

Page 1

[ 1] ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY  
 [ 2] Regular Meeting  
 [ 3] held at 4796 U.S. 1 North  
 [ 4] St. Augustine, Florida  
 [ 5] on Monday, September 17, 2001  
 [ 6] 4 p.m. to 5 p.m.; 5:09 p.m. to 5:18 p.m.  
 [ 7] \*\*\*\*\*  
 [ 8] BOARD MEMBERS PRESENT:  
 [ 9] WILLIAM "BILL" ROSE, Chairman  
 [10] CHARLES LASSITER  
 [10] DENNIS R. WATTS, Secretary-Treasurer  
 [11] JOSEPH CIRIELLO  
 [11] \*\*\*\*\*  
 [12] BOARD MEMBERS ABSENT:  
 [13] BARBARA BOSANKO (Leave of absence)  
 [14] JIM BRYANT, County Commissioner/Airport Liaison  
 [15] \*\*\*\*\*  
 [16] ALSO PRESENT:  
 [17] SUSAN BLOODWORTH, Esquire, Rogers, Towers, Bailey,  
 [18] Jones & Gay, P.A., 170 Malaga Street, St. Augustine,  
 [19] FL, 32084, Attorney for Airport Authority.  
 [20] EDWARD WUELLNER, A.A.E., Executive Director.  
 [21] BRYAN COOPER, Assistant Airport Director.  
 [21] \*\*\*\*\*  
 [22] St. Augustine Court Reporters  
 [23] 1510 N. Ponce de Leon Blvd., Suite A  
 [24] St. Augustine, FL 32084  
 [24] (904) 825-0570  
 [25]

Page 3

[ 1] P R O C E E D I N G S  
 [ 2] CHAIRMAN ROSE: Okay. All right. 4  
 [ 3] o'clock. We'll call our meeting to order. And  
 [ 4] note that Mr. Lassiter is not with us yet. And  
 [ 5] begin with the Pledge of Allegiance.  
 [ 6] (Pledge of Allegiance.)  
 [ 7] APPROVAL OF MINUTES  
 [ 8] CHAIRMAN ROSE: Okay. We have the minutes  
 [ 9] for the August 20th workshop, the August 20th  
 [10] regular meeting, and the first budget hearing on  
 [11] September 10th. We'll take -- we'll look at each  
 [12] one individually. Are there any questions or  
 [13] comments or additions to the workshop minutes  
 [14] that we have for the meeting held August 20th?  
 [15] (No questions or comments.)  
 [16] CHAIRMAN ROSE: If not, they'll stand  
 [17] approved as they were distributed.  
 [18] Are there any comments, questions, or  
 [19] additions to the regular meeting minutes of  
 [20] August 20th?  
 [21] (No questions or comments.)  
 [22] CHAIRMAN ROSE: Hearing none, we'll accept  
 [23] those minutes and approve those minutes.  
 [24] And finally, the public hearing held  
 [25] September 10th. Are there any comments or

Page 2

[ 1] I N D E X  
 [ 2] PAGE  
 [ 3] 2. PLEDGE OF ALLEGIANCE 3  
 [ 4] 3. APPROVAL OF MEETING MINUTES 3  
 [ 5] 4. ACCEPTANCE OF FINANCIAL REPORTS 4  
 [ 6] 5. APPROVAL OF MEETING AGENDA 6  
 [ 7] 6. REPORTS:  
 [ 8] A. Mr. Jim Bryant - County Commissioner - Absent 8  
 [ 9] B. Mr. Michael Slingluff - Aero Sport, Inc. 8  
 [ 9] C. Mr. John Leslie - Grumman - Absent 10  
 [10] D. Mr. Robert Fleming - S.A.P.A. - Absent 10  
 [10] E. Ms. Susan Bloodworth - Attorney 11  
 [11] 7. ACTION ITEMS  
 [12] A. Environmental Assessment Grant 15  
 [13] B. Environmental Assessment (Taxiway B) 16  
 [13] C. Proposed Resolution 2001-11 18  
 [14] D. Proposed Resolution 2001-12 20  
 [14] E. Proposed Resolution 2001-13 27  
 [15] F. Proposed Resolution 2001-14 34  
 [15] G. Proposed Resolution 2001-15 36  
 [16] H. Tenant Lease Action 38  
 [16] I. Northrop Grumman - Lease areas 46  
 [16] J. Meeting with Board of County Commissioners 56  
 [17] 8. AUTHORITY MEMBER REPORTS:  
 [18] A. Mr. William "Bill" Rose, Chairman 59  
 [19] B. Mr. Dennis R. Watts, Secretary/Treasurer 59  
 [20] C. Mr. Charles Lassiter 61  
 [20] D. Mr. Joseph A. Ciriello 61  
 [21] 9. PUBLIC COMMENT 69  
 [22] 10. NEXT BOARD MEETING 71  
 [23] 11. ADJOURNMENT 71  
 [24]  
 [25]

Page 4

[ 1] questions, additions?  
 [ 2] (No questions or comments.)  
 [ 3] CHAIRMAN ROSE: Hearing none, we will  
 [ 4] approve the minutes of the September 10th public  
 [ 5] hearing.  
 [ 6] Now we have the financial reports.  
 [ 7] Mr. Treasurer?  
 [ 8] ACCEPTANCE OF FINANCIAL REPORTS  
 [ 9] MR. WATTS: Mr. Chairman, I've reviewed  
 [10] these and I make a motion that we approve the  
 [11] financial reports for -- I think we can go ahead  
 [12] and do June, July, and August all at once, or do  
 [13] we need to do --  
 [14] CHAIRMAN ROSE: I don't know that -- Cindy  
 [15] always told us we ought to do it individually.  
 [16] So, let's just take them one at a time, okay?  
 [17] MR. WATTS: Okay. So --  
 [18] CHAIRMAN ROSE: All right.  
 [19] MR. WATTS: Oh, I'm sorry. So, I make a  
 [20] motion that we approve the June 2001 financial  
 [21] reports.  
 [22] CHAIRMAN ROSE: Any comments or questions?  
 [23] (No questions or comments.)  
 [24] (Whereupon, Ms. Bloodworth enters the room.)  
 [25] CHAIRMAN ROSE: They stand approved -- well,

Page 5

[ 1] we don't need a second for those. So, all in  
 [ 2] favor?  
 [ 3] MR. WATTS: Aye.  
 [ 4] MR. CIRIELLO: Aye.  
 [ 5] CHAIRMAN ROSE: Aye. Motion is passed.  
 [ 6] Next one?  
 [ 7] MR. WATTS: Mr. Chairman, I move that we  
 [ 8] approve the financial reports for July 2001.  
 [ 9] Make the motion, please.  
 [10] CHAIRMAN ROSE: Are there any questions, any  
 [11] comments?  
 [12] (No question or comments.)  
 [13] CHAIRMAN ROSE: All in favor?  
 [14] MR. WATTS: Aye.  
 [15] MR. CIRIELLO: Aye.  
 [16] CHAIRMAN ROSE: Aye. Motion's passed.  
 [17] MR. WATTS: And lastly, Mr. Chairman, I make  
 [18] the motion that we approve the financial reports  
 [19] for August 2001.  
 [20] CHAIRMAN ROSE: Are there any questions or  
 [21] comments on the August report?  
 [22] MR. CIRIELLO: I don't think I have a copy  
 [23] of it.  
 [24] MS. MARTIN: We don't have the August --  
 [25] MR. WATTS: No, that one's not in there.

Page 7

[ 1] about.  
 [ 2] But since we didn't get our packet or  
 [ 3] anything until just now, trying to glance through  
 [ 4] all these things and try to make up my mind  
 [ 5] whether I'm going to say yes or no to voting  
 [ 6] thousands and thousands and thousands of dollars,  
 [ 7] when we've been working on the budget and  
 [ 8] everything -- I'm not saying not to go ahead with  
 [ 9] it or anything. I just think that for me to read  
 [10] and absorb what everything's saying in here, I  
 [11] would have liked to have had a little more time.  
 [12] But I just wanted to make that statement before  
 [13] we --  
 [14] CHAIRMAN ROSE: Why don't we do this: Why  
 [15] don't we go on with the agenda, and if there's an  
 [16] issue that is not clear and we feel like we need  
 [17] to postpone it, we can take that action when we  
 [18] get to that issue.  
 [19] MR. CIRIELLO: That's fine.  
 [20] CHAIRMAN ROSE: Is that all right?  
 [21] MR. CIRIELLO: Yeah.  
 [22] CHAIRMAN ROSE: All right. So, the  
 [23] meeting -- the agenda will stand then as it's  
 [24] been distributed.  
 [25] MR. WUELLNER: I think the only item you

Page 6

[ 1] MR. CIRIELLO: Oh, okay.  
 [ 2] CHAIRMAN ROSE: Wait a minute.  
 [ 3] MR. WUELLNER: I only have June and July,  
 [ 4] also.  
 [ 5] MR. WATTS: Oh, I'm sorry.  
 [ 6] CHAIRMAN ROSE: Oh, that's --  
 [ 7] MR. WATTS: Yeah. Yeah, I'm sorry.  
 [ 8] CHAIRMAN ROSE: What I was looking at was  
 [ 9] the minutes from the August --  
 [10] MR. WATTS: Yeah, that's what I was --  
 [11] CHAIRMAN ROSE: -- August meeting.  
 [12] MR. WATTS: Well, I withdraw my motion.  
 [13] CHAIRMAN ROSE: All right. We'll hold that  
 [14] till next --  
 [15] MR. WATTS: Till the next meeting.  
 [16] CHAIRMAN ROSE: -- the next meeting.  
 [17] APPROVAL OF MEETING AGENDA  
 [18] CHAIRMAN ROSE: Okay. You see the meeting  
 [19] agenda. Are there any -- any changes or any  
 [20] suggestions on the agenda? If not --  
 [21] MR. CIRIELLO: Mr. Chairman? I don't know  
 [22] if it's the proper time for me to say anything,  
 [23] but I was just quickly glancing through these  
 [24] things, and a lot of them are spending a lot of  
 [25] bucks, probably something we've already talked

Page 8

[ 1] may -- I don't know whether you want to add it as  
 [ 2] an item, is the -- we have a proposed meeting,  
 [ 3] joint meeting date with the Board of County  
 [ 4] Commissioners.  
 [ 5] CHAIRMAN ROSE: All right. Why don't we  
 [ 6] just make that the last item on the agenda --  
 [ 7] MR. WUELLNER: Okay.  
 [ 8] CHAIRMAN ROSE: -- okay? The County  
 [ 9] Commissioner meeting. I'll do that just before  
 [10] public comment.  
 [11] Okay. I'll point out also that we have a  
 [12] budget hearing set for 5:01. So, if we are not  
 [13] finished with our meeting at 5:01, we will  
 [14] adjourn this meeting, conduct the budget hearing,  
 [15] and then come back to -- come back to this  
 [16] agenda.  
 [17] Reports. Mr. Bryant is not here. Anybody  
 [18] from the County Commission? Don't see anyone.  
 [19] Aero Sport? Anything from Aero Sport?  
 [20] 6.B. - MR. SLINGLUFF  
 [21] MR. SLINGLUFF: Yeah. Just brief -- brief  
 [22] you on what -- it's -- the past week, as y'all  
 [23] know, we've been through quite an upheaval, and  
 [24] I'd just like to bring you up -- up to date on  
 [25] what's currently happening at the airport.

Page 9

[ 1] The FAA has now allowed Part 91 and Part 135  
[ 2] IFR operations to resume. Those are the only  
[ 3] operations that are allowed right now, other than  
[ 4] medical flights. There's some patrol work,  
[ 5] natural resource patrol work, pipelines, and  
[ 6] emergency services work that can go on VFR.

[ 7] But I think in the next few days, we'll see  
[ 8] a lot of rule-making going on, revising free  
[ 9] flight status of VFR operation, visual flight  
[10] rule operations.

[11] Of course, we're all very concerned about  
[12] it, but we also support everything that's going  
[13] on. We've had quite a bit of jet traffic in  
[14] today. It's -- it's actually quite a busy  
[15] Monday. I think businesses are trying to get  
[16] back on track.

[17] (Whereupon, Mr. Lassiter enters the room.)

[18] MR. SLINGLUFF: And I think that for the --  
[19] for the near term, we're going to see a much  
[20] increased jet traffic in here as the airline  
[21] industry tries to pick up the pieces and get back  
[22] to normal business. However, I do think long  
[23] term we'll see some pretty stringent changes  
[24] happening that we will have to address some  
[25] security issues.

Page 11

[ 1] CHAIRMAN ROSE: Susan Bloodworth.

[ 2] 6.E. - MS. BLOODWORTH

[ 3] MS. BLOODWORTH: We have nothing to report.

[ 4] MR. CIRIELLO: Mr. Chairman, I'd like to  
[ 5] have a slight discussion with the little lady  
[ 6] over there.

[ 7] You say you have nothing to report, and it's  
[ 8] probably nothing you can do about it, but I am  
[ 9] highly disappointed with the judicial system in  
[10] this state on this Bosanko issue. Nine months  
[11] into the year, this woman was elected by the  
[12] citizens, rightly, wrongly, or whatever. The  
[13] citizens elected her and she should be sitting up  
[14] here doing her job, irregardless of what we  
[15] personally think.

[16] And I've been told that the judicial system  
[17] is one of the things that's untouchable. You  
[18] can't do anything with them. Like if -- to us,  
[19] somebody could come and complain to us, or  
[20] representatives, commissioners, or even the  
[21] President, and you can get something done. But  
[22] these guys are untouchable.

[23] And I'm not going to be satisfied and I'm  
[24] not going to quit griping until something is done  
[25] and not -- you can't move them, but -- I don't

Page 10

[ 1] That's one of our concerns, is we would like  
[ 2] to talk about ramp access. I think Mr. Ciriello  
[ 3] brought this up last month. We probably need to  
[ 4] revisit that. I'm recommending we also revisit  
[ 5] some emergency communication procedures.

[ 6] And, of course, on top of everything, we had  
[ 7] the storm and we've got some storm issues that I  
[ 8] hope to sit down with Mr. Wuellner and discuss  
[ 9] also.

[10] Fuel prices so far are very stable. I think  
[11] what we've seen from both Phillips and a couple  
[12] of other companies, have said they will -- they  
[13] will not increase fuel until their inventory  
[14] prices or inventory costs rise. So, it will be a  
[15] pass-along system. We won't see current  
[16] inventory getting jacked up. But I do -- I do  
[17] anticipate over the next coming months a fuel  
[18] price increase, so we'll keep you posted. Thank  
[19] you.

[20] CHAIRMAN ROSE: Fine. Thank you very much.  
[21] Northrop Grumman?

[22] (Northrop-Grumman representative absent.)

[23] CHAIRMAN ROSE: Okay. And the Pilots  
[24] Association, anybody representing them?  
[25] (Pilots Association representative absent.)

Page 12

[ 1] think I broke any rules or regulations by calling  
[ 2] her husband one day last week and talking to him,  
[ 3] and I said, "How about getting some backbone for  
[ 4] her and have her come up here and do her job  
[ 5] whether anybody likes it or not, if it's not  
[ 6] illegal?"

[ 7] And he said, "Well, you could come across as  
[ 8] her making a decision voting on something,  
[ 9] because she'd have to, you might have  
[10] repercussions down the road." And I said, "We'll  
[11] cross that bridge when it comes to it." But she  
[12] was elected to serve the people and she's not  
[13] getting that chance to do that.

[14] And I thought he mentioned something about  
[15] dropping -- I don't know if you want to say  
[16] lawsuits or whatever, and if we would do that,  
[17] then she maybe would feel free and she could come  
[18] in here. But I don't know if that's the case or  
[19] not.

[20] But I'd like to see her up here, and I'd  
[21] just like some direction from -- other than us  
[22] have to break our oath and make some kind of a  
[23] motion, that if she walked in here and sat down  
[24] to do her job, I wouldn't object. I wouldn't say  
[25] a thing one way or another, so I feel I'm not

Page 13

[ 1] breaking my oath of office by not saying  
 [ 2] anything.  
 [ 3] But is there anything that you could say to  
 [ 4] kind of take some of the anger out of me?  
 [ 5] Because -- and it's not your fault. It's -- or  
 [ 6] the Authority's fault or anybody. It's these  
 [ 7] three judges down there playing golf all day,  
 [ 8] wherever they're at. And I want to move them off  
 [ 9] of square one.  
 [10] MS. BLOODWORTH: Understood. As of 2  
 [11] o'clock this afternoon, there had still been no  
 [12] decision. We called to follow up to see. We  
 [13] know they had their judicial conference on the  
 [14] 17th of July, but they're under no mandate or no  
 [15] deadline to issue an opinion. And sometimes it  
 [16] just takes as long as it takes.  
 [17] Not that this is any measure of comfort, but  
 [18] part of your oath may also contemplate that you  
 [19] uphold the charter of this board, and that's what  
 [20] this lawsuit's all about, is whether that charter  
 [21] is constitutional. And until we get a ruling  
 [22] from the court, we don't know the answer to that  
 [23] question. Not much comfort, I understand.  
 [24] CHAIRMAN ROSE: Thanks. Can we move on?  
 [25] MR. CIRIELLO: I'm still thinking.

Page 15

[ 1] agenda.  
 [ 2] MR. CIRIELLO: Okay.  
 [ 3] CHAIRMAN ROSE: Let's go to action items,  
 [ 4] and we'll turn it over to you, Mr. Wuellner.  
 [ 5] 7.A. - ENVIRONMENTAL ASSESSMENT GRANT  
 [ 6] MR. WUELLNER: Thank you. First item I have  
 [ 7] would be ratifying the receipt of the FAA grant  
 [ 8] offer for the environmental assessment related to  
 [ 9] Taxiway B extension. You have a copy of the  
 [10] grant agreement itself. It was presented to us  
 [11] shortly after the last Authority meeting, and it  
 [12] had a date, drop-dead date of the end of August  
 [13] for its execution and return to FAA.  
 [14] We executed that on your behalf and we're  
 [15] simply asking from a Staff side that that -- that  
 [16] execution be ratified as a formal action of the  
 [17] Authority.  
 [18] MR. LASSITER: Mr. Chairman, I move that we  
 [19] approve -- is this what you're requiring?  
 [20] MR. WUELLNER: Yes.  
 [21] MR. LASSITER: The -- for the efforts of  
 [22] Staff to go ahead and enter into this agreement.  
 [23] CHAIRMAN ROSE: Okay. Is there a second to  
 [24] that motion?  
 [25] MR. WATTS: Yes, I second.

Page 14

[ 1] MR. WUELLNER: She'll be here.  
 [ 2] MR. CIRIELLO: Huh?  
 [ 3] MR. WUELLNER: I said she'll be here  
 [ 4] throughout the meeting, so...  
 [ 5] MR. CIRIELLO: Correct me if I'm wrong.  
 [ 6] CHAIRMAN ROSE: Yeah.  
 [ 7] MR. CIRIELLO: These three judges that's on  
 [ 8] the appellate court, don't they have a bunch  
 [ 9] of -- not students, but staff to research things?  
 [10] Like they go back, clean back to the civil war or  
 [11] Revolutionary War, looking up stuff, saying this  
 [12] is what the court did and this -- to help make  
 [13] their decision?  
 [14] So, how can this decision be so tough and so  
 [15] hard that they take -- in nine months they can't  
 [16] come up and say, yes, you're right or you're  
 [17] wrong? I mean, they have all kind of help. It's  
 [18] not just three guys doing this. There must be  
 [19] other people working on it.  
 [20] CHAIRMAN ROSE: Joe, I -- I think we're  
 [21] talking about an issue that this board really  
 [22] doesn't have any authority to --  
 [23] MR. CIRIELLO: Okay. All right.  
 [24] CHAIRMAN ROSE: -- do. I understand your  
 [25] concern, but I think we ought to move on with the

Page 16

[ 1] CHAIRMAN ROSE: Is there any public comment?  
 [ 2] (No public comment.)  
 [ 3] CHAIRMAN ROSE: Board discussion?  
 [ 4] (No discussion.)  
 [ 5] CHAIRMAN ROSE: All in favor? Aye.  
 [ 6] MR. CIRIELLO: Aye.  
 [ 7] MR. LASSITER: Aye.  
 [ 8] MR. WATTS: Aye.  
 [ 9] CHAIRMAN ROSE: Opposed?  
 [10] (No opposition.)  
 [11] CHAIRMAN ROSE: Motion's carried.  
 [12] 7.B. - ENVIRONMENTAL ASSESSMENT (TAXIWAY B)  
 [13] MR. WUELLNER: Thank you. Related to that  
 [14] is the only expenditure item on the agenda today,  
 [15] and it is related to the environmental assessment  
 [16] work, would be a -- be -- the project that was  
 [17] envisioned in the previous grant action you just  
 [18] took.  
 [19] It would be a supplemental agreement, 01-03  
 [20] with ICF Kaiser, to conduct the Taxiway B  
 [21] environmental assessment, and this includes the  
 [22] shoreline stabilization, environmental assessment  
 [23] work, just so you -- we're all clear on that. A  
 [24] study fee of \$167,000.  
 [25] It was, as a part of federal requirements

Page 17

[ 1] related to the grant. A comparative estimate for  
 [ 2] the same scope of work was done independently,  
 [ 3] and we have that on file and was coincidently at  
 [ 4] \$169,000, if my memory's correct, was the  
 [ 5] independent cost estimate for the same project.  
 [ 6] So, it's Staff recommendation that the  
 [ 7] Authority approve supplemental agreement 01-03  
 [ 8] with Kaiser Engineers in the amount of \$167,000  
 [ 9] for this scope of work associated with it and  
 [10] authorize the Executive Director's signature to  
 [11] any contract required or project-related  
 [12] documents. The agreement would be subject to  
 [13] concurrence by FDOT as well as FAA before it  
 [14] would be signed by Staff.  
 [15] CHAIRMAN ROSE: Any public comment?  
 [16] (No comment.)  
 [17] CHAIRMAN ROSE: Board discussion?  
 [18] MR. LASSITER: Ed, this is the line item in  
 [19] our budget --  
 [20] MR. WUELLNER: Yes, it is.  
 [21] MR. LASSITER: -- for \$166,667?  
 [22] MR. WUELLNER: Yes, it is.  
 [23] MR. LASSITER: So, we increased ourselves by  
 [24] \$300.  
 [25] MR. WUELLNER: \$300. I might even be able

Page 19

[ 1] MR. WUELLNER: Thank you. I have a series  
 [ 2] of resolutions related to Joint Participation  
 [ 3] Agreements that were received from Florida DOT,  
 [ 4] many of which are contained in next year's  
 [ 5] budget. This is the State's grant agreement, as  
 [ 6] you well know, and I'll run through them  
 [ 7] individually.  
 [ 8] Resolution 2000-11 (sic) would provide the  
 [ 9] Florida DOT participation at a rate of 50 percent  
 [10] up to \$225,000 related to the development of a  
 [11] new -- the airport maintenance facility, which is  
 [12] also a line item in your budget for 2001-2002.  
 [13] It would be Staff's recommendation that you  
 [14] adopt Resolution 2000-11 (sic) and authorize the  
 [15] Chairman and Secretary/Treasurer's signature to  
 [16] the related documents.  
 [17] CHAIRMAN ROSE: Is there any discussion from  
 [18] the public, public comment?  
 [19] (No public comment.)  
 [20] CHAIRMAN ROSE: Board discussion?  
 [21] MR. LASSITER: Ed, this is just a typo on  
 [22] this first line?  
 [23] MR. WUELLNER: I'm hoping.  
 [24] MR. LASSITER: 2000? You've got 2000-11 on  
 [25] the cover page.

Page 18

[ 1] to talk Kaiser out of the \$300.  
 [ 2] MR. LASSITER: I saw Don move his head up  
 [ 3] and down. Mr. Chairman, I'd like to make a  
 [ 4] motion to approve the environmental assessment  
 [ 5] agreement 01-03.  
 [ 6] CHAIRMAN ROSE: Do I hear any further --  
 [ 7] well, is there a second to that motion?  
 [ 8] MR. WATTS: I second that.  
 [ 9] CHAIRMAN ROSE: Any -- any board discussion?  
 [10] MR. WUELLNER: For clarification, is that  
 [11] per Staff's recommendation?  
 [12] MR. LASSITER: Per Staff's recommendation.  
 [13] MR. WUELLNER: Thank you.  
 [14] CHAIRMAN ROSE: Per Staff.  
 [15] (No discussion.)  
 [16] CHAIRMAN ROSE: Being no discussion, we'll  
 [17] call for a vote. All in favor? Aye.  
 [18] MR. WATTS: Aye.  
 [19] MR. CIRIELLO: Aye.  
 [20] MR. LASSITER: Aye.  
 [21] CHAIRMAN ROSE: Opposed?  
 [22] (No opposition.)  
 [23] CHAIRMAN ROSE: The motion is carried.  
 [24] We'll move on, Mr. Wuellner.  
 [25] 7.C. - PROPOSED RESOLUTION 2001-11

Page 20

[ 1] MR. WUELLNER: Yes. It should be 2001.  
 [ 2] Thank you. Same way down in the recommendation.  
 [ 3] CHAIRMAN ROSE: Do I hear a motion?  
 [ 4] MR. LASSITER: I make a motion that we  
 [ 5] accept the proposed Resolution 2001-11 as  
 [ 6] recommended by Staff.  
 [ 7] CHAIRMAN ROSE: Do I hear a second?  
 [ 8] MR. WATTS: I second.  
 [ 9] CHAIRMAN ROSE: All in favor? Aye.  
 [10] MR. WATTS: Aye.  
 [11] MR. CIRIELLO: Aye.  
 [12] MR. LASSITER: Aye.  
 [13] CHAIRMAN ROSE: Opposed?  
 [14] (No opposition.)  
 [15] CHAIRMAN ROSE: Motion carries.  
 [16] 7.D. - PROPOSED RESOLUTION 2001-12  
 [17] MR. WUELLNER: The next one is resolution  
 [18] 2001-12, which is again a JPA with Florida DOT.  
 [19] This is 80 percent participation to a maximum  
 [20] rate -- or a maximum of \$465,000 of state  
 [21] participation. And this is related to the  
 [22] construction of a heliport, which would be a  
 [23] part -- is tied to the master plan study effort.  
 [24] It's currently shown out there, and DOT has  
 [25] jumped on this year being able to fund a portion

Page 21

[ 1] of it.

[ 2] We're not proposing to move the project

[ 3] forward for location or planning or construction

[ 4] at this point, pending completion of the master

[ 5] plan. You're simply encumbering the funds with

[ 6] Florida DOT.

[ 7] It's neither a budgeted item for 2001-2002

[ 8] in terms of an expenditure, but it would accept

[ 9] the grant funds. Would also allow us to amend

[10] the JPA title, if necessary, for a different

[11] project later on.

[12] CHAIRMAN ROSE: Is there any public comment?

[13] MR. SLINGLUFF: Excuse me. For the

[14] heliport, we do think it's important that we get

[15] a new location, and I think it presents a safety

[16] hazard.

[17] CHAIRMAN ROSE: Okay. Any -- any other

[18] comment?

[19] (No further comment.)

[20] CHAIRMAN ROSE: Board discussion.

[21] MR. LASSITER: I feel like I'm doing all the

[22] talking. What is the projected fiscal year

[23] budget that you're seeing this come up in?

[24] MR. WUELLNER: As a minimum, next year, at

[25] the earliest -- and considering the master plan

Page 23

[ 1] MR. WUELLNER: -- if we're lucky, we might

[ 2] recapture them somewhere else.

[ 3] CHAIRMAN ROSE: So, we're on record then

[ 4] as --

[ 5] MR. WUELLNER: Right. And in the event it

[ 6] can't be done within this time, we can simply

[ 7] request an extension of the time line, too, so...

[ 8] MR. LASSITER: So, it's a minimum one year

[ 9] and probably more like two or three.

[10] MR. WUELLNER: I think conservatively.

[11] We're not proposing to move forward till the

[12] study's been completed, which puts it, you know,

[13] minimum 18 months out. Minimum.

[14] CHAIRMAN ROSE: Any other board discussion?

[15] MR. CIRIELLO: Yeah. Is this something

[16] that's in the old master plan we're working on

[17] now, or is this going to be in the new one that

[18] we're going to work on?

[19] MR. WUELLNER: It's actually in neither --

[20] MR. CIRIELLO: Neither.

[21] MR. WUELLNER: -- at this point. It's -- it

[22] would show up as a part of the new master plan,

[23] if indeed that concept is endorsed or another

[24] location.

[25] This doesn't have to be done remotely

Page 22

[ 1] won't start till -- it's probably the first of

[ 2] this year, which puts it -- typically a one-year

[ 3] study effort and the like, it's probably a

[ 4] 2003-2004 earliest expenditure. We'll -- related

[ 5] as a heliport. That would be the earliest.

[ 6] MR. LASSITER: Will we see a study, a -- or

[ 7] a request for funding for a study for this or --

[ 8] MR. WUELLNER: It is -- will be included in

[ 9] the scope of work or the scope of study for the

[10] master plan.

[11] MR. LASSITER: Okay. So, those dollars --

[12] MR. WUELLNER: The site and all that will be

[13] discussed as a part of that public process for

[14] the public input and public hearings and all that

[15] related to the master plan process.

[16] In the event it doesn't come out of there,

[17] it's encumbered by us, and we can go to DOT and

[18] change the project description to something, but

[19] the funds would still be there.

[20] MR. LASSITER: We have -- we have the

[21] flexibility --

[22] MR. WUELLNER: If we don't accept the grant

[23] funds, they're going to go somewhere else

[24] probably or --

[25] MR. LASSITER: Yeah.

Page 24

[ 1] like -- you know, one of the consultant exhibits

[ 2] indicated it would be done west of U.S. 1. It

[ 3] doesn't have to be done there. It can be done

[ 4] internal at the airport here, construct helipad

[ 5] facilities and the like.

[ 6] I can't -- if they're done internal, I

[ 7] highly doubt that this kind of money would be

[ 8] required to put it together. So, again, it just,

[ 9] in our opinion, encumbers the money to assure

[10] it's coming to St. Augustine versus going

[11] somewhere else at this point.

[12] We'll wait and see what the study results

[13] are and what's been endorsed by this board or

[14] adopted by this board and the public at large and

[15] then move it forward as either a construction

[16] item or reallocate the money to something else

[17] with DOT's concurrence.

[18] MR. LASSITER: So, I think this is

[19] stand-in-line money again.

[20] MR. WUELLNER: In a sense, yeah. This is --

[21] it just so -- you know, talk too lightly about

[22] it, but it just -- heliports are something our

[23] particular district and DOT representative really

[24] likes and is really inclined to fund. And as

[25] such, it kind of surprised us when it showed up

Page 25

[ 1] here the other day.

[ 2] MR. CIRIELLO: As of right now, Ed, if we

[ 3] was to do something like that, do we have enough

[ 4] room on our -- within our bounds right now to put

[ 5] something like this? I mean, how big of an area

[ 6] would you need for this? And what -- you're

[ 7] talking, bigger-size helicopters, not just these

[ 8] little eggs things that they fly around.

[ 9] MR. WUELLNER: Right. The -- the original

[10] discussion we had with them -- you know, was not

[11] in terms of trying to build it -- was to create a

[12] location that would be more exclusively -- well,

[13] in fact, it would not be designed to allow

[14] fixed-wing aircraft access to it. Have its own

[15] series of hangars and storage and an arrival

[16] point and a departure area, arrival and departure

[17] area cleared and -- and set up specifically for

[18] helicopter operations. That's one of the reasons

[19] the dollar value here is really -- is fairly

[20] high.

[21] If you're just building the pad and the like

[22] and including that in the existing airfield

[23] infrastructure, this side of the fence, if you

[24] will, there's very little that needs to be done,

[25] because those things are already done.

Page 27

[ 1] 7.E. - PROPOSED RESOLUTION 2001-13

[ 2] MR. WUELLNER: The next item is Resolution

[ 3] 2001-13, which again is a JPA with Florida DOT.

[ 4] It's a 50 percent participation rate to a maximum

[ 5] of \$50,000 Florida DOT funds. This is related to

[ 6] aircraft parking apron.

[ 7] Originally it was envisioned this would go

[ 8] in the FBO area and be combined with another

[ 9] grant that's already existing. You have a line

[10] item in your budget there for expand FBO apron, I

[11] believe it is.

[12] There's an existing -- if my memory's

[13] correct, it's \$110- or \$120,000 total grant

[14] that's out there that's been -- was executed by

[15] this board about two years ago that's in place.

[16] And this would, in the separate grant, would

[17] augment those funds with another potential

[18] hundred thousand dollars of the total project

[19] funding.

[20] No decisions related to how this would be

[21] expended have been made yet. We've been -- this

[22] is one of those project elements we've talked

[23] about before, but the actual needs will come out

[24] of, once the terminal expansion area project is

[25] complete and see what areas are in need of

Page 26

[ 1] The -- the clearing, you're basically

[ 2] building a pad location. Perhaps an area, an

[ 3] operational area on the airport's a little more

[ 4] exclusive to their use, but ultimately it's all

[ 5] subject to how air traffic control deals with

[ 6] them in and out of the facility. Probably in

[ 7] both cases.

[ 8] CHAIRMAN ROSE: Any further discussion?

[ 9] (No further discussion.)

[10] CHAIRMAN ROSE: Do I hear a motion?

[11] MR. CIRIELLO: Well, it's like Mr. Lassiter

[12] said, it's just a standing-in-line thing. We

[13] don't want to be at the end of the line, so I'll

[14] make a motion we accept it.

[15] CHAIRMAN ROSE: Do I hear a second?

[16] MR. LASSITER: Second.

[17] CHAIRMAN ROSE: Any further discussion?

[18] (No further discussion.)

[19] CHAIRMAN ROSE: All in favor, say aye. Aye.

[20] MR. CIRIELLO: Aye.

[21] MR. LASSITER: Aye.

[22] MR. WATTS: Aye.

[23] CHAIRMAN ROSE: Opposed?

[24] (No opposition.)

[25] CHAIRMAN ROSE: Motion is carried.

Page 28

[ 1] bolstering resurfacing that -- we know we have

[ 2] some drainage repair issues going on out there,

[ 3] some inlets that need some replacement and the

[ 4] like.

[ 5] So, the specific -- the specifics of exactly

[ 6] how the project comes together have yet to be

[ 7] determined and will be a function of engineering

[ 8] later on in the year.

[ 9] CHAIRMAN ROSE: Public comment?

[10] MR. SLINGLUFF: We would hope that this be

[11] approved. The ramp is in dire need. As

[12] Mr. Wuellner has said, it's in dire need of

[13] resurfacing after the project is complete. I

[14] think it will be just in time to maximize parking

[15] for the Super Bowl and things like that, that we

[16] need to start planning for.

[17] CHAIRMAN ROSE: Any further public comment?

[18] (No further public comment.)

[19] CHAIRMAN ROSE: Board comment?

[20] MR. CIRIELLO: Yeah. I see here it says

[21] it's likely be in the FBO area. Where over there

[22] do you have enough room and how many --

[23] MR. WUELLNER: It's really --

[24] MR. CIRIELLO: -- spaces are you talking

[25] about?

<p>Page 29</p> <p>[ 1] MR. WUELLNER: It's really not going to</p> <p>[ 2] be -- I don't think we're going to get meaningful</p> <p>[ 3] apron expansion in the FBO area at this point</p> <p>[ 4] without somehow closing the runway, closing</p> <p>[ 5] Runway 02/20, which is a function of the master</p> <p>[ 6] plan study and the like.</p> <p>[ 7] This would be more used for rehabs and</p> <p>[ 8] augmenting -- augmenting the FBO area to maximize</p> <p>[ 9] its utility versus trying to meaningfully expand</p> <p>[10] the apron at this time.</p> <p>[11] MR. CIRIELLO: Well, where is it going to</p> <p>[12] be?</p> <p>[13] MR. WUELLNER: Where is it?</p> <p>[14] MR. CIRIELLO: Where -- what -- what</p> <p>[15] location on the airport is this going to be?</p> <p>[16] MR. WUELLNER: Right now, this -- we</p> <p>[17] anticipate this being expended in the FBO area.</p> <p>[18] There's -- for pavement improvements in that</p> <p>[19] area, drainage-related improvements to the -- the</p> <p>[20] pavement itself.</p> <p>[21] One of the things we don't know all the</p> <p>[22] answers to is what enhancements need to be done.</p> <p>[23] We're waiting until that construction project was</p> <p>[24] finished to kind of come back out here and now</p> <p>[25] find all the deficit areas that really need to be</p>	<p>Page 30</p> <p>[ 1] overlaid or sealed or whatever's appropriate out</p> <p>[ 2] there on the apron. I don't -- I don't have</p> <p>[ 3] specific little things that need to be done yet,</p> <p>[ 4] other than that --</p> <p>[ 5] MR. CIRIELLO: You don't know how many</p> <p>[ 6] planes this will hold.</p> <p>[ 7] MR. WUELLNER: It's -- again, it's not new</p> <p>[ 8] apron. It's more augmenting the existing apron</p> <p>[ 9] out there. It's not really adding capacity other</p> <p>[10] than it might affect -- might be able to get a</p> <p>[11] few more aircraft on the existing ramp by</p> <p>[12] augmenting how they've been -- their parking</p> <p>[13] currently, which this money could be used to do.</p> <p>[14] Might be change in tie-down configurations,</p> <p>[15] flow pattern through the terminal area. There</p> <p>[16] are a number of things that'll be looked at. But</p> <p>[17] until the FB -- the existing -- the new project</p> <p>[18] is completed, we want to make sure that</p> <p>[19] operationally that flows well with what the FBO</p> <p>[20] is doing over there.</p> <p>[21] You've -- you added five new hangars over</p> <p>[22] there which are going to significantly change how</p> <p>[23] aircraft move through the terminal area. And</p> <p>[24] this may -- I mean, it may be things as changing</p> <p>[25] the slope on apron pavement so that it drains</p>
<p>Page 31</p> <p>[ 1] faster, tie-down locations. Again, we know we</p> <p>[ 2] have a little drainage problem with at least one</p> <p>[ 3] of the inlets toward the entrance taxiway on the</p> <p>[ 4] southeast side.</p> <p>[ 5] MR. SLINGLUFF: During the storm on -- on</p> <p>[ 6] Friday, we had initially pushed the jets back to</p> <p>[ 7] clear the main ramp for any emergency helicopters</p> <p>[ 8] that needed to come in. When the water rose, we</p> <p>[ 9] had to bring the airplanes back in the center of</p> <p>[10] the ramp because we were afraid of breakdown on</p> <p>[11] the edge of the ramp with the large jets because</p> <p>[12] of the encroachment of water underneath the</p> <p>[13] pavement.</p> <p>[14] MR. CIRIELLO: Well, if it's not necessarily</p> <p>[15] enlarging the parking area and it could possibly</p> <p>[16] be within the leasehold of the Aero Sport, will</p> <p>[17] this change their financial lease structure in</p> <p>[18] any way?</p> <p>[19] MR. WUELLNER: In and of itself, no. The</p> <p>[20] other -- the other thing this can be used for</p> <p>[21] is --</p> <p>[22] MR. CIRIELLO: In other words, we're going</p> <p>[23] to put a lot of money into doing this and get</p> <p>[24] nothing back; is that what you're saying?</p> <p>[25] MR. WUELLNER: Well, the assets do belong to</p>	<p>Page 32</p> <p>[ 1] you.</p> <p>[ 2] MR. CIRIELLO: Huh?</p> <p>[ 3] MR. WUELLNER: The assets do belong to the</p> <p>[ 4] Airport Authority, not the -- not the fixed-base</p> <p>[ 5] operator.</p> <p>[ 6] The only I can tell you spinoff benefit</p> <p>[ 7] related to this would be that you could use some</p> <p>[ 8] of this funds to increase the load-bearing</p> <p>[ 9] capacity in the immediate FBO area so that</p> <p>[10] aircraft of more significance could actually get</p> <p>[11] into the FBO apron area.</p> <p>[12] You could do fill-it improvements off of</p> <p>[13] 02/20. I mean, that's a -- that's a tough corner</p> <p>[14] to negotiate, the one is, anyway. There are a</p> <p>[15] lot of improvements that add up to a fair amount</p> <p>[16] of money that could be accomplished here.</p> <p>[17] MR. LASSITER: I have a comment or a</p> <p>[18] question. Ed, I have a question.</p> <p>[19] MR. WUELLNER: Yes, sir.</p> <p>[20] MR. LASSITER: I'm just a little bit</p> <p>[21] confused. Down here where you say budget impact,</p> <p>[22] you include this in the line item, the first line</p> <p>[23] item on the capital projects --</p> <p>[24] MR. WUELLNER: Right.</p> <p>[25] MR. LASSITER: -- which is rehab, and that's</p>



Page 33

[ 1] shown at an 80 percent. Is this in addition to  
 [ 2] the original \$220,000? Will this push that line  
 [ 3] item up to \$270-?  
 [ 4] MR. WUELLNER: No, no. That -- that was  
 [ 5] included in there. We knew this was programmed.  
 [ 6] So it's included in that item.  
 [ 7] MR. LASSITER: Okay. But these funds are  
 [ 8] shared 50/50 participation.  
 [ 9] MR. WUELLNER: I have one grant -- this is  
 [10] at 50/50. I think the previous one's an 80/20.  
 [11] MR. LASSITER: Right. That's what it's  
 [12] showing up as a budgeted item, is 80/20. That's  
 [13] where it was throwing me. I --  
 [14] MR. WUELLNER: I think we anticipated this  
 [15] as an 80/20 in the terms of total -- it's not  
 [16] going to have a significant --  
 [17] MR. LASSITER: Yeah. Well, we're talking,  
 [18] the difference would be --  
 [19] MR. WUELLNER: \$20,000.  
 [20] MR. LASSITER: Yeah, \$30,000, what it  
 [21] amounts to. And you're -- you're envisioning  
 [22] using this mainly as upgrading the area over  
 [23] there.  
 [24] MR. WUELLNER: Right.  
 [25] MR. LASSITER: Okay.

Page 35

[ 1] \$10,000. This is to match the master plan study  
 [ 2] when funded by FAA. So, this provides the  
 [ 3] state's 5 percent share of up to -- basically up  
 [ 4] to \$200,000 in study once that grant's available  
 [ 5] from FAA. And Staff's recommendation is the  
 [ 6] Authority to approve 2001-14.  
 [ 7] CHAIRMAN ROSE: Maximum of \$10,000.  
 [ 8] MR. WUELLNER: DOT participation, which is  
 [ 9] the equivalent of a \$200,000 project.  
 [10] CHAIRMAN ROSE: Yeah. Public comment?  
 [11] (No public comment.)  
 [12] CHAIRMAN ROSE: Board comment or questions?  
 [13] MR. WATTS: Mr. Rose? Ed, does -- now  
 [14] you -- how much is the FAA?  
 [15] MR. WUELLNER: In this case, it would be  
 [16] \$180,000, once it's -- once they issue a grant  
 [17] for it. You'd have an FAA grant for \$180,000.  
 [18] MR. WATTS: Okay.  
 [19] MR. WUELLNER: DOT kicked in \$10- and the  
 [20] Authority would be responsible for \$10-, bringing  
 [21] the total project to \$200,000.  
 [22] MR. WATTS: Okay. Thank you.  
 [23] CHAIRMAN ROSE: Further -- further comments,  
 [24] questions?  
 [25] (No questions or comments.)

Page 34

[ 1] CHAIRMAN ROSE: Further discussion or  
 [ 2] questions?  
 [ 3] MR. WUELLNER: I think the other grant  
 [ 4] itself is -- says rehabilitate. It's more  
 [ 5] specific in terms of language than this one is.  
 [ 6] CHAIRMAN ROSE: Any other discussion?  
 [ 7] (No further discussion.)  
 [ 8] CHAIRMAN ROSE: I'll entertain a motion.  
 [ 9] MR. LASSITER: Make a motion to approve  
 [10] Resolution 2001-13 as recommended by Staff.  
 [11] CHAIRMAN ROSE: Is there a second?  
 [12] MR. WATTS: I second.  
 [13] CHAIRMAN ROSE: Further discussion?  
 [14] (No further discussion.)  
 [15] CHAIRMAN ROSE: All in favor? Aye.  
 [16] MR. CIRIELLO: Aye.  
 [17] MR. LASSITER: Aye.  
 [18] MR. WATTS: Aye.  
 [19] CHAIRMAN ROSE: Opposed?  
 [20] (No opposition.)  
 [21] CHAIRMAN ROSE: Motion is carried.  
 [22] 7.F. - PROPOSED RESOLUTION 2001-14  
 [23] MR. WUELLNER: Okay. Next resolution is  
 [24] 2001-14, which again is a DOT JPA. This provides  
 [25] FDOT participation at 5 percent to a maximum of

Page 36

[ 1] CHAIRMAN ROSE: Entertain a motion.  
 [ 2] MR. LASSITER: Make a motion that we approve  
 [ 3] Resolution 2001-15 (sic) as recommended by Staff.  
 [ 4] CHAIRMAN ROSE: Is that 15?  
 [ 5] MR. WATTS: No, it's 2001-14.  
 [ 6] MR. LASSITER: 14. I'm sorry.  
 [ 7] MR. WUELLNER: 14.  
 [ 8] MR. LASSITER: I moved ahead. I apologize.  
 [ 9] CHAIRMAN ROSE: All right. Amended 14.  
 [10] MR. LASSITER: Moving right along.  
 [11] CHAIRMAN ROSE: Do I hear a second?  
 [12] MR. WATTS: I second.  
 [13] CHAIRMAN ROSE: Good. Any further  
 [14] discussion?  
 [15] (No further discussion.)  
 [16] CHAIRMAN ROSE: All in favor? Aye.  
 [17] MR. CIRIELLO: Aye.  
 [18] MR. LASSITER: Aye.  
 [19] MR. WATTS: Aye.  
 [20] CHAIRMAN ROSE: Opposed?  
 [21] (No opposition.)  
 [22] CHAIRMAN ROSE: Motion has carried. Now  
 [23] we've got 15.  
 [24] MR. LASSITER: Now we're on 15.  
 [25] 7.G. - PROPOSED RESOLUTION 2001-15

Page 37

[ 1] MR. WUELLNER: Now we've got 15. Resolution  
[ 2] 2001-15. Again, it's a supplemental JPA with  
[ 3] FDOT. It augments exist -- an existing FDOT  
[ 4] grant.

[ 5] The existing grant, this adds \$200,000 of  
[ 6] state participation. This is included in the  
[ 7] total under "Corporate Hangars" in your budget  
[ 8] proposed for 2001-2002. It's included in that  
[ 9] total.

[10] It adds \$200,000, and it's related to hangar  
[11] expansions or hangar changes with Regency  
[12] Electric, Ring Power, and SK Logistics in the  
[13] northeast corporate area, all of which have  
[14] significant positive revenue impacts on the  
[15] future budgets. And it's Staff's revo --  
[16] revolution -- recommendation that you adopt  
[17] Resolution 2001-15 and authorize the Chairman and  
[18] Secretary/Treasurer's signatures to it.

[19] CHAIRMAN ROSE: Okay. Public comment?

[20] (No public comment.)

[21] CHAIRMAN ROSE: Board questions or comments?

[22] (No questions or comments.)

[23] MR. CIRIELLO: I'll make a motion to accept.

[24] CHAIRMAN ROSE: Okay. We have a motion on  
[25] the floor to accept Resolution 2001-15.

Page 39

[ 1] end of this month.

[ 2] We notified the tenant that at this point,  
[ 3] there is no available option to renew the lease  
[ 4] as it sits. We provided a draft copy of the  
[ 5] current lease form that we're using, as well as  
[ 6] an estimate of what the fair market value of  
[ 7] those leaseholds might be coming into the future.

[ 8] In discussions with both tenants, we'd like  
[ 9] to move forward with obtaining the appraisals,  
[10] which we've got in the works, they'll be down  
[11] here next week to begin that process. But we'd  
[12] like to request a continuance of those leases for  
[13] a 30-day period while we gather the  
[14] appraisal-related data, formulate a staff  
[15] position that's consistent with your policy, and  
[16] bring that back to the Airport Authority here on  
[17] the 15th of October for further action and  
[18] consideration as well as meet with the tenants  
[19] again.

[20] CHAIRMAN ROSE: This was -- this is a 30-day  
[21] extension at the same rental rates that --

[22] MR. WUELLNER: Correct.

[23] CHAIRMAN ROSE: -- are right now.

[24] MR. WUELLNER: Correct.

[25] CHAIRMAN ROSE: So, we just have another 30

Page 38

[ 1] MR. CIRIELLO: Yeah, as stated.

[ 2] CHAIRMAN ROSE: Yeah, as recommended by the  
[ 3] staff. Do I hear a second?

[ 4] MR. WATTS: I second.

[ 5] CHAIRMAN ROSE: Any further discussion?

[ 6] (No further discussion.)

[ 7] CHAIRMAN ROSE: All in favor? Aye.

[ 8] MR. CIRIELLO: Aye.

[ 9] MR. LASSITER: Aye.

[10] MR. WATTS: Aye.

[11] CHAIRMAN ROSE: Opposed?

[12] (No opposition.)

[13] CHAIRMAN ROSE: Motion is carried.

[14] Mr. Wuellner?

[15] 7.H. - TENANT LEASE ACTION

[16] MR. WUELLNER: Okay. Next item I have is  
[17] related to tenant lease action.

[18] In annual review of the -- of leases on the  
[19] airport, we discovered that two leases, one being  
[20] Prestige Refinishing, the other being North  
[21] American Top-Gun, both failed to exercise their  
[22] respective options related to their leases. They  
[23] were notified of that -- that failure. One --  
[24] one lease is, in theory, expires the 17th,  
[25] expires today. The other one would expire at the

Page 40

[ 1] days to work this out with them.

[ 2] MR. WUELLNER: Correct.

[ 3] CHAIRMAN ROSE: Is there any public comment?

[ 4] (No public comment.)

[ 5] CHAIRMAN ROSE: Any board comment or  
[ 6] question?

[ 7] MR. WATTS: I have a question, Mr. Chairman.  
[ 8] Ed, has Prestige Refinishing or North American  
[ 9] Top-Gun, have they indicated that they are going  
[10] to stay where they are, would like to stay?

[11] MR. WUELLNER: Well, for the 30-day period  
[12] as a minimum.

[13] MR. WATTS: Okay.

[14] MR. WUELLNER: I mean, I think they both  
[15] have serious concerns over the change in rental  
[16] value that is likely to occur from the lease that  
[17] was written over five years ago now -- or five  
[18] years ago, versus -- well, actually, the lease  
[19] was written six and a -- six and a half years ago  
[20] when it was actually written -- versus what we're  
[21] guessing the rental rate would be of those  
[22] facilities.

[23] So, I mean, we've got a long way to go. And  
[24] I'd like to find out the value based on the  
[25] appraisals, sit down with them and see if there's

Page 41

[ 1] a way to get to those, get them to something that  
 [ 2] reflects market value, as we're required to do,  
 [ 3] and -- and have that discussion with you next  
 [ 4] month.  
 [ 5] CHAIRMAN ROSE: You expect then in the next  
 [ 6] 30 days to get your appraisals completed.  
 [ 7] MR. WUELLNER: I will have a completed  
 [ 8] appraisal.  
 [ 9] CHAIRMAN ROSE: And you'll also have  
 [10] discussed this with the -- with the two tenants.  
 [11] MR. WUELLNER: Yes, sir.  
 [12] CHAIRMAN ROSE: And have some kind of a  
 [13] recommendation or report that --  
 [14] MR. WUELLNER: Yes, sir.  
 [15] CHAIRMAN ROSE: Okay.  
 [16] MR. CIRIELLO: Okay. Supposing in 30 days,  
 [17] our next meeting on the 15th, you come in and you  
 [18] say that you've talked to the two tenants and  
 [19] the -- probably because of values of everything  
 [20] going up, their rates -- rate might go up and  
 [21] they won't like that, and then are we then going  
 [22] to get into a battle month by month by month  
 [23] until we can hash something out and come to an  
 [24] agreement? Because we definitely don't want to  
 [25] kick them out, but -- is it going to turn into

Page 43

[ 1] long this goes on.  
 [ 2] You're in effect extending a lease that  
 [ 3] expires in one case today and the other at the  
 [ 4] end of this month, and if you don't care to  
 [ 5] continue that arrangement on a month-to-month  
 [ 6] basis while you work out the details, then a  
 [ 7] simple vote of this board and that's it, it's  
 [ 8] over.  
 [ 9] CHAIRMAN ROSE: But you anticipate we'll  
 [10] have those details in 30 days from now.  
 [11] MR. WUELLNER: Our arrangements with the  
 [12] appraiser provides that in early October to us,  
 [13] allows us to sit down with them and try to come  
 [14] up with some negotiated direction that we can  
 [15] bring to you on the 15th.  
 [16] MR. CIRIELLO: Has either one of them  
 [17] indicated that the 30 days would be acceptable to  
 [18] them?  
 [19] MR. WUELLNER: I didn't see any of them move  
 [20] out.  
 [21] MR. CIRIELLO: Well, I mean, did they  
 [22] verbally say, "Yeah, we'd like that"?  
 [23] MR. WUELLNER: We've told them that  
 [24] that's -- you know, that's about all we can do  
 [25] for them other than them move out and we

Page 42

[ 1] that kind of a hassle, that --  
 [ 2] MR. WUELLNER: Well, we're going to provide  
 [ 3] you with a specific recommendation, and hopefully  
 [ 4] it will be with their concurrence as to how we're  
 [ 5] going to get there.  
 [ 6] In the event we can't get there, you have a  
 [ 7] statutory obligation to get market value, and if  
 [ 8] they're unwilling to pay it, then -- then they'll  
 [ 9] need to move along. That's their business  
 [10] decision at that point.  
 [11] MR. CIRIELLO: I understand that. I just  
 [12] wondered, you know, if you're just going to be --  
 [13] I can remember a few things here happening at the  
 [14] airport with the board, that they dickered back  
 [15] and forth for a year or year and a half before  
 [16] something was done, and I -- I couldn't  
 [17] understand that. You know, you either want it or  
 [18] you don't.  
 [19] MR. WUELLNER: Right.  
 [20] MR. CIRIELLO: And I just wondered if we're  
 [21] going to possibly get in that kind of a  
 [22] situation. I don't like that kind of stuff.  
 [23] Either you want it or you don't.  
 [24] MR. WUELLNER: In this case, you folks hold  
 [25] the -- you know, all the cards in terms of how

Page 44

[ 1] negotiate something and maybe they can move back  
 [ 2] in. I mean, that would be ridiculous, too.  
 [ 3] MR. LASSITER: Ed, were they aware that  
 [ 4] these leases were running out, or is this --  
 [ 5] MR. WUELLNER: We did -- we did not notify  
 [ 6] them. I mean, it kind of caught us surprised in  
 [ 7] some respects. We weren't aware of all the terms  
 [ 8] of the leases.  
 [ 9] MR. LASSITER: What is the square footage of  
 [10] each one of their leases?  
 [11] MR. WUELLNER: One's around 6,000. The  
 [12] other's just under 8,000 square feet. One has  
 [13] three hangar bays in one of the two buildings;  
 [14] the other has three hangar bays and some office  
 [15] that's external to the -- to one of the  
 [16] buildings.  
 [17] CHAIRMAN ROSE: Any further discussion?  
 [18] MR. CIRIELLO: No. I -- I think they can  
 [19] have their 30 days. I -- I see no problem with  
 [20] that. So, I guess I'm making a motion to go  
 [21] along with this --  
 [22] CHAIRMAN ROSE: All right. We have a  
 [23] motion --  
 [24] MR. CIRIELLO: -- Staff recommendation.  
 [25] CHAIRMAN ROSE: -- to approve Staff

Page 45

[ 1] recommendations on what is this, resolution --  
 [ 2] MR. WUELLNER: It's not a resolution.  
 [ 3] CHAIRMAN ROSE: Not a resolution. It's  
 [ 4] the --  
 [ 5] MR. WUELLNER: It's just Staff  
 [ 6] recommendation.  
 [ 7] CHAIRMAN ROSE: -- lease extension for these  
 [ 8] two tenants.  
 [ 9] MR. WUELLNER: Basically -- yeah, the  
 [10] recommendation is somewhat contradictory to  
 [11] what's in the -- in the statement, in there. All  
 [12] we're asking you to do is -- I'll read it.  
 [13] "Staff recommends that the Authority concur in  
 [14] our desire to continue the leases of those two  
 [15] and subject to action by the Authority in their  
 [16] October meeting."  
 [17] So, it's not a true 30-day extension, but  
 [18] it's approximately 30.  
 [19] MR. LASSITER: Actually, this wouldn't be a  
 [20] continuance. This would be working out new  
 [21] leases, correct?  
 [22] MR. WUELLNER: You're continuing the  
 [23] existing lease on a month-to-month basis. I  
 [24] don't think your lease specifically provides for  
 [25] a month-to-month arrangement at the end, so --

Page 47

[ 1] In addition to that, we asked them to  
 [ 2] consider allowing us to use the two-tenths of an  
 [ 3] acre in the terminal parking area that currently  
 [ 4] has two mobile office trailers on it and is  
 [ 5] inside their fenced area but is contiguous to our  
 [ 6] parking lot on the -- would be the north border  
 [ 7] of the airport parking lot there.  
 [ 8] You may remember, if those of you go back  
 [ 9] that far with the board, we leased about  
 [10] five-tenths of an acre, about half an acre from  
 [11] Grumman for parking, long-term parking there,  
 [12] several years back. This would -- this  
 [13] two-tenths of an acre would be handled in similar  
 [14] fashion, and they are agreeable to do that.  
 [15] Their condition of doing that is that we  
 [16] remove the -- one of the office trailers that's  
 [17] there that's really, in their opinion, scrap and  
 [18] they don't care to move that, as contingency.  
 [19] And the lease again would be at a hundred  
 [20] dollars a year type rental rate with us to use it  
 [21] as parking. And they would remove the second  
 [22] building that they think has some value and  
 [23] utility -- continued utility to them.  
 [24] The area I need to call your attention to,  
 [25] because while I -- I believe this is probably a

Page 46

[ 1] MR. LASSITER: I'll second the motion.  
 [ 2] CHAIRMAN ROSE: All right. Motion has been  
 [ 3] made and seconded. Any further discussion?  
 [ 4] (No further discussion.)  
 [ 5] CHAIRMAN ROSE: All if favor? Aye.  
 [ 6] MR. CIRIELLO: Aye.  
 [ 7] MR. LASSITER: Aye.  
 [ 8] MR. WATTS: Aye.  
 [ 9] CHAIRMAN ROSE: Opposed?  
 [10] (No opposition.)  
 [11] CHAIRMAN ROSE: Motion is carried.  
 [12] 7.I. - NORTHROP GRUMMAN - LEASE AREAS  
 [13] MR. WUELLNER: And last -- last agenda item  
 [14] I have for you is related to Northrop Grumman.  
 [15] You were provided a number of documents, some of  
 [16] which you may or may not have seen in the past.  
 [17] But put in a nutshell, we requested about a  
 [18] year ago, a little over a year ago, of Northrop  
 [19] Grumman that they consider releasing the 20 acres  
 [20] immediately south of the North 40 complex, which  
 [21] is the area around the run-up facility.  
 [22] It was included in a -- an option that they  
 [23] availed themselves of some years ago. Again,  
 [24] it's approximately 20 acres there. We asked that  
 [25] they consider releasing that to the Authority.

Page 48

[ 1] good deal to the Airport Authority long term, the  
 [ 2] exchange proposed by Grumman to get the 20 acres  
 [ 3] back would be a continuing -- continuance of the  
 [ 4] existing agreement with Northrop Grumman for an  
 [ 5] additional four years, taking it from the 2007  
 [ 6] expiration date of the North 40 lease out to  
 [ 7] 2011, so it's four additional years.  
 [ 8] That lease was prepaid when the bond  
 [ 9] issue -- as a part of the bond itself, back in --  
 [10] I want to say 1990ish, 1991, somewhere in that  
 [11] area, when the North 40 was constructed. It was  
 [12] prepaid as a part of that arrangement and has  
 [13] been carried in our books from that point on as a  
 [14] deferred rent item that's carried in our  
 [15] financial statement. You don't see it as a  
 [16] budget item because there's no cash issue  
 [17] involved.  
 [18] It would be a continuance of that  
 [19] arrangement through the 2011. So, we're not  
 [20] going to get paid for the northeast for -- for  
 [21] the Grumman North 40 complex until after 2011 and  
 [22] successfully negotiating a new lease agreement  
 [23] with -- with Grumman for that facility.  
 [24] It in effect delays return of that building  
 [25] to the Authority for leasing until 2011. So,

Page 49

[ 1] there's -- having no real idea of what the market  
[ 2] value in terms of rental is of that facility at  
[ 3] this point -- we have not done anything along  
[ 4] that line.

[ 5] There was a declared value when it was  
[ 6] built, and that was built into the rent equation  
[ 7] that's been deferred over these years and  
[ 8] realized each year. But it's not -- there's no  
[ 9] current assessment or current value of what that  
[10] property would be.

[11] We are discussing, and without going in a  
[12] whole lot of detail, but with another  
[13] governmental entity that's interested in leasing  
[14] the entirety or very near the entirety of that  
[15] 20-acre parcel from us for a significant aviation  
[16] presence in St. Johns County.

[17] It is far from being certain and it is far  
[18] from being at a point where I would like to  
[19] discuss publicly, but I think the long-term --  
[20] you know, there's no -- just to back up, there's  
[21] no -- we're not hiding the fact that we're  
[22] basically out of developable property internal to  
[23] the airport, and this is the only meaningful  
[24] chunk of property that's -- that's really  
[25] available without beginning to encroach on

Page 51

[ 1] So -- and there's no -- there's no assurance  
[ 2] in 2007 that Grumman will want to negotiate a  
[ 3] lease beyond that, too, so -- or even 2011 for  
[ 4] that matter. You do have a risk side, but you  
[ 5] also have a potential of continuing development  
[ 6] on airside. So --

[ 7] CHAIRMAN ROSE: Do we have any public  
[ 8] comment? Why -- why don't you come up to the  
[ 9] microphone? We need to -- we need to hear you.

[10] MS. ANDERSON: Tell him to stay up there.

[11] MR. SLINGLUFF: I'm just wondering what the  
[12] square footage costs currently are on the North  
[13] 40 complex.

[14] MR. WUELLNER: I wish I knew. It -- there  
[15] is a -- an amount, as I said, that's deferred.  
[16] It'd be -- I think it's easily determined off the  
[17] financials, but it is a deferred rent. That's --  
[18] I can get it for you.

[19] MR. SLINGLUFF: I think --

[20] MR. WUELLNER: It's way under what we would  
[21] consider market value today by far. It is ten  
[22] plus years old.

[23] MR. SLINGLUFF: Going out ten years, we can  
[24] certainly forecast there will still be a demand  
[25] for hangars.

Page 50

[ 1] neighborhoods or looking seriously at crossing  
[ 2] U.S. 1 or any other alternative that might be  
[ 3] available to the Authority long term.

[ 4] So, it does represent a significant piece of  
[ 5] property that could be available to the Airport  
[ 6] Authority to develop as a -- as a revenue source.  
[ 7] But you do need to know that it does defer  
[ 8] obtaining rent from Grumman facility beyond --  
[ 9] until 2011.

[10] The benefit to them is, I -- I believe, is  
[11] that they -- they know they have identifiable  
[12] work in contracts through at least 2011, and they  
[13] would like to be able to continue with that  
[14] valuation in their formulas in pricing it back to  
[15] the Federal Government.

[16] Beyond 2011, which is typically beyond the  
[17] 10-year forecast period they have right now, they  
[18] don't know what their workload's going to be. As  
[19] such, they don't know what their needs are  
[20] beyond -- for that building beyond there.

[21] It's -- the building itself would be tenable  
[22] if they left. I'm not overly concerned. One of  
[23] the most frequent requests for hangar space we  
[24] have is for space that size, believe it or not.  
[25] Something that's not easy to come by anywhere.

Page 52

[ 1] MR. WUELLNER: Especially that size.

[ 2] CHAIRMAN ROSE: Any other comment?

[ 3] MS. ANDERSON: Rent them today.

[ 4] CHAIRMAN ROSE: Any board questions or  
[ 5] comment?

[ 6] MR. LASSITER: Yeah. Ed, the 20 acres that  
[ 7] we're -- going to be released by Grumman, how --  
[ 8] how long is their hold on that?

[ 9] MR. WUELLNER: Through that 2007.

[10] MR. LASSITER: So, in other words, this is  
[11] a -- okay. What is the buildable acreage out of  
[12] that 20 acres?

[13] MR. WUELLNER: It's probably very close to  
[14] the 20 when combined with the property that's  
[15] next to it. It's -- it's kind of hard to see on  
[16] the --

[17] MR. LASSITER: Egress and ingress is --

[18] MR. WUELLNER: But a chunk of that that goes  
[19] out around the point to the left up there  
[20] underneath where it says Northrop Grumman is not  
[21] included in their lease. And when combined with  
[22] that, you can mitigate any of the -- what little  
[23] wetlands impacts are in there.

[24] MR. COOPER: Right in here (indicating).

[25] MR. WUELLNER: There's just a few little --

Page 53

[ 1] little wetland impacts in there, just small  
 [ 2] isolated pieces. So, in effect, it's all  
 [ 3] buildable, depending on how you mitigate it.  
 [ 4] MR. LASSITER: The egress and ingress into  
 [ 5] that parcel is well-defined, too? Is it going to  
 [ 6] be a major problem?  
 [ 7] MR. WUELLNER: They're telling us they'd  
 [ 8] like to let us use -- you know, basically through  
 [ 9] the access road that bisects their parking lot,  
 [10] which is what the placard is over the top of  
 [11] there and the buildings themselves.  
 [12] You see how the road enters there on the --  
 [13] what we call north or east end of the building.  
 [14] But that would extend and provide the service  
 [15] access into that complex. Aviation access would  
 [16] be easy enough off of Taxiway A.  
 [17] MR. LASSITER: How large is their hangar  
 [18] that they have over there? Big.  
 [19] MR. WUELLNER: Yeah, 50,000 square foot or  
 [20] bigger in total. I offhand don't know.  
 [21] Obviously, I'd know --  
 [22] MR. LASSITER: If it's 50,000, it's about 40  
 [23] cents a square foot.  
 [24] MR. WUELLNER: That's probably being  
 [25] generous.

Page 55

[ 1] MR. LASSITER: I make a motion that we --  
 [ 2] get the right number -- approve Staff's direction  
 [ 3] concerning the 20 acres that the North -- by the  
 [ 4] North 40 -- how -- how did you need that to be  
 [ 5] stated?  
 [ 6] MR. WUELLNER: I think just Staff  
 [ 7] recommendation is probably fine in this case.  
 [ 8] MR. LASSITER: Okay.  
 [ 9] MR. WUELLNER: You'll have to approve the  
 [10] specific lease later on that adds the two-tenths.  
 [11] CHAIRMAN ROSE: Do we have a second?  
 [12] MR. WATTS: I second it.  
 [13] CHAIRMAN ROSE: Any further discussion?  
 [14] (No further discussion.)  
 [15] CHAIRMAN ROSE: All in favor? Aye.  
 [16] MR. CIRIELLO: Aye.  
 [17] MR. LASSITER: Aye.  
 [18] MR. WATTS: Aye.  
 [19] CHAIRMAN ROSE: Opposed?  
 [20] (No opposition.)  
 [21] CHAIRMAN ROSE: Motion is carried. Ed, I'd  
 [22] like to just change -- I said I'd put the County  
 [23] Commission after number 8. Let's put it in now.  
 [24] MR. WUELLNER: Okay.  
 [25] CHAIRMAN ROSE: And give us the report on

Page 54

[ 1] CHAIRMAN ROSE: Any other discussion?  
 [ 2] MR. WUELLNER: This is where you have the  
 [ 3] unenviable task of balancing revenue versus  
 [ 4] economic benefit to the community.  
 [ 5] MR. LASSITER: All right.  
 [ 6] MR. WUELLNER: Which is why I bring it to  
 [ 7] you instead of me to say --  
 [ 8] MR. LASSITER: Yeah, I -- I'd just like to  
 [ 9] make a comment on that, because that was one of  
 [10] the -- as far as I can see, this is, as you have  
 [11] stated so right on here, this is a win-win.  
 [12] This -- this holds the major private  
 [13] corporation into our county at least by having a  
 [14] place to be for four more years, and that's an  
 [15] easy one when you look at the tax dollars, the  
 [16] rollovers, and the ripple effect and the  
 [17] multiplier effect and all the other stuff. If it  
 [18] were half the rent they're paying now, it'd still  
 [19] be a great deal for this community.  
 [20] CHAIRMAN ROSE: Further comment?  
 [21] MR. WATTS: Ed, we can truly use the  
 [22] parking.  
 [23] MR. WUELLNER: Absolutely.  
 [24] MR. WATTS: For sure.  
 [25] CHAIRMAN ROSE: Do I hear a motion?

Page 56

[ 1] where we stand with the meeting with the County  
 [ 2] Commission. And then we're going to have to  
 [ 3] probably adjourn to give us a couple minutes  
 [ 4] little recess before the 5:01. Finish this up  
 [ 5] later.  
 [ 6] 7.J. - MEETING WITH COUNTY COMMISSION  
 [ 7] MR. WUELLNER: Yeah. At the  
 [ 8] intergovernmental committee meeting last month,  
 [ 9] which was held early in September, we -- we made  
 [10] a presentation to the representatives on that  
 [11] committee, which are in theory all of the -- or  
 [12] some elected representative or some  
 [13] representative from the other governmental  
 [14] entities in St. Johns County related to the  
 [15] multimodal center, at which point when we talked  
 [16] to a representative from the county, or reminded  
 [17] them about their promise or request that we meet  
 [18] jointly in October to discuss further the  
 [19] multimodal center, it had kind of -- the ball had  
 [20] been dropped a little bit on getting it  
 [21] scheduled, so we provided a formal request to do  
 [22] that meeting to them.  
 [23] They have come back and with -- we had made  
 [24] a recommendation they do it on the 15th at your  
 [25] next meeting, and we extended the offer to do it

Page 57

[ 1] here if they'd like to, or we could do it there,  
 [ 2] or come up with alternate dates.  
 [ 3] They've accepted or would like to explore  
 [ 4] being able to do it on the 15th of October, which  
 [ 5] would be right before your meeting, beginning at  
 [ 6] 1:30 here, meeting jointly with the Board of  
 [ 7] County Commissioners to hopefully begin the  
 [ 8] process of --  
 [ 9] CHAIRMAN ROSE: That discussion --  
 [10] MR. WUELLNER: -- finding out where we're  
 [11] going.  
 [12] CHAIRMAN ROSE: -- is to involve the  
 [13] multimodal center.  
 [14] MR. WUELLNER: Right.  
 [15] CHAIRMAN ROSE: That's the only issue we're  
 [16] talking about.  
 [17] MR. WUELLNER: I suspect that. The only  
 [18] other issue that I think there might be some  
 [19] discussion on, or we could have a discussion on,  
 [20] would be related to impact fees. Primarily, that  
 [21] still hangs out there. I know George is  
 [22] generally on top of that with the county, but it  
 [23] may require some input of both boards in getting  
 [24] there.  
 [25] CHAIRMAN ROSE: I guess the first question

Page 59

[ 1] you.  
 [ 2] 8.A. - CHAIRMAN ROSE  
 [ 3] CHAIRMAN ROSE: I have -- I have no  
 [ 4] comments, except to -- except to tell our friend  
 [ 5] Susan Bloodworth we're glad she's here, and we  
 [ 6] look forward to a long and exciting relationship  
 [ 7] with our resident attorney.  
 [ 8] MS. BLOODWORTH: Thank you.  
 [ 9] CHAIRMAN ROSE: And I'll -- I'll just take a  
 [10] little thunder away from my friend over here on  
 [11] my right. But get that dang answer back from  
 [12] the -- from the court of appeals, because we  
 [13] really ought to have -- that ought to be settled  
 [14] and, you know, get on with business. I know it's  
 [15] hard for you to do anything, but if you can.  
 [16] Okay. Let's see. Let's move on down here.  
 [17] How about Dennis?  
 [18] 8.B. - MR. WATTS  
 [19] MR. WATTS: Ed, I -- the only thing is I  
 [20] have, I noticed on the -- we didn't get our  
 [21] packets this time. And I noticed on some of the  
 [22] dates, that from the Florida DOT, like September  
 [23] 11th, which was -- well, we all know what  
 [24] happened last Tuesday, so...  
 [25] MR. WUELLNER: Right. We -- we received --

Page 58

[ 1] is: How does that date and time sound to the  
 [ 2] board? What is it, 1:00 --  
 [ 3] MR. WUELLNER: It would begin at 1:30 --  
 [ 4] CHAIRMAN ROSE: 1:30 on --  
 [ 5] MR. WUELLNER: -- here.  
 [ 6] CHAIRMAN ROSE: -- the 15th.  
 [ 7] MR. WUELLNER: Yes.  
 [ 8] CHAIRMAN ROSE: It'd be before our regular  
 [ 9] meeting on the 15th.  
 [10] MR. WUELLNER: Wrap it up and then you can  
 [11] have your regular meeting at 4:00.  
 [12] CHAIRMAN ROSE: Does that sound okay to  
 [13] everybody? Well, you want us to approve that or  
 [14] just --  
 [15] MR. WUELLNER: If that's all right.  
 [16] CHAIRMAN ROSE: I'd just --  
 [17] MR. WUELLNER: Consensus is fine with me.  
 [18] CHAIRMAN ROSE: Consensus is that that is a  
 [19] good time for the meeting. And set it up and  
 [20] we'll be here at 1:30 on the 15th, right?  
 [21] MR. WUELLNER: We shall be there.  
 [22] CHAIRMAN ROSE: 15th of October. All right.  
 [23] Well, shall we try to finish this before 5  
 [24] o'clock?  
 [25] MR. WUELLNER: Fine with me. It's up to

Page 60

[ 1] a lot of the grant-related information showed up  
 [ 2] here Thursday of last week, and a couple of them  
 [ 3] drifted in on Friday evening.  
 [ 4] But given what all happened last week and  
 [ 5] add in a little tropical moisture to the mix,  
 [ 6] and -- we did mail out -- I understand from  
 [ 7] Mr. -- conversation with Mr. Ciriello, that he  
 [ 8] didn't get any part of it, but whether any of you  
 [ 9] did, but we mailed Wednesday the minutes and  
 [10] financial statements, as well as I think in your  
 [11] case we put the minutes and the like from the  
 [12] last meeting, items that were handed out at the  
 [13] meeting. That was all we had and ready to go on  
 [14] Wednesday, awaiting some of this information.  
 [15] And frankly, we -- we just had so much going  
 [16] on that there was no realistic way to get  
 [17] anything meaningful out to you in terms of an  
 [18] agenda. I do apologize for that. We do, you  
 [19] know, want to do a much better job of that. And  
 [20] our day to normally put the agenda together and  
 [21] get it out the door is on Tuesday, and we all  
 [22] know what happened Tuesday. And our day was --  
 [23] or rest of the week to date is nothing resembling  
 [24] what it was.  
 [25] MR. WATTS: Well, I know you and I had a

Page 61

[ 1] conversation, and I guess that's the first time,  
 [ 2] well, in the years that I've served on the board  
 [ 3] that that's -- you know, hadn't showed up. And I  
 [ 4] was concerned. I thought it got lost in the  
 [ 5] mail, so we understand.  
 [ 6] MR. WUELLNER: Thank you.  
 [ 7] MR. WATTS: I do, excuse me. Thank you.  
 [ 8] CHAIRMAN ROSE: Are you finished, Dennis?  
 [ 9] MR. WATTS: Yes, sir.  
 [10] 8.C. - MR. LASSITER  
 [11] CHAIRMAN ROSE: Charles?  
 [12] MR. LASSITER: No comment.  
 [13] 8.D. - MR. CIRIELLO  
 [14] CHAIRMAN ROSE: Mr. Ciriello?  
 [15] MR. CIRIELLO: Well, I don't know if I --  
 [16] CHAIRMAN ROSE: Do you want to come back?  
 [17] We can come back after the --  
 [18] MR. CIRIELLO: Well, I'll just throw the  
 [19] questions out and get the answers later. My  
 [20] first two-part question was the same thing Dennis  
 [21] was talking about.  
 [22] I was going to want Mr. Ed to give me a  
 [23] rundown on how these packets are made up and  
 [24] distributed, because I -- I've gotten mine  
 [25] anywhere from a week to two or three days before

Page 63

[ 1] then resumed as follows:)  
 [ 2] CHAIRMAN ROSE: Now we'll go back to our  
 [ 3] agenda. And Joe, I think you were kind of on  
 [ 4] stage when we -- when we recessed, so I'll call  
 [ 5] the meeting back to order.  
 [ 6] And do you have anything else you want to  
 [ 7] comment on?  
 [ 8] MR. CIRIELLO: Well, I didn't get to --  
 [ 9] okay. Well, like I said, I'd still like to see  
 [10] if just the board or the Authority comes up with  
 [11] I.D. badges for all its employees and Staff and  
 [12] the board members so if anybody like myself wants  
 [13] to go out there and walk around the airport and  
 [14] be nosy, they can do so without any harassment.  
 [15] And I think it's a good gesture towards trying to  
 [16] make airports more secure.  
 [17] And the other was a two-part question of our  
 [18] packet. I'd like Ed to describe how this packet  
 [19] is devised in the first place, how it's brought,  
 [20] made up, and when it's mailed, because I've  
 [21] gotten it anywhere from a day or a couple of days  
 [22] to a week early. But it's never a steady thing.  
 [23] I never know when I go out to the mailbox if it's  
 [24] going to be there.  
 [25] And I've kind of been taken to task today by

Page 62

[ 1] the meeting. It doesn't seem to be consistent.  
 [ 2] And then I wanted to know -- and he already  
 [ 3] partially answered or did answer why we didn't  
 [ 4] get them this time at all, because there was an  
 [ 5] awful lot of information here to go through and I  
 [ 6] didn't really get a chance to digest it.  
 [ 7] And the second question is something that  
 [ 8] Mr. (indicating) Slingoff (sic) or whatever said  
 [ 9] about airports and security. Going back to what  
 [10] I brought up once before, that I'd like to see  
 [11] the board be issued, and maybe even our  
 [12] maintenance workers and everybody, tags because  
 [13] on occasion I go over to the airport and get a  
 [14] cup of coffee and walk around out on the flight  
 [15] line. And I have no problem with anybody coming  
 [16] up and asking me what I'm doing there, but I just  
 [17] think an identification tag ahead of time makes  
 [18] it nicer, more professional. That's all.  
 [19] CHAIRMAN ROSE: Okay. I think we better  
 [20] recess this meeting until after our budget  
 [21] hearing, and then we'll come back with the public  
 [22] comment and whatever else has to be done before  
 [23] we adjourn. So, this meeting's in recess. And  
 [24] in one minute, we'll open our public hearing.  
 [25] (Thereupon, the meeting was suspended and

Page 64

[ 1] an individual about not having any backbone  
 [ 2] because I wasn't going to say anything about it,  
 [ 3] so I'd like to get it on record, the second part  
 [ 4] of the question, of why we didn't get it on time.  
 [ 5] Why -- because like I said, when you have to  
 [ 6] come out here and go through all this information  
 [ 7] and absorb it and try to make decisions, it's not  
 [ 8] as easy as when you have this at home two or  
 [ 9] three days to read it over.  
 [10] MR. WUELLNER: In this particular case, the  
 [11] events of Tuesday, Wednesday, Thursday, and  
 [12] Friday of last week were prioritized by your  
 [13] staff as more important than getting the agenda  
 [14] placed together and in the mail in a timely  
 [15] fashion.  
 [16] We really felt that what was going on at  
 [17] this airport and with in aviation in general, as  
 [18] well as preparing and dealing with the tropical  
 [19] storm that was coming this direction, in terms of  
 [20] priority, far outweighed the preparation of an  
 [21] agenda this month.  
 [22] We really felt that the four members of this  
 [23] board would certainly understand the  
 [24] circumstances that we were operating under last  
 [25] week and would -- would certainly make an



Page 65

[ 1] exception and understand the circumstances of  
 [ 2] last week.  
 [ 3] Under normal circumstances, we endeavor to  
 [ 4] finish the preparation of the agenda and the --  
 [ 5] and the associated items on Monday and Tuesday,  
 [ 6] the week prior to your meeting, and normally make  
 [ 7] a good-faith effort in getting that out in the  
 [ 8] mail on Tuesday to the Authority members.  
 [ 9] However, we are -- as with any deadline, there  
 [10] are always items that attempt to drag in after  
 [11] the fact, and occasionally that extends to  
 [12] Wednesday before or even Thursday on occasion  
 [13] before all of the items are available to us to  
 [14] get into the packet.  
 [15] When that normally happens, we try to put  
 [16] those things in the -- in many cases,  
 [17] hand-deliver them to Authority members, in  
 [18] particular, so that they have adequate time with  
 [19] the agenda items.  
 [20] We will try to do that when we have to delay  
 [21] the publication of that budget -- excuse me, of  
 [22] the agenda itself. But ordinarily, we try to get  
 [23] it out Tuesday, the worst case on Wednesday, with  
 [24] all of the items in a complete budget package  
 [25] to -- or complete package to you. I'm determined

Page 67

[ 1] CHAIRMAN ROSE: Sometimes -- it's okay.  
 [ 2] MR. WUELLNER: But even last week, mail  
 [ 3] deliverly was incredibly erratic. I don't know  
 [ 4] what it was like in your neighborhood, but, I  
 [ 5] mean, some mail got through, some -- he's still  
 [ 6] waiting on mail that was mailed from here on  
 [ 7] Wednesday and allegedly should have been local  
 [ 8] delivery. I don't know if any of you did get it  
 [ 9] in the mail.  
 [10] MR. LASSITER: No.  
 [11] MR. WUELLNER: Did you get it? Did anyone  
 [12] get what we did send?  
 [13] CHAIRMAN ROSE: I got mine.  
 [14] MR. WATTS: I did.  
 [15] MR. WUELLNER: You got it, you got it, and  
 [16] you didn't, and you didn't.  
 [17] MR. CIRIELLO: You got it, Dennis?  
 [18] MR. WUELLNER: And they were all mailed --  
 [19] MR. CIRIELLO: You got it, Dennis?  
 [20] MR. WUELLNER: -- exactly the same day.  
 [21] MR. CIRIELLO: He lives a couple of houses  
 [22] down from me and he got it and I didn't.  
 [23] MR. WUELLNER: And they were all mailed at  
 [24] the same time. They were dropped off on  
 [25] Wednesday afternoon.

Page 66

[ 1] to call it budget tonight.  
 [ 2] I guess, you know, we could look at that  
 [ 3] process and see if it can be done any sooner, but  
 [ 4] the reality is, you know, I'm always going to  
 [ 5] have items that show up on my desk, that, you  
 [ 6] know, when you only meet once a month, we  
 [ 7] force -- we -- the preparation of that agenda is  
 [ 8] difficult in that you have to make a decision  
 [ 9] whether it waits five or six weeks until the next  
 [10] Authority meeting or we hold it a day or two and  
 [11] get it out and deal with it this month. So...  
 [12] CHAIRMAN ROSE: Ed, this month was an  
 [13] unusual situation. Normally -- and I'm trying to  
 [14] think back. I think I have always had the agenda  
 [15] in hand by Friday at the latest, and I had the  
 [16] weekend to, you know, sit down and -- and go  
 [17] through it. This was -- I don't think we can  
 [18] look at today as an example of, you know, what  
 [19] happens. But I think to get it a week early is  
 [20] expecting a little much.  
 [21] MR. WUELLNER: You know, we'll try, you  
 [22] know, do -- we'll do our best to get it out as  
 [23] early as possible. I mean, there -- there have  
 [24] been months where we could get it out on a Monday  
 [25] or Tuesday that week and --

Page 68

[ 1] CHAIRMAN ROSE: Well, I -- I think it's  
 [ 2] important that we have that -- that information  
 [ 3] say the Friday before the board meeting. You  
 [ 4] know, it's nice if we have it sooner, but...  
 [ 5] MR. LASSITER: Why -- why can't we, as  
 [ 6] members of the board, extend a courtesy to Staff  
 [ 7] that on Friday before they leave for the day, if  
 [ 8] you haven't received it, you call and say, "I  
 [ 9] haven't received my package." And then at that  
 [10] time, they'll pull another package together, and  
 [11] if you want to, you can either run it up or make  
 [12] it available.  
 [13] MR. WUELLNER: Or we can drop it off,  
 [14] whatever -- whatever --  
 [15] MR. LASSITER: And then --  
 [16] CHAIRMAN ROSE: That's a good point.  
 [17] MR. LASSITER: Then no matter when they send  
 [18] it out, if you haven't gotten it by say whenever  
 [19] your mail delivery on Friday, then extend the  
 [20] courtesy to Staff and call them and say, "We  
 [21] haven't gotten it." That takes care of the  
 [22] problem.  
 [23] MR. CIRIELLO: Yeah, I can do that.  
 [24] MR. WUELLNER: We'd be happy to bring it by  
 [25] or meet you someplace --

Page 69

[ 1] MR. CIRIELLO: My mail --  
 [ 2] MR. WUELLNER: -- or whatever you'd like to  
 [ 3] do.  
 [ 4] MR. CIRIELLO: -- is always in by noon, and  
 [ 5] my wife works right down the road. And if I  
 [ 6] don't get it by -- when the mailman comes by, I  
 [ 7] can call her and ask her to run out here and pick  
 [ 8] it up.  
 [ 9] CHAIRMAN ROSE: She can swing by. Yeah.  
 [10] Okay.  
 [11] MR. WATTS: Good idea.  
 [12] 9. - PUBLIC COMMENT  
 [13] CHAIRMAN ROSE: Is there any public comment?  
 [14] MR. SLINGLUFF: One more.  
 [15] CHAIRMAN ROSE: Step up to the podium.  
 [16] MR. SLINGLUFF: For the I.D. issue that  
 [17] Mr. Ciriello was talking about, to proactively  
 [18] anticipate some regulatory changes that will be  
 [19] happening, Aero Sport will have photo I.D.s on  
 [20] our employees when they're on the ramp. I think  
 [21] it gives us the ability to question other people  
 [22] just to make sure.  
 [23] CHAIRMAN ROSE: Which would be a tag on  
 [24] their shirt?  
 [25] MR. SLINGLUFF: Yeah. They'll -- they'll

Page 71

[ 1] CHAIRMAN ROSE: Any other public comment?  
 [ 2] MR. COOPER: Could I make one comment?  
 [ 3] CHAIRMAN ROSE: Yeah.  
 [ 4] MR. COOPER: Over the last week, as we've  
 [ 5] said, there's been extraordinary things that  
 [ 6] occurred because of closing of the airport and  
 [ 7] the FAA emergency actions. And then on top of  
 [ 8] that, we had the storm situation that came  
 [ 9] through here that required airport employees and  
 [10] the FBO employees to work, in some cases through  
 [11] most of the night, and in their case, a couple of  
 [12] times all night long. And I -- I've got to say  
 [13] publicly that I was very, very impressed with how  
 [14] Aero Sport handled that situation, as well as our  
 [15] own employees. They went above and beyond.  
 [16] CHAIRMAN ROSE: That needed to be said.  
 [17] That's good. Any other comment?  
 [18] (No further comment.)  
 [19] 10. - NEXT REGULAR BOARD MEETING  
 [20] CHAIRMAN ROSE: The next meeting is October  
 [21] 15th, a Monday, and we have the meeting with the  
 [22] County Commission at 1:30, and then our meeting  
 [23] will begin at 4 o'clock. And with that, the  
 [24] meeting is adjourned. We'll see you on the 15th.  
 [25] (Whereupon, the meeting adjourned at 5:18 p.m.)


Page 70

[ 1] have a photo I.D. on a tag or on a necklace.  
 [ 2] And, again, if anyone wants one, I'm sure that we  
 [ 3] can -- we can arrange to do that. And I'd offer  
 [ 4] to do that with the airport staff, also. Thank  
 [ 5] you.  
 [ 6] MR. WUELLNER: I think we're, you know, from  
 [ 7] a staff, we're just going to -- at this point  
 [ 8] would like to just evaluate what -- there are  
 [ 9] going to be a whole slew of new rules and  
 [10] regulations. And I'm quite certain some of  
 [11] that's going to extend to identification.  
 [12] And rather than kind of jump the gun and do  
 [13] something that either doesn't meet the new  
 [14] regulation or, you know, ends up being a waste of  
 [15] money and time, I'd like to see what they're  
 [16] coming out with. And there's -- I'm being told  
 [17] in the next week to two weeks, there should be  
 [18] some --  
 [19] CHAIRMAN ROSE: Aero Sport's going --  
 [20] MR. WUELLNER: -- emergency rules that  
 [21] should resemble the proposed, so...  
 [22] CHAIRMAN ROSE: -- to go ahead and do that.  
 [23] MR. SLINGLUFF: We will follow the Grumman  
 [24] lead. We have I.D.s when we're on Grumman  
 [25] property. We'll just extend that to the ramp.

Page 72

[ 1] REPORTER'S CERTIFICATE  
 [ 2]  
 [ 3] STATE OF FLORIDA )  
 [ 4] COUNTY OF ST. JOHNS )  
 [ 5]  
 [ 6] I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I  
 [ 7] was authorized to and did stenographically report the  
 [ 8] foregoing proceedings and that the transcript is a true  
 [ 9] record of my stenographic notes.  
 [10]

[11] Dated this 26th day of September, 2001.

[12]  
 [13]   
 [14] JANET M. BEASON, RPR-CP, RMR, CRR  
 [15] Notary Public - State of Florida  
 [16] My Commission No.: CC 705710  
 [17] Expires: April 30, 2002  
 [18]  
 [19]  
 [20]  
 [21]  
 [22]  
 [23]  
 [24]  
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# AIRPORT REGULAR MEETING - SEPT. 17, 2001

\$	38	address 9/24 adds 37/5, 37/10, 55/10 adequate 65/18 adjourn 8/14, 56/3, 62/23 adjourned 71/24, 71/25 ADJOURNMENT 2/23 adopt 19/14, 37/16 adopted 24/14 Aero 2/8, 8/19, 31/16, 69/19, 70/19, 71/14 affect 30/10 afraid 31/10 afternoon 13/11, 67/25 AGENDA 2/6, 6/17, 6/19, 6/20, 7/15, 7/23, 8/6, 8/16, 15/1, 16/14, 46/13, 60/18, 60/20, 63/3, 64/13, 64/21, 65/4, 65/19, 65/22, 66/7, 66/14 agreeable 47/14 agreement 15/10, 15/22, 16/19, 17/7, 17/12, 18/5, 19/5, 41/24, 48/4, 48/22 Agreements 19/3 air 26/5 aircraft 25/14, 27/6, 30/11, 30/23, 32/10 airfield 25/22 airline 9/20 airplanes 31/9 AIRPORT 1/1, 1/18, 1/20, 8/25, 19/11, 24/4, 29/15, 32/4, 38/19, 39/16, 42/14, 47/7, 48/1, 49/23, 50/5, 62/13, 63/13, 64/17, 70/4, 71/6, 71/9 airport's 26/3 airports 62/9, 63/16 airside 51/6 allegedly 67/7 ALLEGIANCE 2/3, 3/5, 3/6 allow 21/9, 25/13 allowed 9/1, 9/3 allowing 47/2 allows 43/13 alternate 57/2 alternative 50/2 amend 21/9 Amended 36/9 American 38/21, 40/8 amount 17/8, 32/15, 51/15 amounts 33/21 anger 13/4 annual 38/18 answer 13/22, 59/11, 62/3 answered answers 29/22, 61/19 anticipate 10/17, 29/17, 43/9, 69/18 anticipated 33/14 apologize 36/8, 60/18 appeals 59/12 appellate 14/8 appraisal 41/8 appraisal-related 39/14 appraisals 39/9, 40/25, 41/6 appraiser 43/12 appropriate 30/1 APPROVAL 2/4, 2/6, 3/7, 6/17 approve 3/23, 4/4, 4/10, 4/20, 5/8, 5/18, 15/19, 17/7, 18/4, 34/9, 35/6, 36/2, 44/25, 55/2, 55/9, 58/13 approved 3/17, 4/25, 28/11 apron 27/6, 27/10, 29/3, 29/10, 30/2, 30/8, 30/25, 32/11 area 25/5, 25/16, 25/17, 26/2, 26/3, 27/8, 27/24, 28/21, 29/3, 29/8, 29/17, 29/19, 30/15, 30/23, 31/15, 32/9, 32/11, 33/22, 37/13, 46/21, 47/3, 47/5, 47/24, 48/11 areas 2/16, 27/25, 29/25, 46/12 arrange 70/3 arrangement 43/5, 45/25, 48/12, 48/19 arrangements 43/11 arrival 25/15, 25/16 Assessment 2/12, 15/5, 15/8, 16/12, 16/15, 16/21, 16/22, 18/4, 49/9 assets 31/25, 32/3 Assistant 1/20 associated 17/9, 65/5 Association 10/24, 10/25 assurance 51/1 assure 24/9 attempt 65/10 attention 47/24 Attorney 1/18, 2/10, 59/7 augment 27/17 augmenting 29/8, 30/8, 30/12 augmentments 37/3 August 3/9, 3/14, 3/20, 4/12, 5/19, 5/21, 5/24, 6/9, 6/11, 15/12
\$10 35/19, 35/20 \$10,000 35/1, 35/7 \$110 27/13 \$120,000 \$166,667 17/21 \$167,000 16/24, 17/8 \$169,000 17/4 \$180,000 35/16, 35/17 \$20,000 33/19 \$200,000 35/4, 35/9, 35/21, 37/5, 37/10 \$220,000 33/2 \$225,000 19/10 \$270 33/3 \$30,000 33/20 \$300 17/24, 17/25, 18/1 \$465,000 20/20 \$50,000 27/5	4 4 1/6, 2/5, 3/2, 71/23 40 46/20, 48/6, 48/11, 48/21, 51/13, 53/22, 55/4 46 2/16 4796 1/3 4:00 58/11	
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01-03 16/19, 17/7, 18/5 02/20 29/5, 32/13	7 7 2/11 7.A 15/5 7.B 16/12 7.C 18/25 7.D 20/16 7.E 27/1 7.F 34/22 7.G 36/25 7.H 38/15 7.I 46/12 7.J 56/6 71 2/22, 2/23	
1		
1 1/3, 24/2, 50/2 10 2/9, 2/22, 71/19 10-year 50/17 10th 3/11, 3/25, 4/4 11 2/10, 2/23 11th 59/23 135 9/1 14 36/6, 36/7, 36/9 15 2/12, 36/4, 36/23, 36/24, 37/1 1510 1/23 15th 39/17, 41/17, 43/15, 56/24, 57/4, 58/6, 58/9, 58/20, 58/22, 71/21, 71/24 16 2/12 17 1/5 170 1/18 17th 13/14, 38/24 18 2/13, 23/13 1990ish 48/10 1991 1:00 58/2 1:30 57/6, 58/3, 58/4, 58/20, 71/22	8 8 2/8, 2/17, 55/23 8,000 44/12 8.A 59/2 8.B 59/18 8.C 61/10 8.D 61/13 80 20/19, 33/1 80/20 33/10, 33/12, 33/15 825-0570 1/24	
2		
2 2/3, 13/10 20 2/13, 46/19, 46/24, 48/2, 52/6, 52/12, 52/14, 55/3 20-acre 49/15 2000 19/24 2000-11 19/8, 19/14, 19/24 2001 1/5, 4/20, 5/8, 5/19, 20/1 2001-11 2/13, 18/25, 20/5 2001-12 2/13, 20/16, 20/18 2001-13 2/14, 27/1, 27/3, 34/10 2001-14 2/14, 34/22, 34/24, 35/6, 36/5 2001-15 2/15, 36/3, 36/25, 37/2, 37/17, 37/25 2001-2002 19/12, 21/7, 37/8 2003-2004 22/4 2007 48/5, 51/2, 52/9 2011 48/7, 48/19, 48/21, 48/25, 50/9, 50/12, 50/16, 51/3 20th 3/9, 3/14, 3/20 27 2/14	9 9 2/21, 69/12 904 1/24 91 9/1	
3	A A.A.E 1/19 ability 69/21 absence 1/13 ABSENT 1/12, 2/8, 2/9, 10/22, 10/25 absorb 7/10, 64/7 accept 3/22, 20/5, 21/8, 22/22, 26/14, 37/23, 37/25 acceptable 43/17 ACCEPTANCE 2/5, 4/8 accepted 57/3 access 10/2, 25/14, 53/9, 53/15 accomplished 32/16 acre 47/3, 47/10, 47/13 acreage 52/11 acres 46/19, 46/24, 48/2, 52/6, 52/12, 55/3 ACTION 2/11, 2/15, 7/17, 15/3, 15/16, 16/17, 38/15, 38/17, 39/17, 45/15 actions 71/7 add 8/1, 32/15, 60/5 added 30/21 adding 30/9 additions 3/13, 3/19, 4/1	

# AIRPORT REGULAR MEETING - SEPT. 17, 2001

<p>AUGUSTINE 1/1, 1/4, 1/18, 1/22, 1/23, 24/10 AUTHORITY 1/1, 1/18, 2/17, 14/22, 15/11, 15/17, 17/7, 32/4, 35/6, 35/20, 39/16, 45/13, 45/15, 46/25, 48/1, 48/25, 50/3, 50/6, 63/10, 65/8, 65/17, 66/10 Authority's 13/6 authorize 17/10, 19/14, 37/17 authorized 72/7 available 35/4, 39/3, 49/25, 50/3, 50/5, 65/13, 68/12 availed 46/23 aviation 49/15, 53/15, 64/17 awaiting 60/14 Aye 5/3, 5/4, 5/5, 5/14, 5/15, 5/16, 16/5, 16/6, 16/7, 16/8, 18/17, 18/18, 18/19, 18/20, 20/9, 20/10, 20/11, 20/12, 26/19, 26/20, 26/21, 26/22, 34/15, 34/16, 34/17, 34/18, 36/16, 36/17, 36/18, 36/19, 38/7, 38/8, 38/9, 38/10, 46/5, 46/6, 46/7, 46/8, 55/15, 55/16, 55/17, 55/18</p>	<p>capital 32/23 cards 42/25 care 43/4, 47/18, 68/21 carried 16/11, 18/23, 26/25, 34/21, 36/22, 38/13, 46/11, 48/13, 48/14, 55/21 carries 20/15 case 12/18, 35/15, 42/24, 43/3, 55/7, 60/11, 64/10, 65/23, 71/11 cases 26/7, 65/16, 71/10 cash 48/16 caught 44/6 center 31/9, 56/15, 56/19, 57/13 cents 53/23 CERTIFICATE 72/1 certify 72/6 Chairman 1/9, 2/18, 3/2, 3/8, 3/16, 3/22, 4/3, 4/14, 4/18, 4/22, 4/25, 5/5, 5/10, 5/13, 5/16, 5/20, 6/2, 6/6, 6/8, 6/11, 6/13, 6/16, 6/18, 7/14, 7/20, 7/22, 8/5, 8/8, 10/20, 10/23, 11/1, 13/24, 14/6, 14/20, 14/24, 15/3, 15/23, 16/1, 16/3, 16/5, 16/9, 16/11, 17/15, 17/17, 18/6, 18/9, 18/14, 18/16, 18/21, 18/23, 19/15, 19/17, 19/20, 20/3, 20/7, 20/9, 20/13, 20/15, 21/12, 21/17, 21/20, 23/3, 23/14, 26/8, 26/10, 26/15, 26/17, 26/19, 26/23, 26/25, 28/9, 28/17, 28/19, 34/1, 34/6, 34/8, 34/11, 34/13, 34/15, 34/19, 34/21, 35/7, 35/10, 35/12, 35/23, 36/1, 36/4, 36/9, 36/11, 36/13, 36/16, 36/20, 36/22, 37/17, 37/19, 37/21, 37/24, 38/2, 38/5, 38/7, 38/11, 38/13, 39/20, 39/23, 39/25, 40/3, 40/5, 41/5, 41/9, 41/12, 41/15, 43/9, 44/17, 44/22, 44/25, 45/3, 45/7, 46/2, 46/5, 46/9, 46/11, 51/7, 52/2, 52/4, 54/1, 54/20, 54/25, 55/11, 55/13, 55/15, 55/19, 55/21, 55/25, 57/9, 57/12, 57/15, 57/25, 58/4, 58/6, 58/8, 58/12, 58/16, 58/18, 58/22, 59/2, 59/3, 59/9, 61/8, 61/11, 61/14, 61/16, 62/19, 63/2, 66/12, 67/1, 67/13, 68/1, 68/16, 69/9, 69/13, 69/15, 69/23, 70/19, 70/22, 71/1, 71/3, 71/16, 71/20 chance 12/13, 62/6 change 22/18, 30/14, 30/22, 31/17, 40/15, 55/22 changes 6/19, 9/23, 37/11, 69/18 changing 30/24 CHARLES 1/9, 61/11 charter 13/19, 13/20 chunk 49/24, 52/18 Cindy 4/14 circumstances 64/24, 65/1, 65/3 CIRELLO 1/10, 2/20 citizens 11/12, 11/13 civil 14/10 clarification 18/10 clean 14/10 clear 7/16, 16/23, 31/7 cleared 25/17 clearing 26/1 close 52/13 closing 29/4, 71/6 coffee 62/14 coincidentally 17/3 combined 27/8, 52/14, 52/21 comfort 13/17, 13/23 COMMENT 2/21, 8/10, 16/1, 16/2, 17/15, 17/16, 19/18, 19/19, 21/12, 21/18, 21/19, 28/9, 28/17, 28/18, 28/19, 32/17, 35/10, 35/11, 35/12, 37/19, 37/20, 40/3, 40/4, 40/5, 51/8, 52/2, 52/5, 54/9, 54/20, 61/12, 62/22, 63/7, 69/12, 69/13, 71/1, 71/2, 71/17, 71/18 comments 3/13, 3/15, 3/18, 3/21, 3/25, 4/2, 4/22, 4/23, 5/11, 5/12, 5/21, 35/23, 35/25, 37/21, 37/22, 59/4 Commission 8/18, 55/23, 56/2, 56/6, 71/22 Commissioner 2/8, 8/9 Commissioner/Airport 1/14 Commissioners 2/16, 8/4, 11/20, 57/7 committee 56/8, 56/11 communication 10/5 community 54/4, 54/19 companies 10/12 comparative 17/1 complain 11/19 complete 27/25, 28/13, 65/24, 65/25 completed 23/12, 30/18, 41/6, 41/7 completion 21/4 complex 46/20, 48/21, 51/13, 53/15 concept 23/23 concern 14/25 concerned 9/11, 50/22, 61/4 concerns 10/1, 40/15 concur 45/13 concurrence 17/13, 24/17, 42/4</p>	<p>condition 47/15 conduct 8/14, 16/20 conference 13/13 configurations 30/14 confused 32/21 Consensus 58/17, 58/18 conservatively 23/10 consideration 39/18 consistent 39/15, 62/1 constitutional 13/21 construct 24/4 constructed 48/11 construction 20/22, 21/3, 24/15, 29/23 consultant 24/1 contained 19/4 contemplate 13/18 contiguous 47/5 contingency 47/18 continuance 39/12, 45/20, 48/3, 48/18 continue 43/5, 45/14, 50/13 continued 47/23 continuing 45/22, 48/3, 51/5 contract 17/11 contracts 50/12 contradictory 45/10 control 26/5 conversation 60/7, 61/1 COOPER 1/20 copy 5/22, 15/9, 39/4 corner 32/13 Corporate 37/7, 37/13 corporation 54/13 Correct 14/5, 17/4, 27/13, 39/22, 39/24, 40/2, 45/21 cost 17/5 costs 10/14, 51/12 COUNTY 1/1, 1/14, 2/8, 2/16, 8/3, 8/8, 8/18, 49/16, 54/13, 55/22, 56/1, 56/6, 56/14, 56/16, 57/7, 57/22, 71/22, 72/4 couple 10/11, 56/3, 60/2, 63/21, 67/21, 71/11 course 9/11, 10/6 Court 1/22, 13/22, 14/8, 14/12, 59/12 courtesy 68/6, 68/20 cover 19/25 create 25/11 cross 12/11 crossing 50/1 CRR 72/6 cup 62/14 currently 8/25, 20/24, 30/13, 47/3, 51/12</p>
B		
<p>backbone 12/3, 64/1 badges 63/11 Bailey 1/17 balancing 54/3 ball 56/19 BARBARA 1/13 based 40/24 basis 43/6, 45/23 battle 41/22 bays 44/13, 44/14 BEASON 72/6 benefit 32/6, 50/10, 54/4 big 25/5, 53/18 bigger 53/20 bigger-size 25/7 BILL 1/9, 2/18 bisects 53/9 bit 9/13, 32/20, 56/20 BLOODWORTH 1/17, 2/10, 11/1, 59/5 Blvd 1/23 BOARD 1/8, 1/12, 2/16, 2/22, 8/3, 13/19, 14/21, 16/3, 17/17, 18/9, 19/20, 21/20, 23/14, 24/13, 24/14, 27/15, 28/19, 35/12, 37/21, 40/5, 42/14, 43/7, 47/9, 52/4, 57/6, 58/2, 61/2, 62/11, 63/10, 63/12, 64/23, 68/3, 68/6, 71/19 boards 57/23 bolstering 28/1 bond 48/8, 48/9 books 48/13 border 47/6 BOSANKO 1/13, 11/10 bounds 25/4 Bowl 28/15 break 12/22 breakdown 31/10 breaking 13/1 bridge 12/11 brief 8/21 bring 8/24, 31/9, 39/16, 43/15, 54/6, 68/24 bringing 35/20 broke 12/1 brought 10/3, 62/10, 63/19 BRYAN 1/20 BRYANT 1/14, 2/8 bucks 6/25 budget 3/10, 7/7, 8/12, 8/14, 17/19, 19/5, 19/12, 21/23, 27/10, 32/21, 37/7, 48/16, 62/20, 65/21, 65/24, 66/1 budgeted 21/7, 33/12 budgets 37/15 build 25/11 buildable 52/11, 53/3 building 25/21, 26/2, 47/22, 48/24, 50/20, 50/21, 53/13 buildings 44/13, 44/16, 53/11 built 49/6 bunch 14/8 business 9/22, 42/9, 59/14 businesses 9/15 busy 9/14</p>	<p>capital 32/23 cards 42/25 care 43/4, 47/18, 68/21 carried 16/11, 18/23, 26/25, 34/21, 36/22, 38/13, 46/11, 48/13, 48/14, 55/21 carries 20/15 case 12/18, 35/15, 42/24, 43/3, 55/7, 60/11, 64/10, 65/23, 71/11 cases 26/7, 65/16, 71/10 cash 48/16 caught 44/6 center 31/9, 56/15, 56/19, 57/13 cents 53/23 CERTIFICATE 72/1 certify 72/6 Chairman 1/9, 2/18, 3/2, 3/8, 3/16, 3/22, 4/3, 4/14, 4/18, 4/22, 4/25, 5/5, 5/10, 5/13, 5/16, 5/20, 6/2, 6/6, 6/8, 6/11, 6/13, 6/16, 6/18, 7/14, 7/20, 7/22, 8/5, 8/8, 10/20, 10/23, 11/1, 13/24, 14/6, 14/20, 14/24, 15/3, 15/23, 16/1, 16/3, 16/5, 16/9, 16/11, 17/15, 17/17, 18/6, 18/9, 18/14, 18/16, 18/21, 18/23, 19/15, 19/17, 19/20, 20/3, 20/7, 20/9, 20/13, 20/15, 21/12, 21/17, 21/20, 23/3, 23/14, 26/8, 26/10, 26/15, 26/17, 26/19, 26/23, 26/25, 28/9, 28/17, 28/19, 34/1, 34/6, 34/8, 34/11, 34/13, 34/15, 34/19, 34/21, 35/7, 35/10, 35/12, 35/23, 36/1, 36/4, 36/9, 36/11, 36/13, 36/16, 36/20, 36/22, 37/17, 37/19, 37/21, 37/24, 38/2, 38/5, 38/7, 38/11, 38/13, 39/20, 39/23, 39/25, 40/3, 40/5, 41/5, 41/9, 41/12, 41/15, 43/9, 44/17, 44/22, 44/25, 45/3, 45/7, 46/2, 46/5, 46/9, 46/11, 51/7, 52/2, 52/4, 54/1, 54/20, 54/25, 55/11, 55/13, 55/15, 55/19, 55/21, 55/25, 57/9, 57/12, 57/15, 57/25, 58/4, 58/6, 58/8, 58/12, 58/16, 58/18, 58/22, 59/2, 59/3, 59/9, 61/8, 61/11, 61/14, 61/16, 62/19, 63/2, 66/12, 67/1, 67/13, 68/1, 68/16, 69/9, 69/13, 69/15, 69/23, 70/19, 70/22, 71/1, 71/3, 71/16, 71/20 chance 12/13, 62/6 change 22/18, 30/14, 30/22, 31/17, 40/15, 55/22 changes 6/19, 9/23, 37/11, 69/18 changing 30/24 CHARLES 1/9, 61/11 charter 13/19, 13/20 chunk 49/24, 52/18 Cindy 4/14 circumstances 64/24, 65/1, 65/3 CIRELLO 1/10, 2/20 citizens 11/12, 11/13 civil 14/10 clarification 18/10 clean 14/10 clear 7/16, 16/23, 31/7 cleared 25/17 clearing 26/1 close 52/13 closing 29/4, 71/6 coffee 62/14 coincidentally 17/3 combined 27/8, 52/14, 52/21 comfort 13/17, 13/23 COMMENT 2/21, 8/10, 16/1, 16/2, 17/15, 17/16, 19/18, 19/19, 21/12, 21/18, 21/19, 28/9, 28/17, 28/18, 28/19, 32/17, 35/10, 35/11, 35/12, 37/19, 37/20, 40/3, 40/4, 40/5, 51/8, 52/2, 52/5, 54/9, 54/20, 61/12, 62/22, 63/7, 69/12, 69/13, 71/1, 71/2, 71/17, 71/18 comments 3/13, 3/15, 3/18, 3/21, 3/25, 4/2, 4/22, 4/23, 5/11, 5/12, 5/21, 35/23, 35/25, 37/21, 37/22, 59/4 Commission 8/18, 55/23, 56/2, 56/6, 71/22 Commissioner 2/8, 8/9 Commissioner/Airport 1/14 Commissioners 2/16, 8/4, 11/20, 57/7 committee 56/8, 56/11 communication 10/5 community 54/4, 54/19 companies 10/12 comparative 17/1 complain 11/19 complete 27/25, 28/13, 65/24, 65/25 completed 23/12, 30/18, 41/6, 41/7 completion 21/4 complex 46/20, 48/21, 51/13, 53/15 concept 23/23 concern 14/25 concerned 9/11, 50/22, 61/4 concerns 10/1, 40/15 concur 45/13 concurrence 17/13, 24/17, 42/4</p>	<p>condition 47/15 conduct 8/14, 16/20 conference 13/13 configurations 30/14 confused 32/21 Consensus 58/17, 58/18 conservatively 23/10 consideration 39/18 consistent 39/15, 62/1 constitutional 13/21 construct 24/4 constructed 48/11 construction 20/22, 21/3, 24/15, 29/23 consultant 24/1 contained 19/4 contemplate 13/18 contiguous 47/5 contingency 47/18 continuance 39/12, 45/20, 48/3, 48/18 continue 43/5, 45/14, 50/13 continued 47/23 continuing 45/22, 48/3, 51/5 contract 17/11 contracts 50/12 contradictory 45/10 control 26/5 conversation 60/7, 61/1 COOPER 1/20 copy 5/22, 15/9, 39/4 corner 32/13 Corporate 37/7, 37/13 corporation 54/13 Correct 14/5, 17/4, 27/13, 39/22, 39/24, 40/2, 45/21 cost 17/5 costs 10/14, 51/12 COUNTY 1/1, 1/14, 2/8, 2/16, 8/3, 8/8, 8/18, 49/16, 54/13, 55/22, 56/1, 56/6, 56/14, 56/16, 57/7, 57/22, 71/22, 72/4 couple 10/11, 56/3, 60/2, 63/21, 67/21, 71/11 course 9/11, 10/6 Court 1/22, 13/22, 14/8, 14/12, 59/12 courtesy 68/6, 68/20 cover 19/25 create 25/11 cross 12/11 crossing 50/1 CRR 72/6 cup 62/14 currently 8/25, 20/24, 30/13, 47/3, 51/12</p>
D		
<p>dang 59/11 data 39/14 date 8/3, 8/24, 15/12, 48/6, 58/1, 60/23 dates 57/2, 59/22 day 12/2, 13/7, 25/1, 60/20, 60/22, 63/21, 66/10, 67/20, 68/7 days 9/7, 40/1, 41/6, 41/16, 43/10, 43/17, 44/19, 61/25, 63/21, 64/9 de 1/23 deadline 13/15, 65/9 deal 48/1, 54/19, 66/11 dealing 64/18 deals 26/5 decision 12/8, 13/12, 14/13, 14/14, 42/10, 66/8 decisions 27/20, 64/7 declared 49/5 defer 50/7 deferred 48/14, 49/7, 51/15, 51/17 deficit 29/25 delay 65/20 delays 48/24 deliverly 67/3 delivery 67/8, 68/19 demand 51/24 DENNIS 1/10, 59/17, 61/8, 61/20, 67/17, 67/19 departure 25/16 describe 63/18 description 22/18 designed 25/13 desire 45/14 desk 66/5 detail 49/12 details 43/6, 43/10 determined 28/7, 51/16, 65/25 develop 50/6 developable 49/22</p>		

# AIRPORT REGULAR MEETING - SEPT. 17, 2001

<p>development 19/10, 51/5  devised 63/19  dickered 42/14  difference 33/18  difficult 66/8  digest 62/6  dire 28/11, 28/12  direction 12/21, 43/14, 55/2, 64/19  Director 1/19, 1/20  Director's 17/10  disappointed 11/9  discovered 38/19  discuss 10/8, 49/19, 56/18  discussed 22/13, 41/10  discussing 49/11  discussion 11/5, 16/3, 16/4, 17/17, 18/9, 18/15, 18/16, 19/17, 19/20, 21/20, 23/14, 25/10, 26/8, 26/9, 26/17, 26/18, 34/1, 34/6, 34/7, 34/13, 34/14, 36/14, 36/15, 38/5, 38/6, 41/3, 44/17, 46/3, 46/4, 54/1, 55/13, 55/14, 57/9, 57/19  discussions 39/8  distributed 3/17, 7/24, 61/24  district 24/23  documents 17/12, 19/16, 46/15  doesn't 14/22, 22/16, 23/25, 24/3, 62/1, 70/13  dollar 25/19  dollars 7/6, 22/11, 27/18, 47/20, 54/15  Don 18/2  door 60/21  DOT 19/3, 19/9, 20/18, 20/24, 21/6, 22/17, 24/23, 27/3, 27/5, 34/24, 35/8, 35/19, 59/22  DOT's 24/17  doubt 24/7  draft 39/4  drag 65/10  drainage 28/2, 31/2  drainage-related 29/19  drains 30/25  drifted 60/3  drop 68/13  drop-dead 15/12  dropped 56/20, 67/24  dropping 12/15  During 31/5</p>	<p>equivalent 35/9  erratic 67/3  Esquire 1/17  estimate 17/1, 17/5, 39/6  evaluate 70/8  evening 60/3  event 22/16, 23/5, 42/6  events 64/11  exception 65/1  exchange 48/2  exciting 59/6  exclusive 26/4  Excuse 21/13, 61/7, 65/21  executed 15/14, 27/14  execution 15/13, 15/16  Executive 1/19, 17/10  exercise 38/21  exhibits 24/1  exist 37/3  existing 25/22, 27/9, 27/12, 30/8, 30/11, 30/17, 37/3, 37/5, 45/23, 48/4  expand 27/10, 29/9  expansion 27/24, 29/3  expansions 37/11  expect 41/5  expecting 66/20  expended 27/21, 29/17  expenditure 16/14, 21/8, 22/4  expiration 48/6  expire 38/25  expires 38/24, 38/25, 43/3  explore 57/3  extend 53/14, 68/6, 68/19, 70/11, 70/25  extended 56/25  extending 43/2  extends 65/11  extension 15/9, 23/7, 39/21, 45/7, 45/17  external 44/15  extraordinary 71/5</p>	<p>flows 30/19  fly 25/8  folks 42/24  follow 13/12, 70/23  follows 63/1  foot 53/19, 53/23  footage 44/9, 51/12  force 66/7  forecast 50/17, 51/24  form 39/5  formal 15/16, 56/21  formulas 50/14  formulate 39/14  four 48/5, 48/7, 54/14, 64/22  free 9/8, 12/17  frequent 50/23  Friday 31/6, 60/3, 64/12, 66/15, 68/3, 68/7, 68/19  friend 59/4, 59/10  Fuel 10/10, 10/13, 10/17  function 28/7, 29/5  fund 20/25, 24/24  funded 35/2  funding 22/7, 27/19  funds 21/5, 21/9, 22/19, 22/23, 27/5, 27/17, 32/8, 33/7  future 37/15, 39/7</p>
G		
<p>gather 39/13  Gay 1/18  generous 53/25  George 57/21  gesture 63/15  glad 59/5  glance 7/3  glancing 6/23  golf 13/7  good-faith 65/7  Government 50/15  governmental 49/13, 56/13  Grant 2/12, 15/5, 15/7, 15/10, 16/17, 17/1, 19/5, 21/9, 22/22, 27/9, 27/13, 27/16, 33/9, 34/3, 35/16, 35/17, 37/4, 37/5  grant's 35/4  grant-related 60/1  gripping 11/24  Grumman 2/9, 2/16, 10/21, 46/12, 46/14, 46/19, 47/11, 48/2, 48/4, 48/21, 48/23, 50/8, 51/2, 52/7, 52/20, 70/23, 70/24  guess 44/20, 57/25, 61/1, 66/2  gun 70/12  guys 11/22, 14/18</p>		
H		
<p>half 40/19, 42/15, 47/10, 54/18  hand 66/15  hand-deliver 65/17  handed 60/12  handled 47/13, 71/14  hangar 37/10, 37/11, 44/13, 44/14, 50/23, 53/17  hangars 25/15, 30/21, 37/7, 51/25  hangs 57/21  happy 68/24  harassment 63/14  hard 14/15, 52/15, 59/15  hash 41/23  hassle 42/1  hazard 21/16  head 18/2  hearings 22/14  held 1/3, 3/14, 3/24, 56/9  helicopter 25/18  helicopters 25/7, 31/7  helipad 24/4  heliport 20/22, 21/14, 22/5  heliports 24/22  help 14/12, 14/17  hiding 49/21  high 25/20  hold 6/13, 30/6, 42/24, 52/8, 66/10  holds 54/12  home 64/8  hope 10/8, 28/10  hoping 19/23  houses 67/21  hundred 27/18, 47/19  husband 12/2</p>		

# AIRPORT REGULAR MEETING - SEPT. 17, 2001

<p><b>I</b></p> <p>I.D 63/11, 69/16, 70/1 I.D.s 69/19, 70/24 ICF 16/20 idea 49/1, 69/11 identifiable 50/11 identification 62/17, 70/11 IFR 9/2 illegal 12/6 immediate 32/9 impact 32/21, 57/20 impacts 37/14, 52/23, 53/1 impressed 71/13 improvements 29/18, 29/19, 32/12, 32/15 inclined 24/24 increase 10/13, 10/18, 32/8 increased 9/20, 17/23 independent 17/5 independently 17/2 indicated 24/2, 40/9, 43/17 indicating 52/24 industry 9/21 information 60/1, 60/14, 62/5, 64/6, 68/2 infrastructure 25/23 ingress 52/17, 53/4 inlets 28/3, 31/3 input 22/14, 57/23 intergovernmental 56/8 internal 24/4, 24/6, 49/22 inventory 10/13, 10/14, 10/16 isolated 53/2 issue 7/16, 7/18, 11/10, 13/15, 14/21, 35/16, 48/9, 48/16, 57/15, 57/18, 69/16 issued 62/11 issues 9/25, 10/7, 28/2 item 7/25, 8/2, 8/6, 15/6, 16/14, 17/18, 19/12, 21/7, 24/16, 27/2, 27/10, 32/22, 32/23, 33/3, 33/6, 33/12, 38/16, 46/13, 48/14, 48/16 ITEMS 2/11, 15/3, 60/12, 65/5, 65/10, 65/13, 65/19, 65/24, 66/5</p>	<p>44/10, 45/14, 45/21 leasing 48/25, 49/13 Leave 1/13, 68/7 left 50/22, 52/19 Leon 1/23 Leslie 2/9 Liaison 1/14 lightly 24/21 line 17/18, 19/12, 19/22, 23/7, 26/13, 27/9, 32/22, 33/2, 49/4, 62/15 little 7/11, 11/5, 25/8, 25/24, 26/3, 30/3, 31/2, 32/20, 46/18, 52/22, 52/25, 53/1, 56/4, 56/20, 59/10, 60/5, 66/20 lives 67/21 load-bearing 32/8 local 67/7 location 21/3, 21/15, 23/24, 25/12, 26/2, 29/15 locations 31/1 Logistics 37/12 long-term 47/11, 49/19 lost 61/4 lucky 23/1</p>	<p>Mr. Bryant 8/17 Mr. Chairman 4/9, 5/7, 5/17, 6/21, 11/4, 15/18, 18/3, 40/7 Mr. Charles 2/19 MR. CIRIELLO 5/4, 5/15, 5/22, 6/1, 6/21, 7/19, 7/21, 10/2, 11/4, 13/25, 14/2, 14/5, 14/7, 14/23, 15/2, 16/6, 18/19, 20/11, 23/15, 23/20, 25/2, 26/11, 26/20, 28/20, 28/24, 29/11, 29/14, 30/5, 31/14, 31/22, 32/2, 34/16, 36/17, 37/23, 38/1, 38/8, 41/16, 42/11, 42/20, 43/16, 43/21, 44/18, 44/24, 46/6, 55/16, 60/7, 61/13, 61/14, 61/15, 61/18, 63/8, 67/17, 67/19, 67/21, 68/23, 69/1, 69/4, 69/17 MR. COOPER 52/24, 71/2, 71/4 Mr. Dennis 2/19 Mr. Ed 61/22 Mr. Jim 2/8 Mr. John 2/9 Mr. Joseph 2/20 Mr. Lassiter 3/4, 9/17, 15/18, 15/21, 16/7, 17/18, 17/21, 17/23, 18/2, 18/12, 18/20, 19/21, 19/24, 20/4, 20/12, 21/21, 22/6, 22/11, 22/20, 22/25, 23/8, 24/18, 26/11, 26/16, 26/21, 32/17, 32/20, 32/25, 33/7, 33/11, 33/17, 33/20, 33/25, 34/9, 34/17, 36/2, 36/6, 36/8, 36/10, 36/18, 36/24, 38/9, 44/3, 44/9, 45/19, 46/1, 46/7, 52/6, 52/10, 52/17, 53/4, 53/17, 53/22, 54/5, 54/8, 55/1, 55/8, 55/17, 61/10, 61/12, 67/10, 68/5, 68/15, 68/17 Mr. Michael 2/8 Mr. Robert 2/9 Mr. Rose 35/13 MR. SLINGLUFF 8/20, 8/21, 9/18, 21/13, 28/10, 31/5, 51/11, 51/19, 51/23, 69/14, 69/16, 69/25, 70/23 Mr. Treasurer 4/7 MR. WATTS 4/9, 4/17, 4/19, 5/3, 5/7, 5/14, 5/17, 5/25, 6/5, 6/7, 6/10, 6/12, 6/15, 15/25, 16/8, 18/8, 18/18, 20/8, 20/10, 26/22, 34/12, 34/18, 35/13, 35/18, 35/22, 36/5, 36/12, 36/19, 38/4, 38/10, 40/7, 40/13, 46/8, 54/21, 54/24, 55/12, 55/18, 59/18, 59/19, 60/25, 61/7, 61/9, 67/14, 69/11 Mr. William 2/18 MR. WUELLNER 6/3, 7/25, 8/7, 10/8, 14/1, 14/3, 15/4, 15/6, 15/20, 16/13, 17/20, 17/22, 17/25, 18/10, 18/13, 18/24, 19/1, 19/23, 20/1, 20/17, 21/24, 22/8, 22/12, 22/22, 23/1, 23/5, 23/10, 23/19, 23/21, 24/20, 25/9, 27/2, 28/12, 28/23, 29/1, 29/13, 29/16, 30/7, 31/19, 31/25, 32/3, 32/19, 32/24, 33/4, 33/9, 33/14, 33/19, 33/24, 34/3, 34/23, 35/8, 35/15, 35/19, 36/7, 37/1, 38/14, 38/16, 39/22, 39/24, 40/2, 40/11, 40/14, 41/7, 41/11, 41/14, 42/2, 42/19, 42/24, 43/11, 43/19, 43/23, 44/5, 44/11, 45/2, 45/5, 45/9, 45/22, 46/13, 51/14, 51/20, 52/1, 52/9, 52/13, 52/18, 52/25, 53/7, 53/19, 53/24, 54/2, 54/6, 54/23, 55/6, 55/9, 55/24, 56/7, 57/10, 57/14, 57/17, 58/3, 58/5, 58/7, 58/10, 58/15, 58/17, 58/21, 58/25, 59/25, 61/6, 64/10, 66/21, 67/2, 67/11, 67/15, 67/18, 67/20, 67/23, 68/13, 68/24, 69/2, 70/6, 70/20 MS. ANDERSON 51/10, 52/3 Ms. Bloodworth 4/24, 11/2, 11/3, 13/10, 59/8 MS. MARTIN 5/24 Ms. Susan 2/10 multimodal 56/15, 56/19, 57/13 multiplier 54/17</p>
<p><b>J</b></p> <p>jackd 10/16 JANET 72/6 jet 9/13, 9/20 jets 31/6, 31/11 JIM 1/14 job 11/14, 12/4, 12/24, 60/19 Joe 14/20, 63/3 JOHNS 1/1, 49/16, 56/14, 72/4 joint 8/3, 19/2 jointly 56/18, 57/6 Jones 1/18 JOSEPH 1/10 JPA 20/18, 21/10, 27/3, 34/24, 37/2 judges 13/7, 14/7 judicial 11/9, 11/16, 13/13 July 4/12, 5/8, 6/3, 13/14 jump 70/12 jumped 20/25 June 4/12, 4/20, 6/3</p>	<p><b>M</b></p> <p>mail 60/6, 61/5, 64/14, 65/8, 67/2, 67/5, 67/6, 67/9, 68/19, 69/1 mailbox 63/23 mailed 60/9, 63/20, 67/6, 67/18, 67/23 mailman 69/6 main 31/7 maintenance 19/11, 62/12 major 53/6, 54/12 Malaga 1/18 mandate 13/14 market 39/6, 41/2, 42/7, 49/1, 51/21 master 20/23, 21/4, 21/25, 22/10, 22/15, 23/16, 23/22, 29/5, 35/1 match matter 51/4, 68/17 maximize 28/14, 29/8 maximum 20/19, 20/20, 27/4, 34/25, 35/7 meaningful 29/2, 49/23, 60/17 meaningfully 29/9 measure 13/17 medical 9/4 meet 39/18, 56/17, 66/6, 68/25, 70/13 Meeting 1/2, 2/4, 2/6, 2/16, 2/22, 3/3, 3/10, 3/14, 3/19, 6/11, 6/15, 6/16, 6/17, 6/18, 7/23, 8/2, 8/3, 8/9, 8/13, 8/14, 14/4, 15/11, 41/17, 45/16, 56/1, 56/6, 56/8, 56/22, 56/25, 57/5, 57/6, 58/9, 58/11, 58/19, 60/12, 60/13, 62/1, 62/20, 62/25, 63/5, 65/6, 66/10, 68/3, 71/19, 71/20, 71/21, 71/22, 71/24, 71/25 meeting's 62/23 MEMBER 2/17 MEMBERS 1/8, 1/12, 63/12, 64/22, 65/8, 65/17, 68/6 memory's 17/4, 27/12 mentioned 12/14 microphone 51/9 mind 7/4 minimum 21/24, 23/8, 23/13, 40/12 minute 6/2, 62/24 MINUTES 2/4, 3/7, 3/8, 3/13, 3/19, 3/23, 4/4, 6/9, 56/3, 60/9, 60/11 mitigate 52/22, 53/3 mix 60/5 mobile 47/4 moisture 60/5 Monday 1/5, 9/15, 65/5, 66/24, 71/21 money 24/7, 24/9, 24/16, 24/19, 30/13, 31/23, 32/16, 70/15 month 10/3, 39/1, 41/4, 41/22, 43/4, 56/8, 64/21, 66/6, 66/11, 66/12 month-to-month 43/5, 45/23, 45/25 months 10/17, 11/10, 14/15, 23/13, 66/24 motion 4/10, 4/20, 5/5, 5/9, 5/18, 6/12, 12/23, 15/24, 18/4, 18/7, 18/23, 20/3, 20/4, 20/15, 26/10, 26/14, 26/25, 34/8, 34/9, 34/21, 36/1, 36/2, 36/22, 37/23, 37/24, 38/13, 44/20, 44/23, 46/1, 46/2, 46/11, 54/25, 55/1, 55/21 Motion's 5/16, 16/11 move 5/7, 11/25, 13/8, 13/24, 14/25, 15/18, 18/2, 18/24, 21/2, 23/11, 24/15, 30/23, 39/9, 42/9, 43/19, 43/25, 44/1, 47/18, 59/16 moved 36/8 Moving 36/10 Mr. 60/7 Mr. (indicating 62/8</p>	<p><b>N</b></p> <p>natural 9/5 necessary 21/10 necklace 70/1 need 4/13, 5/1, 7/16, 10/3, 25/6, 27/25, 28/3, 28/11, 28/12, 28/16, 29/22, 29/25, 30/3, 42/9, 47/24, 50/7, 51/9, 55/4 needed 31/8, 71/16 needs 25/24, 27/23, 50/19 negotiate 32/14, 44/1, 51/2 negotiated 43/14 negotiating 48/22 neighborhood 67/4 neighborhoods 50/1 neither 21/7, 23/19, 23/20 new 19/11, 21/15, 23/17, 23/22, 30/7, 30/17, 30/21, 45/20, 48/22, 70/9, 70/13 nice 68/4 nicer 62/18 night 71/11, 71/12 Nine 11/10, 14/15 noon 69/4 normal 9/22, 65/3 normally 60/20, 65/6, 65/15, 66/13</p>
<p><b>K</b></p> <p>Kaiser 16/20, 17/8, 18/1 kick 41/25 kicked 35/19</p> <p><b>L</b></p> <p>lady 11/5 language 34/5 large 24/14, 31/11, 53/17 LASSITER 1/9, 2/19 later 21/11, 28/8, 55/10, 56/5, 61/19 latest 66/15 lawsuit's 13/20 lawsuits 12/16 lead 70/24 Lease 2/15, 2/16, 31/17, 38/15, 38/17, 38/24, 39/3, 39/5, 40/16, 40/18, 43/2, 45/7, 45/23, 45/24, 46/12, 47/19, 48/6, 48/8, 48/22, 51/3, 52/21, 55/10 leased 47/9 leasehold 31/16 leaseholds 39/7 leases 38/18, 38/19, 38/22, 39/12, 44/4, 44/8,</p>		

# AIRPORT REGULAR MEETING - SEPT. 17, 2001

<p>North 1/3, 38/20, 40/8, 46/20, 47/6, 48/6, 48/11, 48/21, 51/12, 53/13, 55/3, 55/4          northeast 37/13, 48/20          Northrop 2/16, 10/21, 46/12, 46/14, 46/18, 48/4, 52/20          Northrop-Grumman 10/22          nosy 63/14          note 3/4          notified 38/23, 39/2          notify 44/5          number 30/16, 46/15, 55/2, 55/23          nutshell 46/17</p>	<p>podium 69/15          point 8/11, 21/4, 23/21, 24/11, 25/16, 29/3, 39/2, 42/10, 48/13, 49/3, 49/18, 52/19, 56/15, 68/16, 70/7          policy 39/15          Ponce 1/23          portion 20/25          position 39/15          positive 37/14          possible 66/23          posted 10/18          postpone 7/17          potential 27/17, 51/5          Power 37/12          prepaid 48/8, 48/12          preparation 64/20, 65/4, 66/7          preparing 64/18          presence 49/16          presentation 56/10          presented 15/10          presents 21/15          President 11/21          Prestige 38/20, 40/8          pretty 9/23          price 10/18          prices 10/10, 10/14          pricing 50/14          prioritized 64/12          priority 64/20          private 54/12          proactively 69/17          problem 31/2, 44/19, 53/6, 62/15, 68/22          procedures 10/5          proceedings 72/8          process 22/13, 22/15, 39/11, 57/8, 66/3          professional 62/18          programmed 33/5          project 16/16, 17/5, 21/2, 21/11, 22/18, 27/18, 27/22, 27/24, 28/6, 28/13, 29/23, 30/17, 35/9, 35/21          project-related 17/11          projected 21/22          projects 32/23          promise 56/17          property 49/10, 49/22, 49/24, 50/5, 52/14, 70/25          Proposed 2/13, 2/14, 2/15, 8/2, 18/25, 20/5, 20/16, 27/1, 34/22, 36/25, 37/8, 48/2, 70/21          proposing 21/2, 23/11          provide 19/8, 42/2, 53/14          provides 34/24, 35/2, 43/12, 45/24          PUBLIC 2/21, 3/24, 4/4, 8/10, 16/1, 16/2, 17/15, 19/18, 19/19, 21/12, 22/13, 22/14, 24/14, 28/9, 28/17, 28/18, 35/10, 35/11, 37/19, 37/20, 40/3, 40/4, 51/7, 62/21, 62/24, 69/12, 69/13, 71/1          publication 65/21          publicly 49/19, 71/13          pull 68/10          push 33/2          pushed 31/6          put 24/8, 25/4, 31/23, 46/17, 55/22, 55/23, 60/11, 60/20, 65/15          puts 22/2, 23/12</p>	<p>35/5, 37/16, 41/13, 42/3, 44/24, 45/6, 45/10, 55/7, 56/24          recommendations 45/1          recommended 20/6, 34/10, 36/3, 38/2          recommending 10/4          recommends 45/13          record 23/3, 64/3          Refinishing 38/20, 40/8          reflects 41/2          Regency 37/11          Regular 1/2, 3/10, 3/19, 58/8, 58/11, 71/19          regulation 70/14          regulations 12/1, 70/10          regulatory 69/18          rehab 32/25          rehabilitate 34/4          rehabs 29/7          related 15/8, 16/13, 16/15, 17/1, 19/2, 19/10, 19/16, 20/21, 22/4, 22/15, 27/5, 27/20, 32/7, 37/10, 38/17, 38/22, 46/14, 56/14, 57/20          relationship 59/6          released 52/7          releasing 46/19, 46/25          remember 42/13, 47/8          reminded 56/16          remotely 23/25          remove 47/16, 47/21          renew 39/3          rent 48/14, 49/6, 50/8, 51/17, 52/3, 54/18          rental 39/21, 40/15, 40/21, 47/20, 49/2          repair 28/2          repercussions 12/10          replacement 28/3          report 5/21, 11/3, 11/7, 41/13, 55/25, 72/7          REPORTER'S 72/1          Reporters 1/22          REPORTS 2/5, 2/7, 2/17, 4/6, 4/8, 4/11, 4/21, 5/8, 5/18, 8/17          represent 50/4          representative 10/22, 10/25, 24/23, 56/12, 56/13, 56/16          representatives 11/20, 56/10          representing 10/24          request 22/7, 23/7, 39/12, 56/17, 56/21          requested 46/17          requests 50/23          require 57/23          required 17/11, 24/8, 41/2, 71/9          requirements 16/25          requiring 15/19          research 14/9          resemble 70/21          resembling 60/23          resident 59/7          Resolution 2/13, 2/14, 2/15, 18/25, 19/8, 19/14, 20/5, 20/16, 20/17, 27/1, 27/2, 34/10, 34/22, 34/23, 36/3, 36/25, 37/1, 37/17, 37/25, 45/1, 45/2, 45/3          resolutions 19/2          resource 9/5          respects 44/7          responsible 35/20          rest 60/23          results 24/12          resume 9/2          resumed 63/1          resurfacing 28/1, 28/13          return 15/13, 48/24          revenue 37/14, 50/6, 54/3          review 38/18          reviewed 4/9          revising 9/8          revisit 10/4          revo 37/15          revolution 37/16          Revolutionary 14/11          Ring 37/12          ripple 54/16          rise 10/14          risk 51/4          RMR 72/6          road 12/10, 53/9, 53/12, 69/5          Rogers 1/17          rollovers 54/16          room 4/24, 9/17, 25/4, 28/22          ROSE 1/9, 2/18, 3/2, 3/8, 3/16, 3/22, 4/3, 4/14, 4/18, 4/22, 4/25, 5/5, 5/10, 5/13, 5/16, 5/20, 6/2, 6/6, 6/8, 6/11, 6/13, 6/16, 6/18, 7/14, 7/20, 7/22, 8/5, 8/8, 10/20, 10/23, 11/1, 13/24, 14/6, 14/20, 14/24, 15/3, 15/23, 16/1, 16/3, 16/5, 16/9, 16/11,</p>
O		
<p>oath 12/22, 13/1, 13/18          object 12/24          obligation 42/7          obtaining 39/9, 50/8          occasion 62/13, 65/12          October 39/17, 43/12, 45/16, 56/18, 57/4, 58/22, 71/20          offer 15/8, 56/25, 70/3          office 13/1, 44/14, 47/4, 47/16          old 23/16, 51/22          one-year 22/2          open 62/24          operating 64/24          operation 9/9          operational 26/3          operationally 30/19          operations 9/2, 9/3, 9/10, 25/18          operator 32/5          opinion 13/15, 24/9, 47/17          Opposed 16/9, 18/21, 20/13, 26/23, 34/19, 36/20, 38/11, 46/9, 55/19          opposition 16/10, 18/22, 20/14, 26/24, 34/20, 36/21, 38/12, 46/10, 55/20          option 39/3, 46/22          options 38/22          order 3/3, 63/5          original 25/9, 33/2          Originally 27/7          outweighed 64/20          overlaid 30/1</p>		
P		
<p>P.A 1/18          p.m 1/6, 71/25          package 65/24, 65/25, 68/9, 68/10          packet 7/2, 63/18, 65/14          packets 59/21, 61/23          pad 25/21, 26/2          paid 48/20          parcel 49/15, 53/5          parking 27/6, 28/14, 30/12, 31/15, 47/3, 47/6, 47/7, 47/11, 47/21, 53/9, 54/22          Part 9/1, 13/18, 16/25, 20/23, 22/13, 23/22, 48/9, 48/12, 60/8, 64/3          Participation 19/2, 19/9, 20/19, 20/21, 27/4, 33/8, 34/25, 35/8, 37/6          pass-along 10/15          passed 5/5, 5/16          patrol 9/4, 9/5          pattern 30/15          pavement 29/18, 29/20, 30/25, 31/13          pay 42/8          paying 54/18          pending 21/4          period 39/13, 40/11, 50/17          personally 11/15          Phillips 10/11          photo 69/19, 70/1          pick 9/21, 69/7          piece 50/4          pieces 9/21, 53/2          Pilots 10/23, 10/25          pipelines 9/5          placard 53/10          place 27/15, 54/14, 63/19          placed 64/14          plan 20/23, 21/5, 21/25, 22/10, 22/15, 23/16, 23/22, 29/6, 35/1          planes 30/6          planning 21/3, 28/16          playing 13/7          PLEDGE 2/3, 3/5, 3/6          plus 51/22</p>		
Q		
	<p>question 5/12, 13/23, 32/18, 40/6, 40/7, 57/25, 61/20, 62/7, 63/17, 64/4, 69/21          questions 3/12, 3/15, 3/18, 3/21, 4/1, 4/2, 4/22, 4/23, 5/10, 5/20, 34/2, 35/12, 35/24, 35/25, 37/21, 37/22, 52/4, 61/19          quit 11/24</p>	
R		
	<p>ramp 10/2, 28/11, 30/11, 31/7, 31/10, 31/11, 69/20, 70/25          rate 19/9, 20/20, 27/4, 40/21, 41/20, 47/20          rates 39/21, 41/20          ratified 15/16          ratifying 15/7          read 7/9, 45/12, 64/9          realistic 60/16          reality 66/4          reallocate 24/16          reasons 25/18          recapture 23/2          receipt 15/7          received 19/3, 59/25, 68/8, 68/9          recess 56/4, 62/20, 62/23          recessed 63/4          recommendation 17/6, 18/11, 18/12, 19/13, 20/2,</p>	<p>35/5, 37/16, 41/13, 42/3, 44/24, 45/6, 45/10, 55/7, 56/24          recommendations 45/1          recommended 20/6, 34/10, 36/3, 38/2          recommending 10/4          recommends 45/13          record 23/3, 64/3          Refinishing 38/20, 40/8          reflects 41/2          Regency 37/11          Regular 1/2, 3/10, 3/19, 58/8, 58/11, 71/19          regulation 70/14          regulations 12/1, 70/10          regulatory 69/18          rehab 32/25          rehabilitate 34/4          rehabs 29/7          related 15/8, 16/13, 16/15, 17/1, 19/2, 19/10, 19/16, 20/21, 22/4, 22/15, 27/5, 27/20, 32/7, 37/10, 38/17, 38/22, 46/14, 56/14, 57/20          relationship 59/6          released 52/7          releasing 46/19, 46/25          remember 42/13, 47/8          reminded 56/16          remotely 23/25          remove 47/16, 47/21          renew 39/3          rent 48/14, 49/6, 50/8, 51/17, 52/3, 54/18          rental 39/21, 40/15, 40/21, 47/20, 49/2          repair 28/2          repercussions 12/10          replacement 28/3          report 5/21, 11/3, 11/7, 41/13, 55/25, 72/7          REPORTER'S 72/1          Reporters 1/22          REPORTS 2/5, 2/7, 2/17, 4/6, 4/8, 4/11, 4/21, 5/8, 5/18, 8/17          represent 50/4          representative 10/22, 10/25, 24/23, 56/12, 56/13, 56/16          representatives 11/20, 56/10          representing 10/24          request 22/7, 23/7, 39/12, 56/17, 56/21          requested 46/17          requests 50/23          require 57/23          required 17/11, 24/8, 41/2, 71/9          requirements 16/25          requiring 15/19          research 14/9          resemble 70/21          resembling 60/23          resident 59/7          Resolution 2/13, 2/14, 2/15, 18/25, 19/8, 19/14, 20/5, 20/16, 20/17, 27/1, 27/2, 34/10, 34/22, 34/23, 36/3, 36/25, 37/1, 37/17, 37/25, 45/1, 45/2, 45/3          resolutions 19/2          resource 9/5          respects 44/7          responsible 35/20          rest 60/23          results 24/12          resume 9/2          resumed 63/1          resurfacing 28/1, 28/13          return 15/13, 48/24          revenue 37/14, 50/6, 54/3          review 38/18          reviewed 4/9          revising 9/8          revisit 10/4          revo 37/15          revolution 37/16          Revolutionary 14/11          Ring 37/12          ripple 54/16          rise 10/14          risk 51/4          RMR 72/6          road 12/10, 53/9, 53/12, 69/5          Rogers 1/17          rollovers 54/16          room 4/24, 9/17, 25/4, 28/22          ROSE 1/9, 2/18, 3/2, 3/8, 3/16, 3/22, 4/3, 4/14, 4/18, 4/22, 4/25, 5/5, 5/10, 5/13, 5/16, 5/20, 6/2, 6/6, 6/8, 6/11, 6/13, 6/16, 6/18, 7/14, 7/20, 7/22, 8/5, 8/8, 10/20, 10/23, 11/1, 13/24, 14/6, 14/20, 14/24, 15/3, 15/23, 16/1, 16/3, 16/5, 16/9, 16/11,</p>

# AIRPORT REGULAR MEETING - SEPT. 17, 2001

<p>17/15, 17/17, 18/6, 18/9, 18/14, 18/16, 18/21, 18/23, 19/17, 19/20, 20/3, 20/7, 20/9, 20/13, 20/15, 21/12, 21/17, 21/20, 23/3, 23/14, 26/8, 26/10, 26/15, 26/17, 26/19, 26/23, 26/25, 28/9, 28/17, 28/19, 31/8, 34/1, 34/6, 34/8, 34/11, 34/13, 34/15, 34/19, 34/21, 35/7, 35/10, 35/12, 35/23, 36/1, 36/4, 36/9, 36/11, 36/13, 36/16, 36/20, 36/22, 37/19, 37/21, 37/24, 38/2, 38/5, 38/7, 38/11, 38/13, 39/20, 39/23, 39/25, 40/3, 40/5, 41/5, 41/9, 41/12, 41/15, 43/9, 44/17, 44/22, 44/25, 45/3, 45/7, 46/2, 46/5, 46/9, 46/11, 51/7, 52/2, 52/4, 54/1, 54/20, 54/25, 55/11, 55/13, 55/15, 55/19, 55/21, 55/25, 57/9, 57/12, 57/15, 57/25, 58/4, 58/6, 58/8, 58/12, 58/16, 58/18, 58/22, 59/2, 59/3, 59/9, 61/8, 61/11, 61/14, 61/16, 62/19, 63/2, 66/12, 67/1, 67/13, 68/1, 68/16, 69/9, 69/13, 69/15, 69/23, 70/19, 70/22, 71/1, 71/3, 71/16, 71/20</p> <p>RPR-CP 72/6 rule 9/10 rule-making 9/8 rules 12/1, 70/9, 70/20 ruling 13/21 run 19/6, 68/11, 69/7 run-up 46/21 rundown 61/23 running 44/4 runway 29/4, 29/5</p>	<p>spaces 28/24 spending 6/24 spinoff 32/6 Sport 2/8, 8/19, 31/16, 69/19, 71/14 Sport's 70/19 square 13/9, 44/9, 44/12, 51/12, 53/19, 53/23 stabilization 16/22 stable 10/10 staff 14/9, 15/15, 15/22, 17/6, 17/14, 18/14, 20/6, 34/10, 36/3, 38/3, 39/14, 44/24, 44/25, 45/5, 45/13, 55/6, 63/11, 64/13, 68/6, 68/20, 70/4, 70/7 Staff's 18/11, 18/12, 19/13, 35/5, 37/15, 55/2 stage 63/4 stand 3/16, 4/25, 7/23, 56/1 stand-in-line 24/19 standing-in-line 26/12 start 22/1, 28/16 state 11/10, 20/20, 37/6, 72/3 State's 19/5, 35/3 statement 7/12, 45/11, 48/15 statements 60/10 status 9/9 statutory 42/7 stay 40/10, 51/10 steady 63/22 stenographically 72/7 Step 69/15 storage 25/15 storm 10/7, 31/5, 64/19, 71/8 Street 1/18 stringent 9/23 structure 31/17 students 14/9 study 16/24, 20/23, 22/3, 22/6, 22/7, 22/9, 24/12, 29/6, 35/1, 35/4 study's 23/12 stuff 14/11, 42/22, 54/17 subject 17/12, 26/5, 45/15 successfully 48/22 suggestions 6/20 Suite 1/23 Super 28/15 supplemental 16/19, 17/7, 37/2 support 9/12 SUSAN 1/17, 11/1, 59/5 suspect 57/17 suspended 62/25 swing 69/9 system 10/15, 11/9, 11/16</p>	<p>timely 64/14 times 71/12 title 21/10 top 10/6, 53/10, 57/22, 71/7 Top-Gun 38/21, 40/9 tough 14/14, 32/13 Towers 1/17 track 9/16 traffic 9/13, 9/20, 26/5 trailers 47/4, 47/16 transcript 72/8 tropical 60/5, 64/18 true 45/17, 72/8 Tuesday 59/24, 60/21, 60/22, 64/11, 65/5, 65/8, 65/23, 66/25 turn 15/4, 41/25 two 23/9, 27/15, 38/19, 41/10, 41/18, 44/13, 45/8, 45/14, 47/4, 61/25, 64/8, 66/10, 70/17 two-part 61/20, 63/17 two-tenths 47/2, 47/13, 55/10 type 47/20 typo 19/21</p>
S		U
<p>S.A.P.A 2/9 safety 21/15 sat 12/23 satisfied 11/23 saw 18/2 scheduled 56/21 scope 17/2, 17/9, 22/9 scrap 47/17 sealed 30/1 second 5/1, 15/23, 15/25, 18/7, 18/8, 20/7, 20/8, 26/15, 26/16, 34/11, 34/12, 36/11, 36/12, 38/3, 38/4, 46/1, 47/21, 55/11, 55/12, 62/7, 64/3 seconded 46/3 Secretary-Treasurer 1/10 Secretary/Treasurer 2/19 Secretary/Treasurer's 19/15, 37/18 secure 63/16 security 9/25, 62/9 send 67/12, 68/17 sense 24/20 separate 27/16 September 1/5, 3/11, 3/25, 4/4, 56/9, 59/22 series 19/1, 25/15 serious 40/15 serve 12/12 served 61/2 service 53/14 services 9/6 set 8/12, 25/17, 58/19 settled 59/13 share 35/3 shared 33/8 shirt 69/24 shoreline 16/22 show 23/22, 66/5 side 15/15, 25/23, 31/4, 51/4 signature 17/10, 19/15 signatures 37/18 signed 17/14 significance 32/10 simple 43/7 sit 10/8, 40/25, 43/13, 66/16 site 22/12 sits 39/4 sitting 11/13 situation 42/22, 66/13, 71/8, 71/14 six 40/19, 66/9 size 50/24, 52/1 SK 37/12 slew 70/9 Slingluff 2/8 Slingoff 62/8 slope 30/25 small 53/1 someplace 68/25 sound 58/1, 58/12 source 50/6 south 46/20 southeast 31/4 space 50/23, 50/24</p>		<p>U.S 1/3, 24/2, 50/2 unenviable 54/3 untouchable 11/17, 11/22 unwilling 42/8 upgrading 33/22 upheaval 8/23 uphold 13/19 utility 29/9, 47/23</p>
		V
		<p>valuation 50/14 value 25/19, 39/6, 40/16, 40/24, 41/2, 42/7, 47/22, 49/2, 49/5, 49/9, 51/21 values 41/19 verbally 43/22 VFR 9/6, 9/9 visual vote 18/17, 43/7 voting 7/5, 12/8</p>
		W
	T	<p>Wait 6/2, 24/12 waiting 29/23, 67/6 waits 66/9 walk 62/14, 63/13 walked 12/23 war 14/10, 14/11 waste 70/14 water 31/8, 31/12 WATTS 1/10, 2/19 Wednesday 60/9, 60/14, 64/11, 65/12, 65/23, 67/7, 67/25 week 8/22, 12/2, 39/11, 60/2, 60/4, 60/23, 61/25, 63/22, 64/12, 64/25, 65/2, 65/6, 66/19, 66/25, 67/2, 70/17, 71/4 weekend 66/16 weeks 66/9, 70/17 well-defined 53/5 west 24/2 wetland 53/1 wetlands 52/23 wherever 13/8 wife 69/5 WILLIAM 1/9 win-win 54/11 wish 51/14 withdraw 6/12 woman 11/11 wondered 42/12, 42/20 wondering 51/11 words 31/22, 52/10 work 9/4, 9/5, 9/6, 16/16, 16/23, 17/2, 17/9, 22/9, 23/18, 40/1, 43/6, 50/12, 71/10 workers 62/12 working 7/7, 14/19, 23/16, 45/20 workload's 50/18 works 39/10, 69/5 workshop 3/9, 3/13 Wrap 58/10 written 40/17, 40/19, 40/20 wrong 14/5, 14/17 wrongly 11/12</p>
	<p>tag 62/17, 69/23, 70/1 tags 62/12 talk 10/2, 18/1, 24/21 talked 6/25, 27/22, 41/18, 56/15 talking 12/2, 14/21, 21/22, 25/7, 28/24, 33/17, 57/16, 61/21, 69/17 task 54/3, 63/25 tax 54/15 Taxiway 2/12, 15/9, 16/12, 16/20, 31/3, 53/16 ten 51/21, 51/23 tenable 50/21 Tenant 2/15, 38/15, 38/17, 39/2 tenants 39/8, 39/18, 41/10, 41/18, 45/8 term 9/19, 9/23, 48/1, 50/3 terminal 27/24, 30/15, 30/23, 47/3 terms 21/8, 25/11, 33/15, 34/5, 42/25, 44/7, 49/2, 60/17, 64/19 Thank 10/18, 10/20, 15/6, 16/13, 18/13, 19/1, 20/2, 35/22, 59/8, 61/6, 61/7, 70/4 Thanks 13/24 theory 38/24, 56/11 Thereupon 62/25 they've 30/12, 57/3 thousand 27/18 thousands 7/6 three 13/7, 14/7, 14/18, 23/9, 44/13, 44/14, 61/25, 64/9 throw 61/18 throwing 33/13 thunder 59/10 Thursday 60/2, 64/11, 65/12 tie-down 30/14, 31/1 tied 20/23 till 6/14, 6/15, 22/1, 23/11 time 4/16, 6/22, 7/11, 23/6, 23/7, 28/14, 29/10, 58/1, 58/19, 59/21, 61/1, 62/4, 62/17, 64/4, 65/18, 67/24, 68/10, 70/15</p>	



**AIRPORT REGULAR MEETING - SEPT. 17, 2001**

WUELLNER 1/19		
X		
X 2/1		
Y		
<p>year 11/11, 20/25, 21/22, 21/24, 22/2, 23/8, 28/8,  42/15, 46/18, 47/20, 49/8  year's 19/4  years 27/15, 40/17, 40/18, 40/19, 46/23, 47/12,  48/5, 48/7, 49/7, 51/22, 51/23, 54/14, 61/2</p>		