

In the Matter of:

St. Johns County Airport Authority

REGULAR MEETING

October 13, 2025



3940 Lewis Speedway, Suite 2102
St Augustine, FL 32084
(904) 825-0570 www.staugcr.com

ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center Meeting Room

4730 Casa Cola Way

St. Augustine, Florida

on Monday, October 13, 2025

from 4:00 p.m. to 9:13 p.m.

* * * * *

BOARD MEMBERS PRESENT:

NICK PRIMROSE, CHAIRMAN
MICHELLE CASH-CHAPMAN, SECRETARY-TREASURER
JENNIFER LIOTTA
GERALD DEDGE
MARIO DIPOLA

* * * * *

ALSO PRESENT:

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

CHRISTOPHER A. WALKER, ESQUIRE, and JEFFREY W. KEMPF,
ESQUIRE, Lippes Mathias, LLP, 10151 Deerwood Park
Boulevard, Suite 300, Jacksonville, Florida, 32256,
General Counsel for Airport Authority.

COURTNEY PITTMAN, Interim Executive Director.

* * * * *

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

2 MR. PITTMAN: Ladies and gentlemen and
3 children, in absence of a chair, I'll be calling
4 the meeting to order. If you would, please rise
5 for the Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 MR. PITTMAN: At this time, we'll be doing the
8 swearing in. The Honorable Judge Howard McGillin,
9 Jr. is now present. Would you all please rise?

10 JUDGE MCGILLIN: Thank you.

11 So, we have three new members, correct?

12 MR. PITTMAN: That's correct, sir.

13 JUDGE MCGILLIN: All right. So that's going
14 to be Mr. Dedge?

15 MR. DEDGE: Yes, sir.

16 JUDGE MCGILLIN: There he is. Ms. Dipola --

17 MR. DIPOLA: Dipola.

18 JUDGE MCGILLIN: Mr. Dipola, sorry. And
19 Mr. Primrose.

20 All right. So if I could have the three of
21 you please raise your right hands.

22 (Oath administered.)

23 JUDGE MCGILLIN: Congratulations.

24 MR. PITTMAN: At this time, if you would like
25 to take a brief moment to take pictures with the

1 judge or your family, by all means.

2 (Pause in the proceedings.)

3 ROLL CALL

4 MR. PITTMAN: All right. Thank you all.

5 Right at the moment, I'm going to do roll call,
6 alphabetical order. Mrs. Chapman?

7 MS. CASH-CHAPMAN: Present.

8 MR. PITTMAN: Mr. Dedge?

9 MR. DEDGE: Present.

10 MR. PITTMAN: Mr. Dipola?

11 MR. DIPOLA: Present.

12 MR. PITTMAN: Ms. Liotta?

13 MS. LIOTTA: Present.

14 MR. PITTMAN: Mr. Primrose?

15 MR. PRIMROSE: Present.

16 MR. PITTMAN: All board members are present.

17 ELECTIONS

18 MR. PITTMAN: At this time, we will have the
19 elections for a chair, and then afterwards, the
20 secretary/treasurer. Would someone like to make --

21 MS. CASH-CHAPMAN: Do we --

22 MR. PITTMAN: Go ahead.

23 MS. CASH-CHAPMAN: Do we have any nominations
24 for a chairman? Anybody?

25 MR. DEDGE: I've got a nomination.

1 MS. CASH-CHAPMAN: Sure.

2 MR. DEDGE: I nominate you.

3 MS. CASH-CHAPMAN: Thank you.

4 MR. DIPOLA: I'll second that.

5 MS. CASH-CHAPMAN: Oh, thank you. I

6 appreciate that. Do we have any other nominations?

7 MR. PRIMROSE: I'd nominate myself.

8 MS. CASH-CHAPMAN: Sure.

9 MS. LIOTTA: I'll --

10 MR. DIPOLA: Can I second it?

11 MS. CASH-CHAPMAN: I'll second. It's okay.

12 So we have two nominations. Anybody else?

13 MR. PITTMAN: Seeing two nominations, at this
14 time, we would take up the election by saying aye.

15 All those in favor of Mrs. Chapman --

16 MR. WALKER: Huh-uh.

17 MR. PRIMROSE: Well, hold on.

18 MS. CASH-CHAPMAN: Hold on.

19 MR. PRIMROSE: I think -- I think one of the
20 challenges we're going to have is in traditional
21 Robert Rules, it's a motion and some debate on it
22 and then a vote. So it was a little bit odd that
23 we -- we had that. So I don't know if it'd be
24 better to maybe have a discussion first before we
25 just ask for a vote on one of the particular

1 panelists.

2 MR. PITTMAN: Sounds good.

3 MS. LIOTTA: I'd like to hear from the
4 candidates with -- with a short statement. Do you
5 want this, do you not want it?

6 MS. CASH-CHAPMAN: Sure.

7 MS. LIOTTA: I know Mr. Primrose does.

8 MS. CASH-CHAPMAN: I mean, as you know, I am
9 open and willing to do whatever this board needs.
10 I always have been. I always will be.

11 I think that with my history being on the
12 board, I bring a little bit of that background to
13 the future for what we want to see coming, but I
14 have full faith that whoever is the chairman, given
15 the five of us, will do a great job running our
16 meetings, so I'm open to anything.

17 MR. PRIMROSE: I think -- I think what I bring
18 is a couple of different areas of background that
19 would be beneficial.

20 Certainly given the -- the moment that we're
21 in with the airport of having three new board
22 members after everything that just happened, having
23 somebody who's served on multiple boards in chair
24 roles before, with my background in
25 Economic Development, with the SelectFlorida board,

1 as well as the college board, I think I just bring
2 a different operational clarity that maybe is
3 necessary in this current moment to bring the
4 board, you know, through the next couple of months.
5 And then planning, after reviewing the master plan
6 that was proposed, I just think that I would bring
7 that, you know, maybe different than somebody
8 that's served on the board in the past.

9 MS. CASH-CHAPMAN: I also want to point out,
10 just a reminder, that this appointment is only
11 in -- through December. So we vote again in
12 January. Just so we're all clear on that, right?

13 MR. PRIMROSE: I just think that, you know,
14 there's nothing that would prohibit this person
15 from continuing on.

16 And again, I'll just go back to we really need
17 to turn the page and have a fresh set of eyes and a
18 new chapter. And so, providing that kind of new --
19 new clarity and certainty I think would be
20 beneficial. Not to say that the -- the two
21 existing board members do not bring value, but just
22 I think a new fresh set of eyes leading the
23 organization out of that would be helpful. That's
24 my pitch.

25 MR. PITTMAN: Okay.

1 MS. LIOTTA: Well, I -- I've always been an
2 advocate for good governance, and I think improving
3 the governance of the airport is a priority. So I
4 appreciate both candidates' willingness to serve.

5 I -- I do think that some additional
6 background and skill sets in running boards could
7 be very helpful in our present situation that
8 Mr. Primrose brings.

9 MR. PITTMAN: Okay.

10 MR. WALKER: So, point of order.

11 You actually have two competing motions before
12 I could interrupt. So technically speaking, I
13 believe we had a first motion that was seconded to
14 appoint Commissioner Chapman as the board chair,
15 and then simultaneously there was another motion
16 that was brought forward that was also seconded.
17 So you'll need to resolve the motions in that order
18 in order to be in -- in proper posture.

19 So the -- the motion that is first on the
20 table, unless the motion is withdrawn, would be a
21 motion for Ms. Chapman to serve as your chair.

22 MR. DIPOLA: Call the question.

23 MR. PITTMAN: So at this time, we would like
24 to have a vote for Mrs. Chapman for the chair. All
25 those in favor by a show of hands.

1 MS. CASH-CHAPMAN: I'll vote for me.

2 (Board Member Dedge and Board Member Chapman.)

3 MR. PITTMAN: Two. Two votes for
4 Mrs. Chapman. At this time, can we go to the
5 second motion, general counsel?

6 MR. WALKER: Uh-huh.

7 MR. PITTMAN: Okay. At this time we'll go to
8 the second motion. That motion was to make Board
9 Member Nick Primrose the chair. All those in favor
10 by a show of hands.

11 (Board Member Dipola, Board Member Primrose
12 and Board Member Liotta.)

13 MR. PITTMAN: At this time, we see three,
14 three votes. At this time, Nick Primrose is voted
15 as the new chairman of the board. If you would,
16 can we --

17 CHAIRMAN PRIMROSE: We can keep it as is.
18 Yeah, totally fine.

19 MR. PITTMAN: I yield to you.

20 CHAIRMAN PRIMROSE: Don't yield too much. My
21 understanding is that we also would need a
22 secretary-treasurer role to be filled as well. So
23 with that, I'll open it up for any motions to
24 nominate a secretary-treasurer.

25 MR. DEDGE: I liked my first motion, so I'll

1 go with Ms. Chapman again.

2 CHAIRMAN PRIMROSE: All right. We have a
3 motion to appoint Board Member Cashman -- is it
4 Cash-Chapman? I just want to make sure I --

5 MS. CASH-CHAPMAN: Legally it's Cash-Chapman,
6 but I -- Chapman is just fine.

7 CHAIRMAN PRIMROSE: Okay.
8 Board Member Chapman as secretary-treasurer. Do we
9 have a second?

10 MR. DIPOLA: I'll second that.

11 CHAIRMAN PRIMROSE: All right. We've got a
12 motion properly seconded. Do we have any
13 discussion on that?

14 (None.)

15 CHAIRMAN PRIMROSE: Hearing none, all those in
16 favor of Board Member Chapman and as the
17 secretary-treasurer, say aye.

18 MS. LIOTTA: Aye.

19 MS. CASH-CHAPMAN: Aye.

20 MR. DEDGE: Aye.

21 MR. DIPOLA: Aye.

22 CHAIRMAN PRIMROSE: Aye. Any opposed?

23 (None.)

24 CHAIRMAN PRIMROSE: Hearing none, the motion
25 carries.

1 MINUTES APPROVAL

2 CHAIRMAN PRIMROSE: Next on the agenda, we've
3 got minutes approval.

4 And I would just ask, director or legal
5 counsel, if I screw up and need to slow down at any
6 point, please just chime in and tell us, hey, slow
7 down and I'll make sure we're in the right posture.

8 But we have do have two minutes that need to
9 be approved. The meeting minutes were provided to
10 all the board members ahead of time, so the first
11 is the minutes for the regular board meeting of
12 July 16th, 2025. Did anybody have any discussion
13 on those meeting minutes?

14 (None.)

15 CHAIRMAN PRIMROSE: Seeing none, do we have a
16 motion to approve the July 16th, 2025 board meeting
17 minutes?

18 MS. LIOTTA: So moved.

19 CHAIRMAN PRIMROSE: Second?

20 MS. CASH-CHAPMAN: Second.

21 CHAIRMAN PRIMROSE: Okay. We've got a motion
22 properly seconded. Any discussion?

23 (None.)

24 CHAIRMAN PRIMROSE: Hearing none, all those in
25 favor of the minutes, say aye.

1 MS. LIOTTA: Aye.

2 MS. CASH-CHAPMAN: Aye.

3 MR. DEDGE: Aye.

4 MR. DIPOLA: Aye.

5 CHAIRMAN PRIMROSE: Aye. Any opposed?

6 (None.)

7 CHAIRMAN PRIMROSE: Seeing none, the minutes
8 are approved.

9 Next, we'll -- next, we'll go to the minutes
10 from the September 8th, 2025 workshop meeting.

11 Does anybody have any discussion or changes that
12 they want to make on those minutes?

13 (None.)

14 CHAIRMAN PRIMROSE: Seeing that there were
15 only two members that were there. No. Do we have
16 a motion to approve the minutes?

17 MR. DEDGE: I move.

18 CHAIRMAN PRIMROSE: All right. We have a
19 motion properly -- am I going too fast for you?

20 COURT REPORTER: No, you're fine.

21 CHAIRMAN PRIMROSE: Okay. We have a motion
22 properly seconded. Any discussion on those
23 minutes?

24 (None.)

25 CHAIRMAN PRIMROSE: Seeing none, all those in

1 favor of approving the September 8th, 2025 workshop
2 meeting minutes, say aye.

3 MS. LIOTTA: Aye.

4 MS. CASH-CHAPMAN: Aye.

5 MR. DEDGE: Aye.

6 MR. DIPOLA: Aye.

7 CHAIRMAN PRIMROSE: Aye. Any opposed?

8 (None.)

9 CHAIRMAN PRIMROSE: Hearing none, the motion
10 carries.

11 AGENDA APPROVAL

12 CHAIRMAN PRIMROSE: Okay. Has everybody had a
13 chance to look at the agenda for today's board
14 meeting and are there any things that you want to
15 have moved around? Board Member Chapman, please?

16 MS. CASH-CHAPMAN: I would like to see --
17 because our budget meeting needs to take place and
18 will take a lot of time, I would like to see us
19 adjourn this meeting, start the budget meeting, and
20 then reopen our general meeting following that if
21 time allows.

22 CHAIRMAN PRIMROSE: Okay. There's no --

23 MS. CASH-CHAPMAN: I'm sorry. Let me -- can
24 I --

25 CHAIRMAN PRIMROSE: Yeah.

1 MS. CASH-CHAPMAN: After our partner updates.
2 So if people need to go, they can go.

3 CHAIRMAN PRIMROSE: Yeah, let -- let us check
4 real quick because if -- depending on when the
5 budget meeting was noticed, we might not be able to
6 start that --

7 MS. CASH-CHAPMAN: Okay.

8 CHAIRMAN PRIMROSE: -- unless it says that it
9 was -- was it 5:00? Yeah, so unfortunately we
10 can't because if your agenda -- and you say a start
11 time, you cannot start your public meeting until
12 then, so --

13 MS. CASH-CHAPMAN: Could I make a motion that
14 we adjourn at 5:00 to start our budget meeting and
15 then reopen if we need to?

16 CHAIRMAN PRIMROSE: Can we do that?

17 MR. WALKER: Yeah.

18 CHAIRMAN PRIMROSE: Yeah. So we can do that.

19 MS. CASH-CHAPMAN: So regardless of where we
20 are, we can move on to that.

21 MR. DIPOLA: In -- in that case, can we go to
22 any of the agenda items before 5:00?

23 CHAIRMAN PRIMROSE: Yeah, so the --

24 MR. DIPOLA: The budget's a special, okay.

25 CHAIRMAN PRIMROSE: Yeah, so let's put it --

1 we'll put in a quick posture.

2 So the motion -- and we'll need a second, but
3 before we get the second, the motion would be that
4 at 5:00, we adjourn this meeting and move on to the
5 budget meeting, the budget hearing that was posted
6 for 5 p.m., we can finish that out and then we can
7 come back in to anything that's remaining, right?

8 MR. WALKER: Just one tweak. It'd be I think
9 a recess --

10 CHAIRMAN PRIMROSE: A recess.

11 MR. WALKER: -- would be correct. You don't
12 want to adjourn, and then restart. Recess would be
13 better.

14 CHAIRMAN PRIMROSE: Okay. So we'll recess, do
15 the budget hearing at 5:00 until that's finished,
16 then we can come back to this meeting. So let's
17 take care of that -- and then we can shift the
18 agenda around before, but -- so let's take care of
19 that. Do we have a second on recessing at 5:00?

20 MS. LIOTTA: Seconded.

21 CHAIRMAN PRIMROSE: Okay. We've got a motion
22 properly seconded. Any discussion or debate?

23 (None.)

24 CHAIRMAN PRIMROSE: Hearing none, all those in
25 favor, say aye.

1 MS. LIOTTA: Aye.

2 MS. CASH-CHAPMAN: Aye.

3 MR. DEDGE: Aye.

4 MR. DIPOLA: Aye.

5 CHAIRMAN PRIMROSE: Aye. Motion -- any nays?

6 (None.)

7 CHAIRMAN PRIMROSE: Hearing none, the motion
8 carries.

9 All right. Any other shifting around of the
10 agenda that anybody would like to do?

11 MR. DIPOLA: Yes. I would like to move
12 Item 9, establishment of an indemnification policy
13 for authority officials and staff, prior to Item
14 Number 4. I think it would appropriately fit
15 before that since I would think that Item 4
16 pertains to that. So I would like to make a motion
17 to move Item 9 up at least prior to Item Number 4.

18 CHAIRMAN PRIMROSE: Do we have to resolve old
19 business before we can address new business?

20 MR. WALKER: From a Robert's Rules
21 perspective, in theory, yes; however, it is in the
22 board's discretion to basically interject an action
23 item. So it ultimately is the board's decision as
24 to how they would like to proceed.

25 CHAIRMAN PRIMROSE: Okay. So we have a motion

1 to move Agenda Item 9 to before Agenda Item 4. Is
2 there a second on that? Am I allowed to second as
3 a chair on these boards, or no?

4 MR. WALKER: Yeah, for that.

5 CHAIRMAN PRIMROSE: Okay. I'll second. I'll
6 second. All right. Any discussion on that?

7 (None.)

8 CHAIRMAN PRIMROSE: Seeing none, all those in
9 favor, say aye.

10 MS. LIOTTA: Aye.

11 MR. DEDGE: Aye.

12 MR. DIPOLA: Aye.

13 CHAIRMAN PRIMROSE: Aye. Any --

14 MS. CASH-CHAPMAN: Aye. I'm sorry.

15 CHAIRMAN PRIMROSE: Any opposed?

16 (None.)

17 CHAIRMAN PRIMROSE: Hearing none, the motion
18 carries.

19 Okay. Any other agendas that any -- any
20 agenda items that anybody would like to move or --

21 MS. LIOTTA: I do have a new item -- so I
22 don't care where it's put; I guess at the end of --
23 of new business -- and that would be internal
24 controls for approving expenses -- expenses,
25 specifically executive director's expenses.

1 CHAIRMAN PRIMROSE: Okay. I mean, I'll second
2 that.

3 Any discussion or debate on adding -- and I
4 think you're right, we'll add it to -- at the end
5 of the new business before we get into staff
6 reports. Any discussion on that?

7 (None.)

8 CHAIRMAN PRIMROSE: Seeing none, all those in
9 favor, say aye.

10 MS. LIOTTA: Aye.

11 MS. CASH-CHAPMAN: Aye.

12 MR. DEDGE: Aye.

13 MR. DIPOLA: Aye.

14 CHAIRMAN PRIMROSE: Aye. Any opposed?

15 (None.)

16 CHAIRMAN PRIMROSE: Hearing none, the motion
17 carries.

18 Okay. Are there any other changes on the
19 agenda?

20 MR. DIPOLA: I have a few new business items
21 that I'd like to discuss if time permits that we
22 could add to the end as well.

23 CHAIRMAN PRIMROSE: Okay.

24 MR. DIPOLA: I don't know if that's a motion
25 needed.

1 But particularly, one would be publicly
2 noticed the commissioning of the new hangars, I
3 would like to be present. I assume some other
4 board members would like to be present, which if we
5 were all present -- more than one of us were
6 present, that would need to be publicly noticed.
7 So that is an item I'd like discussed.

8 And then an additional item would be kind of a
9 three-prong, security FAA compliance and hangar
10 fees that I'd like to open for discussion, maybe
11 not necessarily an action item.

12 CHAIRMAN PRIMROSE: Okay.

13 MR. DIPOLA: So is that a motion that I need
14 to make?

15 CHAIRMAN PRIMROSE: Is that a motion or can we
16 bring that at board?

17 MR. WALKER: You could -- just because of
18 where we find ourselves, it'd be great if we could
19 have a motion to add those to the new business
20 agenda so that the public know that they were on
21 the agenda to be commented on.

22 CHAIRMAN PRIMROSE: Okay.

23 MR. DIPOLA: So I would make a motion that we
24 add the public notice of commissioning the new
25 hangars, and then also as a second item, talking

1 about hangars, related to security, FAA compliance,
2 and hangar fees.

3 CHAIRMAN PRIMROSE: Okay. Do we have a
4 second?

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

6 CHAIRMAN PRIMROSE: Got a motion properly
7 seconded. Any discussion or debate?

8 (None.)

9 CHAIRMAN PRIMROSE: Seeing none, all those in
10 favor, say aye.

11 MS. LIOTTA: Aye.

12 MS. CASH-CHAPMAN: Aye.

13 MR. DEDGE: Aye.

14 MR. DIPOLA: Aye.

15 CHAIRMAN PRIMROSE: Aye. Any opposed?

16 (None.)

17 CHAIRMAN PRIMROSE: Hearing none, the motion
18 carries. So those will be added as 12 and 13
19 following the discussion on the internal controls.

20 Any other changes or requests to the agenda?

21 (None.)

22 CHAIRMAN PRIMROSE: Seeing none, do I have a
23 motion to approve the agenda as amended?

24 MS. LIOTTA: So moved.

25 CHAIRMAN PRIMROSE: A second?

1 MR. DIPOLA: Second.

2 CHAIRMAN PRIMROSE: All right. Any discussion
3 or debate?

4 (None.)

5 CHAIRMAN PRIMROSE: Hearing none, all those in
6 favor, say aye.

7 MS. LIOTTA: Aye.

8 MS. CASH-CHAPMAN: Aye.

9 MR. DEDGE: Aye.

10 MR. DIPOLA: Aye.

11 CHAIRMAN PRIMROSE: Aye. Any opposed?

12 (None.)

13 CHAIRMAN PRIMROSE: Hearing none, the motion
14 carries. Okay. So our agenda's approved.

15 BUSINESS PARTNER UPDATES

16 CHAIRMAN PRIMROSE: Next up, we're moving to
17 business partner updates. Did Commissioner Taylor
18 leave? It looks like she did. Do we have
19 Mr. Vinny -- which, by the way, great name, that's
20 my son's name, Vinny -- so Mr. Vinny Beyers.

21 MR. BEYERS: Atlantic. Like to welcome you
22 guys. Other than that, I have nothing to report.

23 CHAIRMAN PRIMROSE: Thank you. Mr. McCammon
24 from the SAAPA.

25 MR. MCCAMMON: Brent McCammon, 45 Lomond

1 Court, St. Augustine, Florida.

2 Good afternoon and congratulations to the new
3 board members, Mr. Chairman. Welcome -- welcome to
4 St. Augustine Airport.

5 Thank you for this opportunity. I just want
6 to take a moment. I am president of the SAAPA,
7 Brent McCammon. Our organization represents
8 roughly 500 pilots, tenants, and aviation
9 businesses who care deeply about how this airport's
10 run and the organization of it.

11 Over the past year, the airport community's
12 experienced periods of uncertainty, lack of
13 meaningful engagement. Despite those challenges,
14 the interim executive director,
15 Mr. Courtney Pittman, and his team have made strong
16 progress in restoring both stability and
17 communication. We appreciate those efforts and we
18 hope they continue.

19 Our vision at SAAPA's always been to serve as
20 a constructive partner, one that engages
21 professionally and supports transparency --
22 transparent government and advocates for a
23 thriving, well-managed airport community.

24 We fully intend to closely collaborate with
25 the interim executive director and his staff to

1 identify challenges and develop solutions and help
2 advance issues that strengthen the airport and
3 benefit all stakeholders.

4 The airport's success depends on collaboration
5 between staff, the authority, and the community.
6 When decisions are made openly, communication
7 remains consistent, trust grows, and progress
8 follows.

9 Going forward, we hope to see continued focus
10 on stability, engagement, and transparency. These
11 values build confidence and leadership and ensure
12 that the airport remains a strong economic
13 community asset for St. Johns County.

14 SAAPA intends -- stands ready to collaborate,
15 to share perspectives, and to help this airport
16 move forward and add a stable and future focus.
17 Thank you. I appreciate your time and no other
18 further updates.

19 CHAIRMAN PRIMROSE: Thank you. Next up, we
20 have Mr. McKendrick from Northrop Grumman, or is
21 there a representative from Northrop Grumman?

22 (Not present.)

23 CHAIRMAN PRIMROSE: Seeing none, we'll move on
24 to Mr. Reid Deputy.

25 MR. DEPUTY: AOPA has no comment. Welcome to

1 the board.

2 CHAIRMAN PRIMROSE: Thank you, sir.

3 HAWKEYE VIEW LANE REALIGNMENT

4 CHAIRMAN PRIMROSE: All right. We'll move
5 over to old business.

6 The first one is the Hawkeye View Lane
7 realignment grant. And I imagine Executive
8 Director Pittman, do you present that to us and
9 open yourself up for questions?

10 MR. PITTMAN: Absolutely, Mr. Chairman.

11 We're here today for the Agenda Item Number 1.
12 That's the Hawkeye View Lane realignment grant.
13 This is a grant that goes along with the Job Growth
14 Grant Fund that brings sewer, water, and other
15 infrastructure, key infrastructure, to the east
16 side that coincides with the east side development
17 policy.

18 This grant is totaling over \$5 million. It is
19 an 80/20 split with 4 -- \$4 million coming from
20 FDOT and \$1 million coming from -- from local
21 matching funds.

22 This is an initiative that the board has
23 supported in the past and we're here today to
24 present it to the board for approval, and if so,
25 resolution signing to effectively execute the grant

1 and so that I -- and give me permission to sign the
2 PTGA to activate the grant.

3 And this grant is timely due to its going hand
4 in hand with the Job Growth Grant Fund. The
5 realignment of the road precedes the Job Growth
6 Grant Fund, but like again, they go hand in hand.

7 CHAIRMAN PRIMROSE: All right. Open it up to
8 any questions.

9 MR. DIPOLA: I do want clarity -- and I asked
10 and I think you clarified previously, Courtney, but
11 just for open discussion.

12 Reading through the documents, it's 5 million
13 with 4 million 1 million match. The PTGA drafted,
14 if the motion is to approve Hawkeye View Lane
15 realignment, are we motioning to approve the first
16 PTGA, which is only for two and a half million, or
17 are we -- is the motion, the request, to approve
18 both PTGAs for the full 5 million?

19 MR. PITTMAN: For both.

20 MR. DIPOLA: Okay.

21 CHAIRMAN PRIMROSE: Any other? Yes.

22 MR. DEDGE: What's the time frame on the
23 grant?

24 MR. PITTMAN: All right. So we're already --

25 MR. DEDGE: We're already delayed.

1 MR. PITTMAN: We're already delayed, yes. So
2 January would be critical. If we -- because again,
3 the Job Growth Grant Fund goes hand in hand with
4 it, and so every day we delay this grant, we delay
5 the Job Growth Grant Fund.

6 MR. DEDGE: Okay. January?

7 CHAIRMAN PRIMROSE: Okay. Okay. Sorry,
8 the -- the discussion here is that we haven't
9 passed a budget, so we're about to approve spending
10 money that we actually haven't approved, so it's a
11 little bit of a wonky on just the motion that we
12 need to make in order to make sure that we, A,
13 don't delay until another month to allow the PTGA
14 signed, but that we've got it legally correct so
15 that once we do our budget, our second budget
16 hearing on Wednesday, that we'll have it all done.
17 So maybe, Chris, if you can tell us what the motion
18 needs to be exactly and then we can have somebody
19 make that.

20 MR. WALKER: So if the board chooses to move
21 forward with Agenda Item 1, counsel's
22 recommendation would be that the motion to approve
23 the PTGA would be subject to ratification of the
24 budget on Wednesday such that, assuming the budget
25 is ratified, Mr. Pittman will then have the

1 authority to so proceed. That would be counsel's
2 recommendation.

3 CHAIRMAN PRIMROSE: Okay. Do we have that
4 motion?

5 MR. DIPOLA: So moved.

6 CHAIRMAN PRIMROSE: All right. Do I have a
7 second?

8 MR. DEDGE: Second.

9 CHAIRMAN PRIMROSE: All right. Any discussion
10 on the motion?

11 MR. DIPOLA: Additional clarification.

12 Job Growth Grant Fund, what does that -- what
13 does that commit us to? A certain number of jobs
14 over a certain number of years, but I want
15 reminded.

16 MR. PITTMAN: No problem. That commits us to
17 creating a thousand jobs within ten years.

18 MR. DIPOLA: And no issues on that being
19 achievable?

20 MR. PITTMAN: No.

21 MS. LIOTTA: Is there a specific plan for
22 that?

23 MR. PITTMAN: Absolutely. So these jobs are
24 not just jobs that you create and are sustained.
25 So it could be the construction workers. It could

1 be the tenants that go into the hangars.

2 One of the things we would be coming to the
3 board with in the future in regards to Parcel A is
4 how you-all select who goes into Parcel A. As
5 far -- we would suggest -- staff would suggest that
6 those people be companies that have employees,
7 right?

8 So it would not just be -- it doesn't -- like
9 I said, it doesn't have to be sustained jobs over
10 those ten years, but we have to develop jobs. So
11 it could be the construction workers. It could be
12 the -- the maintenance worker. It could be
13 whomever during the course of that time be able to
14 account for.

15 MS. LIOTTA: So, when you say Parcel A, where
16 exactly is that?

17 MR. PITTMAN: Parcel A -- in the east side
18 development policy, Parcel A is depicted as the
19 northernmost part where we would put large hangars.

20 MS. LIOTTA: So I think it's probably worth
21 revisiting this for the benefit of the new board
22 members.

23 The east side development policy I think is
24 probably something that should be revisited by the
25 board again. My understanding is that actually

1 wasn't something that -- and I hate to say this,
2 but was in the prosecutorial summary as something
3 that the former board members were discussing out
4 of the Sunshine, and so that may not be -- relying
5 on that policy without at least ratifying it may be
6 wise -- I mean, not wise. We should possibly look
7 at that.

8 And furthermore, there was a lot of discussion
9 around when that policy was -- was being proposed
10 that I brought forth a concern that one of the --
11 in the materials, there's a map that shows future
12 stuff in part -- as part of its policy and
13 development. And I brought the concern that part
14 of some of these boxes of new stuff in the future
15 overlaps an existing land lease on the tenant,
16 which is concerning.

17 And for full disclosure, that's the land lease
18 that -- or land lease hangar lease that is now --
19 the tenant is Modern Aero, which is my business.
20 And I had a -- I was concerned that I would have
21 a -- a conflict in voting on that policy because if
22 it was the statement of airport by passing that
23 policy that they're saying we're going to build on
24 Modern Aero's land lease, that obviously would be a
25 conflict for me I, at least I felt. And

1 Mr. Pittman at the time said, no, no, no, that's
2 not what that means; these are just boxes that we
3 may or may not do this.

4 I -- I still have concerns, especially if
5 these kind of documents have been given to the Job
6 Growth Fund, that they're going, like, hey, we're
7 going to make a thousand jobs by building these
8 buildings and putting people in them and businesses
9 in them. That raises issues for me as to what that
10 means as far as that land lease.

11 So I think it's something that I don't know
12 that that creates an issue with approving this
13 road, but I think the new board members should be
14 aware that this is an issue to resolve.

15 CHAIRMAN PRIMROSE: Yeah, I think -- I think
16 that's all well, and thank you for bringing that
17 up.

18 When I -- when I just -- since we can finally
19 all now talk to each other -- and just for
20 everybody that's in the -- the audience, I've never
21 talked to any of the -- the board members. I don't
22 think I've even met any of them until this -- this
23 evening.

24 So, I agree with you in the sense that I think
25 we're talking about it's beneficial to change the

1 road layout. Everything else as far as the
2 development is, in my opinion, and I don't know
3 what the rest of the board members think, is
4 100 percent open for discussion and we should be
5 working with existing tenants as the first line of
6 communication on what we should do with that
7 property.

8 So I share your concern of like let's put the
9 road -- let's get the roadwork going and then meet
10 with people who have land leases or existing
11 tenants who are in this area and their interest
12 in -- in developing before we go external.

13 So that's just my take on it. But I don't
14 know if anybody else has -- because we're just
15 approving the road right now, so --

16 MR. DIPOLA: Does that -- does that have
17 conflicts for you?

18 MS. LIOTTA: If it's the road, I don't -- I
19 don't think so. But I didn't -- I just thought
20 everybody should know about some of the past
21 history here and nuances. I don't think I'm
22 conflicted in voting for the -- the road itself
23 because that doesn't touch the Modern Aero land
24 lease.

25 CHAIRMAN PRIMROSE: And let me ask. I mean,

1 do you find value in that, in the road? I mean, do
2 you think that's a worthwhile endeavor for the
3 airport to take? As long as there's discussions on
4 like --

5 MS. LIOTTA: Well, yes. I wouldn't say that
6 any of that should be held up over a tenant issue,
7 mine or anyone else's. It doesn't seem to be --
8 yes, I think it's good for the airport to have
9 the -- the road. My -- my only hesitancy is just
10 general finances.

11 CHAIRMAN PRIMROSE: Well, yeah, of course. Of
12 course. Any other discussion or debate on this
13 particular?

14 MR. ROBERTS: Through the Chair?

15 CHAIRMAN PRIMROSE: Yes.

16 MR. ROBERTS: Just a nuance. And,
17 Mr. Pittman, you can confirm if I'm mistaken.

18 I think the Job Growth Fund also, correct me
19 if I'm wrong, but I think it includes not just
20 Parcel A, but also because it does the
21 infrastructure, it's -- it's the entirety of the
22 east side --

23 MR. PITTMAN: That's correct.

24 MR. ROBERTS: -- am I correct?

25 MR. PITTMAN: That is correct.

1 MR. ROBERTS: Okay. So it's a little bit
2 bigger than just that Parcel A. So that would
3 include potentially another -- a second fixed-base
4 operator on Parcel B, which is penciled in for
5 Parcel B. And then Parcel C is a industrial scale
6 manufacturer. So that's the scope of that.

7 And then I would -- I would just add that to
8 get ahead of the story a little bit, there are more
9 needs than there are resources at most every
10 airport, including ours. And how those resources
11 are allocated is the subject of kind of a
12 regulatory overlay.

13 The concern of at least having that policy in
14 place is that without the policy, when the phone
15 rings and says -- somebody says, as happened about
16 an hour ago, I want to come to the airport and
17 build 20,000 square feet of hangars, there is no
18 way to put the public on notice to say, slow down,
19 we're not doing -- this is our plan for how we do
20 that. And -- and everyone's on notice of it at the
21 same time.

22 So, until we had that policy, there was
23 competing requests with no prioritization or
24 approach on how to handle those requests. And that
25 was getting us upside down.

1 CHAIRMAN PRIMROSE: Uh-huh.

2 MR. ROBERTS: And so, that's -- that's the
3 value of having some policy in place.

4 The board can tweak it, revoke it, whatever it
5 wants with it. But at least it protects the
6 Airport Authority from the risk of -- of making
7 things up as we go when competing resources ask for
8 that one thing.

9 There's also -- you mentioned like taking care
10 of existing tenants first. There's also a little
11 bit of an overlay for that to make sure that
12 existing tenants don't operate to the prejudice of
13 other taxpayers that want to come in and get the
14 same resources. So I just throw that out there.

15 MR. DIPOLA: Two maybe questions. One, I
16 mean, just for everybody's benefit, I don't know if
17 it's possible, but is it possible to bring up the
18 map overhead while we're discussing it?

19 MR. PITTMAN: We having problems with the
20 screen.

21 MR. DIPOLA: Okay. And then secondly, I mean,
22 I notice the policy's not on the agenda, and I'm
23 sure that might be a lengthy discussion, but is the
24 recommendation that we ought not approve the road
25 until we have such policy?

1 MR. ROBERTS: I think the road's already
2 approved -- if I could through the Chair. The
3 road -- the road's part of our master plan. And
4 our master plan is not just our master plan, it's
5 the FAA's master plan. So we draft a master plan
6 and we submit it to the FAA for approval. And it's
7 been approved.

8 That's a ten-year cycle. We're five years
9 into that ten-year cycle. So our -- our
10 master plan contemplates that road relocation.
11 What that did was to literally unlock about another
12 40 acres of land that's capable of being developed.
13 The road where it exists -- the existing road
14 literally prevents, makes a barrier to the access
15 of other developable usable land.

16 So the relocation enlarges our footprint for
17 land that can be developed with access to a
18 taxiway. So, the benefit of that has -- has been
19 established and approved and voted on and approved
20 by the FAA.

21 My only concern is to be cautious about
22 revoking it entirely because right now, we -- we're
23 at risk for not having a way to handle competing
24 requests. We've never -- it is our statement to
25 the public of how we plan to develop it.

1 If y'all want to change it, absolutely within
2 the discretion to change it. But it does provide
3 some guidance to the public and create expectations
4 of what that land is going to be for.

5 CHAIRMAN PRIMROSE: Yeah, I think -- I think
6 the -- on the motion at hand is just this road.
7 There's no -- I mean, to put it in perspective, we
8 could move forward with the road and still never
9 develop the acres for another 10, 15, 20 years if,
10 A, the money's not there; B, we can't find the
11 right people to work with or; C, another issue
12 comes up, you know, in the future.

13 So this is just starting the process, getting
14 the money there for the road. So to the question
15 of the east side policy existing tenants, like
16 that's a discussion for another day, that I think
17 needs to happen, but it's not one that necessarily
18 is hinging on this particular PTGA and the
19 associated dollars.

20 MS. LIOTTA: I do have --

21 CHAIRMAN PRIMROSE: So --

22 MS. LIOTTA: Oh, I'm sorry.

23 CHAIRMAN PRIMROSE: Yeah, please. No.

24 MS. LIOTTA: I didn't mean to interrupt.

25 I do have one question if Mr. Pittman could

1 remind us of the Gun Club, this project. How many
2 of the mitigation credits would be used on the
3 road?

4 MR. PITTMAN: All right. So we've got 4.86.
5 If I -- if I may, I would like to yield to
6 Andrew Holesko at Passero to answer -- answer that
7 one question.

8 CHAIRMAN PRIMROSE: Yeah, please.

9 MR. HOLESKO: Good evening to the board.
10 Welcome to the new members. Andrew Holesko with
11 Passero Associates.

12 I do not know the question -- the answer to
13 that question off the top of my head. It's a very
14 specific question. But I would say that it's the
15 road, I believe will impact less than one
16 mitigation credit, but I do not know the exact
17 number. I do not have that graphic in front of me.

18 MS. LIOTTA: And just -- and just so -- for
19 the -- getting -- helping, and I asked the question
20 just to help get everyone up to speed because
21 last -- just earlier this year, the airport
22 purchased a chunk of mit- -- of mitigation credits
23 for, it would be for the east side, but it would
24 also -- if there was development that was up by
25 Highway 1, it's in the same basin, so there would

1 be some of those credits that would be used towards
2 this.

3 CHAIRMAN PRIMROSE: Yeah. Please,
4 Mr. Pittman.

5 MR. PITTMAN: Mr. Chair, if I may?

6 Okay. So we have 4.86 credits right now, but
7 in the Job Growth Grant Fund, the way we was able
8 to write the scope, everything that would be
9 encompassed in putting that pipeline and the sewer
10 would also be taken care of in the Job Growth Grant
11 Fund.

12 So we was -- we took the opportunity when the
13 Job Growth Grant Fund was presented to us to
14 negotiate that that would be taken of as well to
15 encompass the extra mitigating -- mitigation
16 credits.

17 And then also we have a grant for \$5 million
18 for the building of hangars and taxilanes and so
19 forth, which would be the taxilane, if you look at
20 the picture -- I apologize that we're having some
21 technical difficulties -- but the new Alpha 2, that
22 taxilane.

23 So Alpha 2 currently resides where the
24 leasehold that the Mrs. -- Board Member Mrs. Liotta
25 talks about right now, that would become Alpha 3.

1 Alpha 2 will move to the left. That would take
2 care of those taxilanes and the additional
3 mitigation credits.

4 So we're almost at a point, with the
5 mitigation credits that we already have, the Job
6 Growth Grant Fund, and the grant itself, the east
7 side would be taken care of and the grant -- and
8 the mitigation taken care of around Casa Cola.

9 MS. LIOTTA: So are you saying that the growth
10 grant fund specifically earmarks money for building
11 on Modern Aero's land lease?

12 MR. PITTMAN: No, that's not what I said.

13 MS. LIOTTA: Okay.

14 MR. PITTMAN: I'm talking about wetlands and
15 I'm also talking about infrastructure in the form
16 of sewer and water lines. And so, whatever
17 mitigation credits are needed to accomplish that
18 will be taken care of in the form of the Job Growth
19 Grant Fund.

20 So we have a unique opportunity, due to the
21 fact in July, that legislation was passed that
22 we're not subject to being restricted to one basin.
23 Now that you can -- you can now work with other
24 basins.

25 And then the -- and encompassing the

1 construction of the Job Growth Grant Fund pipelines
2 and with the sea lane construction and with the
3 Hawkeye View Lane, the mitigation credits that we
4 would need for the east side for the most part
5 would be done, taken care of, and we won't have to
6 go back to the basin.

7 Now, we might -- I think we were close with
8 the Casa Cola area, but I think with the moving of
9 the pond, we took care of that. So we've had
10 meetings with the wet -- the mitigation bank and so
11 wouldn't require much for us.

12 MR. DIPOLA: So at the end of the day, are you
13 saying we should be left with a net of the 4.86?

14 MR. PITTMAN: I would say we would be --

15 MR. DIPOLA: Or close --

16 MR. PITTMAN: -- close to need -- not needing
17 4.86. We would probably need I think we came up
18 with maybe a half or a one.

19 MR. HOLESKO: There are -- there are multiple
20 opportunities been discussed with Mr. Pittman and
21 with the permitting agencies, that there's multiple
22 opportunities and multiple funding sources to
23 address both the existing mitigation and what else
24 would be needed for both the east side and what we
25 call the South GA.

1 MR. ROBERTS: Mr. Chair?

2 MR. HOLESKO: There have been multiple
3 discussions on that.

4 MR. ROBERTS: Mr. Chair, if I may?

5 CHAIRMAN PRIMROSE: Sure, please.

6 MR. ROBERTS: And just -- just as a point of
7 nuance, when you say -- when we say how many
8 mitigation credits will we need to do the road, the
9 road itself winds up to be on some higher land,
10 actually, the road itself.

11 MR. PITTMAN: For the most part.

12 MR. ROBERTS: But it unlocks -- the vast
13 majority of the land that it unlocks is upland
14 wetlands. So the mitigation credits that we have
15 allow us, will -- will be sufficient to develop
16 Parcel A, right? So -- but they will all be
17 needed, right? The majority, I -- Parcel A's going
18 to, what, grade out --

19 MR. HOLESKO: Parcel A and Parcel B.

20 MR. ROBERTS: Should grade out around what,
21 8.9 or --

22 MR. HOLESKO: I do not have those exactly.

23 CHAIRMAN PRIMROSE: Okay. Okay. Well, let's
24 just -- let's just -- we'll stop it at this which
25 is, to do the road itself, we're going to be in a

1 fine spot with --

2 MR. ROBERTS: Yes.

3 CHAIRMAN PRIMROSE: -- not needing any
4 mitigation credits.

5 MR. PITTMAN: Correct.

6 CHAIRMAN PRIMROSE: Any discussion about
7 future development on the acreage that is opened
8 up, so what is called the future facilities
9 potentials, there would then have to be discussion
10 on whether or not we have enough mitigation credits
11 to fully develop that or not.

12 But I'll go back to, for the purpose of
13 today's motion, a lot of this discussion is not
14 needed for now because we're still a ways away
15 before we even, A, know who's going to -- who's
16 going to go there, what development's going to be
17 there, what sort of mitigation or wetland impacts
18 there will be. There will be a much larger
19 discussion with the entire board before we get
20 there.

21 MR. HOLESKO: Yes, sir. You -- you currently
22 own 100 percent of the mitigation credits needed
23 for the roadway.

24 CHAIRMAN PRIMROSE: Yeah. Okay. Any other --

25 MR. WALKER: So just a point of order.

1 CHAIRMAN PRIMROSE: Yeah.

2 MR. WALKER: Normally, public comment would be
3 at the beginning to discuss agenda items. Probably
4 worthwhile to open up public comment on these
5 items --

6 CHAIRMAN PRIMROSE: Okay.

7 MR. WALKER: -- as you move forward.

8 CHAIRMAN PRIMROSE: Okay. I'm used to my --
9 in my actual job, we do just public comment at the
10 beginning and then --

11 MR. WALKER: So there probably needs to be
12 public. The board has a policy on that already.

13 CHAIRMAN PRIMROSE: Okay. We'll save that for
14 another -- another day when we can discuss it.

15 We'll open this up for any public board
16 anybody would like to public comment on that. Yes,
17 sir? You can just stand up from your seat. It's
18 probably more comfortable for you.

19 MR. GORMAN: Thank you. John Gorman,
20 795 Stokes Landing Road.

21 One thing that's always been a bit of a
22 question to me is mitigation credits. I'd like to
23 see and published for -- for the public's use
24 and -- and disposal how many mitigation credits
25 were gleaned or gotten by the destruction of the --

1 of the island out there, which was 17 acres of
2 upland.

3 How many was that exactly? How many were used
4 by the actual construction of the Taxiway B
5 extension? And how many then are left over at this
6 point? In other words, that's something that I've
7 never seen actually published or written for public
8 consumption.

9 CHAIRMAN PRIMROSE: Appreciate that. I think
10 when we have that discussion about the development,
11 that's maybe something that the engineers can --
12 can provide us as part of the -- any other --

13 MR. GORMAN: Thank you.

14 CHAIRMAN PRIMROSE: -- public com- -- yeah, of
15 course. Any other public comment?

16 (None.)

17 CHAIRMAN PRIMROSE: Hearing none, looks
18 like -- oh, yeah, please.

19 MR. DIPOLA: Back to board comment, I do have
20 a couple of -- two more kind of associated items.

21 I would assume that maybe Ms. Liotta's
22 comments about the development, although not
23 pertinent to the road, if the Job Growth Grant
24 Fund, it could just potentially put us at risk if,
25 for instance, no growth came up the road, right? I

1 guess that would be the relevant tie-in --

2 CHAIRMAN PRIMROSE: Yeah.

3 MR. DIPOLA: -- to -- to the road. But I do
4 have another question through the Chair of
5 Mr. Pittman.

6 What is the risk or the timeline in which -- I
7 mean, I think we need to move relatively quickly to
8 get this agreement in place with FDOT to allocate
9 and get the grant executed.

10 MR. PITTMAN: That is correct.

11 MR. DIPOLA: And I would assume it's imminent.
12 Can you elaborate on how imminent?

13 CHAIRMAN PRIMROSE: Absolutely.

14 MR. DIPOLA: Because I think we probably need
15 to pass this.

16 MR. PITTMAN: Absolutely.

17 So, in talking to the FDOT in the -- in the
18 past months, they were willing to work with us due
19 to what we refer to as the dead period where we
20 weren't able to have meetings. And so they
21 extend -- Mr. Knight extended the window for us.

22 But every -- at the same time, we have the
23 Job Growth Grant Fund going at the same time. So
24 you have a window until the end of September to
25 where we do the drawings and the prework and then

1 in October, you do the construction. That's when
2 the sewer pipelines and the water would go in
3 place.

4 So the road is constructed first. You -- so
5 you institute the design phase and all that and the
6 construction of the road. So again, if we push
7 back the -- the construction development and
8 realignment of Hawkeye View Lane, it pushes
9 everything else back, and so then we don't meet our
10 timeline.

11 The Job Growth Grant Fund has very specific
12 timelines that we must meet. We have quarterly
13 reports that we must turn in, right? So it is just
14 under \$5 million, but we still have a
15 responsibility in the form -- I'm talking about the
16 Job Growth Grant Fund. We don't have any matches,
17 but we still have a responsibility to meet those
18 deadlines.

19 And in essence, it's a beautiful thing that we
20 got the Job Growth Grant Fund, because otherwise we
21 would have to dig into our pockets and build the
22 infrastructure or sought to charge a future tenant
23 to -- or to have some kind of costs, mitigating
24 costs, to offset what we pur- -- what we spent to
25 build the infrastructure ourself.

1 But again, they go hand in hand because
2 they -- because that would be in essence the sewer
3 and the water. And that water not only connects
4 from the north -- the east side, but it runs to the
5 south side GA and increases the size -- size of the
6 pipelines, which in essence doesn't require us to
7 put sprinkler systems into the hangars that we have
8 right now. And this is an issue that's been
9 identified.

10 So it all ties into one another. It's not
11 just one unique thing. This is the proverbial
12 domino, the initial domino in the chain.

13 CHAIRMAN PRIMROSE: And I -- and I would just
14 say, as somebody who's pretty familiar with FDOT,
15 you don't want to let free money sit there too long
16 because there are unlimited number of projects
17 around the state that are waiting for FDOT dollars,
18 and if this is a particular development that the
19 airport believes in, thinks it's necessary for --
20 for the growth and to make the airport a better
21 place for the community, you almost have to jump on
22 it when you can. Otherwise, they risk pulling it
23 and you may not ever see it again, so...

24 MR. DEDGE: The last -- last time I looked at
25 that map, there's not a lot of land to develop on

1 this airport left. And that would -- that would
2 open up a tremendous opportunity, not only for the
3 airport, but for the community as well.
4 Absolutely.

5 CHAIRMAN PRIMROSE: All right. Any other
6 questions?

7 (None.)

8 CHAIRMAN PRIMROSE: Seeing none, so we did
9 have a motion that was seconded. So all those in
10 favor, say aye.

11 MS. LIOTTA: Aye.

12 MS. CASH-CHAPMAN: Aye.

13 MR. DEDGE: Aye.

14 MR. DIPOLA: Aye.

15 CHAIRMAN PRIMROSE: Aye. Any opposed?

16 (None.)

17 CHAIRMAN PRIMROSE: Hearing none, the motion
18 carries.

19 EXECUTIVE DIRECTOR SEARCH

20 CHAIRMAN PRIMROSE: All right. So we move on
21 to the next agenda item is --

22 MR. PITTMAN: Executive director search.

23 CHAIRMAN PRIMROSE: -- the executive director
24 search. So, on this one, it's kind of weird to ask
25 you, Mr. Pittman, to address it, but if you can

1 please present the executive director search.

2 MR. PITTMAN: Absolutely.

3 The reason for this item, the executive
4 director search, is to help provide stability at
5 this airport. I have been sitting in my role as
6 interim executive director since May of last year,
7 and then in the past almost three years, we haven't
8 had a -- almost three years at this time, we
9 haven't had a full-time executive director.

10 So, it was brought to my attention from a
11 board member to put this on the agenda and so I did
12 and I support it. We need to move forward with
13 having some continuing to find stability at this
14 airport, and we would go a long way by having a
15 full-time executive director.

16 CHAIRMAN PRIMROSE: All right. Thank you,
17 Mr. Pittman. Well, actually hold on. Let me --
18 should I do public comment on this first? Yeah.
19 We need to change that policy.

20 MR. PITTMAN: Please.

21 CHAIRMAN PRIMROSE: We'll open up public
22 comment on the executive director, if anyone would
23 like to speak.

24 MR. MCCAMMON: Again, Brent McCammon,
25 president of SAAPA, 45 Lomond Court, St. Augustine,

1 Florida.

2 My only thing about this, we wrote a letter
3 probably a year ago supporting Mr. Pittman for his
4 position, confirming it and then making it a -- a
5 firm thing.

6 My only concern about any movement away from
7 that is that looking at the last year and how
8 things have gone, has he had an opportunity, has he
9 had the governance, the support to do his job,
10 effectively evaluate what he's actually capable of?

11 And I've had so many con- -- conversations
12 with him that, you know, I know what he's capable
13 of. So I'd like to see at least he has an
14 opportunity to continue in his job and his ideas,
15 push those forward. That's really it.

16 CHAIRMAN PRIMROSE: Thank you.

17 MR. MCCAMMON: Yes, sir.

18 CHAIRMAN PRIMROSE: All right. We'll open it
19 up for any discussion or, I mean, we can take a
20 motion and then if it gets seconded, have
21 discussion and debate then, so...

22 MR. DIPOLA: Well, I could maybe give a little
23 background. I was the one who brought it up, which
24 is an odd thing when I'm talking to the interim
25 director saying, hey, we -- we should probably talk

1 about a search for your position.

2 MS. CASH-CHAPMAN: He's getting used to it.
3 It's okay.

4 MR. DIPOLA: But the -- the truth is, whether
5 it's Courtney, who I've had good experience with so
6 far, or somebody else, I think we do need a search
7 to see whether or not we make it permanent, which
8 it seems like there's some support to do so, or
9 whether we can bring in some talent to make sure
10 we're supporting the future and stability of the
11 airport.

12 A couple of other issues that were concerning
13 to me is it seems like there was a contract that
14 was maybe voted by the board -- and again, this may
15 be contentious, so I don't know where that stands
16 or whether or not that was a valid vote -- but for
17 a contract which was never executed, which isn't
18 really being supportive of Mr. Pittman.

19 MS. LIOTTA: I can give some background on
20 that.

21 I just looked up the minutes of the last --
22 the meeting last May, and there was an agreement to
23 bring on Mr. Pittman as interim executive director
24 and that the board would then have general counsel
25 write a six-month contract for the board to then

1 further consider. He was never promised a
2 contract. It was an, okay, we'll draft it, we'll
3 take a look at it. I couldn't find any record that
4 the board ever approved such contract.

5 MS. CASH-CHAPMAN: I think we did. I have the
6 minutes right here, and the motion was --

7 MS. LIOTTA: To draft the -- to draft it,
8 not --

9 MS. CASH-CHAPMAN: The motion was to enter
10 into it.

11 MS. LIOTTA: When was that? That was May.
12 Again, if I was looking at the wrong --

13 MS. CASH-CHAPMAN: This would just be the
14 authorize the staff to enter into a contract. And
15 we have three votes for yes on that. It was for a
16 six-month contract. And we didn't -- to my
17 knowledge, we didn't fulfill that.

18 CHAIRMAN PRIMROSE: If I -- if I can. I think
19 maybe we're getting a little bit too in the weeds
20 because -- because you have -- you know, you had
21 mentioned that you made the motion and there was
22 a -- maybe that the contract wasn't entered into or
23 some contention. I don't know if that's
24 necessarily --

25 MS. LIOTTA: Yeah.

1 CHAIRMAN PRIMROSE: -- what we need to even
2 discuss other than there was something in the past.

3 MS. CASH-CHAPMAN: I do think that it's
4 important that we do a search, but I think that we
5 may want to revisit this six-month contract with
6 Mr. Pittman during that search. And if he's the
7 best candidate for the job, and I've said this from
8 day one, then that's great. Whoever's in the
9 interim role is always encouraged to apply for that
10 position. But I think that we owe it to our staff
11 right now to give them some stability with a
12 short-term contract, again, knowing that we can
13 amend that at any time.

14 MS. LIOTTA: I violently disagree with that, I
15 have to say. I think Mr. Pittman, if he did have a
16 contract, that was a six-month contract, it's
17 expired by its own terms so it's kind of
18 irrelevant. I think -- I would strongly discourage
19 this board from entering into any employment
20 contract with Mr. Pittman.

21 MR. DIPOLA: Well, so --

22 CHAIRMAN PRIMROSE: If I could -- yeah.

23 MR. DIPOLA: -- I was mid -- mid through a
24 thought, and this is probably what's concerning and
25 why I'm bringing it up, is even if -- even if we

1 all concurred, hypothetically, with not having an
2 agreement with Mr. Pittman, which -- which I
3 disagree with, but nonetheless, for entertainment
4 purposes, I guess the problem is the terms of that
5 contract seem to indicate a salary different than
6 what he's currently receiving.

7 If I'm not mistaken, it was roughly \$360,000 a
8 year, which my understanding is he's getting paid
9 roughly \$300,000 a year, which could be a
10 discrepancy. So that would need rectified.

11 Furthermore, I don't know under what basis
12 besides an e-mail he's currently getting paid. So
13 whether that was to be reduced, increased, set for
14 a cert- -- I don't necessarily care how, it just
15 needs to be consistent so that we all have a steady
16 understanding moving forward and we're dealing
17 rightfully with Mr. Pittman and making sure that
18 the airport's stable in the meantime.

19 MS. LIOTTA: I --

20 CHAIRMAN PRIMROSE: Can we -- let's do --
21 let's do this because that's a good point and I
22 think it's a separate one from the search.

23 MR. DIPOLA: Okay.

24 CHAIRMAN PRIMROSE: So if we can maybe just
25 hold off on the whether or not there's a contract

1 versus what I -- what I've asked counsel, is that
2 it appears that there may be not be a contract they
3 can find, so it's an at-will employment, and then
4 the salary let's postpone that because that's a
5 totally separate discussion.

6 I think we should focus on the -- the ask,
7 which is the executive director search. Then we
8 can have a discussion about what do we do in the
9 interim and how do we ratify, you know, where we're
10 at, if that's okay with everybody.

11 MR. WALKER: Point of order, Mr. Chair. It's
12 two minutes until your --

13 CHAIRMAN PRIMROSE: Yeah, I'm going to try to
14 knock it out real quick. That's why I kept looking
15 at my watch.

16 MR. DIPOLA: Can I make a motion?

17 CHAIRMAN PRIMROSE: Yeah, please.

18 MR. DIPOLA: So I make a motion, then, that we
19 begin a search process, including a compensation
20 analysis, for -- with some sort of a goal for a
21 term, a duration, so that we have stability on the
22 airport. So I recommend we engage a search firm to
23 find ourselves a permanent executive director.

24 CHAIRMAN PRIMROSE: May I ask you to just
25 amend that to appoint a board member to serve as

1 the chair of the search committee so that the board
2 member -- we will entrust the board member to
3 provide criteria so as you're asking. Because if
4 we don't, it's going to be left up entirely to
5 staff to come up with everything or in the -- so
6 it'd be better to just have one person be a point
7 person.

8 MR. DIPOLA: But before agreeing, can I ask --
9 and maybe this is a counsel question.

10 CHAIRMAN PRIMROSE: Yeah, please.

11 MR. DIPOLA: But I would almost prefer that we
12 discuss it collaboratively as a group in the
13 sunshine as opposed to having one member.

14 CHAIRMAN PRIMROSE: We can discuss -- yeah,
15 so -- so openly, we can all discuss what we would
16 like to see as like bare minimum requirements,
17 preferred, you know, recommended, but at some
18 point, we're going to need to have like one board
19 take point on ensuring that a -- you know, which
20 search committee is -- you know, because you have
21 to -- we have to procure that. So it's going to
22 have to be competitively procured. So you're going
23 to want to have a board member who is part of, you
24 know, ensuring that the appropriate search
25 committee is selected. Then the initial kind of

1 review of everything, because you're going to get a
2 lot of resumes that are just not going to even meet
3 it. You want the -- you want a board liaison to
4 essentially comb through all of that.

5 Now the hiring of, like, final candidates
6 could also be back -- brought back in and have all
7 board members participate. But I just think
8 those -- those, like, couple of steps should be
9 appropriate to just pick a liaison. Please.

10 MR. WALKER: So, through the Chair to the
11 Commissioners, it's a little bit odd the way that
12 this is being postured on the agenda.

13 It would be more routine that if the board
14 desires to engage a search firm, you would actually
15 just do an RFQ -- RFQ for the search firm or
16 piggyback off of another state contract. And that
17 search firm would normally assist the board in
18 creating the job descriptions, the requirements,
19 and things like that.

20 So I put that out there because, in prior
21 meeting minutes, the search firm has been
22 discussed. I know, Mr. Pittman, in the past, there
23 was some, but I don't know where that sits. So
24 that's for the board's consideration.

25 MR. DIPOLA: To which we would engage directly

1 or Mr. Pittman would engage the search firm?

2 MS. LIOTTA: There was some limited
3 interaction with this early days when -- back after
4 Mr. Wuellner was no longer executive director. We
5 were -- he was going -- his contract was ending and
6 we were looking forward after that.

7 And it was definitely not something that went
8 through staff. It was something where the search
9 firm representative would come, like, to a meeting
10 and -- because obviously there's a very inherent
11 conflict of interest in the staff being heavily
12 involved in -- in a search, if one -- especially if
13 the interim executive director wants to be
14 considered.

15 MR. DIPOLA: Do we need to table it for the
16 other?

17 CHAIRMAN PRIMROSE: Yeah, you want us to --

18 MR. WALKER: Oh, that's up to you,
19 Mr. Chairman.

20 CHAIRMAN PRIMROSE: Yeah, I mean, we can -- we
21 can continue this until we're done and then move
22 in, but let's do this, because this will be -- this
23 will be a little bit longer.

24 Let's take a recess of the scheduled board
25 meeting until we can finish our -- our budget. So

1 with that, we'll recess the board meeting.

2 Does -- do we need a quick couple of minutes?

3 All right. Why don't we do a quick five-minute

4 recess. We'll come back around 5:07 so that we can

5 get started no later than 5:10. So we're in

6 recess.

7 (Regular meeting suspended at 5:03 p.m.)

8 (Recess had.)

9 (Regular meeting resumed as follows 7:30 p.m.):

10 EXECUTIVE DIRECTOR SEARCH

11 CHAIRMAN PRIMROSE: Okay. It is -- it's 7:30.

12 So we will resume our regularly scheduled meeting

13 that we were in a long recess, and we will pick

14 back up on the agenda item related to the

15 initiation of the formal executive director search

16 where we left this, I think just to maybe help the

17 discussion, is I had kind of mentioned I think

18 having a board liaison to...

19 (Court reporter interruption.)

20 CHAIRMAN PRIMROSE: So it -- when I've done

21 these in the past, I've -- the reason I mentioned a

22 board liaison is not to take the board out of it,

23 but is for somebody to help drive the day-to-day on

24 it.

25 So, things like working with staff to kind of

1 craft what an RFQ/RFP would look like, get the --
2 bring it back to the board to say, you know, here's
3 what we're looking for in an executive search firm,
4 then the board can offer suggestions and additions
5 to it, and then when it's approved, the board
6 liaison would essentially, when any of the
7 evaluations come in, they're just kind of our
8 day-to-day since we can't talk to each other,
9 versus if we don't allow that to happen, we
10 literally have to wait until a regularly scheduled
11 board meeting to, you know, then approve all of
12 these different steps and it will prolong it.

13 If you think about it, we're looking at
14 probably -- if we did this today, the board liaison
15 could work with staff, and we were already looking
16 at maybe some other airport authorities that have
17 contracts already out there that we could
18 piggyback.

19 We could bring it back for the November board
20 meeting to then approve, put out there publicly, to
21 get search -- search firms to submit proposals.
22 That process, you're going to want to give at least
23 30 days. But probably by the January board
24 meeting, we would be able to select that search
25 firm and then let them build out kind of what they

1 want.

2 So that was just the reason why I brought up
3 the idea of a liaison, so we can approve -- A, we
4 can approve that we were going to do the search.
5 We can approve who a board liaison would be, give
6 them some direction to then bring back to us at the
7 next board meeting. And we'll keep it very in the
8 open, but just the day-to-day, allow somebody else
9 to help. Again, that was just my thoughts, but
10 we'll open it up to any other -- Mario?

11 MR. DIPOLA: Well, is there -- is there maybe
12 a more efficient way of doing it? Because I
13 anticipate it might be contentious, and so, I mean,
14 personally, I have a vested interest in, you know,
15 wanting to make sure it's done well, but I would
16 not want to be in that liaison position. But I
17 would like an executive search firm that we can
18 trust together to almost unilaterally bring us some
19 recommendations that we can very expeditiously
20 approve.

21 CHAIRMAN PRIMROSE: Yeah. So you've got --
22 you've got to remember the problem we've got is
23 that -- is as a government, we can't just sit here
24 and say today, we're going to hire X firm to do it.

25 So that's where there is some day-to-day that

1 unless somebody on the board wants to, you know,
2 craft the RFQ/RFP and do that and then worry about
3 sending it out, it's just -- but sorry.

4 MS. CASH-CHAPMAN: So, I think -- so, I hear
5 what you're saying and I appreciate what you're
6 saying. I think that it's important that we have
7 that liaison because we run the risk in this board
8 of too many cooks in the kitchen.

9 And while we all are extremely invested in
10 this, speaking from someone who did the search
11 without a search firm the second time we did it
12 because that's what we voted on, and then I went
13 through every single resume and I attached a number
14 so it took all the faces and all the names
15 everything off those resumes and I brought them to
16 everybody and I was still accused of not doing it
17 properly. So I have a little --

18 CHAIRMAN PRIMROSE: A little afraid of --

19 MS. CASH-CHAPMAN: -- PTSD from that.

20 So, by doing this, I think that we're taking
21 away that kind of from each of us that one person
22 is doing this, but there's no decisions made. So
23 if we want to see every resume that's out there,
24 we're still going to see that.

25 But it -- it stops five of us calling the

1 search firm with the same question. And we -- I
2 only say that because I've seen it happen and I
3 would really truly love to move forward and do
4 things the right way.

5 And I think that that might be the best way to
6 do that, knowing that, trusting that these five
7 strangers to each other are not going to abuse that
8 in any way, knowing that we're all here for the
9 best for the airport, and then when we make that
10 phone call with those questions or maybe we all
11 have a question and we bring it to that liaison and
12 then they -- you know, at our meeting, and that one
13 person calls and it works the way that it's
14 supposed to be, it can be a beautiful thing, so.

15 CHAIRMAN PRIMROSE: Yeah.

16 MS. LIOTTA: Yeah, I -- I've done something
17 like this before, but it was an engineering RFQ. I
18 was selected by the board to go in and look at the
19 submit -- submissions and just kind of rank them
20 and just provide -- get some data, and then, you
21 know, kind of brought that back so there could be
22 some summaries. And it was -- you know, so those
23 are the sort of day-to-day blocking and tackling.

24 I totally agree of having the one appointed
25 board member for those roles is -- is the way to do

1 it. Keep it moving, because also waiting to only
2 do it in noticed meetings is too long. It's like
3 too many cooks in the kitchen and not the right
4 time frame.

5 I would say, though, I'm concerned about
6 conflicts of interest in the process, and I would
7 be more comfortable, if it's possible, to have the
8 board liaison work primarily with counsel on the
9 RFP/RFQ. Plus also with getting with the -- with
10 all the options for piggybacking. Because maybe at
11 the next meeting, the liaison comes backs and say
12 we could -- here's an RFP that would have like
13 these -- this would be something we could do, or
14 here's this other option of just piggyback and just
15 get it -- get it done and shortcut that whole RFQ
16 process, which I would love to see.

17 MR. DIPOLA: Pig- -- sorry. Piggyback?

18 CHAIRMAN PRIMROSE: Yeah. So, for example,
19 like we could look at other airports in Florida,
20 public airports that have currently -- are
21 currently looking or have in their past recently
22 looked, and just essentially reach out to the firm
23 that was selected and say, would you be willing to
24 offer that same service to us that you offered to,
25 you know, ABC Airport? And it cuts the time on

1 having to then put the solicitation out there, let
2 people submit a proposal, and then you've got to
3 evaluate it.

4 So, yeah, I mean, it -- and it could be, to
5 your -- to your comment, that could be the best
6 way, is to find an airport that has recently gone
7 through this, has a contract in place, and we just
8 piggyback off of what their rate is and what they
9 offer.

10 MS. LIOTTA: Yeah, I mean, the firms that do
11 this are kind of a known short list, especially in
12 the -- in this industry. So if somebody's
13 contracted recently, it's probably going to be one
14 of those two or three firms and it's probably going
15 to be a comparable rate.

16 MR. DIPOLA: Can I ask? Before we broke for
17 budget, it might have been Chad, one of the counsel
18 had mentioned that there's an efficient process,
19 that there's -- there's an interjection as the, oh,
20 maybe this would be a way it's done. And I don't
21 know if -- is what we're saying consistent with
22 what would normally occur?

23 MR. ROBERTS: I think so. I think Ms. Chapman
24 and Ms. Liotta have borne witness to two attempts
25 in the past for this activity, and they've seen

1 both our experience with it and the outcomes.

2 MR. WALKER: I would concur -- through the
3 Chair, I would concur that what the Chair is
4 proposing as a liaison is a more consistent way to
5 do it.

6 I will say, at the board Chair's direction, I
7 did pull -- the Broward County Aviation Department,
8 Fort Lauderdale International Airport have an
9 existing procured contract through ADK Executive
10 Search. So there are options to piggyback, should
11 the -- whoever the board appoints as the liaison
12 deem that to be an appropriate --

13 MS. LIOTTA: I --

14 CHAIRMAN PRIMROSE: -- option.

15 MS. LIOTTA: I think ADK was who we used,
16 what -- who the board selected last time. There
17 was a history. When I first -- when we were first
18 elected, there was an ongoing engagement with ADK
19 to pick a number two person in anticipation of
20 Mr. Wuellner's retirement, and then that -- and so,
21 we worked with them previously, but the scope had
22 started out as a number two person. And then we
23 worked with them and they basically used that same
24 candidate pool to be the next executive director.

25 We actually found a really great candidate.

1 He ended up turning us down. Won't go into why;
2 not worth -- not worth it. But then -- and then we
3 had after that two failed attempts to do it
4 ourselves. One of them, we just didn't get good
5 applicants, and part of that was because our job
6 posting did not go to all of the top known job
7 posting sites, so it just wasn't visible.

8 CHAIRMAN PRIMROSE: Yeah.

9 MS. LIOTTA: And then the next time around, it
10 just -- it just never -- it just kind of stalled
11 out, so.

12 CHAIRMAN PRIMROSE: Well, so that's -- I mean,
13 it seems like there -- there could be value in a --
14 in a search firm, not to say that ADK -- I mean, we
15 can't prejudge, so, you know.

16 But I think -- yeah, so I think the
17 appropriate thing is let's -- let's move forward
18 with engaging -- well, yeah, we're going to engage
19 a search firm, whether it's through a solicitation
20 or piggybacking, and I think we need a board
21 liaison. So, do we have a motion to appoint a
22 board liaison?

23 MR. WALKER: So point of order, Mr. Chairman.

24 CHAIRMAN PRIMROSE: Yes. I'm sorry.

25 MR. WALKER: Welcome. Because this is a board

1 liaison, this is effectively a committee --

2 CHAIRMAN PRIMROSE: Okay.

3 MR. WALKER: -- so you have appointment power
4 under Robert's Rules.

5 CHAIRMAN PRIMROSE: Okay.

6 MR. WALKER: So you do not need a motion or a
7 vote per se for things like this.

8 CHAIRMAN PRIMROSE: Oh, okay. Well, I want --
9 let me -- I want to at least open it up. Like
10 would anybody like to volunteer for being the board
11 liaison before I just start unilaterally --

12 MR. WALKER: That's why you don't --

13 MR. DIPOLA: Point -- point of order.

14 CHAIRMAN PRIMROSE: Or I will pick.

15 MR. DIPOLA: So -- well, so the --

16 MS. CASH-CHAPMAN: Pick wisely.

17 MR. DIPOLA: Just having done that Sunshine
18 training, if this liaison is be making
19 recommendations, technically every meeting they
20 have or -- would that not follow Sunshine? Did I
21 misunderstood that?

22 MR. WALKER: No. So --

23 MR. DIPOLA: Okay.

24 MR. WALKER: -- this liaison would communicate
25 with staff and work to get the information that the

1 board directs the liaison to get. The liaison
2 would then bring it back to the board, to your
3 point --

4 MR. DIPOLA: For recommendation.

5 MR. WALKER: -- for a recommendation, review,
6 and comment.

7 CHAIRMAN PRIMROSE: So -- so, essentially, we
8 would, you know, monthly have a report of the board
9 liaison for the executive search to be able to
10 communicate. So it sounds like you might be
11 interested. You're looking away.

12 MR. DIPOLA: No, no, no. I was -- I was just
13 looking at somebody's --

14 MR. DEDGE: They're all looking down this way.

15 MS. CASH-CHAPMAN: I don't know who you're
16 looking at, but it's not me this time. Okay. I
17 will if no one else wants to, but that would not be
18 my first choice.

19 MS. LIOTTA: I'd do it. I -- you know,
20 understanding that my views on Mr. Pittman are very
21 public and that you may choose to pick someone
22 else, but I would do it.

23 THE COURT: I think -- I think, in fairness --
24 and we've just met. I think, in fairness, since
25 you've brought that up, it would probably be fair

1 to say let's use somebody else.

2 MS. LIOTTA: Right.

3 CHAIRMAN PRIMROSE: And please don't take any
4 offense to that.

5 MS. LIOTTA: No, I don't.

6 CHAIRMAN PRIMROSE: So, what do you think?

7 MR. DEDGE: I'll do it.

8 CHAIRMAN PRIMROSE: Okay.

9 MR. DEDGE: Yeah.

10 CHAIRMAN PRIMROSE: So we'll appoint you as
11 the board liaison and initiate the formal executive
12 director search. And I guess all of staff is at
13 your disposal to --

14 MR. PITTMAN: Absolutely.

15 CHAIRMAN PRIMROSE: -- to work with. General
16 counsel already has been pulling up some stuff, so
17 I think you could also rely on them to --

18 MR. DEDGE: Absolutely.

19 CHAIRMAN PRIMROSE: -- you know, assist with
20 that.

21 And then what we probably want is for the
22 November meeting to have a what are our options
23 with either doing a formal RFQ solicitation versus
24 piggybacking. So I would hope that we could in the
25 November meeting be able to just approve whatever

1 that direction is going to be to -- to move
2 forward. So -- okay.

3 MR. DEDGE: Okay.

4 MR. DIPOLA: On that topic --

5 CHAIRMAN PRIMROSE: Yes.

6 MR. DIPOLA: -- before we move on, still I
7 think we do need to probably have in compensation
8 analysis an interim contract for our interim
9 director.

10 CHAIRMAN PRIMROSE: Yeah, thank -- yeah, thank
11 you for -- for bringing that up.

12 So, I had asked the question, like what --
13 what posture are we in right now? Let's -- let's
14 assume that there is no contract. Because that's
15 like the worst case, is to assume that there is no
16 actual employment contract --

17 MR. DIPOLA: There has been no contract even
18 though --

19 CHAIRMAN PRIMROSE: Yeah. And so, how are
20 we -- how are we operating it is that we
21 essentially use an at-will employee getting paid a
22 salary that is somewhat maybe not approved or not.
23 So we should resolve that. We don't want to be in
24 a gray area where we're in the worst case of there
25 is nothing passed.

1 MR. DIPOLA: I think that puts us in a good
2 spot, too, because I want to make sure we're in a
3 posture where there's no ramifications from
4 Mr. Pittman that we haven't fulfilled something as
5 well.

6 CHAIRMAN PRIMROSE: Yeah. And I think, you
7 know, the comments were well taken about we, the
8 three that were appointed and the two that remain,
9 are what I've just seen in the couple of hours
10 we've been together very focused on the future,
11 let's stop talking about the past.

12 One requirement of the future is that we've
13 got some consistency, we portray that we've got our
14 house in order, that we're investing in our
15 employees, that there's no question as to what at
16 least the next couple of months look like.

17 We have publicly said that we're going to do
18 an executive search, so that is -- that elephant is
19 out there now. We are on the search. Now, whether
20 or not Mr. Pittman, you know, proves that he should
21 get the full-time position or somebody else comes
22 up, that's to deal later. But for at least the
23 next couple of months, Mr. Pittman is the interim
24 executive director, and he's got staff that need to
25 be trained, and we've got an airport that needs to

1 be maintained and ran. So we need to today just
2 put that in -- on paper and resolve it. And -- and
3 we know that at some point we'll have a decision on
4 who is the -- who is the executive director moving
5 forward.

6 I was going off the assumption, Mr. Pittman,
7 based on the document that I have, that the salary
8 that you have been getting paid is 306. Is that --
9 is that accurate?

10 MR. DIPOLA: 300 plus your 500 a month.

11 MR. PITTMAN: Yes.

12 CHAIRMAN PRIMROSE: Okay. So it's a 300 base
13 and then the 500 a month as an educational
14 expense --

15 MR. DIPOLA: Which will be --

16 CHAIRMAN PRIMROSE: -- which is going to go
17 away.

18 MR. DIPOLA: -- no more, right? So 300 a
19 year.

20 MR. PITTMAN: Uh-huh.

21 CHAIRMAN PRIMROSE: Okay. I would be okay
22 with keeping that consistent for the remainder of
23 this interim status, but I -- I'm just one person.
24 I open up to everyone else for comment.

25 MR. DIPOLA: Well, part of my negotiation is,

1 at one point, Mr. Pittman showed me a document that
2 had 360 on it. And if we were to move forward with
3 anything, I think there might be a negotiation
4 period where we clarify and make sure there's not a
5 expectation from Mr. Pittman that he's due anything
6 else.

7 CHAIRMAN PRIMROSE: He's shaking his head no.

8 MR. DIPOLA: Okay. Well, I want to be clear
9 because I don't want to -- I want to have -- I want
10 to move forward; I don't want to have any
11 preexisting liabilities, blank slate.

12 CHAIRMAN PRIMROSE: Yeah. Please,
13 Mr. Pittman.

14 MR. PITTMAN: If I may say it on the record.
15 I'm fine with it. I -- I'm here to work. I have
16 never complained about it. I'm here to work.

17 CHAIRMAN PRIMROSE: Okay. Any other comments
18 or suggestions on --

19 MS. LIOTTA: I think that's too high. I
20 think -- I -- I have a lot of objections, some of
21 which I've stated at meetings in the public before.
22 I don't know if you've been briefed on them.

23 And I don't -- I think it's too high for the
24 market, first of all. And I don't think the board
25 ever approved anywhere near 300 for Mr. Pittman.

1 And I'm, you know, somewhat worried about setting a
2 precedent for whoever the next candidate is coming
3 and saying, well, you just -- you were paying that
4 guy 300. That's -- you know, that plus more for
5 me.

6 I -- I don't think it's -- it's a wise move
7 for a lot of reasons. The prior execu- --
8 permanent executive director was making I believe
9 less than 250,000 a year. So you could adjust that
10 for basic inflation. You know, any interim
11 executive director, Mr. Pittman or not, I think my
12 position would be it's got to be more market, and
13 we don't have data on the market.

14 CHAIRMAN PRIMROSE: Okay.

15 MS. CASH-CHAPMAN: I do also want to point
16 out, though, that our last permanent executive
17 director also had a vehicle and housing as well.
18 So that's important.

19 MR. DIPOLA: And bonus structure as well.

20 MS. CASH-CHAPMAN: And I'm pretty -- and I'm
21 not saying whether what we're at now is appropriate
22 or not, but just so you know, he didn't just have
23 that base pay; he also had a lot else covered by
24 us, so.

25 MR. DIPOLA: I also want to just -- I agree

1 that it's too high for the market. However, I
2 don't think it's too high, given the temporary
3 status of, hey, we could hire in a permanent
4 tomorrow and then where is he left, having
5 dedicated, you know, his career to this and
6 building up a team? Also, we have a much larger
7 staff now that he's responsible for.

8 And also, to the point of attracting a new
9 director, maybe there's an expectation, but also
10 maybe they'll realize, hey, there's some staying
11 power at the St. Augustine Airport, we want to be
12 the best airport, and we're gonna -- we're willing
13 to pony up the funds to attract the right leader.
14 I think it could go both ways.

15 CHAIRMAN PRIMROSE: Okay.

16 MS. LIOTTA: And I think when we do get a
17 search, that might be a very interesting question
18 to ask whoever our -- our new search firm is, if
19 they think that's a risk of having an interim
20 salary --

21 CHAIRMAN PRIMROSE: Yeah.

22 MS. LIOTTA: -- as to what -- you know, being
23 way out of whack with market, and do we need to
24 adjust that as we -- they launch the search. I
25 think we should listen to professionals on that

1 because it's a -- it's a big concern for me.

2 CHAIRMAN PRIMROSE: I'm wondering,
3 Mr. Pittman, because these are all governed --
4 these are all public bodies, so do you have a --
5 like what are some of the airports that are similar
6 in size to St. Augustine Airport in -- in Florida?
7 Just -- I mean, we'll wait for -- we'll get an
8 executive firm to also tell us, but I'm just
9 curious as we sit here today, if you know off the
10 top of your head like --

11 MR. DIPOLA: Don't use Naples.

12 CHAIRMAN PRIMROSE: Yeah, don't use Naples.

13 MR. PITTMAN: I won't use Naples because
14 that's 352,000. So I won't use Naples. All right.
15 So let's use Lakeland. Let's use Boca. You're
16 going to pay \$300,000 for both of those and they --
17 and they don't have what we have here.

18 Both of those airports are landlocked. They
19 don't have the runway we have, the footprint we
20 have, the west side of U.S. 1 that we have,
21 Northrop Grumman that we have, and the other means
22 of growth that we have in the chance of commercial
23 opportunity.

24 But if -- if you do the compensation, I have a
25 copy of the 2024 compensation study. I could order

1 it for you-all if you wanted to or if you wanted
2 the firm to do it, the compensation study for this
3 year.

4 MS. LIOTTA: I think there was -- the board
5 had asked, I don't know if it was a year, year and
6 a half ago now, but when we were attempting to do
7 our own search, we tasked staff with getting a
8 compensation study.

9 So there are numbers in our files right now.
10 I've got a copy somewhere, but I'm sure staff does,
11 too, that looked at airport compensation. The
12 numbers might be slightly stale, but that document
13 exists today at the airport.

14 MR. PITTMAN: That's the document I'm
15 referring to.

16 MS. LIOTTA: Okay.

17 CHAIRMAN PRIMROSE: Okay.

18 MR. DIPOLA: And correct me because I think
19 you told -- we're still in, like, the top
20 15 percent.

21 MR. PITTMAN: Correct.

22 MR. DIPOLA: So we're -- we're relatively
23 high, but -- just I want to put that out there, but
24 it doesn't persuade prior discussion.

25 CHAIRMAN PRIMROSE: Yeah.

1 MR. DEDGE: What's Craig Field look like?

2 MR. PITTMAN: Craig Field is less.

3 MR. DEDGE: Well, it would be, but --

4 MR. PITTMAN: Yeah.

5 MR. DEDGE: -- do you know how much?

6 MR. PITTMAN: Not off the top of my -- I think
7 it's 270.

8 CHAIRMAN PRIMROSE: I just -- I don't want
9 to -- I don't want to necessarily -- again, this is
10 just me talking -- penalize Mr. Pittman for what
11 may or may not have been --

12 MR. DEDGE: Yeah.

13 CHAIRMAN PRIMROSE: -- a discrepancy in the
14 past. I think the right thing to do is to just
15 stay the course.

16 MR. DEDGE: I agree.

17 CHAIRMAN PRIMROSE: He's already committed to
18 the port -- or the airport, the staff here. He's
19 obviously going to apply, and I just don't see the
20 need for over the next couple of months to
21 decrease, you know, what may have been a
22 discrepancy in the past. So I would open it up for
23 a motion to enter into a -- I guess would it be
24 a -- how would we describe it? An employment
25 contract or a temporary --

1 MR. WALKER: So, to the Chair through the
2 Commissioners, my recommendation as counsel would
3 be to, if the board intends to continue on
4 Mr. Pittman's existing, whether we're going to say
5 6 months or 12 months or until you hire a new
6 executive director, it would be prudent to have an
7 employment contract.

8 Therefore, normally what you would do is a
9 board liaison would work with Mr. Pittman to come
10 up to an agreeable set of terms, usually with legal
11 counsel negotiating with Mr. Pittman's counsel on a
12 satisfactory contract. A contract is then brought
13 back to the board for full review, comment,
14 negotiation in the public, which is then either
15 approved or edits are made.

16 CHAIRMAN PRIMROSE: Okay. So we don't need a
17 motion, we can just -- I can appoint a board
18 liaison to --

19 MR. WALKER: You certainly can.

20 CHAIRMAN PRIMROSE: Well, I guess we should --
21 we should get concurrence on the salary --

22 MR. WALKER: And again --

23 CHAIRMAN PRIMROSE: -- and then we can --

24 MR. WALKER: Yes.

25 CHAIRMAN PRIMROSE: Okay.

1 MR. WALKER: I mean, your -- your -- because
2 of the posture we find ourselves in, I don't
3 think -- and I'm asking, I don't think there's a
4 signed document somewhere at this point. There's a
5 lot of debate about that, but we as counsel have
6 not seen a signed document.

7 MR. ROBERTS: Right. And -- and our charter
8 does have some direction --

9 MR. WALKER: Yes.

10 MR. ROBERTS: -- for the board to approve
11 this --

12 MR. WALKER: Correct.

13 MR. ROBERTS: -- you know, specifically
14 approve staff level. So I think it would be
15 prudent to memorialize it.

16 MR. WALKER: Yeah.

17 CHAIRMAN PRIMROSE: So I guess can we -- can
18 we have a motion to approve a employment contract
19 with Mr. Pittman through the hiring of a permanent
20 executive director at a annual \$300,000 per year
21 contract?

22 MR. DIPOLA: Cap it at a certain time, though?
23 Like --

24 CHAIRMAN PRIMROSE: Well, but I said until
25 the -- until we hire a permanent executive

1 director. I mean, because it may take --

2 MR. DIPOLA: May take a year. I mean, I would
3 hope not, but --

4 MR. DEDGE: Well, hopefully not.

5 MR. DIPOLA: -- but could it be the sooner of
6 finding somebody or six months?

7 CHAIRMAN PRIMROSE: Yeah, we can -- we can do
8 that. So if we -- yeah, if you want to make a
9 motion to approve an employment contract for
10 Mr. Pittman of \$300,000 annual for six months or
11 the hiring of a permanent executive director,
12 whichever is sooner, I guess would be the
13 appropriate way to phrase that.

14 MR. DEDGE: I first.

15 CHAIRMAN PRIMROSE: All right. Do we have a
16 second? Oh, sorry.

17 MR. WALKER: Subject to mutually agreeable
18 terms and conditions in the actual written
19 agreement, would be my only caveat, to make sure
20 that Mr. Pittman has a chance to speak with his
21 counsel and we have an actual legal document.

22 CHAIRMAN PRIMROSE: Yeah, I should have said
23 that. Because I was then going to appoint a
24 liaison to work with counsel on doing that.

25 So, can we have an amend -- so you had -- you

1 had made the motion. Can we have -- can you amend
2 your motion to subject to agreeable terms and
3 conditions between Mr. Pittman and counsel for the
4 board?

5 MR. WALKER: The Authority.

6 CHAIRMAN PRIMROSE: The Authority?

7 MR. DEDGE: Yes.

8 CHAIRMAN PRIMROSE: Okay. Do we have a second
9 on the amended motion?

10 MR. DIPOLA: (Indicates.)

11 CHAIRMAN PRIMROSE: We have a second. Any
12 discussion or debate? All those in favor, say aye.

13 MS. CASH-CHAPMAN: Aye.

14 MR. DEDGE: Aye.

15 MR. DIPOLA: Aye.

16 CHAIRMAN PRIMROSE: Aye. Any opposed?

17 (No response.)

18 CHAIRMAN PRIMROSE: Hearing none --

19 MS. LIOTTA: Yeah, I'm sorry. I can't -- I
20 don't think I'm allowed to abstain. I'm torn on
21 this one.

22 I just don't think Mr. Pittman has been a good
23 steward of the airport, and I -- I don't -- and I
24 need to be consistent with my views, so I'm going
25 to vote no.

1 CHAIRMAN PRIMROSE: Okay. So it's four to one
2 the motion carries. I will just -- I'll appoint
3 myself to be the board liaison to work with
4 Mr. Pittman and counsel to finalize that, and I
5 think we can tell the board that it should be by
6 November.

7 MR. PITTMAN: Absolutely.

8 CHAIRMAN PRIMROSE: Okay. Yes? I'm sorry.

9 MS. SANTIAGO: I'm sorry. I didn't get number
10 two.

11 CHAIRMAN PRIMROSE: Oh.

12 MR. DIPOLA: (Indicates.)

13 MS. SANTIAGO: Thank you.

14 MR. DEDGE: Mr. Chairman?

15 CHAIRMAN PRIMROSE: Yes.

16 MR. DEDGE: I'd like to propose an amendment
17 to the agenda tonight to prioritize what we really
18 need to hit tonight --

19 CHAIRMAN PRIMROSE: Okay.

20 MR. DEDGE: -- and then the move to rest to --

21 CHAIRMAN PRIMROSE: Yes.

22 MR. DEDGE: -- a future agenda.

23 CHAIRMAN PRIMROSE: Yeah, that'd be great.

24 MR. DEDGE: Since we're running really really
25 late.

1 CHAIRMAN PRIMROSE: I agree. Did you have any
2 particular things in mind or -- I know what I think
3 is important.

4 MR. DEDGE: I went -- I down the list --

5 CHAIRMAN PRIMROSE: Okay.

6 MR. DEDGE: -- and I went 3, 4, 5, 6, 7, and
7 10.

8 CHAIRMAN PRIMROSE: Okay. And remember, we
9 have Number 9 --

10 MR. DEDGE: Yes.

11 CHAIRMAN PRIMROSE: -- that we did move up.
12 So --

13 MR. DEDGE: Yes, I left that there.

14 CHAIRMAN PRIMROSE: So, 3, 4, 5. And, I'm
15 sorry, can you --

16 MR. DEDGE: 3, 4, 5, 6, 7, and 10.

17 CHAIRMAN PRIMROSE: 6, 7, 10. And we'll leave
18 9 --

19 MR. DEDGE: 8 and 9.

20 MS. LIOTTA: So, as -- as written on the
21 original agenda, not with the -- the 9 being moved
22 up?

23 MR. DEDGE: Correct.

24 CHAIRMAN PRIMROSE: Yeah, I think -- can I --

25 MR. DEDGE: On the original agenda.

1 CHAIRMAN PRIMROSE: Yeah, can I ask that we do
2 keep 9 above --

3 MR. DIPOLA: 4.

4 CHAIRMAN PRIMROSE: -- 4 because they kind of
5 go together? As a -- as a lawyer -- I probably
6 should have said I'm also a lawyer, so the -- the
7 indemnification policy as official staff and
8 Authority officials I think is important.

9 MR. DEDGE: And we really can't action 3, 4,
10 or 5 right now until we pass a budget.

11 MS. LIOTTA: No, I think we can do 3 because
12 that's just approving a contract. There's no --

13 MR. DEDGE: Well, we approve a contract, but
14 the payment of the legal expenses we can't.

15 CHAIRMAN PRIMROSE: Well, that yeah, we can,
16 because that was -- those were on the last year's
17 budget, so we can approve those.

18 MR. DEDGE: Okay.

19 MS. LIOTTA: Oh, yeah, the Akerman --

20 CHAIRMAN PRIMROSE: 4 --

21 MS. LIOTTA: I'm sorry.

22 CHAIRMAN PRIMROSE: Yeah, 4 and 5 were in last
23 year's budget --

24 MR. DEDGE: Okay.

25 CHAIRMAN PRIMROSE: -- so we can approve

1 those.

2 MR. DEDGE: Correct. I stand corrected.

3 CHAIRMAN PRIMROSE: So --

4 MR. WALKER: You can a consent agenda on
5 those.

6 CHAIRMAN PRIMROSE: Oh, we could do consent
7 agenda on 3, 4, 5, and 9?

8 MR. WALKER: If you choose.

9 CHAIRMAN PRIMROSE: Did you want to have
10 discussion on Number 9?

11 MR. DIPOLA: Well, I want to have discussion
12 brief on each --

13 CHAIRMAN PRIMROSE: Oh, okay.

14 MR. DIPOLA: -- because there was some number
15 confusion.

16 CHAIRMAN PRIMROSE: Okay. Then we won't do
17 that.

18 So let's -- so can we amend the motion to say
19 that we will amend -- amend the agenda to cover 3,
20 9, 4, 5, 6, 7 and 10, and move everything else
21 to -- we'll roll everything else onto the next
22 regularly scheduled board meeting.

23 MS. LIOTTA: Can I have a request to keep
24 Number 11, the internal control? Very short, but I
25 think it's important. It's the --

1 CHAIRMAN PRIMROSE: Do you want to make a
2 motion then for that?

3 MS. LIOTTA: So a new fresh motion?

4 CHAIRMAN PRIMROSE: Yes.

5 MS. LIOTTA: So I move to amend the current
6 agenda to cover items 3, 9, 4, 5, 6, 7, 10, and 11
7 and continue the remaining items to the next
8 meeting.

9 CHAIRMAN PRIMROSE: Okay. Do we have a
10 second?

11 MR. DIPOLA: So I had one minor addition that
12 I was hoping to be appointed for something and I --
13 which is just oddball. TPO board, we need a
14 liaison, and that was one that I mean to bring up.

15 MS. CASH-CHAPMAN: Oh, right.

16 MR. DIPOLA: Sorry. It's kind of important,
17 but it's very quick.

18 CHAIRMAN PRIMROSE: So can you ask -- you can
19 ask to amend it to --

20 MS. LIOTTA: Can I amend my --

21 CHAIRMAN PRIMROSE: Yes.

22 MS. LIOTTA: Okay. I'd like to amend my
23 motion --

24 CHAIRMAN PRIMROSE: To just add TPO
25 appointment?

1 MS. LIOTTA: To add TPO appointment.

2 CHAIRMAN PRIMROSE: Okay. Do we have a
3 second?

4 MR. DIPOLA: I think we hit everything on
5 those numbers, so second.

6 CHAIRMAN PRIMROSE: All right. Any discussion
7 or debate?

8 (None.)

9 CHAIRMAN PRIMROSE: Hearing none, all of those
10 in favor, say aye.

11 MS. LIOTTA: Aye.

12 MS. CASH-CHAPMAN: Aye.

13 MR. DEDGE: Aye.

14 MR. DIPOLA: Aye.

15 CHAIRMAN PRIMROSE: Aye. Any opposed?

16 (None.)

17 CHAIRMAN PRIMROSE: Hearing none, the motion
18 carries.

19 APPROVAL OF GENERAL COUNSEL SERVICES CONTRACT

20 CHAIRMAN PRIMROSE: Okay. Agenda Item 3 is
21 the action item to approve the general counsel
22 services contract. The contract has been -- and
23 the scope of services have been provided, so we'll
24 open it up to any discussion from the board
25 members.

1 MR. DIPOLA: So the only concern I have was
2 just this emergency with the -- the payroll issue.
3 I feel like that should have been put forth to us
4 very quickly and it concerned me.

5 MS. CASH-CHAPMAN: Honestly, I didn't hear
6 about it from anyone at this table, which concerns
7 me. I heard about the payroll issues from staff
8 members that came to me and said I'm concerned
9 about this.

10 So I'm just genuinely concerned why we didn't
11 know about it, who it should have come from. It's
12 just concerning. That's a big deal and that's a
13 big chunk of money that -- I think that we should
14 have been made aware of months ago. So if
15 there's --

16 CHAIRMAN PRIMROSE: Is that a question to
17 staff --

18 MS. CASH-CHAPMAN: If there's --

19 CHAIRMAN PRIMROSE: -- I mean, or counsel --

20 MS. CASH-CHAPMAN: -- any feedback on why I
21 didn't or why the board didn't hear about it, I
22 would love to -- did someone tell you not to tell
23 us? Like, I just, I can't wrap my head around why
24 it wasn't brought to our attention. So if anyone
25 has input, I'm open to hear it.

1 MR. WALKER: I would, through the Chair to the
2 board, to the extent that that our firm failed to
3 provide that guidance, that is -- that is our
4 mistake.

5 That said, I do think clarity is needed around
6 who should communicate these things, as it would
7 not be routine that counsel would necessarily
8 per se communicate budgetary items to specific
9 board members. If that is the expectation that
10 fell on our firm and we fell short, then I
11 apologize for that and take responsibility.

12 MS. LIOTTA: So, typically staff is the one
13 that would tell -- have that communication
14 responsibility.

15 MR. DIPOLA: You would inform the executive
16 director who should inform us.

17 MR. WALKER: Yes. And I think in fairness,
18 you know, again through the Chair, I think the
19 executive director did -- you know, we talked
20 through it. It was a -- I believe a pretty quick
21 figuring out of how we could get there, you know,
22 to solve the problem.

23 But absent us being directed to tell the board
24 something, we would be -- there's no good answer to
25 the board. And to the extent that our firm fell

1 short, that is my apologies.

2 MS. CASH-CHAPMAN: Thank you.

3 MR. DIPOLA: Well, to be fair, I've never
4 heard a lawyer apologize, so.

5 MS. CASH-CHAPMAN: Half of the board are
6 attorneys.

7 CHAIRMAN PRIMROSE: You should meet my wife.

8 MS. CASH-CHAPMAN: What are you doing?

9 CHAIRMAN PRIMROSE: She'll tell you I
10 apologize all the time.

11 MR. WALKER: And through the Chair, so this
12 doesn't happen again, should -- when do we pick up
13 the phone on these matters? Because we've talked
14 about we try and draw that fine line between policy
15 and legal.

16 CHAIRMAN PRIMROSE: I -- this is just me
17 personally. You know, I think on the boards that
18 I've served on, it's really the -- the president or
19 the executive director that kind of handles the
20 day-to-day with the law firm.

21 I think on certain issues, if it really rises
22 to the level that requires a briefing to the board,
23 that that should happen, but there should be a
24 little bit of discretion provided.

25 Maybe -- I'm going to guess also, and this is

1 just maybe me as a new board member, that because
2 of the weird stuff that was going on, maybe just
3 other things got, you know, forgotten about or
4 there was other pressing issues. So I fully
5 believe that our -- the general counsel's firm, you
6 know, I have utmost confidence in them to make sure
7 that we do not get into trouble.

8 So a little bit of, Mr. Pittman, if you can
9 just kind of stay on top of any time that they
10 bring you something. And then to you guys, if it
11 does rise to the level where you're -- I think, you
12 know, you guys say the board really needs to know
13 about this, it can be sent in a BCC to all of us,
14 you know, which will then we won't be violating any
15 Sunshine.

16 But I would prefer that like on the day-to-day
17 legal issues that pop up, that it just go to
18 Mr. Pittman and he advise the board, you know, if
19 it's something that needs to be advised, you know,
20 that day or if it can wait until the next board
21 meeting. That just would be my preference.

22 MR. DIPOLA: So I would -- I mean, I would
23 agree. I would say that we should be able to reach
24 out, though, I mean, as -- as needed to our general
25 counsel. And so, my -- my overarching was --

1 question, I mean, why I brought it up was
2 responsiveness.

3 And I guess if we're going to approve this,
4 the way that it was postured by Mr. Pittman was
5 general counsel works for -- for Courtney 29 days
6 out of the month and us for one day out of the
7 month. And if that's the case, well then, I would
8 like to hear his perspective on responsiveness in
9 working with Lippes law firm, if I may.

10 CHAIRMAN PRIMROSE: Yeah -- no, I mean, I -- I
11 think the -- I mean, the law firm works for the
12 board. I think it's that we trust our executive
13 director to run the day-to-day. So that's probably
14 where that comes from.

15 I'm sure that there's lots of boring things
16 that you guys do for us on a day-to-day that I
17 don't want to get bogged down in, but I think to
18 the extent -- I do truly believe to the extent that
19 there is a legal issue that needs to be addressed
20 by the board, both Chris, Jeff, and Courtney should
21 all field empowered to advise the board as it comes
22 up.

23 MR. DIPOLA: I agree. Just I would like -- I
24 don't know if we're allowed to, but I would like
25 kind of Courtney's perspective on working with the

1 law firm --

2 CHAIRMAN PRIMROSE: Yeah, please.

3 MR. DIPOLA: -- before we -- you know, before
4 we finalize something to make sure that we're
5 agreeing to something. And also, I don't know how
6 long of a process this agreement is for. I think
7 it's five years, but I wasn't quite sure if that
8 there was a --

9 MS. LIOTTA: Well, I --

10 CHAIRMAN PRIMROSE: Yeah, let's -- let's start
11 with maybe Mr. Pittman --

12 MR. DIPOLA: Yeah.

13 CHAIRMAN PRIMROSE: -- and then we can address
14 the term.

15 MR. PITTMAN: All right. So working together,
16 it is a process, right? We are coming together
17 during some tumultuous times, if I may. We're
18 getting used to each other.

19 It's not like they came here under the best of
20 circumstances, right? And you've got an interim
21 executive director, you've got a lot of stuff going
22 on, a lot of heavy things. So it's a process.
23 It's just like the military; you throw a bunch of
24 people together and it takes some time for them to
25 get it together.

1 I think we've got a good relationship, we're
2 building trust and understanding and learning how
3 to work with each other as people with different
4 perspectives. So I would say it is professional
5 and well done.

6 CHAIRMAN PRIMROSE: All right. I think the
7 next question was the term of the contract. I
8 don't know if you guys want to speak to that at
9 all.

10 MR. WALKER: The term of the contracts, I
11 believe -- I'm trying to pull up the RFP that was
12 originally submitted, so give me a second. But
13 ultimately at the end of the day, as counsel, you
14 can terminate us whenever you want.

15 MR. DIPOLA: Without cause?

16 MR. WALKER: Without cause.

17 MR. DIPOLA: Okay.

18 MR. WALKER: Yeah.

19 CHAIRMAN PRIMROSE: Yeah, that's in
20 Paragraph 14, client's right to terminate.

21 MS. LIOTTA: Yeah, so the term is really I
22 think --

23 MR. KEMPF: The RFP said five years, but.

24 MS. LIOTTA: Yeah, it's like it's something
25 that was required for all the submissions, for it

1 to be five years, which I think is more meant --
2 was meant as an internal clock for, like, the
3 airport to have to, like, put a -- put a calendar
4 for the board to, like, reassess in five years
5 potentially. But it's not really it's not driven
6 by the law firm.

7 MR. DIPOLA: I had another question. I mean,
8 I've got a bunch, but I read the rates, and I
9 thought they seemed like reasonable rates, but then
10 I also understood \$15,000 per month. But when I
11 read the -- when I read the contract, it looked
12 like the 15,000 a month was just basically like
13 what needs to be on retainer or -- I don't know if
14 I'm saying that right. Is it \$15,000 a month or is
15 it hourly?

16 MR. WALKER: Through the Chair, it is hourly.
17 And so, the RFP requested us to provide a rough
18 estimate of what the monthly expenditure should be
19 or we thought it would be based on that time. And
20 at the time, that's what we evaluated it to be, was
21 approximately \$15,000 a month. And that will
22 obviously varying depending on our level of
23 engagement requests, things of that nature.

24 MS. LIOTTA: Right. And I think -- I would
25 think emergent issues like the employment issues is

1 not the normal ordinary thing that probably was --
2 that they calculated when coming up with that
3 15,000, so I'm not surprised that it's off.

4 CHAIRMAN PRIMROSE: I would think our goal
5 would be to be such a well-run airport that we are
6 only utilizing them for board meetings and, like,
7 you know, for negotiating a large new contract with
8 an existing tenant and we need their -- but by
9 day-to-day, month-to-month, it's just, you know,
10 coming to the board meetings, so.

11 And I can tell you that those rates are --
12 they are very -- very good discounted government
13 rates, so. Yeah?

14 MS. CASH-CHAPMAN: I have a quick question.

15 Would you say that you get as the firm
16 excessive amounts of phone calls from us as a
17 whole? Because -- so my question I guess comes
18 back to, are we leaning on you for things that we
19 don't necessarily need to lean on you for?

20 MR. WALKER: I will respond by saying I concur
21 with Mr. Pittman's assessment that staffing is
22 necessary at the Airport Authority. There are
23 certain things that I think Mr. Pittman very much
24 so was asking us to do that need to be done --

25 MS. CASH-CHAPMAN: Uh-huh.

1 MR. WALKER: -- but ultimately if brought
2 in-house would be a cost savings to the Authority.

3 CHAIRMAN PRIMROSE: Okay. Any other --

4 MR. WALKER: Sorry. One other, if I -- if I
5 may because I'm sure this will come up, so in the
6 interest of full disclosure.

7 When the RFP was circulated, and Mr. Roberts
8 tried to hint it to us in a professional way, there
9 are a lot of things that need legal attention, true
10 legal attention, not staff attention, true legal
11 attention. Development projects, leases that have
12 been around, environmental matters, in addition to
13 FAA matters that I would have the board be aware of
14 the fact that when the initial RFP went out, this
15 was for board transaction or corporate work from
16 time to time. However, in digging through this in
17 the past 90 days, roughly, there are at least I
18 think at last count, how many open legal matters?

19 MR. KEMPF: 15 or 16.

20 MR. WALKER: 15 or 16 open legal matters that
21 need to be addressed.

22 MS. CASH-CHAPMAN: So because that's a
23 surprise to at least me on this board, I'm going to
24 speak for myself -- and we can get back to the
25 budget part; I don't want to -- I just don't want

1 to miss this -- is there -- do you think that would
2 be a cause for perhaps a shade meeting that we
3 could maybe be informed of these legal matters, or
4 is there anything we can do to know about them?
5 Because I don't know if you know this, but I
6 genuinely hate surprises. So if you could take
7 those away for me, that would be great.

8 MR. WALKER: Yeah. So, we have provided those
9 with Mr. Pittman -- working with Mr. Pittman. We
10 have an ongoing list of those matters. There would
11 be no applicable shade meeting at this point
12 because there -- there would not be anything that
13 would fall under shade meeting.

14 MS. CASH-CHAPMAN: Okay.

15 MR. WALKER: These would all be matters that
16 from time to time through the executive director,
17 he would bring to your attention through a briefing
18 memo and ask us for any of our legal input.

19 MS. CASH-CHAPMAN: Okay. Thank you.

20 CHAIRMAN PRIMROSE: Okay. If there are no
21 other questions, I would entertain a motion to
22 approve the general counsel services contract
23 with -- with Lippes Mathias.

24 MR. DIPOLA: So moved.

25 CHAIRMAN PRIMROSE: Do we have a second?

1 MS. CASH-CHAPMAN: Second.

2 CHAIRMAN PRIMROSE: Okay. Any discussion or
3 debate? Yeah.

4 MR. DEDGE: I do have one question. I read in
5 previous -- because I went through a lot of the
6 minutes from the previous boards, and I read
7 somewhere, and correct me if I'm wrong, that you
8 had to go through the general counsel to be able to
9 talk to the aviation lawyer. Is that something
10 that -- I think I read that in some minutes.

11 MS. CASH-CHAPMAN: I think that was a
12 discussion.

13 MS. LIOTTA: That was something that was -- I
14 brought up as a point of best practice and order,
15 is that when you have a general counsel, part of
16 their job is managing the overall landscape and
17 you're saying, hey, if you need an expert, go find
18 that expert, manage that expert, and that prevents
19 duplication of efforts, it makes sure that, you
20 know, you're entrusting your general counsel to
21 find a competent attorney in that field if it
22 requires a specialty. And that's just how it's
23 normally done, and that's -- that's the model, and
24 I support that model, is -- and I was then --

25 MR. DEDGE: I don't necessarily agree with

1 that. I think if you have Mr. Roberts on retainer
2 with us and it's an aviation-related question, I
3 think we should be able to go right to Mr. Roberts.

4 MS. LIOTTA: Well --

5 MR. DIPOLA: But -- but --

6 MR. DEDGE: Mr. Roberts, do you agree, not
7 agree?

8 MR. WALKER: This is a board policy decision,
9 which is not what you want to hear. You are
10 looking for a more direct answer from me. You have
11 two separate law firms engaged. We each have our
12 specialties.

13 MR. DEDGE: Correct.

14 MR. WALKER: If the board desires for us to
15 coordinate with Mr. Roberts directly and then bring
16 him in, we will do so. If the boards desires to
17 speak to Mr. Roberts directly, that is also your --
18 your purview. I can't direct how the board chooses
19 to engage with their legal counsel.

20 MS. LIOTTA: My -- my concern for the --
21 preference for that model is more along the lines
22 of it's more appropriate to go to general counsel
23 for, say, land development work and not to the
24 aviation attorney. So it helps focus efforts where
25 they're appropriate as well as, you know -- and

1 that is one of the big reasons, it's, you know, the
2 right person for the right job.

3 MR. DEDGE: I -- I still -- I still stand by
4 my initial statement. If it's aviation-related, it
5 should be Mr. Roberts, period. I don't see the
6 need for general counsel.

7 MR. ROBERTS: If I could through the Chair.

8 CHAIRMAN PRIMROSE: Yeah, please.

9 MR. ROBERTS: Yeah, just -- just to help out.
10 We work together. We're going to coordinate
11 things. If you trust us, lawyers actually work to
12 reduce your spend, right? We really do.

13 There is some overlap, and it's my preference
14 that those land lease policies, they take the lead.
15 There is a regulatory overlay to them, but -- but
16 one can be lead and one can just review. So we --
17 we coordinate things like that.

18 There are some more dayish-to-dayish kinds of
19 things where it's just Mr. Pittman on the phone
20 about some compliance action that he wants to take
21 or the status of things like that.

22 And so, generally things inside the fence
23 on -- on an operational basis where there is just,
24 you know, you want to check, we just talk directly.
25 So I think we have a good way of making sure no

1 one's duplicating any effort that way, and -- and
2 we really do work to reduce your spend.

3 MR. DEDGE: And that's great in-house, and I
4 mean, if you -- if you -- if you collaborate once I
5 call you and say -- or the board calls you and
6 says, hey, we have an issue, it's aviation-related,
7 and you go over here. But my point is I shouldn't
8 have to go through Mr. Walker or Mr. Kempf to get
9 to you for an aviation-related issue.

10 MR. ROBERTS: And I would -- I would agree to
11 that. There really -- there's no gatekeeper
12 function there because we have independent
13 professional obligations to the Airport Authority,
14 right? So -- so, I do have an independent
15 professional obligation to the Airport Authority
16 that they don't have.

17 Mr. Pittman and I sign the grant assurance
18 applications every year. We both have to sign that
19 pledge, and that's -- that's a significant
20 compliance undertaking for both of us. So I think
21 we worked it out okay.

22 MR. DEDGE: Well, I mean, obviously it's a --
23 it's a board issue, so we'll handle it through the
24 board.

25 MR. ROBERTS: Okay.

1 CHAIRMAN PRIMROSE: Yeah. And actually you
2 bring up an interesting question, because one of
3 the things that I've talked with Chris about is
4 really diving -- and this is probably one of these,
5 like, outstanding legal issues he's talking about,
6 is we've got to look at the board policies. There
7 needs to be some updates.

8 Like, so, for example, I mentioned this to
9 Mr. Pittman, we've got a chair. We don't have a
10 vice chair. We have a secretary-treasurer. So,
11 like, let's really talk about, like, should we have
12 a -- should we go to a traditional board model
13 where you've got a chair, vice chair,
14 secretary-treasurer. There's some committees that
15 I think we -- we can look at. So this might be a
16 good discussion when we do that.

17 And my personal preference, I mean, I don't --
18 I don't -- me, as Nick, do not care if you call
19 Mr. Roberts to ask a question. If it's in the
20 board policy, okay, like let's address it, but I
21 can't imagine the board policy would be that board
22 members are only allowed to talk to general
23 counsel.

24 MS. LIOTTA: Yeah, that -- and that is not --

25 CHAIRMAN PRIMROSE: Yeah.

1 MS. LIOTTA: -- what my prior comments meant,
2 and that's not what I'm suggesting --

3 MR. DEDGE: In the minutes?

4 MS. LIOTTA: Yeah. The -- the work is
5 coordinated through the -- when I say gatekeeper,
6 it's more like, hey, does this need the expert?
7 You know, yes, go get them to work on it, have them
8 do the overlay work for the regulatory.

9 That -- that's who's -- who's sort of just
10 quarterbacking the work that's going to take
11 multiple attorneys. The quarterback is the general
12 counsel. And having that understood is a -- like,
13 for a company, like a -- like that general counsel
14 is usually literally the general counsel, the
15 person employed by the company, and does that work
16 to coord- -- I mean, I've been a general counsel.
17 That's -- that's what I'm talking about; not nobody
18 here on the board is allowed to send an e-mail
19 Mr. Roberts. That's never what I meant to suggest.
20 I mean --

21 MR. DEDGE: I'm not --

22 MS. LIOTTA: -- if that's how you took it --

23 MR. DEDGE: -- criticizing what you're saying
24 right now. All I'm saying is that's what I read in
25 the minutes and that's the way that I took it.

1 MS. LIOTTA: Okay. Well, I may have --

2 MR. DEDGE: So, if that's -- if that's not the
3 way you felt, then --

4 MS. LIOTTA: My words --

5 MR. DEDGE: -- we'll move forward from there.

6 MS. LIOTTA: -- may not have matched my
7 meaning at the time, but, you know, it's like I do
8 believe that tight coordinating the per- -- having
9 a person responsible for coordination is a good
10 thing.

11 MR. DEDGE: I'm not denying that.

12 MS. LIOTTA: That's what I meant, that that's
13 the general counsel --

14 MR. DEDGE: But I can only go by what I -- I
15 read.

16 MS. LIOTTA: Well, and that's fair --

17 MR. DEDGE: And now that you've corrected
18 that --

19 MS. LIOTTA: -- and I said what I said and --

20 MR. DEDGE: -- that, then we can move forward.

21 MS. LIOTTA: Yeah.

22 MR. DEDGE: How about that?

23 MS. LIOTTA: Okay.

24 MR. DEDGE: Fine.

25 CHAIRMAN PRIMROSE: Okay. We did have a

1 motion and it was seconded. Any other discussion
2 or debate?

3 (None.)

4 CHAIRMAN PRIMROSE: Seeing none, all those in
5 favor, say aye.

6 MS. LIOTTA: Aye.

7 MS. CASH-CHAPMAN: Aye.

8 MR. DEDGE: Aye.

9 MR. DIPOLA: Aye.

10 CHAIRMAN PRIMROSE: Aye. Any opposed?

11 (None.)

12 CHAIRMAN PRIMROSE: Hearing none, the motion
13 carries. Congratulations.

14 ESTABLISHMENT OF INDEMNIFICATION POLICY

15 CHAIRMAN PRIMROSE: Let's jump down to Agenda
16 Item Number 9, which is the establishment of an
17 indemnification policy for authority officials and
18 staff.

19 Is the appropriate person on this you guys or
20 Mr. Pittman to -- who's the appropriate staff, the
21 person who wants to take this?

22 MR. PITTMAN: I --

23 MR. DIPOLA: It's more added duties.

24 CHAIRMAN PRIMROSE: Yeah.

25 MR. PITTMAN: I'll step out on this one.

1 All right. So this was presented to me by one
2 of the board members for, I wasn't going to say
3 who --

4 MR. DIPOLA: You can out me.

5 MR. PITTMAN: -- for discussion as an agenda
6 item topic.

7 MR. DIPOLA: Okay.

8 MR. WALKER: So, a couple of quick things.

9 One, there's obviously -- it is -- it is
10 routine that a board would normally have a policy
11 and procedure in place around indemnification,
12 insurance, and everything else, making sure that
13 the board members are indemnified in the capacity
14 of their officials actions.

15 In prior, we were asked to take a look at
16 whether or not that exists with the St. Augustine
17 Airport Authority. There is nothing explicit in
18 the charter or in your bylaws that says that an
19 officer acting in the official capacity of their
20 duties will either be affirmably indemnified or
21 will be defended or will pay for cost
22 reimbursements and things of those nature.

23 Obviously it's a board policy decision as to
24 what it would like to do here. However, again, in
25 looking in correlating state statutes around other

1 authorities that would -- that that is routinely
2 put forth there, but there's nothing specific in
3 your charter, bylaws, policies, or procedures that
4 says that is the Authority's intent. That has led
5 to concerns around not only obviously with
6 Mr. Pittman's reimbursements, but also potential
7 reimbursements from former board members.

8 It is our recommendation that the board take a
9 position on this one way or the other whether or
10 not they are going to indemnify, defend, and hold
11 everybody harmless, obviously only if they acted in
12 good faith and in accordance with their duties, or
13 we leave it ambiguous at best.

14 MR. DIPOLA: So I would make a motion that we
15 indemnify, defend, and hold harmless any board
16 members or staff for actions in accordance with
17 their duties.

18 CHAIRMAN PRIMROSE: So you may want to -- we
19 need to create that policy. So --

20 MR. DIPOLA: And I would say that --

21 CHAIRMAN PRIMROSE: So maybe do this.
22 Let's -- let's maybe -- if we have a motion -- if
23 somebody can make the motion to approve the
24 establishment of an indemnification policy for
25 authority officials and staff, and then authorize

1 the interim executive director and general counsel
2 to prepare and present that policy for board
3 approval at a subsequent meeting.

4 MR. DIPOLA: And -- and I would in --
5 indemnification, I assume that includes the defense
6 and hold harmless?

7 CHAIRMAN PRIMROSE: Yep.

8 MR. DIPOLA: Then I so would move that.

9 CHAIRMAN PRIMROSE: Okay. Do we have a
10 second?

11 MR. DIPOLA: I would move that.

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

13 CHAIRMAN PRIMROSE: All right. Any discussion
14 or debate?

15 MS. LIOTTA: I do have maybe a point of
16 decision.

17 CHAIRMAN PRIMROSE: Yeah.

18 MS. LIOTTA: I think our general counsel
19 was -- was stating --

20 MR. DEDGE: A hundred percent.

21 MS. LIOTTA: -- so we -- if we're going to
22 move forward with this, we should make a specific
23 finding, vote, like, as to the former board members
24 and -- is that --

25 MS. CASH-CHAPMAN: Would it not just count for

1 this point moving forward once we adopt that
2 policy?

3 MR. WALKER: So you can -- through the Chair,
4 you could make it retroactive. You certainly have
5 the ability to do that.

6 Think of it as a snapshot in time, right? The
7 instant the board puts something in place, it is
8 from that snapshot in time forward. There's
9 nothing prohibiting in the statutes that we've
10 looked at that says you can't make this policy
11 retroactive, which would include former board,
12 former everything, right?

13 I think, to the Commissioner's point, making
14 sure we have an established policy going forward so
15 that it's clear is -- is -- is incredibly
16 important.

17 There are lingering legal questions around
18 whether or not certain other costs, needs, and
19 expenses should be indemnified and paid, and there
20 are open demands from the former board members for
21 reimbursement of their legal expenses, which will
22 need to be discussed at some point I assume in the
23 future on a board agenda.

24 MS. LIOTTA: So can we be very clear that if
25 we're making a motion to do this kind of ordinary

1 policy that's sounds like it's pretty typical, that
2 it be very clearly prospective only?

3 MR. DIPOLA: We -- we could, but I don't think
4 that I would. I might suggest the defend and hold
5 harmless only is applicable if somebody's innocent.
6 Once they're guilty, right, they would still be due
7 those legal costs.

8 MS. LIOTTA: Well, but to defend means you
9 have to pay before you get --

10 MR. DIPOLA: Up front.

11 MS. LIOTTA: -- before you get a --

12 CHAIRMAN PRIMROSE: No, not -- not
13 necessarily. I mean, I think you -- I think you
14 guys can chime in on this.

15 So the way that this typically would work is
16 you're on your own unless you -- and if you've been
17 acquitted, you can -- can attempt to get it back.
18 I share your concerns. What I just heard that
19 there are commands from the prior people to be
20 compensated when there were clearly multiple legal
21 violations. So I would be -- I would be a fan -- I
22 would be a proponent of making it prospective from
23 the date that we pass it looking forward.

24 I also, though, just -- and I have not super
25 dived into this, there's probably a legal argument,

1 even if we made it prospective, that a former could
2 come back and say, well, but I was acting in my
3 official duty, it doesn't matter, so.

4 MR. WALKER: Yes.

5 MR. DIPOLA: Unless they're guilty, though,
6 correct? All bets are off.

7 MR. WALKER: So, through the Chair, the --
8 yes, Commissioner, to your point, right? If it is
9 found that they acted outside the scope of their
10 duties, there would be no obligation for us to --
11 to defend.

12 The -- the issue that faces the board with
13 respect to those amounts, which we don't even know
14 what those amounts are -- we have no idea what
15 they're demanding, they are just at this point
16 making demands for fees. What that means, don't
17 have amounts, we've got nothing.

18 But ultimately the question that I think the
19 Chair is getting at is: Does the board intend to
20 take a forward-looking defense posture, meaning we
21 will hire counsel on your behalf to defend you
22 against certain actions? Or, are you going to
23 defend the actions at your own cost, and if it is
24 found that you were right and you acted
25 appropriately, we will reimburse you for the cost

1 of those defenses?

2 There's -- there's the nuance there. And so
3 now we're dealing with a nuance within a nuance,
4 right? We're dealing with the policy today,
5 snapshot in time going forward and how the board
6 wants to handle, you know, what I assume will be
7 forthcoming true demands for reimbursement from
8 former board members. But at this point in time,
9 my understanding is Mr. Pittman and Mr. Kempf have
10 spoken; there is no number. They won't --

11 MR. DIPOLA: Is -- so, I guess, bunny trail --

12 MR. WALKER: Yeah.

13 MR. DIPOLA: -- the former board members, was
14 it conceded that they were guilt?

15 MS. LIOTTA: That's the problem, is --

16 MR. WALKER: No.

17 MR. DIPOLA: Okay.

18 MS. LIOTTA: -- that part of their --

19 MR. DIPOLA: So it's --

20 MS. LIOTTA: -- part of what their plea is --

21 MR. DIPOLA: So it's -- so it's just a
22 question. So -- and the reason for that is because
23 if they're guilty, then I think it's a moot point.
24 But if they're not, I would suggest that we have a
25 forward where it's we will defend anybody, that

1 nuance, that is what my motion would be.

2 And also that it be retroactive. If we would
3 have defended somebody else under the same
4 circumstances, which is the next action item, then
5 I would think rightfully we ought to defend the
6 former board members accordingly. I think it's
7 only fair. Otherwise, I would likewise say that we
8 shouldn't.

9 CHAIRMAN PRIMROSE: So here's -- here's why I
10 disagree with that.

11 MR. DIPOLA: Okay.

12 CHAIRMAN PRIMROSE: Let me just -- let me put
13 it -- my thoughts.

14 So, first, I think requiring somebody to go
15 out on their own and then seek reimbursement if
16 they're vindicated in the -- in the court system is
17 a better approach than just, hey, we're going to
18 front -- front-load all of this money and we'll see
19 at the end of the day whether or not you're --
20 you're innocent or you're guilty. So I -- I
21 disagree. I think it should be reimbursement after
22 the fact.

23 The other problem that I've got is, I would
24 rather only look prospectively because I think
25 there is legal -- I don't think it's a hundred

1 percent clear whether or not the former board
2 members' situation would even be impacted by what
3 we do. And I'd rather not pass a policy that's
4 looking backward.

5 We're a new board. I would say from this day
6 forward, this is how we're going to handle
7 Authority staff and officials. And we can handle
8 the -- the next board item on our own separate, but
9 we're a new board. Let's look forward. Whatever
10 happened in the past, let them fight it out whether
11 or not this policy applies or not.

12 And I think like Chris mentioned, the law is
13 not a hundred percent settled that we have to have
14 a policy in order for that to even be available to
15 an official member. Am I correct in that or --

16 MR. WALKER: So, through the Chair, or up
17 through the Chair, yes, there -- I want to be
18 clear. There is -- the St. Augustine Airport
19 Authority is -- is very unique in the sense that it
20 has its own charter. The charter does not
21 specifically detail these things.

22 For instance, if you look at some other
23 charters of other state organizations, they
24 specifically provide. It says these are the
25 things.

1 There is analogous state law for elected
2 officials -- which is interesting because we have
3 three appointed officials which a whole other
4 situation -- but there is analogous state law that
5 says elected acting in their official capacities
6 will be indemnified by the Authority.

7 CHAIRMAN PRIMROSE: Uh-huh.

8 MR. WALKER: What we are suggesting is, is
9 because of claims, because of other -- other
10 things, that there is ambiguity. And ambiguity is
11 never good for lawyers, right?

12 What we are saying is this is a policy
13 decision for the board. Do they want to pay the
14 costs along the way to indemnify and if the -- the
15 individuals -- I'm going to pick on the board chair
16 for a second.

17 If the board chair does something completely,
18 you know, fine and everything else but somebody
19 says he didn't, do we pay those expenses along the
20 way or do we have the board chair, in a
21 hypothetical situation, do nothing but get
22 reimbursed at the end of the process, right?

23 The board has the ability to make that
24 decision. It will not necessarily alleviate a
25 former board member or somebody acting in their

1 capacity bringing suit against the Authority,
2 demanding payment and indemnification maybe up
3 front and they don't like our policy and they're
4 going to claim those things. But at least it
5 alleviates the ambiguity.

6 CHAIRMAN PRIMROSE: Yeah, that -- and that's
7 where I'm coming from, is let's take care of this
8 current board moving forward and we'll let the past
9 be dealt with when it comes up, and if there's
10 ambig- -- ambiguity, like we'll -- we'll hash it
11 out. But I would hate to say, hey, we're going to
12 pass a policy and it -- and it looks backwards. We
13 can address -- I understand you want to address the
14 next agenda item or the Number 5, but --

15 MR. DIPOLA: I'm trying not to conflate the
16 two, but it's really hard not to.

17 CHAIRMAN PRIMROSE: Yeah. No, I --

18 MR. WALKER: It's hard.

19 CHAIRMAN PRIMROSE: We can do the -- we can
20 do -- we can pass a board pol- -- we can say we
21 want to develop an indemnification policy looking
22 prospectively that reimburses an authority member
23 or staff for any -- any act --

24 MR. DIPOLA: I would suggest on the way. I
25 mean, I think that's much more fair to somebody

1 that doesn't have resources for -- you know. And I
2 know that, you know --

3 CHAIRMAN PRIMROSE: Well, here -- here's the
4 problem with that.

5 So, let's say hypothetically a board member
6 does something pretty horrendous, gets sued at --

7 MR. DIPOLA: And is guilty.

8 CHAIRMAN PRIMROSE: -- in their official
9 capacity, we then spend \$250,000 defending them and
10 then it turns out that they were in fact guilty of
11 it. Now we have to go and try to collect off of
12 somebody who you're going to be collecting \$10 a
13 month for the -- I mean, there's where you run --

14 MR. DIPOLA: That's part of the legal system,
15 right? You're innocent until proven guilty. So I
16 think the counter to that would be somebody's
17 innocent and then racks up \$250,000, do they have
18 the resources then to -- I think you act in good
19 faith assuming they're innocent.

20 CHAIRMAN PRIMROSE: It's a question -- but
21 it's --

22 MR. DIPOLA: It's a Type 1 problem versus a
23 Type 2 problem. The -- the other side of the coin
24 I think is worse than the first side of the coin.

25 MR. WALKER: Mr. Chair, through the Chair, can

1 I have one quick second with Mr. Roberts --

2 CHAIRMAN PRIMROSE: Yeah, sure. Do you mind
3 if I -- we're going to --

4 MR. WALKER: No. Continue, please.

5 CHAIRMAN PRIMROSE: Yeah.

6 MR. WALKER: I just want to ask him a
7 question.

8 MR. PITTMAN: Somebody's going to ask me.

9 MS. CASH-CHAPMAN: My -- my concern there
10 would be -- and I appreciate your concern for each
11 of us as individuals on the board, but us --

12 MR. DIPOLA: And staff.

13 MS. CASH-CHAPMAN: Yeah. But us as a board,
14 it's our job to protect the airport and the board,
15 right? And so, in my head when I'm looking at
16 that -- and I appreciate that because not everyone
17 has the resources to pay, you know, umpteen million
18 dollars in legal fees, and I can appreciate that.

19 But at the end of the day, it's our job as to
20 the five of us to protect the airport as a whole. And
21 so, while obviously I want to protect each of us,
22 we need to make sure that -- I would rather write
23 the check after and say, wow, I'm so glad that you
24 were proven innocent, here you go, versus, hey, I
25 know you were in a really bad position, I know you

1 broke, whatever, but now you also owe us X amount
2 of dollars because we tried to defend you and it
3 didn't work. So I think my concern is --

4 CHAIRMAN PRIMROSE: And -- and I can give you
5 a real life example of this.

6 So, in my -- in a prior role, an elected
7 official was involved in a legal action. They had
8 to hire their own counsel. They ultimately,
9 through a settlement process were, you could call
10 it vindicated, it wasn't really vindicated, but
11 there was a settlement process that essentially,
12 you know, admitted no wrongdoing, but there was a
13 good resolution. And then they used that to go to
14 the -- their -- their board to say, hey, we've
15 racked up this in legal expenses. Because we
16 settled and I was essentially vindicated, you know,
17 I want reimbursement for that. And that worked its
18 way through the court system.

19 I'd be -- I -- and, Board Member Chapman, I
20 agree with you. I'd rather be in the position of
21 let's protect the Authority and in the event that
22 somebody was wrongfully accused of doing something,
23 let them come back and seek reimbursement for
24 their, all their costs, but we should be in that
25 posture, not the defending somebody, you know,

1 ad -- ad infinitum and then -- again, I'm going to
2 go back to this, we could end up being stuck with a
3 bill and they will never pay it back.

4 MS. LIOTTA: Yeah. I think there's another
5 aspect here that's maybe getting overlooked a
6 little bit.

7 In most scenarios when a board member or a
8 member of staff is going to be named individually,
9 if it's within the scope of their duties, it is
10 almost -- it is highly likely that the airport is
11 also going to be a named defendant, and the
12 airport's going to be doing a lot of the -- the
13 legal work already.

14 And so the individual's attorney is going to
15 be -- it is a very good chance that their -- their
16 representation will be, we'll let the airport
17 defend the airport and then the individual might
18 be, well, when that person get deposed.

19 Or, if there's anything where that airport
20 where that -- where that individual might actually
21 be adverse to the airport, which would be a weird
22 situation where you've got the airport paying for
23 the legal fees of an individual that the airport
24 believes is literally adverse to the airport at
25 that point.

1 MR. DIPOLA: Well, I mean, specifically with
2 Mr. Pittman's legal fees, it's a different law
3 firm; whereas, it could have been our --

4 CHAIRMAN PRIMROSE: Well, I think -- I think
5 his is different, but -- because I see his more as
6 they were hired to advise because the Authority as
7 a whole was brought into an investigation and he
8 was being questioned.

9 MR. DIPOLA: And he was advised to get his own
10 legal counsel.

11 CHAIRMAN PRIMROSE: Well, I thought the legal
12 counsel was hired on behalf of --

13 MR. DIPOLA: The notes that I was --

14 CHAIRMAN PRIMROSE: I thought I saw that he
15 was hired by the Authority.

16 MR. PITTMAN: Huh-uh.

17 CHAIRMAN PRIMROSE: No?

18 MR. DIPOLA: No, he was advised to get his own
19 legal counsel, and that's --

20 CHAIRMAN PRIMROSE: Okay. I must have
21 misunderstood --

22 MR. DIPOLA: -- something that I don't
23 think -- so I think we're in -- I think we're
24 actually in a better posture as an airport to kind
25 of have a policy and I think it's in the airport's

1 best interest.

2 MS. LIOTTA: Well, I agree it's in the
3 airport's best interest to have a clear policy so
4 we have a line that's clear yes or no on -- on some
5 of these things that might be stuck in case law,
6 and that's -- can be tricky.

7 Just to clarify, Mr. -- when you -- yes, there
8 was a meeting where Mr. Roberts said that he
9 advised Courtney to get his own criminal defense
10 attorney.

11 I have a problem with that because Mr. Roberts
12 represents the airport and it would have been
13 inappropriate for him to give Mr. Pittman personal
14 advice, personal legal advice. So I don't -- I
15 don't think that that, Mr. Roberts' statement,
16 should be taken as a statement of the airport.

17 That was brought up in a meeting. I
18 understand those three board members were board
19 members at the time, but if they declined to
20 prospectively pay for those legal fees, and at the
21 time Mr. Pittman was going in as a witness.

22 MR. DIPOLA: So doesn't that reinforce the
23 fact that it would be better for the airport board,
24 staff, and airport as a whole, that our general
25 counsel would be the one to defend proactively or

1 pro -- different pro word, as opposed to everybody
2 going and getting, you know, their most expensive
3 best, legal thing and then coming back on us and us
4 being --

5 MS. LIOTTA: It's a choice because I also went
6 to talk to the State's Attorney's Office. I did
7 not hire a personal attorney to go with me.

8 MR. DIPOLA: Well --

9 MS. LIOTTA: A lot of people went in as
10 witnesses, did not hire counsel. It's not required
11 to hire counsel to go give testimony in a criminal
12 investigation.

13 MR. DIPOLA: You are an attorney, though.

14 MS. LIOTTA: Sure. But my husband also went
15 and he's not an attorney. A lot -- plenty of other
16 people went. They're not attorneys.

17 MS. CASH-CHAPMAN: Can I ask a question?

18 CHAIRMAN PRIMROSE: Yes, please?

19 MS. CASH-CHAPMAN: So are we able to say, yes,
20 we want to do this tonight? Like right -- we can
21 vote that we want to move forward with this. We
22 don't have to agree on policy at this moment; is
23 that correct?

24 CHAIRMAN PRIMROSE: Yeah, what we were going
25 to do is direct staff and the general counsel to

1 craft the policy and then bring it back for
2 approval. So what we could do --

3 MS. CASH-CHAPMAN: Because it sounds like we
4 all kind of want it --

5 CHAIRMAN PRIMROSE: Yeah.

6 MS. CASH-CHAPMAN: -- just maybe not --

7 CHAIRMAN PRIMROSE: So what --

8 MS. CASH-CHAPMAN: -- the details of it.

9 CHAIRMAN PRIMROSE: So what --

10 MS. CASH-CHAPMAN: And that way we could --

11 CHAIRMAN PRIMROSE: Yeah, what we could do is
12 have general counsel provide two options for
13 further debate, because we are not going to --
14 we're -- we're burning time here. So --

15 MS. CASH-CHAPMAN: We're getting really close
16 to my bedtime.

17 CHAIRMAN PRIMROSE: So why don't we just --

18 MR. DIPOLA: So I'll amend my motion.

19 CHAIRMAN PRIMROSE: Okay.

20 MR. DIPOLA: So I make a motion that general
21 counsel and Courtney draft two policies for us to
22 come -- and maybe -- maybe it's a two-by-two
23 matrix, to come forward with the option of
24 reimburse as you go -- or, I'm sorry, pay as you
25 go -- or reimbursement after the fact, and forward

1 moving or retroactive and come to us at the next
2 counsel -- or board meeting for our vote/debate
3 approval.

4 CHAIRMAN PRIMROSE: Okay.

5 MR. DIPOLA: Is that an acceptable motion and
6 clear?

7 CHAIRMAN PRIMROSE: Okay. Do we have a
8 second?

9 MR. DEDGE: I second.

10 CHAIRMAN PRIMROSE: Okay.

11 MR. WALKER: And just point of information for
12 the -- for the board. I want to talk with
13 Mr. Pittman and Mr. Roberts.

14 There -- there is a policy called public
15 officials errors and omissions policy. We've not
16 been asked nor are we going to review said
17 policy -- you have insurance brokers and everything
18 else for those things -- but we have confirmed
19 that's in place.

20 Presumably, and I would encourage the board
21 members to get a copy of the policy, to read it to
22 make sure you understand what is and is not covered
23 in the scope of that policy, but that coverage is
24 in place.

25 So, one thing which we, you know, quickly

1 talked about is, if you did the pay as you go,
2 presumably the insurance would kick in and they
3 would issue what's called a reservation of rights
4 letter, which means they may defend and then come
5 after them for the cost, fees, and expenses. But
6 at the end of the day, this is still a policy
7 decision for the board.

8 MR. DIPOLA: That's excellent.

9 MR. WALKER: You know, it's claims history and
10 all those wonderful things, so.

11 CHAIRMAN PRIMROSE: All right. So we've got a
12 motion properly seconded. Any more discussion on
13 this or debate?

14 (None.)

15 CHAIRMAN PRIMROSE: Hearing none, all of those
16 in favor, say aye.

17 MS. LIOTTA: Aye.

18 MS. CASH-CHAPMAN: Aye.

19 MR. DEDGE: Aye.

20 MR. DIPOLA: Aye.

21 CHAIRMAN PRIMROSE: Aye. Any opposed?

22 (None.)

23 CHAIRMAN PRIMROSE: Hearing none, the motion
24 carries. We look forward to the presentation next
25 month.

1 MS. LIOTTA: Yeah, I would I think just
2 comment that in the proposed budget that we just
3 looked at, staff enumerated the policies that were
4 covered in that budget. I don't think that an
5 E and O policy was included there, so that would --

6 MR. DIPOLA: It's within our insurance policy,
7 though.

8 CHAIRMAN PRIMROSE: Yeah, it's -- it was in
9 there.

10 MS. LIOTTA: It was in there?

11 CHAIRMAN PRIMROSE: Yeah, I've seen it --

12 MS. LIOTTA: Okay.

13 CHAIRMAN PRIMROSE: -- in the documents.

14 MS. LIOTTA: All right. I didn't -- when he
15 listed them out, I didn't hear it, so.

16 CHAIRMAN PRIMROSE: Yeah. Yeah, it's --
17 because I remember looking. I think it's a
18 \$2 million --

19 MR. PITTMAN: Uh-huh.

20 MR. WALKER: 2 million per, 6 million agg.

21 CHAIRMAN PRIMROSE: Yeah, that's what I
22 thought. So --

23 MS. LIOTTA: Is -- okay.

24 PAYMENT OF LEGAL FEES (BEDELL FIRM)

25 CHAIRMAN PRIMROSE: Okay. Let's go to Agenda

1 Item 4, board's consideration and vote on payment
2 of legal expenses to the Bedell Firm for
3 Mr. Pittman.

4 Open it up to -- well, I guess one thing I
5 would quickly ask is I did notice in the -- in the
6 letter, that the letter says that the airport --

7 MR. DIPOLA: Yeah.

8 CHAIRMAN PRIMROSE: -- will compensate if no
9 wrongdoing.

10 MS. CASH-CHAPMAN: For what?

11 CHAIRMAN PRIMROSE: So it says, we understand
12 that the St. Johns County Airport Authority will be
13 responsible for fees and expenses only so long as
14 you are not found to have committed any criminal or
15 civil law violations. So that --

16 MS. LIOTTA: That was --

17 CHAIRMAN PRIMROSE: And I don't know where
18 that came from, but I mean, that's at least in
19 there. And again, this is just their
20 representation letter, so it's not --

21 MS. LIOTTA: Well, I can --

22 CHAIRMAN PRIMROSE: -- binding on us.

23 MS. LIOTTA: Well, I can give some additional
24 information.

25 I also don't know where that came from, but

1 there -- at the board meeting where Mr. Roberts
2 said I told Mr. Pittman he should hire -- he should
3 hire -- and he mentioned the attorney by name, so I
4 have the name -- like, I've advised Mr. Pittman to
5 go hire this attorney for his own personal
6 representation and I think the board should ratify
7 that and agree to pay his upfront, that did not get
8 approved.

9 I subsequently e-mailed Mr. Barksdale and
10 specifically informed him that the board had not
11 approved any such outlay of funds. So I don't know
12 how that got into an engagement letter because
13 that's -- I can provide the e-mail where I let him
14 know that that was not something the board had
15 agreed to.

16 MR. DIPOLA: Real quick. So with the E & O
17 policy, would they be on the hook for this?

18 MR. PITTMAN: Huh-uh.

19 MR. WALKER: Through the Chair, we -- we
20 are -- we have not reviewed, been asked to review
21 or opine on those policies, and I would demur to
22 the executive director as to whether or not that
23 should be taken to the brokers.

24 MR. DIPOLA: I mean, I heard huh-uh, but I
25 mean, I would rather they pay \$22,000 than we pay

1 \$22,000, or no, and why not?

2 MR. PITTMAN: No. So the insurance steps in
3 when you're being sued. So since there wasn't a
4 cash value attached to this as in I'm going -- I'm
5 getting a lawyer because I'm being personally sued,
6 then insurance doesn't activate. The insurance
7 only activates when there's money involved.

8 MR. WALKER: Quick -- quick clarification. I
9 think the -- I think Mr. Pittman is on the right
10 track that the -- my suspicion without having read
11 the full policy is that absent an affirmative claim
12 against Mr. Pittman in its -- in a legal
13 proceeding, the policy would not kick in.

14 My understanding from reviewing the meeting
15 minutes is this wasn't any official proceeding, it
16 was stemming from the actions of former board
17 members where there needed to be discussion around,
18 you know, what Mr. Pittman should or should not say
19 on behalf of his -- or, excuse me, in his personal
20 capacity as executive director.

21 MR. ROBERTS: Mr. Chair, if I could just --

22 MR. WALKER: Yeah, please.

23 MR. ROBERTS: Yeah, just for some context, I
24 was the one that recommended Mr. Pittman retain his
25 own counsel. It was in the Airport's --

1 Airport Authority's best interest for that and
2 here's why.

3 Extraordinary circumstances of the board
4 members that sit -- sat here every day that he
5 worked for were being investigated. It was a very
6 broad-ranging policy. I sat here and asked every
7 employee to cooperate with the State Attorney's
8 investigation.

9 Mr. Pittman was a central fact witness, a
10 central fact witness, and the success of the
11 investigation I don't think could have occurred
12 without his fulsome cooperation.

13 I can't tell him to go cooperate. It's a
14 conflict of interest. I worry about the
15 Airport Authority. I can't worry about him in his
16 personal capacity. So he needed that protection to
17 successfully interact with the State Attorney's
18 Office.

19 That was borne out when one of the indictable
20 offenses was coercive witness tampering. And he
21 had a lawyer to roust up on a Saturday morning and
22 say, I need to tell you what just happened and what
23 are we going to do? What should we do? And what
24 should we do was to contact the State Attorney's
25 Office.

1 So, there is -- you know, I see two things.
2 What was vetted during Mrs. Laquidara's tenure as
3 the temporary general counsel, the -- the precedent
4 for this is well-established, it's happened many
5 times when he pays and writes a check, his own
6 money, and then seeks reimbursement.

7 If -- if there's some concern that he's not --
8 he has unclean hands or that he's done something
9 wrong or anything like that, I'm aware of nothing
10 that way.

11 Everybody that knows what happened hasn't
12 talked about it, all right? The people that know
13 what really happened haven't talked about it
14 because their lawyers have told them not to talk
15 about it. And -- and so, if there was something I
16 thought on the -- on the subjective merits of this,
17 I would tell the board.

18 He testified three different times, and at
19 some point, the State Attorney's Office quit
20 sending us subpoenas, they quit asking him to come
21 testify, they just called us and they began a
22 working relationship almost daily.

23 It was a very wide-ranging, exhaustive
24 investigation, and it was successful because
25 Mr. Pittman got counsel on how to navigate all

1 those issues. It was in our best interest for that
2 to happen and it worked out.

3 And so, I just share that with the board.
4 I -- I would make that recommendation to him again,
5 and I think it was successful and it was
6 well-reasoned and justified.

7 CHAIRMAN PRIMROSE: Thank you for that. Are
8 there any other comments or thoughts?

9 MS. LIOTTA: I do have a comment.

10 I think what we approve sends a message and,
11 you know, when people read the prosecutorial
12 summary and Mr. Pittman's involvement with those
13 three board members and the illegal actions, it
14 was, you know, voluntary actions on his part to
15 help them break the law, which is harmful to the
16 airport. And I understand he didn't break
17 Sunshine Law, but he was a witness to it, he didn't
18 go to law enforcement, he didn't go to general
19 counsel. None of that came to light until the
20 Blocker law firm resigned and started off the
21 investigation and the law enforcement contacted
22 Mr. Pittman.

23 So, I -- and, you know, when I looked through
24 that prosecutorial summary, I did not see anything
25 in there in his testimony that suggested that the

1 facts that he was, wit- -- you know, providing
2 testimony on were within the scope of his duties as
3 executive director.

4 Helping board members break the law is not in
5 the job description. And so, if the whole premise
6 of reimbursement of fees is helping staff and board
7 members from, you know, court -- court fees and
8 things because they were acting in the scope of
9 their duties and they got caught up in something,
10 that, I see. But the -- nothing that I read
11 suggested that that was what was going on.

12 MR. DIPOLA: So --

13 MR. ROBERTS: Respectfully --

14 MR. DIPOLA: -- as -- as an understanding,
15 though, I think what -- what Chad was saying or
16 what I perceived was his advice to obtain legal
17 counsel was not for the benefit of Courtney, but
18 rather for the benefit of the airport board so that
19 Courtney would cooperate in a place to put the
20 airport in a better position.

21 Courtney could have easily been uncooperative,
22 but having legal counsel put the board and the
23 airport in a better position is I think a fair
24 summary of what Chad was saying.

25 MS. LIOTTA: And I agree to the extent that,

1 you know, by -- by saying cooperating, Courtney
2 would go -- like, I went through the same process.
3 You go in, you get sworn in, so you're giving
4 testimony to the State's Attorney's investigators,
5 you're under oath. So if he had decided not to
6 cooperate and not provide truthful testimony, he
7 literally would have been create -- committing a
8 crime that would have been worse than the Sunshine
9 violation.

10 MR. DIPOLA: He could have pled the Fifth. He
11 didn't have to be cooperative and he didn't have to
12 lie. But having an attorney helped position the
13 airport in a way where we had a good working
14 relationship with the inspector general.

15 MS. CASH-CHAPMAN: And they also called other
16 times. It wasn't just when he went in for -- for
17 the deposition, if I'm -- if I'm correct, right?
18 That there were additional phone calls that
19 happened periodically that he still would have
20 needed --

21 MS. LIOTTA: Well, \$21,000, I'm assuming it
22 was more than one --

23 MS. CASH-CHAPMAN: -- at a certain level --

24 MS. LIOTTA: -- walk into the
25 State's Attorney's Office.

1 MR. DIPOLA: Or he's not getting good rates.

2 MS. LIOTTA: But if the point is like, you
3 know, he needed a criminal defense attorney to help
4 him navigate not catching criminal -- his own --
5 you know, committing his own criminal actions like
6 by, you know, not be truthful or something -- I'm
7 not saying he was; I believe he was truthful -- but
8 he had indiv- -- an independent criminal attorney
9 to help him quote, unquote navigate this. I've got
10 to think it's because he felt he had potentially
11 his own downside, and that would ergo mean he was
12 not working the -- I just can't --

13 MS. CASH-CHAPMAN: But that's just your
14 assumption --

15 MS. LIOTTA: I can't square --

16 MS. CASH-CHAPMAN: -- of that's what he was
17 needed for.

18 MS. LIOTTA: -- the circle of saying that, you
19 know, criminal acts are somehow inside the scope of
20 your duties.

21 MR. DIPOLA: And this is precisely why in my
22 policy I want to have payment moving forward,
23 because if this is how reimbursement works where
24 it's subjective to assuming somebody was acting
25 nefariously, then that's not a comfortable policy

1 that I have.

2 I think it's clear-cut. He wasn't convicted
3 of doing something wrong. We need to have a policy
4 for this, and I think we very explicitly should be
5 covering it.

6 MS. CASH-CHAPMAN: He wasn't even accused of
7 doing anything.

8 MR. DIPOLA: Right.

9 MS. CASH-CHAPMAN: I mean, I think that's
10 where I'm kind of getting held up on this.
11 Mr. Pittman was never accused of doing anything.
12 He retained legal counsel --

13 MR. DIPOLA: For the benefit --

14 MS. CASH-CHAPMAN: -- so that he could better
15 protect the airport. And as I said five minutes
16 ago, I don't know, maybe an hour ago at this point,
17 that's our job, that the five of us are to protect
18 the airport. It sounds to me like that's what
19 Mr. Pittman was doing, was protecting the airport.

20 MS. LIOTTA: No, because his personal attorney
21 was his personal attorney. Mr. Barksdale was never
22 engaged to represent the airport. Nothing in
23 that -- that is a -- that is a separate --

24 MS. CASH-CHAPMAN: But he was there to
25 represent the executive director of the airport as

1 the position.

2 MS. LIOTTA: Well, because at any point in
3 that representation, and I -- you know, there was a
4 possibility that what if -- and, you know, let's
5 shift it to a different scenario and stop making it
6 so specific to Mr. Pittman.

7 If someone gets called in as a witness, they
8 get their own independent counsel, they talk to
9 their independent counsel and say, oh, by the way,
10 I was also doing these other things that were
11 literally harmful to the airport, then that
12 person's now adverse to the airport.

13 So just because, you know, that that's --
14 there was a possibility in -- in every one of these
15 representations that we're talking about where
16 we're dealing with someone who's really truly
17 adverse to the airport.

18 MR. DIPOLA: But the --

19 MS. CASH-CHAPMAN: That's in your opinion.

20 MR. DIPOLA: -- presumption is innocent until
21 proven guilty. So I think that's operating with a
22 bad presumption.

23 MS. CASH-CHAPMAN: I agree.

24 MS. LIOTTA: Well --

25 MS. CASH-CHAPMAN: He was not accused of

1 anything. And now we're just assuming that he may
2 or may not have -- it's like you can't say let's
3 make it about not him because that's specifically
4 what this agenda item is about.

5 MS. LIOTTA: Well --

6 CHAIRMAN PRIMROSE: Yeah, so --

7 MS. CASH-CHAPMAN: So --

8 CHAIRMAN PRIMROSE: So, if I can maybe add
9 some -- because I'm hearing everybody talk. I
10 think the biggest mess-up was not having counsel
11 advise all employees in their official capacities.

12 So, in a perfect world, if -- and this isn't
13 going to happen with this board, but in a perfect
14 world, if something happened where the
15 State Attorney's Office was looking into airport
16 actions, we would come to general counsel and we
17 would have legal advice for all employees on
18 cooperating, let's do our due diligence, let's
19 figure it out, and there would be at least a sense
20 of, hey, the Airport Authority has got counsel for
21 you in your official capacity to help us work
22 through this. If you think that you've done
23 something and you need your own counsel, like you
24 go do that on your own dime.

25 We didn't have a perfect world, because I

1 don't think because -- well, the general counsel
2 quit. And so you had, you know, Mr. Roberts trying
3 to advise the best he could; but, I mean, there
4 wasn't -- there wasn't great representation to say,
5 you as an -- as an Airport Authority employee are
6 going to cooperate, you're going to work through
7 the general counsel's office, and here's what we're
8 going to do, and if you think that you need some
9 personal representation, then you should go do that
10 on your own.

11 So I think there's kind of an -- I think
12 both -- I think everybody's kind of right to a
13 certain extent, because the questions that were
14 brought to Mr. Pittman were: In your official
15 capacity, what did you see go on with board
16 members?

17 And, you know, whether or not there was
18 anything else that might have bled into that he
19 should be personally concerned about criminal
20 activity, like, then maybe there was an issue. But
21 the -- but I agree --

22 MR. DIPOLA: I don't think even then there's
23 an issue.

24 CHAIRMAN PRIMROSE: Well --

25 MR. DIPOLA: I think that's explicitly why

1 we're saying we need to have a policy to defend --

2 CHAIRMAN PRIMROSE: No --

3 MR. DIPOLA: -- because we're assuming an
4 innocence.

5 CHAIRMAN PRIMROSE: No, but what I'm -- I'm
6 suggesting in a hypothetical where, and I think
7 Board Member Chapman had mentioned kind of like
8 you're doing everything and then -- or maybe it was
9 you, Board Member Liotta, of and as you're talking,
10 you're now like talking yourself into, ooh, you
11 actually did commit a crime there as yourself.

12 So I think there's a difference of if you're
13 being asked questions about what did you see in
14 your capacity with board members, that is
15 protecting an employee during a criminal
16 investigation.

17 If that turns into that they say, you know,
18 oh, yeah, and by the way, Board Member X, you know,
19 handed me 500 bucks so that I could go do this, now
20 it's the airport -- the Airport Authority attorney
21 can no longer represent you in this. You need to
22 go hire your own.

23 So I say all that to say I think in this
24 circumstance, while not the best way to go about
25 hiring a lawyer firm to represent employees, it was

1 done to ensure that all of the bad was out there,
2 that the State Attorney's Office knew what was
3 going on, and they could then go down their course.

4 I agree with you in reading that -- and I --
5 and I think Mr. Pittman has probably done some
6 self, you know, looking, you know, kind of what
7 happened and how he should handle things in the
8 future, but he wasn't charged with anything. The
9 Airport Authority was providing information. It's
10 a new day.

11 My, again, I'm just one vote, would be to
12 let's just pay the bill and move on. We will then
13 at the next meeting have a discussion on what an
14 indemnification policy will look like moving
15 forward.

16 We can hash out again the retroactive or
17 prospective, but even though it wasn't handled
18 right in getting our -- one of our employees an
19 attorney, I think the right thing to do is just pay
20 it and move on and then we address moving forward.

21 MR. DIPOLA: We'll consider this good
22 precedent.

23 MS. LIOTTA: Well, I --

24 CHAIRMAN PRIMROSE: You -- you can consider it
25 good precedent.

1 MS. LIOTTA: I think -- I think the nuance
2 there, and I completely agree and thank you for
3 pointing it out, is that Mr. Barksdale was hired
4 from the outgo as Courtney per -- as Courtney's
5 personal attorney.

6 It would have been much more preferable for
7 the board to have said, we will get airport counsel
8 to represent Mr. Pittman and any other cooperating
9 witness. And the second there's a -- there's --
10 there's some facts that come up that would suggest
11 that that person's actually not aligned with the
12 airport, then they have to get their own.

13 That -- I agree that's the process we should
14 have. We should protect our employees and when
15 they're brought in to testify or something within
16 the scope of their duties, it makes complete sense
17 for airport counsel to be there for them in
18 their -- in that capacity.

19 I think it's -- I would not -- I would not
20 want to use this messy kind of a situation as
21 precedent that anybody should just be able to go
22 hire their attorney whenever because we paid for it
23 once.

24 CHAIRMAN PRIMROSE: Well, and I -- I'm with
25 you on that, yeah.

1 MS. CASH-CHAPMAN: I just want to point out,
2 I'm sorry to interrupt everybody, but it's after
3 9:00 at this point.

4 CHAIRMAN PRIMROSE: Yes.

5 MS. CASH-CHAPMAN: So I think that we need to
6 either --

7 CHAIRMAN PRIMROSE: Yeah.

8 MS. CASH-CHAPMAN: -- get a move on things or
9 wrap up --

10 CHAIRMAN PRIMROSE: Well, so --

11 MS. CASH-CHAPMAN: -- and get some work done.

12 CHAIRMAN PRIMROSE: -- do we have a -- do we
13 have motion to approve payment of the Bedell law
14 firm?

15 MR. DIPOLA: So move.

16 MS. CASH-CHAPMAN: Second.

17 CHAIRMAN PRIMROSE: Okay. Any comment or
18 debate? And if not, then we've already had -- it
19 may have come in under debate.

20 (None.)

21 CHAIRMAN PRIMROSE: Hearing none, all those in
22 favor, say aye.

23 MS. LIOTTA: Aye.

24 MS. CASH-CHAPMAN: Aye.

25 MR. DEDGE: Aye.

1 MR. DIPOLA: Aye.

2 CHAIRMAN PRIMROSE: Aye. Any opposed?

3 (None.)

4 CHAIRMAN PRIMROSE: Hearing none, the motion
5 hears.

6 PAYMENT OF LEGAL EXPENSES (AKERMAN LLP)

7 CHAIRMAN PRIMROSE: Next up is Agenda Item
8 Number 6, and I do think we need to get these ones
9 out because these are paying bills to law firms,
10 and even though I think Cindy would understand,
11 let's just get this off the books.

12 MS. CASH-CHAPMAN: You would think so.

13 MS. LIOTTA: She's retiring in like a month,
14 so --

15 CHAIRMAN PRIMROSE: Yeah.

16 MS. LIOTTA: -- she would like this today.

17 MR. DIPOLA: So a quick --

18 CHAIRMAN PRIMROSE: So --

19 MR. DIPOLA: -- item on this, the amounts were
20 not right. My understanding is it's \$147,000. And
21 I need clarification. On the letter, it says 162.

22 MR. DEDGE: I've got 162.

23 MR. DIPOLA: Here it says 118.

24 MS. CASH-CHAPMAN: I've got 118.

25 MR. DIPOLA: But when I talked to Courtney to

1 get clarification, I think I have a very clear
2 understanding, the board at one time had authorized
3 \$70,000.

4 CHAIRMAN PRIMROSE: Uh-huh.

5 MR. DIPOLA: 28,000 was paid. And that's --
6 afterwards the 162 bill came. Then subsequently,
7 the remainder of the 70, roughly 42,000, was paid,
8 and I might have the exact amounts off, which
9 reduced that 162 to maybe 120. And then, I'm
10 sorry -- no. It got it down to the 118. Is
11 that --

12 CHAIRMAN PRIMROSE: That's what's on the --

13 MR. DIPOLA: Oh, no, no, no. And then another
14 bill came in for --

15 MR. DEDGE: There's two.

16 MR. DIPOLA: And then another bill came in for
17 29, which brought it up to a total of 147.

18 CHAIRMAN PRIMROSE: Okay.

19 MR. DIPOLA: Did I get that correctly?

20 MR. PITTMAN: That is correct.

21 MR. DIPOLA: So --

22 CHAIRMAN PRIMROSE: Okay.

23 MR. DIPOLA: -- the first page, neither number
24 that we're seeing is accurate --

25 CHAIRMAN PRIMROSE: Yeah.

1 MR. DIPOLA: -- but 147 is accurate.

2 CHAIRMAN PRIMROSE: So here's what -- so
3 here's what we could do, because I don't think
4 there's debate on like we owe Akerman, is could we
5 get a motion to approve payment of the outstanding
6 bill to Akerman not to exceed 150,000?

7 MR. DIPOLA: So moved.

8 MS. LIOTTA: Second.

9 CHAIRMAN PRIMROSE: Any debate or discussion?

10 MS. CASH-CHAPMAN: I -- honestly I found her
11 to be extremely predatory in what she charged based
12 on she knew what we approved for her, she knew --
13 she conveniently billed us that exact amount, and
14 then suddenly all of these other costs came in
15 after, and then she knew that we didn't have a
16 board and then the late fees started coming on, and
17 I just -- we'll pay what we need to, but it is --
18 it was in very poor taste of her, and I --

19 MS. LIOTTA: In all fairness, you know, when
20 the -- when the client sends in -- she was in a bad
21 situation. There was no board. If she was asked
22 to do work --

23 MS. CASH-CHAPMAN: That wasn't my problem.
24 No, that wasn't my problem.

25 She just conveniently billed the exact number

1 that we approved and then conveniently kept adding
2 more to it. And I have voiced my opinion; we don't
3 need to waist the time on it.

4 MS. LIOTTA: Okay.

5 CHAIRMAN PRIMROSE: All right. Hearing no
6 other discussion or debate, all those in favor, say
7 aye.

8 MS. LIOTTA: Aye.

9 MR. DEDGE: Aye.

10 MR. DIPOLA: Aye.

11 CHAIRMAN PRIMROSE: Aye. Any opposed?

12 (None.)

13 MS. CASH-CHAPMAN: Aye.

14 CHAIRMAN PRIMROSE: All right. So the motion
15 passes four to one.

16 RUNWAY RESTRIPING

17 CHAIRMAN PRIMROSE: Moving on to -- and I
18 believe -- so Agenda Item Number 6, can I -- this
19 one I think is timely because this is the airport
20 restriping that we need to get. So let's do
21 Number 6, and then maybe we can address if we need
22 to do the rest of them.

23 MR. DIPOLA: Move to approve.

24 MS. LIOTTA: I -- can I ask -- well, we'll
25 do --

1 CHAIRMAN PRIMROSE: Well, we've got a motion.

2 MS. LIOTTA: Right. Right. Second.

3 CHAIRMAN PRIMROSE: Do we have a second?

4 Okay. We've got -- okay. So we've got a motion
5 properly seconded. Open it up for discussion and
6 debate on Agenda Item 6, which is the -- let me
7 just get the actual -- the runway striping project.
8 So open up for discussion. There isn't any?

9 MS. LIOTTA: My concern was --

10 MR. DEDGE: If it's -- if it's due, it's due.
11 It's a safety issue as far as the airport is
12 concerned, period.

13 MS. LIOTTA: I -- I agree. It -- it -- my
14 only concern is because I don't -- I didn't feel
15 like I had enough information.

16 Is there a way to phase this out over time?
17 Can we -- do we have to do all 260? What are the
18 other things that are also safety-related that
19 we're going to find out about in a month? Is it
20 really so urgent that we have to do this today or
21 can we wait until we have more holistic picture?

22 MR. DEDGE: I think the runway's about as --
23 number one is why we're here as a board and as an
24 airport. And when was the last time the airport --
25 the runway was striped?

1 MR. PITTMAN: Years ago.

2 MR. COLL: 2011.

3 MR. DIPOLA: Holy crap.

4 MS. LIOTTA: When?

5 MR. DIPOLA: 2011.

6 MS. LIOTTA: Okay. I was just --

7 MR. DIPOLA: Move to strike that from the
8 record.

9 MR. DEDGE: I don't think there's any need for
10 any more discussion.

11 MS. LIOTTA: Okay. I didn't feel like I had
12 enough information at the time, but --

13 MS. CASH-CHAPMAN: And this is the program
14 that moving forward will be covered, right? So
15 this should essentially be a one-time thing because
16 moving -- essentially. Moving forward, this would
17 be a recurring cost that would be --

18 MS. LIOTTA: Well, I --

19 MS. CASH-CHAPMAN: -- taken from someone else.

20 MS. LIOTTA: Like -- or at least maybe. I
21 don't know what that program covers.

22 MR. DEDGE: I think for all the folks that use
23 this -- this airport and tend to -- and the
24 aviators that are at this airport would be
25 absolutely thrilled --

1 MS. LIOTTA: Yeah, I --

2 MR. DEDGE: -- to have that airport -- that
3 runway restriping.

4 MS. LIOTTA: I do have a question for staff.
5 Does this include the cross -- the crosswind
6 runway, the short one --

7 MR. PITTMAN: No.

8 MS. LIOTTA: -- to whatever --

9 MR. PITTMAN: This is the primary runway
10 coming, 13/31.

11 MS. LIOTTA: Okay. Okay. Because that --
12 when that's -- that other crosswind runway is not
13 actually being considered. It -- it's not
14 supported by the FAA, so I'm not sure we want to
15 put extra funds into --

16 MR. DEDGE: If he would have said 20 or 60,
17 then I would say, oh, no, no, we can wait. But --

18 MS. LIOTTA: Yeah, the main -- the main
19 runway --

20 MR. DEDGE: -- 13/31 is more important.

21 MS. LIOTTA: -- yeah, I get that.

22 CHAIRMAN PRIMROSE: Okay. So we have a
23 motion --

24 MR. DEDGE: I first.

25 CHAIRMAN PRIMROSE: I'm sorry, we have a

1 motion first -- moved and seconded, and we've had
2 discussion and debate. Any further discussion or
3 debate?

4 MR. WALKER: Just a point of order or point of
5 clarification for Mr. Pittman. Mr. Pittman, just
6 to confirm, this was procured or piggybacked?

7 MR. PITTMAN: Piggybacked.

8 MR. WALKER: Okay. And do you recall who it
9 was piggybacked off of?

10 MR. PITTMAN: This was -- Jake, if I remember
11 correct, JA --

12 MR. BEASON: Yeah.

13 MR. PITTMAN: -- this was project that we got
14 off of JA --

15 MR. BEASON: It's a state contract.

16 MR. WALKER: A state contract? Just wanted it
17 for the record. Thank you.

18 MR. PITTMAN: No problem.

19 CHAIRMAN PRIMROSE: All right. So hearing no
20 discussion -- or no further discussion or debate,
21 all of those in favor, say aye.

22 MS. LIOTTA: Aye.

23 MS. CASH-CHAPMAN: Aye.

24 MR. DEDGE: Aye.

25 MR. DIPOLA: Aye.

1 CHAIRMAN PRIMROSE: Aye. Any opposed?

2 (None.)

3 CHAIRMAN PRIMROSE: Hearing none, the motion
4 carries. Within --

5 MR. DIPOLA: Why did we want that on the
6 record?

7 MR. WALKER: Through the Chair, so contracts
8 over the certain amounts have to be publicly
9 procured unless there was a state contract or other
10 contract we could piggyback off of --

11 MR. DIPOLA: Cool.

12 MR. WALKER: -- which there was.

13 CHAIRMAN PRIMROSE: I know that we've got
14 three more. And the -- for the board, shall we
15 just postpone the remaining three agenda items to
16 the next meeting or does somebody really want to
17 cover --

18 MS. LIOTTA: Can we do 11? I swear it's like
19 two minutes. It's the internal control.

20 CHAIRMAN PRIMROSE: The internal control?

21 MS. LIOTTA: Yeah.

22 MR. DEDGE: I make a motion that we do.

23 CHAIRMAN PRIMROSE: Do --

24 MS. CASH-CHAPMAN: Do what?

25 MR. DIPOLA: 11 currently.

1 MR. DEDGE: Postpone.

2 MS. CASH-CHAPMAN: He wants to postpone.

3 CHAIRMAN PRIMROSE: Oh. Well, so we have a
4 motion to postpone the remaining items. Is there a
5 second?

6 MS. CASH-CHAPMAN: I'll second that.

7 CHAIRMAN PRIMROSE: Okay. Is there any
8 discussion or debate on that?

9 MS. LIOTTA: Well, just so everyone knows
10 what -- what I wanted to talk about was having to
11 make sure that -- I don't think we should have a
12 situation where people are approving their own
13 expenses. And my reading of our currently rules,
14 we've got a gap, and so I was going to have the
15 board consider whether we need to have the
16 secretary-treasurer approve the executive
17 director's expenses as an internal control just
18 across the board going forward. But, so if -- if
19 there's -- that's the issue. If we don't want to
20 work on it, we can do it next month.

21 MS. CASH-CHAPMAN: I mean, now that you've
22 already presented it, I don't know that it --

23 MS. LIOTTA: See how fast it was?

24 CHAIRMAN PRIMROSE: Well, we can -- we have a
25 motion, so we've got two options. We can either

1 vote on it or it can be withdrawn and we can
2 quickly address that, but it's up to the board's
3 discretion on that. So let's do this. Any
4 interest in withdrawing the motion?

5 (None.)

6 CHAIRMAN PRIMROSE: I'm not hearing any. So a
7 motion to -- the motion that was seconded was to
8 push everything to the next board meeting. All
9 those in favor, say aye.

10 MS. LIOTTA: Aye.

11 MS. CASH-CHAPMAN: Aye.

12 MR. DEDGE: Aye.

13 CHAIRMAN PRIMROSE: Aye. Any opposed?

14 Hearing none --

15 MR. DIPOLA: Nay. I was going to --

16 CHAIRMAN PRIMROSE: Oh.

17 MR. DIPOLA: -- support Jennifer because I
18 might need it in the future, but --

19 CHAIRMAN PRIMROSE: All right. So four -- so
20 it passes four to one. And then the only other
21 thing I need is a motion to adjourn.

22 MS. LIOTTA: So moved.

23 MR. DIPOLA: Second.

24 CHAIRMAN PRIMROSE: Any opposed?

25 (None.)

1 CHAIRMAN PRIMROSE: Hearing none, all those in
2 favor, say aye.

3 MS. LIOTTA: Aye.

4 MS. CASH-CHAPMAN: Aye.

5 MR. DEDGE: Aye.

6 MR. DIPOLA: Aye.

7 CHAIRMAN PRIMROSE: Aye. Okay. Adjourned.

8 (Meeting adjourned at 9:13 p.m.)

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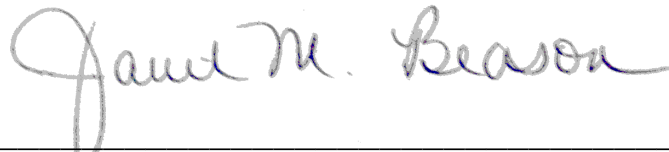
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I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 28th day of October, 2025.



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

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