

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, August 18, 2008

6 from 4:00 p.m. to 5:20 p.m.

7 \* \* \* \* \*

8 BOARD MEMBERS PRESENT:

9 WAYNE GEORGE

RANDY BRUNSON

10 JOHN "JACK" GORMAN, Secretary-Treasurer

SUZANNE GREEN, Chairman

11 KELLY BARRERA

12 \* \* \* \* \*

13 ALSO PRESENT:

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

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

17 BRYAN COOPER, Assistant Airport Director.

18 \* \* \* \* \*

19

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21           JANET M. BEASON, RPR, RMR, CRR, FPR  
22           St. Augustine Court Reporters  
23           1510 N. Ponce de Leon Boulevard  
              St. Augustine, FL 32084  
24           (904) 825-0570

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1           P R O C E E D I N G S

2           CHAIRMAN GREEN: Call to order the meeting of  
3 the St. Johns County St. Augustine Airport  
4 Authority board. Stand for the pledge of  
5 allegiance, please.

6           (Pledge of Allegiance.)

7           A P P R O V A L O F M I N U T E S

8           CHAIRMAN GREEN: Okay. First thing we have  
9 is the approval of the minutes. Everyone received  
10 their copy of the minutes. Are there any  
11 objections, corrections or exceptions to the  
12 minutes?

13           (None.)

14           CHAIRMAN GREEN: Hearing none -- none? The  
15 minutes will be approved as presented. Took my  
16 pencil. Next, we have financial report.

17           F I N A N C I A L R E P O R T S

18           MR. GORMAN: Yeah. I've reviewed the  
19 financial report, and as usual, they're all in

20 good order. And there is two months' worth only

21 because we had the meeting so early the previous

22 month, that they weren't ready. So they are

23 accepted.

24 CHAIRMAN GREEN: Any other comments by any

25 other board members?

1 (No comments.)

2 CHAIRMAN GREEN: Hearing none, financial  
3 report will be accepted, both months, June and  
4 July.

5 MR. GORMAN: That's right.

6 AGENDA APPROVAL

7 CHAIRMAN GREEN: Okay. Agenda approval.  
8 Everyone has the agenda. And fortunately I think  
9 staff has been very nice getting this out to us  
10 pretty early to be able to go over. So, are there  
11 any exceptions or anything or additions to the  
12 agenda?

13 (None.)

14 CHAIRMAN GREEN: Okay. The agenda will be  
15 approved as stands. And I want to thank staff for  
16 that. It's really helped --

17 MR. GORMAN: It really does help a lot.

18 CHAIRMAN GREEN: -- getting it out so early.  
19 It's very good. Okay.

20 COMMITTEE REPORTS

21 CHAIRMAN GREEN: Committee reports. MPO.

22 MR. BRUNSON: MPO. Attended the MPO last

23 Thursday. And the main topic of concern was the

24 Amendment 1 shortfall in budget for infrastructure

25 funding. And, Ed, they are missing one report



1 from you, and I hadn't had time to tell you about  
2 it, on your long-range planning thing. So if you  
3 could look at that.

4 MR. WUELLNER: Okay.

5 MR. BRUNSON: I'll get with you. I'm sorry.  
6 I shouldn't have brought it up. But everything's  
7 about the same with the MPO.

8 CHAIRMAN GREEN: Okay.

9 MR. GEORGE: Question?

10 CHAIRMAN GREEN: Yes, sir.

11 MR. GEORGE: With Mr. Brunson's departure  
12 imminent we hope, you're going to be leaving, and  
13 some of these committees -- and I think it might  
14 be a good idea on the next agenda or maybe even  
15 today, talk about who's going to replace you so  
16 that we can get some continuity.

17 MR. GORMAN: I'm the alternate. I'll take  
18 care of it until we elect someone.

19 MR. GEORGE: Okay. That's the MPO.

20 CHAIRMAN GREEN: But my question is, wouldn't

21 you -- you wouldn't start till January, correct?

22 MR. BRUNSON: I wouldn't start till January,

23 but he's right in that --

24 MR. WUELLNER: He would start in November.

25 CHAIRMAN GREEN: November, okay.

1 MR. BRUNSON: But I -- I have to resign here  
2 in November.

3 CHAIRMAN GREEN: Okay.

4 MR. BRUNSON: So I will be -- so --

5 CHAIRMAN GREEN: So we would have to have  
6 someone fill until --

7 MR. GORMAN: Exactly.

8 MR. GEORGE: If Jack's there --

9 MR. GORMAN: I'm the alternate. I'll fill in  
10 until we get organized.

11 CHAIRMAN GREEN: Thanks, Jack. Okay. EDC?  
12 I attended EDC and Doug of course was there  
13 representing Rogers Towers because they sponsor a  
14 wonderful program like that.

15 I thought it was a -- the commissioners  
16 candidates that were there and I thought it was  
17 very informative. They were given a number of  
18 questions to answer prior to being there, and then  
19 fielded a couple of others, and then the moderator

20 came up with a few.

21 I -- there were not -- what I didn't like was

22 we didn't have time to submit something. If I'd

23 known ahead of time, because there were a couple

24 of airport questions, I really would have wanted

25 submitted about their feelings about development

1 at the airport, something like that.

2 But other than that, it was extremely  
3 informative for people looking. I learned a lot  
4 more about candidates. I -- you know, you don't  
5 have time to meet face-to-face.

6 But as far as airport business, it didn't  
7 really touch on anything with the airport, other  
8 than looking at economic business development in  
9 general, so...

10 Doug, did you have anything else to put into  
11 that?

12 MR. BURNETT: No. Yeah, I -- other than I  
13 was unusually brief in my comments --

14 CHAIRMAN GREEN: You were.

15 MR. BURNETT: -- to keep things going along.

16 Yeah, it worked nice. It was a nice format.

17 COMMISSIONER SANCHEZ: I liked it.

18 CHAIRMAN GREEN: Yes, Commissioner Sanchez  
19 was there. It was very informative. It was.

20 MR. BRUNSON: Even though he was there?

21 CHAIRMAN GREEN: He didn't have to say too

22 much.

23 MR. BURNETT: For, you know, my own

24 observation of having gone to a lot of political

25 forums, it was nice in the fact that you have ones

1 where the candidates just show up and meet folks  
2 and don't say anything. And you have ones where  
3 they engage in sort of a debate. This one was  
4 sort of in the middle where it was answering good  
5 pointed questions about economic development.

6 CHAIRMAN GREEN: And maybe for --

7 MR. BURNETT: So I liked the format.

8 CHAIRMAN GREEN: Maybe for time constraints,  
9 you couldn't field as many from the people  
10 attending. I understand that.

11 MR. BRUNSON: Let me just make one statement.

12 Of course I wasn't there because of my board  
13 meeting with the MPO, but I hope that my answers  
14 to the questions were concise and --

15 CHAIRMAN GREEN: I mean, everyone answered --

16 MR. BRUNSON: -- and presented well.

17 CHAIRMAN GREEN: Everyone answered the  
18 questions. That wasn't my concern. My concern  
19 was that I had specific, you know, information --

20 information I wanted about the airport, and we  
21 weren't able to submit that. And maybe that  
22 wasn't the forum or whatever, but that was the  
23 only concern I had.

24 MR. GEORGE: Looks like Doug would have  
25 covered that for us, though.



1           CHAIRMAN GREEN: I'm not sure Doug had much  
2 control. Okay. Intergovernmental?

3           MR. GORMAN: The intergovernment -- the  
4 intergovernmental meeting will meet September 3rd,  
5 and then of course I'll give you a report. I am  
6 putting out a letter that there were lots of  
7 different entities that were not there and they're  
8 going to get a letter a week previous to it.

9           CHAIRMAN GREEN: Thanks. Aerospace. We  
10 haven't had anything.

11          MR. WUELLNER: No meeting. Don't expect one  
12 until probably early September, I would think.

13          CHAIRMAN GREEN: Okay. Reports?

14          MR. WUELLNER: Reports.

15                           COMMITTEE REPORTS

16          CHAIRMAN GREEN: Committee reports, we've  
17 already done. Then we have Mr. Sanchez.

18          COMMISSIONER SANCHEZ: Anyone got any  
19 questions, I'll be glad to answer them. Other

20 than that, it's, you know, pretty quiet over

21 there. Not a lot going on.

22 CHAIRMAN GREEN: Waiting for all the

23 elections.

24 COMMISSIONER SANCHEZ: Might have something

25 to do with it.

1           Our new building is for all purposes  
2 finished. I think we'll probably be moving in  
3 there toward the end of September. It's --  
4 fascinates me that the contractor could build it  
5 for what he built it for.

6           I'm not in the business anymore, but the last  
7 two houses I built cost more than that a square  
8 foot, for what he charged for that. They did a  
9 good job. It's really nice. It's going to be  
10 absolutely great. Fancy. All electronic  
11 equipment.

12          CHAIRMAN GREEN: Now, you-all will be able to  
13 move in there, but then the construction begins on  
14 all the courthouse stuff, though, right?

15          COMMISSIONER SANCHEZ: They've already  
16 started on all of that except for the auditorium  
17 and the administration and commissioners' rooms.  
18 When we move out, they'll do the rest of it. But  
19 they've already done all of the downstairs, and

20 the front of the buildings have been all redone.

21 They're finishing it up now.

22 CHAIRMAN GREEN: Excellent.

23 COMMISSIONER SANCHEZ: I think our

24 auditorium's going to be a courtroom --

25 CHAIRMAN GREEN: Right.

1 COMMISSIONER SANCHEZ: -- large courtroom.

2 Of course they haven't started on that yet because

3 we need it. Yes, sir?

4 CHAIRMAN GREEN: Jack?

5 MR. GORMAN: This is a bit snide, but why is

6 it so big?

7 COMMISSIONER SANCHEZ: So what?

8 MR. GORMAN: Why is it -- why was it built so

9 big, the entire structure? I mean seriously.

10 COMMISSIONER SANCHEZ: It's really built --

11 the parking is down below, so that's one full

12 floor. But it's built to handle the county's

13 expansion until 2030, I believe. And that was

14 predetermined before I arrived. That was

15 already -- you know, it was an eviction notice in

16 the judicial complex.

17 That whole complex was built as a judicial

18 complex, and the administration was allowed to use

19 that, the county was, until the space was needed.

20 And the space became needed and we had to do

21 something. The previous board decided to

22 construct that in the back, so...

23 MR. GEORGE: Do you anticipate having any

24 trouble in getting your COs?

25 COMMISSIONER SANCHEZ: I don't know. I kind

1 of doubt it. We have some contacts with those  
2 people, so...

3 MR. GEORGE: Well, Ed can help if you need  
4 some.

5 COMMISSIONER SANCHEZ: Is Ed good at that?

6 MR. WUELLNER: No.

7 MR. GEORGE: We're hoping you would help us.

8 MR. BRUNSON: If you don't mind, give us an  
9 update on I think it's one of our good assets, is  
10 the amphitheatre. Are we still going to continue  
11 to have good programs there as far as you know?

12 COMMISSIONER SANCHEZ: I tell you, it's doing  
13 absolutely great. It's already -- it's already  
14 totally covered the operating expenses for right  
15 now. And the -- looking into the future, it looks  
16 like it is really going to do real real well.

17 We've had a skeleton crew over there  
18 basically. We haven't even had a whole crew.  
19 They've done a sensational job. They've worked

20 long hours. They're young, but they're very  
21 dedicated to what they're doing, and Ryan knows --  
22 you know, pretty much knows the ropes and he's  
23 been able to pull in the right talent. We've made  
24 a lot of money off of that.

25 And it's going to improve, especially when



1 the -- some of the bigger name acts start  
2 venturing in. Steve Miller Band is booked. I  
3 understand there's a possibility of Willie Nelson,  
4 possibility of Stevie Wonder, those kind of acts.  
5 And those are sellouts any time. So that's what  
6 we're looking at.

7 But you're going to see that improve. And if  
8 I had anything to say, the problem -- the only  
9 problem I can see now is some of the people in  
10 charge of okaying what the amphitheatre does in  
11 the way of talent and so forth, some of those  
12 people aren't familiar with the entertainment  
13 business. So, a lot of times they get a little  
14 bit conservative.

15 You know, like they had come to me after the  
16 fact and said, you know, we had an opportunity for  
17 a really high-priced act with Steve Miller Band  
18 and Joe Cocker. And I said, yeah, and I  
19 understand you were foolish enough to pass it up.

20 I mean, you know, that would have been a sellout

21 without even thinking about it, you know.

22 MR. GEORGE: Yeah.

23 COMMISSIONER SANCHEZ: So they're coping with

24 that, the budget people and the administration,

25 just they lack the experience in the entertainment

1 business itself. But that's going to come. I  
2 love it the way it's going. I suggested a real  
3 slow start to build into what we needed.

4 Very early on, I suggested even talk to the  
5 people in Tallahassee about a second-tier parking  
6 to eliminate all the parking problems, and the  
7 Department of Environmental Protection division of  
8 land said that's -- we will approve that right  
9 here by letter any time you want to start that.

10 As soon as we can establish the money and  
11 start separating it from the amphitheatre on the  
12 parking, then we can use that as a revenue for a  
13 bond to go ahead and go ahead and do the \$5 to \$6  
14 million cost in putting a second-tier,  
15 all-concrete parking place out there, which will  
16 easily pay for itself. Anything else?

17 MR. GEORGE: Ron, one other question. I  
18 don't know if you'll know this answer, but when  
19 you -- when you made the comment that the revenue

20 was exceeding the operating expenses already --

21 COMMISSIONER SANCHEZ: Uh-huh.

22 MR. GEORGE: -- did you include depreciation

23 in that operating? Because we get that challenge

24 to us.

25 COMMISSIONER SANCHEZ: I don't know what they

1 included. I just picked that up from Troy  
2 Blevins. And you know, the very first part of the  
3 year, they were -- they had covered like 87  
4 percent of the operating costs. And this time, I  
5 mean, they're already in the black dealing with  
6 operating costs. So, I don't know what they  
7 figured in, but I'm sure the budget department  
8 handling all of that, I'm sure they've got  
9 everything figured in there.

10 MR. GEORGE: Yeah.

11 COMMISSIONER SANCHEZ: There is a bond that's  
12 not being paid out of that because it was set up  
13 as a sales tax bond, not as an enterprise bond  
14 with the amphitheatre.

15 MR. GEORGE: Okay.

16 COMMISSIONER SANCHEZ: I don't think there'll  
17 be much of a problem in the -- two or three years  
18 from now to be covering that plus more. It's a  
19 very profitable thing if you run it right. And

20 it's in the top -- I think there's only 38 percent  
21 of venues the size of the amphitheatre in the  
22 United States that actually make money. And the  
23 amphitheatre has been written up in the magazines  
24 as being one and probably one of the best already,  
25 so --

1 MR. GEORGE: Good.

2 COMMISSIONER SANCHEZ: -- there's a lot  
3 there. There's a lot of potential. And I think  
4 you're going to see that all happening.

5 MR. GEORGE: Good.

6 CHAIRMAN GREEN: Absolutely.

7 COMMISSIONER SANCHEZ: Everyone seems to love  
8 it. The community loves it. That's the whole  
9 idea as far as the Department of Environmental  
10 Protection goes. They said if the community uses  
11 it, that answers all of our desires right there.

12 MR. GEORGE: Yeah.

13 COMMISSIONER SANCHEZ: And believe me,  
14 they're using it.

15 CHAIRMAN GREEN: Thanks, Ron.

16 COMMISSIONER SANCHEZ: Thank you.

17 CHAIRMAN GREEN: Michael?

18 MR. SLINGLUFF: Nothing new to report.

19 CHAIRMAN GREEN: I -- I don't want to save it

20 till the last comments, but thanks so much for  
21 everything that everybody did for Gene Powers.  
22 That was just an amazing wonderful experience.  
23 But thanks for everything you did. Northrop?  
24 MR. NEHRING: Nothing. They finally  
25 tightened my leash.



1 CHAIRMAN GREEN: You're not allowed to talk.

2 Reba?

3 MS. LUDLOW: Nothing to report.

4 CHAIRMAN GREEN: Thank you, too, SAAPA, for  
5 everything you did.

6 MS. LUDLOW: We had a family dinner for them.

7 We had a family dinner for the whole -- for Gene

8 Powers' family, you know, kind of private, but

9 there was so many of them, you know, that they

10 were all staying in hotels. They didn't even get

11 one dinner together or anything until we brought

12 them out to the clubhouse and gave them lasagna.

13 And some of those people had not even been to

14 an airport and it was really important to them

15 that they, you know, were there, and they just

16 got -- they felt so much closer to him. So, yeah,

17 they did that. And then of course the wake at

18 Fly-By was just absolutely phenomenal.

19 CHAIRMAN GREEN: Yeah, Fly-By did an

20 excellent job with all of that and all the fliers

21 and everything.

22 MS. LUDLOW: It was wonderful.

23 CHAIRMAN GREEN: Yeah. Bjorn? I didn't see

24 anyone from FACT.

25 MR. WUELLNER: I didn't see them.

1 CHAIRMAN GREEN: I didn't, either. Doug?

2 MR. BURNETT: Nothing to report.

3 CHAIRMAN GREEN: And Mark?

4 MR. NAPIER: All right. Let's see. Looks

5 like we've got the thing in backwards, so...

6 Actually, no.

7 This is a new chart. What we're doing is

8 trying to make it a little bit easier for y'all to

9 try figure out what we're doing here. I kept

10 telling everybody that our numbers are getting

11 better and better, which is kind of an anomaly.

12 Everybody's numbers are typically down 10 to

13 20 percent as far as operations at the airport.

14 You can see off to the far left the red bar is

15 indicating the high year, which was 2005, and then

16 we went 2005, 2006, right up to today's, which

17 would be the final one on the far right.

18 The numbers for July are actually up 1,200

19 from last year at July, and then we're up 3,300

20 from 2007. So you can see that we've kind of  
21 broke that trend that we were working our way a  
22 little bit down and now we're bucking the trend  
23 working our way back up.

24 CHAIRMAN GREEN: Thanks. Jack, do you have a  
25 question?

1 MR. GORMAN: One quick question.

2 MR. NAPIER: Sure.

3 MR. GORMAN: Is there -- our projections are  
4 always interesting to see in that. In other  
5 words, we had the projected flight operations  
6 versus what we have --

7 MR. NAPIER: Right.

8 MR. GORMAN: Just a line across, one more  
9 scribble.

10 MR. NAPIER: We can actually do that. The  
11 projections, we're just right at what we were  
12 looking at for the fiscal year 2008. Maybe just  
13 slightly below. Depending now obviously on  
14 weather and things like that will take -- have a  
15 little bearing on it.

16 MR. GORMAN: Of course.

17 MR. NAPIER: But we're right where we were  
18 expecting to be.

19 CHAIRMAN GREEN: Thank you.

20 MR. BRUNSON: Great.

21 MS. BARRERA: The new chart's great.

22 MR. BRUNSON: I can read that one.

23 MR. NAPIER: Okay. Good.

24 CHAIRMAN GREEN: Okay. Project updates?

25 PROJECT UPDATES

1 MR. WUELLNER: Project updates. First  
2 project to update you on is the south hangar  
3 project, which are the hangars. We're expecting  
4 the CO literally any day. Final inspections have  
5 been completed already with the county.  
6 Paperwork's turned in as of today. So it should  
7 pop out in the next day or so, we'll actually have  
8 the piece of paper that says it's official, you  
9 can move in. But they're -- they're basically  
10 done at this point.

11 There is some minor, not landscaping, but  
12 minor tweaking going on out there related to  
13 pavement and a little bit of drainage we'll rework  
14 in a few areas. But it's -- those don't affect CO  
15 issuance. Just some things that we'll keep  
16 working on until they -- everything flows the way  
17 it ought to flow out there.

18 I know that Cindy's made it through the  
19 lateral transfer list the requisite couple of

20 times in order to flush out all existing tenants  
21 who wish to move first. Those have -- I think  
22 we're completed with that. There were less than  
23 20 that chose to move into new hangars and give up  
24 their old units. And she's working her way  
25 through the hangar waiting list now, so I don't



1 expect any occupancy issue.

2 We should be at full occupancy by the end of  
3 the month, assuming we don't go through 180 names  
4 trying to rent the balance of it, which I doubt.

5 But it -- progress is good. I don't see any  
6 issues being completely revenue-producing by the  
7 end of the month as expected.

8 What else have we got here? U.S. Customs.  
9 Construction kickoff should literally be any day.  
10 Everything's in at the county for building permit.  
11 Information, I expect that to pop out any time.

12 We've had a number of meetings with Customs,  
13 the contractor and the like. It's really ready to  
14 go. Very limited amount of site work that's  
15 required at that particular location. So it's --  
16 it will go vertical pretty quick compared to other  
17 projects I think we've seen on the airport.

18 And again, it's still on completion.  
19 Everybody's still in agreement that it can be

20 completed by the end of the year. So we keep  
21 reminding everybody involved of that schedule.  
22 Terminal operations, not much to report  
23 there. We are still doing two a week to the  
24 Bahamas. That seems to be doing very well. It's  
25 pretty much a full aircraft in and out.

1           CHAIRMAN GREEN: I was going to ask you about  
2   that. Their occupancy --

3           MR. WUELLNER: Yeah. May or may not heard of  
4   the demise of -- the name just jumped out of my  
5   head. Vintage Props and Jets went under maybe a  
6   month ago, maybe more than that. Craig was in a  
7   good position to pick up a lot of that service. I  
8   know they're under a lot of pressure right now to  
9   consider some other destinations into the Bahamas,  
10  also. I don't know what --

11          CHAIRMAN GREEN: Right.

12          MR. WUELLNER: I know they're looking at  
13  maybe acquiring another airplane or two and  
14  choosing some other city pairs. So that will  
15  flush out as I'm sure they're learning that  
16  business part of it, too.

17          MR. GEORGE: For you that don't know, Vintage  
18  Air was running a charter service out of Daytona  
19  to the Bahamas. They went belly-up just about the

20 same time that we cranked up up here. So some of  
21 their traffic jumped over here.

22 MR. WUELLNER: Right. We continue to have  
23 very positive discussions with several carriers.

24 Nothing to the point where we can, you know, do  
25 anything announcing-wise, but I think there's a

1 lot of good interest with fuel dropping in the  
2 recent weeks.

3 It's been very helpful in getting some of the  
4 skittish part out of the discussions, and a few of  
5 them are actually starting to think where they're  
6 going to go next, what they're going to do next.

7 So, hopefully the next few months will prove  
8 productive and we'll have something positive to  
9 announce shortly.

10 Park development, just a couple of notes  
11 here. One, the fence line survey has been  
12 ordered. So we'll know where that fence line will  
13 be located. We'll be doing that fence  
14 installation in-house. It's our expectation of  
15 that at this point. That will -- that will in a  
16 sense finalize the separation of what will be park  
17 from what will be developed in the future.

18 MR. GORMAN: When do you think that survey  
19 would be done?

20 MR. WUELLNER: Typically takes --

21 MR. GORMAN: -- before the next?

22 MR. WUELLNER: -- one to two weeks to get the

23 crew out here to do it. And then could be as much

24 as a month until you get a report or a drawing

25 generated. But sometimes it's quicker than that.

1 MR. GORMAN: Do you think before the next  
2 meeting?

3 MR. WUELLNER: It's possible. It's certainly  
4 not worse than two meeting months.

5 And public involvement. It just happened  
6 that the -- the day we had the fatal accident out  
7 here is -- was the night we also were scheduled to  
8 do the public involvement meeting, community  
9 relations meeting with the group out of Vilano.

10 They were gracious enough to have called, saw  
11 that was going on, and offered to cancel that, and  
12 it's been rescheduled for late this month. So,  
13 hopefully we'll be back on track with them.

14 We have also met with -- with Mark up at the  
15 tower here, and he's working some -- some issues  
16 with local -- or with air traffic control at both  
17 Daytona and Jacksonville to see if we can't work  
18 out any coordination issues that occur between the  
19 tower and those particular airspace controllers.

20 And I think we're -- we've made some really good  
21 progress in the discussions, and I think we're  
22 going to be able to come up with some solutions  
23 that are very positive for everybody that's  
24 concerned about noise-related issues.

25 MR. GEORGE: It's set for the August 28th, if



1 anybody wants to come.

2 MR. WUELLNER: 28th, is it?

3 MR. GEORGE: Will be here.

4 MR. WUELLNER: I don't know, Bryan -- I'm  
5 catching him offhand here, but I don't know if  
6 Bryan wanted to get up and speak or brief anybody  
7 on that committee report for PR. Is there  
8 anything you want to share?

9 MR. COOPER: Let me just mention a few  
10 things.

11 The park committee was probably a little  
12 overactive the first part of the year, meeting  
13 four or five times a month. And then about a  
14 month and a half ago, we sort of got sidetracked  
15 and haven't had any meetings until a few days ago.  
16 At that, we reviewed what we were doing before and  
17 we got back on track.

18 We had a very good meeting, and I think one  
19 of the board members attended, and we've scheduled

20 subcommittee meetings and we're moving forward.

21 We're going to reevaluate the priorities on those

22 presentations we were preparing.

23 We're going to finish up the -- the

24 presentation on tax, ad valorem tax issues, and

25 then move forward on the noise issues. And then

1 we're going to totally reevaluate those  
2 priorities. So, we feel very good about it.

3 We've got a couple of subcommittees and I  
4 think we've got one reporting in my office  
5 tomorrow. So, we'll have a good report for you  
6 for your next board meeting.

7 CHAIRMAN GREEN: Thanks, Bryan.

8 MR. WUELLNER: And other than T-hangar  
9 leasing, which I have already covered, there's  
10 nothing new to report on airport leasing  
11 activities.

12 CHAIRMAN GREEN: Okay. Agenda items.

13 PRE-QUALIFIED JPA - HANGARS

14 MR. WUELLNER: The first agenda item I have  
15 relates to three joint participation agreements  
16 with Florida DOT. These are prequalified  
17 agreements.

18 Each requires a separate resolution.  
19 However, the -- the guts, if you will, of those

20 agreements are identical, other than the  
21 referencing the proper FDOT reference numbers and  
22 the -- the proper amounts, which in this case  
23 happen to be exactly the same.

24 All three grants are for a half a million  
25 dollars of FDOT money, making each one of those

1 grants worth \$1 million of total project value.

2 Two of which are for hangar-related construction.

3 One of which is for land acquisition. So you have

4 approximately \$2 million in hangar development

5 that can be accomplished and \$1 million of total

6 project and land acquisition.

7 The resolutions are 08-02, 08-03, and 08-04.

8 They are prequalified. I need to make that clear

9 to you. That means that if you choose to do these

10 projects in advance of the years that are

11 identified here, which is 2010 and 2011, then

12 you're front-ending the money from the FDOT side

13 and you will be reimbursed in that particular

14 year.

15 So, it -- it's a cash flow consideration when

16 you decide whether or not to use these for

17 projects before those dates. But by prequalifying

18 them, we lock them -- we lock them in as well as

19 you have the ability to move on projects at your

20 pace instead of having to wait until those  
21 particular fiscal years to begin the work.  
22 Because you can't incur charges until a JPA's  
23 executed. This allows you to begin that process  
24 in advance of funding. So that's the advantage.  
25 So it would be our recommendation that you

1 adopt resolution 08-02 through 08-04 for these  
2 prequalified grants.

3 CHAIRMAN GREEN: Okay. Public comment on it?  
4 Joe Lopinto?

5 MR. LOPINTO: I -- I just would like to know  
6 about where in the master plan those corporate  
7 hangar -- hangar constructions, if that's possible  
8 to --

9 MR. WUELLNER: Where -- physically where or  
10 calendar where?

11 MR. LOPINTO: Physically where.

12 MR. WUELLNER: The physically where, we're  
13 actually going to talk about as the next agenda  
14 item.

15 MR. LOPINTO: Okay.

16 CHAIRMAN GREEN: I don't have any other  
17 public comment. Board comment?

18 MR. YOUMAN: You have mine.

19 CHAIRMAN GREEN: Oh, I'm sorry.

20 MR. GORMAN: Oh.

21 CHAIRMAN GREEN: I had you at public comment.

22 MR. YOUMAN: Oh, I'm sorry.

23 CHAIRMAN GREEN: That's okay. If you want to

24 speak on it, just let me know.

25 MR. YOUMAN: Is this the time?



1 MR. WUELLNER: We do public comment on each  
2 item.

3 CHAIRMAN GREEN: We do public comment at the  
4 end, but this is purely on this resolution.

5 MR. YOUMAN: I'm sorry. I apologize.

6 CHAIRMAN GREEN: That's fine. Okay. Wanted  
7 to make sure I didn't overlook you.

8 MR. YOUMAN: Thank you.

9 CHAIRMAN GREEN: Okay. Board comment. Buzz?

10 MR. GEORGE: Madam Chairman, I think that  
11 this complements our concept of making investments  
12 for revenue coming in, and we're basically saying  
13 that the State's putting up their commitment to  
14 the money now and that falls right in line with  
15 what we've done planning on doing. So I feel like  
16 we ought to support it and approve all three.

17 CHAIRMAN GREEN: Jack, you had something?

18 MR. GORMAN: Yes, I had one comment. I mean,  
19 there are parcels of land that we probably should

20 acquire that are not going to create an eminent  
21 domain issues. In other words, there are some to  
22 the east of here that will not -- that do not  
23 create a patchwork quilt and they probably are  
24 useful. So then, to not vote for these  
25 resolutions now would be -- you know, would then

1 just pull you out of the running to be able to  
2 acquire that. So...

3 CHAIRMAN GREEN: Yeah. I -- I agree. I  
4 mean, this gives us options. And these are for  
5 future boards and what they may have options to do  
6 or not do or utilize the money.

7 And I like the idea that at least we can have  
8 it available now, and then we don't have to do  
9 anything until you're saying fiscal year whatever,  
10 '10 or '11 to do something. But I think we should  
11 take advantage of what we have, you know, that's  
12 matching money.

13 MR. GEORGE: In conjunction with this, you  
14 know, we had our 10-year, 20-year master plan done  
15 three years ago? Something like that? Well, we  
16 worked on it for a couple of years first.

17 But at that point in time, we were trying to  
18 forecast what our space needs were going to be  
19 down the road. And I think this past year, we got

20 so wrapped up in this and wrapped up in that, that  
21 I don't think we as a board spent enough time  
22 looking at land acquisition for that 15 years down  
23 the road. We need to get another -- another plan,  
24 you know, and start programming some money in  
25 there to do that before we get caught.

1 CHAIRMAN GREEN: Jack?

2 MR. GORMAN: Just a -- just a side bar to  
3 that, that 10-year plan. There's been a number of  
4 different issues -- Mr. Brunson will probably back  
5 me up on this -- with the location of some roads  
6 that create the 10-year plan will have to be  
7 redone anyway. And then of course, the land money  
8 has to be preapproved if you have anything at all  
9 you were going to do with what you have.

10 CHAIRMAN GREEN: Any other board comment?

11 MR. BRUNSON: Only comment I have is, we  
12 certainly need to support this. When you're out  
13 there looking at budgets and how tight money is, I  
14 think we're fortunate to have this option. So, I  
15 certainly would support this resolution.

16 CHAIRMAN GREEN: Yeah. And as the public I  
17 think is learning, this is not tax money, per se.  
18 This is money that's obtained from airline or  
19 aeronautic airport-related functions. So, we're

20 not out there taxing taxpayers. These are --

21 MR. GEORGE: Yeah. It's not property tax

22 or --

23 CHAIRMAN GREEN: Correct. So, I agree. It's

24 something we need to plan for. It's an option.

25 So we have it there, we can make decisions. Any

1 other board comment? Do we have a motion?

2 MR. GEORGE: I make a motion we accept all  
3 three resolutions as presented.

4 CHAIRMAN GREEN: Is there a second?

5 MR. BRUNSON: I second.

6 MR. GORMAN: I second.

7 CHAIRMAN GREEN: Hear seconds. Any further  
8 discussion?

9 (No further discussion.)

10 CHAIRMAN GREEN: Hearing none, all in favor,  
11 say aye.

12 MR. BRUNSON: Aye.

13 MR. GEORGE: Aye.

14 MS. BARRERA: Aye.

15 MR. GORMAN: Aye.

16 CHAIRMAN GREEN: Aye. All opposed?

17 (No opposition.)

18 CHAIRMAN GREEN: Hearing none opposed, all  
19 three resolutions pass.

20           COMMERCIAL HANGAR DEVELOPMENT DIRECTION

21           MR. WUELLNER: The next item I have is

22           related to this discussion. It talks primarily

23           about the hangar construction or building-related

24           construction, not prime -- not necessarily

25           hangars.



1        You have a total of \$2 million available as a  
2        result of these JPAs that you may want to begin  
3        discussing how you would like to move those  
4        forward or move those types of discussions of what  
5        you want to build with that -- with those project  
6        values.

7        You need -- we have several things on lists,  
8        waiting lists or people who have expressed  
9        interest in projects on the airport. These are  
10       all for the most part commercial related until you  
11       get to the last one, which is a T -- the T-hangar  
12       replacement.

13       We did, as we promised last month, make some  
14       contact with our commercial -- our small  
15       commercial hangar waiting list and had a great  
16       response to that. We have people who are  
17       interested in the -- the 3,000 square foot size  
18       hangars with some office.

19       We also have -- our list has grown pretty

20 dramatically in the last few months with persons  
21 or companies interested in flight school  
22 opportunities. And these aren't big heavy duty  
23 flight schools like Embry-Riddle, but they were,  
24 you know, something akin to what Florida Aviation  
25 Career Training over here does, similar kinds of

1 things or, you know, flight school growth  
2 opportunities would probably be better said.

3 We clearly don't have facility for those  
4 kinds of operations. They are primarily office  
5 space intensive versus hangar space intensive.  
6 That office space making -- you know, being  
7 primarily used as classroom space or  
8 classroom-related space.

9 And the last project that's out there that  
10 we've talked about, especially since the GA group  
11 kind of brought that plan forward, is to begin the  
12 migration -- you could -- this money could be  
13 applied toward beginning the migration of the  
14 port-a-port units into T-hangar units, into the --  
15 particularly the phase that's down at the end of  
16 Estrella Avenue. So, it's another project that  
17 could be considered for -- for use, or the money  
18 could be used for that kind of a project, too.

19 So, at this point, you kind of have to begin

20 thinking about how you -- you know, what's of  
21 interest. You have some -- there are cash flow  
22 issues. This is the only negative I can say of  
23 any one of the three project alternatives out  
24 there.

25 And it can be a hybrid, by the way. It

1 doesn't have to be any one of those three things.  
2 It can be a combination of items if you -- until  
3 the money runs out, so to speak. But the only  
4 negative on the T-hangar side is it's not  
5 entirely -- it's not entirely new cash flow. If  
6 you use it to replace port-a-ports, you have, you  
7 know, an existing profit center in those  
8 port-a-ports, albeit they're in -- they're in  
9 rough shape. You know, it will cost a certain  
10 amount of money to build new units, probably  
11 something very similar to what we built here in  
12 the new area. So you're probably looking at rents  
13 that are, you know, working on doubling what the  
14 port-a-port hangars currently rent for. It will  
15 certainly affect how you develop the ROI equation  
16 on this. They -- again, you don't have to replace  
17 all three rows of port-a-ports. You could do that  
18 a unit at a time or something similar.

19 We had talked about the -- again, with the GA

20 committee as well as this board, was that  
21 reserving a percentage perhaps of those -- of  
22 replacement buildings for new tenant growth,  
23 meaning, you know, having new tenants on the  
24 airport in addition to replacing just existing  
25 capacity.

1           So, that would -- that could help the cash  
2           flow a little bit with the project. But that's  
3           probably the only negative aspect to any of these  
4           opportunities. Otherwise, I would fully, you  
5           know, expect them all to fully perform financially  
6           in terms of return on investment and the like.  
7           It's just now beginning the discussions of what  
8           those projects should be and, you know, how to  
9           progress with them.

10          So it's not even a bad idea at this point to  
11          wrap in, not because of the money side, but  
12          because of the economies of scale of a good size  
13          construction project, of having the discussion  
14          of -- or adding in the -- the community building  
15          that's been discussed in terms of putting a bigger  
16          construction project together and perhaps getting  
17          a better bang for the buck on the square footage  
18          rates. So that's out there, too. That could --  
19          that could be wrapped into it from a

20 constructability kind of time line.

21 The three areas we identified that come out  
22 of that, the last version of the general aviation  
23 development plan, area 1 is located right along  
24 Estrella Avenue, that's -- I think it's annotated  
25 up there, but this area up here.



1       We're talking about essentially the green  
2       buildings or green-related buildings as they're  
3       shown on this drawing. Those are shown at 3,000  
4       or slightly bigger square footage. Those could  
5       be -- again, could be hangars, could be office  
6       space. They would work either way at that  
7       location.

8       I would think buildings built in the area 2,  
9       which is the area along Casa Cola, would be less  
10      suited toward office space and the like, because  
11      there's no -- especially if it's going to support  
12      flight school operations, in that there's no real  
13      adjacent apron, no easy way to let that kind of  
14      aircraft-intensive activity be accomplished from  
15      that spot.

16      Now, area 3 is kind of an interesting  
17      location because that could be a -- could be a  
18      composite with that community building as well as  
19      creating an area that's adjacent to the apron that

20 could have flight school opportunities. Because I  
21 think when you pool all of the flight school space  
22 together, you're probably looking somewhere in the  
23 5,000 to 7,500 square foot of development space  
24 that we'd be looking at in order to cover all  
25 three, or I say all two flight schools and allow

1 for some growth over there, also.

2 So, those things are on the table. It's not  
3 imperative that a decision's made today; I just  
4 want to get everybody started thinking about, if  
5 you've got preferences, you've got things that are  
6 of interest to you, things you want to see  
7 incorporated in it, don't want in this, you know,  
8 it's the time to start thinking about that and  
9 start talking about it.

10 As we move into October, which is really  
11 just, you know, 60 days away, these become funded,  
12 so to speak, or the ability to use funding. So  
13 you may want to begin launching, you know, design  
14 or, you know, detail planning, whatever you  
15 think's appropriate to get all your questions  
16 answered as we go forward here. So...

17 CHAIRMAN GREEN: Okay. Public comment. Joe?

18 MR. LOPINTO: With respect to the hangar  
19 facilities, I -- I -- it's be of interest as to

20 how far you go down the seniority list of the  
21 waiting list right now, and I think that may give  
22 you an indicator going forward with respect to  
23 what kind of interest you're going to see and  
24 other further T-hangar related.

25 With respect to the commercial development

1 and particularly the flight schools, flight  
2 schools notoriously have learning students and  
3 they are not necessarily sensitive to what's  
4 around them, particularly the communities. And  
5 this may be too early to talk about that, but as  
6 you start to talk to the people with the flight  
7 schools, we need to emphasize the necessity for  
8 noise abatement and no acrobatics on landings, at  
9 least, and working with the tower on making sure  
10 that they have appropriate behavior when flying.

11 CHAIRMAN GREEN: Thanks, Joe. I have no more  
12 public comment. Board comment? Kelly?

13 MS. BARRERA: I think they already are  
14 working on that with the flight school students.  
15 I think that's already in progress, but I  
16 appreciate your point. But I think that's already  
17 being done.

18 MR. GEORGE: I have a question, please.

19 CHAIRMAN GREEN: Okay, Buzz.

20 MR. GEORGE: On your previous chart, Ed, you  
21 said FDOT grants, \$2 million, but what we approved  
22 today was \$1 million for corporate hangar  
23 construction.

24 MR. GORMAN: It's \$2 million for --

25 MR. WUELLNER: I meant to say a total of \$2

1 million for the projects with the FDOT. So it's

2 not --

3 MR. GEORGE: Okay. So really it's not FDOT

4 grants equal to a million --

5 MR. WUELLNER: Right.

6 MR. GEORGE: -- it's 1 million, plus 1 from

7 us.

8 CHAIRMAN GREEN: Right.

9 MR. WUELLNER: Right.

10 CHAIRMAN GREEN: Jack -- oh, I'm sorry, Buzz.

11 Were you done?

12 MR. GEORGE: One other thing. I'd like to

13 point out, just for everybody's understanding,

14 that -- back to the other chart.

15 MR. WUELLNER: Uh-huh.

16 MR. GEORGE: The port-a-ports that you have

17 in there, they're basically eight hangars in a

18 row.

19 MR. WUELLNER: They're up in here.

20 MR. GEORGE: And I'm assuming that we can get

21 12, like we do in L and M in there.

22 MR. WUELLNER: It looks like we can get 12 in

23 the same line again.

24 MR. GEORGE: So that means that when you take

25 eight down, you're putting twelve back up. So



1       there is increased revenue, you know, other than  
2       just another hundred, \$200 a month.

3           MS. BARRERA: That's a great point.

4           MR. GEORGE: And that could be a gradual  
5       thing, one row, you know, every other year or  
6       something like that --

7           MR. WUELLNER: Exactly.

8           MR. GEORGE: -- just to keep it in there.

9           CHAIRMAN GREEN: Jack?

10          MR. WUELLNER: Again, it could be a part  
11       of -- again, you don't have to do one kind of  
12       project. You can mix it up.

13          CHAIRMAN GREEN: That's -- you said  
14       piecemeal, we could piecemeal.

15          MR. GORMAN: I think --

16          CHAIRMAN GREEN: Jack?

17          MR. GORMAN: I think the success of the  
18       recent repair facility around here shows the need  
19       for commercial hangars, and I think the time is

20 ripe to build a few commercial hangars, small what

21 I would call light commercial hangars, that meet

22 with Mr. Wuellner's explanation of the fire codes

23 necessary to of course work on aircraft in them.

24 But I'd like to see, myself, only because

25 I've seen so many times at airports, when you come

1 in with a small business, you get the -- all the  
2 codes have to be met as far as, you know, you've  
3 got handicap ramps -- there's some other  
4 terminology for what's more politically correct,  
5 but the handicap ramps, the bathrooms and the  
6 parking.

7 And I'd like to see somehow the design  
8 incorporated so that those commercial hangars  
9 could just share those without having to be --  
10 build redundant bathrooms, redundant ramps, and --  
11 you know. I'd just like to see that incorporated.  
12 Without telling the engineers how to do it, just  
13 let them think in those terms.

14 But I -- there's certainly a need for  
15 commercial hangaring. I wish we could do all  
16 three, you know, fix the port-a-ports, get the  
17 commercial and build the public meeting hangar,  
18 too.

19 MR. GEORGE: Jack, when you say a

20 commercial-size hangar --

21 MR. GORMAN: 50 x 60.

22 MR. GEORGE: -- 2,000 square feet?

23 MR. GORMAN: Yeah.

24 MR. GEORGE: 3,000 square feet?

25 MR. GORMAN: That meets our minimum

1 standards.

2 MR. GEORGE: Okay. All right.

3 MR. GORMAN: That would be small. In other  
4 words, the size that was just used. Not a large  
5 FBO size, but something that's adequate to -- for  
6 a mom-and-pop operation to actually disassemble  
7 aircraft. Do annuals. You know, mostly for  
8 piston aircraft, but not just subject to just  
9 that.

10 CHAIRMAN GREEN: And I know the -- we're not  
11 deciding anything yet, but I just had a question.  
12 How much does the Authority receive or the  
13 administration, with regards to request for use of  
14 like a community building? Do you know how  
15 much --

16 MR. WUELLNER: Actually, quite a bit.

17 CHAIRMAN GREEN: That's what I was wondering.

18 MR. WUELLNER: Yeah.

19 CHAIRMAN GREEN: Because that to me seems,

20        wherever we fit it in, that whatever the timing  
21        is, that's something that's definitely revenue  
22        generating and good for the community and, you  
23        know -- so I'd kind of like to see that somewhere  
24        in the priority list, whatever.

25            MS. BARRERA: I think --

1 CHAIRMAN GREEN: Randy? I'm sorry, Kelly.

2 MS. BARRERA: I think you might be able to

3 incorporate that with some of the office space,

4 too, that you're looking for, so that you can get

5 dual-purpose, income-producing opportunities out

6 of that space.

7 MR. WUELLNER: It's always better to look at

8 it as a unit, whether you build all of it at one

9 time or not. If you look at it in a consolidated

10 manner, it's always helpful.

11 CHAIRMAN GREEN: Can I --

12 MR. GEORGE: I'm not an --

13 CHAIRMAN GREEN: Randy?

14 MR. GEORGE: I'm sorry.

15 MR. BRUNSON: Go ahead.

16 CHAIRMAN GREEN: You're okay? Go ahead.

17 MR. GEORGE: I'm not an architect, you all

18 know that, but in light of what Jack is saying

19 about, you know, another commercial, you know,

20 type of business hangar, and in light of your  
21 comments about other schools, you know, and having  
22 access to this ramp space we've got here, could  
23 there possibly be another one put out to here? I  
24 know that's going to impact your fence.

25 MR. WUELLNER: Again, that area's just shown



1 as a placeholder. Certainly it can be skewed down

2 and -- to make it work, all that.

3 MR. GEORGE: Okay.

4 MR. WUELLNER: It's just there to show

5 relative space.

6 MR. GEORGE: That would give us the

7 flexibility of having ramp space for these other

8 operations right there in front of it.

9 MR. WUELLNER: Absolutely.

10 CHAIRMAN GREEN: Okay. Do you need any more

11 discussion from us?

12 MR. WUELLNER: No.

13 CHAIRMAN GREEN: You've got all the notes

14 Janet took down?

15 MR. WUELLNER: We'll try to make some, I'm

16 going to call them budget accommodations, but what

17 I'd like to do is where we at the budget-related

18 hearing had created a second reserve item, is

19 create actual line items to hold that same -- hold

20 that instead of a reserve line item.

21 It -- the net effect is the same at the end

22 of the year. If you choose not to build anything,

23 then it falls back into -- falls back as a

24 reserve, anyway. But that way, it's appropriated

25 in a proper manner --

1 CHAIRMAN GREEN: I think we had spoken --

2 MR. WUELLNER: -- going to next year if you  
3 choose to do it.

4 CHAIRMAN GREEN: We had spoken about that  
5 before. Instead of having reserves, we can --

6 MR. WUELLNER: Yeah.

7 MR. GEORGE: Exactly.

8 MR. WUELLNER: We just didn't have this -- we  
9 weren't this far along.

10 CHAIRMAN GREEN: No, that's fine. That's  
11 great.

12 MR. GORMAN: Do you -- so you don't need any  
13 direction right now as far as building a concept  
14 drawing or something? Wouldn't it be a good idea  
15 to have some kind of a concept drawing, a very  
16 basic, just like Buzz was talking about,  
17 Mr. George, you know, where the fence could be and  
18 where it can't be and --

19 MR. WUELLNER: I would say this. If you've

20 got -- I use the term favorites, you know, project  
21 elements here that you'd like to see move forward,  
22 it's probably a good idea to all collectively get  
23 on the same page of that.

24 Otherwise, I think maybe one of the next  
25 steps beyond the budgeting phase of this is to

1 look at the relative ROI projections relative to  
2 the cost of building those facilities and take  
3 that next step and look at the financial plus and  
4 minus of each of those --

5 CHAIRMAN GREEN: That's why I asked about how  
6 many requests you have for the --

7 MR. WUELLNER: And then find out if there's a  
8 way to mix some stuff up.

9 MR. GORMAN: As a scientific guess, how much  
10 more -- just scientifically guess if -- you don't  
11 have to be accurate, does it cost per square foot  
12 for a commercial hangar versus just the straight T  
13 storage? Commercial that meets the codes. I  
14 mean, just --

15 MR. WUELLNER: We're talking about 3,000  
16 square foot size?

17 MR. GORMAN: Right. Meets the minimum  
18 requirements.

19 MR. WUELLNER: They're similar, because

20 the --

21 MR. GORMAN: I know it's a hard question.

22 That's why --

23 MR. WUELLNER: Yeah. They're similar in

24 numbers. You might -- the T-hangars have more

25 doors involved so that -- per square footage.

1 You've got partitions that are involved, you know,  
2 almost every thousand square foot. You've got  
3 those kind of things that are in Ts that you don't  
4 have in larger hangars, but on the other side, you  
5 have finished office space that you've got to  
6 construct with commercial hangars. And depending  
7 on the exact use of it, you may have other code  
8 accommodations, fire walls, with dissimilar use,  
9 especially separating office space. You've got  
10 some additional costs on that.

11 So, my gut feeling, as long as you're not  
12 trying to raise the building height, the door  
13 height to do things like that and get into things  
14 that are more common in large hangars --

15 MR. GORMAN: No, I --

16 MR. WUELLNER: -- you're probably similar  
17 numbers.

18 MR. GORMAN: Similar? In other words, my own  
19 thought is just a minimal construction for --

20 because of a mom-and-pop nature, just a minimal  
21 construction on the interior for office. You  
22 know, kind of minimizing the cost.

23 MR. WUELLNER: Yeah.

24 MR. GORMAN: 30 percent more, 20 percent  
25 more?



1 MR. WUELLNER: Oh, I don't -- I think you're  
2 less than 10 or 15 percent --

3 MR. GORMAN: All right.

4 MR. WUELLNER: -- of a T-hangar cost per  
5 square foot.

6 MR. GORMAN: All right. And still built to  
7 that commercial fire wall?

8 MR. WUELLNER: Yeah.

9 MR. GORMAN: Okay. Thank you.

10 MR. WUELLNER: As long as we keep the office  
11 space outside of the hangar where it's the least  
12 expensive to build.

13 CHAIRMAN GREEN: Okay. You've got some good  
14 direction there. Thank you. It's nice --

15 ENGINEERING CONSULTANT SELECTION PROCESS DISCUSSION

16 MR. WUELLNER: Last item I have is related to  
17 consultant selection process.

18 When we -- we had had a preliminary  
19 conversation with FAA and FDOT about renewing our

20 existing consultant contracts, and they seemed to  
21 have forgotten all that discussion when we  
22 actually talked to them about, you know,  
23 sending -- letting them know we were going to just  
24 renew.  
25 They -- they would like us to go out and

1 essentially go through the reselection process.

2 It's been five years. Believe it or not, it's

3 been five. So they would like us to go through

4 that process.

5 We're -- we tend to agree that that's the --

6 well, Florida Statutes as well as FAA advisory

7 circulars, you know, pretty much identify that

8 process or you go through or the way you go about

9 selecting professional services.

10 We'd like to discuss just real briefly what

11 the process is and our -- our recommendations to

12 move forward through consultant selection so that

13 we can get this wrapped up in a fairly timely

14 manner, within say 60-day period and be under

15 contract and move -- and continuing to move

16 forward rather than take the traditional four,

17 five months that it often takes.

18 The process itself begins with advertising

19 for those -- those consulting engineer, which is

20 consists of an RFQ, a request for qualifications.

21 You may recall this process is governed by the

22 process of qualifications and experience, not on

23 dollars and cents.

24 Professional services, you make the selection

25 of your firm based on who you believe to be the

1 most qualified or the best fit for the airport in  
2 this case. And you don't consider -- we don't  
3 even solicit what their hourly rates are, how much  
4 it costs to do a project, those kinds of things.

5 Money is not discussed until after you've selected  
6 a firm.

7 Now, you can ultimately disagree on a  
8 contract value at the end and move on to another  
9 consultant. But that's the first -- your  
10 opportunity to really discuss money or value that  
11 this contract may or may not have to a consultant.

12 Typically, we go out and we prepare that RFQ.  
13 It would be advertised for a period of time. We  
14 would have a date certain response for those RFQs,  
15 and then we're suggesting that a relatively small  
16 committee be formed to evaluate those proposals,  
17 and ultimately make a short-list recommendation  
18 back to the Airport Authority.

19 This is a little departure from how we've

20 done a few of these in the past, wherein the  
21 Airport Authority might meet and create that short  
22 list, but we're trying to expedite it a little  
23 bit, and it seems to be an area in the selection  
24 process that bogs down because there's a lot of  
25 reading and a lot of legwork that needs to be done

1 at that particular phase in the process.

2 We would make a recommendation back to you,

3 that committee would. You could accept that list.

4 You can rearrange it. You can choose to do

5 interviews if you wish at that point, or you can

6 simply ratify that list and say, all right,

7 that's -- we like that list, we like that ranking

8 and go ahead and let's begin the process of

9 negotiating a contract. That's really up to you

10 at that point.

11 You have all of those tools on the table, if

12 you will, at that point. It's -- again, it will

13 depend on what the response is from consultants in

14 terms of the sheer number of proposals that we

15 receive.

16 We are proposing or we're suggesting that we

17 limit the total size of those packages to maybe 30

18 pages or something like that. So a lot of the

19 fluff and stuff that just gets packed into these

20 proposals that have absolutely nothing to do with  
21 St. Augustine Airport, they're just simply  
22 marketing information, we kind of cut that and try  
23 to make it as -- as immediate a response as  
24 possible from the consultant so that we have  
25 something tangible to review and something



1     tangible ultimately to recommend back to the  
2     Authority.

3             And then once that short list is made, that  
4     short list or rank order is determined by the  
5     Airport Authority and ratified or recreated, as  
6     you choose, then we would go into contract  
7     negotiations and that would ultimately create yet  
8     another agenda item that would show up, which  
9     would be just the agreement to the contract terms  
10    related to that company or firms -- firm or firms.

11            I suspect we're going to, if we follow like  
12    we did last time, we'll be seriously looking at  
13    probably two firms to put under contract during  
14    that process. You can expand that. You can put  
15    more under contract as a result of this process.  
16    You could put down to one, if you wanted to. It's  
17    really up to you, and I think it will a lot depend  
18    on what the response is.

19            You know who's, I say applied, but have

20 proposed in the past. It's a -- it's a broad  
21 spectrum of big and small firms. You know, we'll  
22 try to walk through those things when it's -- when  
23 it's appropriate in the time line.

24 If that process is acceptable, it only varies  
25 ever so slightly from your own purchasing policy

1     which is related to this, which takes as I said  
2     the onus of that committee involvement, but leaves  
3     on the table interviewing if you wish to do that  
4     once you see the proposals. So, if that's  
5     agreeable, then I -- you know, by consensus, then  
6     that's the direction we'll head.

7             I would hope that we could wrap this up not  
8     later than the October meeting. This really  
9     doesn't need to take more than 60 days to  
10    accomplish. It's not that -- it's not that  
11    complicated. With maybe the contract's execution  
12    being out in November, but the rest of it being  
13    accomplished before.

14            CHAIRMAN GREEN: Okay. Joe, you're the only  
15    one with public comment. Did you have any  
16    comment?

17            MR. LOPINTO: Pass.

18            CHAIRMAN GREEN: Okay. Then board comment?  
19    I agree. I've been through this process where we

20 had -- we used to have the seating up here and all

21 the engineering companies come in and --

22 MR. GEORGE: Right.

23 CHAIRMAN GREEN: -- it was very informative,

24 but it took forever. So I kind of like the

25 shortened version. At least we can do it on paper

1 and figure that out on paper, and then get the  
2 short list. And I'm sure whatever the committee  
3 is, I'd be glad to be on that one.

4 MR. WUELLNER: We would like to have one  
5 board member --

6 CHAIRMAN GREEN: Yeah.

7 MR. WUELLNER: -- have one or two staff.  
8 We'd like to involve -- we've typically had  
9 somebody from the Pilots Association. Our FBO.  
10 That's -- that's about all I'd like to have, is  
11 about five people, something like that that's  
12 manageable, that, you know, people are willing to  
13 dig in and do the reading and do the -- do the  
14 discussions.

15 CHAIRMAN GREEN: But I think that's a good  
16 idea. Are we out of contract? I mean, do we have  
17 anything expiring?

18 MR. WUELLNER: Yeah. It expires -- actually,  
19 it expired over the summer, technically. We've

20 just kind of doing some month-to-month at this

21 point.

22 CHAIRMAN GREEN: Okay. So there is some

23 expediency to this.

24 MR. WUELLNER: Yes. We'd like to get it

25 wrapped up.

1 CHAIRMAN GREEN: Any other board comment?

2 MS. BARRERA: I'm wondering if we could get  
3 somebody from the community, maybe somebody from  
4 the Aerospace Academy or something to sit in on  
5 that committee. I think that that would be  
6 valuable.

7 MR. WUELLNER: Sure.

8 MS. BARRERA: The -- I have in mind the lady  
9 who used to teach engineering.

10 MR. WUELLNER: Gill -- or Gail.

11 MS. BARRERA: Gail. Yeah.

12 CHAIRMAN GREEN: Gail.

13 MS. BARRERA: I'm wondering if you could  
14 contact her and see if she'd be interested.

15 CHAIRMAN GREEN: Jack?

16 MR. GORMAN: Just for clarification. Only  
17 one board member can be on this committee?

18 CHAIRMAN GREEN: That's just what Ed just --

19 MR. WUELLNER: Yeah. Without it becoming a

20 public meeting. Yes.

21 MR. GORMAN: Right.

22 MR. BRUNSON: Only comment I have is, I think

23 you're heading the right way in this, but I just

24 would like to remind us that we need to be

25 open-minded --



1 MR. WUELLNER: Uh-huh.

2 MR. BRUNSON: -- and we need to -- we need to  
3 make sure that the St. Augustine-St. Johns County  
4 Airport Authority is doing things above board and  
5 we give proper people the right to do the RFQ --

6 MR. WUELLNER: Uh-huh.

7 MR. BRUNSON: -- and you -- we have the  
8 experience and we have the background of what --  
9 what we need, and it should be a pretty simple  
10 thing. But I do want to give people opportunities  
11 to have input. Not these big presentations  
12 that -- that you said, but --

13 CHAIRMAN GREEN: We had what, five, seven --

14 MR. BRUNSON: Yeah.

15 CHAIRMAN GREEN: -- seven to ten of them?

16 MR. WUELLNER: Yeah. There was quite a few  
17 last time.

18 MR. BRUNSON: I think the committee, one  
19 board member approaching it just right will come

20 up with the right solution.

21 MR. WUELLNER: I do want to emphasize, you

22 will all get all of the information.

23 CHAIRMAN GREEN: Oh, yeah.

24 MR. WUELLNER: So it's not a case of you're

25 only going to get pieces and parts.

1       The other part is it is a public  
2       advertisement. So it's not -- it's nothing that's  
3       done by invitation only or anything like that. It  
4       is a public solicitation for qualifications.

5       MR. BRUNSON: Where you're just -- when you  
6       go to meetings and you don't hear, well, why  
7       didn't I get a chance and on and on.

8       MR. WUELLNER: You'll always hear that.

9       MR. BRUNSON: We don't want that.

10      CHAIRMAN GREEN: Doug?

11      MR. BURNETT: One comment, an observation.

12      The comment is that the way we typically word  
13      these RFQs is that you can accept or reject any of  
14      them. So if you want to go back out -- if you  
15      didn't get anybody you liked, you can go back out  
16      and try again.

17      The other comment related to this is it gets  
18      advertised, so folks respond. And the observation  
19      is, with today's market, I think you're going to

20 wind up with far greater numbers of people  
21 responding than you ever would considering the  
22 state of the economy right now. So that you may  
23 want to take into consideration as far as your  
24 time budget. I don't know how you're going to  
25 address it, because you're probably going to get a

1 lot of responses.

2 MR. GORMAN: I mean -- just as an overt  
3 comment, I mean, there are firms, two of them now,  
4 that have -- already have experience with us that  
5 have, you know, a -- already a library of internal  
6 knowledge of this airport. And you've got to  
7 consider that. I mean, I suppose that's just --  
8 is considered in passing with this evaluation.

9 MR. WUELLNER: Yeah.

10 CHAIRMAN GREEN: It is. We've had some in  
11 the past that had prior history, too. So, I mean,  
12 like Randy was saying, we'll just take it all.  
13 But I think you're right, we're going to get a  
14 plethora of responses to the RFQs.

15 MS. BARRERA: Seems like a good approach.

16 MR. GEORGE: One comment or two. I would  
17 assume in all of our selection criterias that we  
18 go, we still have being a St. Johns County  
19 resident company as fairly high up on our list.

20 MR. WUELLNER: Proximity makes up one of the  
21 selection criteria that we typically use, yes.

22 MR. GEORGE: The other thing that I would  
23 like to see is, I am totally ignorant to the  
24 magnitude of the money that we spend with the  
25 consulting engineer. Now, we have had a lot of

1 projects going on over the last two years --

2 MR. WUELLNER: Sure have.

3 MR. GEORGE: -- but I think it would be worth

4 each one of the board members have it in their

5 mind, okay, we're talking about, you know,

6 \$150,000, \$300,000, \$200,000 --

7 MR. WUELLNER: We can easily come up with

8 a --

9 CHAIRMAN GREEN: Average?

10 MR. GEORGE: Yeah.

11 MR. WUELLNER: -- summary of what's been

12 expended in the five years so you have some idea

13 what the contract value's been for five years.

14 MR. GEORGE: That's good.

15 MR. WUELLNER: It's significant money.

16 CHAIRMAN GREEN: Uh-huh. Oh, yeah. Okay.

17 MR. WUELLNER: That's good. The last items I

18 have for you are actually housekeeping.

19 MR. GEORGE: Who -- who's going to be your

20 representative? Are you going to --

21 CHAIRMAN GREEN: It's up to -- I just

22 offered, but if any other board member's

23 interested --

24 MR. BRUNSON: I nominate you.

25 CHAIRMAN GREEN: As long as we get it done by



1 November. October. I'd leave it up to the -- to  
2 whatever the board --

3 MS. BARRERA: No. I think that -- if you  
4 have an interest in that area --

5 MR. GEORGE: Yeah.

6 MS. BARRERA: -- I think with all the  
7 different things that each of the board members  
8 are working on, I think that would be wonderful  
9 for you to undertake.

10 CHAIRMAN GREEN: The only reason I  
11 volunteered right away, and I didn't want to step  
12 on anyone's toes, is I work with these other  
13 engineering firms, not the two we have, but other  
14 ones in different areas that may not be totally  
15 aviation, but in the legal end. So I kind of know  
16 something about other ones around the state. So  
17 that's why I --

18 MR. GEORGE: Your expertise would be greatly  
19 appreciated.

20 CHAIRMAN GREEN: I'm not sure it's expertise,  
21 but it's limited knowledge. I'd be willing to do  
22 it, but if someone else wants to, Ed, that's fine.  
23 Whatever anyone wants to do.

24 MR. BRUNSON: I won't be here.

25 HOUSEKEEPING

1 MR. WUELLNER: Okay. Housekeeping items.

2 First was I just wanted to follow up with you and  
3 make sure you knew the resolution of where the  
4 T-hangar rent evaluations went. We presented that  
5 back to you in, I believe it's March -- or, excuse  
6 me, May or June.

7 We did the evaluations, the unit evaluations.  
8 We provided you a spreadsheet that you had in --  
9 as a part of the information we sent as your  
10 agenda. And it goes unit by unit of all the  
11 existing hangars. It shows you what the general  
12 criteria was for the discounting, for lack of  
13 better terms, on age and condition and how that  
14 plugged into the rate model.

15 And you can see that our hangar rates ranged  
16 any -- our hangar rent increases ranged anywhere  
17 from zero for the old port-a-port units all the  
18 way up to, I believe \$11 is the maximum per month  
19 rental increase on the existing T-hangar units.

20 And that was all based on I believe it was \$3.43 a  
21 square foot, which was the average market value is  
22 in Northeast Florida.

23 MR. GEORGE: What did we pay for the new  
24 hangars per square foot?

25 MR. WUELLNER: Those are \$3.66 per square

1 foot.

2 CHAIRMAN GREEN: That's not these.

3 MR. WUELLNER: These are not those. Those  
4 are charged at \$3.66.

5 MR. GEORGE: I just have a -- if you look at  
6 your property, your home, and you say what's the  
7 market value of what someone will spend for it, so  
8 I would think that the market value of the hangars  
9 would be \$3.66.

10 And the reason we applied the discount was  
11 because of age and poor and stuff like that. But  
12 I was quite surprised at the small amount of  
13 increase, considering the consultants' report that  
14 went through, what, a year ago, and went through  
15 Craig and all the rest of them.

16 MR. WUELLNER: This is --

17 MR. GEORGE: I thought the direction was,  
18 take the \$3.66 and that's the market value and now  
19 start discounting it. But I could be wrong.

20 MR. WUELLNER: We took -- I believe the  
21 direction we had was based on the average market  
22 rate, which was this \$3.43 -- which is from that  
23 consultant or -- from the study that was done  
24 first of the year.

25 MR. GEORGE: Oh, okay. All right.

1 MR. WUELLNER: That was \$3.43. The \$3.66 is  
2 derived based on getting the 7 percent ROI on what  
3 it costs.

4 MR. GEORGE: I understand. Right. Okay.  
5 Fine. That clarifies it. Thanks.

6 CHAIRMAN GREEN: I need --

7 MR. WUELLNER: We can go the other way, but  
8 it's --

9 MR. BRUNSON: That's make it come out the  
10 same.

11 CHAIRMAN GREEN: Do you want --

12 MR. BRUNSON: I think it would --

13 CHAIRMAN GREEN: This is housekeeping, but we  
14 have some public comment. Joe, did you have any?  
15 You're the only one that --

16 MR. LOPINTO: No.

17 CHAIRMAN GREEN: I'm sorry, Randy. Go ahead.

18 MR. BRUNSON: Go ahead.

19 CHAIRMAN GREEN: I just want to make sure we

20 got the public comment out of the way. I know we

21 bantered this around quite a bit the last time.

22 MR. WUELLNER: Within the next ten days, we

23 will provide you with what would be the final

24 draft going into the first public hearing on the

25 budget. Once you have that, we'll provide that to



1 you via e-mail, or if you don't want it that way,  
2 we'll get it to you another way.

3 But my -- if you would like to spend time  
4 with me one on one, I would suggest you do it in  
5 advance of the public hearing on the 8th. So if  
6 there's other things you want to have considered  
7 or things you just don't understand about where  
8 the budget is, I would encourage you to get that  
9 done before the 8th.

10 The 8th will be your first public hearing.  
11 That's the date that will be advertised on the  
12 TRIM notices. And that will begin at 5:01 here.  
13 That's the only item on the agenda that day, is  
14 that public hearing.

15 Lastly, the web site has been updated. That  
16 is, we have a -- it has a new look. Hopefully  
17 you'll find it easier to get around on it. We  
18 will be -- staff will be going through a little  
19 bit of training tomorrow afternoon to be able to

20 do the vast majority if not all of the updates in  
21 the future internally and will be able to do that  
22 instantly.

23 It will be a -- it's a whole lot -- whole lot  
24 better format for us to be able to modify. It's  
25 all web-based now in terms of how the updates are

1 done. It's not a -- using a side program that was  
2 complicated and not very -- not very good.

3 So, we'll -- you'll find a lot of  
4 improvements on the web site here now. So if you  
5 haven't checked it out -- it's only been out a  
6 couple of days or been live a couple of days.  
7 So -- it still has got things, you know, holes  
8 we're plugging on information and the like and  
9 hopefully starting tomorrow afternoon, we'll be  
10 able to do all that stuff.

11 CHAIRMAN GREEN: Does it make it easier for  
12 the board members to access their e-mails?

13 Because before, it was a little more complicated  
14 with passwords and on and on, which is why I  
15 changed mine just to my business e-mail. It was  
16 easier for me to access.

17 MR. WUELLNER: That's a good question. I'll  
18 try to find out. It shouldn't be any -- it should  
19 be easier, I would hope.

20 CHAIRMAN GREEN: I mean, I don't mind giving  
21 out my business, that's fine, but it was just  
22 really hard last time to get onto that e-mail.

23 MR. GORMAN: Also, if you actually read all  
24 your e-mails, before with the St. Augustine  
25 Airport address, it was just covered up with spam.

1 It needs some more sophisticated firewalling,  
2 because it was almost to the point of nonuseful  
3 with the spam.

4 CHAIRMAN GREEN: That sounds good, though.  
5 That's good direction.

6 MR. WUELLNER: Those are the only  
7 housekeeping updates I have for you.

8 PUBLIC COMMENT

9 CHAIRMAN GREEN: Okay. Then I have public  
10 comment. Joe, you turned it in first, so go  
11 ahead, Mr. Lopinto.

12 MR. LOPINTO: I don't know whether I can go  
13 into this, but being a candidate and with one of  
14 my other fellow candidates here and the others  
15 that have been out on the stump for the last --  
16 two, three weeks has it been, Carl?

17 MR. YOUMAN: Yes.

18 MR. LOPINTO: Three and a half weeks visiting  
19 with many people.

20 MR. BRUNSON: Three years, I think.

21 MR. LOPINTO: We've gotten a lot of questions

22 about the airport. And I can tell you that, from

23 my perspective and I'm sure the other candidates

24 as well, we feel very proud of the fact that we're

25 running for the Airport Authority and looking to

1 represent the interests of the taxpayers out

2 there.

3 There are questions, as you can well imagine,

4 but in -- I think overall, this Airport Authority

5 and the airport itself is received in good stead

6 within the county.

7 CHAIRMAN GREEN: Thanks.

8 MR. GEORGE: Thank you.

9 CHAIRMAN GREEN: Mr. Lopinto. Carl?

10 MR. YOUMAN: Good afternoon. My name's Carl

11 Youman, 132 Turtle Cove Court. And like Joe said,

12 I'm a candidate, but in group 5. We're not

13 opposing each other. And my comment was just a

14 general positive comment.

15 I went to the web site today to download the

16 meeting agenda. Very very pleasantly surprised.

17 I -- I navigated through the sites. The positive

18 things that are said there that highlights what

19 the airport is about, and even going in detail as

20 to the noise issues and what is being done about

21 it for the public consumption, they've done a

22 phenomenal jobs and they're to be congratulated.

23 Thank you.

24 CHAIRMAN GREEN: Thanks, Carl. You're right.

25 Absolutely. Bruce?



1 MR. KENDEIGH: Yeah, thank you. I've got a  
2 couple of three things. One --

3 MR. GEORGE: Name first, Bruce.

4 MR. KENDEIGH: Bruce Kendeigh, 240 Redfish  
5 Creek Drive, St. Augustine, north of the airport.

6 A couple of three things. I -- in the  
7 Daytona, the news journal -- we have a beach house  
8 down there and I was down in -- I have to read  
9 papers. I like to read this stuff.

10 My concern is that the Daytona Beach  
11 International, as Mr. George was saying, that one  
12 of the Vintage Props and Jets has gone out of  
13 business, which is unfortunate. But it's a sign  
14 of the times. The point is we're all under fiscal  
15 constraints. And what I'm listening to is we're  
16 not under the fiscal constraints, we have plenty  
17 of money. But I don't think so.

18 The official that signed agreements with  
19 Jacksonville-based Craig Air Center and Airgate

20 Aviation of Sanford offer charter flights to the  
21 Bahamas. And Craig had one flight last week with  
22 two passengers, which doesn't seem like it's going  
23 to generate a lot of revenue to St. Johns County.  
24 But this is coming into -- into Daytona Beach  
25 International. My concern is we're -- go ahead.

1 MR. GEORGE: Two passengers into Daytona --

2 MR. KENDEIGH: It says -- the point is --

3 MR. GEORGE: -- or two passengers here?

4 MR. KENDEIGH: -- they, Craig Air, had one

5 flight last week with two passengers. I'm not

6 sure what that means, Mr --

7 CHAIRMAN GREEN: From here or from Daytona?

8 MS. BARRERA: What was the destination and

9 the origin of that flight?

10 MR. KENDEIGH: My concern is, were they from

11 there or from Daytona? Did they drive south? My

12 question is, I guess, and what I've been -- and

13 looking at is we're spending a lot of money for a

14 Customs office and we already have this in JIA and

15 in -- and in Daytona Beach International.

16 CHAIRMAN GREEN: Not Daytona.

17 MR. KENDEIGH: I'm sorry. What, Suzanne?

18 CHAIRMAN GREEN: I don't believe there's one

19 in Daytona. They have to go into --

20 MS. BARRERA: Fort Pierce.

21 CHAIRMAN GREEN: Fort Pierce?

22 MS. BARRERA: It's Fort Pierce.

23 MR. KENDEIGH: You don't have to? It says

24 here they have a Customs.

25 MR. GEORGE: They've got a Customs in

1 Daytona.

2 MR. WUELLNER: They do.

3 MR. GEORGE: I was always under the  
4 assumption they did there.

5 CHAIRMAN GREEN: I thought you had to clear  
6 south. Michael?

7 MR. SLINGLUFF: They have Customs agents  
8 present, but they do not have Customs facility,  
9 nor does Jacksonville International have a Customs  
10 facility. This will be the only airport with an  
11 actual Customs facility.

12 CHAIRMAN GREEN: I want to make sure we  
13 cleared that. I'm sorry. Because I had --

14 MR. KENDEIGH: No, no. I'm just reading what  
15 I saw here, and my concern is what did we need if  
16 JIA and Daytona doesn't -- why do we need to spend  
17 a half million bucks, roughly -- I know  
18 Mr. Wuellner corrected me before, \$545,000  
19 estimate. But that seems to be a lot of money to

20 me.

21 I -- you know I'm very bucolic. I don't  
22 understand. A half million bucks is a lot of  
23 money. What are we doing this for if we have  
24 other people, as Mr. Slingluff is saying, have --  
25 we already have ability to come in and to land

1 people there, rather than coming to Daytona or to  
2 JIA? And JIA doesn't have a Customs, as you're  
3 telling me. They don't have a Customs office,  
4 correct?

5 MR. SLINGLUFF: That's correct.

6 MR. KENDEIGH: So if people come in from  
7 wherever -- go ahead.

8 MR. GORMAN: Yeah, I'd like to --  
9 Mr. Wuellner, could I -- could we clarify the  
10 funding that we got for the Customs -- first, the  
11 funding? It's a federal agency and it's federally  
12 funded. To what extent? Could you clarify that?

13 MR. WUELLNER: It's actually -- it's a -- the  
14 facility itself's a 50/50 match grant with the  
15 State of Florida for the facility.

16 MR. KENDEIGH: For the State? I'm sorry,  
17 State?

18 MR. WUELLNER: With the State, yes.

19 MR. KENDEIGH: Okay.

20 MR. WUELLNER: The operation of the facility  
21 is funded entirely by the users of U.S. Customs.  
22 So there are two distinct funding sources there.

23 MR. KENDEIGH: Correct. When I brought this  
24 up before, I brought this up with Mr. Slingluff,  
25 and we had a vague, "How much does it cost if I



1 flew to the Bahamas and came back?" And there's  
2 no number. It's -- you've got a sticker on your  
3 windshield. If you have got 20 bucks or 50 bucks,  
4 nobody seems to know.

5 And my question was, in the past, are we  
6 going to -- is this going to be a self-sustaining  
7 endeavor --

8 MR. WUELLNER: Yes.

9 CHAIRMAN GREEN: Yes.

10 MR. KENDEIGH: -- and everybody's -- well,  
11 people said no when I asked this same question  
12 before.

13 MS. BARRERA: Didn't we have a meeting on  
14 this?

15 MR. KENDEIGH: We're going to spend the State  
16 money. We're going to spend the -- the DEP money  
17 is still tax money.

18 MR. GORMAN: As a board, we all voted on it  
19 because it can be well proven that it will sustain

20     itself.

21           MS. BARRERA: We had a whole meeting on this.

22           MR. GORMAN: Yeah. Believe me -- believe me,

23     I'm right with you on the fact I don't want to

24     vote -- I don't think this whole board wants to

25     vote for anything that won't pay for itself. And

1 we truly believe as a board that it will pay for  
2 itself. And that's -- that's probably the point  
3 of the whole thing.

4 MR. KENDEIGH: That's -- when I brought this  
5 up, it was ascertained at one of the board  
6 meetings that it would not support itself. And  
7 that's in the meeting -- in the minutes.

8 CHAIRMAN GREEN: Well, this is public  
9 comment, so go ahead and make your other points,  
10 Mr. Kendeigh.

11 MR. KENDEIGH: Okay. The other point is,  
12 I've got a question on, on the November 13th,  
13 2007 -- this was in the newspaper. And the  
14 question was -- Mr. George made a comment to give  
15 Mr. Wuellner an increase of 15 percent of a  
16 \$108,000. Mr. Wuellner says \$103.5. I've got a  
17 question on -- do you have --

18 CHAIRMAN GREEN: No. Go ahead. This is your  
19 comment. This is your time, Mr. Kendeigh, so go

20 ahead.

21 MR. KENDEIGH: No, it's -- on November 13th,

22 three or four times, the board attorney made a

23 comment and brought it back to \$103.5. And from

24 there to whenever, it went to \$114-, \$117-, two

25 different numbers. I just wanted to clarify. Now

1 it went to \$128,000.

2 I'm just wondering when the 20 percent from  
3 the statement of Mr. Wuellner \$103.5 on November  
4 13th, 2007 went to \$128,000. I just wonder when  
5 this was approved. This is -- this is tax money.  
6 My understanding, it's tax money. But I didn't  
7 see anything on any board meeting, unless I just  
8 missed it. So it went from \$103,5- to \$128-.  
9 Where did this -- I'm just reading the minutes.

10 Mr. Gorman?

11 MR. GORMAN: Yeah. I don't have the paper  
12 right in front of me, but it was --

13 MR. KENDEIGH: I've got the paper right here.

14 MR. GORMAN: Yeah. The last minutes -- it  
15 wasn't that much of an increase. It was  
16 probably --

17 MR. KENDEIGH: I've got the paper right here.

18 CHAIRMAN GREEN: He's talking about two  
19 different fiscal years, though. November 2007 --

20 MR. KENDEIGH: Correct.

21 CHAIRMAN GREEN: We just did a new one just

22 for 2008.

23 MR. KENDEIGH: When was the increase from

24 \$103.5 to \$114-?

25 MR. WUELLNER: \$117-.

1 MR. KENDEIGH: Pardon?

2 MR. WUELLNER: It went to \$117- from \$103- in  
3 November.

4 MR. KENDEIGH: Okay. November.

5 CHAIRMAN GREEN: Of '07.

6 MR. WUELLNER: '07.

7 MR. KENDEIGH: It -- it didn't show that in  
8 the minutes. That was my question.

9 MR. WUELLNER: Yeah, it did.

10 CHAIRMAN GREEN: It was voted on.

11 MR. GEORGE: I think what -- Bruce, what it's  
12 saying is that the minutes on November the 13th  
13 approved it --

14 MR. WUELLNER: Correct.

15 MR. GEORGE: -- and that was for that year.  
16 We had been remiss in not going through his salary  
17 adjustments back in September. So --

18 CHAIRMAN GREEN: July.

19 MR. GEORGE: -- the percentage --

20 MS. BARRERA: Yeah, it's July.

21 MR. GEORGE: The percentage up to the \$114-

22 or the \$117-, that's what was approved on November

23 the 13th.

24 MR. WUELLNER: November 13th --

25 MS. BARRERA: It was delayed -- it was



1 delayed increase.

2 MR. GEORGE: We were late doing it. We  
3 should have done it -- his contract says we'll do  
4 it Sept -- in August/September every year --

5 MS. BARRERA: In July.

6 MR. KENDEIGH: July.

7 CHAIRMAN GREEN: It's July.

8 MS. BARRERA: It's July.

9 MR. GEORGE: Oh, it's July?

10 MR. KENDEIGH: It's July.

11 MR. GEORGE: Okay. Fine.

12 MR. KENDEIGH: It's July, Mr. George.

13 MR. GEORGE: Then it was five months late  
14 from July to November when we got around to  
15 approving it.

16 MR. KENDEIGH: But we went from \$103- to  
17 \$114- to \$117- to \$128-.

18 MR. WUELLNER: There was no \$114-. There was  
19 no \$114-.

20 MR. GEORGE: The \$114- was misinformation.

21 MR. KENDEIGH: Okay. That's fine.

22 MR. GEORGE: It was \$103-.

23 MR. KENDEIGH: Right.

24 MR. GEORGE: We gave him the increase on

25 November 13th, which took him to \$117-. And then

1 we gave him the raise in July of this year --

2 MS. BARRERA: For his new contract.

3 MR. GEORGE: -- that took him to the \$128-

4 MS. BARRERA: And what we did in July was a  
5 new employment agreement, a five-year employment  
6 agreement --

7 CHAIRMAN GREEN: Which was changed --

8 MS. BARRERA: -- as opposed to an annual  
9 increase.

10 MR. KENDEIGH: Oh, okay.

11 CHAIRMAN GREEN: Right. We changed a lot of  
12 terms of the contract, the employment agreement.

13 It wasn't just an annual increase. There were  
14 terms of the employment agreement that were  
15 completely redone.

16 MS. BARRERA: Those were misquotes.

17 MR. KENDEIGH: My question was that the  
18 increased was based on what? Skybus went belly-up  
19 and nobody checked.

20 CHAIRMAN GREEN: No, sir. If you read the  
21 minutes, the increase was very much discussed  
22 about performance --

23 MR. KENDEIGH: Correct.

24 CHAIRMAN GREEN: -- bonuses.

25 MR. KENDEIGH: Correct. Well, it was

1 discussed --

2 CHAIRMAN GREEN: I mean, it's ad nauseam  
3 about that, believe me. We went over it and over  
4 it and over it.

5 MR. KENDEIGH: I recognize that, but it -- my  
6 question is --

7 MR. GEORGE: But I don't think he was  
8 responsible for Skybus going down.

9 MR. KENDEIGH: No, he wasn't. But the board  
10 is responsible for making a good business decision  
11 and Mr. Wuellner; am I not correct?

12 MR. GEORGE: Oh, absolutely you are correct.

13 MR. KENDEIGH: Okay.

14 MR. GEORGE: And you are responsible for  
15 making a good business decision at this next  
16 election time, too.

17 MR. KENDEIGH: I will. But I'm retired, so  
18 I've already done that, and so are you. So you've  
19 already made your appropriate decisions to sit

20 back and observe. And that's what I'm doing,

21 Mr. George.

22 MR. GEORGE: Yeah. In the last two or three

23 years, the assets of this airport have gone up \$25

24 million.

25 MR. KENDEIGH: Okay. What -- how much came

1 from taxes? Quick.

2 MR. GEORGE: How much came from taxes? Half.

3 MR. KENDEIGH: Probably more than that, Mr.

4 George.

5 MR. GEORGE: Well, no, wait, you're talking

6 about -- well, this is your comment time. You

7 make your comments. I'll be glad to get into

8 it --

9 CHAIRMAN GREEN: Yeah. Mr -- Mr. Kendeigh,

10 we're not here for a debate.

11 MR. KENDEIGH: No, I'm not after -- I'm

12 making a comment.

13 CHAIRMAN GREEN: It's your time to speak, so

14 go ahead and make your comments. That's great.

15 Go ahead.

16 MR. KENDEIGH: And the State gave \$3 million.

17 FAA gave whatever their money is. My question is,

18 we're spending -- we, as the board, and us -- we

19 have nothing to say how the Airport Authority

20 spends the tax money --

21 CHAIRMAN GREEN: Okay.

22 MR. KENDEIGH: -- because of the 1963 the

23 939. We have nothing.

24 CHAIRMAN GREEN: You -- I think you had three

25 points and I want to make sure you got all three



1 on there.

2 MR. KENDEIGH: Just -- just a question of --  
3 I'm looking at the -- at the fees on the -- on the  
4 money that the Airport Authority -- the increase  
5 Mr. Wuellner had, the -- I can't read my own  
6 notes.

7 CHAIRMAN GREEN: Customs.

8 MR. KENDEIGH: Pardon? Oh, yeah. The  
9 Customs. \$545,000, that seems to be a lot of  
10 money for something that doesn't need to be  
11 justified to the taxpayers.

12 CHAIRMAN GREEN: I just want to make sure.  
13 Did you get all of your three comments? Because I  
14 remember those two.

15 MR. KENDEIGH: Right.

16 CHAIRMAN GREEN: Okay.

17 MR. KENDEIGH: And it doesn't have to be  
18 justified to anybody in St. Augustine. And the  
19 PR, as Mr. Wuellner was saying, maybe the PR needs

20 to be addressed a little more because we don't

21 know where the money's going.

22 CHAIRMAN GREEN: Well, we appreciate your

23 comments, sir.

24 MR. KENDEIGH: Okay. Thank you.

25 CHAIRMAN GREEN: Thank you, very much. I

1 think our minutes speak for themselves. I didn't  
2 have any other public comment. So, hearing none.  
3 Authority Members? Kelly?

4 KELLY BARRERA

5 MS. BARRERA: I just wanted to reiterate that  
6 the hangars of over 40 years were the only  
7 hangars -- the ones that are in the poorest  
8 condition and are over 40 years old are the only  
9 hangars that did not have a rate increase because  
10 we found through our marketing analysis that we  
11 were -- for their condition and for their age, we  
12 were charging already a premium.

13 MR. GEORGE: Absolutely.

14 MS. BARRERA: I just want to reiterate that.  
15 And the last -- the next thing is that I want to  
16 also reiterate, at every meeting, on each of our  
17 agenda items, we open it up for public comment so  
18 that everybody in the public has the opportunity  
19 to speak on each agenda item and have their

20 comments heard, considered before a vote is taken.

21 CHAIRMAN GREEN: Okay. Randy?

22 MR. BRUNSON

23 MR. BRUNSON: The only thing I have, I'd like

24 to also agree with Joe and Carl that, in these

25 last several months, that going to forums and

1 meetings and so forth, I can say I'm very proud of  
2 this board and the decision you've made.

3 We don't agree all the time, but I still  
4 think that we're right on track for doing what we  
5 need to do, and I will always continue to support  
6 you, even after November. That's all I have.

7 CHAIRMAN GREEN: Thanks, Randy. Jack?

8 MR. GORMAN

9 MR. GORMAN: I think this board actually  
10 works fairly hard trying to do the right thing. I  
11 think the proof of the pudding will be on the --  
12 in 2010 when we're off the tax rolls. And then  
13 once these -- then at that time, the investments  
14 by the taxpayers will pay for themselves. It will  
15 be amortized and then we'll go on from there. And  
16 that's the plan as we see it.

17 CHAIRMAN GREEN: Okay. Buzz?

18 MR. GEORGE

19 MR. GEORGE: I echo Jack's comments. That's

20 all.

21 MS. GREEN

22 CHAIRMAN GREEN: Okay. And last -- I mean, I

23 agree. I've been working on this board a long

24 time trying to get there and I think this board

25 has been working very hard and well together, and

1 I'm very proud of everybody. Especially staff. I  
2 mean, everything we've been through with the  
3 construction and the capital investments, I mean,  
4 it's on a good fiscal pattern.

5 Mark, I want to welcome you again. Sorry I  
6 didn't make your -- your soirée. I called Cindy  
7 right before and said I -- I got stuck in court,  
8 but congratulations. I'm glad. And the chart's  
9 great, thanks. Nothing against David.

10 MR. GEORGE: He didn't mention -- they didn't  
11 have beer anyway.

12 CHAIRMAN GREEN: And, Ed, I just had one  
13 question. We sent out a -- I guess a  
14 questionnaire or some kind of probe to a second  
15 FBO, and before we didn't have much response. Did  
16 you -- do we have anything?

17 MR. WUELLNER: I've gotten two brief e-mail  
18 responses --

19 CHAIRMAN GREEN: Okay.

20 MR. WUELLNER: -- and I've got a meeting

21 tomorrow with --

22 CHAIRMAN GREEN: Another one?

23 MR. WUELLNER: -- another one.

24 CHAIRMAN GREEN: Okay.

25 MR. WUELLNER: Both -- I think one of the two



1 e-mail responses indicates they're preparing a  
2 much more detailed kind of response --

3 CHAIRMAN GREEN: So there's something.

4 MR. WUELLNER: -- and input, so next month, I  
5 would think we'll have -- you know, at least be  
6 able to address those comments.

7 CHAIRMAN GREEN: Okay. I just wanted to know  
8 if we're putting it on the burner or we're getting  
9 something if not or -- that's fine. Okay.

10 And one more time to thank the airport  
11 community as a whole for Gene Powers, who will be  
12 sorely missed, but everything that they did.

13 NEXT MEETING

14 CHAIRMAN GREEN: Okay. Our next meeting is  
15 our public budget meeting. Again, remember that's  
16 September 8th. It's at 5:01. It is not a regular  
17 meeting. That's our only agenda item, is the  
18 budget. And then our regular meeting will be  
19 September 15th at 4:00.

20 MR. WUELLNER: And we will interrupt at 5:01

21 for the --

22 CHAIRMAN GREEN: For the second budget.

23 MR. WUELLNER: -- for the second budget.

24 CHAIRMAN GREEN: Right. So we'll stop that,

25 do the second budget, and then go forward. All

1 right. Thank you, everybody. Very nice to see  
2 everybody. And good luck, all you candidates, all  
3 the way around. All right. Meeting adjourned.

4 (Meeting adjourned at 5:20 p.m.)

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1           REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA    )

4 COUNTY OF ST. JOHNS )

5

6       I, JANET M. BEASON, RPR-CP, RMR, CRR, FPR,

7 certify that I was authorized to and did

8 stenographically report the foregoing proceedings

9 and that the transcript is a true record of my

10 stenographic notes.

11

12       Dated this 28th day of August, 2008.

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

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