

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room A

4730 Casa Cola Way

St. Augustine, Florida

on Monday, May 9, 2016

from 4:01 p.m. to 5:25 p.m.

* * * * *

BOARD MEMBERS PRESENT:

CARL YOUMAN
SUZANNE GREEN, Chairman
RANDY BRUNSON

BOARD MEMBERS ABSENT:

BRUCE MAGUIRE

* * * * *

ALSO PRESENT:

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

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

* * * * *

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

2 CHAIRMAN GREEN: Call to order the
3 St. Augustine Airport Authority Board board
4 meeting. It's 4:01, so please stand for the
5 pledge, please.

6 (Pledge of Allegiance.)

7 CHAIRMAN GREEN: Yes, sir?

8 MR. YOUMAN: I'd like to ask the board's
9 indulgence on one item before the meeting starts.
10 I'm awaiting a phone call from my doctor concerning
11 my knee, and just allow me to ring it in here and
12 I'll walk out.

13 CHAIRMAN GREEN: Oh, sure. Yeah. That's
14 fine.

15 MR. YOUMAN: Thank you.

16 MR. BRUNSON: I think we should vote on that.

17 CHAIRMAN GREEN: Should we?

18 MR. BRUNSON: Okay.

19 CHAIRMAN GREEN: It's not courtroom where
20 they'll confiscate the phone from you.

21 MR. BRUNSON: I'll agree.

22 MR. YOUMAN: Yeah, Chairman Green is the boss.

23 CHAIRMAN GREEN: Just let us know.

24 MR. YOUMAN: Oh, you'll know when it rings.

25 CHAIRMAN GREEN: Okay.

1 MEETING MINUTES AND FINANCIAL REPORT

2 CHAIRMAN GREEN: All right. Meeting minutes
3 and financial report. We do not have Mr. Maguire
4 here. I have gone through them. I have no
5 objections. Anybody have any comments on them?

6 MR. YOUMAN: No comment.

7 MR. BRUNSON: Make a motion to approve.

8 MR. YOUMAN: Second.

9 CHAIRMAN GREEN: All in favor?

10 MR. BRUNSON: Aye.

11 MR. YOUMAN: Aye.

12 CHAIRMAN GREEN: Aye. Minutes are approved.

13 AGENDA APPROVAL

14 CHAIRMAN GREEN: Agenda approval. Everyone
15 sees our agenda.

16 MR. YOUMAN: Yes.

17 CHAIRMAN GREEN: Do I have a motion to approve
18 them?

19 MR. YOUMAN: Make a motion to approve the
20 agenda.

21 CHAIRMAN GREEN: Okay. Second?

22 MR. BRUNSON: Second.

23 CHAIRMAN GREEN: All right. Our agenda is
24 approved. Mr. Wuellner?

25

1 EXECUTIVE DIRECTOR'S REPORT

2 MR. WUELLNER: Quick -- sorry. Just a couple
3 of quick items.

4 The -- just let you know that last month there
5 were approximately 13,350 takeoffs and landings
6 during air traffic control hours, bringing us to
7 just under 49,000 -- excuse me, just over 49,000
8 takeoffs and landings year-to-date. With that
9 current pace, we'll -- we should be very close if
10 not over last year's number of about 140,000
11 takeoffs and landings for the year. So you can see
12 the pace is continuing to be quite busy.

13 For those of you that somehow missed it, we
14 resumed commercial service on April 14th with a
15 first flight to Chicago O'Hare on that Thursday
16 evening followed Friday with resumption of service
17 up to the Philadelphia market. So we're now flying
18 both of those markets. So there's a daily Frontier
19 flight out of here at this point either to Chicago
20 or Philadelphia depending on the day of the week.
21 As of the end of April had already enplaned about
22 2,335 passengers for the month of April, so just
23 for a couple of weeks' worth of flying.

24 The numbers, just -- just anecdotally, the
25 original flight schedule had Frontier flying

1 Airbus A319s out of the Philadelphia market on a
2 four day a week.

3 (Mr. Burnett enters the room.)

4 MR. WUELLNER: From the beginning, from the
5 first flight down here, they upgraded that
6 equipment to the Airbus A320. So we went from 150
7 seats per flight to 180 seats per flight based on
8 the airplane change.

9 The Philadelphia market has remained so strong
10 we have yet to see a 319 since the resumption of
11 service. Typically we are just one or two seats,
12 three seats some days, available on the
13 Philadelphia flight at all. So it remains --

14 MR. BRUNSON: Ed?

15 MR. WUELLNER: -- extremely popular.

16 CHAIRMAN GREEN: Yes.

17 MR. BRUNSON: Ed, do you get a
18 minute-by-minute occupancy? Like today's flight,
19 do you know how many -- what percent that was?

20 MR. WUELLNER: I can. I do not --

21 MR. BRUNSON: It just did not --

22 MR. WUELLNER: -- clutter my head with it
23 everyday.

24 MR. BRUNSON: What I -- I observed that today
25 and it was hustling and bustling.

1 MR. WUELLNER: Yeah, it was 178 outbound today
2 on --

3 MR. BRUNSON: Yeah.

4 MR. WUELLNER: -- 180 seats available. It
5 was --

6 MR. BRUNSON: Well, it was -- it's exciting.

7 MR. WUELLNER: -- very full.

8 MR. YOUMAN: Can I ask one question?

9 MR. WUELLNER: Sure.

10 MR. YOUMAN: I have been asked by a number of
11 people like at the EDC and elsewhere, is there any
12 chance -- is there any chance of -- is that better?
13 Is there any chance of Trenton coming back?

14 MR. WUELLNER: No.

15 MR. YOUMAN: None whatsoever?

16 MR. WUELLNER: I don't -- not if they're going
17 to serve Philadelphia. And when you consider we
18 were --

19 MR. YOUMAN: I knew they were right next door
20 to each other --

21 MR. WUELLNER: Yeah. And they were flying
22 A319s relatively full also, but if they can fill a
23 320 out of Philadelphia, I'm sure they're happier.

24 MR. YOUMAN: So are we. Thank you.

25 MR. WUELLNER: Uh-huh.

1 MR. YOUMAN: If they're happy, we're happy.

2 MR. WUELLNER: Yeah, we're happy so far
3 anyway.

4 So no major hiccups. The building came
5 online. We've got our -- got our certificate of
6 occupancy the day before we resumed flying and we
7 continue to finish the building, if you will, or
8 improvements around there.

9 Beginning next week we should begin work on
10 the canopy for bag claim. If you've been over
11 there, you realize that's being done in a --
12 arguably a tent-type structure right now. But
13 they'll begin the permanent structure. Shouldn't
14 be more than about a week, ten days till that's
15 functional once they start. And they'll continue
16 with some canopies and other little structures on
17 the outside of the building until likely the end of
18 June until that wraps up. Very pleased with the
19 improvements in the building and the building
20 quality and everything we've seen to this point.
21 It's really turned out to be a -- a nice -- nice
22 update, a nice change for the -- for the community.

23 That's about all I've got on the director's
24 report after -- since I mentioned Frontier. So if
25 you've got specific questions. You -- we gave you

1 the pre-meeting brief. If there's anything on that
2 or anything I've said at this point that you have
3 questions on, I'd be happy to try and elaborate for
4 you. But that gives you kind of an update of where
5 the capital's going right now and what we're --
6 we're involved in.

7 A couple of those items on that pre-meeting
8 brief are agenda items, so they'll get some
9 additional treatment here in a few minutes.

10 MR. YOUMAN: Question.

11 MR. WUELLNER: Yes, sir.

12 MR. YOUMAN: Will this power cable and the --
13 and the navaid once it's replaced, will it mean
14 that everything will be working hunky-dory?

15 MR. WUELLNER: Yes. The navaid itself was
16 repaired.

17 MR. YOUMAN: Right.

18 MR. WUELLNER: Then the power cable in the
19 conduit between the transformer and there failed,
20 which is an underground and -- and conduit. So
21 they'll be replacing that over the next couple of
22 days and we should be good to go again.

23 MR. YOUMAN: Okay. Thank you.

24 MR. WUELLNER: Uh-huh. It was up and working
25 for I think a week or two before that cable failed,

1 so...

2 CHAIRMAN GREEN: Okay. Nothing else from Ed,
3 our executive director's report.

4 BUSINESS PARTNER UPDATES

5 CHAIRMAN GREEN: Business partners? I don't
6 see Ms. Bennett. Anybody from the commission?

7 (None.)

8 CHAIRMAN GREEN: Okay. And then
9 Atlantic Aviation, Mr. Galloway.

10 MR. GALLOWAY: Nothing.

11 CHAIRMAN GREEN: Nothing to report?
12 Mr. Grundy?

13 MR. GRUNDY: Thank you. In terms of the
14 future SAAPA meetings, we have one this coming
15 Saturday. We have an Aeromarine LSA Merlin coming
16 that's a single-seat aircraft. June 11th we have
17 Galen Hernandez, a member of SAAPA, talking to us
18 about how to fly Cuba. July 9th we have Jim Palmer
19 from Caribbean Flying Adventures telling us how to
20 fly to Cuba in a group if we want to.

21 Our last meeting, we had John Leslie come in
22 and talk and Tammy Albin, and Tammy told us about
23 the flight school signing up 150 Chinese students.
24 So that sounds great, but I'm wondering if the
25 Airport Authority has ever thought about setting a

1 limit in terms of the maximum number of foreign
2 students that can be engaged at a particular time
3 to minimize the total number of hard-to-understand
4 people the tower has to deal with. So I'm curious
5 have you ever thought about it? Have you
6 considered it?

7 MR. BRUNSON: No.

8 CHAIRMAN GREEN: All I know, it's not all 150
9 at one time.

10 MR. GRUNDY: I understand that.

11 CHAIRMAN GREEN: Okay.

12 MR. GRUNDY: But I've also heard stories that
13 it's hard to understand the current foreign
14 students. And wait till you get the Chinese. So,
15 I don't know if you should consider it, but I guess
16 I hope you think about it.

17 MR. BRUNSON: Ed, that's kind of out of our --

18 MR. WUELLNER: I'm not sure of the regulatory
19 environment, so before I say something --

20 CHAIRMAN GREEN: Right. That would be
21 something I'd think we'd talk with the tower about
22 and see what they -- what their requirements are.

23 MR. GRUNDY: Well, you have a contract with
24 each flying school, and that could be an element of
25 the contract if you decided to.

1 MR. WUELLNER: It wouldn't be that simple.
2 The contract requires both parties to agree to it
3 and --

4 MR. GRUNDY: No, I understand. But it --

5 MR. WUELLNER: -- so they'd have to agree to
6 it.

7 MR. GRUNDY: But you could argue it's a safety
8 issue, too.

9 MR. WUELLNER: Potentially.

10 MR. YOUMAN: Is there a problem with the
11 tower?

12 MS. ALBIN: I'm sorry?

13 MR. YOUMAN: Is there a problem with the
14 tower?

15 MS. ALBIN: At any --

16 MR. BRUNSON: We can't hear.

17 MS. ALBIN: Just with the -- at any given time
18 with the number of students versus, you know,
19 basically total operations, it can be difficult.
20 But I don't think there's anything we can literally
21 legally do to limit it.

22 CHAIRMAN GREEN: That would be my concern,
23 that we'd have to look at the legalities of it to
24 see what the tower says is appropriate for FAA
25 regs, and obviously we'd want our contract to abide

1 by whatever regs we have to.

2 MR. BURNETT: Without -- if I -- if I may?

3 CHAIRMAN GREEN: Yeah, sure.

4 MR. BURNETT: Without getting too far afield,
5 there's a whole lot of issues that come up that are
6 constitutional, commerce clause, a number of issues
7 that get implicated when you look at I guess the
8 surface on trying to regulate businesses in that
9 manner related to foreign-type students, customers,
10 clients, as you would look at it.

11 But aside from that, from an operational
12 standpoint, I guess if there's only so many --
13 there's only so much capacity the flight school
14 could have, there's only so many aircraft the
15 flight cool -- the flight school could park on the
16 paver apron and those kinds of things, then
17 operationally that business could be limited.

18 But regulating the mix of the type of customer
19 the business has, probably not. It's probably not
20 something that could be regulated by the Authority.
21 But I guess we can look at it from an operational
22 standpoint of the tower. I mean, that is an
23 interesting thing, the communication gap.

24 MR. GRUNDY: Okay. I looked at the
25 pre-meeting information booklet that was sent out.

1 Thank you, very much.

2 MR. YOUMAN: Can I ask -- can I ask --

3 CHAIRMAN GREEN: Carl, let him finish. Go
4 ahead.

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

6 CHAIRMAN GREEN: Go ahead, Mr. Grundy. We'll
7 let you finish what you're --

8 MR. YOUMAN: Was this brought up to the
9 airport administration prior to this meeting, your
10 concerns?

11 MR. GRUNDY: The -- the student -- the foreign
12 students?

13 MR. YOUMAN: Yeah, right.

14 MR. GRUNDY: I've never done it.

15 MR. YOUMAN: Okay. Thank you. I'm sorry,
16 I -- I apologize for breaking in.

17 MR. GRUNDY: So I looked at the pre-meeting
18 information handout and I have a recommendation,
19 and that is that a report on the T-hangar project
20 be put in every month's pre-meeting information
21 booklet.

22 There wasn't anything this month on the
23 T-hangars, and there's a number of us that would
24 like to see something in every month to see that
25 progress is being made.

1 MR. WUELLNER: That -- I thought we cleared
2 this up at the last meeting.

3 CHAIRMAN GREEN: Yeah.

4 MR. WUELLNER: There -- there is no progress
5 going to be made until we reach that point in the
6 master plan or some recommendation come back to
7 this board. So I can certainly add a line item
8 that's going to say "No activity" until which time
9 as we get to that point.

10 MR. GRUNDY: When I -- when I left the meeting
11 last, I thought -- I understood very well that
12 you -- we require a master plan.

13 MR. WUELLNER: Right.

14 MR. GRUNDY: But I also thought that there was
15 going to be some ongoing activity parallel to that
16 to look at the site and to get some understanding
17 of the work required.

18 MR. WUELLNER: We -- we wouldn't invest any
19 money in this from an engineering standpoint
20 investigation until which time we knew we had a
21 project, and the project won't be determined until
22 we know what the master plan recommendation is and
23 funding source in place. There would be absolutely
24 no sense spending a lot of money in investigation.

25 MR. GRUNDY: Okay. After the meeting last

1 month, I took a look at the port-a-port report and
2 I decided to call several of the competitors. I
3 wanted to understand what competition is doing.
4 And Palatka has just finished 11 new hangars early
5 this year.

6 MR. WUELLNER: Uh-huh.

7 MR. GRUNDY: But the interesting thing was
8 Flagler. They completed two sets of 10 T-hangars
9 two years ago, 45-foot doors, 1211 square feet
10 T-hangars. They used M & M Development. Roy
11 Sieger, the airport manager, said they spent \$1.2
12 million total for the two 10-unit T-hangars. The
13 T-hangars were built by Dean Steel Buildings. It
14 turns out that Palatka used Passero to design and
15 they used Dean Steel Buildings.

16 I wasn't -- I was questioning that 1.2
17 million, so I called the -- the manager of M & M
18 Development that did the Flagler development. He
19 confirmed that they spent 1.2 million; \$600,000 for
20 the building, \$600,000 for site development. If
21 you use 1.2 million instead of the number that we
22 saw in the port-a-port report, it makes the
23 financials look wonderful.

24 MR. WUELLNER: I'm sure it does.

25 MR. GRUNDY: So then could there be some

1 parallel effort to look into what could be done to
2 get a better understanding of the cost? Because
3 the costs are going to be one of the big drivers.

4 MR. WUELLNER: I don't -- I don't know how to
5 make it more clear to you.

6 There's a process. We're not going to spend
7 money on the front end of this doing a what-if
8 scenario that costs a lot of money from an
9 engineering standpoint to develop the cost
10 structure.

11 Eventually it will be driven by whatever the
12 bids are, which may reflect Flagler costs, it may
13 reflect Palatka costs at the end of the day, or
14 somewhere in between or somewhere higher or
15 somewhere lower. Until that time, we won't know
16 what that cost structure is.

17 All I can tell you is what we saw as recent
18 bid trends, that's what the budget number we used
19 to just make representations as to what we expect
20 the cost structure to be when we build. I don't
21 see it going down, but it's possible.

22 But again, the funding side of this is still
23 18 months out -- well, not quite 18 months, but
24 nearly 18 months out. I don't see us doing
25 anything relative to this project without FDOT

1 participation in the project to keep the cost side
2 of this down.

3 CHAIRMAN GREEN: Randy?

4 MR. BRUNSON: And I also think in the last
5 meeting that we too questioned, and I brought up
6 steel buildings and different costs and it seemed
7 high to me. And I'm sure when we get to this
8 point, then that's when we'll crunch the numbers
9 and -- and that's great information. Thank you.
10 But development cost in Flagler and Palatka might
11 be a little different than what we have here. But
12 I don't know that yet.

13 But we've done a good job on what we've done
14 so far in construction, and I'm sure we'll continue
15 to do it with the hangars we did here, the
16 terminal, and the different things we've done in
17 the past years.

18 MR. YOUMAN: It's on our radar.

19 MR. GRUNDY: Okay. I'll give up.

20 MR. BRUNSON: Never give up.

21 MR. GRUNDY: Okay. I -- there's one more
22 thing.

23 CHAIRMAN GREEN: Yes, sir?

24 MR. YOUMAN: It's -- it's going to happen, but
25 it's just going to happen in its own -- in the

1 terms and steps --

2 MR. GRUNDY: Yeah, not as fast as some of us
3 would like.

4 MR. YOUMAN: Correct.

5 MR. GRUNDY: Okay. I -- I asked Gerry
6 Geddings to come, because he's been following the
7 park project. He did it last year. He's getting
8 ready to do it this year. But he has a -- a need
9 that he would just like to mention quickly.

10 MR. BRUNSON: May I add something on the park?
11 I took a -- a slight sabbatical from this board to
12 do some other things, and give me your -- what --
13 is SAAPA supposed to be in charge of that now? Is
14 that -- of the park?

15 MR. GRUNDY: That's my understanding.

16 MR. BRUNSON: That's my understanding. And --

17 MR. GRUNDY: That's --

18 MR. BRUNSON: -- what's been going on with it?
19 That's what he's here for?

20 MR. GRUNDY: Gerry's going to talk to you
21 about it.

22 MR. BRUNSON: Okay. Good.

23 CHAIRMAN GREEN: Gerry, can I get you to sign
24 this? Because only Jim did. You're doing this as
25 part of SAAPA, right? Okay. And just write your

1 name on there. Thank you, sir.

2 MR. GEDDINGS: I'm -- I feel important up
3 here.

4 Well anyway, Jim asked me to tell you guys
5 kind of what had happened, so here's what happened.
6 We're not nearly as far as long as I'd like to be,
7 and that's probably my fault more than anybody
8 else's, but where we stand is this.

9 Last fall, we cleared the old pathways, we
10 mowed the grass, trimmed up the brush. The -- when
11 I say "we," this is mostly the high school students
12 from the Aerospace Academy and also the CAP cadets
13 and the leaders of those institutions, and they all
14 indicated their willingness to continue to help us
15 do that. In fact, I have an eagle scout who has
16 just built us the first of our park benches and set
17 it up. And we have ongoing plans to continue with
18 that. I have a lot of interest from the
19 Jacksonville kayak fishing group. They want to
20 have a -- a fishing contest based out of there.
21 They want to have a party. And anyway, there's
22 lots of interest. But here's -- here's where we've
23 kind of hit our slow-down. I haven't been able to
24 determine how we actually go about getting the
25 gates open.

1 When we first discussed it a year ago almost,
2 nearly a year ago, the concept was we were going
3 to -- it was going to be open and closed by -- I
4 believe the flight school operated this building,
5 I'm really not sure who it was. But I haven't
6 found out how to go forward with that, and that's a
7 question I get from the folks who are -- you know,
8 want to come out and do the cleanup work, is what's
9 our schedule? When are we going to open it to the
10 public?

11 And I guess that's a question for you folks,
12 because obviously I don't have any authority there.
13 And that's about everything I could think of. Do
14 you have any questions for me?

15 MR. WUELLNER: I'm not sure what you mean by
16 gates open. What are --

17 MR. GEDDINGS: The -- we have a chain blocking
18 the entrance down here.

19 MR. WUELLNER: Okay.

20 MR. GEDDINGS: A chain rather than gate would
21 be --

22 MR. WUELLNER: I -- I'm sure we have
23 absolutely no issues providing you access to the
24 chain, if that's what you're after.

25 MR. GEDDINGS: Okay. But now, I can't come

1 here and open and close it everyday. Either we
2 have to leave it open or someone else has to be in
3 charge of opening and closing it, if we -- if we in
4 fact want to close it at night or whatever.

5 MR. WUELLNER: Yeah. Well, we -- we're very
6 hesitant to leave it open because we have a lot of
7 neighborhood activity that tends to go back there,
8 and they're going be hard on the work you actually
9 do.

10 MR. GEDDINGS: Okay.

11 MR. WUELLNER: I -- I don't see any reason we
12 cannot can't put a second lock on there and you
13 can, you know, distribute that among your
14 membership or whatever might be helpful for you
15 guys. But I -- you know, we would still ask that
16 it be secured when you're not back there for now.

17 At some point once the work's done back there,
18 maybe -- maybe it's time to open it up continually.
19 But it's -- it's been a -- because it's out of
20 sight, we've had a lot of weird -- everything from
21 people going back there with firearms and archery
22 and, you know, we had one guy fishing alligators
23 out of the pond. We've had -- you know, about
24 anything you can imagine that someone would
25 attempt, they do.

1 MR. GEDDINGS: I'm sure that's true, but
2 having it open to the public and having public
3 access would tend to cut down on that kind of thing
4 because there's other people there to see them.

5 MR. WUELLNER: Well, my -- where I'm going --
6 we're on the same page.

7 MR. GEDDINGS: Okay.

8 MR. WUELLNER: My feeling is, though, once
9 we're actually maintaining it, it becomes less of
10 an attractive nuisance, I believe is the term,
11 Doug. You know, at that point we have zero
12 problems with leaving it open all the time or --
13 you know, that's not an issue.

14 Right now it's -- it hasn't been maintained,
15 meaning the grass hasn't been cut, there hasn't --
16 it's just become, you know, a draw for activities
17 we don't want back in there. So I think once we --
18 we're all on the same page and it's starting to
19 improve back there, then let's -- let's consider
20 opening the thing completely.

21 MR. GEDDINGS: Okay. I'm just -- I'm trying
22 to be sure I understand.

23 MR. WUELLNER: As am I.

24 MR. GEDDINGS: We have the capability right
25 now to -- for instance, this coming weekend I --

1 don't quote me, but probably this coming weekend I
2 can have people come in there and mow and all that
3 sort of thing.

4 MR. WUELLNER: Okay.

5 MR. GEDDINGS: If we do that, then are we
6 opening up immediately or --

7 MR. WUELLNER: I don't see a problem.

8 MR. GEDDINGS: Okay. That's -- I'm just
9 trying to get a timeline because that's what these
10 kids are asking me. You know, we're going to go in
11 and do this work and then what?

12 MR. WUELLNER: No, I -- I agree with you.
13 Just up to this point we hadn't had prepared paths,
14 we didn't have anything going on back there. It's
15 basically overgrown around two ponds, was -- or one
16 pond back there.

17 MR. GEDDINGS: Oh, it was cleared out pretty
18 good in the fall.

19 MR. WUELLNER: Yeah.

20 MR. GEDDINGS: I haven't been back there in
21 the last week or two.

22 MR. WUELLNER: Yeah, the park, everybody sees
23 it out front here and not the back.

24 MR. GEDDINGS: Yeah. Okay. Anything else I
25 can answer?

1 CHAIRMAN GREEN: Thank you.

2 MR. GEDDINGS: Thank you.

3 MR. YOUMAN: One quick -- one question. The
4 kayak folks, were they talking about putting up
5 some kind of permanent facility back there --

6 MR. GEDDINGS: No.

7 MR. YOUMAN: -- or anything like that?

8 MR. GEDDINGS: No. I'm pretty loud. No, they
9 just wanted permission to use the launch to fish,
10 you know, the creeks and all of that and have their
11 gathering. Just they come out and gather and then
12 they go fish and kayak stuff.

13 MR. BRUNSON: I've got a question.

14 I'm working on something similar right now
15 with the FIND, Florida Inland -- coastal navigation
16 whatever it is, and the port and waterway beaches.
17 I know we've got money for the -- for the launch
18 out there, the dock and everything. Is there any
19 money available for SAAPA to improve the waterway
20 there?

21 MR. WUELLNER: Well, there could be. It
22 wouldn't come through us directly or at least
23 initially.

24 MR. BRUNSON: I thought.

25 MR. WUELLNER: And the current -- just -- just

1 for your edification, some of those water-related
2 improvements could possibly be funded by FIND
3 later.

4 MR. BRUNSON: Uh-huh.

5 MR. WUELLNER: I think we've blown through the
6 application deadline for this year. It was the end
7 of March I want to say. But if you've got a
8 project, like improving the deck or dock or
9 anything like that --

10 MR. BRUNSON: Now's a good time to start,
11 though, because it comes quick. Because that's
12 what Carl told me.

13 MR. WUELLNER: True.

14 MR. BRUNSON: Exactly what you're talking
15 about.

16 MR. WUELLNER: And the process is roughly
17 this, you -- the application gets submitted to the
18 FIND district. They require that you make a
19 presentation as to what you want to do with the
20 money. That typically happens in June. And then
21 they make funding -- they meet during the summer,
22 make recommendations for what gets funded.

23 Then typically in September, thereabouts, they
24 make formal funding decisions. Then it can be
25 entered into a grant with them. Typically it's a

1 match fund of some sort, which I -- I suspect the
2 Authority would consider matching that kind of
3 thing. We did some other projects with FIND over
4 the years.

5 MR. BRUNSON: That's a good statement. Yeah.

6 MR. WUELLNER: Yeah. But we'd consider a
7 one -- you know, a one-on-one basis, I'm sure --

8 CHAIRMAN GREEN: Right.

9 MR. WUELLNER: -- you know, not speaking for
10 the board, but --

11 CHAIRMAN GREEN: Right. No, that's true.

12 MR. GEDDINGS: Yeah, that would -- that sounds
13 very good. Thank you for the information.

14 MR. WUELLNER: And you can ask for as little
15 or as much as you think you can match.

16 MR. GEDDINGS: Okay.

17 MR. YOUMAN: One quick question. Is the
18 airport covered insurance-wise for the activities
19 of all of these people back there?

20 MR. WUELLNER: We are generally covered, yes.

21 MR. YOUMAN: What does that -- what does
22 generally mean?

23 MR. WUELLNER: Well, it comes under general
24 liability.

25 MR. YOUMAN: Oh, okay. That means we are

1 covered?

2 MR. WUELLNER: Yes.

3 MR. YOUMAN: Okay.

4 MR. WUELLNER: But if there's a specific
5 activity or something going on back there,
6 something organized or whatever, you probably want
7 to review that before allowing that specific
8 activity. I don't know what that would be. But
9 just maintaining it's not a big deal.

10 MR. YOUMAN: Okay. One other thing I'd like
11 to add for SAAPA. I went to their Cinco de Mayo on
12 Friday, their Cinco de Mayo party.

13 MR. WUELLNER: Uh-huh.

14 MR. YOUMAN: And I'll be honest with you, I
15 haven't been back there in months because of my leg
16 and everything. When I saw that facility that's in
17 there, the meeting room --

18 MR. WUELLNER: Uh-huh.

19 MR. YOUMAN: -- it's amazing.

20 MR. WUELLNER: It's nice.

21 MR. YOUMAN: It's wonderful. A lot of work
22 and a lot of cooperation in that thing.

23 MR. WUELLNER: Yeah. Couldn't agree more.

24 CHAIRMAN GREEN: Okay. I don't see anyone
25 from Northrop. No? Mr. Burnett?

1 MR. BURNETT: Nothing to report this month.

2 CHAIRMAN GREEN: I -- it's not on our update.
3 Anything from the tower? We're good? Okay.

4 MR. WUELLNER: I may have stolen her thunder
5 there with the ops numbers.

6 MS. ALBIN: We're good.

7 MR. BRUNSON: I can translate if you want me
8 to on anything.

9 MS. ALBIN: Busy.

10 AIRPORT RESTAURANT OPERATIONS

11 CHAIRMAN GREEN: Okay. Our airport restaurant
12 operations.

13 MR. WUELLNER: Okay. A little bit of --
14 little bit of background.

15 We -- in order to solicit proposals to run
16 the -- run the airport operation, the airport
17 restaurant operation, get that out, we did several
18 things. One of course is put that notification on
19 our web site. We advertised in The St. Augustine
20 Record. We advertised in the Florida Times-Union.
21 We also placed it on the St. Johns County Chamber
22 web site indicating our -- our desire to receive
23 proposals. That was out there for approximately
24 one month.

25 We received one proposal as a result of that.

1 The proposal is from a group at -- looking to title
2 the restaurant Hangar One Bistro.

3 The proposal basically provides \$12 a square
4 foot for the rent or \$1800 a month or \$21,6- for
5 the year. They have requested up to six months or
6 a six-month rent-free period at the beginning.
7 They are looking to invest a minimum of \$50,000 in
8 upgrades and equipment and the like in that
9 business at startup. They would like a one-year
10 lease initially and then potentially a three-year
11 lease to follow that. That is slightly above what
12 we were doing at the end of the Fly-By Cafe
13 operation in terms of rent performance.

14 I reviewed the proposal. We forwarded that
15 out to you -- to you members also for you to take a
16 look at it. I -- I personally had no major issues
17 with it. I'm not sure -- I wasn't sure whether the
18 board would want to -- given you only had one
19 response, whether the position was to go ahead and
20 move forward with negotiating an agreement with
21 that proposer consistent with what we advertised or
22 you always have the prerogative of going back out
23 and re-soliciting should you wish and see if anyone
24 else provides a proposal in that -- in some sort of
25 specified time and then you could make some

1 evaluation of that.

2 You do run the risk, though I don't know -- I
3 don't know in this particular case, but you do run
4 the risk of the original proposer deciding not to
5 move forward with it and could certainly pull it
6 off if you chose to redo it. That would be their
7 prerogative at that point.

8 I see nothing in here of particular concern.
9 They seem -- the individual proposing it seems to
10 have a background in restaurant and restaurant
11 operations. Seems to have thought out most of the
12 details associated with it. Has materially
13 responded to the RFK or the proposal, the RFP,
14 request for proposals, that we had out there in
15 terms of what we asked them to provide. I -- I
16 have fundamentally no real issues with awarding it
17 to the proposer as they presented it. It's
18 certainly your choice which -- whichever way you
19 want to do it.

20 The only other item of concern I had was
21 perhaps the six-month rent-free period. We might
22 want to consider finding somewhere in the middle of
23 that. I certainly don't have a problem with a
24 waiver of rent, for lack of better words, during
25 the period in which they're preparing the

1 restaurant for sales when there's no real income
2 against it, which is probably a month or two on the
3 front end and then perhaps resumption of some rent
4 or some structure of rent out for a few months till
5 we get to -- get out six months.

6 We have not broached that topic with the
7 proposer. It may or may not be acceptable. But at
8 this point it's yours to consider and whatever
9 you'd like to see happen.

10 CHAIRMAN GREEN: Okay. Like to open up to
11 board comment. Mr. Brunson, you had your hand up.

12 MR. BRUNSON: First of all, I'd like to say
13 that I reviewed this and had some outside help
14 review it that's knowledgeable with the restaurant
15 industry. I personally myself have financed
16 millions and millions of dollars of restaurants,
17 one of the most high risk businesses that you can
18 ever be involved in.

19 But this gentleman here has agreed to invest
20 \$50,000. He's agreed to do leasehold improvements,
21 which will help us. He's agreed not to change the
22 interior that -- with Ed and Cindy's making sure
23 that everything's right that -- that I think -- I
24 too think that giving him a month or two to do the
25 remodeling and maybe another month to have a grand

1 opening and get the business going, but I think six
2 months is a little long after signing the lease to
3 start the rent.

4 He'll know within a few months what -- what he
5 can do, and I hope he'll go forward. But he's --
6 he's outlined some good things. I first thought
7 that the prices might be a little high, but if he's
8 going to do it right, he probably will need this.
9 But also he might have to adjust it when he gets
10 into this and knows what he can do and not do.

11 Also, this is a small town. There's some good
12 restaurant people here; David White with
13 O.C. White's that just bought the Santa Maria. The
14 gentleman that owns Zaxby's and Mellow Mushroom and
15 The Spot down here, and they are doing gangbusters,
16 but their hands are full. They're not interested
17 in this.

18 We're limited in parking. So that's -- in
19 St. Augustine that's always a downfall. But unless
20 somebody knows something negative about these
21 people, and I don't think so, they've got the --
22 their bank statements here and their \$50,000 that
23 they will put in. I think we ought to grab it and
24 go with it as soon as possible.

25 CHAIRMAN GREEN: Carl?

1 MR. YOUMAN: I went over this in detail, also.
2 I had an experience in restaurant ownership, and I
3 understand what they're saying in here about the
4 six months rent-free. Your cash flow can dry up
5 very quickly and all of a sudden you -- you're out
6 of business.

7 And if they're going to put in \$50,000 right
8 up front to improve the facility and up to \$100,000
9 eventually, they're making a major investment and
10 I -- I would agree to the six months myself,
11 because that's quibbling over one or two months,
12 given the opportunity to make this happen. Because
13 I think this -- if this proposal comes off and
14 they -- and they -- and they make it happen --

15 MR. BRUNSON: Excuse me, Carl. May I say --
16 no, I'll wait until you finish. I had -- go ahead.

17 MR. YOUMAN: Thank you. Now, what was I going
18 to say; do you remember?

19 CHAIRMAN GREEN: About the six months.

20 MR. YOUMAN: If this proposal comes off
21 according to plan, this will be a jewel for the
22 airport from what I can see here. And since there
23 weren't any other bidders, I think we should honor
24 this bid.

25 CHAIRMAN GREEN: Okay. Doug, I have

1 questions.

2 MR. BURNETT: Yes, ma'am.

3 CHAIRMAN GREEN: I know these -- this is RFP,
4 but can we structure our contract with them as our
5 executive director was speaking for a build-out
6 period for maybe a slide-up abated rent period, not
7 a blanket six-month? Because they will be
8 utilizing it. They can get up and running fairly
9 quickly.

10 I also wanted to know -- I've had a lot of
11 SAAPA input. There are some hand-painted models
12 that were given to SAAPA years ago with Mr. Moser
13 and some other very important memorabilia that
14 that's written in the contract they either want to
15 keep them or if Hangar One or One Hangar or
16 whomever comes in does not want them, SAAPA would
17 like them returned. Just some minor things about
18 that type of situation.

19 But again, we have to structure our contract
20 to them. This is just their proposal to us. I
21 like the fact they're going to put some capital in.
22 That's important to do their own build-out. But I
23 do think six months is much longer than necessary.

24 The -- and one more question. Is there any
25 way, and this may be totally off, to run maybe in a

1 trolley type of thing or a golf cart, because there
2 are many people from the terminal that would
3 like -- if this gets up and running down the road,
4 to utilize the restaurant but be able to take them
5 obviously before they've gone through security, but
6 back and forth -- let's say the other day we had I
7 think a long wait before one of the planes came
8 in -- that we could offer that service?

9 I don't know it's out there, but it might be
10 something we could offer to whoever is the tenant
11 there to make sure that people that would like to
12 utilize the services and can't walk back and forth
13 something out there. Any more board comment?

14 MR. BRUNSON: If -- if the majority is saying
15 we should go forward, I would like to give our
16 executive director the guidelines that -- to
17 negotiate. Don't -- don't be too firm with three
18 months or two months or four months, you know, just
19 because I think this is a good proposal and -- and
20 I -- but if you can negotiate it down from the six
21 months, that'd be great. And that's what -- I know
22 you will do that anyway.

23 MR. WUELLNER: I think we have the spirit of
24 what you're --

25 CHAIRMAN GREEN: Uh-huh.

1 MR. WUELLNER: -- what you're looking for, and
2 we'd bring it back as a separate agreement anyway.
3 We're not -- there's no agreement to really approve
4 today, but just accepting the proposal.

5 CHAIRMAN GREEN: You could also do it as a
6 percentage of their gross income, I mean, on their
7 revenues.

8 MR. BRUNSON: Yeah. They haven't mentioned
9 that, and they projected to lose money the first
10 year of course, and that's normal.

11 CHAIRMAN GREEN: Well, all of us who have
12 started our own businesses and have had to do our
13 own build-outs all understand that situation. So I
14 think we're savvy to what they're going to be going
15 through. But it was a nice proposal.

16 MR. WUELLNER: Uh-huh.

17 CHAIRMAN GREEN: Uh-huh. All right. I did
18 not receive anything from public comment, so I
19 guess I -- and do we need a motion for you to go
20 forward?

21 MR. WUELLNER: I think just authorize --

22 CHAIRMAN GREEN: Just direction?

23 MR. WUELLNER: -- lease negotiations at this
24 time and we'll get you -- I've got the idea of what
25 you're trying to accomplish.

1 MR. BRUNSON: I can put that in a motion, but
2 you don't need --

3 CHAIRMAN GREEN: I don't think it's necessary.

4 MR. YOUMAN: If we're not going to meet till
5 May, June, July, I mean, that's two months from
6 now, do you think, I mean, we should have a meeting
7 before that if you come to a point of conclusion,
8 to bring it to the board? We shouldn't make them
9 wait for two more months, I wouldn't think.

10 MR. WUELLNER: Agreed.

11 CHAIRMAN GREEN: Yeah, I think that's --

12 MR. WUELLNER: And we actually have related to
13 another item making a suggestion that we find a
14 date in June to do a special meeting or even a
15 regular meeting to go over a couple of things.
16 This could easily be included in that agenda.

17 MR. YOUMAN: Good.

18 CHAIRMAN GREEN: Okay.

19 MR. BRUNSON: Suzanne --

20 CHAIRMAN GREEN: Yes, sir?

21 MR. BRUNSON: -- I think that's very important
22 about the shuttle. We need to think about that if
23 we can help in any way.

24 MR. WUELLNER: I -- I'm not sure we want to
25 operate it, but --

1 MR. BRUNSON: Oh, no.

2 CHAIRMAN GREEN: No. It's just something out
3 there that, you know, maybe the restaurant would
4 want to if we could gave them access to and from a
5 certain area and a certain -- you know.

6 MR. WUELLNER: Sure. Sure.

7 RESOLUTION 2016-04

8 CHAIRMAN GREEN: Okay. Next we have
9 resolution.

10 MR. WUELLNER: Won't say give you a little bit
11 of money, but we -- we've got the FDOT -- the
12 resolution for the JPA related to the
13 Airport Master Plan. Florida DOT, has committed
14 their -- are you okay?

15 MR. BRUNSON: Yes. I don't know why it
16 crackled like it did.

17 MR. WUELLNER: Jumped like you were jolted
18 there.

19 Anyway, the -- the FDOT has committed \$40,000
20 or their 5 percent to the upcoming Master --
21 Airport Master Plan. This simply solidifies that
22 arrangement in the form of a joint participation
23 agreement with Florida DOT.

24 When read you through language you see that
25 they're relying on FAA participation up to

1 \$720,000. And of course it's -- it's committing
2 the Airport Authority to their share of the
3 master plan study when that becomes available. In
4 talking with funding, I think you'll see this fall
5 out --

6 (Mr. Burnett leaves the room.)

7 MR. WUELLNER: -- about midsummer at this
8 point, June or July, the FAA funding will -- will
9 formulate.

10 It's already reached a point of being
11 authorized and programmed on the FAA national
12 web site. That's a good thing. That means they're
13 able to issue that grant pretty quickly. We have a
14 little bit of paperwork to catch up with them
15 with -- over the next couple of weeks, so I
16 would -- it's possible even with the June meeting
17 we could have an FAA grant already for the
18 master plan and the apron project. I would say
19 worst case would be probably your July meeting. So
20 you're -- you're on a pretty quick suspense
21 compared to most years of FAA, which this could
22 wait all the way to September some years.

23 So our recommendation would be to approve
24 Resolution 2016-04, and that will get us started on
25 the funding piece for the Airport Master Plan.

1 MR. YOUMAN: Does Doug have to read it?

2 MR. WUELLNER: No.

3 CHAIRMAN GREEN: Is there any airport board
4 comment?

5 MR. BRUNSON: I don't have any.

6 CHAIRMAN GREEN: I received -- I'm sorry,
7 Carl. Go ahead.

8 MR. YOUMAN: I was just going to make a
9 motion.

10 CHAIRMAN GREEN: Well, I have -- I received
11 nothing for public comment, so I'll bring it back
12 to the board for a motion, then.

13 MR. YOUMAN: Make a motion to accept the
14 resolution as stated.

15 CHAIRMAN GREEN: Is there a second?

16 MR. BRUNSON: Second.

17 CHAIRMAN GREEN: Any further discussion?

18 (None.)

19 CHAIRMAN GREEN: Ed, I just want to know. One
20 is contingent upon the other and the other,
21 correct?

22 MR. WUELLNER: Yeah.

23 CHAIRMAN GREEN: Right.

24 MR. WUELLNER: You have one funding source in
25 there. As long as we aren't spending money on it,

1 which we are not until it's all in place.

2 CHAIRMAN GREEN: Okay. All right. Any
3 further board discussion?

4 (None.)

5 CHAIRMAN GREEN: There's a motion on the
6 table. All in favor?

7 MR. BRUNSON: Aye.

8 MR. YOUMAN: Aye.

9 CHAIRMAN GREEN: Aye. Any opposed?

10 (None.)

11 CHAIRMAN GREEN: The motion carries to accept
12 Resolution 2016-04.

13 AIRPORT MASTER PLAN DISCUSSION

14 MR. WUELLNER: Okay. With that, we thought
15 we'd just continue in for a very brief update if
16 you will or the process that's involved in airport
17 master planning. They -- also I think we touched
18 on some of the items contained in the study design
19 so you have some idea what we're thinking in the
20 study. A lot of it is requirement under FAA, so
21 it's not like there's a lot of latitude. But how
22 we can approach the planning process to some degree
23 is a local decision.

24 And I'll let -- if you don't mind, let Andrew
25 kind of bring you around with a brief there and

1 then if you've got questions or want to talk
2 through some of the items, we can do that.

3 (Mr. Burnett reenters the room.)

4 MR. HOLESKO: Good evening. Andrew Holesko,
5 program manager of Passero Associates.

6 Flashing back to 2004 and 2005 when the last
7 master plan was done, I mean, I still remember
8 watch -- being in front of the presentations and
9 watching LPA make those -- those planning
10 presentations to the Authority. Just 11 years ago
11 it's gone very very fast. Here we are updating the
12 Airport Master Plan again. Master plans are
13 typically updated somewhere in the five- to seven-
14 to ten-year period depending on the level of
15 activity at the airport and level of development.

16 Going back to 2005, what have we done in the
17 past ten years at the airport? Well, we rehabbed
18 the primary runway. We stabilized 6,000 feet of
19 runway safety area. We changed a mitigation island
20 out in the river. We built a temporary terminal
21 building that was a hangar at one point. We tore
22 it down and built a better one which started
23 service recently. We have changed the automobile
24 parking areas and access roads inside the airport.
25 And we have done a lot of work back here in the

1 South GA. All of that has literally happened
2 concurrently or since the last master plan.

3 So you begin to think what's going to happen
4 for the next 10 -- 10 or 20 years, and we follow
5 the FAA three-part process. The first part is
6 investigation, the second is recommendation, and
7 the third is implementation. We'll have public and
8 stakeholder outreach throughout the entire planning
9 period.

10 The master plan itself will take 12 to 15 to
11 18 months from the day that it starts to get
12 final-final approval and all of the signatures and
13 approvals needed from the FAA. We do -- be doing
14 some goal-setting, looking at the existing
15 conditions on the airport, and figuring out how
16 busy we're going to be in the future with aircraft
17 operations, based aircraft, and passengers.

18 The little yellow star there, that's one of
19 the points of FAA approval. The FAA has to agree
20 of how busy you're going to be at the future before
21 you can move into Phase 2 of the master planning
22 process. Bringing out the types of facilities
23 we'll need on the airport. Then we're going to
24 look at different development alternatives.

25 We do have quite a few specialty study areas,

1 which we'll talk about on the next slide. We'll
2 have a recommended development plan and a set of
3 Airport Layout Plan drawings. Again, yellow star
4 there, yellow star here. The FAA must agree on how
5 busy you're going to be and it must agree with the
6 layout of the drawing of the future facilities on
7 the airport.

8 Put -- in Phase 3, put together a capital
9 improvement plan with the different funding
10 breakdowns and the years and schedule of
11 improvements for the next 20 years. Look at the
12 financial feasibility and the sources of all that
13 funding, and then get down into the documentation
14 and the implementation to make it happen. The same
15 process again followed again in 2004 and 2005 that
16 has brought a lot of new facilities in the last 11
17 years.

18 The next page has some of the I guess I'll
19 call the heavy lifting in the study areas and
20 really the questions that we have to answer.

21 The first is, where will the long-term
22 commercial service airport airline facilities be?
23 Will they be in the existing location? How will
24 they develop in that location? Obviously that's
25 right adjust -- adjacent to the current FBO. How

1 will that work long term for air service and the
2 FBO to be sitting there side by side? Is there
3 some better solution for one or both of those
4 facilities?

5 An airport security plan for the entire
6 perimeter of the airport, ground access in the
7 immediate airport area and access to 95. That
8 would be U.S. 1, Gun Club Road, 313. Lots of
9 different things to look at what can make access to
10 and from the airport better.

11 Intermodal access on the east side of the
12 airport at the ramp into the river, and the west
13 side of the airport through U.S. 1, through the FEC
14 rail area, and over to route 313. There's a lot
15 going on on ground access and other intermodal
16 opportunities in the immediate vicinity of the
17 airport.

18 The possibility of looking at distribution
19 center and commercial development west of airport
20 and west of U.S. 1 and west of the FEC rail line
21 but east of future route 313.

22 Number 7 is the first look at a new airport
23 site alternative for a possible new general
24 aviation airport. If demand at the airport
25 continues to grow, would it be logical that at some

1 point in the next, 10, 20, 30, 50 years that
2 St. Johns County would need a new general aviation
3 airport site? We're actually going to start a
4 little bit of that early early planning process
5 now.

6 Having a -- a central rental car facility.
7 Having a place that we could have all of our own
8 rental cars on the airport stored, cleaned, fueled,
9 processed, and turned around, and having all that
10 as a tenant of the airport.

11 Number 9 is discussed quite a bit.
12 Professional office and hotel facilities and
13 nontraditional types of things. The aviation part
14 is all -- a normal part of the special study areas.
15 But these are the things that we know are going to
16 be a big deal.

17 Number 10 is an on-airport parking plan. If
18 you've been over trying to park in front of the FBO
19 and going into the restaurant, it's normally tough
20 to get a spot. You've got to park on the end and
21 something has to happen.

22 And I -- I want to make sure that everybody
23 understands that it's given that the runway system,
24 the taxiway system, the hangars, the fuel system,
25 the control tower, the lighting and navaids, those

1 are already covered. Just because they're not here
2 as special study areas, it's given and understood
3 that those will be a part of the
4 Airport Master Plan because they're a part of every
5 Airport Master Plan. But some of these other areas
6 listed are some of the specialty things that we
7 would look at inside the process.

8 So that's my two slides.

9 CHAIRMAN GREEN: Carl, board discussion then?

10 MR. YOUMAN: All of the items you mentioned
11 before you got into the schematics of the plan,
12 were -- were they actually described in the
13 master plan before as items or did they come along
14 afterwards within the concept of the plan?

15 MR. HOLESKO: I would say -- I would say they
16 were a mix. I think that in the last 11 years
17 there were some things that were very clear planned
18 and developed and that -- they were very specific
19 of how they were recommended inside the
20 master plan.

21 Some of them morphed into a message that was
22 inside the master plan but the details didn't end
23 up exactly as the master plan had shown. Such as
24 the use of the spoil island as the mitigation for
25 the safety area; that wasn't in the master plan but

1 it worked within the framework of the master plan.

2 MR. YOUMAN: Okay. The schematic, is that a
3 schematic that's used by the FAA or is that
4 developed by Passero?

5 MR. HOLESKO: The previous study flow chart is
6 our graphic -- is our graphic representation of the
7 required flow of all airport master plans. So this
8 three-phase process and these general boxes every
9 airport follows the same.

10 MR. YOUMAN: Okay.

11 MR. HOLESKO: The focus and the amount of
12 effort into any given box is up to an individual
13 airport so they can focus on the areas that they
14 wish.

15 MR. WUELLNER: The -- the FAA's version's way
16 more complicated.

17 MR. YOUMAN: I'm sure. Because they probably
18 have -- they probably have legs off of legs off of
19 legs.

20 MR. WUELLNER: At a minimum.

21 MR. HOLESKO: I'm a top ten kind of guy. I
22 don't like to put more than ten things --

23 MR. YOUMAN: Right.

24 MR. HOLESKO: -- on the board. It's too much.

25 MR. YOUMAN: You don't want to blow my mind,

1 do you?

2 MR. HOLESKO: Ten boxes here, ten boxes on the
3 next page, even though it might be a hundred.

4 MR. YOUMAN: Now, the hangars -- that would
5 fall under aviation demand? Forecast and demand
6 and capacity --

7 MR. HOLESKO: No question. How many -- how
8 many operations do we have? The number of
9 corresponding hangars. Where are we going to put
10 them?

11 MR. YOUMAN: Okay. Yeah.

12 MR. HOLESKO: Actually it's all along here.
13 How busy are we going to be? How many hangars?
14 Where are we going to put them? How are we going
15 to pay for them?

16 MR. BRUNSON: Just like we did in the past.
17 That this goal-setting --

18 MR. HOLESKO: Yes.

19 MR. BRUNSON: -- is going to be the key for us
20 here to have these workshops and decide the
21 goal-setting --

22 MR. HOLESKO: Absolutely.

23 MR. BRUNSON: -- and our day-dreaming.

24 MR. HOLESKO: But again, a lot of those ideas
25 back in 2003 and 2004, those things are a reality

1 in 2016.

2 MR. BRUNSON: And I --

3 MR. HOLESKO: Came very quickly.

4 MR. BRUNSON: And I was there. She was there.

5 CHAIRMAN GREEN: I was there.

6 MR. WUELLNER: Can you speak briefly to the
7 public and stakeholder outreach, what is -- what
8 would be normally anticipated or --

9 MR. HOLESKO: What we'd anticipate, again the
10 continuing arrow on the bottom, is that right from
11 the start we would be doing social media and e-mail
12 blasts so that the entire community knows that
13 there's an Airport Master Plan that's going to be
14 underway.

15 The Airport Authority will pick some type of
16 study advisory committee to work to help create
17 that vision and -- and follow the flow. At
18 numerous points throughout the study itself there
19 will be technical presentations. There will be an
20 update on the airport web site. You'll be able to
21 go look at the documents inside the master plan so
22 that anybody that wants to see any form of social
23 media or the newspaper or the advisory committee or
24 the web site, there will be information that shows
25 everything that's going on and everything that has

1 been completed so far.

2 And at the end of the process, if anybody in
3 2018 or 2019 wanted to understand the process, they
4 could go back and click on it and see the
5 progression of how the public was involved and
6 there was some outreach to get some input from
7 tenants on the airport, related agencies, and
8 everybody who's on the committee.

9 MR. WUELLNER: And there's still formal
10 public -- public hearings required, correct?

11 MR. HOLESKO: And there will be -- there will
12 be a presentation right here to you. There will be
13 updates for information purposes throughout the
14 study. But at the end there will be a formal
15 adoption and acceptance of both the master plan and
16 the Airport Layout Plan drawings from the
17 Airport Authority.

18 CHAIRMAN GREEN: Correct.

19 MR. YOUMAN: Will our social media and
20 Facebook account be utilized also?

21 MR. HOLESKO: Absolutely, yes.

22 CHAIRMAN GREEN: Okay.

23 MR. YOUMAN: Maybe -- I was going to make
24 this -- I was going to make this comment later, but
25 I'll make it now.

1 When I first came on this board, I expected --
2 I kept coming into Ed's office about different
3 things: When's this going to happen? When's that
4 going to happen? And Ed finally sat me down and he
5 said, Carl, I want you to understand something.
6 You're in a government environment now. Nothing
7 happens fast.

8 Because I -- I'm -- I'm used to making a
9 decision and somebody reacts immediately. And in
10 this -- in this environment, you just have to go
11 with the plotting of the government processes, the
12 grant processes, the knowledge of how to process
13 grants, the ability to see what needs to be done to
14 maintain an airport facility. And again, I think
15 the administration's done an amazing job with what
16 they have to do. Thank you.

17 CHAIRMAN GREEN: Anything else, Mr. Holesko?

18 MR. HOLESKO: All set. Thank you.

19 CHAIRMAN GREEN: I look -- I look forward to
20 this. Been through it once and I look forward to
21 it again.

22 MR. BRUNSON: This is a fun thing.

23 CHAIRMAN GREEN: Yeah.

24 MR. YOUMAN: I'm looking forward to it, too.

25 MR. WUELLNER: It's always interesting to see

1 where it goes.

2 MR. YOUMAN: You're going to have -- you're
3 going to be able to put your input in, too, as a
4 public.

5 MR. GRUNDY: SAAPA's hoping that we can have
6 some input.

7 CHAIRMAN GREEN: Yes. Absolutely.

8 MR. YOUMAN: You will.

9 FLAGLER LAND PURCHASE UPDATE

10 CHAIRMAN GREEN: Okay. Flagler land?

11 MR. WUELLNER: Yeah, I just -- I wanted to
12 take a minute in this meeting to update what the
13 current progression of that whole land transaction
14 is. It's only over -- walk you through a couple --
15 it's like four or five slides, I don't remember the
16 exact number, but kind of walks you through the
17 progression of how this moves forward or looks like
18 it would move forward from a -- from an acquisition
19 standpoint.

20 We've kept you pretty well up to date with
21 where the -- the funding sources are, that kind of
22 thing, from a -- from a DOT side. At some point,
23 and that's -- we've kind of mentioned it earlier
24 when Mr. Youman -- in the context of the
25 restaurant.

1 We may want to be much more clear and seek
2 some detail, direction relative to the financing or
3 the funding of our portion of this acquisition.
4 And I -- and I think the timeline that we're
5 looking on is probably in June to kind of iron that
6 out. That will also help us with getting to a --
7 to a budget with some kind of plan of action to
8 accomplish this.

9 A -- a relatively I expect important meeting
10 to occur next -- I'm sorry, this Friday at Florida
11 DOT is a conversation on how to purchase at least a
12 portion of this project's property --

13 MR. BRUNSON: When you say portion, can you
14 give me a size or --

15 MR. WUELLNER: Yeah. It's about 217 acres.
16 Pop up the first -- first slide there.

17 MS. HOLLINGSWORTH: Is that on --

18 MR. WUELLNER: All right. This is what it
19 looks like today in terms of ownership. I'll just
20 walk through that, because that was the first slide
21 that we got out of this.

22 The blue property's property owned by
23 Flagler Development Corporation, which most of us
24 kind of know as -- as the railroad. Back in its
25 old days it was the railroad, but they internally

1 split that into two companies. One's a land
2 development company, Flagler Development; the
3 secondary piece, a sister company if you will, is
4 the actual railroad. So they -- they function
5 differently but they have the same master even
6 today. A hedge fund out of New York owns both plus
7 some other things.

8 So it gives you an idea. The brown or beige
9 color if you prefer is property currently owned by
10 the Airport Authority. So you get a feel for the
11 expansive land we have. The green property
12 particularly on the left side of the -- of the
13 sketch is property owned by the State of Florida.
14 Most of that property is owned jointly by the Water
15 Management District and the state board of
16 conservation, which is essentially the Governor's
17 cabinet. So there are two state agencies that have
18 split ownership of the -- the green property, if
19 you will, on the left side.

20 The greenish color you see on the right is
21 just simply that, just colored property. It's
22 not -- not meant to represent anything on the
23 right -- on the right side of the drawing. Next
24 slide, if you wouldn't mind. Thanks.

25 All right. The first piece of this -- let me

1 point out two things. The first piece of this
2 transaction, the second thing I want to point out
3 real quick is what the right-of-way currently looks
4 like for State Road 313. I'll probably call it 312
5 all the time because the last 20 years it's been
6 312, but now it's 313 for some reason. So they're
7 interchangeable. When you hear me say 12, it's 13
8 also.

9 But this yellow corridor is -- looks to be the
10 final agreed upon corridor that the State of
11 Florida, St. Johns County, Water Management
12 District, even the airport to some degree on some
13 part of this, and Flagler Development have largely
14 agreed to be the access corridor for future 313.

15 The other piece I want to point out is the
16 beige property, I think it's 214 acres --

17 CHAIRMAN GREEN: Uh-huh.

18 MR. WUELLNER: -- or 217 I think I said, but
19 it's 214. 214 represents a piece of property
20 that's currently owned by Flagler Development.
21 This would be the first or is recommended anyway
22 for -- this has a lot of moving pieces, let me warn
23 you right up front, so it's going to -- I don't
24 want to -- I'm not trying to confuse anybody, but
25 it kind of has a lot of moving parts.

1 The 3 -- the parcel here is owned by
2 Flagler Development, would be sold to the
3 Airport Authority. The Airport Authority would
4 convey that property, essentially trade the
5 property, with property currently owned by the
6 State of Florida that's being used for con -- well,
7 it's not really conservation, it's owned by the
8 Water Management District and the state Board of
9 Trustees, I think it's called, conservation,
10 whatever it is, up in this area.

11 So, effectively the Authority would buy a
12 piece of property and then convey it, basically
13 trade it, with the State of Florida's property. So
14 we would then not have this 214 acres in this
15 location, we would have that 214 acres up here. If
16 you can give me the next slide, that might help
17 show -- all right.

18 So the 214 that we would get is in the orange
19 up here. So we'd trade the bottom piece for the
20 top piece. Hopefully this will make more sense
21 when you see total ownership in a second on the
22 next -- on the slide coming up.

23 There's 148 acres also that's not involved in
24 the Airport Authority buying, but however gets
25 transacted to the State of Florida directly by

1 Flagler Development. So the State of Florida ends
2 up with a pretty good size chunk of property that
3 we'll see here in a second.

4 There's an additional 18 acres, a darker brown
5 triangle piece -- it's really hard to see, but it
6 kind of overlaps part of the right-of-way. That's
7 property the Airport Authority currently owns, has
8 had this piece of property for almost 20 years.
9 It's -- it's a really irregular-shaped piece of
10 property.

11 It was always kind of held onto by us with the
12 intent of it becoming a part of the 312/313 project
13 later on. It just never made sense for us not to
14 hold on to it and make it available to the state or
15 county -- and/or county when the road was
16 eventually built. It's too -- too important a road
17 overall to benefit the airport.

18 The other thing to kind of point out is the
19 yellow edge here is property that gets dedicated --
20 the state does not buy, it gets dedicated by
21 Flagler Development to Florida DOT as the
22 right-of-way for that road. So the land gets given
23 to the State of Florida in this transaction -- this
24 bigger picture transaction. So the state has the
25 right-of-way.

1 That's usually where things begin to slow down
2 when you start building a road, is who owns the
3 property and going through the -- the relatively
4 elaborate process of acquiring that property either
5 voluntarily or by eminent domain or whatever
6 methodology the state ultimately does.

7 In this case that gets cut off and it's just
8 immediately dedicated to Florida DOT. So in theory
9 you could move this project, being 312, ahead many
10 years because the right-of-way and land is already
11 there for a road. Next one, please.

12 Okay. These two brown areas that we're
13 looking at here are properties currently owned by
14 Flagler Development. They make up the balance of
15 what the Airport Authority would acquire directly
16 from Flagler Development. So we have that first
17 214 acres. This represents the balance of the
18 property we would acquire. Okay. Next -- next
19 slide.

20 This gives you how it all ends up in the end.

21 (Phone interruption.)

22 MR. YOUMAN: That's the call I was talking
23 about.

24 CHAIRMAN GREEN: That's fine. You're excused,
25 Carl.

1 MR. WUELLNER: We figured that. Take your
2 time.

3 (Mr. Youman leaves the room.)

4 MR. WUELLNER: Okay. So this is how it ends
5 up at the end of the day. When all of the
6 property's been exchanged among the parties, all of
7 the purchases have been made, at the end of the day
8 the brown piece of property ends up being the
9 Airport Authority's property. So at the end of the
10 day we end up with a nicely contiguous parcel of
11 property that in theory is much easier to develop
12 than a bunch of smaller chunks scattered all around
13 this area.

14 The green property becomes the new state
15 property that -- or I should say remains that. The
16 revised Cordova Palms, which is a DRI today but
17 will not be a DRI in the future, Development of
18 Regional Impact, it will just be a simple
19 development project with some homes and some
20 commercial property as a part of the mix at the end
21 of the day.

22 It's important to point out here we crossed a
23 bridge a long time ago with this project. The
24 Airport Authority still has and will maintain a --
25 an avigation easement over all of that blue

1 property, meaning we have asserted rights that are
2 on that property to overfly, make noise, do
3 airport-related things over that property. And
4 that will run in perpetuity with the ownership of
5 that property no matter how it's carved up or
6 sliced up later on. So we covered that 10 years
7 ago probably, something like that.

8 CHAIRMAN GREEN: Yeah.

9 MR. WUELLNER: So, at the end of the day we
10 end up with a nice overall chunk of property that
11 hopefully we can look at for other development
12 kinds of purposes including aviation and
13 nonaviation uses. The state ends up with a much
14 more valuable environmental piece of property that
15 makes more sense for them. The State of Florida,
16 DOT, ends up with a road right-of-way through here
17 that we can finally begin talking about funding a
18 road -- not we meaning the authority, but the state
19 funding the road access to eventually join the rest
20 of 313 being built to the south or likely to be
21 built to the south and completing that sort of
22 quasi beltway around downtown St. Augustine some
23 day in the future.

24 So it sets the stage. So there's a lot of
25 win-win for the community at the end of the day for

1 this project. So that's what it looks like.
2 That's what it's kind of I guess graphically
3 depicting itself at the end of the day. So it's
4 certainly more complicated than that, but that's
5 the basics.

6 So we have executed one of two grants. We
7 expect -- actually we possess one grant. We
8 executed the second grant. We have a third grant
9 that will show up after July 1st when the state
10 enters their new fiscal year for the balance of
11 funds. That's a part of what we're talking with
12 DOT next week to make sure nothing gets jeopardized
13 with an outright purchase by the Airport Authority
14 of the 214 and that exchange.

15 We want to make sure that that still is in
16 play relative to our grant obligations without
17 using state money in the specific transaction.
18 Because the state doesn't want the appearance, and
19 I agree with them, they do not want the appearance
20 of the state buying the same piece of property
21 twice. Because that's not really what's happening.
22 It's a different piece of property they're buying.

23 That's -- that's hard to -- if this was hard
24 to follow, it's going to be even -- would be even
25 harder if you didn't understand it.

1 (Mr. Youman reenters the room.)

2 MR. WUELLNER: Okay. So that's it. So we
3 would like to explore some dates with you when we
4 get to that point for some -- for further
5 conversation particularly with the financial side
6 of it --

7 CHAIRMAN GREEN: Right.

8 MR. WUELLNER: -- in June and get some kind of
9 agreement with the board as to how we're going to
10 cover our percentage of the grants and -- and move
11 this transaction to completion probably in a
12 September timeline before it's all done.

13 CHAIRMAN GREEN: Right. Because that
14 financial situation changed.

15 MR. WUELLNER: Correct.

16 CHAIRMAN GREEN: And I'd like to get that
17 solidified, too, as far as what our outlay is --

18 MR. WUELLNER: Uh-huh.

19 CHAIRMAN GREEN: -- or our exposure is, and
20 then our ten-year down the line exposure.

21 MR. WUELLNER: Correct.

22 CHAIRMAN GREEN: Right.

23 MR. WUELLNER: Because there is a -- you're
24 correct, there is a repayment piece of 25 percent
25 of that.

1 MR. BRUNSON: And then the decision comes do
2 we borrow some money? Do we --

3 MR. WUELLNER: Exactly.

4 MR. BRUNSON: Do we go into reserves? Do
5 we --

6 MR. WUELLNER: Exactly.

7 MR. BRUNSON: Has the TPO been involved with
8 you in the --

9 MR. WUELLNER: Not in the transactional part
10 of it.

11 MR. BRUNSON: -- the 13 --

12 MR. WUELLNER: They're involved in the 13
13 right-of-way or the planning piece of this, and I
14 believe they're moving funding forward in general
15 for the right-of-way kinds of --

16 MR. BRUNSON: Okay. That's --

17 MR. WUELLNER: The dedication of this
18 right-of-way, excuse me, means they may very well
19 be able to move the construction element further
20 ahead in lieu of that going to a land acquisition.

21 MR. BRUNSON: And -- and the city has no way
22 to -- they're not involved in any way, are they?

23 MR. WUELLNER: Not directly. They're -- it's
24 outside of city limits, I believe --

25 MR. BRUNSON: Right.

1 MR. WUELLNER: -- other than beneficiaries.

2 MR. BRUNSON: But they should be supporting
3 it.

4 MR. WUELLNER: To our knowledge, there's --
5 we're not hearing any opposition from the
6 governmental side.

7 MR. BRUNSON: Okay.

8 MR. WUELLNER: We have not formally -- to be
9 fair, we haven't presented this to the city, as
10 it's really not a decision point in this.

11 CHAIRMAN GREEN: Right. Okay. So I guess we
12 need to see if we can look at some dates in June.

13 MR. WUELLNER: That would be -- yes. I mean,
14 I think at this point you could either do it ahead
15 of public comment and set that meeting date or you
16 could do it following public comment as a part of
17 the -- when you talk about your general meeting
18 timeline. So --

19 CHAIRMAN GREEN: Okay.

20 MR. WUELLNER: -- whatever your preference is.

21 CHAIRMAN GREEN: Well, I think we're at the
22 point for -- oh, I'm sorry. Doug?

23 MR. BURNETT: I was just going to add a couple
24 of practical things, if I might.

25 CHAIRMAN GREEN: Yeah.

1 MR. BURNETT: The interesting thing for the
2 change for the citizenry is that this right-of-way
3 not only gets secured, but as their --
4 Cordova Palms goes forward, part of what they do as
5 part of their development is an at-grade crossing
6 of the tracks. So that right-of-way then becomes
7 more usable, more functional with that component
8 being taken care of through the project.

9 An added benefit also is currently their plan
10 for the development is everything to the north side
11 of 313 would go to single family instead of
12 multifamily, which obviously it's less dense around
13 the airport. Should there be ever an accident,
14 it's obviously less folks congregating a one place,
15 which is a big part of what the avigation easement
16 was about, though we still left it open for
17 multifamily.

18 CHAIRMAN GREEN: Uh-huh.

19 MR. BURNETT: So it's all around a great
20 change from that standpoint as well.

21 CHAIRMAN GREEN: But it makes that
22 avigation -- that right-of-way that we slivered
23 that we have much more valuable to us, which we
24 didn't really have much value to it at one point in
25 time.

1 MR. WUELLNER: Correct.

2 CHAIRMAN GREEN: Yeah.

3 MR. WUELLNER: And several of the alignments
4 would not have included it.

5 CHAIRMAN GREEN: Uh-huh. So -- okay. Well,
6 since we're at -- the only public comment I had was
7 from Mr. Grundy. Did you have any public comment?

8 PUBLIC COMMENT - GENERAL

9 MR. GRUNDY: It's a little ironic to me --

10 MR. BRUNSON: Why don't we just move the mic
11 down there to him.

12 CHAIRMAN GREEN: He can carry it with him.

13 MR. GRUNDY: It could be that I'm not used to
14 the government way of doing business, too, but it
15 seems ironic to me that with T-hangars we must have
16 a master plan, we must have financials, but with
17 this land acquisition, I don't see a master plan, I
18 don't see the financials that underlie the
19 decision-making. So it's just puzzling.

20 MR. WUELLNER: Well, actually the land's been
21 shown in the last three master plans.

22 CHAIRMAN GREEN: Yes.

23 MR. GRUNDY: It doesn't matter. It's an old
24 master plan.

25 MR. WUELLNER: It doesn't go away until you

1 adopt a new one.

2 CHAIRMAN GREEN: Uh-huh.

3 MR. GRUNDY: So you could use the old
4 master plan for the T-hangars, too --

5 MR. WUELLNER: Yeah. I think --

6 MR. GRUNDY: -- by that same logic.

7 MR. WUELLNER: I -- I never said you couldn't.
8 Just -- it's not shown -- you've got to step into
9 whether that makes financial sense. We -- this is
10 acquisition.

11 CHAIRMAN GREEN: This has been in the works
12 for many, many, many years. Cordova at one point
13 in time was very active and then went away.

14 MR. WUELLNER: Yeah.

15 MR. GRUNDY: I'm not disputing the -- the
16 importance of getting this land. It just seems
17 ironic.

18 CHAIRMAN GREEN: Any other public comment?

19 (None.)

20 MEMBER COMMENTS AND REPORTS

21 CHAIRMAN GREEN: Okay. Then we'll go to
22 Authority Members. Mr. Maguire is not present.
23 So, Mr. Youman, you have EDC and TPO.

24 MR. YOUMAN: Yeah. I -- I'm looking at the
25 Draft 1, North Florida TPO Transportation

1 Improvement Program 2017 --

2 MR. WUELLNER: You're nowhere near your mic,
3 so if you're talking, no one can hear you. Thank
4 you.

5 MR. YOUMAN: Can anybody hear me now? See,
6 the mic doesn't work.

7 MR. WUELLNER: It's you. Speak up.

8 MR. YOUMAN: How much -- how much louder do I
9 have to speak up? Can you hear me now?

10 MR. WUELLNER: You're getting there.

11 MR. YOUMAN: You ought to buy a new mic for
12 me.

13 MR. BRUNSON: It's not in the master plan.

14 MR. WUELLNER: Touche.

15 MR. YOUMAN: Whoops.

16 What I was going to say is it -- route 313
17 highway acquisition or land acquisition was in the
18 plan about six months ago. Now I don't see it in
19 here. All I see is State Road 313 from State Road
20 207 to State Road 16. So I'm going to have to
21 check into that Thursday. We have another TPO
22 meeting. Just to let you know on that.

23 There's this page here that's interesting
24 as -- I have to ask Ed about how we get involved.
25 I don't think we do. And I'm not talking loud

1 enough probably.

2 MR. WUELLNER: No.

3 MR. YOUMAN: St. Johns County aviation
4 projects. There's \$2,200,000 allocated for the
5 different things in all -- how do -- how do they
6 get in here on the TPO?

7 MR. WUELLNER: They're picked up off the
8 JACIP, the Joint Automated Capital Improvement
9 Program, of the aviation work program that we
10 develop with the Florida DOT and the FAA.

11 MR. YOUMAN: Okay. Because you had told me --

12 MR. WUELLNER: They pick it up.

13 MR. YOUMAN: Okay. They pick it up because we
14 don't do anything with the TPO for any of our
15 projects.

16 MR. WUELLNER: Not directly. That's correct.
17 We do not directly.

18 MR. YOUMAN: That's why -- that's why I had
19 the question.

20 There's an interesting project that's going to
21 be happening where -- with FDOT, the Freight Rail
22 Enhancement Project Phase 2. The FEC bridge around
23 Baptist Hospital where there's so many train
24 delays, it's an antiquated signal and -- and track
25 interlocking system there. They're going to

1 rehabilitate, and it's going to eliminate the
2 blockages of the St. Johns -- of the Baptist
3 Hospital. And there's a good hunk of money going
4 into that project.

5 Now, the EDC. I went to the breakfast and it
6 was -- our local state representatives and senators
7 were there to give a presentation as to bills
8 and -- that they were pushing, et cetera,
9 et cetera.

10 And there was a number of bills relative to
11 social program enhancements, and there was a great
12 big discussion about the school system and the
13 equality process where other students could
14 transfer into the other school systems, and there
15 was a long debate on that.

16 And I'm sitting there just thinking to myself
17 this is a EDC St. Johns Chamber of Commerce meeting
18 and what am I listening to? Nothing about
19 business. Didn't hear a thing about business.
20 What -- what is -- what are the changes to help
21 business in the program to -- in the state of
22 Florida?

23 So they finished their -- and they had a
24 question session. I sat back and I said should I
25 or shouldn't I? After about the third or fourth

1 question, I said I should. So I brought that
2 question up.

3 I said, "How come you guys didn't make any
4 presentations about business?" I wasn't too
5 politically correct, I guess. And they sort of
6 looked at each other and they said, "Well, we have
7 the manufacturer's tax," but that was an
8 afterthought. And they admitted afterwards that
9 they didn't address the audience that they should
10 have. It was quite ironic in my opinion.

11 That's about it for me. Any questions?

12 (None.)

13 CHAIRMAN GREEN: Mr. Brunson?

14 MR. BRUNSON: No, I have none. The only thing
15 I will say to you and Carl, I'm taking a sabbatical
16 from the Sheriff's Department the month of June.
17 So if anything comes up that you can't attend with
18 the EDC and the TPO or anything, I'd be glad to
19 attend it.

20 MR. YOUMAN: Oh, the intergovernmental agency.
21 I never see anything about it. Is it active any
22 more? Is it a dead issue? I --

23 MR. WUELLNER: I believe they canceled the
24 last meeting, which would have been the first of
25 May, somewhere in that area. We got a cancellation

1 of it, so I don't know why. They are only meeting
2 every other month anyway and then they canceled
3 that, so --

4 MR. BRUNSON: It's always been like that.

5 MR. YOUMAN: You guys -- you-all -- you-all
6 have to let me know when it is because there's
7 nothing that comes in my e-mail or anything --

8 MR. WUELLNER: We'll forward you the agenda
9 should they develop one.

10 MR. YOUMAN: -- and I know nothing about it
11 unless you tell me.

12 CHAIRMAN GREEN: Okay. Well, the one thing I
13 have is the Aerospace Academy, which most people in
14 this room knows that we had the fun day, parent fun
15 day on the 30th out in the tarmac out here.

16 We had a lot of opportunity to see the
17 Albatross. The statistic displays were
18 interesting. It was just a nice thing. I even
19 brought my 90-year-old father out here. Vic
20 Martinelli gave him a ride in his plane. Not a
21 ride-ride; across the runway, a taxi ride. But
22 anyway, it was nice to see the kids so interested.

23 The Aerospace Academy enrollment is up from
24 last year. Had 206. Now we're up to 273 -- 278.

25 MR. BRUNSON: Wow.

1 CHAIRMAN GREEN: Still looking for those women
2 to fill those -- those seats, and we're also still
3 looking for some summer internships. Some are --
4 have been approved and taken, but if there's still
5 anybody out there, any of our business partners
6 that would like some summer help, I think it's up
7 to 120 hours is their max that they can utilize.

8 We also were provided an award which I dropped
9 off at the office for being -- I can't remember
10 what supporters, but --

11 MR. WUELLNER: Charter members.

12 CHAIRMAN GREEN: -- up there. Charter members
13 something else. There was a bigger supporter as
14 well as charter members, of the Aerospace Academy.

15 It did receive high accolades. The director
16 of the academy went in detail as to all of the
17 awards the kids won down at the Cape Canaveral.
18 They've gone into several activities there. It's
19 not just flight related. It's mechanical related.
20 This academy is growing leaps and bounds, and I'm
21 glad that this airport and Grumman and Embry-Riddle
22 and all our partners are a part of it. It's taking
23 off very well.

24 Our next meeting will not be -- since school's
25 coming to a close, will not be until next August.

1 So that will be kind of quiet for now except for
2 maybe the internship situations.

3 MR. BRUNSON: Did you have a reason for
4 wanting to meet in June?

5 CHAIRMAN GREEN: Yes. I was going to do dates
6 right after that if we're set.

7 MR. BRUNSON: Okay.

8 CHAIRMAN GREEN: I'm done.

9 MR. YOUMAN: Can I ask a question?

10 CHAIRMAN GREEN: Yeah.

11 MR. YOUMAN: How is minority participation?
12 Has it increased at all?

13 CHAIRMAN GREEN: It has, but not to the
14 numbers that they would like. It seems to be the
15 girls go and get interested but they want to see
16 their buddy do it, too. So if we can get some
17 girls interested, then other girls will go.

18 We actually had a female-only luncheon that
19 the Aerospace Academy gave. Our mayor Nancy was
20 there. It was very well attended by some get up
21 and go women. Kelly Barrera was there. I mean,
22 just a number of people from the community. And it
23 was amazing to hear some of these girls that are in
24 the academy right off the bat, "I'm going to MIT.
25 I'm going to Embry-Riddle. I got a full ride

1 here." These girls are bright and going in good
2 directions.

3 But the majority that enter into it tend to
4 peter off in the junior/senior year. So it's
5 trying to keep them interested. So that's kind of
6 our goal, is to get the word out there and then to
7 keep their interest.

8 MR. YOUMAN: About how many of them -- was
9 anybody ever polled, the 280, to see how many want
10 to be pilots to fill our hangars?

11 CHAIRMAN GREEN: Yes, they did. And I did not
12 bring that with me. But the majority were in the
13 pilot range, uh-huh. Yep.

14 MR. YOUMAN: Is that right? That's wonderful.
15 That is good news.

16 CHAIRMAN GREEN: I'm trying to think. I
17 thought I brought that information with me.

18 But the -- the majority -- if you're speaking
19 about mechanical engineering or pilots, the
20 majority was pilots. But if you're speaking
21 overall am I staying in this industry that was the
22 majority number, probably not. So, it just depends
23 on what you're asking for. There are several that
24 were medical bound.

25 MR. YOUMAN: But there's a good percentage

1 that actually are indicating they want to go
2 through the regimen of becoming pilots that
3 actually fly a plane.

4 CHAIRMAN GREEN: Uh-huh. And a good number
5 that want to go to the military academies to gain
6 that access.

7 MR. YOUMAN: Beautiful. Wow.

8 CHAIRMAN GREEN: So, all right. Now we're
9 back to the dates because I do think that June date
10 we need to stay on top of it --

11 MR. YOUMAN: Yes.

12 CHAIRMAN GREEN: -- for the land acquisition.
13 So --

14 MR. YOUMAN: And the restaurant.

15 CHAIRMAN GREEN: Right. I think the
16 restaurant should be put on that agenda, too. So
17 if we're looking at June and we keep it on a Monday
18 if we can, I guess that -- does that tend to help
19 with people? Doug, your schedule, too?

20 MR. BURNETT: That's fine.

21 MR. WUELLNER: Stay off the 13th to 15th would
22 be great, too. We have got airline meetings those
23 three days.

24 CHAIRMAN GREEN: Well, we have the 6th and the
25 20th.

1 MR. WUELLNER: They're both good with us.

2 CHAIRMAN GREEN: Do you think you'd have
3 enough together by the 6th for the restaurant?

4 MR. BURNETT: I would think so.

5 CHAIRMAN GREEN: Okay.

6 MR. BURNETT: We're not going to -- I don't
7 think we have to do much in the way of reinventing
8 the wheel. We --

9 MR. WUELLNER: We have a pretty solid lease --

10 CHAIRMAN GREEN: A good lease and --

11 MR. WUELLNER: -- just a few tweaks here and
12 there.

13 MR. BURNETT: We've got to address things like
14 signage and those sorts of things, but otherwise
15 it's pretty -- it's pretty good. The only conflict
16 I have in June is the 20th, I'm not here. And the
17 bad thing also for me is James Whitehouse, who
18 would be my normal backup who is board certified in
19 government law, is with me on vacation.

20 CHAIRMAN GREEN: Well, I think that's an
21 airport --

22 MR. WUELLNER: The 13th's an issue for me, but
23 we can do it the --

24 CHAIRMAN GREEN: The 6th? I think the sooner
25 the better if we can get this restaurant thing up

1 and going. Want to keep it on a Monday, 4:00, same
2 thing?

3 MR. BRUNSON: 13th?

4 CHAIRMAN GREEN: The 6th.

5 MR. WUELLNER: 6th.

6 MR. BRUNSON: Okay.

7 CHAIRMAN GREEN: Okay.

8 MR. YOUMAN: If -- can I ask one question --

9 CHAIRMAN GREEN: Yeah.

10 MR. YOUMAN: -- on the restaurant? If the
11 owners of the restaurant can justify their case for
12 six months, you're not going to be hard-nosed about
13 it?

14 MR. WUELLNER: No. And ultimately it's your
15 call. We're going to bring that agreement back,
16 so...

17 MR. YOUMAN: Okay.

18 CHAIRMAN GREEN: So that's June 6th at 4:00.

19 MR. YOUMAN: You-all will notify Bruce?

20 MR. WUELLNER: Uh-huh.

21 CHAIRMAN GREEN: It will go out. And then our
22 next meeting is July 11 at 4:00.

23 MR. WUELLNER: Next regular meeting.

24 CHAIRMAN GREEN: That's the regular meeting.

25 MR. WUELLNER: Uh-huh.

1 CHAIRMAN GREEN: Our next meeting.

2 MR. WUELLNER: Right now we're looking at the
3 June 6th date as a special meeting.

4 CHAIRMAN GREEN: Uh-huh.

5 MR. WUELLNER: If the agenda expands much more
6 than a couple of items, we'll just make it a
7 regular meeting and open it up to normal items.
8 But a special meeting simplifies it in that we
9 don't need some of the ancillary kinds of things.

10 MR. BRUNSON: So we are going to have a
11 meeting in July.

12 CHAIRMAN GREEN: Right. The regular
13 meeting --

14 MR. BRUNSON: Okay.

15 CHAIRMAN GREEN: -- is July 11th, and then our
16 special meeting, which right now the two calendar
17 items would be the Flagler land acquisition and the
18 airport -- I mean the restaurant.

19 MR. YOUMAN: So that means we wouldn't go
20 through the formal agenda of the previous meeting
21 minutes and --

22 MR. WUELLNER: Right.

23 CHAIRMAN GREEN: Right.

24 MR. YOUMAN: -- the presentation, all we do is
25 address the two items and leave.

1 MR. WUELLNER: Yeah, you can only address the
2 items on --

3 CHAIRMAN GREEN: On the special.

4 MR. WUELLNER: -- advertised for.

5 MR. YOUMAN: Okay. Thank you.

6 CHAIRMAN GREEN: All right. Hearing nothing
7 else, then we'll have the meeting adjourned.

8 (Meeting adjourned at 5:25 p.m.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 25th day of May, 2016.

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

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