

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Wednesday, August 18, 2021

from 4:00 p.m. to 5:23 p.m.

* * * * *

BOARD MEMBERS PRESENT:

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

* * * * *

ALSO PRESENT:

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

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

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

2 CHAIRMAN MAGUIRE: All right. Can you lead
3 the pledge, ma'am?

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE

6 CHAIRMAN MAGUIRE: Thank you everybody for
7 coming today.

8 First of all, meeting minutes and financial
9 reports. Anybody have any comments on the minutes?

10 (None.)

11 MS. GREEN: No, sir.

12 CHAIRMAN MAGUIRE: No comments? Okay.
13 They'll stand and presented. How about the
14 financial reports?

15 MS. LUDLOW: Yes.

16 CHAIRMAN MAGUIRE: You want to address these
17 or --

18 MS. LUDLOW: Yes. I would like to suggest
19 that we don't go over the financial reports and we
20 don't approve them because they are incomplete. We
21 got a profit and loss statement five minutes ago
22 and -- and nobody's had a minute to go over them
23 and they are incomplete. They should not be
24 approved.

25 CHAIRMAN MAGUIRE: Are they truly incomplete

1 or --

2 MR. WUELLNER: No.

3 CHAIRMAN MAGUIRE: -- do you just believe?

4 MR. WUELLNER: They don't -- they're not in
5 the least bit incomplete.

6 CHAIRMAN MAGUIRE: Okay. If they are
7 incomplete, we'll do that, but Ed says they're not.
8 He doesn't believe they are complete.

9 MS. LUDLOW: Ed, does -- does giving -- do you
10 have a profit and loss report?

11 MR. WUELLNER: You do.

12 CHAIRMAN MAGUIRE: Do what?

13 MS. LUDLOW: Do you?

14 MR. WUELLNER: Yes.

15 MS. LUDLOW: Oh, you passed them out here?

16 MR. WUELLNER: Yes. We got them -- that's
17 when we got them this afternoon.

18 CHAIRMAN MAGUIRE: I received mine today.

19 MR. WUELLNER: You have -- I think there's
20 some misunderstanding of --

21 MS. LUDLOW: No, you didn't. Nobody got them
22 until Cindy sent them at like 4:00 or 3:30 today.
23 Because I asked for them and they were not included
24 in the package at all.

25 MR. WUELLNER: You --

1 MS. LUDLOW: So how -- and those numbers have
2 a lot to do with that report that shows grants and
3 grant revenue and all kinds of things.

4 CHAIRMAN MAGUIRE: They are important.

5 MS. LUDLOW: Yes.

6 CHAIRMAN MAGUIRE: We all know that. I did
7 get a separate e-mail where I got this report and I
8 printed it off and brought it with me --

9 MS. LUDLOW: I did, too.

10 CHAIRMAN MAGUIRE: -- okay? And that was the
11 first time I've seen them.

12 MS. LUDLOW: Right.

13 CHAIRMAN MAGUIRE: I agree with you that it's
14 late. We need to get them earlier so we can really
15 go through them.

16 MS. LUDLOW: Right.

17 CHAIRMAN MAGUIRE: But they are complete.

18 If the board doesn't feel like they can
19 address the issue as a board, we can postpone them.
20 But if the board feels like we can go through it,
21 then we will do so.

22 MR. OLSON: Would there be a problem if we
23 delayed this report until the next meeting and --

24 CHAIRMAN MAGUIRE: Ed?

25 MR. WUELLNER: No. There's actually no

1 requirement for you to approve them.

2 CHAIRMAN MAGUIRE: This was a special meeting
3 anyway, so --

4 MR. OLSON: Okay. Right.

5 MR. WUELLNER: No, it's a regular meeting.

6 MS. LUDLOW: Thank you.

7 MR. OLSON: Well, maybe that's --

8 MR. WUELLNER: It's a regular meeting, it's
9 just --

10 CHAIRMAN MAGUIRE: Okay.

11 MR. WUELLNER: -- feels special because you
12 weren't originally having one.

13 CHAIRMAN MAGUIRE: True. Okay.

14 MR. OLSON: So maybe that's a good thing,
15 then.

16 CHAIRMAN MAGUIRE: Okay.

17 MR. OLSON: And I guess at future meetings, we
18 can try to get these.

19 CHAIRMAN MAGUIRE: Okay. What's the
20 consensus? We have postpone -- postpone?

21 MR. OLSON: Yes.

22 MR. MIRGEAUX: Postpone.

23 MS. GREEN: That's fine.

24 CHAIRMAN MAGUIRE: Okay. So we'd like to
25 postpone until the next meeting, Ed.

1 MR. WUELLNER: That's fine.

2 CHAIRMAN MAGUIRE: All right.

3 MS. LUDLOW: Thank you.

4 AGENDA APPROVAL

5 CHAIRMAN MAGUIRE: All right. Agenda
6 approval. Any comments on the agenda?

7 For our guests out there today, public
8 comments are at the end so, we'll let you address
9 public comments then. Staff reports?

10 STAFF REPORTS

11 MR. WUELLNER: Staff reports -- make sure I'm
12 on here.

13 Taxiway Delta is nearing completion. We're
14 still about, I would say, four weeks, maybe four to
15 five weeks out from total completion, but paving
16 completed last Friday evening. So we are -- we are
17 finally out of the most onerous phase of that.

18 Lighting continues to be the installation
19 effort at this point. We're still dealing with
20 some temporary markings, and it looks like it will
21 be next week till the last of the temporary
22 markings are in place. And then per FAA standard
23 on the construction side, we've got to wait about
24 30 days until which time as final pavement markings
25 can be placed. They have a time where it has to

1 sit. So you're still about 30 days out from
2 contractor being able to mobilize and do the final
3 pavement markings. But it's usable now. Traffic
4 has begun to reuse things.

5 We've kept it in a nonmovement area until
6 which time as the last of the temporary pavement
7 markings can be put in place, probably early next
8 week, at which time it will kind of resume normal
9 operations out there with the continuation of
10 lighting. That can be installed on the side out --
11 and allow normal operations. So anyway, we're
12 getting near the end of that.

13 Once that's -- final painting is accomplished
14 out there, final marking and the lighting system is
15 brought up, we'll be -- we'll be able to begin
16 closing that project out.

17 CHAIRMAN MAGUIRE: Okay.

18 MR. WUELLNER: That's a -- if you remember,
19 that's an AIP grant, but it was also funded at
20 100 percent, which was a nice -- nice change on
21 that project.

22 Terminal entrance road, just an update.
23 Design continues on that and we continue to
24 coordinate with Grumman, FBO, and the utility
25 companies that are involved in that corridor. And

1 just re -- want to call your attention to the fact
2 you have an agenda item that also addresses the
3 last segment of funding on that project.

4 CHAIRMAN MAGUIRE: Okay.

5 MR. WUELLNER: Wanted to address the upcoming
6 air service announcement. I've spoken with all of
7 you independently.

8 We are in a small holding pattern only waiting
9 on TSA to release us -- effectively they're telling
10 us they need to, from HQ kind of sign off on our
11 plan to be back in business. So the formal
12 announcement to be public is probably in the next
13 ten days or so, at which point, you know, it will
14 be public knowledge.

15 They're still all -- eyeing a fall of this
16 year start on similar timeline. So I'm guessing if
17 all holds well, we'll be able to restart service in
18 November to some level. And our well-publicized
19 conversation with our SCASD grant partner will
20 occur in early October.

21 We will be working toward getting you a
22 proposed final budget to consider by the end of
23 next week. That will be ahead of your first public
24 hearing about, what, two and a half, three weeks
25 from now.

1 So, that's kind of where we are. And with
2 that, I would -- if you don't have questions for me
3 or even if you do, legislative updates from Carol.

4 CHAIRMAN MAGUIRE: Okay. Questions for Ed?

5 (None.)

6 CHAIRMAN MAGUIRE: Carol, you're on board.

7 MS. SAVIAK: Good afternoon and thank you for
8 an opportunity to speak to you about some of the
9 government relations.

10 CHAIRMAN MAGUIRE: That's not working? That's
11 not working, Carol.

12 MS. SAVIAK: Is it on? Thank you.

13 On the federal level -- can you hear? On the
14 federal level, we had two legislative
15 appropriations, opportunities if you will. The
16 U.S. Senate this past week had passed on its side a
17 \$1 trillion national infrastructure bill that will
18 include \$25 billion for airports. And so we'll
19 look forward to seeing how that progresses in the
20 future.

21 And then also at the end of July, after our
22 last meeting, the U.S. Department of Commerce
23 finally announced the grant opportunities which we
24 had referenced before, which includes \$3 billion in
25 ARPA or American Rescue Plan Act funding, and they

1 included \$500 million in the EDA's Economic
2 Adjustment Assistance program, which was the
3 grant -- or the EDA grant that we have discussed
4 here before.

5 At the state level, in your report I just
6 provided a little overview of what the state
7 aviation work program may look like for the next
8 few years. I thought that might be interesting to
9 you. But it looks -- it looks positive for the
10 aviation sector.

11 I typically include a few other items in your
12 bulletin, but it's kind of short this month. We
13 had a lot -- a lot of things going on, so I
14 appreciate the opportunity. Thank you.

15 CHAIRMAN MAGUIRE: Any questions for Carol?

16 MS. GREEN: I just have --

17 CHAIRMAN MAGUIRE: Carol, congratulations --

18 MS. GREEN: Oh, I'm sorry.

19 CHAIRMAN MAGUIRE: -- congratulations on the
20 program last week. It was really well done, put
21 together, and enjoyed talking to a lot of people.
22 Any comments?

23 MS. GREEN: Yeah. No, that was very well
24 done.

25 Also, is this pretty standard for our FDOT

1 aviation work? I mean, it seems to be 70 million,
2 6 -- I mean, is that normal?

3 MS. SAVIAK: It varies depending on state
4 budget levels --

5 MS. GREEN: Yeah.

6 MS. SAVIAK: -- and also (inaudible).

7 COURT REPORTER: The what?

8 MS. GREEN: The fuel.

9 MR. WUELLNER: Fuel taxes collected.

10 COURT REPORTER: Thank you.

11 CHAIRMAN MAGUIRE: Any other questions or
12 comments for Carol?

13 MR. OLSON: I just want to echo also that --

14 CHAIRMAN MAGUIRE: Speak, please.

15 MR. OLSON: -- the meeting -- the meeting of
16 the airports and the airlines was great. I felt
17 very proud for our efforts here to have -- to get
18 the attention.

19 We got a lot of attention and a lot of profile
20 with the industry, with other airports, and people
21 were really enjoying themselves and the venue. So
22 it was a good job hosting it for us.

23 CHAIRMAN MAGUIRE: Okay.

24 MS. LUDLOW: I've gotten a lot of positive
25 responses. You know, I have already half a dozen

1 e-mails saying thank you, it was wonderful. We
2 were so happy to be in St. Augustine.

3 MR. WUELLNER: Good, good. Thank you.

4 MS. GREEN: Yep.

5 CHAIRMAN MAGUIRE: Justin, did your daughter
6 like it?

7 MR. MIRGEAUX: She did. She's looking forward
8 to next year.

9 MS. GREEN: I'm not going to comment on that.
10 She's a lovely lady.

11 CHAIRMAN MAGUIRE: She may become an aviator.

12 MS. GREEN: Let's hope so.

13 CHAIRMAN MAGUIRE: All right. Moving on to
14 the next. Any other staff issues, Ed?

15 MR. WUELLNER: No, sir.

16 CHAIRMAN MAGUIRE: Business partner updates.
17 Let's go to Mr. Dean.

18 BUSINESS PARTNER UPDATES

19 COMMISSIONER DEAN: Well, good afternoon. I'm
20 going to be brief and then I'll obviously answer
21 any questions, but one thing I want to cover
22 because of yesterday's commission meeting, if
23 anyone saw parts of it, I think that we are pretty
24 well at a point where we as a county has taken all
25 the actions necessary over the last five years to

1 have a fairly good, solid beach renourishment
2 program for each section or area of our key
3 beaches.

4 We have 42 miles of beaches in this county
5 running from Matanzas Inlet to the J. Turner Butler
6 Boulevard county line. And I felt -- when I first
7 ran in 2016, one of the platforms I ran on was we
8 needed to make sure we protect and enhance our
9 beaches.

10 Beaches not only provide a healthy habitat for
11 critters -- marine life, sea turtles -- if we have
12 critically eroded beaches, we're not going to have
13 any sea turtles laying eggs. Also, they provide a
14 tremendous income or revenue for the tourist
15 industry and therefore the tourist tax revenue.
16 And then thirdly, they greatly enhance home values
17 along the coast.

18 Conversely, if we have bad beaches, unhealthy
19 beaches, eroded beaches, all of those numbers turn
20 upside down. So, I personally feel pretty strongly
21 about the need to protect and enhance our beaches.

22 And so, where we are today,
23 St. Augustine Beach starting in the mid 2000s
24 initiated -- the county actually was a local
25 sponsor -- to their credit, an active beach

1 restoration renourishment for that stretch really
2 from the park, the state park, down a couple of
3 miles south of the pier.

4 And then we have worked over the last several
5 years while I was on the commission to adopt and
6 get the Corps to agree to do Vilano up to
7 Serenata Beach Club. That will take care of --
8 that's the federal project. And then there's a
9 one-time state restoration that will be done
10 roughly from Serenata Beach Club up to South
11 Ponte Vedra Beach.

12 This week we approved going forward with sort
13 of the missing segment, which is Ponte Vedra Beach.
14 And we're going forward working with the Corps on
15 the project from the north end of Guana River
16 Preserve north up about six miles. Roughly, that's
17 about three miles short or south of the county
18 border.

19 For the last three miles, we're just doing a
20 state/local partnership for the last three miles.
21 Frankly, there's virtually no public access for
22 that northern three miles, and therefore, we would
23 have almost no money from the Corps.

24 They base their participation on public
25 access. They have a policy that is in cement. You

1 can't change it because if the Corps puts in
2 federal dollars, they expect to have a certain
3 amount of public access every quarter of a mile
4 along the beach.

5 So instead of going forward with just the
6 Corps project, we're going forward with a
7 state/local project between funding from the
8 legislature, the county tourist development tax,
9 and a MSTU for the homeowners, municipal service
10 taxing unit. The final cost of the project has yet
11 to be determined, so therefore the final assessment
12 has yet to be determined with respect to each
13 homeowner. But that's the final action we took
14 yesterday.

15 So we hope to get the state/local one-time
16 beach renourishment. It's not just like the FEMA
17 berm which is going to sort of enhance the berm.
18 This is a beach renourishment to widen the beach
19 the way it was pre Matthew. And that will be from
20 Guana all the nine miles up. But the first six
21 miles is just -- is the Corps project, and the last
22 three miles would be state and local only.

23 So, I think that -- I feel like that the
24 county has done all we can do at this point, given
25 our limited resources, to do what we can to provide

1 healthy beaches for all the reasons I said. So,
2 that was for me the big ticket item that we did
3 yesterday.

4 We also approved the third affordable housing
5 project since I've been on the commission, a
6 project that will be roughly at 207 and somewhere
7 on the 207 corridor southwest of town. It escapes
8 me. But that's going to -- Victoria Crossing. It
9 was written up in the paper, if you want to read
10 about it and the location and the number of units.

11 And that's the third one to provide affordable
12 housing, because one of the constant themes I hear
13 about as a commissioner is we have so many
14 individuals employed in different service
15 industries -- whether it be tourism, attractions,
16 hotels, restaurants, or entry-level first
17 responders, whether they be deputies or fire and
18 rescue or even entry-level hospital employees --
19 really cannot afford to live in St. Johns County.

20 And of course I think I mentioned last month
21 the number of new homes going up and the market is
22 just still out of -- I've never seen it in my
23 almost 40 years in St. Johns County, the way this
24 market has run in the last six months. So, I'm
25 also very much pushing affordable housing.

1 Those were the key things I wanted to hit
2 today unless, Bruce, if there are any questions,
3 I'll be glad to try to address them.

4 CHAIRMAN MAGUIRE: Thank you. Any questions?

5 MS. GREEN: Yeah, I do have one.

6 In the northern part of the Ponte Vedra,
7 didn't a lot of private citizens refurbish their
8 own?

9 COMMISSIONER DEAN: Well, I'm not -- a number
10 of them did.

11 MS. GREEN: Okay.

12 COMMISSIONER DEAN: They actually got permits
13 from DEP and brought -- hauled in --

14 MS. GREEN: Right.

15 COMMISSIONER DEAN: -- sand to basically build
16 up what had been critically eroded.

17 So a number of those, not only have they
18 bought sand themselves and privately refurbished,
19 but they're also wanting to go forward and
20 basically tax themselves over and above our normal
21 ad valorem tax as an MSTU for a full-length
22 three-mile project that would add about 60 yards to
23 the width of the beach.

24 MS. GREEN: And that's what I thought. So
25 it's not affecting the county as much. I mean, it

1 was a good thing the private citizens did.

2 COMMISSIONER DEAN: Well, as far as -- as far
3 cost or --

4 MS. GREEN: Uh-huh.

5 COMMISSIONER DEAN: -- tax revenue? It's not
6 affecting any of us with respect to the ad valorem
7 tax. Nothing -- we're not spending any general
8 fund ad valorem tax at all on beach renourishment.

9 Our local share for St. Augustine Beach,
10 Vilano up to Serenata and now Ponte Vedra Beach,
11 our local share all comes out of the tourist
12 development tax.

13 That's why I advocated to increase it from
14 four cents to five cents, although one of my fellow
15 commissioners limited the amount of that increase,
16 that one cent increase to beaches, which is going
17 to probably require a slight adjustment in the MSTU
18 assessment that the homeowners will be paying.

19 So in fact, one of the -- one of the public
20 comments yesterday at the meeting came from an
21 individual who said, I'm tired of our ad valorem
22 taxes going to beach renourishment, those people
23 can do it themselves, at which point we politely,
24 we tried, to correct that individual.

25 No -- no ad valorem revenue has gone to or

1 will go to beach renourishment. It's either
2 tourist tax revenue or the MSTU or a state
3 appropriation or a federal appropriation. No
4 ad valorem.

5 MS. GREEN: Right. And that's why I was
6 trying to -- I'm sorry, I didn't -- I may have
7 misspoken, but a lot of the individuals chipped in
8 as well.

9 COMMISSIONER DEAN: Yeah.

10 MS. GREEN: So it's not going to ad valorem,
11 correct.

12 COMMISSIONER DEAN: Right. None, zero, zilch.

13 CHAIRMAN MAGUIRE: Any other comments?

14 MS. LUDLOW: I do.

15 CHAIRMAN MAGUIRE: Go ahead.

16 MS. LUDLOW: I hate to bring this up to poor
17 Henry again. Serenata --

18 CHAIRMAN MAGUIRE: Speak into the microphone.

19 MS. LUDLOW: I forgot. Boo-boo. Am I on?

20 MR. HARVEY: Yes.

21 MS. LUDLOW: Okay. Serenata is like a house
22 divided. You know, the south by building -- four
23 buildings, that renourishment way up. The
24 restaurant got renourishment way up. The north
25 four buildings got none. And -- and I think we're

1 at the tail...

2 MR. LAWSON: Push the button again.

3 MS. LUDLOW: Hey, I fly airplanes. I can't
4 handle these things.

5 And so, I understand that that part, those
6 last four buildings of Serenata, are on the tail
7 end of what's coming from the north to the south.
8 But it's just so amazing to me that you can have,
9 you know, two houses and a restaurant and one house
10 and one restaurant got it and the other house
11 didn't.

12 COMMISSIONER DEAN: Well, we tried as best we
13 could as a county to convince the Army Corps of
14 Engineers --

15 MS. LUDLOW: Oh, that's what it was.

16 COMMISSIONER DEAN: -- to include that entire
17 stretch all the way up to South Ponte Vedra.

18 I actually went to Washington in March 2017
19 and met with the head of the Corps of Engineers and
20 pleaded with him to include the whole stretch and
21 that fell on deaf ears. And so, we did -- we did
22 the federal project as far as we could.

23 What we haven't done, and it's been caused by
24 delay that I won't bore you with, is the one-time
25 placement that the state approved the funding for

1 the post Matthew \$10 million, but by the way,
2 county, you have to match that 50/50 for the one
3 time placement. So that's going to happen, but it
4 hasn't happened yet because it's been delayed for
5 several reasons.

6 MS. LUDLOW: That's okay. I mean, it's a
7 private beach down there.

8 COMMISSIONER DEAN: So I want to --

9 MS. LUDLOW: Everything else is like that.

10 COMMISSIONER DEAN: I have to tell you in less
11 than 30 seconds, because it's the first time it's
12 ever happened to me, I was one of the guys Monday
13 morning standing on the fourth green at the county
14 golf course when the helicopter went into the tree.

15 And it was kind of an interesting -- a rude
16 awakening, because the limb that it chipped off was
17 about at least five inches in diameter, and it
18 didn't just chop it off clean, it chopped it into
19 about 25 pieces and they were flying like, you
20 know, missiles all over the tee box and we were all
21 running for cover.

22 So that was the interesting front that I had,
23 the nine holes between four -- and I did actually
24 par 4 and 5, even though -- even though the
25 missiles were flying around us.

1 MS. GREEN: You can strike that.

2 CHAIRMAN MAGUIRE: Okay.

3 COMMISSIONER DEAN: Not directly related to
4 the airport, but aircraft, so...

5 CHAIRMAN MAGUIRE: Thank you. Any other
6 questions or comments?

7 MS. GREEN: Yes, the hole in one he claimed
8 that he didn't get.

9 CHAIRMAN MAGUIRE: Okay. Mr. Beyers?

10 MR. BEYERS: No comment.

11 CHAIRMAN MAGUIRE: No comment? Mr. Tucker
12 comments? Now you have two requests. Is this a
13 third one?

14 MR. TUCKER: No, this is just the report.

15 CHAIRMAN MAGUIRE: Okay.

16 MR. TUCKER: This is a business partner update
17 for SAAPA.

18 CHAIRMAN MAGUIRE: Okay.

19 MR. TUCKER: To bring you up to date on a
20 couple of things, SAAPA has got two flight
21 simulators now installed over at our location
22 there.

23 One of them is full FAA certification, which
24 means of course people can go in and log time into
25 their logbook for flying that just like you would

1 be flying a plane for instrument approaches and
2 getting currency. So it's quite a nice feature.
3 There is a cost associated with it, but it is
4 pretty reasonable, a lot more reasonable than
5 flying an airplane.

6 So, at any rate, that is available to all of
7 the members and -- and good utilization showing
8 progress. I've had several other people say that
9 they've come over and actually given some like
10 flight instruction to one of their relatives or
11 daughters or someone of that nature that they use
12 the facility for that. So it really has worked out
13 well as a good central location for those kinds of
14 things and activities.

15 The other thing I wanted to mention, I see
16 where you're doing the resolution for Vic, which I
17 applaud. But just as a reminder, his service is on
18 September 20th at 1:00 at the Catholic Church in
19 Ponte Vedra. It's a funeral mass. So that's
20 something I just want to keep in front of everybody
21 so they'll have that date in mind.

22 The other thing, which is a rather sad note,
23 was we lost a very dear friend and business partner
24 of mine as well as world-renowned aviator, Dale
25 Snodgrass, at the end of July out of an accident in

1 Idaho.

2 And his service is going to be next Friday in
3 Ruidoso, New Mexico, is the funeral there. But we
4 will also hold an event here out at the
5 Serenata Beach Club on October 1st. We don't have
6 the exact time yet, but I would suspect it's going
7 to be in the afternoon, probably around 1:00-ish in
8 the afternoon. And, you know, of course anybody
9 and everybody that can come to that will be
10 invited. That would be Friday -- yeah, I think
11 it's a Friday, October 1st.

12 MS. GREEN: Uh-huh.

13 MR. TUCKER: Yeah. Thank you.

14 CHAIRMAN MAGUIRE: Okay, Mr. McKendrick? Is
15 he here? Anybody from NGC?

16 (None.)

17 CHAIRMAN MAGUIRE: No? Ms. Albin?

18 MS. ALBIN: Tammy Albin, St. Augustine Tower.

19 Right now, looking at July's traffic count
20 numbers, we were a little below what we expected to
21 be at at 9,609. We expected to be more, 10 1/2 or
22 so. Right now we're at 5,523 so far for August, so
23 we'll probably be back up into the 10 -- 10 1/2, 11
24 area.

25 So far, traffic seems to be going well. We're

1 happy that the Delta project is soon coming to an
2 end because that's been very interesting. That's
3 all we have. Is there anything?

4 CHAIRMAN MAGUIRE: Anything for Tammy?

5 (None.)

6 CHAIRMAN MAGUIRE: That's it. Thank you,
7 Tammy.

8 MS. ALBIN: Thank you.

9 CHAIRMAN MAGUIRE: All right. Doug Burnett,
10 sir.

11 MR. BURNETT: Nothing particular to report for
12 this month other than I guess maybe you'll hear
13 from me later today or definitely next month.

14 CHAIRMAN MAGUIRE: Okay. All right. Then
15 let's go on to the business items. We'll start off
16 with Mr. Martinelli's resolution. Ed?

17 RESOLUTION 2021-05

18 MR. WUELLNER: Well, I -- are we asking to
19 have it read or do you -- it's just --

20 CHAIRMAN MAGUIRE: Who's going to present it,
21 you or Doug?

22 MR. BURNETT: I guess either one of us. You
23 want me to jump in?

24 MR. WUELLNER: Sure. Why not.

25 MR. BURNETT: I'll be happy to read it into

1 the record, if you'd like, Mr. Chairman.

2 CHAIRMAN MAGUIRE: Pass it down.

3 MR. BURNETT: I will comment, probably the
4 obvious thing that many of us recall about
5 Mr. Martinelli is him being at the meetings even
6 after he was off of the board. Always involved.
7 Always coming with comments or notes on one thing
8 or another. Very productive.

9 And you hear this term about someone having an
10 infection -- an infectious something. He had a
11 infectious laugh. His chuckle was something that I
12 think many of us will always carry with us.

13 So with that, Mr. Chairman, if you want, I'll
14 read the resolution into the record.

15 CHAIRMAN MAGUIRE: Yes, please.

16 MR. BURNETT: This resolution of
17 St. Johns County Airport Authority in appreciation
18 for outstanding public service by Victor "Vic"
19 Martinelli. Recitals.

20 Whereas, Victor "Vic" Martinelli was an
21 elected member and Chairman of the St. Johns County
22 Airport Authority an appointed member of the
23 St. Johns County Water & Sewer Authority and an
24 accomplished pilot who previously served as
25 president of the St. Augustine Pilots Association;

1 Whereas, Vic Martinelli, as an
2 Airport Authority elected member and as a member of
3 the public, selflessly and tirelessly worked to
4 analyze and opine on Airport Authority budget and
5 finance matters with a keen eye toward increasing
6 fiscal responsibility and solid financial planning,
7 including analysis to support the
8 Airport Authority's effort to no longer impose
9 ad valorem taxes;

10 Whereas, Vic Martinelli volunteered numerous
11 hours, incurred personal sacrifice and exhibited
12 outstanding community spirit in his service, while
13 maintaining a demeanor and positive attitude that
14 made working with him a pleasure;

15 Whereas, Vic Martinelli's contributions as an
16 intelligent, thoughtful, hard working, kind,
17 detail-oriented, dedicated, and generous person are
18 unparalleled and will be greatly missed by the
19 Airport Authority, Authority Staff and the Citizens
20 of St. Johns County, Florida;

21 Now, therefore, be it resolved by the
22 St. Johns County Airport Authority:

23 The above-stated recitals are adopted and
24 incorporated herein.

25 The Airport Authority recognizes and commends

1 Victor "Vic" Martinelli for his legacy of
2 dedication, enthusiasm and outstanding public
3 service.

4 The Airport Authority expresses its deepest
5 appreciation for the outstanding contributions made
6 by Victor "Vic" Martinelli.

7 Be it further resolved that a copy of this
8 resolution be entered permanently into the minutes
9 of the Airport Authority.

10 Passed and adopted by the St. Augustine --
11 excuse me, by the St. Johns County
12 Airport Authority, St. Johns County, Florida, this
13 18th day of August, 2021. St. Johns County
14 Airport Authority.

15 CHAIRMAN MAGUIRE: Okay. Comments?

16 (None.)

17 CHAIRMAN MAGUIRE: Do we have a motion?

18 MS. GREEN: I'll make a motion to accept the
19 resolution as read.

20 CHAIRMAN MAGUIRE: Okay.

21 MR. MIRGEAUX: Second.

22 CHAIRMAN MAGUIRE: Second to the motion. Any
23 public comments?

24 (None.)

25 CHAIRMAN MAGUIRE: Okay. Bring it back to the

1 board. All in favor?

2 MS. GREEN: Aye.

3 MR. MIRGEAUX: Aye.

4 MS. LUDLOW: Aye.

5 MR. OLSON: Aye.

6 CHAIRMAN MAGUIRE: Aye. Opposed?

7 (None.)

8 CHAIRMAN MAGUIRE: Okay. It passed
9 unanimously. Okay. Victor was a unique guy.

10 MR. WUELLNER: Uh-huh.

11 CHAIRMAN MAGUIRE: All right. Number two,
12 Resolution 2021-06.

13 RESOLUTION 2021-06

14 MR. WUELLNER: 2021-06 refers to the final
15 funding segment for the east terminal access road
16 which is also known as the terminal area --
17 terminal access road redevelopment.

18 This adds the final portion of funding,
19 \$500,000 state money, which will be matched at a
20 50 percent or another \$500,000 by the
21 Airport Authority. The total project is a 2.940 --
22 a \$2,940,000 project, each the state of Florida and
23 FDOT -- or the Authority and FDOT splitting that at
24 \$1,470,000 apiece.

25 As I said, it's the last phase of funding for

1 it, and obviously staff recommends approval of the
2 resolution.

3 CHAIRMAN MAGUIRE: Okay.

4 MS. LUDLOW: Discussion?

5 CHAIRMAN MAGUIRE: All right. Let me get
6 public comment up here first. Len Tucker?

7 MR. TUCKER: I have none.

8 CHAIRMAN MAGUIRE: You have none? Any other
9 public comment?

10 (None.)

11 CHAIRMAN MAGUIRE: Okay. Bring it back to the
12 board.

13 MR. LAWSON: Yes. Cindy has our cards for
14 public comment.

15 CHAIRMAN MAGUIRE: That public comment was for
16 public comment at the end --

17 MR. LAWSON: Oh, got it.

18 CHAIRMAN MAGUIRE: -- not this particular
19 resolution.

20 MR. LAWSON: All right. Thank you.

21 CHAIRMAN MAGUIRE: Did you have something for
22 this resolution?

23 MR. LAWSON: No, not for this. It was public
24 comment at the end.

25 CHAIRMAN MAGUIRE: Okay. All right. Bring it

1 back to the board. Comments from the board? Do I
2 hear a motion?

3 MS. LUDLOW: No. I have comments. Thank you.
4 I thought we were going in order, so I was waiting
5 my turn.

6 CHAIRMAN MAGUIRE: No. As long as we're
7 orderly.

8 MS. LUDLOW: Okay. So what -- the thing I
9 want to know, and it doesn't show, is that -- is
10 this the final portion of money that is going to
11 come out?

12 MR. WUELLNER: Yes, ma'am.

13 MS. LUDLOW: Okay. Well, where is -- where
14 are you showing that the loss of revenue from
15 tearing down two hangars that are over a hundred
16 thousand a year revenue, where do -- are you
17 paying -- where is it -- it's not -- you're not
18 showing that money anywhere.

19 MR. WUELLNER: That's a budget item, not a
20 resolution item, so it's not going to be included
21 in the resolution that you're discussing today.

22 MS. LUDLOW: Okay. Budget. So I'll get back
23 to that in budget.

24 Other thing. On the resolution, are you -- I
25 don't really understand, and maybe the board would

1 like to be enlightened, also.

2 So you get a grant -- you apply for a grant,
3 right? And you apply for a grant for a certain
4 amount of money and then you wait on them to
5 approve it and they approve it. And they -- say
6 they approve it for a hundred thousand dollars or
7 whatever and you pay \$50,000.

8 So then, we keep getting -- we don't know what
9 the final cost of this road is. That's what I get
10 at. We have nothing -- what is the resolution that
11 changes the money? Every time we have a
12 resolution, it changes the money.

13 MR. WUELLNER: I'm not entirely sure I
14 understand your question, but your budgeting
15 process provides for the Airport Authority's share
16 of it. These resolutions provide the funding for
17 the FDOT portion. The total project budget is
18 included also in your budget. So you have both
19 revenue sources included in your budget on a -- and
20 the capital item listed in your budget.

21 MS. LUDLOW: Okay. So after the grant is
22 approved --

23 MR. WUELLNER: Uh-huh.

24 MS. LUDLOW: -- then you can get -- you can
25 keep having proposals to change it or to add more

1 money or to -- like this. So you got the grant
2 approved for how much, that 2 million, 894?

3 MR. WUELLNER: No, the -- the grant is for
4 \$1.47 million.

5 MS. LUDLOW: Okay. And --

6 MR. WUELLNER: The total project is estimated
7 at 2.94, yes.

8 MS. LUDLOW: Okay. And that's what the grant
9 said in the beginning?

10 MR. WUELLNER: The grant shows the total
11 project, but the grant is for one half of the total
12 project.

13 MS. LUDLOW: Right.

14 MR. WUELLNER: Up to 2.94 million.

15 MS. LUDLOW: Right. So is this the only
16 resolution we've had since the grant -- and when
17 was the grant approved?

18 MR. WUELLNER: I believe this is the third
19 installment on the grant --

20 MS. LUDLOW: That's what we want to know.

21 MR. WUELLNER: -- bringing the total dollars
22 to that number.

23 MS. LUDLOW: Okay. So -- and the grant was
24 approved in 20 -- in the 2020 budget?

25 MR. WUELLNER: It -- it's included I believe

1 all the way back to your 2019 budget, portions of
2 it.

3 MS. LUDLOW: Uh-huh.

4 MR. WUELLNER: There are portions in the
5 current year budget and there are portions in the
6 final budget -- or I should say the budget coming
7 up that you're considering for fall --

8 MS. LUDLOW: Right.

9 MR. WUELLNER: -- for next month.

10 MS. LUDLOW: But -- okay. Okay. And I will
11 go back and look up the resolutions so I --

12 MR. WUELLNER: Sure.

13 MS. LUDLOW: -- will know exactly what they
14 say.

15 So the -- did you want to say something about
16 that?

17 MR. OLSON: Well, I was just going to say this
18 resolution is to accept the \$500,000.

19 MR. WUELLNER: Correct.

20 MR. OLSON: Because the way the funds come to
21 us from FDOT, it doesn't come totally in one block.
22 So we have to accept this because it's a
23 supplemental portion of the grant.

24 MR. WUELLNER: That's correct. In this case,
25 it was -- it was given to us over three phases or

1 three fiscal years of DOT. Keeping in mind again
2 their fiscal year is different than ours. They're
3 on a July fiscal year, not a September -- or
4 October.

5 MR. OLSON: Right.

6 MR. WUELLNER: So this is their third year.
7 So they just issued this because they're just
8 now -- they just entered their new fiscal year --

9 MR. OLSON: Right.

10 MR. WUELLNER: -- in July.

11 MR. OLSON: Because --

12 MR. WUELLNER: It can come as one --

13 MR. OLSON: Right.

14 MR. WUELLNER: -- single grant. Smaller
15 projects typically do.

16 This particular source of money within DOT,
17 FDOT, is not aviation funds. These are considered
18 multimodal funds because they -- that was the
19 funding source that they proposed for it.

20 MR. OLSON: And the board has previously
21 approved the overall project, the budget for the
22 project, and the sources and uses of funds for the
23 project.

24 MR. WUELLNER: Up to the current fiscal year.
25 Your current fiscal year budget, the one that will

1 be discussed next month, includes this last phase
2 of funding in it.

3 MS. LUDLOW: So we still -- we still can have
4 questions about the final --

5 MR. WUELLNER: The final project itself?

6 MS. LUDLOW: Yeah, the final project --

7 MR. WUELLNER: Of course.

8 MS. LUDLOW: -- at the draft budget, right?

9 MR. WUELLNER: Yes, of course.

10 MS. LUDLOW: Okay. So then, you know, I just
11 want to bring this to everybody's attention,
12 because what we've heard on the board or off the
13 board for so many years is where -- what is our
14 return on investment, you know?

15 So of course we say, well, the hangars, you
16 get a hundred thousand dollars a year return on
17 investment. Well, we're building this road that's
18 costing the airport a million and a half -- right,
19 a million and a half dollars?

20 MR. WUELLNER: Uh-huh. Roughly.

21 MS. LUDLOW: And that's so far. Because we
22 haven't put in what the -- what we're going to have
23 to pay out for taking down hangars because you're
24 going to have to, yes, take stuff out like that.

25 So what we were trained on was return on

1 investment. That road is not going to give us any
2 return on investment. I understand where it is on
3 paper, but those -- we didn't lose one customer
4 because they had to go in front of the FBO and go
5 get to -- obviously they didn't care one thing
6 about going in front of that FBO and going back
7 there.

8 So it's more of a cosmetic thing than that.
9 But there is no return on investment for a million
10 and a half dollars. When we spend it on the
11 taxiway, you know, that -- we get a return on
12 investment.

13 But I just want to put that on the record that
14 we're spending a million and a half dollars and
15 we're getting -- and that's now because we will be
16 spending more. It's going to be in the -- in the
17 draft budget. We will be spending more because
18 you're going to have to pay for our loss of revenue
19 for those two hangars. There is more coming out.

20 CHAIRMAN MAGUIRE: All right.

21 MS. LUDLOW: Okay. So I could never get -- I
22 could never get an exact amount of like if you buy
23 a dress, it's \$300. You know, it's not like, well,
24 it could be \$89.99, but wait a minute, we put lace
25 on it, so now it's another \$5 or now we -- I

1 want -- how do we get a final number?

2 MR. WUELLNER: I'm not sure what you mean by a
3 final number.

4 The project is in design currently, so there
5 is no final construction dollars associated. This
6 is on the funding side of the equation at this
7 point.

8 Right now, the maximum project budget that
9 would be supported is the \$2.94 million number. We
10 won't know the actual, call it real number until
11 we -- the project is bid, those bids are opened,
12 and then ultimately till last day when the project
13 is closed, which will be awfully darn close at that
14 point.

15 MS. LUDLOW: And that also brings me back to
16 one of Bruce's examples. And his example was,
17 well, you know, if you're going to get a new roof
18 on your house, then, oh, you're just going to ask
19 the neighbors, well, what'd y'all pay, what'd y'all
20 pay? But you don't go to a contractor and say,
21 build me a house and after it's built, tell me how
22 much it is.

23 MR. WUELLNER: Well, no. This is more akin to
24 you're building a -- you want to do the roof
25 replacement, to use your analogy, you're making

1 sure the money's in the bank before you spend the
2 money on the roof.

3 MS. LUDLOW: Okay.

4 MR. WUELLNER: This -- this is exactly what
5 you're doing. You're funding the -- you're funding
6 the project. Then when we bid the project, we will
7 collectively assure that it does not exceed
8 \$2.94 million. That's the amount of money
9 available to do the work. And that's about as
10 simple as I can make that.

11 MS. LUDLOW: Okay.

12 MR. WUELLNER: I think you're -- you're
13 blending previous conversations.

14 We have different money sources for different
15 elements of airport development. Some of those
16 funding sources require us to get a return on
17 investment, depending on the funding source.
18 Others are simply infrastructure related.

19 Examples being AIP dollars, FAA dollars, we're
20 not getting a return on investment directly from
21 that. Our infrastructure dollars with FDOT
22 typically are not tied to a return on investment
23 criteria. This particular grant, being a
24 multimodal funding source grant, also has no return
25 on investment requirement.

1 Think of it as the -- the way you use the
2 infrastructure to further the economic development
3 impact of the airport. It's not a direct quid pro
4 quo, if you will, of what we charge to use it.
5 That -- that only really plays out in
6 infrastructure and things like toll roads where
7 they're collecting money to drive on it.

8 MS. LUDLOW: Okay. I understand.

9 So, can you tell me what you are planning to
10 pay for the hangar that belongs to somebody else
11 that we're tearing down? So we're taking away
12 revenue from them, so obviously the airport has to
13 pay something.

14 MR. WUELLNER: Well, let's -- let's be clear
15 on the basic facts. The Airport Authority owns the
16 building.

17 MS. LUDLOW: Okay.

18 MR. WUELLNER: We have always owned that
19 building. So it has been leased to the tenant.

20 The tenant revenues associated with the
21 building are not anywhere near a hundred thousand
22 dollars. So its coming out of leasehold value is
23 about a third of that, actually. So the impact to
24 our revenue is closer to \$30-, 35,000, not
25 \$100,000.

1 MS. LUDLOW: So what you're paying -- what
2 you're paying per square footage to -- well --

3 MR. WUELLNER: It's a rent reduction. It's
4 not -- we're not paying anyone. It's a reduction
5 in the rent that Atlantic pays us for the building
6 we own.

7 MS. LUDLOW: Okay. But --

8 CHAIRMAN MAGUIRE: Let me step in here.

9 This is dragging out a little bit. A lot of
10 personal information. I understand what he's
11 doing. I don't know if -- if they do or not. But
12 a lot of the questions it sounds like are very, not
13 a personal question, but a personal understanding
14 and educational issue that I think you would be
15 better resolved sitting down one-on-one instead of
16 this meeting.

17 MS. LUDLOW: Bruce? So, yes, you said you
18 understand. Justin, did you understand how much
19 money we're going to have to pay when they tear
20 that down? Does anybody?

21 MR. MIRGEAUX: I do, yeah.

22 MS. LUDLOW: Nobody -- they don't know.
23 Nobody knows. Maybe you know, but nobody else
24 knows.

25 MR. MIRGEAUX: Well, the issue before us, and

1 correct if I'm wrong, is to authorize, number one,
2 the acceptance of the 50/50 --

3 MS. GREEN: Grant.

4 MR. MIRGEAUX: -- grant.

5 MS. LUDLOW: I understand.

6 MR. MIRGEAUX: And, number two, to put a cap
7 on what it is that we want to spend both out of
8 pocket and then, you know, obviously by extension,
9 the 50 percent of the grant comes in.

10 MS. LUDLOW: Okay. I got that.

11 MR. MIRGEAUX: It's a design-build, and so we
12 can't say, hey, you know, here's how much it's
13 going to cost dollars and cents at this point.

14 MS. LUDLOW: I got that, but I --

15 MR. MIRGEAUX: And I -- you raise a good
16 point, and I agree, which is, okay, what about the
17 lost revenue for the hangar rents? And I think
18 that that's a good thing to clarify, and which Ed
19 did, \$30,000, roughly.

20 MR. WUELLNER: Uh-huh.

21 MS. LUDLOW: But he's paying -- he/we are
22 paying --

23 MR. MIRGEAUX: Is it A or is that --

24 MR. WUELLNER: It's an A.

25 MS. LUDLOW: -- fund -- we're basing our money

1 on 30 years ago or something. We're not basing our
2 money that we're paying somebody on the value now,
3 right?

4 CHAIRMAN MAGUIRE: Let me interrupt you.

5 Reba, you're asking him questions that don't
6 relate to the -- to the resolution that we're
7 talking about right now. They relate to other
8 issues that are important --

9 MS. LUDLOW: Okay.

10 CHAIRMAN MAGUIRE: -- but for this particular
11 resolution, we're going a little bit too deep into
12 the mud here. So let's focus on the resolution.

13 I will be happy that we can just sit down and
14 have a general meeting on budgeting and
15 expenditures some time to clarify with everybody.
16 But at this particular time, we're focusing on the
17 resolution.

18 MS. LUDLOW: I -- I totally agree.

19 One more sentence. And sometimes I do this
20 so -- because I want it in the minutes, and
21 sometimes I think because all these board members
22 are my friends and my personal friends and I can't
23 talk to them at all.

24 So, I -- so when I --

25 CHAIRMAN MAGUIRE: That's the reason you talk

1 to Ed.

2 MS. LUDLOW: So it's not recorded when you
3 talk to Ed.

4 And so, sometimes I feel like I can say the
5 things and look inadequate, but at least I'm
6 bringing that to the attention of the other board
7 members that I can't talk to.

8 CHAIRMAN MAGUIRE: Okay. All right. Let's
9 focus back on the resolution at hand. Any other
10 comments or questions?

11 (None.)

12 CHAIRMAN MAGUIRE: Okay. Public comment?

13 (None.)

14 CHAIRMAN MAGUIRE: Back to the board. Do I
15 have a motion?

16 MR. OLSON: So move.

17 CHAIRMAN MAGUIRE: So move. Second?

18 MR. MIRGEAUX: Second.

19 MS. GREEN: Second.

20 CHAIRMAN MAGUIRE: Okay. Motion and a second.
21 Further discussion?

22 (None.)

23 CHAIRMAN MAGUIRE: All in favor?

24 MS. GREEN: Aye.

25 MR. MIRGEAUX: Aye.

1 MS. LUDLOW: Aye.

2 MR. OLSON: Aye.

3 CHAIRMAN MAGUIRE: Aye. Opposed?

4 (None.)

5 CHAIRMAN MAGUIRE: Five to zero passes. Thank
6 you, very much.

7 Okay. The next issue is...

8 RESOLUTION 2021-07

9 MR. WUELLNER: FDOT, we have the grant
10 resolution in front of you, 2021-07. And this is
11 for what is -- the project description is design
12 and construction of GA apron pavement rehab near
13 the T-hangar rows at the airport.

14 We've put up on the screen, it doesn't
15 reproduce well on the black and white drawings that
16 you got with your -- if you have a printed version,
17 but effectively the areas shaded in blue would have
18 pavement rehabilitated.

19 It's essentially a mill and overlay project
20 for the balance of T-hangar taxiways that front
21 Taxiway Delta. So it's the rows between H and I
22 row and J through M row as well as the little bit
23 of apron around the self-fuel area. That pavement
24 would be essentially milled up and then re-placed
25 down there.

It's a 50/50 grant with Florida DOT, and it would be at a \$270,000 project total max and \$135,000 each FDOT and the Airport Authority. And of course the Airport Authority -- airport staff would recommend approval.

This is already in your preliminary budget for next year. It's a project that once this is done and signed, we'll be pretty much staring at the fiscal year in October before anything would happen. So it's a next-year project and it is included.

CHAIRMAN MAGUIRE: Okay. All right. Take public comment?

(None.)

CHAIRMAN MAGUIRE: Seeing none, back to the board. Comment from the board? Justin?

MR. MIRGEAUX: Similar to Delta taxiway, are the -- are GA customers, are they going to have access in and out of their hangar spaces after it's been milled up before it's been overlaid?

MR. WUELLNER: The intent of the progress of this is that they will mill and overlay at the same time, meaning it should never be -- other than during the time of actual work.

So it should -- on a day-to-day basis, you

1 might not have access for day or two at a time, but
2 they mill it up and hopefully are going to be
3 mill -- or putting pavement back down immediately
4 following. So it's not -- the scope of this is way
5 less than what was out on Delta.

6 MR. MIRGEAUX: In terms of target start and
7 completion date and timeline, what are we thinking?

8 MR. WUELLNER: I'm optimistic we're talking
9 mid October as a start and it's -- it's really a
10 two-week project once it starts.

11 MR. MIRGEAUX: Doug, can we put anything in
12 our contract that says --

13 MR. WUELLNER: I don't have a --

14 MS. GREEN: -- other than, God forsaken
15 whatever happens, that there's a time frame?

16 MR. WUELLNER: Of course.

17 MS. GREEN: I would think that we would do
18 that.

19 MR. WUELLNER: Just keep in mind probably the
20 most squirrely part of construction jobs is asphalt
21 work only in that it's --

22 MR. MIRGEAUX: I was going to say is this --

23 MR. WUELLNER: -- very dependent on weather
24 and --

25 MS. GREEN: Right. I said other than --

1 MR. WUELLNER: -- it's very dependent on crew
2 availabilities and schedules get knocked all over
3 the place. It's a very painful part of it.

4 MS. GREEN: I just want to see if we have
5 something in there that says but for, you know,
6 God-given weather or hurricane or whatever, that
7 they will -- I'm just worried these days about
8 having availability of materials and labor, that we
9 put them under some gun to say you need to get it
10 done. So I'm not sure what we can put in whatever
11 contract we end up with.

12 MR. BURNETT: I'll review the language in the
13 contract and see what we need to do.

14 MS. GREEN: Okay. Thanks.

15 MR. BURNETT: Absolutely.

16 CHAIRMAN MAGUIRE: Okay. Further discussion?

17 MR. MIRGEAUX: Does this include any
18 improvements to like blind corner visibility or any
19 problems that our GA tenants may have with making
20 the turn off their hangar rows onto Delta?

21 MR. WUELLNER: We're not aware of any problems
22 because that extends out significantly past the
23 building before you get to Delta. It's about 50,
24 at least 50 feet or something to that effect.

25 So there's -- aircraft are well clear of the

1 edge of the building before they interface with
2 that. In fact, it's considered nonmovement area
3 until you get very close to the edge. So I guess
4 the answer is, no, but we don't believe there's an
5 issue to be addressed there.

6 MR. MIRGEAUX: Okay.

7 CHAIRMAN MAGUIRE: Further questions?

8 MS. LUDLOW: Yes.

9 CHAIRMAN MAGUIRE: Yes, ma'am?

10 MS. LUDLOW: Well, I'm going to try to redeem
11 myself because some things are really important to
12 me. But I want to tell you, I am -- I commend Ed.
13 It's a great job on that apron and hallelujah.

14 MR. WUELLNER: Thank you, Reba.

15 CHAIRMAN MAGUIRE: All right. Looking for a
16 motion.

17 MR. MIRGEAUX: Motion to approve
18 Resolution 21 -- 2021-07.

19 CHAIRMAN MAGUIRE: Motion to approve. Second?

20 MS. GREEN: Second.

21 CHAIRMAN MAGUIRE: Second. All in favor?

22 MS. GREEN: Aye.

23 MR. MIRGEAUX: Aye.

24 MS. LUDLOW: Aye.

25 MR. OLSON: Aye.

1 CHAIRMAN MAGUIRE: Aye. Opposed?

2 (None.)

3 CHAIRMAN MAGUIRE: Five to zero, thank you
4 very much.

5 POLICY AMENDMENT - MEETING CONDUCT

6 CHAIRMAN MAGUIRE: Okay. The policy amendment
7 for commercial aviation operating standards are
8 postponed. We'll go to the meeting conduct policy
9 amendment.

10 MR. WUELLNER: Yeah. This -- this was the
11 draft language that we came up with in the section
12 we found to be most appropriate within your conduct
13 policy that if you wish to include a statement with
14 regard to an opportunity for invocation or pledge
15 or whatever, that it would be left to the
16 chairman's discretion as a part of that conduct
17 policy. It's really up to you whether you
18 collectively choose to amend your meeting conduct.
19 It only really affects that aspect of the
20 Authority's policies.

21 CHAIRMAN MAGUIRE: Okay. All right.
22 Comments?

23 MR. MIRGEAUX: I personally don't have a
24 problem with it. I know in a lot of public forums,
25 they have an invocation or moment of silence. I

1 think it's entirely appropriate. I would just say
2 that this is not a house of worship, this is a city
3 meeting and, you know, keep it brief. Let's keep
4 it moving.

5 CHAIRMAN MAGUIRE: Okay. My position on this
6 is very simple.

7 I believe that we should say something. I a
8 hundred percent agree with Justin. Keep it short,
9 simple, to the point. Don't drag it out. Don't
10 make it a political or a religious issue other than
11 short and brief, okay?

12 And the way it's worded here, it's up to the
13 chairman, but as far as I'm concerned, if the board
14 doesn't want to have a religious statement in the
15 beginning, then we can postpone it. But I'd like
16 to have it in there that we could do it if
17 possible.

18 MR. OLSON: Just the way the language is
19 framed, it suggests that the chair would have an
20 authority member do the invocation. If there's a
21 member that has absolutely no training in doing
22 invocations, may that member not --

23 CHAIRMAN MAGUIRE: Sometimes those are the
24 best invocations, too, okay?

25 No, I -- I can appreciate that and if -- if

1 you approve this, I will make sure that if you
2 don't have training and practice, I will not ask
3 you to do that, okay?

4 Okay. Discussion? Public agenda -- public
5 items?

6 (None.)

7 CHAIRMAN MAGUIRE: No comment? Bring it back
8 to the board. Other issues, comments?

9 MS. LUDLOW: Yes.

10 CHAIRMAN MAGUIRE: Okay. Looking for a
11 motion. Oh, did you have a comment?

12 MS. LUDLOW: No. Are we doing a motion on the
13 prayer? Okay.

14 CHAIRMAN MAGUIRE: Yes.

15 MS. LUDLOW: No comment. I think it's
16 wonderful.

17 CHAIRMAN MAGUIRE: Okay. So a motion.

18 MS. LUDLOW: I make a motion we approve
19 prayers --

20 CHAIRMAN MAGUIRE: The amendment.

21 MS. LUDLOW: -- up to the chairman --

22 CHAIRMAN MAGUIRE: Okay.

23 MS. LUDLOW: -- as the -- I can't see it.

24 MR. WUELLNER: As presented.

25 MS. LUDLOW: As presented.

1 CHAIRMAN MAGUIRE: As presented. Do I have a
2 second?

3 MS. GREEN: I'll second.

4 CHAIRMAN MAGUIRE: Second. Further
5 discussion?

6 (None.)

7 CHAIRMAN MAGUIRE: All in favor?

8 MS. GREEN: Aye.

9 MS. LUDLOW: Aye.

10 MR. OLSON: Aye.

11 CHAIRMAN MAGUIRE: Aye. Opposed?

12 (None.)

13 CHAIRMAN MAGUIRE: I think that was five to
14 zero. I'm not sure. Did anybody abstain?

15 MR. MIRGEAUX: I abstained.

16 CHAIRMAN MAGUIRE: Oh, you abstained.

17 MR. WUELLNER: You can't abstain.

18 MR. MIRGEAUX: You can't?

19 CHAIRMAN MAGUIRE: You cannot abstain.

20 MR. BURNETT: No, you can't --

21 MR. WUELLNER: If you're in attendance, you
22 cannot abstain.

23 MR. BURNETT: Yes.

24 CHAIRMAN MAGUIRE: Okay.

25 MR. WUELLNER: You have to pick a side.

1 MR. MIRGEAUX: Fine. Keep it short.

2 MR. WUELLNER: So that's a record as a yes --

3 MS. GREEN: I think that's a yes.

4 MR. WUELLNER: -- am I correct -- is that
5 correct?

6 MR. MIRGEAUX: Yes.

7 CHAIRMAN MAGUIRE: Make it yes.

8 MR. WUELLNER: Sorry.

9 CHAIRMAN MAGUIRE: Okay. The lease action
10 discussion is also postponed till further notice.

11 PUBLIC COMMENT - GENERAL

12 CHAIRMAN MAGUIRE: Now we get to go to public
13 comment, and we had some -- the one thing I want to
14 mention; three minutes per speaker and be short,
15 simple, and don't use any bad language.

16 Now, for the board, the discussion they're
17 going to talk about is something that's going to
18 come up later, and I think you-all got the e-mails
19 from Ed that Doug Burnett's going to talk with
20 their attorney.

21 Please listen to the people. You can ask them
22 questions. But do not comment on your personal
23 feelings back, okay? You're here to listen. So,
24 Len, we'll start off with you if you want to.

25 MR. TUCKER: I have no comment.

1 CHAIRMAN MAGUIRE: Okay. William Savage?

2 MR. SAVAGE: Good afternoon, ladies and
3 gentlemen. I'm going to read this so we keep it to
4 three minutes. I'm from New York and it would be
5 30 minutes if I do it off the cuff.

6 As I stated, my name is William Savage and I
7 live in Ponte Vedra Beach. I'm a retired airline
8 pilot, having flown for FedEx for nearly 36 years.
9 I'm also a retired attorney engaging in mediation
10 and arbitration cases for the Supreme Court of
11 Florida and the local court system here in
12 St. Augustine.

13 Prior to my airline career, I was a corporate
14 pilot, charter pilot, regional airline pilot, and
15 flight instructor. I began flight instructing in
16 1973, and after 48 years, I continued to instruct
17 at Florida Aviation Career Training, Incorporated,
18 that's Bjorn's place across the way, based here in
19 St. Augustine.

20 One of the detrimental things I've witnessed
21 throughout my general aviation experience is when
22 local governing boards restrict the development of
23 new businesses from engaging in entrepreneurial
24 endeavors that bring commerce and job creation to
25 an airport such as St. Augustine.

1 Additionally, most of the Part 135 operators
2 that use St. Augustine are not based here but form
3 the local community for customers for on-call
4 charter services using all our facilities and
5 services and then retreat to their home bases
6 contributing very little to the upkeep,
7 maintenance, or economic support of this airport.

8 We have an excellent aviation program at the
9 local high school that encourages young people to
10 pursue careers in the aviation field, but without
11 employers to utilize the young talent, the young
12 people will leave our community in search of
13 success elsewhere. Is that how we help and
14 encourage the long-term stability and growth of our
15 city and county?

16 New businesses, especially utilizing aircraft,
17 buy fuel, employ pilots, mechanics, instructors,
18 and ground personnel, all of whom visit other local
19 businesses like restaurants, hotels, and other
20 amenities that facilitate their daily lives. Money
21 flows from airport business outward to the rest of
22 the community.

23 I would like to point out that the noise
24 footprint of the HondaJet with its perforated inlet
25 technology engines is infinitesimal in relationship

1 to the already numerous corporate jets that reside
2 at the hangars at the northern boundary of this
3 airport. There are houses directly across the
4 street within 50 feet of those ramps seemingly not
5 affected negatively by the jet noise of those
6 earlier generation turbojet aircraft.

7 Perforated inlet technology engines like the
8 HondaJet are designed to be quiet for exactly the
9 low impact on -- on adjacent neighborhoods and to
10 be good neighbors.

11 Lastly, I would like to point out that the
12 Airport Authority continues to solicit airlines to
13 provide service to our community. The present day
14 generation jets and turboprops utilized by those
15 airlines are quantifiably much louder due
16 primarily -- I'm sorry, due to the size of the
17 engines on those aircraft and provide much more
18 upset risk to the small propeller-driven aircraft
19 that primarily utilize St. Augustine airport. Yet
20 this board sees a positive contribution those
21 airline companies offer us while being dispositive
22 to the contribution a home-based charter company
23 will be on our community.

24 I would encourage the board to evaluate the
25 circumstances of a new charter company based on

1 objective criteria alone like perforated inlet
2 technology, potential revenue generation, increased
3 sophistication of the community, and the support of
4 entrepreneurship in their decision-making process.
5 Thank you.

6 CHAIRMAN MAGUIRE: Okay. Thank you, very
7 much. Fernando -- Fernando?

8 MR. VIZCARRONDO: Yes, sir.

9 CHAIRMAN MAGUIRE: I'm not sure I know how to
10 pronounce this, so --

11 MR. VIZCARRONDO: Yeah, I don't even know how
12 to pronounce it myself.

13 CHAIRMAN MAGUIRE: How do you pronounce it?

14 MR. VIZCARRONDO: It's Fernando Vizcarrondo
15 with AeroGo. Welcome, everybody or nice to be
16 here. Thank you for opportunity to talk.

17 I'm just -- I'm a 20-year veteran Navy
18 stationed multiple times here at NAS Jacksonville.
19 And I retired, I was a Delta -- Delta pilot, but
20 I've been gone so many times from home, but I
21 decided to be -- to be a charter pilot. So I'll be
22 working with the company.

23 They -- one of those things that I like about
24 our company, we are a lot of veterans here in the
25 company. Most of them more than 20 years. So they

1 support us, and I think it's going to be good for
2 the -- for St. Augustine.

3 I could have retired in Maryland but I decided
4 to be here. I think St. Augustine is home.
5 St. Augustine is home. So the rest of my minutes,
6 if you guys don't mind, I would like to give it to
7 my other -- to my other friends and any questions,
8 I'll be here. Thank you, very much for the
9 opportunity.

10 CHAIRMAN MAGUIRE: Okay. Thank you very much.

11 MR. VIZCARRONDO: Yes, sir.

12 CHAIRMAN MAGUIRE: Becky Lawson?

13 MR. LAWSON: Just tell him -- tell the
14 chairman that you abstain or you can go.

15 CHAIRMAN MAGUIRE: Is she --

16 MS. LAWSON: I'm abstaining from comments or
17 speaking.

18 CHAIRMAN MAGUIRE: If you're going to say
19 something, please come to the microphone so we can
20 get it on record.

21 MS. LAWSON: Okay. I didn't know I was
22 speaking. I'm abstaining from comments on this
23 subject.

24 CHAIRMAN MAGUIRE: Okay. All right, Becky.
25 And James Lawson?

1 MR. LAWSON: Good afternoon, board members.
2 Thank you for the opportunity to talk.

3 Many of you know me. My first landing here
4 was in 1998 as a lieutenant junior grade. I've
5 been operating here for many decades. When I left
6 active duty in 2007, I operated several businesses
7 at the airport, and you probably also know me as
8 Captain Jim Lawson, United States Navy commanding
9 officer involved in Navy emergency liaison officers
10 to the governors of all of the states in the
11 southeast.

12 I'm here not for myself, but for my employees,
13 the veterans that I hired, the 60 employees I have
14 so far, the over a hundred employees that I will
15 hire in the next year, and all the businesses and
16 customers and millions of dollars of commerce that
17 the company that I'm a part of will bring to this
18 area.

19 I am here to just educate the board. I wanted
20 to get a chance so you have all of the facts before
21 you make a decision on operations at the Casa Cola
22 hangar located at 4738.

23 So, like I said, I've been in this area for
24 many years. I've operated businesses out of this
25 airport for many years. Cindy remembers my first

1 business, Rhumb Runner Aviation, based at that same
2 hangar.

3 My next-door neighbor to the right operated a
4 King Air, a twin-engine turbine aircraft. I had a
5 Pilatus, the largest single-engine turbine engine,
6 the PT6-67, and I also had a Cessna 310 in my
7 hangar. To my left was a Citation 500 jet from
8 Roberts Aviation, a jet at the Casa Cola hangar.

9 We operated there for over four years. The
10 last year, it that was under a chapter operation
11 called Tradewinds. Never received a single
12 complaint for noise in that from the
13 Airport Authority or from any neighbors.

14 We grew so much we ended up moving to the
15 other side of the field, and I ended up making my
16 own business, selling that business, and now I work
17 for a new business that is going to incorporate the
18 HondaJet.

19 The HondaJet, I call it the Tesla of light
20 jets. It a light -- it's not a turbojet; it's a
21 turbofan, very quiet small jet, smaller than my
22 Pilatus, smaller than our -- the King Air that was
23 next door in the same hangar. It's -- it doesn't
24 take up space to interrupt Taxiway Foxtrot
25 operations.

1 I wanted to give you this information because
2 I don't know if you knew that before now. I needed
3 to tell you the data so you can make an informed
4 decision.

5 There has always been jet aircraft turbine
6 powered and at least one turbojet-powered aircraft
7 operating out of the Casa Cola hangar area, and to
8 change that with an e-mail would be wrong. Thank
9 you.

10 CHAIRMAN MAGUIRE: Okay. Thank you. Okay.
11 Mr. Matt Liotta -- Liotta (pronunciation).

12 MR. LIOTTA: The pronunciation is Liotta.

13 CHAIRMAN MAGUIRE: Okay.

14 MR. LIOTTA: But trust me, that's not the
15 worst mingling of my last name that I've ever
16 heard.

17 So my name is Matt Liotta. Obviously the two
18 proposed -- postponed meeting topics today are
19 related to one of my businesses, and so I wanted to
20 take the opportunity to introduce you to me so you
21 know at least who's behind this.

22 Now, I'm certainly not someone who has very
23 much experience dealing with government. I am
24 generally a capitalist who spends my time sort of
25 heads down building businesses. I've always

1 believed in that adage of speak softly and carry a
2 big stick, and we do that by executing businesses
3 with excellence.

4 So, my background is I am a serial
5 entrepreneur. And I've heard many times people see
6 serial entrepreneurs in a derogatory way, that
7 they're sort of people that just mess around with
8 different businesses and don't really do anything.
9 I'm not that type. I'm the type who starts a
10 business, grows it, and exits it.

11 My most recent business went public on NASDAQ
12 earlier this year, is currently worth \$650 million.
13 We've actually had two businesses that we've taken
14 public this year. We've also had other businesses
15 that we've taken public. The best one we've had in
16 our past was public also on NASDAQ and was
17 eventually acquired for \$6.9 million.

18 Over these years, we've been able to amass
19 substantial wealth so that we can invest them in
20 new business ideas. Most recently, I decided to
21 invest in the idea of building a new type of
22 charter business, and my family office has
23 committed over \$50 million to this endeavor. And
24 as part of that, we've ordered 10 HondaJets.

25 Now as I said, again, I'm not used to dealing

1 with government and in most of my past businesses,
2 there was no need to. I'm obviously seeing that
3 that's different here and now and we endeavor to
4 fix that. So, I look forward to getting to know
5 anybody who would like to learn about our business,
6 what we intend to do, the investments and the
7 economic development we'll create here.

8 I will tell you that I'm a recent transplant.
9 I've only lived in St. Johns County for about a
10 year. I'm from Atlanta. I came here because of
11 COVID, which is sort of odd to think about, but
12 having had a beach house in Ponte Vedra, we decided
13 to quarantine at the beach house instead of in
14 Atlanta when COVID first hit.

15 And we decided that St. Johns County was the
16 right place to keep our kids for school, and
17 they're now starting their second year at
18 St. Johns County schools and have really adjusted
19 to the area and are happy with the move, as are we.

20 And while this business that I started in the
21 charter business was based in Atlanta and I fully
22 expected Atlanta to be our -- our major market,
23 I've really seen that this area has a lot of things
24 that I didn't understand as a new person here.

25 One of the things that I've come to learn is

1 the amount of veterans that are available here with
2 very relevant skills that can help grow the
3 business. And we've been successful in hiring a
4 number of veterans, and I think that -- that's
5 great that this area has that special kind of
6 talent that help a business like ours grow.

7 Having grown so many businesses over the
8 years, I can tell you that the hardest thing is not
9 finding money, it's actually finding good people.
10 And so, I really do enjoy this area and I am
11 surprised by the number of good people here that
12 are available for hire and the amount of business
13 opportunity that's here.

14 I don't mind admitting that I didn't realize
15 that this would be a big market for us, but it's
16 proving to be a very interesting market. And while
17 my business AeroGo, which is based on chartering
18 HondaJets is not going to be in one location and is
19 going to be operating throughout the United States,
20 the other thing I noticed when I came down here
21 from Atlanta was that there was no real ecosystem
22 surrounding this -- the Cirrus aircraft.

23 And as a pilot, I learned on the Cirrus
24 aircraft. And I think like many pilots, the
25 aircraft that you learn on becomes special to you

1 and you always want to go back and fly it. Even if
2 you have access to a jet or some other cool plane,
3 you still want to fly the other plane that you're
4 used to.

5 And when I wanted to move my Cirrus down here,
6 I realized that there was -- there was no Cirrus
7 ecosystem here. And I was very surprised that you
8 may or may not know Cirrus is the best-selling
9 general aviation aircraft in the world. So it's
10 very surprising.

11 Nevertheless, as surprised as I was, I decided
12 that separate from my HondaJet charter business, I
13 would take my ability to fund businesses and do
14 something about it, and so that's why we started
15 another business, which was actually the basis for
16 us coming here in the first place, to provide
17 flight training in a Cirrus and other services to
18 Cirrus owners.

19 And so, again, I just saw that as a hole in
20 the market, an opportunity to actually bring modern
21 aircraft here that appeal to many people who are
22 not interested in the older aircraft that are maybe
23 cheaper to learn and cheaper to operate, but
24 they're interested in the -- in the newest aircraft
25 that are the most modern, automated, and exciting

1 to fly.

2 And so, we ended up having two businesses
3 here, and I think that it addresses some really
4 interesting things that the market needs: One, the
5 Cirrus ecosystem that's missing here, and two, the
6 opportunity to really have a very affordable modern
7 charter option for people who want to get around
8 without relying on commercial travel.

9 And as I think a lot of people have seen, the
10 world has changed quite a bit when it comes to
11 travel. Now we know that while private aviation
12 has returned to greater than pre-COVID levels,
13 prior to COVID starting, most of that travel was
14 business travel. And now, even though the overall
15 private aviation market has returned to greater
16 than pre-COVID levels, it's mostly personal travel.

17 So, we're here to support that. And for
18 anybody who needs my contact information or would
19 like to speak to me, I'm happy to hand you a card
20 after the meeting. Thank you.

21 CHAIRMAN MAGUIRE: Thank you, very much. Any
22 other personal -- I mean comment from the crowd?

23 MR. NEWSTEDER: Yeah, real quick. Hey, my
24 name's Josh Newsteder. I have the pleasure of
25 working for Matt and AeroGo. Another retired Navy

1 veteran of 22 years.

2 I used to fly Aero Sport's King Air when they
3 had one briefly. I haven't been around as much as
4 Jim at this airport, I live just north of Craig,
5 but I want to shout out to the beaches of
6 St. Augustine because family and friends do
7 staycations probably once a quarter down here right
8 from Jacksonville. So good work on the beaches.
9 And that's what brings us down here, plus the
10 Amphitheatre.

11 Besides that, I handed out just the framework
12 of where we see this possible argument in the
13 future, and it merely relies upon the 39 grant
14 assurances that the sponsor airport must adhere to
15 if they accept AIP funds.

16 Not really for the board, I'm sure you folks
17 are well aware of that, maybe a review. It was
18 more so for the people who are attending who may
19 not even know about these grant assurances and
20 wanted to get additional level of education on that
21 subject.

22 So I've given you each my card. If you have
23 any questions, of course I can refer you to also
24 Matt Liotta. If anybody who's participating did
25 not get a copy, I didn't bring enough, I'm sorry,

1 you can certainly see me after the meeting and I'll
2 get your e-mail address and I'll send you a copy, a
3 soft copy. That's all I have to say.

4 I'm proud to be working for AeroGo and we look
5 forward to hiring a lot more veterans and local
6 people like Matt said. Thank you.

7 CHAIRMAN MAGUIRE: Thank you.

8 MR. BROSE: Through the chairman and to the
9 board, thank you for allowing me to speak. My name
10 is Gary Brose. I live in Atlantic Beach, Florida.

11 I'm 21-year veteran naval aviator. I also
12 worked as a high level sales person for Apple in
13 the education market for ten years to include
14 St. Johns County back when they still had Apple in
15 schools, if you remember those good old days.

16 Matt and Jim hired me to not only be a line
17 captain, but also to be VP of sales and help grow
18 this company into the kind of company that Matt
19 described. To be the next NetJets, Flexjet,
20 Wheels Up in our particular market niche, and I
21 think we can do it and I left a national Part 135
22 company where I was having great success to come do
23 this instead because I want to be more nights at
24 home in my own community with you people.

25 And so, what I would suggest is that you look

1 at, you know, as this world and this country, and
2 this state, and this county, and this airport, and
3 small business, tries to recover from that
4 amazingly devastating pandemic, we're starting to
5 rise from the ashes now, that you consider that
6 what small business needs right now is more
7 flexibility, more cooperation, more assistance, not
8 less.

9 And today should be a turning point, I hope,
10 that we'll all be able to look back maybe on this
11 meeting in particular and say when you're looking
12 out from this boardroom across this bright future
13 and across that ramp and you see us in the biggest
14 hangar on the biggest ramp with the most jets
15 buying the most fuel with the most employees, you
16 look back at this and say, hey, we were flexible,
17 we were cooperative, and we were assistive, and now
18 we have this shining jewel of an economic
19 development on our airport.

20 And when people come from other airports to
21 say, wow, how do you guys do it here? Come on by.
22 We'll help tell them the story together over a cup
23 of coffee in our VIP lounge. We welcome that day.
24 We hope that you'll help us get there. Thank you.

25 MS. LUDLOW: Thank you.

1 CHAIRMAN MAGUIRE: Okay. Last call for any
2 other public comment.

3 (None.)

4 CHAIRMAN MAGUIRE: Okay. We'll bring it back
5 to the board. Did y'all have any questions for
6 anybody that spoke?

7 (None.)

8 AUTHORITY MEMBER COMMENTS AND REPORTS

9 CHAIRMAN MAGUIRE: Okay. Going to go to
10 member reports. Reba's first.

11 MS. LUDLOW: Oh. Yes.

12 Well, I missed the TPO meeting, which is a
13 very very interesting organization, because I was
14 attending the airline conference that we had in
15 town, which I must say was a great success.

16 And since school has not started yet, we
17 haven't had any meetings with the
18 Aerospace Academy. But we're looking forward to
19 that and we're looking to line up speakers on a
20 monthly basis just to chat with the students. And
21 so, I'm sure I will be asking -- I will have Ed ask
22 all of you if you would like to, you know,
23 participate in that. But that's all I have for my
24 report.

25 CHAIRMAN MAGUIRE: Okay. Robert?

1 MR. OLSON: Yes. A couple of things.

2 I attended the Florida Airports Council
3 conference in Jacksonville, one day of it, and I
4 think it was very useful for me.

5 I ended up, for example, talking to, of course
6 they're there, a bunch of service providers in a
7 couple of very interesting areas that may benefit
8 our airport at some point, including a service
9 provider that specializes in business strategic
10 planning for airports, long range strategic
11 planning, a very interesting person that seems to
12 know our airport and our area.

13 A consultant from Miami that has done just --
14 and sent it to me after he -- after the conference,
15 a very nice exhaustive survey of rents across
16 airports in Florida, T-hangar rents, all that, for
17 us if we ever need to benchmark what our current
18 rent structure is, which I assume we do from time
19 to time.

20 Another one that I'll just cite is a
21 consultant I believe out of Colorado that has -- is
22 bringing out new systems for very efficient
23 managing of -- of airport operations, a lot of
24 things that are manual now or labor intense for
25 recording services and everything range from

1 tie-down fees, everything becomes very automatic --
2 automated. That may be something that we're even
3 looking at or have looked at already. But anyway,
4 those are -- those were the interesting contacts,
5 plus some informal discussion with other airports.

6 I do want to mention a -- two other things. I
7 think the discussion about the capital projects and
8 adding time schedules for them is really good, and
9 I think we -- if we have any capital projects that
10 we have in the queue, we should really think about
11 how they can be accelerated because of the
12 possibility of a trillion dollar infrastructure
13 program coming out of the federal government.

14 It's not fully out yet, but that's certainly
15 going to affect the supply of materials and
16 contracts. So pricing is probably better sooner
17 than later on that. And I know we have a -- like a
18 five, ten-year capital budget. It'd be good to
19 really see how we can move things along quickly.

20 The last thing I'll say is the interesting
21 event happening here in September in our terminal,
22 the St. Johns County Civic Round Table will be
23 having its first in-person meeting in a year and a
24 half or two years in our passenger terminal.

25 It will be a briefing by Carol on the airport,

1 and it's a great -- great to be able to host them
2 there. It happens to be that window of opportunity
3 because the terminal will be used for more
4 important things starting in November. That's it.

5 CHAIRMAN MAGUIRE: Is that it? Okay. Justin.

6 MR. MIRGEAUX: Nothing.

7 CHAIRMAN MAGUIRE: Nothing? Suzanne.

8 MS. GREEN: The only thing is Reba and I
9 attended the EDC breakfast, which wasn't so much
10 airport tourism related, it was more of the
11 Jaguars --

12 MS. LUDLOW: Yes.

13 MS. GREEN: -- but as it affects
14 St. Johns County and their plans and what have you.

15 So, I mean, it was interesting at least to see
16 what their development was. And they are -- they
17 have plans to I guess upgrade the stadium as much
18 as possible. I guess they have 5,000 -- 50,000
19 square feet versus other stadiums that have 150,000
20 square feet for their staff.

21 So we heard a lot of things about they're
22 putting money into the infrastructure and trying to
23 build it again. So, I mean, that was primarily the
24 only thing that related to tourism and our stuff
25 here, so...

1 CHAIRMAN MAGUIRE: Plus the biggest downfall
2 over the week with the Jaguars was Tim Tebow was
3 released.

4 MS. GREEN: Yep.

5 CHAIRMAN MAGUIRE: A lot of people unhappy
6 with that.

7 The only thing I have is hurricane season is
8 among us, so I'm sure just a reminder to the staff
9 to make sure we are prepped and for y'all, too, for
10 the hurricane flooding that invariably come along.
11 And that's all I have.

12 MS. LUDLOW: But you forgot me.

13 CHAIRMAN MAGUIRE: Well, you started.

14 MS. LUDLOW: No, no. I started when I was
15 talking about public comment.

16 CHAIRMAN MAGUIRE: Okay.

17 MS. LUDLOW: This is we are going around the
18 board and you're asking me. So --

19 CHAIRMAN MAGUIRE: Reba, I always start with
20 you.

21 MS. LUDLOW: You do?

22 CHAIRMAN MAGUIRE: Yes.

23 MS. LUDLOW: Thank you. Well, I -- do you
24 realize I'm growing into my job? I'm getting
25 better, see? Okay. One -- a few things.

1 One thing I -- and I -- don't run, Ed, is I
2 would like to -- Ed to provide us with the
3 St. Augustine minimum commercial operating
4 standards so we could know what MOS is.

5 MR. WUELLNER: You have that. It's on your
6 iPad under files.

7 MS. GREEN: Uh-huh.

8 MS. LUDLOW: I was afraid of that.

9 Okay. I have -- I have one more good thing
10 that I'd like to say. And it is, I would like to
11 commend a fellow board member for giving us an
12 un -- or allowing us to receive an unexpected
13 amount of money. It was \$750,000. And the reason
14 was because he was so interested -- I'm talking
15 about Bob Olson.

16 MS. GREEN: Yeah, yeah.

17 MS. LUDLOW: He was so interested in the fuel
18 flowage, that he researched and researched and
19 researched -- I'm telling all this first because I
20 know he won't say it.

21 And so, he found out something that had been
22 overlooked for years, that there should have been
23 an automatic one cent -- one half cent increase
24 from the fuel flowage every -- like every year,
25 every certain year, and it was not being done.

1 So we were not getting that money, it was
2 overlooked, and because Bob went through the fine
3 print and -- and spent the time to do that, the
4 airport received \$750,000 in black -- in back fuel
5 flowage. Now, would you like to explain how you
6 did that?

7 MR. OLSON: No. You're fine. You got it
8 covered, so...

9 MS. LUDLOW: I didn't want to cover it, but I
10 knew he wouldn't say he found it, and it was an
11 increase that had been overlooked for years, and
12 so, we got \$750,000. And that's what we do as a
13 board.

14 MS. GREEN: I think that was well-received at
15 our airport commercial convention we had and at the
16 EDC. Very well-received.

17 CHAIRMAN MAGUIRE: Uh-huh.

18 MS. GREEN: Many accolades.

19 CHAIRMAN MAGUIRE: Good. Is that it?

20 MS. LUDLOW: Yes.

21 CHAIRMAN MAGUIRE: All right. Any other
22 comments from the board members?

23 (None.)

24 CHAIRMAN MAGUIRE: Staff?

25 MR. WUELLNER: No, sir.

1 CHAIRMAN MAGUIRE: Doug?

2 MR. BURNETT: No.

3 CHAIRMAN MAGUIRE: All right. Adjourned. I'm
4 sorry.

5 Proposed meeting dates. Thank you, Cindy.

6 Proposed meeting dates. First public budget
7 meeting, look at your back page, September 13th at
8 5:01. Regular meeting September 20th at 4:00
9 followed by the final budget meeting at 5:01 on the
10 same date, the 20th. And then October the 18th the
11 regular meeting, okay? Now can I do it? Thank
12 you, very much. Adjourned.

13 (Meeting adjourned at 5:23 p.m.)

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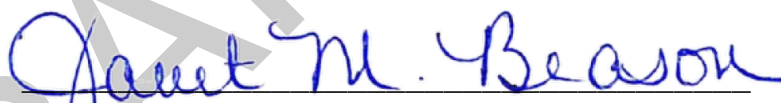
REPORTER'S CERTIFICATE

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 30th day of August, 2021.


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

CHAIRMAN MAGUIRE: [149] COMMISSIONER DEAN: [13] 13/19 18/9 18/12 18/15 19/2 19/5 20/9 20/12 21/12 21/16 22/8 22/10 23/3 COURT REPORTER: [2] 12/7 12/10 MR. BEYERS: [1] 23/10 MR. BROSE: [1] 70/8 MR. BURNETT: [10] 26/11 26/22 26/25 27/3 27/16 49/12 49/15 54/20 54/23 79/2 MR. HARVEY: [1] 20/20 MR. LAWSON: [7] 21/2 31/13 31/17 31/20 31/23 60/13 61/1 MR. LIOTTA: [2] 63/12 63/14 MR. MIRGEAUX: [27] 6/22 13/7 29/21 30/3 42/21 42/25 43/4 43/6 43/11 43/15 43/23 45/18 45/25 47/17 48/6 48/11 48/22 49/17 50/6 50/17 50/23 51/23 54/15 54/18 55/1 55/6 75/6 MR. NEWSTEDER: [1] 68/23 MR. OLSON: [23] 5/22 6/4 6/7 6/14 6/17 6/21 12/13 12/15 30/5 35/17 35/20 36/5 36/9 36/11 36/13 36/20 45/16 46/2 50/25 52/18 54/10 73/1 78/7 MR. SAVAGE: [1] 56/2 MR. TUCKER: [6] 23/14 23/16 23/19 25/13 31/7 55/25 MR. VIZCARRONDO: [4] 59/8 59/11 59/14 60/11 MR. 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