

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, April 19, 2020

from 4:00 p.m. to 5:15 p.m.

* * * * *

BOARD MEMBERS PRESENT:

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

* * * * *

ALSO PRESENT:

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

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

* * * * *

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1 P R O C E E D I N G S

2 CHAIRMAN MAGUIRE: All right. Time.

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

4 (Pledge of Allegiance.)

5 CHAIRMAN MAGUIRE: Before we get to the
6 meeting minutes, just a thought that crossed my
7 mind. Has anybody -- everybody here had their
8 shots, their vaccinations? Anybody not had
9 vaccinations?

10 MS. GREEN: No, I have not.

11 MR. WUELLNER: I have not.

12 CHAIRMAN MAGUIRE: Everybody got them? You
13 have not? Okay. Keep your mask on.

14 MR. WUELLNER: I thought you were going to
15 tell me to keep my mouth shut, which is fine, too.
16 You can have it both ways.

17 CHAIRMAN MAGUIRE: Have you had yours, Doug?

18 MR. BURNETT: It's that's -- it's that cracker
19 that's inside of it that's been bothering him.

20 MR. WUELLNER: Yeah.

21 MEETING MINUTES & FINANCIAL REPORT

22 CHAIRMAN MAGUIRE: All right. Meeting minutes
23 and financial report acceptance. Anybody have
24 comments on the minutes, the board members?

25 (None.)

1 CHAIRMAN MAGUIRE: Okay. No comments, no
2 changes, no mods.

3 MS. GREEN: Unfortunately I wasn't here last
4 meeting, but I did read through them and everything
5 seemed to be okay.

6 CHAIRMAN MAGUIRE: Thank you. All right.
7 Then they'll stand as presented.

8 Financial report acceptance, any comments,
9 changes, or mods on the financials?

10 (None.)

11 CHAIRMAN MAGUIRE: They will stand as
12 presented.

13 AGENDA APPROVAL

14 CHAIRMAN MAGUIRE: Agenda approval, any
15 questions, comments, mods, or changes on the
16 agenda?

17 MS. GREEN: No.

18 CHAIRMAN MAGUIRE: Okay. We will continue
19 under that and jump right into staff reports.

20 EXECUTIVE DIRECTOR'S REPORT

21 MR. WUELLNER: I think that's -- am I on?
22 Okay. Thank you.

23 I have just a few items before we call Carol
24 up and let her do know the legislative and
25 operational update, but the new T-hangars B and C,

1 affiliated with that was the Estrella roadway work.
2 That is now all complete and in service. I think
3 everybody's generally happy with the results of
4 that project. It added some parking along Estrella
5 as well as a needed mill and overlay of a good
6 portion of Estrella Avenue inside the fence.

7 Taxiway Delta's underway at this point. Work
8 has begun in earnest on this job. The piping
9 subcontractor is literally tearing it up out there
10 doing -- really ahead of schedule and doing great
11 work, as far as we can tell.

12 This coming week will feature some additional
13 airfield area closures for several days while they
14 cross in front of the two small runways west of
15 Runway 6 and Runway 2. Once that work's completed,
16 the ditch is reclosed in that area, that'll --
17 that'll reopen as soon as possible.

18 We've been working very hard and taking a lot
19 of different angles to make sure that everybody
20 affected by that project, the T-hangar tenants in
21 particular, are -- are kept informed to include
22 really a weekly Zoom call -- people can call in and
23 get their questions answered as well as I've made
24 it a point to hit the SAAPA meetings weekly or even
25 more frequent e-mail updates to all our tenants,

1 make them -- making them aware of it, keeping the
2 web site updated with that information. So, so far
3 it seems to be working. We have minimal questions
4 or everybody seems to know what's going on out
5 there, at least as far as we can keep them
6 informed.

7 And we're holding the contractor's feet to the
8 fire and making sure that they are not planning to
9 be doing anything that we haven't been able to
10 educate our tenants and accommodate on the
11 airfield. So, so far, so good, and look forward to
12 a balance of a good project here.

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

16 MS. SAVIAK: Good afternoon and thank you.
17 Hopefully everybody can hear me. I wanted to just
18 share a few things with you with starting with
19 federal.

20 The U.S. Department of Transportation and FAA
21 have awarded another 627-odd million dollars to
22 airport improvement grants. No Florida airports
23 were included in this round, but we just keep you
24 updated on those rounds because I know that you
25 know that some of our grant funding can come from

1 AIP.

2 CDC updated it's travel guidance, so fully
3 vaccinated individuals can begin to travel around
4 the country, so to speak, and so that's good news
5 for the travel industry.

6 This week, the key issue obviously is
7 legislative session. We're in week eight. We have
8 11 days left of session, so it is now sink or swim
9 time for almost every piece of legislation. There
10 were some great some budget news in the horizon
11 recently in which the budget shortfall had been
12 adjusted, and so it now looks like we'll have a
13 little bit more positive year for not just this
14 year but next year than had been previously
15 anticipated due to COVID impacts.

16 In the government relations update that I
17 provided, obviously one of the key issues is
18 funding the Florida aviation work program for this
19 coming year and it looks like we'll be in good
20 shape.

21 I did not mention as part of the federal
22 items, but, Ed, hopefully it's okay we can share
23 this, but we submitted a grant request for the
24 paperwork for Taxiway Bravo. That's the section we
25 met earlier in the year and Ed had shared that we

1 were going to be moving forward with that project.
2 And it's for funding for next year, but that
3 application was made and we'll get back to you when
4 we have additional information. That's for the
5 middle section of Taxiway Bravo that you've been
6 briefed on earlier in the year.

7 On operations and training, Taxiway D
8 construction, as Ed mentioned, we have been
9 providing updates to the web site and constant
10 tenant e-mails.

11 And then, also on behalf of our training team,
12 we held a joint exercise with four public agencies.
13 Kevin staffed that exercise and I just took photos,
14 but we have -- in March, we had a joint training
15 exercise with Coast Guard, Sheriff's Office, fire
16 rescue, national parks, and so that was just a
17 positive partnership.

18 So I did also want to mention the fact that
19 the SCASD, the federal grant application that we
20 had filed, did make news both in Daytona and the
21 local St. Augustine Record, and we received -- I
22 told -- I shared with other -- we received some
23 positive calls from people who flew Frontier in the
24 past to the office and people asking about
25 commercial flights. So it seemed like the article

1 had a pretty good reaction out there to the public.

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

3 MS. GREEN: Thank you. I received some calls
4 at my office, too.

5 CHAIRMAN MAGUIRE: You did?

6 MS. GREEN: Uh-huh.

7 CHAIRMAN MAGUIRE: All right.

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

11 You've heard us talk about hotspots on the
12 airport, and that's kind of hard to describe for
13 most people, especially if you're not flying or in
14 air traffic control, but FAA has produced -- is
15 producing a series that's available on YouTube to
16 the general public that deals with specific airport
17 hotspots at various airports across the country.

18 And our airport is among the first ones to be
19 on the list of videos that's been produced and is
20 out there. It's specific to this airport and it's
21 specific to the -- the areas that can be
22 challenging for pilots if they're not --
23 particularly if they're not familiar with the ins
24 and outs of this airport.

25 So, mostly it's geared towards transients.

1 However, there's a lot of useful information for
2 even the local users. If you ever wondered why
3 you're being asked to hold someplace or do
4 something that seems a little weird in the
5 particular spot, this might be a way to do that.

6 It's relatively short. I think it's just a
7 few minutes long, as I recall. Kevin, if you don't
8 mind cuing that up here quick. Are you able to get
9 a little more volume out of it or not?

10 (Video played.)

11 CHAIRMAN MAGUIRE: That's interesting.

12 MS. GREEN: Uh-huh.

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

16 CHAIRMAN MAGUIRE: The FAA did that?

17 MR. WUELLNER: Yes.

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

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

24 You know, when I turn, I'm squealing for
25 some -- because the volume came up on the -- I

1 think we're back. Now I can turn safely. I've got
2 to just find her. Yeah, if you want, you can
3 probably address that when you do your comment here
4 in a second, if you want --

5 MS. ALBIN: Yeah.

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

8 CHAIRMAN MAGUIRE: Yeah.

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

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

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

20 MR. WUELLNER: Yes, sir. Thank you.

21 BUSINESS PARTNERS UPDATE

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

24 MS. LUDLOW: Mr. Dean.

25 COMMISSIONER DEAN: Good afternoon.

1 Henry Dean, St. Johns County Commissioner District
2 5.

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

11 So, I'm puzzled, but we continue to -- in the
12 middle of COVID, I think it reflects more and more
13 people still want to locate in St. Johns County as
14 their forever home, if you will, and we're getting
15 quite a few from the north as we continue to grow.
16 So that's -- that's sort of a plus and minus in so
17 many ways, but nevertheless we're dealing with it
18 as best we can.

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

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

12 We have money coming from rec and park impact
13 fees. We have some money coming from the
14 CARES Act, and there are several pots that we're
15 drawing from, about six different pots. So we're
16 not having to use any funds from our reserve fund,
17 the general fund, and we should be able to do that,
18 assuming it's approved as is. But we're going to
19 have that discussion in the morning.

20 A couple of interesting budget items. All of
21 you know that we as a county participate -- we have
22 two different ongoing beach renourishment act --
23 projects in St. Johns County.

24 One is where Doug and I hang out in
25 St. Augustine Beach, which has been very successful

1 over the years, and the next renourishment is
2 planned for 2023. That starts at the pier and goes
3 south for several miles. The other one was
4 approved and the first renourishment was
5 accomplished this fall and winter, finishing in
6 January, and of course that's the Vilano up to
7 South Ponte Vedra. That brings me to the budget
8 item.

9 For the last several years, the legislature
10 has appropriated 50 million a year statewide.
11 There are about probably more or less 20 counties
12 that have coastal counties with sandy beaches. You
13 know, Miami-Dade, Broward, and Palm Beach just to
14 name three. And then on the west coast, there are
15 several, and then up the east coast.

16 So, for the last several years the legislature
17 has appropriated 50 million a year to be spread
18 among those counties, including us. The budget
19 conference met over the weekend and the House
20 number was a hundred million and the Senate number
21 was 50 million, and this morning, the Senate agreed
22 to move up to the House number of 100 million. So
23 from our standpoint as a county, that's really good
24 news for us.

25 Also, I would say that the -- the overall

1 budget is -- you know, over the last six months, we
2 all thought, at least those who follow sort of the
3 state budget and how it may impact our county, and
4 impact the airport board, too, but we were quite
5 concerned about -- because of the impact of COVID.

6 As it turns out, as of this week, the -- under
7 the American Rescue Plan, the state is going to
8 receive about, as I understand it, an additional
9 \$10 billion. And our budget also, the economic
10 forecast actually just recently projected an
11 additional 2 billion in our state funds in our
12 revenue.

13 So, I think that we will have a substantial
14 amount of funds available to do a lot of good
15 things, hopefully for the state, and some of that
16 will inure to the county for our benefit, the beach
17 renourishment and transportation needs.

18 Some of you are aware of the transportation
19 needs in our county, including the beltway that
20 will come basically to your front door when we get
21 that completed, 313.

22 So those are some of the current highlights
23 that we're experiencing. Are there any questions I
24 can answer?

25 CHAIRMAN MAGUIRE: You mentioned 313. Is

1 there a suspense date on that?

2 COMMISSIONER DEAN: I think that we're --
3 we're going to be under construction on that
4 Holmes Boulevard section probably this coming year.
5 And I think that the work plan calls for the
6 continuation and completion probably in the '23-'24
7 time frame.

8 CHAIRMAN MAGUIRE: Okay. Reba can probably
9 stand on that. It was her turn.

10 MS. LUDLOW: I don't know what he said.

11 CHAIRMAN MAGUIRE: Any -- oh, I know. On the
12 golf course, just a -- what are you going -- what's
13 the county going to do with those extra nine holes?

14 COMMISSIONER DEAN: Right now, we're probably
15 going to have a -- a conservation area, walking
16 trails for the community and a park -- passive
17 park.

18 Oh, and also for -- and part of it will
19 probably be the spot for our latest needed fire
20 station, because that is an area where we've
21 actually probably had to turn down one or two
22 projects because they were too distant from the
23 nearest fire station.

24 So if that area needs a new fire station, we
25 can use the property that's contiguous to 207 as

1 fire -- fire station. We met with Jeff Prevatt and
2 discussed that.

3 CHAIRMAN MAGUIRE: Okay. Last from me, the
4 585 for the month, what part of the county was that
5 predominantly in?

6 COMMISSIONER DEAN: Clearly the north, whether
7 it was --

8 CHAIRMAN MAGUIRE: Northwest?

9 COMMISSIONER DEAN: Scattered. I mean,
10 Nocatee continues to boom, which is northeast, and
11 then it continues, the five or six major
12 developments in the northwest quadrant in that
13 sector that continue to just grow and grow.

14 And, I mean, SilverLeaf as I understand it is
15 now taking off fairly well, even though, you know,
16 ironically it was actually approved as a PUD in
17 2003, hit the wall during the deep recession, and
18 has sort of gotten itself back and completed 2209
19 through the primary part of its development and now
20 homes are being built. If you drive 2209, you'll
21 see new homes along that stretch.

22 CHAIRMAN MAGUIRE: Okay. Any questions?

23 MR. MIRGEAUX: The 585 permits -- the 585, is
24 that all residential or is that commercial and
25 residential?

1 COMMISSIONER DEAN: No, that's strictly
2 residential single-family homes. There's a whole
3 nother column for commercial. I just don't
4 remember the figures, but it was --

5 MR. MIRGEAUX: No worries. I just wanted to
6 be clear.

7 COMMISSIONER DEAN: -- it was substantial.

8 CHAIRMAN MAGUIRE: Any other questions or
9 comments?

10 (None.)

11 CHAIRMAN MAGUIRE: Thank you, Commissioner.
12 Okay, Vinny Beyers?

13 MR. BEYERS: No thank you.

14 CHAIRMAN MAGUIRE: No thank you? Sam Barresi?
15 Sam?

16 MR. TUCKER: I'm Sam.

17 CHAIRMAN MAGUIRE: Okay. You're going to
18 speak, Len?

19 MR. TUCKER: Yeah, I'm Len Tucker. I'm here
20 for Sam Barresi. He's still having some health
21 issues and tend to.

22 The only thing I wanted to report was just to
23 bring you up to date a little bit on our
24 livestreaming feed. I think you may have mentioned
25 last time you might want to get updated on that.

1 I think we're completely operational at this
2 time for the first time. We have a two-camera
3 setup and a third video feed coming from the
4 display so that we can kind of synchronize between
5 all of those. Of course I could have it simple.
6 It could have just been one camera on the cellphone
7 and streaming and it would have been fine, but I've
8 got to make it complicated.

9 So anyway, I think this will give a much
10 better presentation to the public because they'll
11 be able to see the screen when necessary, they'll
12 be able to see the speaker when necessary, and I
13 think overall the -- the quality of the
14 presentation will be a benefit to the
15 Airport Authority.

16 So, I want to again introduce Stephen, our
17 Civil Air Patrol cadet.

18 MS. LUDLOW: Thank you, Stephen.

19 MR. TUCKER: He's working our operating
20 system. And of course my affiliate employee here,
21 John Azula, who is my main video guy. He's a real
22 magician with things.

23 Anyway, if there's any questions or if when
24 you review the thing later on, you see any comments
25 that you think we could do to improve it or

1 whatever you might find, certainly let me know and
2 we will make any progress we can to respond.

3 CHAIRMAN MAGUIRE: Okay. Questions?
4 Comments?

5 (None.)

6 CHAIRMAN MAGUIRE: Thank you, Len. Dan
7 Nehring?

8 MR. McKENDRICK: I'm here for Dan Nehring
9 today. Dan's not here obviously. He's -- well, I
10 don't need the microphone to say nothing to report.

11 But I'm Nate McKendrick. I'll be filling in
12 for Dan. Dan's probably going to be retiring in a
13 couple of months, so you're probably see me more
14 and more. I don't know if I'll get Dan's job when
15 he leaves, but if I do, you'll see me a lot. And
16 do you have any questions for Northrop Grumman?
17 Anybody?

18 (None.)

19 MR. McKENDRICK: All right. Thank you.

20 CHAIRMAN MAGUIRE: Thank you. Okay. Tammy?

21 MS. ALBIN: Tammy Albin for St. Augustine
22 Tower.

23 Going over our traffic count so far, let's
24 see, for March this year, we finally broke 10,000
25 operations. So we're starting to see more of a

1 normal traffic flow than we had before COVID.

2 Just to give you a comparison, March of last
3 year right as everything was starting up, we were
4 at 14,676 operations versus what we have now at
5 10,458. First quarter of 2021, 27,287 versus 2020
6 was 30,635. So we're finally starting to see a
7 more normal flow. If we could just get the weather
8 to cooperate now, we might be back to normal.

9 Reference the From the Flight Deck video, that
10 was suggested by FAA Runway Safety, which they're
11 doing eventually every airport in the United States
12 will have one of these videos. With the amount of
13 traffic that St. Augustine has become known for
14 with the student training and the run -- and
15 basically our geographical challenges at
16 St. Augustine, they thought that St. Augustine
17 would be good to have one of the first few in
18 Florida to be on the list.

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

1 of that type of thing.

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

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

13 Before I could even respond, Runway Safety
14 said, no, I don't think this is quite right. You
15 know, this isn't -- our representative for runway
16 safety for this area, Mr. Noel Kirby, he's very
17 familiar with St. Augustine. He's been -- he's got
18 all of this Northeast Florida, anyway. But he's
19 very familiar with St. Augustine. He's been to
20 our -- you know, our Operation Raincheck, he's been
21 in on that. He was in on our RSAP this year video
22 and -- but he was physically here for 2020. So
23 he's been very active.

24 And it was kind of his idea that why don't we
25 get St. Augustine on the ground floor of this;

1 which is -- which was fine. And then when we saw
2 the first initial video, he brought up some things
3 like, I don't think this is quite right. Tammy,
4 Kevin, Tammy, what do you think? And we answered
5 back saying, yeah, that's not quite -- we're not
6 comfortable with that wording and that's not
7 exactly accurate.

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

14 It definitely shows the airport. The video is
15 outstanding with the views of the airport and of
16 St. Augustine. We are very happy with it. We plan
17 to use it for -- it's going to be on YouTube as
18 soon as they officially release everything.

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

23 But we're planning on using it in our
24 Raincheck and then our RSAPs, and now you-all have
25 seen it and we plan on sending, you know, basically

1 a notice or an e-mail to the flight schools and to
2 SAAPA so they know where to find it so they can
3 send it out to. And we'll send it to the FFAST
4 team here at Florida so we can get the word out.
5 And I think the FFAST team will be able to help us
6 by putting it on their site, also. Any questions?

7 CHAIRMAN MAGUIRE: Comments? Questions?

8 (None.)

9 CHAIRMAN MAGUIRE: Thank you, very much.

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

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

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

19 MS. ALBIN: Yeah.

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

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

23 MR. WUELLNER: Perfect.

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

1 MR. WUELLNER: Thank you, Tammy.

2 MS. ALBIN: You're welcome.

3 CHAIRMAN MAGUIRE: Okay. Doug Burnett.

4 MR. BURNETT: Nothing to report.

5 CHAIRMAN MAGUIRE: Nothing?

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

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

9 APPEAL - LEASE POLICY

10 MR. WUELLNER: Yeah, I really had just one.
11 And this -- I mean, we spent some time with a
12 couple of folks with the flying club, and we
13 have -- we have run into a little bit of a -- I say
14 unforeseen. It was a situation had never presented
15 itself in -- in the time I've been here and the
16 time we've had a -- what I consider to be one of
17 the better lease policies in general in the
18 country.

19 But one of the issues that came up is the idea
20 of being able to essentially hand off your position
21 in the waiting list line when you're in the
22 number one position.

23 And in this particular case, this has kind of
24 come up with -- in the context of the flying club
25 here at the airport where we have people who have

1 reached the number one position and suddenly -- I
2 say suddenly, but they make the decision they'd
3 like to give that hangar from their position as
4 number one to the flying club. And unfortunately
5 our policy doesn't really deal with -- strictly
6 deal with, anyway, the idea of being able to hand
7 over a position.

8 So, in the course of that conversation and
9 discussing their future plans and the like, I made
10 the suggestion that probably the -- without
11 language that kind of is permissive in the policy,
12 I didn't feel comfortable creating new policy on
13 the fly to deal with this.

14 And it really at that point comes back to you
15 guys, if they wish to pursue the matter, that is,
16 take -- take a position other than what I've really
17 already said, which is I don't see how we can just
18 add you or take you off the list and put somebody
19 in there all of a sudden. We -- we in a way would
20 be creating chaos within the waiting list idea if
21 we allow that in a general sense. But I said I
22 understand the issue.

23 The flying club's relatively new. You're
24 dealing with members of the flying club in this
25 case, people who are members, however they're not

1 necessarily the owner of the aircraft that would be
2 placed into that hangar at the time.

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

9 So -- so really you have two things to
10 consider today or potentially just one, but you
11 have potentially two.

12 The first is, does the board, based on the --
13 we provide you copies of that appeal and we
14 require -- we put together a bit of a staff
15 memorandum or an agenda memorandum to try and
16 distill, if you will, the issues down to just what
17 it is.

18 And the first order of business the board
19 would need to do is really determine whether you
20 even want to be bothered with this or consider some
21 sort of -- we're not suggesting a change of policy;
22 we're just -- we're suggesting an exception as it
23 relates to the flying club rather than a wholesale
24 change to the policy. So, the -- I guess the first
25 order is that.

1 And then secondary, if you do decide to do
2 that, then, you know, I assume you'd want to enter
3 into a conversation both with staff as well as
4 the -- the aggrieved party, for lack of better
5 words.

6 CHAIRMAN MAGUIRE: What's the current policy?

7 MR. WUELLNER: The current policy is
8 specifically silent about it. But when you -- when
9 you look at overall administration of the policy,
10 we have never allowed someone to substitute their
11 position to someone else.

12 CHAIRMAN MAGUIRE: So, the --

13 MR. WUELLNER: So my fear is commoditizing in
14 a sense.

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

17 MR. WUELLNER: Right.

18 CHAIRMAN MAGUIRE: -- what happens today?

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

23 Most of the time, that's a case where someone
24 has -- I say they've been caught off -- a little
25 off guard, but they don't currently own an

1 airplane, aren't in a position to really accept the
2 hangar, they've made it to number one, they've
3 waited their time out, if you -- if you will, and
4 we allow them to kind of hold that number one
5 position for up to six months, at which point they
6 either are in a position to take the hangar or they
7 fall off the list and in theory would go to the end
8 of the list, if they wish to kind of start over.

9 They could also make the decision when they're
10 called that I'm not going to take the hangar and I
11 don't want to be on the list, or I want to go just
12 go back to the bottom of the list and start over.
13 Those are really the only alternatives that --

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

16 MR. WUELLNER: Correct. Yeah, keep in mind
17 there's a little -- it's a short-term issue, but
18 we've got a little issue going on in that, as kind
19 of predicted, we changed -- we kind of made the
20 board aware of this when we were going down the
21 road.

22 When you -- when you thoughtfully considered
23 and added the idea of being able to remain on the
24 list for a while, what we have created are a number
25 of people sitting in the number one position in

1 technical sense because they're in the -- the
2 six-month period. And this came as a result of
3 adding new hangars and new inventory. So it's a
4 short-term good problem, but nonetheless it will
5 eventually work its way out, so...

6 And that -- that's really I should say been
7 continued only because we're not -- you know,
8 you're now at the point where all the inventory of
9 hangars is exhausted. So it's just got to kind of
10 run its course before the decision-making. So new
11 hangars or hangars that are made available at this
12 point, all of those folks in the number one
13 position, I should say in order, still get a -- get
14 a shot at before coming off the list.

15 CHAIRMAN MAGUIRE: Let me make sure I
16 understand. So the change is that somebody
17 proposes that we add the ability to donate that
18 position or that hangar, give it away, or what is
19 it?

20 MR. WUELLNER: Well, what's being
21 recommended -- or I shouldn't say recommended.
22 What's being requested is an exception, not a
23 change in policy.

24 So we're not as staff supporting the concept
25 of a wholesale change to the policy or how we do it

1 or anything else. We're simply saying that with
2 the flying club, there are some unique needs, some
3 unique things that come out of the idea of a flying
4 club.

5 And they're not -- you know, we don't treat
6 them as a commercial business. In fact, they're
7 specifically excluded as a commercial business on
8 the airport. They rely on the use of single
9 T-hangars from time to time.

10 They currently have a -- they're here and I'm
11 sure they can speak for themselves -- but as I
12 understand it, they currently have one aircraft.
13 They have a full membership roster of those people
14 that belong to the flying club. They have a
15 waiting list of people to get in there. They're
16 considering trying to get another aircraft or are
17 working through that process. Of course they would
18 like that aircraft based in a hangar.

19 You have people who are members of the flying
20 club that are reaching the number one position in
21 the -- in the waiting list, and they would like to
22 see that the flying club gets that hangar.

23 It's really more of an exception than it is a
24 wholesale change of policy that anyone could -- I
25 think we avoid the idea of commodisizing [sic], if

1 that's a word, the idea that somebody could in a
2 sense purchase a place in line, you know, something
3 that does go on in certain elements of aviation
4 such as purchase of aircraft. I mean, you can --
5 if someone's willing, you can sell your position in
6 line to take delivery of a new aircraft and some --
7 some things allow that.

8 We don't want to create that -- that's an
9 administrative nightmare for us. If the board
10 wants to consider this, I would consider it in the
11 context of an exception strictly for the transition
12 to a flying club member -- or I should say to the
13 flying club.

14 Because the hangar would transfer to the
15 flying club and they would be the lessee, not the
16 individual that made it to the number one position.
17 That individual would simply be a member of the
18 flying club. They would lose all rights to that
19 hangar once the lease is executed to the flying
20 club.

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

22 CHAIRMAN MAGUIRE: Uh-huh.

23 MR. BURNETT: That's an important part of this
24 because they're asking for an exception. And I
25 don't want to put words in the applicant's mouth,

1 but it would appear to me that part of their
2 argument would be that maybe that the policy never
3 contemplated what they're trying to do.

4 MR. WUELLNER: Which is true.

5 MR. BURNETT: And so, for that reason, then
6 someone could take their -- their position on the
7 T-hangar list and assign it to the flying club, is
8 what they want to be able to do. But once it's
9 assigned to the flying club, it would then be the
10 flying club's lease.

11 Part of Ed's biggest point is to make sure
12 that we don't change the policy to create a
13 situation or allow for a situation where the --
14 whoever comes up as number one or number two could
15 be bought by someone else who wanted to take over
16 the lease.

17 My second comment, if I could, is for what
18 it's worth, if you look at the technical process
19 that you put in place for these types of appeals of
20 the detail you wanted, background facts, the issue
21 or dispute, the decision by the executive director,
22 the date the executive director's decision was
23 made, they did follow that format for the purposes
24 of the appeal.

25 So, from a technical standpoint of looking at

1 the appeal, they at least did follow the format
2 that you requested. So I'll just point that out.
3 And the format that is in your policy is on Page 4
4 of that handout, and then of course their appeal
5 starts on 5.

6 And really this is one where I think your
7 staff is looking at it saying the policy may or may
8 not have contemplated it; this is really something
9 for y'all to make a decision on whether you wanted
10 to hear the appeal, and then beyond that once you
11 heard the appeal, to make a decision on it.

12 CHAIRMAN MAGUIRE: All right.

13 MS. LUDLOW: Yes.

14 CHAIRMAN MAGUIRE: Yes?

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

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

20 MS. LUDLOW: Thank you.

21 This is really a touchy point. I'm telling
22 you, you have no idea what we have gone through
23 with that hangar list. And, yes, I really get
24 emotional about it because we have been drug
25 through the coals many times about someone's

1 opinion and someone getting to the top of the list
2 and someone changing places, and all we heard was
3 the -- maintain the integrity of the waiting list,
4 maintain the integrity of the waiting list.

5 If the -- if the airplane -- if the hangar
6 is -- is the airplane being signed over to the
7 flying club?

8 MR. WUELLNER: Not in this particular case.

9 MS. LUDLOW: The hangar is not being. So the
10 hangar could follow the airplane if the airplane
11 were being assigned to somebody else.

12 If somebody else bought that airplane, then
13 they could actually accept the hangar at the same
14 time. I mean, that is reasonable. But you're
15 saying the airplane's still going to be their own,
16 but you're still jumping over everybody else and
17 putting them at the top of the list.

18 MR. WUELLNER: No. Let me -- let me try to
19 clarify.

20 The -- the flying club would -- would accept
21 the lease in their name. There is no aircraft at
22 that moment. The individual who is on the list,
23 that aircraft, if there was one, is not an issue
24 today.

25 MS. LUDLOW: The aircraft isn't going? I

1 mean --

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

3 MS. LUDLOW: -- is the aircraft being
4 assigned --

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

7 MS. LUDLOW: Okay. The aircraft is not going
8 to the flying club.

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

11 MS. LUDLOW: So they just want the hangar
12 because the hangar is number one.

13 MR. WUELLNER: Correct. And they would place
14 a flight -- a leased or owned flying club aircraft
15 in that hangar eventually.

16 MS. LUDLOW: That's wrong. I mean, what we
17 have been drilled into our heads: You cannot jump
18 line, you cannot jump line.

19 MR. WUELLNER: Well, I --

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

21 MR. WUELLNER: I don't think we're on the same
22 page.

23 CHAIRMAN MAGUIRE: Okay. Thank you, Reba.
24 Any other comments?

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

1 CHAIRMAN MAGUIRE: Okay. Justin?

2 MR. MIRGEAUX: Do you want to go?

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

5 MR. MIRGEAUX: So, specifically in this case,
6 if I understand correctly reading through all of
7 the support material that you say -- thumbs up if
8 you can hear me.

9 CHAIRMAN MAGUIRE: Talk closer to the mic.

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

12 MS. LUDLOW: It has nothing to do with the
13 flying club.

14 MR. MIRGEAUX: Just hear me out. Who's going
15 to be if not already at the head of the list in the
16 number one position, would like to assign his
17 number one position to the club more broadly.

18 MR. WUELLNER: Correct.

19 MR. MIRGEAUX: Which --

20 MS. LUDLOW: The hangar.

21 MR. MIRGEAUX: The hangar.

22 MS. LUDLOW: Not the airplane.

23 MR. MIRGEAUX: Not the airplane. The airplane
24 is not any part of this discussion. Just looking
25 for a hangar to park the aircraft in.

1 MS. LUDLOW: A aircraft.

2 MR. WUELLNER: An aircraft.

3 MR. MIRGEAUX: An aircraft. And I don't see
4 why that's a problem. I mean, just in general
5 flying clubs --

6 MS. LUDLOW: Well, how many --

7 MR. MIRGEAUX: Flying just in general --

8 CHAIRMAN MAGUIRE: Reba.

9 MR. MIRGEAUX: Just in general --

10 MS. LUDLOW: How many people do we have on the
11 waiting list? Five years?

12 CHAIRMAN MAGUIRE: Reba, let him finish.

13 MR. MIRGEAUX: This gentleman is going to find
14 himself in the number one position and would like
15 to assign his number one position to the club that
16 he's a member of.

17 So -- and just in general, that's the
18 specifics of the matter that's at hand. And just
19 list, no list, integrity of the list, whatever,
20 that's what the -- that's -- that's the idea that
21 we're looking to approve an exception for. Those
22 are the facts.

23 And in general flying clubs lower the barriers
24 to entry for people to learn how to fly and for
25 people to fly, that access to it. So, in my mind,

1 I don't see what the big deal is. I think they --

2 MS. LUDLOW: So you want to change our policy.

3 MR. MIRGEAUX: -- should have a hangar.

4 We don't need to change the policy. I think
5 the policy is fine because we don't want to
6 commoditize -- good word by the way -- we don't
7 want to commoditize, you know, people that are just
8 essentially, you know, professional line space
9 savers. So they get to the front of the line and
10 they sell their space and they move to the end.

11 CHAIRMAN MAGUIRE: Okay.

12 MR. MIRGEAUX: So that's --

13 MS. LUDLOW: That's exactly what they were
14 doing.

15 CHAIRMAN MAGUIRE: Reba. Reba. Okay. Thank
16 you. Okay. Suzanne?

17 MS. GREEN: I don't have a mic, so...

18 CHAIRMAN MAGUIRE: Oh.

19 MS. GREEN: Sorry. Go ahead. Let someone
20 else go.

21 CHAIRMAN MAGUIRE: Multiple mics.

22 MS. GREEN: That's okay.

23 MR. WUELLNER: You will be heard.

24 MS. GREEN: That's okay.

25 Just briefly, coming from the legal

1 perspective, I'm kind of in line with Justin. I
2 would want to hear more. I mean, I want to hear
3 the appeal.

4 Rather than making the decision today or
5 whatever, I'd like to hear from the flying club,
6 I'd like to hear all the aspects of it before we
7 make any exception, not a change to policy. But
8 I'd like to hear everybody's --

9 CHAIRMAN MAGUIRE: Okay. Yes?

10 MR. OLSON: I just want to clarify, maybe it's
11 clear, that the administrative decision -- this is
12 an appeal of an administrative -- so the
13 administrative decision was to not grant the
14 request; is that right?

15 MR. WUELLNER: Correct. That is correct.

16 MR. OLSON: Okay. And we would not be hearing
17 the -- if -- if the board wanted to hear the
18 appeal, we wouldn't be hearing that today; it would
19 be -- it would be a subsequent meeting.

20 MR. WUELLNER: You can hear it today. There
21 are -- you have all the information they've
22 provided and they are in attendance. It is really
23 up to you whether you hear it today or put it out
24 at a future meeting. That's -- that's your call as
25 a board.

1 MR. OLSON: Okay. And then my third question,
2 if this appeal were granted after whatever,
3 discussion or whatever, would there be any other
4 cases that would come up that would be similar to
5 this that would be sort of an identical situation
6 or not?

7 MR. WUELLNER: Well, I think as far as
8 specific to a flying club, at this point the answer
9 would be no. However, there's really nothing to
10 prevent anyone from appealing that policy, if you
11 will, and -- and our administration of it, which at
12 this point does not allow that substitution or does
13 not permit it.

14 So, you in fact by granting an exception, in
15 theory open the door to anyone else asking, if
16 they're willing to appeal. That does not mean you
17 have to hear that appeal; does not mean you have to
18 grant one, of course. But it puts you in a
19 position where you will ultimately be defending
20 that at some point, I would think.

21 MR. OLSON: No, I -- I guess what I'm
22 wondering is if there would be another request
23 possibly that would be based on an equal treatment
24 argument.

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

1 MS. GREEN: Open up Pandora's box. It's
2 coming.

3 CHAIRMAN MAGUIRE: Okay. All right.

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

8 Number two, I am very much concerned about
9 Pandora's box. Once you open the door, it could
10 continue again.

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

15 If I'm number five and suddenly number one
16 who's going to lose his position and move me to
17 number four and that disappears, then I'm going to
18 be quite upset. It's going to bother me a lot.
19 That means that I can't trust the airport board to
20 protect me on my line and what's going to happen
21 down the line. So I don't trust the airport board
22 anymore.

23 I -- I -- and it's not against the airport --
24 the aero club, because I recognize that -- that
25 they are a special group. But how do we down the

1 line differentiate a special group from a
2 non-special group, okay?

3 Why are we doing this? Are we doing this for
4 the benefit of the airport, which is our number one
5 responsibility, doing it for the benefit of the
6 airport, or are we doing it for the benefit of the
7 aero club? You have to separate the difference,
8 okay?

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

14 Any other comments before I bring the public
15 up?

16 MS. LUDLOW: Yeah.

17 CHAIRMAN MAGUIRE: Okay. Justin was first.
18 You're second. Go ahead, Justin.

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

22 This is a member of the aero club, he's on the
23 list. He is either in the number one position or
24 will soon be in the number one position and wants
25 to assign his position, as I understand it, to the

1 club that he is a founding member of.

2 Am I --

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

5 MR. MIRGEAUX: Okay. So he's a member. If
6 not a founding member, a member. And that's --
7 he's not jumping anybody.

8 And in general, flying clubs lower the barrier
9 of entry. Most people that want to fly don't learn
10 how to fly because some jerk tells them to get
11 lost. And I don't want to be that person. I want
12 to -- I want anybody that has access, has a desire,
13 I want them to learn how to fly.

14 CHAIRMAN MAGUIRE: Okay. Well, I agree with
15 that. Reba?

16 MS. LUDLOW: We all agree with that.

17 I was approached by the flying club -- which I
18 have to tell you, I am behind 100 percent. I was
19 approached by the them to put my plane on lease
20 back with them.

21 If I did that, I would have to put their name
22 on my airplane. They don't get my hangar and then
23 the airplane goes somewhere else. They have to
24 have their name on my airplane to stay in that
25 hangar.

1 So this person wants to give them the hangar
2 ahead of everybody else, but not give them an
3 airplane to fly.

4 CHAIRMAN MAGUIRE: Okay. All right. Len
5 Tucker?

6 MR. TUCKER: Yeah. Len Tucker.

7 I think we've gotten kind of off foot here
8 with our concept, because if we view the flying
9 club as an entity like an LLC and the member as one
10 of the member owners of the LLC, it works. That's
11 allowed currently under policy.

12 The -- the hangar I have, the entity that I am
13 a part of can have an airplane in that hangar. And
14 so, I don't quite understand where the
15 complication. It doesn't seem like we need an
16 exception or anything else, it's a part of the
17 business process, and that's already allowed.

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

23 I mean, it doesn't make any sense. If you've
24 got a member that is a part owner in an entity and
25 that entity owns an airplane, it should be able to

1 go in a hangar that he has access to. That seems
2 like a simple alternative. It doesn't require any
3 exception. It doesn't require changing the rules.
4 It is currently allowed.

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

9 CHAIRMAN MAGUIRE: Mr. Fasheh?

10 MR. FASHEH: Yes.

11 CHAIRMAN MAGUIRE: Okay.

12 MR. FASHEH: Good afternoon. My name is Tariq
13 Fasheh. I am the founding of the Northeast Florida
14 Aero Club.

15 I came down here to Florida and was surprised
16 not to find one. And when I spoke with Ed, he said
17 in the 20 years plus he's been here, he hasn't had
18 one. So I think in terms of precedence, I don't
19 think we're going to have too many of these come
20 up.

21 As was just stated, the primary point is that
22 the current policy does state that you can transfer
23 your position into the LLC of which you have a --
24 an ownership in. What it doesn't say is that you
25 can do it if you are a member of a flying club of

1 that corporation.

2 We are a not-for-profit corporation and all
3 members are equal members. There are no super
4 voters, super owners, or -- and on dissolution, the
5 club would just dissolve and each member would get
6 equal share of the corporation.

7 So, as was just stated, the whole point is it
8 doesn't specify that you can do this if your name
9 doesn't show up on the LLC, but it is the same
10 exact thing because member owners of the club are
11 members and owners of the corporation. All are
12 equally weighted. So that is the very specific
13 case that we are trying to resolve here as the
14 exception.

15 In terms of why it's the exception, as was
16 just stated, because the name actually doesn't
17 appear on the paperwork, it appears by inference.
18 The club is owned by members, and those members
19 happen to be these individuals, and this individual
20 happens to be Member X, Y, and Z who has a hangar
21 come up right now.

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

25 CHAIRMAN MAGUIRE: Thank you.

1 Okay. Doug, I have a question for you. To --
2 maybe to clarify my position, I've been -- his
3 comment about it's the same thing by inference, as
4 a property owner and landlord, I've been bitten by
5 inferences big time. I've been bitten because
6 things aren't exactly written. And for the
7 attorneys, attorneys know that when you put
8 something in writing, exactly what it says is
9 critical when it comes down to issues to be
10 resolved.

11 What happens if we transfer this to the -- and
12 an extreme example, but possible, we transfer this
13 to the aero club. I decide I want to buy an
14 airplane and I go to the aero club today. I sign
15 up, buy an airplane tomorrow and I go into the aero
16 club and say, hey, I'll give the aero club \$25,000
17 if you give that hangar to me. I have now jumped
18 100 people, okay? I've jumped 100 people purely
19 because the inference allowed me to do that. That
20 bothers me a lot.

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

1 And how do you explain to people that an
2 extreme -- when an extreme case comes up, well, we
3 didn't anticipate that? Well, I do anticipate that
4 because I've been bitten. Now, is that a
5 legitimate issue?

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

8 CHAIRMAN MAGUIRE: Yes.

9 MR. BURNETT: And the one thing that I think
10 you're going to hear from Mr. Wuellner is if you
11 were to consider granting this appeal to make this
12 exception, it would be your staff's recommendation
13 that it would go to the aero club only and ever be
14 the aero club. They couldn't then turn around and
15 transfer it back to one of those individuals. If
16 the aero club stopped using the hangar --

17 MR. MIRGEAUX: It's --

18 MR. BURNETT: -- and they said well, we want
19 to let it use -- we want to go back to the original
20 person who had it -- who was number one on the
21 list, that answer would be no. It -- the decision
22 here today would be the exception to just let it
23 transfer to the aero club and -- and that would be
24 the end of it.

25 Because you're correct, that is the challenge.

1 And oh, by the way, you could wind up with an aero
2 club with a member of one. We're not regulating
3 what the composition of the aero club is.

4 So your -- your analogy, I mean, there's --
5 you can only, and as we've talked about with the
6 policies adopted related to these things, you can
7 only regulate so much and try to anticipate so
8 many --

9 CHAIRMAN MAGUIRE: Uh-huh.

10 MR. BURNETT: -- different scenarios or
11 circumstances. But, yeah, this is one of those
12 ones where you're now confronted with a situation
13 that is challenging. It's not an easy one to
14 answer.

15 CHAIRMAN MAGUIRE: Okay. Okay. Bring it
16 back. Any other public comment that's not on the
17 sheet?

18 (None.)

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

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

23 MR. WUELLNER: I do not.

24 MS. GREEN: Okay.

25 CHAIRMAN MAGUIRE: Okay. Board members?

1 All right. We have to move one way or the
2 other. We either postpone this and table it to the
3 next meeting so we can talk or somebody brings it
4 up to a vote or not.

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

7 CHAIRMAN MAGUIRE: Okay. We have a motion to
8 bring this up to a vote. Do I have a second?

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

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

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

21 CHAIRMAN MAGUIRE: Okay. So his motion to
22 bring it up to a vote does not answer that
23 question?

24 MR. WUELLNER: I -- I would like to see the
25 first question answered, if we -- I'm not sure

1 there's a hundred percent consensus that you do
2 want to hear it. If you do want to hear the
3 appeal, answer that question first and then
4 whatever you decide.

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

7 MR. MIRGEAUX: I'll withdraw it.

8 MR. BURNETT: Or modify it.

9 CHAIRMAN MAGUIRE: Okay.

10 MR. WUELLNER: Yeah.

11 CHAIRMAN MAGUIRE: All right.

12 My position, I'm willing to hear anything that
13 any airplane owner out there throws out for us to
14 talk about. I'm not willing to make a decision
15 today. So if it comes up for a vote, I'm going to
16 vote no, okay?

17 I'm willing to do it because I'm willing to
18 talk to everybody out there about the pros and cons
19 including the staff, okay? So -- so I'm willing to
20 listen. I don't what the other board members are,
21 okay?

22 MR. MIRGEAUX: I move we hear the appeal,
23 then.

24 CHAIRMAN MAGUIRE: Is that the question?

25 MR. WUELLNER: Yes.

1 MR. OLSON: Second.

2 CHAIRMAN MAGUIRE: Second. Okay. Discussion?

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

5 CHAIRMAN MAGUIRE: Yes.

6 MS. GREEN: -- before we jump into any
7 decisions.

8 CHAIRMAN MAGUIRE: Yes.

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

13 CHAIRMAN MAGUIRE: Okay.

14 MS. GREEN: Yeah.

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

17 I am not against the club. I am all for it.
18 I will probably go over backwards now to try to
19 rectify what they feel like I did. But my thing is
20 is that, you know, the jump in line, we've had that
21 drilled into us and we have --

22 CHAIRMAN MAGUIRE: That's been a forever
23 policy.

24 Okay. The motion is and a second that we will
25 hear a discussion of the -- we will hear the

1 appeal. Is that correct?

2 MR. MIRGEAUX: Yes, that's the motion.

3 CHAIRMAN MAGUIRE: Okay. All in favor?

4 MS. GREEN: Aye.

5 MR. MIRGEAUX: Aye.

6 MS. LUDLOW: Aye.

7 MR. OLSON: Aye.

8 CHAIRMAN MAGUIRE: Aye. Opposed?

9 (None.)

10 CHAIRMAN MAGUIRE: Okay. Passes five to zero.

11 MR. WUELLNER: Thank you. Then -- then I
12 guess secondary decision, are you hearing it today
13 or are you hearing it some time in the future?

14 MS. GREEN: I motion we hear it in the future
15 before we -- so we can talk to people and talk to
16 the flying club --

17 CHAIRMAN MAGUIRE: We have a motion --

18 MS. GREEN: -- and talk to staff.

19 CHAIRMAN MAGUIRE: -- basically if I'm reading
20 right, to table this till the next meeting or the
21 meeting after, okay? Let's table it to the next
22 meeting.

23 MS. GREEN: Next meeting is fine. I think
24 that's plenty of time for us --

25 CHAIRMAN MAGUIRE: All right.

1 MS. GREEN: -- to do our work.

2 CHAIRMAN MAGUIRE: So there's a motion to
3 table it till the next meeting with the purpose of
4 discussing it with people and learning more about
5 it. Do I have a second?

6 I'll make a second, okay, to bring it up.
7 Okay. We have a motion and a second to table this
8 for one meeting. Discussion?

9 MR. MIRGEAUX: I do.

10 CHAIRMAN MAGUIRE: All in favor -- oh, did you
11 have discussion?

12 MR. MIRGEAUX: I just -- we're here now. I
13 don't -- and all the information has been presented
14 to us.

15 CHAIRMAN MAGUIRE: I don't think so. I really
16 don't think so. I -- I -- I'm always concerned
17 about legal issues and I'm not sure that the legal
18 issues have been openly discussed.

19 MR. MIRGEAUX: I mean, I would --

20 CHAIRMAN MAGUIRE: Operational, it may be, but
21 legal I don't see --

22 MR. MIRGEAUX: Okay.

23 CHAIRMAN MAGUIRE: -- okay? All in favor of
24 tabling this, say aye.

25 MS. GREEN: Aye.

1 MS. LUDLOW: Aye.

2 MR. OLSON: Aye.

3 CHAIRMAN MAGUIRE: Aye. Opposed?

4 MR. MIRGEAUX: Nay.

5 CHAIRMAN MAGUIRE: Okay, four to one, it's
6 tabled for one month, okay? Is that good, Ed?

7 MR. WUELLNER: That's fine. Yeah.

8 CHAIRMAN MAGUIRE: Okay. All right. Len,
9 y'all have a month. Where'd he go? You have a
10 month to talk to people.

11 Okay. And I think you've heard enough to know
12 what the concerns are that you're going to have to
13 be able to discuss with the board members, okay?
14 Now --

15 MR. WUELLNER: That's all I have as business.

16 CHAIRMAN MAGUIRE: That's all you have?

17 MR. WUELLNER: Uh-huh.

18 MEMBER COMMENTS AND REPORTS

19 CHAIRMAN MAGUIRE: Okay. Other issues.
20 Starting down the list, Ms. Ludlow, do you have any
21 other issues to discuss; i.e. the TPO or the
22 academy?

23 MS. LUDLOW: Yes, thank you.

24 Yes, I did. We did have a TPO meeting, and
25 I'm still very impressed with the TPO in that they

1 want to do training sessions for the new members to
2 bring them up to speed so we can see how the
3 transportation all over the state of Florida and
4 every category can work together. So that's --

5 CHAIRMAN MAGUIRE: I missed public comment.

6 MS. LUDLOW: -- I'm really pleased with that
7 and I try to support and go to the meetings and
8 hear everything we can.

9 The Aerospace Academy, we're working on the
10 internship. Bruce is here today. So we will be
11 filing the internship papers with Sherry Gaynor.
12 We have another meeting this week, I think
13 Thursday.

14 So, as I said before, the internships are a
15 fabulous way to get the children onto the
16 airport -- and, yes, this is part of the meeting,
17 Bruce, I'm not just talking -- to get the children
18 onto the airport, you know, close to the airplanes.

19 They're in the Aerospace Academy. They need
20 hours of volunteer work. And aviation is a big --
21 it's a big area. It isn't just flying the
22 airplane. You have to learn the rules. You have
23 to know tire pressure. You learn about the engine.
24 You know, you learn why you put stoppers in the --
25 in the cowling.

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

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

8 MR. TUCKER: I've already.

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

11 (None.)

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

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

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

23 Mr. Evans, sort of just to encapsulate
24 probably some of the key things that were points of
25 discussion, spoke about the First Coast Expressway,

1 the construction. You've all seen it. It's at the
2 river now and the next phase is the crossing of the
3 river and the connection into St. Johns County.

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

12 So, the -- sort of the headliners of Nathaniel
13 Ford, JTA, talking about -- oh, they had -- they
14 had a demonstration shuttle there that was
15 self-driving that's being used now in testing I
16 believe at the Mayo campus in Jacksonville and
17 other -- maybe other places that was on display.

18 And he talked about the JTA, I guess that's
19 Duval County, increasing the gas tax from \$0.6 to
20 \$.12 and how over the next decade, there'll be a
21 need to shift and look at other sources of revenue
22 because of the decline in use of gas through
23 efficiency of vehicles and the electronic vehicles.

24 He did mention the need to give more attention
25 to commuter rail between Jacksonville and

1 St. Augustine. That was another point he made.

2 Then Phong was the third speaker, Phong
3 Ngyuen. Mentioned key projects as being
4 Racetrack Road, widening that narrow segment, and
5 313. He did not give a date for our -- our end of
6 313 that I had down. So, that's it.

7 CHAIRMAN MAGUIRE: Okay. All right. Justin?

8 MR. MIRGEAUX: Nothing further.

9 CHAIRMAN MAGUIRE: Okay. Suzanne?

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

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

17 CHAIRMAN MAGUIRE: Okay. Regarding the
18 comment about the, what is it, commuter rail
19 between St. Augustine, when I was a commissioner in
20 2003, that was a point of discussion. Government
21 moves quickly. We all know that.

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

1 briefly --

2 CHAIRMAN MAGUIRE: Uh-huh.

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

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

15 There's a lot of work to be done beyond that
16 point, but it is provisioned in that current work
17 on U.S. 1 to get the intersection built. So if you
18 look there, you'll start to see the beginnings of
19 that intersection.

20 CHAIRMAN MAGUIRE: Great. Great.

21 Before I go any further, Colonel, do you want
22 to stand up and introduce yourself?

23 MR. LAWSON: Sure. It's Captain. No need.

24 Well, those of you that who know me, I'm
25 Captain Jim Lawson. Excuse the uniform; I just

1 came from reserve duty. I'm the Navy emergency
2 apprentice liaison officer for the State of Florida
3 and I'm currently in charge of the FEMA site at
4 Jacksonville at the old Gateway Mall that you see
5 on the news, and that's what my mobilization is
6 for. So I came -- I rushed here from there because
7 I knew today was the meeting day.

8 Cindy and Kevin know me very well. I own a
9 company called JEL AIR. I manage aircraft at the
10 field. I sold Boomerang Air Charter a year ago,
11 and so Ed knows me from that charter company. And
12 I'm a member of SAAPA as well. So, thanks for
13 mentioning me and it's a pleasure. This is my
14 first time at a meeting because I'm usually very
15 busy.

16 But exciting things are happening at the
17 airport. I was just recently hired by a company
18 that's called AeroGo that they hired me to be the
19 director of op -- now that my not to compete with
20 Boomerang's done, I am going to start up another
21 company that's going to operate charter operations
22 at the airport, and it's very exciting. It's going
23 to use HondaJets and Cirruses.

24 And Cindy knows and I -- I know that, Reba,
25 your frustration with the list. I've been on it

1 twice. Every time my name comes up, I don't have
2 an airplane anymore and it's -- and, I mean, I'm
3 looking at -- I'm very excited about the flying
4 club. I didn't even know we had one now.

5 And I'm ready -- I'm willing to join the
6 flying club, now that I have a plane, just so you
7 can put it in that hangar so I don't have to wait
8 another five years. But that might not go well for
9 the exception. But that's -- I agree that the
10 flying club is a way for people to, you know, get
11 in and start flying.

12 CHAIRMAN MAGUIRE: Okay.

13 MR. LAWSON: So anyway, that's -- that's me.
14 And you'll probably see a lot more of me now that
15 I'm really vested in this new business that's going
16 to be operating at the airport. And I'll be
17 talking with Ed and Cindy as that develops, and
18 that's it.

19 CHAIRMAN MAGUIRE: Great.

20 MS. LUDLOW: Thank you.

21 MR. LAWSON: But just in case you -- this is
22 brand new. I'll just -- I'll give you a couple of
23 cards.

24 MS. LUDLOW: Thank you.

25 CHAIRMAN MAGUIRE: Thank you, very much. I

1 should have called you in '06, shouldn't I?

2 MR. LAWSON: That's okay.

3 CHAIRMAN MAGUIRE: All right. Any update on
4 the conventions and all of that's coming up --

5 MR. WUELLNER: Still on -- still on track. So
6 it's August 12th through 15, I believe.

7 CHAIRMAN MAGUIRE: Okay. All right. Thank
8 you for the rental information you sent out. Did
9 everybody get that?

10 MR. WUELLNER: I think so.

11 CHAIRMAN MAGUIRE: Good. I'm still trying to
12 negotiate with the VCB to see if we can put a board
13 member on the VCB so we can have a discussion there
14 on that one.

15 MR. WUELLNER: And we have Richard Goldman
16 slated next month to come in and talk to you
17 guys --

18 CHAIRMAN MAGUIRE: Perfect.

19 MR. WUELLNER: -- just generally and answer
20 questions or --

21 CHAIRMAN MAGUIRE: Perfect. All right.

22 MS. GREEN: Super.

23 CHAIRMAN MAGUIRE: And I didn't get a chance,
24 Doug, to talk with you about an events field
25 operation, but I will before the next meeting, I

1 hope.

2 The last thing is July -- the week of
3 July 19th, okay, that whole week, I am a -- a
4 vice president of an international chocolate
5 organization and we're having a convention in
6 Columbus, and I love you guys, but I have to go to
7 this chocolate convention.

8 MS. LUDLOW: Chocolate.

9 MS. GREEN: I thought you were going to invite
10 us.

11 MR. WUELLNER: Yeah, I did, too.

12 MR. BURNETT: I was getting excited.

13 MS. GREEN: I know.

14 MR. WUELLNER: So it would be right here.

15 CHAIRMAN MAGUIRE: So -- so I'm throwing this
16 out. Y'all know that I -- I encourage monthly
17 meetings. July, though, is a meeting where a lot
18 of people go on vacations.

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

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

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

3 MR. WUELLNER: -- whenever --

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

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

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

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

11 MR. WUELLNER: We can absolutely move it.

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

14 MS. HOLLINGSWORTH: Uh-huh.

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

17 MS. HOLLINGSWORTH: He's not finished yet.

18 CHAIRMAN MAGUIRE: Yeah.

19 MR. WUELLNER: Oh.

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

25 MS. GREEN: Nope. Thank you.

1 CHAIRMAN MAGUIRE: Meeting's adjourned.

2 MR. WUELLNER: Thank you.

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

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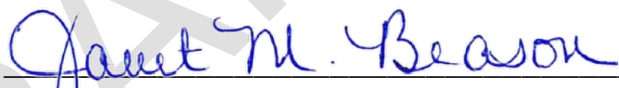
REPORTER'S CERTIFICATE

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 9th day of May, 2021.



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

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