

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, September 14, 2015

from 4:01 p.m. to 4:46 p.m.

* * * * *

BOARD MEMBERS PRESENT:

CARL YOUMAN
ROBERT COX
SUZANNE GREEN, Chairman
RANDY BRUNSON

BOARD MEMBERS ABSENT:

BRUCE MAGUIRE

* * * * *

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,
509 Anastasia Boulevard, St. Augustine, FL, 32080,
Attorney for Airport Authority.

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

* * * * *

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ORIGINAL

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P R O C E E D I N G S

(Ms. Green & Mr. Brunson not present.)

MR. COX: Good afternoon. We're calling to order the Airport Authority meeting. Please stand for the Pledge of Allegiance.

(Pledge of Allegiance).

MR. COX: Thank you. I'm going to wait for meeting minutes and financial report and agenda approval. Let's move into the Executive Director's Report right away.

EXECUTIVE DIRECTOR'S REPORT

MR. WUELLNER: Okay. Okay. Is this on now? No? Yes? Okay. Is that a head nod or a yes? Either way I'm being ignored.

MR. COX: She's trying to get you.

MR. HARVEY: That's the first time we've heard you.

MR. WUELLNER: Okay.

MR. COX: You can use mine.

MR. WUELLNER: Are you picking up on this?

MS. HOLLINGSWORTH: I can hear you loud and clear.

MR. COX: Part of the Executive Director's Report includes a new audio system.

MR. WUELLNER: Just an operator.

MR. YOUMAN: Which one?

MR. WUELLNER: It's a technology challenge --

MR. COX: I'm missing that on the agenda items here.

MR. WUELLNER: All right. So moving into that, we have a couple of them. Let me update you on the ongoing projects.

The runway lighting project -- not lighting, marking project is already completed and is in the process of closing out. Taxiway Alpha, which was the rehab project, the construction side is completed. We are finishing the closeout documentation to allow that grant to be closed. So the work is done there.

I am pleased to announce that we received the other day the approach light -- the grant for approach lighting from the FAA to the tune of about \$1.1 million in total.

(Ms. Green enters the room.)

MR. WUELLNER: That will allow that to get started some time in the next month or so as the contracts catch up to the grant.

MR. COX: Cool.

MR. WUELLNER: Next we're going to move ahead with an item that's in sort of last year's budget

and will straddle forward.

We have some DOT -- Florida DOT participation in it related to lightning protection. We're meeting with some folks tomorrow to get that project started. If you haven't been made aware of it, we -- we've taken a number of very strong hits over the last two or three weeks and have -- have really been chasing those ghosts all over the airport trying to get everything back up and running.

We've had everything from some switches and security system and all kinds of pieces and parts that that -- that strike went through, and it would appear that we took a direct strike to the tower itself and that resulted in a number of -- a number of things that are out -- or were out. Many things have come back. I'd say we're -- what would you guess, Cindy, left to? Probably sitting at about 80 percent, if I were guessing, at this point back online with everything. A few more things are -- are in process and should wrap up in the next couple of days.

But suffice it to say we -- with the number of hits we've had this year, which is surprising because we've really not had a problem with it for

1 the last three or four years, but this year just
2 seems to be one of those years.

3 Then airport metrics update for August. Looks
4 like we did about 15,700 gallons of self-serve.
5 Looks like Atlantic did about just under 8,000 in
6 self -- in hundred low lead and another almost
7 92,000 in jet fuel. Enplanements for the month of
8 August totaled 1,723 on Frontier. At this point
9 all hangars are occupied and -- and we are full in
10 that regard.

11 And for August, we -- we logged about a little
12 over 11,000 takeoffs and landings for the month.
13 That leaves us -- puts us at about 90-, just under
14 91,000 takeoffs and landings for this point in the
15 calendar year on pace as -- as we predicted to have
16 the year-end numbers right in the vicinity of
17 140,000 operations. So that will be very
18 consistent with what we did last year. I think
19 we're approximately 1 percent variance at this
20 point. So good -- good solid operations numbers,
21 too, for the year at this point. So we'll see
22 how -- how weather cooperates.

23 We did have several days where we were unable
24 to do touch-and-goes due to equipment damage in the
25 tower that belong to FAA and the like, so I believe

1 that's been rectified to the point that those have
2 resumed.

3 Updates. If you aren't aware, we're going to
4 facilitate Spanish royalty visit here on Friday.
5 They'll be -- they'll be coming in an Airbus A310,
6 which is a rough equivalent of a Boeing 767 size
7 airplane. They'll be arriving in the morning, and
8 near as we can tell they'll be departing a couple
9 of hours later with the aircraft itself. We're
10 still trying to figure out what's -- what's going
11 on, but it appears they're then flying the airplane
12 to Jacksonville and picking them up and leaving
13 from there and going back to Spain. So we're --
14 we're not sure what that's all about, but in any
15 case, that's the tentative schedule.

16 I do want to make you aware of a legislative
17 delegation meeting. It has been calendared finally
18 and that is set for October 13th beginning about
19 1:00 in the St. Johns County Board of County
20 Commissioners meeting room. And we will have the
21 charter items on that agenda as -- as directed.

22 We will also have our request for
23 participation, funding participation related to the
24 land acquisition of the Florida -- Florida -- or
25 Flagler Development property on the west side of

1 U.S. 1. So those -- those two items we'll be there
2 for the Authority at that time.

3 CHAIRMAN GREEN: What time is that meeting?

4 MR. WUELLNER: 1:00.

5 CHAIRMAN GREEN: 1:00?

6 MR. WUELLNER: Begins at 1:00. And that
7 concludes my report.

8 MR. COX: So we launched right into the
9 meeting with just the two of us here until we had a
10 quorum. We haven't acted on any action items, but
11 we haven't done the -- pointing out to you, the
12 agenda approval yet or --

13 CHAIRMAN GREEN: Okay. So you did the
14 minutes? Did you do that?

15 MR. COX: -- the meeting minutes and the
16 financial minutes approval.

17 CHAIRMAN GREEN: So we need to start with the
18 financial report?

19 MR. COX: Yes, ma'am.

20 CHAIRMAN GREEN: Okay. Thank you. I
21 apologize. I was stuck in the Duval County
22 Taj Mahal.

23 APPROVAL OF MEETING MINUTES & FINANCIAL REPORT

24 CHAIRMAN GREEN: Okay. All right.

25 So, we received, Mr. Youman, Mr. Cox, the

1 minutes of our last meeting, and we can do this
2 together, and the financial reports. Does anyone
3 have any objections or additions or anything with
4 regards to the minutes?

5 MR. YOUMAN: Minutes, no.

6 MR. COX: Negative.

7 CHAIRMAN GREEN: No? Carl, no?

8 MR. YOUMAN: No problem with the minutes.

9 CHAIRMAN GREEN: Okay. The minutes will stand
10 as written and approved. The financial report, any
11 comments?

12 MR. COX: None.

13 CHAIRMAN GREEN: Bob?

14 MR. YOUMAN: It's -- I'd just like to ask a
15 question. In the Current Assets Checking/Savings,
16 it has Item 104112, SBA 2-Ad Valorem Tax Receipts
17 \$20,499.34. Where'd that come from?

18 MR. WUELLNER: Those are collections made in
19 arrears. People who have not paid taxes and then
20 they're redeeming those certificates and we get --
21 we get some money for that.

22 MR. YOUMAN: It's that far behind?

23 MR. WUELLNER: Sometimes.

24 MR. YOUMAN: Wow. That's just like magic
25 money, huh?

1 MR. WUELLNER: Oh, yeah. But you can't
2 predict it.

3 MR. YOUMAN: No, I understand that fact,
4 but --

5 MR. WUELLNER: It's not magic to us. We'll
6 take it.

7 MR. YOUMAN: It's real. Thank you.

8 MR. WUELLNER: Uh-huh.

9 CHAIRMAN GREEN: Any more comments on the
10 financial report?

11 (None.)

12 CHAIRMAN GREEN: Okay. Financial report then
13 will be approved as proposed.

14 MR. YOUMAN: I make a motion we accept the
15 financial report as presented.

16 CHAIRMAN GREEN: That's fine. We really don't
17 need a motion. As long as no one has any
18 objections, we'll just accept it as proposed.

19 AGENDA APPROVAL

20 CHAIRMAN GREEN: Okay. The agenda approval.
21 Everyone's seen the agenda that was sent out? Any
22 exceptions, additions, deletions to the agenda?

23 MR. YOUMAN: No problems with the agenda.

24 CHAIRMAN GREEN: Okay. The agenda will stand
25 as approved.

1 Mr. Wuellner, that was your report you gave
2 us?

3 MR. WUELLNER: Yes, ma'am.

4 BUSINESS PARTNERS UPDATE

5 CHAIRMAN GREEN: And so I didn't see
6 Ms. Bennett.

7 MR. COX: Business partners update.

8 CHAIRMAN GREEN: Right. I didn't see
9 Ms. Bennett, so I see no other commissioners.

10 MR. YOUMAN: Excuse me?

11 CHAIRMAN GREEN: Yes.

12 MR. YOUMAN: May I make a comment on that?

13 CHAIRMAN GREEN: Yes, sir.

14 MR. YOUMAN: Has Mrs. Bennett been to any
15 meetings?

16 CHAIRMAN GREEN: Well, I have -- I'm fairly
17 new. The first couple she was at, yes. I -- she
18 was not at the last one, but she has been, yes.

19 MR. YOUMAN: Okay.

20 CHAIRMAN GREEN: Atlantic, Michelle?

21 MS. CROWNOVER: Hi. I don't know if you guys
22 have actually been back towards the terminal
23 lately, but we are almost done with our project of
24 painting it and trying to make it more appealing to
25 those going back towards the terminal.

1 So we're doing the whole bulk hangar, painting
2 it, reroofing it -- or working on the roof, and
3 doing a little bit of door work and everything,
4 make it prettier to everybody and also better for
5 the Customs guys that are in there for the year.
6 So if you haven't been back that way, drive back
7 and check it out. It looks a lot different. And
8 that's really it.

9 We're hoping to get some activity on Friday
10 for the Spain U.S. council meeting. We don't
11 really have much on the books. You know, all we
12 have really seen is the airbus coming. But
13 hopefully we'll get some activity from that.

14 And I probably -- you probably won't see me
15 for a while, so Tony and then Josh and Todd will be
16 our local contacts if you guys need anything.

17 CHAIRMAN GREEN: Okay.

18 MR. COX: Thanks, Michelle.

19 CHAIRMAN GREEN: Thank you, Michelle. Good
20 luck with everything. SAAPA? I don't see Reba.
21 Grumman, Northrop?

22 MR. NEHRING: Nothing.

23 CHAIRMAN GREEN: Nothing to report,
24 Mr. Nehring? And Doug.

25 MR. BURNETT: I guess quickly, to follow up on

1 what Ed was saying with the charter, it seems like
2 it's our year to get our local bill through. I
3 really get that sense from dealing with
4 Representative Cyndi Stevenson and Senator Travis
5 Hutson. It's been a few years coming. Last year
6 we had the snafu with the changeover, so -- but
7 it's been very well-received, which is a good
8 thing.

9 One thing, just sort of a footnote, we had --
10 the Board of County Commissioners had a workshop
11 meeting here. They met in the room next door a few
12 weeks ago and it really went well. It -- it was a
13 nice meeting. And it was different to see that
14 format where they're sitting down, sort of your
15 format sitting at a table with the -- the citizens,
16 rather than behind the -- the --

17 MR. YOUMAN: Fortress.

18 MR. BURNETT: Yes. So it was a really really
19 nice meeting. It was neat to see the dialogue of
20 people talking and this facility being a showcase
21 for the citizens of the county that aren't normally
22 here.

23 And other than that, I don't really have
24 anything to report. Worked on a couple of things
25 behind the scenes this month, but otherwise nothing

1 new to report.

2 CHAIRMAN GREEN: Okay. Nothing with regards
3 to some tenant issues? Our tenant issues are all
4 okay for now?

5 MR. BURNETT: Yeah, it's about been quiet on
6 that front.

7 CHAIRMAN GREEN: Okay. Thanks.

8 MR. YOUMAN: May I back up and ask Ed a
9 question?

10 CHAIRMAN GREEN: Sure. On Mr. Wuellner's
11 report?

12 MR. YOUMAN: No. On his re -- on his report,
13 yeah.

14 CHAIRMAN GREEN: Right. On his report? Yeah.

15 MR. YOUMAN: The 450th, did the airport
16 participate in any way parking or anything, or did
17 they just --

18 MR. WUELLNER: No. They did not --

19 MR. YOUMAN: -- not use our facility?

20 MR. WUELLNER: We worked for them planning it,
21 but they didn't need it.

22 MR. YOUMAN: Good. But we were part of the
23 planning?

24 MR. WUELLNER: Uh-huh.

25 MR. YOUMAN: How many strikes of lightning

1 MR. WUELLNER: Okay.

2 CHAIRMAN GREEN: Business items, Mr. Wuellner.
3 RESOLUTION 2015-06 FDOT JPA

4 MR. WUELLNER: The first item I've got for you
5 is an FDOT JPA grant. It's a -- it requires
6 passing Resolution 2015-06, and this is covering
7 the design and rehabilitation of Runway 13/31 and
8 aircraft parking apron pavement markings.

9 As it -- as it turns out, Florida DOT, it's
10 more for your edification, was unable to get the
11 grant processed in time. We were able to get the
12 FAA people -- the work done before we could get the
13 JPA passed, so as a result none of the Runway 13/31
14 project is eligible for reimbursement by Florida
15 DOT. The good news is we were able to convert all
16 of that money into the parking apron make --
17 markings. So we didn't lose a beat, didn't lose
18 any money, and they'll participate in the parking
19 apron markings at this point, so --

20 MR. COX: So this resolution, the way it's
21 worded, it has only to do with the pavement
22 marking --

23 MR. WUELLNER: Correct.

24 MR. COX: -- period.

25 MR. WUELLNER: Correct.

1 have we had? About -- I mean, just a rough
2 estimate.

3 MR. WUELLNER: We -- we've had at least three
4 storm events that have caused some version of
5 outage, the last one probably creating the most
6 damage.

7 MR. YOUMAN: Wow.

8 MR. WUELLNER: That was a week, ten days -- a
9 week, ten days ago, something like that?

10 MR. HARVEY: Yeah. It was --

11 MR. YOUMAN: Yeah, that was in the paper --

12 MR. HARVEY: Tomorrow will be a week.

13 MR. YOUMAN: -- that last --

14 MR. WUELLNER: It will be a week tomorrow?

15 MR. HARVEY: Yes.

16 MR. YOUMAN: Yeah, that last one was in the
17 paper.

18 MR. WUELLNER: Yeah, we -- I think we're, what
19 would you guess, 80 percent back at this point,
20 something like that?

21 MR. HARVEY: Yeah.

22 MR. YOUMAN: Okay. Thank you, very much.

23 MR. WUELLNER: Uh-huh. Sure.

24 CHAIRMAN GREEN: Okay. That brings us to
25 business items.

1 MR. COX: So no asphalt or --

2 MR. WUELLNER: There's no asphalt, no nothing.
3 It's strictly marking.

4 MR. COX: Design and rehabilitate sounds like
5 the whole --

6 MR. WUELLNER: Yeah, it's designed --

7 MR. COX: But not for that price. It'd be
8 nice for that price, wouldn't it?

9 MR. WUELLNER: Yes. It --

10 MR. COX: Okay. I just wanted -- I just
11 wanted -- yeah.

12 MR. WUELLNER: And then as you -- as you
13 suspect, there -- if you're good with the math,
14 it's 50/50 with Florida DOT. The total project at
15 this point would be about \$20,920 of which half
16 would be paid for by Florida DOT if you accept the
17 resolution.

18 CHAIRMAN GREEN: Wasn't this required of us at
19 some point in time?

20 MR. WUELLNER: The -- the markings?

21 CHAIRMAN GREEN: Uh-huh.

22 MR. WUELLNER: Yeah, the markings came up
23 originally as a Part 139 inspection issue where
24 they were -- and we had a -- some -- near as we can
25 tell, it was something in the pavement, the asphalt

1 pavement itself, causing a rust bleed-through in
2 the markings.

3 And our -- our sister airport so to speak down
4 in Daytona had the exact same problem. They had
5 done a runway rehab at a similar time. They bore
6 the lion's share of the research in this and were
7 able to come to a solution that was satisfactory
8 both to FAA and Florida DOT. And as a result, FAA
9 participated in a quick fashion to go ahead and
10 allow with an additive now, rust inhibitive sort of
11 additive to the paint and allow a remarking of the
12 runway.

13 So we -- we got a stand-alone -- you probably
14 recall from previous meetings, I believe it was
15 about a \$150,000 state -- excuse me, federal grant
16 for this which represented 90 percent of the
17 funding for the remarking of the runway. We ended
18 up paying the 10 percent, and then we -- we also
19 have the DOT share that we're going to be able to
20 use for apron markings.

21 We were able to amend the grant at the point
22 of issue here just a few weeks ago to get that
23 apron parking added to the grant description so
24 that it becomes eligible so we don't lose the
25 \$10,000 of state money in this.

1 CHAIRMAN GREEN: Okay. Public comment?
2 (None.)

3 CHAIRMAN GREEN: No public comment? Okay.
4 Motion from the board?

5 MR. YOUMAN: I make a motion that we accept
6 Resolution 2015-06, design and rehabilitate
7 Runway 13/31, et cetera.

8 CHAIRMAN GREEN: Is there a second?

9 MR. COX: I second that.

10 CHAIRMAN GREEN: Okay. And so the resolution
11 as presented by staff?

12 MR. YOUMAN: As presented by staff, yes.

13 CHAIRMAN GREEN: There's a motion --

14 MR. YOUMAN: That's a nice way to shorten it.

15 CHAIRMAN GREEN: There's a motion and a
16 second. All in favor?

17 MR. COX: Aye.

18 MR. YOUMAN: Aye.

19 CHAIRMAN GREEN: Aye. Any opposed?

20 (None.)

21 CHAIRMAN GREEN: The motion's passed. Okay.

22 RESOLUTION 2015-07 FDOT JPA

23 MR. WUELLNER: Okay. Similar -- similar
24 process here.

25 We have a Florida DOT grant which requires

1 passing of Resolution 2015-07. This project con --
2 consists of the design and construction of the
3 airport terminal modification. So as you can tell
4 by the dollar figures, this is the 50 percent share
5 of the rehabilitation effort on the terminal.

6 Okay. This is the airline terminal. Total
7 project estimate based on Florida DOT
8 participation -- this is not based on the actual
9 construction estimate yet, that will be next month.
10 But the current total budget available would be
11 \$2,258,632 with FDOT share in a not-to-exceed
12 portion here of \$1,129,316. If you're good with
13 the math, you realize that's 50 percent. And we
14 would recommend adoption of 2015-07.

15 CHAIRMAN GREEN: Okay. Board discussion?

16 MR. COX: So, what are we getting from the
17 FAA, anything?

18 MR. WUELLNER: FAA does not participate in the
19 terminal project.

20 MR. COX: Oh.

21 CHAIRMAN GREEN: And there's nothing as we
22 discussed earlier from the prior contractors.

23 MR. WUELLNER: Correct. Correct. And this is
24 the replacement of -- of the terminal structure
25 itself and the slight enlargement of the waiting

1 area and the lobby area as an end result.

2 CHAIRMAN GREEN: And still keeping the inside
3 as much as we can and building the structure over?

4 MR. WUELLNER: Yes. And you'll have a -- you
5 have an additional item, I think it's the next
6 item --

7 CHAIRMAN GREEN: It is.

8 MR. WUELLNER: -- that will -- would -- if
9 adopted or if passed would facilitate final design
10 of that, and then solicitation of the -- the
11 design-build bids as a part of that contract. And
12 then next month's Authority meeting would have you
13 consider the construction portion of that same
14 contract. So we'll know that as a not-to-exceed
15 number at point of the project. We're still
16 targeting a window for that project in -- from
17 basically January till April.

18 CHAIRMAN GREEN: So this resolution is just
19 primarily to look at numbers and say this is what
20 we participate, this is what FDOT we believe is
21 going to go, and then we still have next month to
22 look at, okay, what is it really going to --

23 MR. WUELLNER: This is strictly the money
24 piece of it --

25 CHAIRMAN GREEN: Right.

MR. WUELLNER: -- the available money from Florida DOT for this job. Next month we'll look at what the project budget will be. And obviously our internal goal is that will need to be less than the 2.258 million dollars. But we don't have that number yet. We're about a month early.

CHAIRMAN GREEN: Any other board discussion? (None.)

CHAIRMAN GREEN: Public? Mr. Martinelli?

MR. MARTINELLI: Yeah. Mainly just some questions. This -- this new facility will be built alongside the present one or around it or over it?

MR. WUELLNER: Yeah, essentially around it. We will -- at a certain point here, this will be -- looks like it will be tilt wall construction, and we will quite literally build -- put the walls up and pull the old structure down and then put the roof on it.

MR. MARTINELLI: Okay. So the footprint's basically going to be the same.

MR. WUELLNER: It is slightly larger just based on the method of construction. It goes from about an 11,000 foot structure to about 13,000 total.

MR. MARTINELLI: Okay. And gates, will there

be increased gates, or no?

MR. WUELLNER: Additional volume at the back of floor space, but no additional -- no number of gate increase. Still just two.

MR. MARTINELLI: Uh-huh. Okay. Thank you.

MR. WUELLNER: Uh-huh.

MR. YOUMAN: Question?

CHAIRMAN GREEN: Any more public comment?

MR. YOUMAN: I'm sorry.

(None.)

CHAIRMAN GREEN: Seeing no more public comment. Okay. Motions and discussions back to the board.

MR. YOUMAN: In building the project, I guess you'll be doing it in phases so that the current flights and customers won't be detained in any way?

MR. WUELLNER: Correct.

As you probably recall from previous Authority meetings, I mentioned that there'll be a suspension of Frontier service during the period January 4th through Apr -- we don't have a start date, but would be mid April at this point. So that period of the Frontier schedule is suspended. And that's the ideal time line to get the work done on this so we have minimal -- minimal interruption in there.

We'll be trying -- we haven't got a firm schedule from Via for that period of time, but we're prepared to accommodate them during that same -- same period during construction.

MR. YOUMAN: Thank you.

CHAIRMAN GREEN: Mr. Cox?

MR. COX: What's the material that we're constructing out of this time?

MR. WUELLNER: This will be tilt wall construction. So essentially it's solid concrete. It's built same general techniques as we built the air traffic control tower.

MR. COX: Okay. All right.

MR. WUELLNER: Approximately 10- to 12-inch thick concrete lifted up into place on the end and welded together basically, is the -- it's a very substantial method. So eliminate all the long-term issues that we're experiencing with the type of structure we have.

MR. YOUMAN: Are there qualified construction firms in the St. Augustine or St. Johns County area qualified to bid on this project?

MR. WUELLNER: There is in the Jacksonville area for this kind of project. It's a common method of construction out there, especially for

warehouse large square footage type.

MR. YOUMAN: Okay. But I'm -- I'm just asking about St. Johns County itself. Do you know of any --

MR. WUELLNER: Honestly --

MR. YOUMAN: -- qualified bidders?

MR. WUELLNER: -- I do not know for sure. It's a pretty specialized kind of -- of concrete work versus just pouring a slab. So I do not have a firm answer for you.

MR. YOUMAN: Will there be any effort made to find out if there are such firms, to give them notice of the bids?

MR. WUELLNER: This is not bid in the traditional way. This is done as -- we're doing this as a design-build method. So it's up to the engineer to find qualified contractors to do this work. They're responsible for design and outcome of this job once a price is set.

So it's -- it's a little different than our traditional, what we call bid build where we build -- or create construction drawings and bid drawings and then it's sent out to anybody who wishes to bid.

MR. YOUMAN: Okay.

1 MR. WUELLNER: They work very closely. The
2 idea here is we have a limited time to do this job
3 and a fairly specialized method of construction.

4 MR. YOUMAN: Will this flow through Passero --

5 MR. WUELLNER: Yes.

6 MR. YOUMAN: -- to control the engineers and
7 the project, overall project?

8 MR. WUELLNER: Yes. In fact, they'll be the
9 only person -- or only company that we contract
10 with for the entirety of the work. It will be
11 their responsibility to find a contractor.

12 MR. YOUMAN: Passero itself?

13 MR. WUELLNER: Correct.

14 MR. YOUMAN: Okay.

15 MR. BURNETT: They will essentially be the
16 contractor on the job.

17 MR. YOUMAN: Very good.

18 MR. BURNETT: They'll hire out the subs.

19 MR. YOUMAN: Thank you.

20 CHAIRMAN GREEN: Yeah, that's the whole
21 purpose, to have the liability not -- but with
22 Passero and with the builder and --

23 MR. YOUMAN: Right.

24 CHAIRMAN GREEN: -- contractor, so it protects
25 the Airport, too.

1 MR. WUELLNER: This would be a very difficult
2 project to do as bid build --

3 CHAIRMAN GREEN: Right.

4 MR. WUELLNER: -- because of the trying to
5 leave the structure in place.

6 MR. YOUMAN: I have no problem with that. I
7 just wanted to get it out --

8 MR. WUELLNER: Sure.

9 MR. YOUMAN: -- what the process is going to
10 be.

11 MR. WUELLNER: Sure.

12 CHAIRMAN GREEN: Any more board?

13 (None.)

14 CHAIRMAN GREEN: Then I'll entertain a motion.

15 MR. COX: I move that we approve

16 Resolution 2015-07 as proposed by staff.

17 CHAIRMAN GREEN: Is there a second?

18 MR. YOUMAN: Second.

19 CHAIRMAN GREEN: All in favor?

20 MR. COX: Aye.

21 MR. YOUMAN: Aye.

22 CHAIRMAN GREEN: Aye. All opposed?

23 (None.)

24 CHAIRMAN GREEN: That resolution passes.

25 MR. YOUMAN: Can you hear me, Cindy? Can you

1 hear me, Cindy? Can you hear me, Cindy?

2 MR. WUELLNER: Or just listen.

3 MR. YOUMAN: I'm a test.

4 MR. WUELLNER: It's like her first day.

5 CHAIRMAN GREEN: Okay.

6 FINAL DESIGN CONTRACT - TERMINAL

7 MR. WUELLNER: Okay. Terminal replacement
8 project. I assume we're moving on.

9 CHAIRMAN GREEN: Yeah.

10 MR. WUELLNER: Final design contract
11 authorization. This is Agreement 15-68 DB, "DB"
12 standing for design-build. We're recommending that
13 the design portion of that contract move to final
14 authorization with Passero Associates at \$195,000.
15 Reminder this is a 50/50 job with Florida DOT.

16 The build portion of the contract would be
17 expected at your October meeting as previously
18 mentioned, and we would like -- likely begin
19 construction toward the end of November with
20 getting footers and foundations and beginning of
21 the wall sections themselves poured and placed.

22 If you have not witnessed this process of --
23 as a construction method, it's kind of interesting
24 because they -- they literally pour all of those
25 walls laying flat on the ground, much like you do a

1 driveway slab for an analogy here -- it's not quite
2 the same, but -- and then when they're all done,
3 they lift them into place with a crane and
4 literally stand them up and weld them together.

5 The building takes shape very quickly.
6 Typically in this case it probably will be ten days
7 or less and the entirety of the exterior of the
8 building will be completed. And then the trusses
9 will be put into place and the roof on it. It's a
10 very interesting and kind of fun way to watch a
11 building go up because it just happens instantly.

12 The air traffic control tower as an example
13 was put in place and -- and completely from ground
14 up including placing the cab in place in about five
15 days. Now, work was going on for several months
16 ahead of time while they poured the various slabs
17 that form the exterior, but it's a very interesting
18 process to watch because the building happens very
19 quickly.

20 If you're looking for a quick example, I
21 happened to notice one the other day. As you're
22 going U.S. 1 North coming into Bayard where that
23 new Gran Bay pretty much where you get on 295 now,
24 I guess it's 9-B at that point, if you look to the
25 left over there, you see a brand new building with

1 brightly-colored panels on it that just showed up
2 in the last two or three weeks. That's a building
3 that's been done by de -- by tilt wall
4 construction. So, it's very common in industrial
5 kinds of buildings because it's quick and very
6 strong. It allows a lot of free space in the
7 interior of the building because of the wall
8 structure compared to block.

9 MR. YOUMAN: What type of hurricane wind will
10 it be able to withstand?

11 MR. WUELLNER: Well, county code requires that
12 this building will meet 142 or 143 mile an hour
13 wind loading. That's more than I intend to be in
14 the building.

15 MR. YOUMAN: You'll be in the tower.

16 MR. WUELLNER: Yeah, I won't be there, in any
17 building. Hoping to be somewhere else.

18 CHAIRMAN GREEN: Any other board discussion?
19 (None.)

20 CHAIRMAN GREEN: Public comment?

21 MR. MARTINELLI: Just one quick.

22 If you want to see an example of this type of
23 construction, in Ponte Vedra right across where
24 Pussers and that whole -- that was all that kind of
25 construction.

1 CHAIRMAN GREEN: Uh-huh.

2 MR. BURNETT: The Whetstone building at
3 Flagler Hospital -- in front of Flagler Hospital is
4 tilt wall.

5 CHAIRMAN GREEN: Right.

6 MR. WUELLNER: Yeah, the entire -- right
7 across 312 there, almost all of those buildings on
8 the right side as you go across the bridge on both
9 sides, that's almost all tilt walls, and those are
10 office buildings.

11 CHAIRMAN GREEN: Okay. No more public
12 comment. Motion from the board?

13 MR. YOUMAN: I make a motion to accept final
14 design contract as presented by the administration.

15 CHAIRMAN GREEN: Is there a second?

16 MR. COX: Second.

17 CHAIRMAN GREEN: Okay. All in favor of
18 accepting staff's recommendation on Project 15-68
19 DB?

20 MR. COX: Aye.

21 MR. YOUMAN: Aye.

22 CHAIRMAN GREEN: Aye. Any opposed?
23 (None.)

24 CHAIRMAN GREEN: The agenda passes.
25

ROOF REPLACEMENT ALTERNATIVES 4762 US 1 N

1 MR. WUELLNER: And the last action other than
2 budget that I have for you today is -- pertains to
3 4762 U.S. 1.

4 Most of you will re -- recall this building as
5 the old -- it was an old convenience store located
6 at that -- in that spot. It's -- the building
7 still exists. We bought it in an as-is condition
8 with the understanding it may or may not be able to
9 be used. That's -- that's how we bought it.
10 Primarily we got such a good deal, we bought it for
11 the property itself.

12 We've now come to the conclusion of a year of
13 messing around with this that there are two viable
14 options related to this building. One includes
15 replacing the entire roof structure.

16 The roof as it exists is a very unusual
17 product for Florida. It is a -- it is a --
18 essentially a gypsum board poured in place roof
19 that -- for failure of membrane on the top of it
20 over the years -- again this is a 30-year-old
21 building -- water and Drywall material basically
22 never mix, and this is basically filled with mold
23 and the structural strength has gone away in rather
24 large areas of the building. That leaves a viable
25

1 wall structure, if you will. It's largely two
2 sections of a building. One was the original
3 convenience store. The other side houses a car
4 stereo repair spot in a currently much smaller
5 piece of the building.

6 It could be repaired. It would require a
7 complete replacement of the roof. Much to our
8 disbelief internally, and I know my staff's tired
9 of hearing me rant on this particular project, but
10 it just seems insane that this is what it costs to
11 put a roof on a building that's less than 4,000
12 square feet and meet today's building codes,
13 because that's what would happen when we -- if we
14 were to elect to replace it.

15 As a result, you know, we're -- we were
16 looking at something as sort of a hip wall metal
17 roof on wood stubs kind of roof, which would be
18 the -- probably the best way to replace this, but
19 that ends up at about \$180,000.

20 Now it's not something we're currently
21 budgeted for. It's not in this year's budget. Not
22 proposed for next. It would be something that
23 would need to be allocated entirely out of
24 reserves. It is not eligible for FDOT
25 participation, meaning that entire sum of money

1 would need to come out of the Airport Authority's
2 funds.

3 The other alternative to this of course is
4 demolition of the building, completely remove
5 everything on that site, and -- and at some point
6 we just plant grass in it and wait on the eventual
7 end use of this. With \$180,000 in place for -- to
8 do this work, my -- I'll put it to you to decide
9 which you want to do with this building.

10 I think the \$180,000, while it's a lot of
11 money, would be better matched with Florida DOT at
12 some point in the future and build a new building
13 in a -- in a location that eventually complements
14 the site rather than this site being continually
15 modified to accommodate a building that's in that
16 location. So I would be reticent to recommend
17 replacement. However, ultimately that's your call.

18 Demolition is what it is in terms of what it
19 costs to do. That includes the permits, the hazmat
20 evaluation, things like asbestos and other -- other
21 items that are regulated, all of the demolition and
22 cleanup of that site also including the asphalt.
23 So this is where you tell me what you want to do
24 with this building.

25 CHAIRMAN GREEN: You don't want to start with

1 tremendous liability with an empty building sitting
2 there --

3 MR. YOUMAN: Uh-huh.

4 MR. COX: -- and people utilizing that
5 property outside of our oversight or anything else.

6 MR. WUELLNER: Yeah. And it is -- if it
7 didn't have the core issue of a complete
8 infestation of that roof with mold --

9 MR. COX: Right.

10 MR. WUELLNER: -- you know, which in itself is
11 its own problem, you may be -- things start making
12 sense. But at this -- you've got to do something.
13 It can't sit there in its current state any longer.

14 It's got to get completely removed, replaced, or --

15 MR. COX: My thoughts are that we take it
16 down.

17 MR. YOUMAN: Is the building itself even worth
18 \$180,000?

19 MR. WUELLNER: We only paid \$210,000 I
20 think --

21 CHAIRMAN GREEN: For the entire --

22 MR. WUELLNER: -- for the entire property end
23 of it. So it's really hard to make a strong case
24 to spend \$180,000.

25 MR. YOUMAN: Yeah. When I -- when I saw that

1 me. So, board discussion?

2 MR. YOUMAN: How many years will it take to
3 reclaim the \$180,000 with the current tenant in
4 there?

5 MR. WUELLNER: Well, we were never able to
6 lease the one part of it, but \$180,000 is -- you're
7 only looking at 3500, 4000 square feet of building.
8 Even at \$10 a square foot and you put all of it
9 into it, is a long time.

10 MR. YOUMAN: Right. That's why --

11 MR. WUELLNER: And that's a very technical
12 analysis there, but it's a long time just to get
13 whole on the roof. That assumes we get no rent.
14 Assuming they're willing to pay that. So it stops
15 making sense pretty quick.

16 CHAIRMAN GREEN: Mr. Cox?

17 MR. YOUMAN: It seems --

18 MR. COX: I can't see any reason to keep the
19 building there.

20 MR. YOUMAN: Pardon? Oh, I'm sorry.

21 MR. COX: So, is there any reason that you can
22 think of for us to keep that building on that
23 lot -- I mean, that property?

24 The other issue outside of leasing it
25 obviously to somebody is that we've got a

1 in the paperwork that Cindy sent out, I looked at
2 it and said \$180,000, boy that -- and I said I
3 wonder if that's that little building, and the
4 first thing I thought of, why not just tear it
5 down?

6 MR. WUELLNER: Honestly it --

7 MR. YOUMAN: For \$18,000 it cleans the
8 property up and takes the liability away and --

9 MR. WUELLNER: It also creates a -- what I
10 would call a clean slate for that 20 acres back
11 there --

12 MR. YOUMAN: Right.

13 MR. WUELLNER: -- which allows kind of a
14 holistic approach to whatever would be proposed for
15 that in the master plan.

16 CHAIRMAN GREEN: What's our lease agreement
17 with the stereo? Are we on a month-to-month?

18 MR. WUELLNER: We assumed the lease as a
19 month-to-month, so it's not --

20 CHAIRMAN GREEN: That's not an issue there.

21 MR. WUELLNER: Yes.

22 CHAIRMAN GREEN: We do have liability, if the
23 county found anybody coming in there, we could
24 possibly get problems with condemning it, getting
25 assessed for it. So there's a lot of issues with

1 regards to the airport's liability by leaving it at
2 that location.

3 I even on a joke volunteered a bunch of the
4 clerks and myself with all the stress we're going
5 through with the clerk's office over there, we'll
6 get some sledges and hammers and take it down
7 ourselves, with some frustrations we're having.
8 But I don't -- I don't believe there's a question.
9 I mean, the liability's too much, the building's
10 not worth it, and we have other ideas for that
11 property down the road that may be more useful.

12 MR. WUELLNER: Yeah, originally we thought it
13 might be a good rental car facility, but there
14 again, we're adapting a site to a building and, you
15 know, it would be much much nicer to start from
16 scratch and orient the building to something that
17 makes sense.

18 CHAIRMAN GREEN: True. Okay. Any public
19 comment, Mr. Martinelli?

20 MR. MARTINELLI: Demolish. No-brainer.

21 CHAIRMAN GREEN: Want to get a sledge hammer
22 and join the group?

23 MR. YOUMAN: We finally got you to agree to
24 something.

25 CHAIRMAN GREEN: No other public comment.

1 Okay. Motion from the board?

2 MR. COX: I move to demolish the building.

3 CHAIRMAN GREEN: Is there a second?

4 MR. YOUMAN: I second.

5 CHAIRMAN GREEN: Any further discussion? Just
6 recall it's going to come out of reserves, but I
7 think it's cost-effective.

8 MR. COX: Well, it's ten times less than
9 putting a roof on, so...

10 CHAIRMAN GREEN: Exactly. So there's a motion
11 and a second. All in favor of passing the --

12 MR. COX: Aye.

13 MR. YOUMAN: Aye.

14 CHAIRMAN GREEN: -- motion? Aye. Any
15 opposed?

16 (None.)

17 CHAIRMAN GREEN: Roof replacement demolition
18 passes.

19 MR. WUELLNER: Thank you.

20 CHAIRMAN GREEN: Okay. Mr. Martinelli, any
21 public comment for us tonight?

22 MR. MARTINELLI: Not tonight.

23 AUTHORITY MEMBER COMMENTS

24 CHAIRMAN GREEN: Member comments. Mr. Youman?

25 MR. YOUMAN: Did we get by Resolution 2015-03?

1 MR. BURNETT: We have to -- we have to wait
2 until 5:01 --

3 MR. WUELLNER: That's the public hearing.

4 CHAIRMAN GREEN: That's --

5 MR. BURNETT: -- to start the budget meeting.

6 CHAIRMAN GREEN: Right.

7 MR. BURNETT: So we'll end this meeting --

8 MR. YOUMAN: Gotcha.

9 MR. BURNETT: -- at 5:01 and then we'll
10 reconvene that meeting.

11 MR. YOUMAN: All right. Thank you.

12 MR. BURNETT: Yes, sir.

13 MR. YOUMAN: I wasn't here for the TPO
14 meeting. Bruce Maguire replaced me and he's not at
15 the meeting today, so there is no report from the
16 airport unless you have one.

17 (Mr. Brunson enters the room.)

18 MR. WUELLNER: Yeah, and actually he bailed on
19 it at about 8:45 Thursday morning, so no one did it
20 then.

21 CHAIRMAN GREEN: And I tried, but I was down
22 here.

23 MR. YOUMAN: Wow.

24 MR. WUELLNER: Yeah.

25 MR. YOUMAN: I do have one thing to pass out

1 just for everybody's interest. I have six copies
2 I've made.

3 The St. Johns County projects under
4 construction and projects imminent -- will you pass
5 this around just for the information of the board?
6 Pass it around -- hey, pass it around. Thank you.
7 Give one to -- no, I don't want this. Give a copy
8 to Ed. I know he really wants to read it.

9 So I made my report. That's the end of my
10 report.

11 CHAIRMAN GREEN: Okay. Thank you.

12 MR. YOUMAN: You're welcome, Chairman.

13 CHAIRMAN GREEN: Mr. Brunson, do you want to
14 take a breath?

15 MR. BRUNSON: Well, the main problem was the
16 elevator.

17 MR. WUELLNER: Yeah.

18 CHAIRMAN GREEN: It's not working? Sorry
19 about that.

20 MR. BRUNSON: You'll get old one of these
21 days.

22 MR. WUELLNER: It's in the 80 percent
23 recovery.

24 CHAIRMAN GREEN: Oh, the lightning strike?
25 Anything with EDC?

1 MR. BRUNSON: No. I have nothing to report.
2 I talked to the person with the chamber that heads
3 that up. Nothing's going on too much right now.

4 CHAIRMAN GREEN: Okay.

5 MR. BRUNSON: Except the -- at Ponte Vedra
6 they had the auto show.

7 CHAIRMAN GREEN: Yes, Sunday. Okay. Mr. Cox?

8 MR. COX: No comment.

9 CHAIRMAN GREEN: All right. I did attend the
10 aerospace academy meeting, which was well attended
11 actually, and they are looking for a new chairman
12 which they haven't elected yet.

13 We are on their agenda with regards to the
14 nature area out back next to Bryan's walkway. And
15 they did have some of the students come out and
16 physically start hatcheting away and clearing that.
17 So that's on their agenda for us at any rate which
18 is very nice.

19 We also have the October 23rd I think through
20 the 5th, which was the flight and something but now
21 it's now the aerospace project where we have all of
22 the kids coming out for all different variety of
23 things going on here at the airport. And we're
24 looking for volunteers.

25 If anyone can volunteer their time, mostly

1 So it's -- it's going very well. The -- the
2 teacher was there and the students -- their student
3 representative says he's very well liked. So they
4 have a lot of projects going on. It seems to be
5 going well. And our next meeting won't be for a
6 couple of months, I guess. Yes, Mr. Youman?

7 MR. YOUMAN: Do you know if minority
8 participation has increased at all?

9 CHAIRMAN GREEN: We did discuss that. Yes, it
10 has. And I apologize, I meant to bring those
11 numbers with me, but I was again waylaid up north.
12 It has increased, not to the extent I think they
13 would like, but yes, it has.

14 MR. YOUMAN: Good.

15 CHAIRMAN GREEN: And by minority, you mean
16 female?

17 MR. YOUMAN: Female and African Americans.

18 CHAIRMAN GREEN: I don't think they broke it
19 down as much. I think they just lumped minorities
20 in general.

21 MR. WUELLNER: The favorite term in the
22 schools is free and reduced lunch --

23 CHAIRMAN GREEN: Yeah.

24 MR. WUELLNER: -- which catches everyone.

25 CHAIRMAN GREEN: Right.

1 that's Sunday from 8:00 to 4:00. You don't have to
2 be an expert in any of the activities that they're
3 doing, which run from engineer to mechanics to
4 flight, whatever. They just need help. So if you
5 know anyone that can help with that.

6 And also, the academy is basically overbooked.
7 They are now going to have to start to be more
8 particular, grades, all kinds of things for people
9 to get in. It's a highly sought after academy.
10 It's also -- fortunately or unfortunately, it is a
11 two-year program. If you go on your third year,
12 meaning your junior year of high school, you kind
13 of segue into Embry-Riddle, which is not a bad
14 thing. It's just that most of the other academies
15 have a four-year high school program, like biotech
16 academy or some of the others in St. Johns County.
17 So they're working on trying to get teachers at
18 that level for the third and fourth year to keep
19 kids in it.

20 So there is an attrition rate in that third
21 year. So that's part of the focus that we're
22 having, and also to look for internships for these
23 kids. So if you hear of anything in that area,
24 again it doesn't have to be specifically being a
25 pilot; it's all aspects of it.

1 So -- but the interest in the academy has
2 definitely increased tremendously, and I think
3 that's a tribute to Embry, to Northrop, to I mean
4 this airport. Because when I first started on this
5 board in the early 2000s, it didn't exist. And
6 that academy has just blossomed.

7 MR. YOUMAN: It has.

8 CHAIRMAN GREEN: So -- and then when it comes
9 to the AAAE, I was going to -- speaking about
10 marketing with regards to our commercial flight
11 service to get words out, something we could do, I
12 spoke with Elizabeth with our company and she is
13 going to get some information for our board as to
14 what they have done and ideas she has. Her company
15 was very much a part of presenting that
16 presentation at the AAAE. So at the next meeting
17 we'll probably, or maybe even beforehand, have some
18 information sent out as to how we're using
19 Facebook, social media, et cetera, to get that
20 information out.

21 Okay. Well, that's all I have. Now we have
22 our next meeting date proposed obviously is next
23 Monday, predicated upon the budget that we must
24 have. And then the following board meeting would
25 be October 19th, unless we hear otherwise from

1 board members.

2 MR. WUELLNER: 19th good for everybody?

3 CHAIRMAN GREEN: October 19th, Monday?

4 MR. YOUMAN: Yes.

5 CHAIRMAN GREEN: Okay?

6 MR. BRUNSON: Yes.

7 CHAIRMAN GREEN: All right. Without hearing
8 any objection, we'll do it 4:00 October 19th, the
9 next board meeting. And with that, we will adjourn
10 for about 14 minutes before our public hearing on
11 the budget.

12 (Meeting adjourned at 4:46 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, certify that
7 I was authorized to and did stenographically report the
8 foregoing proceedings and that the transcript is a true
9 record of my stenographic notes.

10 Dated this 22nd day of September, 2015.

11 
12 JANET M. BEASON, RPR-CP, RMR, CRR
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