16 Land acquisition, Araquay Park. As we've  
17 already heard from our attorneys, we're  
18 negotiating still with several owners in -- in  
19 advance of the February 1st hearing date. And, of  
20 course, hearing is set for February 1st at 1:30 at  
21 this point. That, for the most part, brings you  
22 up to speed.

23 I think we mentioned last month that we had  
24 come to a contract settlement with one -- one of  
25 them, and another one has apparently negotiated

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1 that settlement. However, for cleanliness of the  
2 transaction, as it was described to me, they'll go  
3 ahead and go through a voluntary -- actually two  
4 of them will go through effectively a voluntary  
5 condemnation process for purposes of title. So,  
6 you've got three of them that are pretty

7 well-established at this point.

8 Next item is terminal parking lot. The small  
9 area paving, that is the areas where we're  
10 bringing it from landscaping to paving and/or  
11 adding areas into the parking lot, that -- the  
12 paving aspect has been completed at this point, to  
13 include the north section of that lot, which I  
14 think was previously -- you may remember, is areas  
15 D and E on the old parking layout plans. That's  
16 been completed.

17 We have re -- completed the reconfiguration  
18 of that north lot, including the Grip-Flex coating  
19 and remarking and landscaping in that north lot,  
20 which provided the most net return on new spaces  
21 up there, has been completed and is opened.

22 And they'll -- I believe over this weekend,  
23 will do a significant portion of the access road  
24 and areas back toward the fuel farm over the  
25 weekend, which will facilitate some other -- or

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1 being able to complete this thing hopefully in the  
2 next two weeks to ten days, ten days, two weeks.

3 The Grip-Flex application has been ongoing in  
4 various areas as weather permits. There's some  
5 temperature issues, as well as moisture issues, so  
6 as they can get out there and get it done, they've  
7 been doing that, and including the apron area and  
8 all associated with the FBO and terminal.

9 And, obviously, we're remarking the pavements  
10 as quick as we can get them -- get them dried from  
11 the Grip-Flex application. And those of you that  
12 have been in the T-hangar area, I think you'll --  
13 you can -- you can appreciate the -- the job  
14 that's been done there and the new high-contrast  
15 yellow markings with the coating that's been  
16 applied. And in general, it's a pretty good  
17 stopgap -- stopgap effort there in lieu of  
18 repainting and adding unnecessarily -- unnecessary  
19 weightbearing capability in between T-hangars at  
20 this point.

21 All right. Apron south -- south apron  
22 design. Preliminary engineering work's ongoing  
23 right now, including geotechnical work. The  
24 initial survey development, including the tree  
25 survey, is ongoing at this point. And while I

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1 expect, based on my briefing from the engineering,  
2 we'll be seeing some initial concepts for layout  
3 of that project so we can bring them to you at  
4 next month's meeting. They're not done yet.  
5 They're still waiting on the balance of the  
6 survey-related data. But I'm sure we'll have some  
7 concepts to look at by the next meeting. And then  
8 bar -- or assuming some -- some group decision at  
9 that meeting, we'll release it for full design  
10 and -- of whichever concept you prefer.  
11 And home demolition update, just bring you --  
12 a fourth batch of homes was offered for -- for  
13 public sale. Results are a little later on the

14 agenda, but basically there were eight homes, if  
15 my memory's correct, and we have received bids for  
16 five of those eight homes. So, we have -- have a  
17 decision item in the -- in our -- another agenda  
18 item.

19 And otherwise, demolition continues on homes  
20 not previously awarded. And I think that's  
21 progressing nicely, and I think those that have  
22 been awarded for demolition, those -- all of that  
23 cleanup and site cleanup should be done within the  
24 next ten days.

25 We have a number of homes, as you -- as you

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1 probably have surmised from the previous awards of  
2 those buildings, that over the next, I would tell  
3 you 60 to 90 days, you're going to see a lot of  
4 homes somehow material -- walk out of the  
5 neighborhood, which sounds like it's going to be  
6 kind of interesting to watch.

7 MR. GEORGE: Any way they can start their

8 demolition after 9 o'clock in the morning?

9 MR. WUELLNER: Demolition?

10 MR. GEORGE: There's some -- there's a lot of

11 noise going on back in the -- in the area.

12 MR. WUELLNER: We can certainly ask them to.

13 MR. GEORGE: Disturbing the grapefruit.

14 MR. WUELLNER: We can certainly ask them to.

15 MR. GEORGE: Isn't it, Mary?

16 MR. WUELLNER: Disturbing the grapefruit, are

17 we?

18 CHAIRMAN GREEN: Might be -- even be an

19 ordinance or a --

20 MR. WUELLNER: That's 7 o'clock, is the

21 ordinance. I mean, they're within the confines of

22 the ordinance, but we can certainly ask them to

23 start a little later.

24 MR. GEORGE: Thank you.

25 MR. WUELLNER: Okay. And marketing and

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1 public relations. Mr. Slingsluff gave you a nice  
2 overview of all that's going on. And you can  
3 imagine it's starting to get a little interesting  
4 in terms of putting that effort together.

5 A lot of people involved. A lot of  
6 volunteers. Pilots Association is going to help.  
7 I believe we've got a good group of high school  
8 students that are very willing to assist the  
9 Pilots Association in a volunteer effort. Plus,  
10 we have other volunteer groups that were  
11 established for Super Bowl that are going to  
12 assist.

13 Plus, everybody that's in any way involved  
14 with the airport from a staff standpoint or Aero  
15 Sport standpoint will be, I'm sure, pulling long  
16 hours over that -- that three- or four-day period.  
17 We expect some -- some interesting numbers to  
18 develop as a result of that.

19 Also, just point out the Fuji Airship, you  
20 may have seen that flying around. I think it  
21 departed yesterday, if not --

22 MR. KNIGHT: Leaves tomorrow.

23 MR. WUELLNER: Leaves tomorrow. I guess it's

24 been delayed another day. They've been around for

25 two weeks -- better than two weeks now, and their

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1 whole purpose here is to research whale activity

2 off the coast. So, that's why they're here. And,

3 you know, thought you might want to know.

4 MR. GEORGE: Are we going to have an airship

5 for the Super Bowl?

6 MR. WUELLNER: No.

7 MR. GEORGE: Not here.

8 MR. WUELLNER: No.

9 CHAIRMAN GREEN: I saw the --

10 MR. WUELLNER: We -- we just simply do not

11 have -- that's -- that's -- I'm not familiar with

12 the details of that. Maybe they're still here --

13 MR. SLINGLUFF: All of the airships are going

14 to be based at Herlong. However, with the higher

15 security levels, they're going to be so  
16 restricted, they may -- one is actually leaving  
17 early the day before. It's tough for them to  
18 operate these days.

19 MR. WUELLNER: And -- and I think they were  
20 asking about the 20 -- or the 17 and the 25.

21 MR. SLINGLUFF: They -- we had the  
22 Collings -- Collings Foundation is here Monday  
23 until today. The B-17 and the B-25. And we had  
24 several thousand people went through -- went  
25 through them, and they departed up to Brunswick

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1 this afternoon. They will be back here into Cecil  
2 just after the Super Bowl, and they'll be doing a  
3 tour through the rest of Florida.

4 CHAIRMAN GREEN: I just want to make a  
5 comment. I had mediation yesterday, and I took  
6 our mediation group for a break and brought them  
7 to the Fly-By for lunch. And we were shown all

8 the -- the warbirds and everything. And it was a  
9 good topic, and from a marketing standpoint, for  
10 the airport to show we have different things out  
11 here that are educational. So, that was very  
12 nice. Thanks.

13 MR. WUELLNER: Okay. And we're continuing  
14 some residual lease-related issues with Aero Sport  
15 on a couple of fronts. And what else have we got?

16 Oh, the MPO. That's your first agenda item.  
17 There's a -- you didn't leave a placeholder for  
18 it, but Master Plan, I didn't know whether you  
19 wanted another quickie briefing on that. If you  
20 don't, they're happy to leave.

21 CHAIRMAN GREEN: I think -- I mean, I don't  
22 want to speak for the entire board, but I think we  
23 spent two hours -- or you-all spent two hours  
24 going through it all, and most of the public was  
25 here. Do we need any more briefing on it?

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1 I see heads shaking no, so I think we're

2 okay. Thank you very much.

3 Any other public -- open up to public comment  
4 on the project updates. Any public comment on the  
5 project updates? Mary?

6 MS. WILLIS: Should I come to the microphone?

7 MR. WUELLNER: We can bring it to you, dear.

8 CHAIRMAN GREEN: Yes. Janet says yes.

9 MS. WILLIS: Thank you, Mr. George, for your  
10 comment. I do have a very large complaint,  
11 though. I just found out this afternoon, what,  
12 about 1 o'clock, ten minutes to 1:00? In calling,  
13 I wanted to know when the zoning was changed, so  
14 I'm a year late in asking the question. And I was  
15 told that it was December of 2003 and finished up  
16 in January of 2004.

17 However, I hold in my hand the agenda from  
18 December. There was nothing on the agenda,  
19 December 2003, and I was at every meeting starting  
20 in the -- September and October of that year.  
21 I've missed very few meetings since then, and it

22 was never on the agenda that the zoning change

23 would be brought to the County Commission.

24 MR. GEORGE: Which zoning change?

25 MS. WILLIS: For commercial to invade a

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1 residential neighborhood. Araquay Park was

2 residential.

3 MR. WUELLNER: It was -- it was changed

4 administratively by the County approximately that

5 time, based on when they rewrote their LDRs back

6 in 1999. They've been waiting to do that since

7 '99.

8 MS. WILLIS: And did that mean then that

9 residential property owners had no notification or

10 rights?

11 MR. WUELLNER: It doesn't change your zoning.

12 It only changed zoning of property actually owned

13 as of March of last year by the Airport Authority.

14 It changed it from whatever its designation was

15 prior to that to Airport. It did not change any  
16 private citizens' zoning.

17 MR. BURNETT: And if I might also...

18 MR. WUELLNER: If we did not own the  
19 property, it did not change.

20 MS. WILLIS: So, that still has not changed?

21 MR. BURNETT: Let me -- let me add one thing  
22 from a technical standpoint. The zoning that  
23 you're referring to, Ms. Willis, would be a matter  
24 of the Board of County Commissioners, who act on  
25 behalf of the government of St. Johns County. And

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1 the County Commission would be responsible for  
2 properly advertising and noticing that meeting and  
3 whatever action they took.

4 MS. WILLIS: Yes, I realize that.

5 MR. BURNETT: It would not be a matter on the  
6 Airport Authority's agenda.

7 MS. WILLIS: Nor did I criticize you for it.

8 I criticized it not being on the agenda.

9 MR. WUELLNER: It's actually a -- I would  
10 call it a very old item. It was probably five  
11 years ago that -- when the LDRs were discussed  
12 even at this board for the last time. And it  
13 actually is a residual item from their adoption of  
14 the Land Development Regulations back -- I want to  
15 say it was '99, but plus or minus a little bit of  
16 time there.

17 MS. WILLIS: I can see that it was a foregone  
18 conclusion and that it's far too late to protest,  
19 but I would like to record my protest. I would  
20 like to have been at that County Commission  
21 meeting to fight for my home, so --

22 MR. WUELLNER: Well, again, only property  
23 actually owned by the Airport Authority as of  
24 March of last year was rezoned to Airport.

25 No one's private property that they own was

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1 changed. We have no authority to do that, and  
2 neither does the County, without you asking.

3 MS. WILLIS: Well, that would be piecemeal  
4 zoning, then, would it not, because --

5 MR. WUELLNER: Well, not in our case, because  
6 in our case, they did, I don't know, 5-, 600 acres  
7 in one fell swoop and changed it from the many,  
8 many, many types of zoning of ownership that the  
9 Authority had, which was everything from Open  
10 Rural to Silviculture to Residential to Commercial  
11 to Industrial. We had parcels of all types.

12 All of those designations changed to a single  
13 zoning classification that was -- that was  
14 developed as a part of the LDRs. And -- and it's  
15 now designated as Airport zoning. It's now zoned  
16 Airport --

17 CHAIRMAN GREEN: There was a new designation.

18 MR. WUELLNER: -- which is a new  
19 classification.

20 MS. WILLIS: What is -- you said it is now  
21 zoned. What is?

22 MR. WUELLNER: Anything the Authority owned.

23 MS. WILLIS: Owns. So, that does not include  
24 the ones that are still in private ownership.

25 MR. WUELLNER: That is absolutely correct.

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1 MS. WILLIS: Okay.

2 MR. WUELLNER: Nor did it change any property  
3 we acquired after March of last year. We still  
4 will have to request to rezone those properties at  
5 a future date.

6 MS. WILLIS: Well, we all realize that the  
7 neighborhood has been totally changed to  
8 commercial, so it's a moot point. But I wanted my  
9 moment to say I want to register my objection.

10 Thank you.

11 CHAIRMAN GREEN: Thanks, Mary. Any other  
12 public comment on updates?

13 MS. MILLS: I have a question.

14 CHAIRMAN GREEN: Yes, ma'am. Do you want the  
15 microphone for that? We just need your name and

16 everything for the record. Thanks.

17 MR. BURNETT: Diane Mills.

18 MS. MILLS: God bless you, my child. Diane  
19 Mills, and I live on Lewis Speedway. Mr. Burnett  
20 and I have met before.

21 Even though it's a moot point at this stage  
22 of the game, when the County changes anybody,  
23 including the airport's zoning, the adjacent  
24 property owners are to be notified in advance so  
25 many days or weeks prior to the change.

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1 MR. HICKOX: Within 300 feet.

2 MS. MILLS: So therefore, weren't some of  
3 them entitled to be noticed when this happened?

4 CHAIRMAN GREEN: I think Mr. Burnett answered  
5 that question. The County Commission, the  
6 County's the one that does the notifications.

7 MS. MILLS: I understand that. But if they  
8 didn't -- if what this lady is saying finds that

9 not only was it not on this agenda, which I  
10 understand why you're telling me it wasn't  
11 supposed to be or didn't have to be, it has to be  
12 with the County. They have to be notified within  
13 so many feet, et cetera. If nobody was notified  
14 of it, doesn't that make a difference?

15 MR. BURNETT: It --

16 MR. GEORGE: (Inaudible.)

17 COURT REPORTER: I can't hear you.

18 MR. GEORGE: That's why Mr. Maguire left  
19 early.

20 CHAIRMAN GREEN: Just a second.

21 MR. BURNETT: Let me -- let me comment on a  
22 few issues. This board, and so the public who --  
23 who may not be as educated as Ms. Willis or -- or  
24 Ms. Mills on -- on this particular issue related  
25 to zoning -- and I know Ms. Mills from countless

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1 Board of County Commissioner meetings so that

2 we've both been --

3 MS. MILLS: We're old friends, right?

4 MR. BURNETT: Absolutely. And this Airport  
5 Authority does not zone or rezone property or have  
6 control over that process necessarily, which --  
7 and I know you understand that. The Board of  
8 County Commissioners would have advertised.

9 Now, there are ways in which -- and  
10 potentially it's through an administrative zoning  
11 process, where they make broad changes to the  
12 county, for example, the comprehensive land  
13 changes that they make, where you don't have  
14 necessarily individual notice with a sign posting  
15 or direct mailing to those persons who could be  
16 affected. And instead, you have newspaper --  
17 well, instead of -- instead of having those types  
18 of direct notice, you have solely a newspaper or  
19 other type of notice or advertising, and that may  
20 be the case for an administrative rezoning.

21 And I don't know the answer to that off the  
22 top of my head, to be honest with you. But again,

23 it would be an issue for the County to have  
24 provided the notice, because they are the -- the  
25 authority -- they are the authority with the

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1 rezoning power.

2 MS. MILLS: Well, having said that -- and I  
3 agree with everything you said today. We also  
4 have such a thing as a consent order. I mean,  
5 I've been around here long enough to know when the  
6 Ponce de Leon came, for goodness sakes.

7 So, my question to you now is, could the  
8 Authority help this lady out, show some  
9 initiative, by at least finding out if it was ever  
10 advertised anywhere when it was done?

11 MR. BURNETT: The way anyone could do that,  
12 and would be --

13 MS. MILLS: But, we can't do it, dear, as  
14 easy as you can, as the echelon of our community.  
15 We little taxpayers don't always get the right

16 answers, nor do we always get the right paperwork.

17 So, I'm just asking, to benefit her, is there

18 a possibility to either make a phone call and have

19 them check it to let her know when it was done and

20 how it was done, just to make her calmer in what's

21 going on?

22 MR. BURNETT: I believe that two -- two

23 problems with that, Ms. Mills, and I know we've

24 got to get back on track. Two problems. We --

25 we'd have that request all the time. And the

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1 other thing is my access would be the same, I

2 would submit to you, as any other citizen, because

3 the way I access that information is under Chapter

4 119 of the Florida Statutes, because it's a public

5 record.

6 And if you go over to Pat DeGrande at the

7 county clerk's office -- at the clerk's office,

8 who keeps the records and -- and for the Board of

9 County Commissioners, you would be able to obtain  
10 the proper documentation for that.

11 Additionally, it's recorded, along with  
12 whatever ordinance or resolution it was that made  
13 the change. The advertising usually is attached  
14 to it and recorded.

15 MS. MILLS: If I can't find it for her, sir,  
16 would you consider at least helping me?

17 MR. GEORGE: Y'all can discuss that outside  
18 when this meeting is over.

19 CHAIRMAN GREEN: And just -- this is our  
20 board attorney so, you know, we -- the board pays  
21 his hourly rates, so --

22 MS. MILLS: He hasn't seen me in a while. I  
23 had to raise his blood level.

24 MR. BURNETT: You don't raise my blood level.

25 MR. COX: Is that why you want to talk all

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1 the time? We pay your hourly rate?

2 CHAIRMAN GREEN: Okay. Hearing no more  
3 public comment, we'll go to our first action item,  
4 which will not be the MPO since we -- I'm sorry,  
5 is the MPO. We're not doing the Master Plan.

6 MR. COX: Right.

7 CHAIRMAN GREEN: MPO.

8 9.A. - MPO BUSINESS

9 MS. BUNNEWITH: At the last meeting, I said I  
10 would go back to see how other MPOs assess  
11 authorities. Really, the only similar MPO would  
12 be Metro Plan Orlando. It's three counties and  
13 five authorities. They assess their authorities  
14 the same amount as the smallest municipality. We  
15 don't assess municipalities; we just assess the  
16 counties.

17 And so, I did calculate it looking at if we  
18 did 5 percent of the County's share. And I  
19 thought it looked pretty reasonable, and that's  
20 what I'm going to suggest to them that we do in --  
21 in the new fiscal year. This is only our -- this  
22 is only our first year so, you know, it's not  
23 inappropriate to make a change like that. That's

24 what I'm going to propose that we do for next  
25 year.

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1 As -- as the commissioner said, if you'd like  
2 to suggest a lower amount for this year, I would  
3 encourage you to do so. Just tell us the amount  
4 and have your member suggest that to us at the --  
5 at the February 10th meeting of the MPO.

6 Also, just for your knowledge, we will be  
7 beginning -- be beginning development of our work  
8 plan for the next year. And if there's any task  
9 that the Airport Authority has that we can assist  
10 you with, we would be happy -- we would be happy  
11 to incorporate that in our plan for the next year.

12 And I will communicate with -- with the  
13 executive director.

14 CHAIRMAN GREEN: Let me open it to public  
15 comment first. Any public comment on the MPO?  
16 Mr. Martinelli?

17 MR. MARTINELLI: Excuse me. As an uneducated  
18 citizen here, can you -- can you enumerate --

19 CHAIRMAN GREEN: I don't think we'll accept  
20 that -- that adjective.

21 MR. MARTINELLI: Can you enumerate the  
22 benefits that will accrue to the airport as a  
23 result of this expenditure?

24 MS. BUNNEWITH: The MPO is a -- is a regional  
25 voice, is a voice for this region for the four

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1 counties within the boundaries.

2 I think it gives us a louder voice in  
3 Tallahassee and a louder voice in Washington. We  
4 will do our best to assist you in -- in your  
5 endeavors. I hope to have a legislative forum  
6 late in February, early March, as we'd like to get  
7 the boards' representatives, each of the boards  
8 come and tell us what your policy issues, what  
9 your hot buttons are for the upcoming session,

10 make sure that we're all on the same page and that  
11 we can -- we can advocate for each other if we  
12 make trips to Tallahassee or trips to Washington.

13 But basically, it's a -- it's a regional  
14 forum to have a louder voice.

15 CHAIRMAN GREEN: Any other public comment?

16 (No further public comment.)

17 CHAIRMAN GREEN: Seeing none, board comment?

18 MR. WUELLNER: Suzanne, we need to switch  
19 tapes.

20 CHAIRMAN GREEN: Oh, I'm sorry. Seeing no  
21 more public comment, board comment, Mr. Gorman?

22 MR. GORMAN: I just have one for  
23 Mr. Martinelli, too. The 312 extension, I'd like,  
24 if I could, Denise, have this board be completely  
25 aware of everything that's going to be done with

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1 that, its construction schedule and everything  
2 else, because that 312 extension is going to run

3 right adjacent to and right along through that 125  
4 acres that we own. So, that would be -- and the  
5 people on the MPO have a direct bearing as to  
6 exactly when that is, what that is, and everything  
7 to do with it. Okay.

8 MS. BUNNEWITH: If I could just add in regard  
9 to that, to Mr. Gorman's question.

10 MR. GORMAN: Certainly.

11 MS. BUNNEWITH: We did adopt our long-range  
12 transportation plan, 2030 long-range  
13 transportation plan at the December meeting, and  
14 we were certain -- we made sure that we included  
15 the 312 extension in there as a funded project.

16 CHAIRMAN GREEN: Mr. Cox?

17 MR. COX: Yes. Based on the earlier  
18 information by Mr. Maguire, I would like to  
19 propose a motion to put forth --

20 MR. WUELLNER: Hold it.

21 MR. COX: -- in front of the board -- yes.  
22 Go ahead. Can I --

23 MR. WUELLNER: You had a language correction

24 that y'all had asked for.

25 MR. BURNETT: Yeah. This goes back -- and

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1 I -- I guess we've talked about this issue a  
2 couple of meetings, one when I wasn't here, but  
3 I -- I remember the issue coming up of whether or  
4 not this MPO agreement could be early terminated,  
5 and if it was early terminated, what the results  
6 were, the implications were, and would you be on  
7 the hook for continuing having to pay the money  
8 although you were no longer a member.

9 And as Mr. Ciriello aptly pointed out, just  
10 put some language in the agreement to take care of  
11 that; you no longer have to worry about it. And  
12 so I'd pass that -- let me pass out to you some  
13 language that I would suggest -- if you would pass  
14 those down.

15 MR. GEORGE: Did she get a copy?

16 MR. BURNETT: And I -- I think it's more of a

17 clarification. This language, the way it was  
18 written in the withdrawal procedure -- and this is  
19 the way I would suggest to change it.

20 You'll see, "Any party may withdraw from this  
21 agreement after presenting in written form a  
22 notice of intent to withdraw to the other parties  
23 to this agreement and the First Coast MPO at least  
24 90 days prior to the intended date of withdrawal."

25 And what it went on to say there, it was sort

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1 of ambiguous as to whether or not you'd still be  
2 on the hook for the money. And so, what I've  
3 changed is from that point on, it says, "and that  
4 party shall thereafter be completely relieved of  
5 any further duties, responsibilities, or  
6 obligations, whether monetary or otherwise under  
7 this agreement."

8 MR. GEORGE: No refund? If you pay it a year  
9 in advance?

10 MR. BURNETT: No, I didn't contemplate that

11 that way, but --

12 CHAIRMAN GREEN: A pro rata --

13 MR. GEORGE: Well, he brought it up so you're

14 going to have to vote on it.

15 MR. BURNETT: I wanted to at least let you --

16 aware -- make you aware of this issue.

17 CHAIRMAN GREEN: Mr. Cox, do you have --

18 MR. COX: Yes. And I'd like to reword my

19 motion now to incorporate the language that our

20 board attorney has so graciously given to us,

21 incorporate that language into my motion, which is

22 also to -- and correct me if I'm wrong on these

23 numbers, but -- Mr. Maguire, the -- the original

24 number for our dues were \$13,000 and some change?

25 MR. BURNETT: Two hundred --

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1 MS. BUNNEWITH: I think it's actually

2 \$14,000. In the spreadsheet that I had --

3 MR. COX: Okay.

4 MS. BUNNEWITH: -- it worked out to \$13-.

5 Just --

6 MR. COX: Let's call it \$14,000.

7 MS. BUNNEWITH: Just give us a -- you know,

8 an amount. I just -- I do have a question maybe

9 for the attorney. The agreement's already been

10 signed, and I was going to record it on Friday. I

11 don't know, is it too late to make that change?

12 MR. BURNETT: I don't believe --

13 CHAIRMAN GREEN: We haven't signed.

14 MR. WUELLNER: I don't think we've executed

15 any agreement. Our entity hasn't.

16 MR. BURNETT: Too late to make that change

17 because the other parties to it have signed it?

18 MS. BUNNEWITH: Everybody signed it.

19 MR. BURNETT: It may just be -- I mean, from

20 the MPO's perspective, it may just be that you

21 have a separate one that's signed --

22 MR. GEORGE: It says this is your

23 interpretation.

24 MR. BURNETT: -- that's signed by this

25 Airport Authority, and potentially you've got a

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1 different rule or a different contract as to that  
2 one specific language for the Airport Authority,  
3 as compared to the other members of the MPO.

4 MS. BUNNEWITH: Okay.

5 MR. BURNETT: If the -- if the Airport  
6 Authority only signs the agreement that has that  
7 change in it, and everyone else has already signed  
8 the other one, then you've got the airport with  
9 different terms than the rest of the folks.

10 MS. BUNNEWITH: Okay.

11 MR. COX: Let me get this straight. So, what  
12 she's asking is, is we have possibly signed that  
13 agreement?

14 MR. WUELLNER: No, no. No, we have not.

15 MR. COX: Okay. All right.

16 CHAIRMAN GREEN: Not yet.

17 MR. COX: Good. All right.

18 MR. WUELLNER: It was an agreement, I  
19 believe, that had multiple parties to it,  
20 including all of the members of the MPO.

21 CHAIRMAN GREEN: We could sign a different  
22 one --

23 MR. WUELLNER: Some of which have signed it.

24 CHAIRMAN GREEN: -- or sign an addendum that  
25 addresses only the airport.

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1 MR. COX: My motion is for the board -- the  
2 board to consider 50 cent per capita as the con --  
3 figuration.

4 MR. GEORGE: Fifty cents on the dollar?

5 MR. COX: Fifty cents on the dollar. My  
6 apologies. Yeah.

7 MR. WUELLNER: You're killing me here.

8 MR. COX: I said correct me if my numbers  
9 were wrong.

10 MR. WUELLNER: I won't have to.

11 MR. GEORGE: You stand corrected.

12 MR. COX: Yeah. Fifty cents on the dollar,

13 in our figuration for our dues to the MPO.

14 MR. WUELLNER: Current year.

15 CHAIRMAN GREEN: Current year.

16 MR. COX: For the current year, yeah. And in

17 the time frame this board's responsible for

18 currently. So, you know, up to the next fiscal

19 year when the dues will be refigured by the MPO

20 itself, and incorporate this language also in the

21 agreement. It could all be one.

22 CHAIRMAN GREEN: Any second?

23 MR. GORMAN: I have a second for that.

24 That's fine.

25 CHAIRMAN GREEN: Now board discussion.

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1 Mr. Brunson?

2 MR. BRUNSON: Yes. I wanted to ask, how many

3 voting members are enrolled in this?

4 MS. BUNNEWITH: Fifteen.

5 MR. BRUNSON: Pardon?

6 MR. WUELLNER: Fifteen.

7 MS. BUNNEWITH: Fifteen.

8 MR. BRUNSON: Fifteen. How many votes does  
9 Duval County have?

10 MS. BUNNEWITH: Duval County has four votes,  
11 but they're double-weighted. It is -- it's  
12 because of population.

13 MR. BRUNSON: Okay. And -- and St. Johns?

14 MS. BUNNEWITH: St. Johns County has -- the  
15 County Commission has one vote, the City of  
16 St. Augustine has one vote, and the Airport  
17 Authority has one vote.

18 MR. BRUNSON: We have just one vote?

19 CHAIRMAN GREEN: Right.

20 MR. BRUNSON: Okay.

21 CHAIRMAN GREEN: Mr. Cox? Or, I'm sorry.  
22 Mr. George.

23 MR. GEORGE: Why should we be on this board?  
24 The whole MPO thing was -- was done in an attempt

25 to get St. Johns County a little bit more voice.

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1 In the layout of how it was done, it was obvious  
2 that airport authorities could easily be included.

3 So, we were included to get the three.

4 It is significant from our contribution to  
5 the overall county effort, that if we can have a  
6 vote on that, that we need to do it. It is not  
7 worth \$14,000 for us to have that vote.

8 Now that we have had a definition of the --  
9 what the fees will come back to next year, I think  
10 that's in line with the commitment that we should  
11 make to the other county agencies to participate  
12 in this thing. So, I could go along and support  
13 that.

14 MR. COX: Discussion on this?

15 CHAIRMAN GREEN: Discussion. Yes, Mr. Cox.

16 MR. COX: And I would agree with that. And  
17 based on what Mr. Maguire told us, in order to

18 keep our vote, I would say that it's important for  
19 us to consider that we consider my language in  
20 this, and then in order to look forward to the  
21 next fiscal year when we -- hopefully that the --  
22 the dues structure will be changed.

23 CHAIRMAN GREEN: Mr. Gorman?

24 MR. GORMAN: I have one short comment. I  
25 think that Ed has -- and I'm the alternate right

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1 now. I think -- that's why I think it's valuable.  
2 I think that some other of the board members  
3 should work as an alternate from time to time so  
4 that you can see the direct involvement.

5 In other words, it would be a good -- Bob,  
6 you would -- it would be nice just for you to --

7 MR. COX: I'd be happy to do it.

8 MR. GORMAN: -- run right down once.

9 MR. COX: Right. That's good.

10 MR. GORMAN: It's just a suggestion.

11 CHAIRMAN GREEN: So, from your involvement,

12 Mr. Gorman, you think it's a positive thing --

13 MR. GORMAN: Yes.

14 CHAIRMAN GREEN: -- for the airport?

15 MR. GORMAN: Yes, I do. It's just because of

16 what goes on at that board.

17 CHAIRMAN GREEN: Any other board discussion?

18 MR. BRUNSON: And I agree. I think with the

19 \$2,000 for next year, we can -- we need to be a

20 part of it.

21 MR. COX: Yeah.

22 CHAIRMAN GREEN: So, when you say 50 cents on

23 the dollar, do you have an exact figure?

24 MR. COX: Yes. Exactly --

25 MR. GEORGE: One-half of the present invoice.

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1 CHAIRMAN GREEN: So, it's like \$6- and

2 change.

3 MR. BRUNSON: This says \$13,188. Is that

4 right?

5 MR. GEORGE: That's what it says.

6 CHAIRMAN GREEN: I want to make sure we know

7 what it says --

8 MR. GEORGE: That's what it is.

9 MR. WUELLNER: \$7,644.

10 MS. BUNNEWITH: I want to make sure -- make

11 sure tomorrow we can send you a revised invoice.

12 CHAIRMAN GREEN: I just want to make sure --

13 MS. BUNNEWITH: For your -- for your records.

14 MR. COX: Well, let's just call the number

15 exactly 50 percent --

16 MR. GEORGE: Of the invoice as presented.

17 MR. COX: -- of the invoice as presented.

18 How is that? Incorporating the language that our

19 attorney gave us.

20 MR. GEORGE: Well, yeah, provided this can

21 be --

22 MR. WUELLNER: We can talk about how to get

23 that from you.

24 MR. GEORGE: Why don't you restate it with

25 the addendum you just said?

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1 CHAIRMAN GREEN: I think the motion is that  
2 we accept the 50 cents on the dollar, provided the  
3 language from our attorney is incorporated into  
4 the agreement that we signed. Is that correct?

5 MR. COX: That's correct.

6 MR. WUELLNER: A summary.

7 CHAIRMAN GREEN: All -- so, the motion is now  
8 for a vote. All in favor of the motion, say aye.

9 MR. BRUNSON: Aye.

10 CHAIRMAN GREEN: Aye.

11 MR. GEORGE: Aye.

12 MR. COX: Aye.

13 MR. GORMAN: Aye.

14 CHAIRMAN GREEN: All opposed?

15 (No opposition.)

16 CHAIRMAN GREEN: The motion carries  
17 unanimously.

18 9.B. - RELEASE OF RETAINAGE

19 CHAIRMAN GREEN: Next, we have the release of  
20 retainage?

21 MR. WUELLNER: Yes, ma'am. The -- we're  
22 requesting, as per your policy, the Authority's  
23 concurrence in our desire to release the retainage  
24 related to the Taxiway B and hardstand project.  
25 I'm happy to report that all work items have been

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1 completed at this time and all paperwork closing  
2 out the project has been received by the  
3 contractor and validated by the engineer.

4 Your contractor, as you recall, is Craggs  
5 Construction, and the retainage value is  
6 approximately \$242,000. And it would be our  
7 request that the Authority authorize its release  
8 retention to the contractor.

9 MR. GEORGE: All permits and everything are  
10 done.

11 MR. WUELLNER: Everything's done.

12 CHAIRMAN GREEN: Any public comment on  
13 release of the retainage?

14 (No public comment.)

15 CHAIRMAN GREEN: Seeing no public comment,  
16 any board comment? Mr. Wuellner's stated  
17 everything's done to satisfaction. Permits are  
18 permitted and --

19 MR. GEORGE: I make a motion we accept  
20 Staff's recommendation.

21 MR. BRUNSON: I second.

22 CHAIRMAN GREEN: Any further comment on the  
23 motion, discussion?

24 (No discussion.)

25 CHAIRMAN GREEN: All in favor of the motion

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1 as presented, say aye.

2 MR. BRUNSON: Aye.

3 MR. GEORGE: Aye.

4 MR. COX: Aye.

5 CHAIRMAN GREEN: Aye.

6 MR. GORMAN: Aye.

7 CHAIRMAN GREEN: All opposed?

8 (No opposition.)

9 CHAIRMAN GREEN: Motion carries unanimously

10 to release retainage and accept Staff's

11 recommendation.

12 9.C. - HOME RELOCATION BID ACCEPTANCE

13 MR. WUELLNER: Okay. Next item I have is the

14 home relocation bids. As I mentioned earlier in

15 the project updates, eight homes were offered to

16 the public in round four. Thirty-one bid packages

17 were sent out. Two site visits were conducted by

18 interested parties. Two bidders participated in

19 the -- the bid at this point. We received bids

20 for five homes from the two bidders. And the home

21 bids range from \$100 to \$115. And if it's your

22 pleasure, we'd accept those bids and allow their

23 removal from the property.

24 CHAIRMAN GREEN: Any public comment on the

25 home relocation bids?

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1 (No public comment.)

2 CHAIRMAN GREEN: Seeing no public comment,  
3 board discussion? I think it's a good idea. The  
4 demolition is extraordinarily a large cost, and if  
5 we can get someone to do it and give us another  
6 hundred dollars --

7 MR. GEORGE: Well, it saved us about \$3,000  
8 per --

9 MR. WUELLNER: Oh, at least, yeah. At least.

10 CHAIRMAN GREEN: Yeah, expensive.

11 MR. BURNETT: Yeah. The hundred dollars per  
12 home is a little deceiving.

13 MR. GEORGE: Yeah.

14 CHAIRMAN GREEN: Okay. Entertain a motion.

15 MR. GEORGE: I make a motion we accept  
16 Staff's recommendation.

17 MR. COX: Second.

18 CHAIRMAN GREEN: Any further board

19 discussion.

20 (No further board discussion.)

21 CHAIRMAN GREEN: All in favor of the motion

22 to accept Staff's recommendation, say aye.

23 MR. BRUNSON: Aye.

24 CHAIRMAN GREEN: Aye.

25 MR. GEORGE: Aye.

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1 MR. COX: Aye.

2 MR. GORMAN: Aye.

3 CHAIRMAN GREEN: All opposed?

4 (No opposition.)

5 CHAIRMAN GREEN: Good job, Ed. Thanks. And

6 Mr. Gorman, for bringing that up.

7 MR. WUELLNER: Thank Cindy. She does all the

8 work on those.

9 9.D. - EASTSIDE CORPORATE HANGARS 8, 9 & 10 ENGINEERING

10 MR. WUELLNER: Next agenda item I have is

11 eastside corporate units 8, 9, and 10 are

12 proposed.

13 At the last meeting, in deference to your  
14 preference, we contacted our engineer about coming  
15 up with a satisfactory layout and design for --  
16 for corporate hangars to go over in the eastside  
17 area in lieu of the four -- if you remember the  
18 four-unit existing building that was proposed by  
19 Staff.

20 That resulted in a maximum density of being  
21 able to create three units over there, or three --  
22 well, arbitrary -- I say arbitrarily, but  
23 sequentially numbering units, 8, 9, and 10 on the  
24 eastside.

25 Engineering design proposal from Passero is

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1 attached as a part of your agenda item. I  
2 apologize for the lateness of it, but it was  
3 undergoing significant revision from the first --  
4 first blush on it.

5           We have upgraded from two units to three  
6           units in order to achieve maximum density on that  
7           property. The unit size is approximately 7,200  
8           square foot per unit. Includes some minimal  
9           office. To give you a perspective, that's the  
10          approximate size, within about ten square foot, of  
11          what the original Sheriff's hangar facility was  
12          over on the eastside corporate area.

13          So, there are three units of that size in one  
14          building. It would result in a little over 21,000  
15          square foot of total facility. Initial  
16          calculations have determined that the ROI would  
17          certainly be within acceptable -- or within lease  
18          policy guidelines, once leases are actually  
19          determined.

20          Initial construction value's estimated at  
21          approximately \$900,000. My apology for not  
22          advancing that -- twice. And if the project were  
23          to be begun about now, we would anticipate  
24          somewhere toward -- at the end of the year would  
25          be approximate occupancy when you factor design,

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1 permitting, and actual construction time into the  
2 mix. And it typically is about a one-year  
3 process.

4 And it would be our recommendation that you  
5 accept -- accept the proposal from Passero for  
6 \$49,000 to do the design of these three buildings,  
7 including the site work. And that will facilitate  
8 us taking it out to bid at the appropriate time.

9 CHAIRMAN GREEN: Any public comment? Mike?

10 MR. SLINGLUFF: What -- what restrictions  
11 would be placed on these hangars for their use?

12 MR. WUELLNER: That eastside corporate area  
13 has corporate and commercial use available to it  
14 over there.

15 MR. SLINGLUFF: And the buildings will be  
16 built for what type of commercial use?

17 MR. WUELLNER: It would have to be fairly  
18 light over there.

19 MR. SLINGLUFF: That's an arbitrary

20 statement.

21 MR. WUELLNER: Well, I -- it'd be whatever

22 the code would permit.

23 MR. SLINGLUFF: What code are you building

24 to?

25 MR. WUELLNER: The Southern Building Code,

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1 the Florida adopted building codes.

2 MR. SLINGLUFF: For a maintenance facility or

3 a cold storage facility?

4 MR. WUELLNER: They'll be designed as

5 storage.

6 MR. SLINGLUFF: Would they be limited to

7 storage only?

8 MR. WUELLNER: And -- by construction, yes.

9 MR. SLINGLUFF: Thank you.

10 MR. WUELLNER: Unless -- unless they were

11 upgraded at some point to allow --

12 MR. GEORGE: You're using the term "storage"

13 as --

14 MR. WUELLNER: Corporate storage.

15 MR. SLINGLUFF: Aircraft storage.

16 MR. GEORGE: -- interchangeable with aircraft  
17 commercial hangars or corporate hangars, right?

18 MR. WUELLNER: I think he's trying to make  
19 the distinction between that and building a

20 building that's acceptable for --

21 MR. COX: Maintenance.

22 MR. WUELLNER: -- maintenance, which has a  
23 fire code distinction. Am I correct? Is that

24 what you're --

25 MR. SLINGLUFF: Yeah.

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1 MR. GEORGE: Unless you'd like to lease it.

2 MR. SLINGLUFF: Hmm?

3 MR. WUELLNER: As commercial.

4 MR. GEORGE: Unless you'd like to lease some  
5 of it.

6 MR. WUELLNER: We're hopping over that  
7 waiting list again.

8 CHAIRMAN GREEN: Any other public comment?

9 (No further public comment.)

10 CHAIRMAN GREEN: Seeing none, board comment?  
11 Mr. Gorman?

12 MR. GORMAN: Just a quick one. What are we  
13 talking about in additional cost to make them  
14 actually available to use maintenance, because  
15 you're limiting yourself?

16 MR. WUELLNER: Okay. We can ask them to --

17 MR. GORMAN: That's kind of --

18 MR. WUELLNER: We can ask Passero to give us  
19 an idea what the incremental cost would be.

20 MR. GORMAN: Because that's something I would  
21 want to know.

22 MR. WUELLNER: And we --

23 MR. GORMAN: Because if it's just a few  
24 thousand more and now all of a sudden, there --  
25 you can actually do maintenance on them, then you

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1 have some of these facilities that --

2 MR. WUELLNER: I tell you what. We'll

3 have --

4 MR. GORMAN: -- might be certainly more

5 available.

6 CHAIRMAN GREEN: Andrew's here.

7 MR. WUELLNER: Where'd he go? Oh, Jonathan's

8 got it. We'll ask them to do that evaluation.

9 We'll -- we'll bring it back to you with a

10 relative cost estimate at next meeting. So, that

11 would be before it's bid and everything. So, if

12 you want to make a decision to go that way, they

13 can work it into the plans. You're still, what,

14 60 to 90 days from bidding it, so...

15 MR. GORMAN: Question, too: This is the

16 redrawn --

17 MR. WUELLNER: Yes.

18 MR. GORMAN: You and I talked about in

19 initial. And this is the redrawn to maximize the

20 square footage.

21 MR. WUELLNER: Exactly.

22 MR. GORMAN: And these would be in lieu of

23 the four that --

24 MR. WUELLNER: It would be in lieu of the

25 four original, and it would be in lieu of the

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1 first version with just two hangars. This is

2 maximum square footage.

3 MR. GORMAN: So, in other words, if we are

4 going to redraw, this is the maximum that you can

5 possibly throw in the pile.

6 MR. WUELLNER: Yeah, and get parking and the

7 like in there, yes.

8 MR. GORMAN: I know that we were looking at

9 four.

10 CHAIRMAN GREEN: Mr. Cox?

11 MR. COX: Did we lose any square footage

12 availability by going to three as opposed to four?

13 MR. WUELLNER: Actually, we picked up about

14 5-, 6,000 square foot in total.

15 MR. COX: The -- the area between the -- the

16 southwest corner there down to the Sheriff's

17 hangar, what -- what's all that space?

18 MR. WUELLNER: That space is --

19 MR. COX: Not usable?

20 MR. WUELLNER: -- required for fire code

21 separation.

22 MR. COX: Okay. All right.

23 MR. WUELLNER: Under NFP 409, I believe it

24 is, you've got to get a 75-foot buffer between the

25 buildings. It's to --

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1 MR. GEORGE: We went from four hangars at

2 4,000 apiece for a total of 16-, to three at

3 7,000, a total of 21-. So, you picked up another

4 5,000.

5 MR. COX: All right.

6 MR. WUELLNER: And cut your construction  
7 costs likely, too, because you're -- you're  
8 sharing a common building structure. You're  
9 separating -- you've got -- you know, versus  
10 stand-alone buildings.

11 MR. GORMAN: Of course, that is my question,  
12 then. I'm rehashing old ground now, because I got  
13 outvoted -- Bob and I voted for the four, and then  
14 I got outvoted to vote -- to go for the two large  
15 ones. But have we -- have we studied and stuck  
16 with the amortization of the new buildings versus  
17 using our old materials? I mean, is this --

18 MR. WUELLNER: Yes. This would be entirely  
19 new.

20 MR. GORMAN: Entirely new --

21 MR. WUELLNER: Entirely new for purposes of  
22 doing the ROI calculation.

23 MR. GORMAN: You've -- you've done an ROI  
24 versus building -- buying a new building versus  
25 using what we've got on hand.

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1 MR. WUELLNER: We did not do separately,  
2 because we weren't really directed to do it again  
3 because you'll do the ROI calculation on your new  
4 build -- your original four at the time you go to  
5 build your -- your four, wherever that is. The  
6 ROIs that we're doing are based on new  
7 construction.

8 MR. GEORGE: What he's saying is the original  
9 cost of the material for those four would still  
10 have to go into the overall cost, you know, of the  
11 building when we actually build them wherever  
12 we're going to build them. So, that cost is going  
13 to be there. Because it's not going to be, hey,  
14 the building's free; it's sitting out there. No,  
15 it's a cost on the books, kind of like inventory,  
16 and when we erect them --

17 MR. GORMAN: Yeah.

18 MR. GEORGE: -- that cost goes with the --

19 MR. GORMAN: Right. I know. My point was,  
20 in other words, you've got X cost in addition. In

21 other words, you're going to save some money, of  
22 course, with owning the four partial material --  
23 building materials, but you don't get the revenue  
24 back. And so, there is a cost comparison, how  
25 long it takes you to amortize your new heightened

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1 cost of these large hangars.

2 In other words, the large hangars are going  
3 to cost more because you haven't got any  
4 materials. But you get more back. So, I mean, I  
5 was just asking if he did an ROI on that.

6 MR. WUELLNER: I did -- I did not, because  
7 they're really, for purposes of accounting in ROI,  
8 they'd be entirely stand-alone projects. What --  
9 what you're doing here would, you know --

10 MR. GORMAN: Not something I can go to war  
11 on.

12 CHAIRMAN GREEN: Any other board discussion?

13 MR. GEORGE: I have a comment.

14 CHAIRMAN GREEN: Yes, sir.

15 MR. GEORGE: I want to compliment the design  
16 of these three buildings together and saving walls  
17 and everything. That's going to keep the  
18 construction cost down. And what you're telling  
19 me, that the -- just having the three together  
20 helps with the wind load on hurricanes?

21 MR. WUELLNER: Well, there's -- there's a lot  
22 of structural benefits to one structure versus  
23 multiple structures.

24 MR. GORMAN: If you're going to go big, go as  
25 big as possible.

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1 MR. GEORGE: Well, another advantage is if  
2 you get somebody that comes in that -- that meets  
3 the criteria of the way we want to go, and they  
4 need two, bingo, they're -- you know, they're  
5 there, you know -- or three.

6 MR. WUELLNER: Yeah. Literally, the space

7 could be opened up for a single tenant with three  
8 bays, even, if it needed to be.

9 MR. GEORGE: Right.

10 CHAIRMAN GREEN: All right. Any more board  
11 comment?

12 (No further board comment.)

13 CHAIRMAN GREEN: Entertain a motion to what's  
14 been presented to Staff's recommendation about the  
15 proposal. You need us to look at the supplemental  
16 agreement, correct? Do you need us to do that or  
17 do you need any action on it?

18 MR. WUELLNER: Actually, we will take care of  
19 that at your behest, signature. All we're doing  
20 is -- you approve the \$49,000, and -- and I think  
21 via your policy, authorize the -- my signature to  
22 that document.

23 MR. BURNETT: And -- and so that you know,  
24 this is your standard form of supplemental  
25 agreement, which the board's previously reviewed,

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1 for dealing with its continuing consultants.

2 Aside from plugging in the -- the specific dollar  
3 amounts for this and the scope of work for this,  
4 it's the standard form of agreement that you use  
5 for the individual consultants.

6 CHAIRMAN GREEN: Entertain a motion.

7 MR. GEORGE: I make a motion that we accept  
8 Staff recommendation and proceed with the  
9 design/build for the numbers as presented.

10 MR. COX: 8, 9, and 10.

11 MR. GEORGE: I meant the dollar amount  
12 that's --

13 MR. COX: For the dollar amount and the  
14 numbers.

15 MR. GEORGE: Yes.

16 MR. COX: I'll second the motion.

17 CHAIRMAN GREEN: Any more board discussion?

18 (No further board discussion.)

19 CHAIRMAN GREEN: All in favor of accepting  
20 Staff's recommendation as presented, say aye.

21 MR. BRUNSON: Aye.

22 CHAIRMAN GREEN: Aye.

23 MR. GEORGE: Aye.

24 MR. COX: Aye.

25 MR. GORMAN: Aye.

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1 CHAIRMAN GREEN: All opposed?

2 (No opposition.)

3 CHAIRMAN GREEN: Motion carries unanimously.

4 9.E. - LITIGATION COST

5 MR. WUELLNER: Next item I have is actually  
6 the item Mr. Gorman asked to have placed on there  
7 related to litigation cost.

8 MR. GORMAN: No, I don't have a handout on  
9 this. I -- I just wanted to -- unfortunately, I  
10 wanted to make this one a bit public, as I have  
11 been always curious, and I have never gotten an  
12 answer for it. The litigation costs, what I  
13 wanted answers for, I wanted estimates for, are

14 broken into two -- three separate inquiries.

15 The first inquiry is the cost paid in  
16 percentage to -- to attorneys representing  
17 homeowners. And please give a dollar figure  
18 estimate. I know this is going to be an estimate,  
19 hopefully without obscuring the issue, just the  
20 estimate.

21 These costs add substantially to the cost of  
22 real estate acquisition. This is going to be a  
23 large sum of money. I'd just like that estimate.

24 Second, the cost we airport taxpayers will  
25 pay the firm of Rogers & Towers to represent the

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1 airport in matters of eminent domain. I'd like a  
2 total estimate of what those litigation costs are  
3 going to be, what we're going to have to pay the  
4 firm of Rogers & Towers.

5 And third, and last inquiry, starts with a  
6 statement of facts followed by my opinions.

7 Request for the estimate of cost for the firm of  
8 Rogers & Towers to represent the airport in  
9 litigation to receive repayment for the large  
10 terminal construction loss.

11 And my estimate is well over \$600,000 in real  
12 loss. Including the fact that the facility was  
13 not useful for over two years. It is a fact the  
14 firm of Rogers & Towers failed to bond the hangar  
15 structure called Phase II. Fact 2. We, the  
16 airport, settled on \$200,000 for a \$600,000-plus  
17 loss on the total structure. This is a total  
18 loss. These are very round figures.

19 And the last is an opinion. My opinion is  
20 the error of not bonding the second building so  
21 severely compromised any leverage with the bonding  
22 company that we received extremely poor and slow  
23 performance in finishing the Phase I building,  
24 Phase I being the terminal. After that, we could  
25 not sue them.

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1           If we are actually going to run this airport  
2           like a business, we need to start caring where the  
3           money goes, where our tax dollars go.

4           My request: I am going to request, as a  
5           future agenda item, after the litigation is done,  
6           a performance review of the firm of Rogers &  
7           Towers on approximately the one-year anniversary  
8           of their contract renewal.

9           And after the law -- the law firm speaks, I  
10          do have a closing statement.

11          CHAIRMAN GREEN: Okay. Any public comment?

12                 (No public comment.)

13          CHAIRMAN GREEN: No public comment? Board  
14          comment?

15          MR. GEORGE: I just have a point of  
16          clarification. If we have action items, I would  
17          expect to be -- have something that somebody wants  
18          to take action on. If I have personal comments, I  
19          want personal comments to be in the personal  
20          comment session.

21          MR. GORMAN: The personal comments have to do

22 with the reason for the actual -- the actual  
23 inquiry. And I volunteer my time to do this.  
24 Part of why I'm here is to make these inquiries  
25 so -- for the public good. And that's why --

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1 MR. GEORGE: You have a point. You have a  
2 point then. Okay.

3 CHAIRMAN GREEN: Any other board comment?

4 I have a comment, and I don't want to act as  
5 an attorney in this respect, but I do respect  
6 attorney's fees and hourly rates, and I know  
7 attorneys have high costs.

8 But I would like to ask our attorney, because  
9 I have a different understanding, and I just want  
10 to clarify it, not for my perspective, but from  
11 our attorney's perspective, about the concern on  
12 the failure to bond, which my understanding is  
13 completely different than what Mr. Gorman said.

14 I don't believe Rogers, Towers had any

15 failure to bond. That was a contractual issue  
16 that the engineering company and/or contractor  
17 failed to do.

18 MR. BURNETT: You -- you -- for me to comment  
19 too much related to --

20 CHAIRMAN GREEN: I understand.

21 MR. BURNETT: -- Earth Tech's liability and  
22 the airport's litigation with Earth Tech --

23 CHAIRMAN GREEN: Just our allegations in our  
24 petition.

25 MR. BURNETT: But as it would -- I would

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1 rather not do that in a public meeting.

2 And one thing that I was going to suggest at  
3 the end is when you get to setting the next  
4 meetings -- or setting the meetings for the year  
5 2005, excuse me, Gene Atwood and I talked on his  
6 way out, and we would like to come back to you in  
7 your March meeting with a shade meeting sometime

8 in March in order to update you more detailed  
9 related to the Earth Tech litigation and discuss  
10 strategy and -- and those sorts of things.

11 As far as Rogers, Towers having not bonded  
12 the terminal construction -- or not required a  
13 bond or failed to require a bond, that was not  
14 within the scope of work for the Rogers, Towers  
15 law firm.

16 Beyond that, I'd be happy to talk to you  
17 about this issue. And, in fact, you're welcome to  
18 contact George McClure, who was the actual  
19 physical attorney at these meetings during that  
20 time period to discuss it with him as well.

21 MR. GORMAN: All I can say is that -- is I  
22 wanted just dollar figures. But in the normal --  
23 the normal business of an attorney retained by an  
24 airport authority would be to look after the  
25 bonding of construction issues, period, and that

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1 it is my information that Phase II was not bonded,  
2 and that created a domino effect, period.

3 CHAIRMAN GREEN: Yeah, I --

4 MR. GORMAN: I just want figures right now --

5 CHAIRMAN GREEN: I --

6 MR. GORMAN: Dollar figures.

7 CHAIRMAN GREEN: I agree --

8 MR. GORMAN: That's all I'm interested in  
9 now. We'll bring this -- this whole discussion up  
10 later.

11 CHAIRMAN GREEN: I agree with our attorney.  
12 I would suggest that this be calendared in a shade  
13 meeting as far as attorney's fees, billable hours,  
14 everything else which deals with the litigation.

15 So, if the board's okay with that, I'd -- I  
16 would suggest that we do that in a shade meeting  
17 before March, like our attorney suggested.

18 MR. BURNETT: Additionally, though, I would  
19 just like to say that Mr. Gorman is, I'm sure,  
20 welcome to review the -- the billing records and  
21 invoices that the Airport Authority has here on

22 file related to our law firm and -- and the  
23 invoices that -- that the Authority has received.

24 MR. GORMAN: So, we're saying at this point,  
25 you have no figures that you can present.

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1 MR. BURNETT: I have -- on the  
2 condemnation -- well, I guess -- let me go ahead  
3 and address part of this.  
4 The attorney's fees on the condemnation, I  
5 think to give you an accurate number or a -- or a  
6 more detailed number, if you would let us get  
7 through the February 1st hearing and let us come  
8 to you in February, or maybe if -- or, if you can  
9 wait until the March shade meeting, then we can  
10 discuss, either prior to that, but that --  
11 potentially, you and I could sit down and discuss  
12 these matters, and if you felt it needed to be put  
13 on as an agenda item or discussed more fully in a  
14 meeting, we could certainly do that.

15 But I think on -- as far as the condemnation  
16 case goes, we'll have a much better idea after  
17 February the 1st.

18 On the Earth Tech litigation, we can give you  
19 an estimate going forward, and I'll forward that  
20 to you and maybe we can discuss it, and you can  
21 let me know whether or not you think that needs to  
22 go to the full attention of the board.

23 MR. GORMAN: I'm not surprised that the  
24 attorneys ask for more time. I think they do that  
25 a lot. That's certainly acceptable to me.

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1 I have a closing statement if you're done. I  
2 was just looking for figures.

3 CHAIRMAN GREEN: That's all right. Go ahead  
4 and make your closing statement.

5 MR. GORMAN: Fine. In closing, my opinion --  
6 this is just my opinion, but it's the opinion of  
7 many other sources, it should have been the

8 bonding company's problem to sue Earth Tech for  
9 incompetency, not ours, not the Airport  
10 Authority's.

11 I'm asking the board to reflect on the fact  
12 that we should not approve the payment of invoices  
13 from Rogers & Towers for any litigation costs  
14 concerning directly the -- the terminal debacle  
15 and the losses incurred. Finished.

16 CHAIRMAN GREEN: Since this is, as I said,  
17 board discussion, I just want to direct all our  
18 board members, we are in litigation. There is an  
19 attorney/client privilege in here. And I don't  
20 want this board to compromise any of our  
21 litigation or tactical skills. And I'll leave it  
22 in our attorneys' discretion about what should be  
23 an agenda item --

24 MR. GORMAN: That's fine.

25 CHAIRMAN GREEN: -- and what should not. So,

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1 I just want to make sure we all are in agreement.

2 Okay.

3 9.F. - EXECUTIVE DIRECTOR'S SALARY

4 CHAIRMAN GREEN: Since there's no action on  
5 that, we'll go to the next, which is the executive  
6 director's salary. That is something I have. And  
7 as you know --

8 MR. COX: Just go to the next agenda item.

9 CHAIRMAN GREEN: Oh, I'm sorry.

10 MR. BRUNSON: Put it off two months.

11 MR. COX: Joking with you.

12 CHAIRMAN GREEN: I have the old agenda, and  
13 they keep putting -- this has been going on for a  
14 while. I think it was first presented --

15 MR. GEORGE: This is my item.

16 CHAIRMAN GREEN: Well, I have all the -- I  
17 have all the reports.

18 MR. GEORGE: Okay.

19 CHAIRMAN GREEN: Okay. If you want to take  
20 it, then I'll address what I have --

21 MR. GEORGE: All right.

22 CHAIRMAN GREEN: Go ahead.

23 MR. GEORGE: I tried to on a couple of slides  
24 here kind of go back and summarize because, you  
25 know, we -- we've talked about this, we've got

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1 public comment, we've got board comment since  
2 September. And I let my alligator mouth open up,  
3 and so I wound up with the action item to -- to go  
4 investigate it.

5 I've talked to a lot of airports, and -- and  
6 a lot of airports and executive directors and  
7 managers, and all of them are different. When you  
8 start saying, okay, what about your ops? Well you  
9 don't necessarily want to use ops; you want to use  
10 this or you want to use whatever.

11 I've looked at studies and surveys. Naples  
12 airport did a great survey of seven airports.  
13 They do it every year to come up with their  
14 compensation plan. We used the AAAE compensation  
15 plan from 2000 and 2001.

16 And at the last board meeting, you asked me  
17 to guarantee that I would have those numbers. As  
18 late as this morning, we were on the phone with  
19 Teakoe Coleman saying, "Teakoe, where are the  
20 numbers?"

21 "Well, we're in the process of reclassifying,  
22 you know, nonhub versus general aviation  
23 reliever," and he's going to be another two or  
24 three months before he gets some consensus on what  
25 those numbers are.

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1 When you talk to somebody about a number, a  
2 number is not a number. It doesn't equal. You  
3 can't say -- you know, you're always talking  
4 apples and oranges. For instance, you've got  
5 scope of work.

6 Some airports are actually owned by the  
7 county, and the county pays an administrator, and  
8 the administrator has nothing to do with budgets,

9 you know, with living up to those budgets, with  
10 spending the money, with talking to the DOT, you  
11 know, or anything.

12 Other ones are owned by cities, you know,  
13 like the counties, and they have different methods  
14 of doing this. And other ones are like ours, have  
15 airport authorities.

16 A lot of the ones by the city and the county  
17 are appointed, you know, by the politicians. And  
18 sometimes they're just figureheads. And -- and it  
19 seems to me that they're that way.

20 My conclusion is -- and we keep looking for a  
21 crystal ball to say, oh, we got \$9,232, and that's  
22 on the vertical shaft and on the horizontal shaft  
23 is this; that's what's the salary. It ain't going  
24 to happen.

25 The next slide tries to summarize everything

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1 that I found that I think is appropriate. And I

2 emphasis that I, as an individual board member,  
3 think is appropriate. Herlong is not on here. If  
4 you wanted to do that, you know, whatever. If I  
5 could get the slide, we could talk about it.

6 Excuse me.

7 MR. COX: Well, we could talk about your  
8 salary.

9 MR. GEORGE: Right. But let me just present  
10 some of the numbers and some of the things behind  
11 it. This AAAE survey, from 2000 and 2001, they  
12 had a percentage increase from 2000 to 2001. I  
13 cut that back and tried to extrapolate it out to  
14 2004. And airports of 100,000 ops were \$82-. A  
15 hundred and fifty thousand ops were \$112-. And we  
16 did 129,943 or some -- 130,000.

17 The Naples effort for those seven airports,  
18 they were between \$93- and \$150-. One of them was  
19 Tucson, Arizona. Not going to use that one.

20 But I found some interesting things. I got  
21 Mr. Burnett to give me a -- not an analysis, but a  
22 list of the St. Johns County government. The top

23 13 positions are \$81- to \$158,000. And I passed  
24 that out at the last meeting, and if anybody else  
25 wants to see it, you know, it goes all the way

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1 down to director of recreations and parks.

2 We went to Jacksonville. Now, Jacksonville's  
3 got four airports that they're controlling; JIA,  
4 Craig, Cecil, and Herlong. They've got levels of  
5 people up there.

6 Well, we asked them -- which one -- I'm  
7 trying to figure out how many people it was.

8 MR. COX: Herlong is \$90,000?

9 MR. GEORGE: The top seven -- no. The top  
10 seven positions in the Jacksonville Airport  
11 Authority, the top seven people -- now, some of  
12 them might be on the same level, but the top seven  
13 people are \$90,000 to \$185- or, you know, plus.

14 Melbourne -- Melbourne's \$121-, and they have  
15 ops of 161,000. I think Melbourne has got a

16 Grumman J-STAR program which we're transferring up  
17 here. And they've got Harris Corporation, and  
18 they've got a big flight school down there, also.  
19 Vero Beach. Vero Beach is \$88,000, and I  
20 didn't get much on ops or anything, you know, from  
21 them. But they've got the Piper manufacturing  
22 facility there, you know, kind of like we have  
23 something here.  
24 Titusville, I know the guy, Dave Edwards,  
25 that was the old airport executive. And I called

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1 him in Asheville. And he was saying, when he  
2 left, he was making \$97,000, you know, down in  
3 Titusville. And he went to Asheville and went to  
4 Asheville at \$115,000.

5 There's one I didn't get on the chart. It's  
6 Stuart. Stuart's executive director just got a  
7 raise to \$103,000, and they have 110,000 ops.  
8 Now, he said that our ops are different than

9 everybody else's because 62 1/2 percent of ours

10 are instrument --

11 MR. COX: Practice instrument.

12 MR. GEORGE: -- okay? I don't know if it's

13 practicing, you know, or not. But -- but the

14 point is, you know, that there's another one of

15 \$103- that's not up there.

16 If we take a look at ours, Mr. Wuellner's

17 present base salary is \$77,215. We've all talked

18 about that, and every time we talk about it, say,

19 well, what about the house?

20 Well, we went back and took the house at 800

21 bucks a month, and then factored it up for what he

22 would have to pay incomes tax if we didn't give

23 him that. So, if I adjust it up, it says he's

24 making \$90,000. That, to me, is on the low end of

25 all these others, whether they are applicable or

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1 not.

2 I put some suggested increase -- excuse me.

3 I put some percentage increases that you could see  
4 down there, so that hopefully we can discuss it  
5 and come to a conclusion.

6 I don't like Stuart making more than  
7 St. Augustine. I'd go for the bottom one. But  
8 that is the result of my analysis, Madam Chair.

9 CHAIRMAN GREEN: Public -- public comment?

10 MR. HICKOX: Very quickly. Pay the man,  
11 please.

12 CHAIRMAN GREEN: Any other public comment?

13 MR. MARTINELLI: I second that.

14 CHAIRMAN GREEN: Mr. Martinelli? That was  
15 Mr. Martinelli. Mike?

16 MR. GEORGE: I have one other thing to add,  
17 Mike, before you say that. When I was talking to  
18 all these people, you know, about how they came up  
19 with the plans, you know, how they came up with  
20 the compensation, they said that the future plans  
21 of that airport were the big drivers. In other  
22 words, what are you looking at, what have you got  
23 to get accomplished, and who can do the job? I'm

24 sorry, Mike.

25 MR. SLINGLUFF: I -- I agree with Mr. George.

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1 You really have to look at the scope of the  
2 job and the -- and what the plans are for -- for  
3 the airport, and give your executive director a  
4 mandate and define the scope and pay him  
5 accordingly. I think you can use the survey that  
6 you've done as -- as a good range, and obviously  
7 we're underneath that range. So, I think you need  
8 to make an appropriate decision that way. And  
9 like Mr. Martinelli said, and pay -- pay the man  
10 and we'll just get on with it.

11 CHAIRMAN GREEN: Thank you. Any other public  
12 comment?

13 (No further public comment.)

14 CHAIRMAN GREEN: Seeing none. Board comment?

15 Mr. Cox?

16 MR. COX: Yes. Please. That's a

17 tremendous --

18 CHAIRMAN GREEN: Job.

19 MR. COX: -- bunch of work there. It really  
20 is. No, it's really good. It's good work.

21 And I'd like to add some comment, too. I've  
22 been to airports all -- all over the United  
23 States, all over. I've made presentations to  
24 airports all over the United States, to -- to the  
25 folks that run airports.

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1 This airport has got the infrastructure here,  
2 the support that's necessary here. It is -- we're  
3 in a class all by ourself, literally all by  
4 ourselves. Even though we don't have commercial  
5 operations here, this airport has an  
6 infrastructure and a support group that's  
7 necessary that -- that's equivalent to some of the  
8 Category III airports that have commercial  
9 airports. A Category III is an FAA

10 classification, Category III and II airports.

11 So, my feeling is -- and I -- and I highly

12 support the bottom number there that -- that Buzz

13 came up with, the 13 percent increase. And -- and

14 that would be my comment.

15 CHAIRMAN GREEN: Other board comment?

16 MR. BRUNSON: I have a comment. Being new, I

17 have spent a little time with Ed and been to the

18 board meetings. And I think we also should make

19 an attractive adjustment based on his commitment

20 and the board's commitment to get us off the tax

21 rolls. And I think that that -- with the

22 adjustment in the salary, it would further his

23 commitment to -- to help us do that.

24 MR. GEORGE: Would you possibly be in favor

25 in the future of having a bonus as we meet these

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1 criteria, budget, you know, revenue and expense,

2 you know, budgeted at the --

3 MR. BRUNSON: All my business life --

4 MR. GEORGE: -- beginning of the year --

5 MR. BRUNSON: All my business life I've used

6 that theory, and not only with salary adjustments,

7 but with quotas and projections of what gets done.

8 And very definitely I would be in favor of that.

9 CHAIRMAN GREEN: Mr. Gorman?

10 MR. GORMAN: Well, I always seem to be the

11 bad guy, odd man out. I'll just condense it by

12 saying that I think Mr. Wuellner's pay package

13 is -- is certainly commensurate with what he does

14 now.

15 He has other benefits at this airport that

16 you don't see, house maintenance, things like

17 that. And according to the house -- and adding

18 the house, he's got maintenance on the house.

19 He's got lots of good benes, and I don't think

20 that this -- just to sum it up, I don't think this

21 airport -- it has some unique qualities, but I

22 don't think it's so unique as to require such a

23 unique differential in pay.

24 Another -- the only caveat I really will

25 stick with is that we're still undergoing this

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1 litigation I just talked about for a \$600,000

2 loss. It happened on his watch. And myself, I

3 would just table the thing. And then if

4 Mr. Wuellner gets the money, he gets our money

5 back, well then give him the raise. There's a

6 bonus.

7 I mean, it just -- but it shows -- to me, it

8 seems a poor message to send to the taxpayers, to

9 approve a substantial raise at this time. I know

10 I'm the bad guy, but that's the way it is.

11 MR. GEORGE: I told you I'd give it to you.

12 CHAIRMAN GREEN: We're at board comment. I

13 do have a comment, as Mr. George tried to give me

14 his evaluation. We handed out evaluations I think

15 back in August or September, and I only received

16 three. For five members of the board -- and

17 Mr. Brunson is excused from this since he wasn't  
18 on the board.

19 If this is such an important item, which it  
20 is, I wish the board members who speak publicly  
21 would fill out their evaluations privately so we  
22 have something to work for. It's a complete  
23 two-page evaluation, which -- and obviously I go  
24 through and add up the numbers and just tell you  
25 what our overall rating is, and this is what we've

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1 done on boards in the past, so that the public has  
2 some idea of what we as a board are working with.

3 And these numbers, I think, are kind of  
4 skewed because I don't have everybody's input.

5 And I just hope that in the future, the board will  
6 take it seriously and submit these applications so  
7 that we can do these numbers.

8 From what, the three that I had, the overall  
9 rating was an 85, just so everybody knows. High

10 on the comment list was the ability to get funding  
11 and to get matching funds, which I think is almost  
12 the -- our top priority here because of our  
13 capital projects that we have.

14 And it's like changing attorneys midstream in  
15 the middle of heated litigation; you want to keep  
16 somebody, keep happy and keep with you, who has  
17 started the ship going and get those capital  
18 projects finished. To change midstream could  
19 disrupt everything we've worked on.

20 So, with that little information, as far as I  
21 added up all the numbers and went through  
22 everything that I've given you, I am in strong  
23 favor of a salary increase. And I commend you for  
24 all of that work, because that -- that's more than  
25 we've ever had on the board before, that insight.

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1 But we need to keep Mr. Wuellner here and  
2 work forward on these capital projects, because

3 the whole idea is to go through with what we have

4 and get revenue in. That's the whole idea.

5 Mr. George?

6 MR. GEORGE: I make a motion that we approve

7 an increase to \$103,000 retroactive to September

8 1st, and the reason for the retroactive is we're

9 the ones that stalled, trying to do the analysis.

10 September the 1st was the beginning of our fiscal

11 year.

12 MR. WUELLNER: October.

13 CHAIRMAN GREEN: October.

14 MR. GEORGE: I'm sorry. October 1st.

15 CHAIRMAN GREEN: There's a motion on the

16 floor. Is there a second?

17 MR. COX: So, what's the date that you're --

18 MR. GEORGE: October the 1st. Retroactive to

19 October the 1st, as this -- as the range of

20 \$103,000.

21 MR. COX: Right. I second the motion.

22 CHAIRMAN GREEN: Further board discussion?

23 I have one question. On your salary ranges,

24 did you include in-kind contributions, or were

25 those pure salaries, not including in-kind,

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1 meaning cars, houses on those figures that you

2 gave us?

3 MR. GEORGE: Well, on the other figures up

4 there, no, it did not include --

5 CHAIRMAN GREEN: In-kind?

6 MR. GEORGE: -- in-kind.

7 CHAIRMAN GREEN: So, those -- that's pure

8 salary.

9 MR. GEORGE: That's pure salary.

10 CHAIRMAN GREEN: Did the other --

11 MR. GEORGE: Most of them had automobiles --

12 they had automobile allowances.

13 CHAIRMAN GREEN: Did the others have housing

14 and automobile allowances? So, you did not

15 include those in those figures.

16 MR. GEORGE: One of the other things I might

17 point out is, you know, our personal health

18 insurance that's available for all of our members  
19 to purchase is exceptionally high. Most of these  
20 places that are run by the county or the city,  
21 they have a bigger pool, and they're able to get  
22 in.

23 I know that Ed is -- is working on it. We  
24 need to put some effort to Maguire to find a way  
25 that we can get all of our employees. But they're

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1 paying, you know, substantially more than other  
2 government employees.

3 CHAIRMAN GREEN: Yeah. Okay. Okay. Any  
4 other board comment?

5 MR. COX: I just want to --

6 CHAIRMAN GREEN: Mr. Cox?

7 MR. COX: Just an understanding. So -- so,  
8 your motion is the salary level, pure salary  
9 increase to \$103- back to 1 -- to October of '04,  
10 right?

11 MR. GEORGE: Yes.

12 MR. COX: But not -- not the in-kind

13 contribution.

14 MR. GEORGE: Okay.

15 MR. COX: Outside of the in-kind.

16 MR. GEORGE: Let me clarify the house, okay?

17 He continues to have the house.

18 MR. COX: Oh, I understand that.

19 MR. GEORGE: I'm using the house. So, as far

20 as us giving him a salary of \$103-, it would

21 less -- be less the value of the house that we

22 have established there.

23 CHAIRMAN GREEN: I'm sorry? Yeah. Mr.

24 Brunson?

25 MR. BRUNSON: Thirteen percent of \$77,000 is

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1 what number?

2 MR. GEORGE: This is 13 percent of \$90,000.

3 MR. BRUNSON: So, you want to give him 13

4 percent of salary and his in-kind, and then you

5 want to --

6 MR. GEORGE: I want to take --

7 MR. BRUNSON: You want to deduct --

8 MR. GEORGE: -- his total effective

9 compensation --

10 MR. BRUNSON: Okay.

11 MR. GEORGE: -- to \$103-. Effective

12 compensation is made up of salary and the house

13 that we provide him.

14 MR. BRUNSON: Okay. I think we need to

15 establish what the salary is and forget about

16 the -- the in-kind and the -- and the cars and --

17 MR. GEORGE: That's fine. Every time we do

18 this, somebody says, "But he gets a house," and,

19 "But he gets a this" and "He gets a --"

20 MR. BRUNSON: And we'll continue to do that.

21 But right now, we -- we're going to say -- I want

22 to know what we're going to pay him.

23 MR. GEORGE: We're going to pay him \$70 -- I

24 am proposing we pay him, as a salary, \$77,215 plus

25 \$12,071.

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1 MR. BURNETT: In other words, \$89,286.

2 CHAIRMAN GREEN: Thank you. I was just going  
3 to add.

4 MR. BRUNSON: Thank you. That's what I'm  
5 saying.

6 MR. GEORGE: Yes. And continue to allow him  
7 to use the house. At the time --

8 MR. WUELLNER: \$89-.

9 MR. BURNETT: \$-286.

10 MR. GEORGE: At the time that house, you  
11 know, when we get the Dan Holiday Park out there,  
12 then we have to reassess that.

13 MR. BRUNSON: I understand your motion.

14 Yeah.

15 CHAIRMAN GREEN: Okay. So, is your motion  
16 then -- why don't you restate it for us, please.

17 MR. GEORGE: What was the total of that

18 number?

19 CHAIRMAN GREEN: \$89- --

20 MR. BURNETT: \$89,286.

21 MR. GEORGE: Okay. Okay. Fine. Let's do

22 that. Let's just make it \$90-.

23 CHAIRMAN GREEN: Do we need to restate it or

24 do we need to take a vote on that?

25 MR. GEORGE: Well, let me restate it. That

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1 we raise his base salary, which is indicated

2 presently at \$77,215, that we raise that to

3 \$90,000 and still allow him to keep the residence,

4 as he has in the past.

5 MR. BURNETT: And the other terms of his

6 employment contract would remain the same.

7 MR. GEORGE: Right. I'm sorry. And the

8 other terms of the contract would remain the same.

9 MR. COX: Second.

10 CHAIRMAN GREEN: Any further board

11 discussion?

12 (No further board discussion.)

13 CHAIRMAN GREEN: Hearing none, there's a

14 motion on the floor. All in favor of the motion

15 as stated --

16 MR. BRUNSON: Aye.

17 CHAIRMAN GREEN: Aye.

18 MR. GEORGE: Aye.

19 MR. COX: Aye.

20 CHAIRMAN GREEN: All opposed?

21 MR. GORMAN: Nay.

22 CHAIRMAN GREEN: Gorman's nay. Four to one,

23 the motion will carry.

24 I do have a direction that you-all proposed

25 maybe for future, since we're down the road for

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1 another next couple of years, about the bonus

2 incentive, if you could kind of -- but that's not

3 in his contract, but that would be something --

4 MR. GEORGE: That's something we need to

5 assess next year as a -- as an option, yeah.

6 CHAIRMAN GREEN: Okay.

7 MR. GEORGE: Would you mind putting this with

8 your other records?

9 CHAIRMAN GREEN: You didn't have to hand it

10 to me.

11 9.G. - MEETING DATES FOR 2005

12 CHAIRMAN GREEN: All right. Our next agenda

13 item is our meeting dates. You have in your

14 handout the proposed dates of various Mondays in

15 the year 2005. And I'm sure we all have our

16 calendar plans completed.

17 Are there any comments? The next proposed

18 meeting is February 28th, and I guess -- not sure

19 if that's the third or fourth, but it looks like

20 it's the third Monday?

21 MR. GEORGE: Yes, ma'am.

22 CHAIRMAN GREEN: Is it the fourth Monday?

23 No, no. February. But, I mean, it looks like --

24 MR. WUELLNER: Other than February, it's the

25 third Monday.

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1 CHAIRMAN GREEN: Okay. That's what it looks  
2 like. Other than February, it's the third Monday.

3 Yes, Doug?

4 MR. BURNETT: If I may comment for the  
5 public, the meetings would remain at 4 o'clock on  
6 whatever day indicated.

7 MR. WUELLNER: But typically, this is the  
8 meeting annually wherein you discuss when you care  
9 to meet and what time.

10 MR. GEORGE: What's wrong with February the  
11 21st?

12 MR. WUELLNER: It's another holiday.

13 CHAIRMAN GREEN: It's a holiday, President's  
14 Day.

15 MR. WUELLNER: Another national holiday.

16 MR. COX: What is it?

17 MR. WUELLNER: President's Day.

18 MR. COX: Oh. That's right. Actually,

19 George Washington's birthday, the 22nd.

20 MR. GEORGE: I don't see it --

21 CHAIRMAN GREEN: It's the agenda. We  
22 proposed the meeting dates, and since it's an  
23 item, is there any public comment about meeting  
24 dates?

25 (No public comment.)

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1 CHAIRMAN GREEN: All right. Seeing none,  
2 board comment? Mr. Gorman?

3 MR. GORMAN: Yes. Just one. In other words,  
4 it's -- myself, it's extremely expensive for me to  
5 move these dates once they're settled. And if --  
6 and it's always inconvenient for one person or  
7 another. And I would just ask that it be done by  
8 consensus.

9 If somebody wants to change a date, then let  
10 an informal vote be done by Christine. And if  
11 somebody says you get three nays and two ayes,

12 then it's no, and the date stays the same and the  
13 person that can't make it doesn't make it.

14 CHAIRMAN GREEN: Yeah.

15 MR. GORMAN: Just to make it more -- more  
16 fair. That's all.

17 CHAIRMAN GREEN: And I appreciate this  
18 meeting. I know we moved, but it was a big  
19 meeting where we're installing officers and  
20 elected, and I wanted to make sure every board --

21 MR. GORMAN: Sure.

22 CHAIRMAN GREEN: And I think she did that.  
23 She made calls to everybody to see if it -- to  
24 make it for this big meeting.

25 MR. GORMAN: She does a good job. But, I

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1 mean, it's just in the future.

2 MR. GEORGE: Well, the normal is the third  
3 Monday, right?

4 CHAIRMAN GREEN: Right. But that's

5 President's Day. That would be the 21st. That's  
6 a holiday.

7 MR. GEORGE: Okay.

8 MR. WUELLNER: For next month. For February.

9 CHAIRMAN GREEN: Just for February.

10 MR. BRUNSON: The normal time is --

11 MR. GEORGE: Third Monday of every month.

12 MR. BRUNSON: Third Monday, because -- and  
13 we're going to the 28th here, and Friday is the  
14 worst day in the world.

15 CHAIRMAN GREEN: No, no. That's a Monday.

16 MR. WUELLNER: It's a Monday. It's the  
17 following --

18 CHAIRMAN GREEN: That's a Monday.

19 MR. WUELLNER: It's the fourth Monday.  
20 February.

21 MR. BRUNSON: Oh, February, excuse me.

22 CHAIRMAN GREEN: Fourth Monday.

23 MR. BRUNSON: Okay.

24 MR. WUELLNER: Historically, that's what  
25 you've --

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1 CHAIRMAN GREEN: Right.

2 MR. WUELLNER: -- you've more normally done,  
3 is take the January, February, which are always a  
4 conflict because that's two established holidays,  
5 and move it to the fourth.

6 MR. GEORGE: Are you busy those times?

7 MR. BRUNSON: So, that's a full week after.

8 MR. GORMAN: If you set it now, I can plan  
9 around it. But it -- once it's set, it's very  
10 hard to move it.

11 CHAIRMAN GREEN: Okay. I'm with you. Okay.

12 With board discussion, we have our proposed  
13 meeting dates as presented. Is that okay with  
14 everybody? I don't think we need to vote on it.  
15 It's set for Monday at 4:00, and commencing  
16 February 28th, and then we'll go with the proposed  
17 agenda. Okay.

18 And then we have Authority members' comments.

19 Mr. Brunson?

20 10.A. - MR. RANDY BRUNSON

21 MR. BRUNSON: Let's see. I'm not used to  
22 this, being asked to comment, and -- but I enjoyed  
23 the first meeting. I look forward to these big  
24 plans we have. And -- and -- and that's about all  
25 the comment I have.

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1 CHAIRMAN GREEN: Bob?

2 10.B. - MR. BOB COX

3 MR. COX: No comment.

4 CHAIRMAN GREEN: Mr. Gorman?

5 10.C. - MR. JOHN GORMAN

6 MR. GORMAN: Well, I'll bring it up. I'll  
7 make it an agenda item. I want to talk about the  
8 rental of the -- we didn't get to that, in other  
9 words, as a project today, the lease of the second  
10 floor of the terminal.

11 CHAIRMAN GREEN: Oh, okay. So, for an agenda

12 item for next time, lease of the second floor?

13 MR. WUELLNER: You're correct. I put it in  
14 the title and never did get a slide developed for  
15 it, so you're correct. Correct.

16 MR. GORMAN: We'll just forego that. That's  
17 fine.

18 MR. WUELLNER: I can tell you that I'm  
19 expecting their building permit any day, and --

20 MR. GORMAN: It's almost better to wait.

21 MR. WUELLNER: -- I should get that part  
22 going, so...

23 MR. GORMAN: That's fine.

24 CHAIRMAN GREEN: Mr. George?

25 10.D. - MR. WAYNE GEORGE

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1 MR. GEORGE: We've got Mr. Brunson joining  
2 us, so we've got a new member, you know, this  
3 year. And I remember two years ago when the three  
4 of us came on board, and we kind of got off to a

5 rocky start because everybody had an agenda, you  
6 know, of things that they would like to get  
7 accomplished during their tenure.

8 And if I'm not mistaken, we had a workshop  
9 open to the public where the board members could  
10 just sit down and say, here's -- here's the agenda  
11 where I want to go, where I want to take things.

12 And I'd like to suggest that.

13 You know, we've got -- you know, Randy,  
14 you're the last one that, you know, that  
15 campaigned, and I know your -- your campaign was  
16 to get off the tax rolls. And we had already done  
17 a bunch of work. So, I'd like to hear your  
18 assessment, whether you back that plan or not.

19 Also, you said, you know, I think to run the  
20 airport more efficiently. So, I'd like to hear  
21 all the inefficient things so that we can, you  
22 know, attack those. So, I would like to suggest a  
23 workshop, maybe on the 28th, you know, at 2  
24 o'clock, before, you know, the meeting.

25 MR. BRUNSON: I would welcome that.

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1 MR. WUELLNER: Do you envision needing two  
2 hours, just for scheduling purposes? Doesn't  
3 matter to me.

4 MR. GEORGE: Here again, the purpose is to  
5 present, you know, your agenda for you being on  
6 this board, where you want things to go, what  
7 you'd like to see, you know, things different, you  
8 know, the little things that's under your craw.  
9 Like Ed's heard this a thousand times; I want  
10 numbers on the hangars out there so I know which  
11 one he's talking about.

12 MR. BRUNSON: I was just thinking it might --  
13 it might be best that we --

14 MR. GEORGE: Submit everything in writing?

15 MR. BRUNSON: No, it might be best that we  
16 did that type workshop -- I know there's a lot of  
17 things we all want to accomplish. But I'd like to  
18 get up to a little speed. Maybe we might do this  
19 in March and then I'd know more of what's going

20 on.

21 CHAIRMAN GREEN: I kind of agree, because one  
22 of the concerns I had as a new member, too, I went  
23 back and read every minute, stacks and stacks that  
24 they had, so that when I came to the board I  
25 didn't sound like I didn't know what was going on.

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1 And it's a lot. It's a lot to come up to speed.  
2 Because we don't want to rehash something that  
3 we've already spent time here going through. And  
4 so, I respect that. That's --

5 MR. BRUNSON: Yeah.

6 CHAIRMAN GREEN: I know you've been to a lot  
7 of meetings, anyway. You're probably more up to  
8 speed than most -- than I was.

9 MR. BRUNSON: This is the minutes of the  
10 meetings for --

11 MR. WUELLNER: That's last year.

12 MR. COX: You read them all, right?

13 MR. BRUNSON: Yeah. Last night. And,  
14 sure --

15 CHAIRMAN GREEN: Didn't sleep, I bet.

16 MR. BRUNSON: -- I've gone to a lot of the  
17 meetings, but you still don't absorb it as good  
18 as -- but I would prefer to wait to let me get up  
19 to speed a little bit.

20 MR. GEORGE: Okay. I -- I just want to make  
21 sure that -- do all the board members think it  
22 would be a good idea to have a workshop --

23 MR. COX: Sure.

24 MR. GEORGE: -- to talk about the directions  
25 and everything?

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1 MR. COX: Yeah.

2 MR. GEORGE: You'll be up to spec on the  
3 finances by then, so...

4 MR. COX: Right.

5 CHAIRMAN GREEN: So, we're looking at maybe

6 the March meeting.

7 MR. GEORGE: March meeting is fine with me.

8 CHAIRMAN GREEN: Okay.

9 MR. BRUNSON: That's much better for me.

10 CHAIRMAN GREEN: We can add a workshop on the  
11 March meeting.

12 MR. COX: A two-hour meeting, with an hour  
13 break, because of his new entertainment fund for  
14 catering and stuff for the meetings.

15 MR. GEORGE: Well, that's right. Yeah.

16 MR. BURNETT: And if I could, I'm -- we're  
17 also going to try and sneak in there on that date  
18 for a shade meeting.

19 CHAIRMAN GREEN: Can we do it in an hour,  
20 then? Can we do our shade meeting at 1:00 and our  
21 workshop at 3:00?

22 MR. GEORGE: Yeah. How about the workshop --

23 MR. BRUNSON: Do we have --

24 MR. GEORGE: No, how about doing the  
25 workshop? That way, the public can come. And

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1 then when that's over, we go into your meeting.

2 CHAIRMAN GREEN: I'd rather do the shade  
3 first so the public can stay.

4 MR. COX: Yeah. Right.

5 MR. WUELLNER: Because you'll go from there  
6 to the regular meeting.

7 CHAIRMAN GREEN: Yeah. Because they're there  
8 for the regular meeting.

9 MR. GEORGE: Okay. So, if he gets through at  
10 1:15 --

11 CHAIRMAN GREEN: No, no. We'll do it at --

12 MR. GEORGE: -- we can't start until --

13 CHAIRMAN GREEN: We'll do it at 2:00, do the  
14 shade meeting at 2:00, from 2:00 to 3:00 or 2:00  
15 to -- I'm sure it will be till 3:00, with all of  
16 the questions that may come up. 3 o'clock, do our  
17 workshop, which is public. 4 o'clock, our regular  
18 meeting, which is public.

19 MR. COX: Yeah. Yeah.

20 CHAIRMAN GREEN: That way you don't have to  
21 come and go.  
22 MR. COX: That works.  
23 MR. BRUNSON: I agree with that.  
24 CHAIRMAN GREEN: Okay. So, we'll do it on  
25 the 21st.

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1 MR. GEORGE: Would everybody go along with  
2 submitting things they want to talk about so we  
3 can have something to kind of summarize it before  
4 we get to it?

5 CHAIRMAN GREEN: Okay.

6 MR. GEORGE: I will.

7 CHAIRMAN GREEN: So, 3:00 is the workshop.

8 MR. WUELLNER: March.

9 CHAIRMAN GREEN: March 21. Okay.

10 10.E. - MS. SUZANNE GREEN

11 CHAIRMAN GREEN: And I really have no  
12 comments other than thank you all for putting up

13 with me for two years and --

14 MR. GEORGE: Thank you.

15 MR. COX: Stellar job. A stellar job.

16 CHAIRMAN GREEN: Now I can make motions.

17 That's it for board members' comment.

18 11. - PUBLIC COMMENT & ADJOURNMENT

19 CHAIRMAN GREEN: Public comment? Yes, sir.

20 MR. SESONA: It's pretty well all said about

21 this salary increase and everything, but I'd like

22 to put a little more perspective into the value of

23 the rental of that home. And I guess we're about

24 as neighborly as any two people can get. I live

25 next door. And his house is far nicer than

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1 anything that we own, and --

2 MR. WUELLNER: Or I own.

3 MR. SESONA: One of our homes -- one of our

4 homes gets almost twice what that is valued at.

5 So, it -- it sits on a nice piece of property. He

6 has a river view, waterfront view. It's to be  
7 admired and envied by most of us. I guess we  
8 don't have that kind of a domicile, but -- and I'm  
9 sure that he's worth every penny that he's  
10 getting, according to what y'all say. And I'm not  
11 against any man making as much as he can get, you  
12 know. But I just wanted to clarify what I felt  
13 was a fair value for the home. And that's my  
14 comment.

15 CHAIRMAN GREEN: Thank you so much. And  
16 thank you for waiting till public comment.

17 Any other public comment? Mr. Martinelli?

18 MR. MARTINELLI: I would just like to say  
19 that after watching you for a couple of years as  
20 Chair, and the job that you have done, which I  
21 think is just superb, I think you deserve a real  
22 round of applause for taking this ship as the  
23 captain through some pretty rough waters and --  
24 and maintaining an even keel. So, thank you very  
25 much.

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1 CHAIRMAN GREEN: You're welcome. It's been a  
2 pleasure.

3 Okay. Any other -- yes, sir?

4 MR. JOE JONES: I just want to ask one -- I  
5 guess I was late for -- y'all had a workshop today  
6 on the Master Plan?

7 CHAIRMAN GREEN: Could you stand up and tell  
8 us your name? We have to do it for the record.

9 MR. JOE JONES: Joe Jones. And I just wanted  
10 to find out about the Master Plan. Is it somewhat  
11 set in stone now or --

12 MR. WUELLNER: No.

13 MR. BURNETT: Sir, if you -- if you would.  
14 She needs to be -- we need to be able to get  
15 things recorded. So, if you would, use the  
16 microphone.

17 MR. JOE JONES: My name is Joe Jones. I was  
18 wanting to find out about the Master Plan. I  
19 guess you had a workshop earlier?

20 CHAIRMAN GREEN: Yes, sir.

21 MR. JOE JONES: And I was curious, you know,  
22 where y'all stand with it.

23 CHAIRMAN GREEN: It's not set in stone, sir.  
24 We are still -- we just came up to speed, had  
25 input from the public.

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1 MR. JOE JONES: I know, because it looks like  
2 it's changed a little bit from what y'all had on  
3 display that one time you had a workshop where  
4 everybody came? And that's just -- you know, I  
5 just wanted to see what changes --

6 MR. GEORGE: I'm sure the Staff would be glad  
7 to go over that with you.

8 CHAIRMAN GREEN: Yeah, I'm sure they can.

9 MR. JOE JONES: That's all I was asking.

10 CHAIRMAN GREEN: Okay. Thank you. Seeing no  
11 more public comment, the meeting is adjourned till  
12 February 28th.

13 (Whereupon, the meeting adjourned at 6:07 p.m.)

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1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA )

4 COUNTY OF ST. JOHNS )

5

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

7 that I was authorized to and did stenographically  
8 report the foregoing proceedings and that the  
9 transcript is a true record of my stenographic  
10 notes.

11

12 Dated this 2nd day of February, 2005.

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JANET M. BEASON, RPR-CP, RMR, CRR  
Notary Public - State of Florida  
My Commission No.: DD102224  
Expires: April 30, 2006

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AIRPORT AUTHORITY REGULAR MEETING - JANUARY 19, 2005