

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

General Meeting

held at 4796 U.S. 1 North

St. Augustine, Florida

on Monday, February 2, 2004

from 4:00 p.m. to 6:26 p.m.

BOARD MEMBERS PRESENT:

SUZANNE GREEN, Chairman
 WAYNE "BUZZ" GEORGE, Secretary-Treasurer
 JOSEPH CIRIELLO
 BOB COX
 JOHN "JACK" GORMAN

ALSO PRESENT:

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

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

BRYAN COOPER, Assistant Airport Director.

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P R O C E E D I N G S

CHAIRMAN GREEN: The Airport Authority
 regular scheduled board meeting, February 2,
 2004, 4 o'clock p.m.

(Pledge of Allegiance.)

2. - APPROVAL OF MEETING MINUTES.

CHAIRMAN GREEN: Okay. We have before
 us the minutes of the last meeting for Monday,
 December 15th. Are there any exceptions or
 additions to the minutes as reported?

(No exceptions or additions.)

CHAIRMAN GREEN: Hearing none, we'll
 accept the minutes as reported.

3. - ACCEPTANCE OF FINANCIAL REPORTS.

CHAIRMAN GREEN: Next we have the
 financial reports. And I have two, one dated
 ending November 30, and the other dated ending
 December 31, both of 2003. Are there any
 exceptions or additions to the financial
 statements for those two reporting periods?

MR. GEORGE: Madam Chairman, there's no
 exceptions, but I -- I noticed in going through,
 that we still have some budget items that have
 not gotten placed in the proper category, and
 I'll work with them to get that -- make sure that

gets squared away.

We still have some that they haven't
 been broken out yet, so it's kind of hard to look
 at. So ...

CHAIRMAN GREEN: Broken out more
 specific?

MR. GEORGE: Yes.

CHAIRMAN GREEN: Any other comments on
 the financial reports?

(No additional comments.)

CHAIRMAN GREEN: Hearing none, then
 we'll accept the two financial reports as
 written.

4. - APPROVAL OF MEETING AGENDA.

CHAIRMAN GREEN: We have now the
 meeting agenda. And we have approval of the
 meeting agenda. Is there --

MR. COX: Madam Chair?

CHAIRMAN GREEN: Yes.

MR. COX: I'd like to request that we
 add an agenda item, some comments I'd like to
 make. And -- and the agenda item could be, I
 guess, probably looking over policy 2001-01, the
 policy manual.

CHAIRMAN GREEN: Is it something that

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1 we need a motion on, or can it be put under your
2 comments?

3 MR. COX: We may include a motion after
4 the comments.

5 CHAIRMAN GREEN: Okay.

6 MR. COX: Let me put it that way.

7 CHAIRMAN GREEN: All right. Well, we
8 should -- anybody have an objection to adding an
9 agenda item?

10 MR. CIRIELLO: Now, what's it going to
11 be titled?

12 MR. COX: Discussion of policy 2001-01.

13 CHAIRMAN GREEN: Which is?

14 MR. GEORGE: Which is? Actually,
15 it's --

16 MR. COX: Pardon me? It is board
17 members' comments. That's -- I think that's how
18 it's titled.

19 MR. GEORGE: Okay.

20 MR. COX: Board members' comments.

21 CHAIRMAN GREEN: Got it. That will be
22 G. Do we have an approval of the minutes then
23 or --

24 MR. GEORGE: Not yet. I also would
25 like to add something to the agenda. I would

1 CHAIRMAN GREEN: Ed, can we put it
2 under the project updates?

3 MR. WUELLNER: Actually, it's there
4 already.

5 CHAIRMAN GREEN: Okay. That's what I
6 thought. I saw it.

7 MR. WUELLNER: I think we had the same
8 concern, and it's listed under the -- when you
9 get to the Airport Master Plan update --

10 CHAIRMAN GREEN: Uh-huh.

11 MR. GEORGE: Okay.

12 MR. WUELLNER: -- there's an item there
13 if you want to --

14 CHAIRMAN GREEN: I saw it there.
15 That's why.

16 MR. WUELLNER: -- work it from there.

17 CHAIRMAN GREEN: Is that okay?

18 MR. GEORGE: Okay. Yeah, that's fine.
19 One thing, point, for the future, I get the
20 agenda, and it says, you know, project updates,
21 but it doesn't list the projects that you're
22 going to talk about until I get here.

23 MR. WUELLNER: It usual does.

24 MR. GEORGE: Okay.

25 MR. WUELLNER: This is -- this is

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1 like to reopen the discussion of commercial air
2 service in the planning cycle.

3 I think that after rereading the
4 minutes on it several times, the consultants did,
5 in fact, tell us that if we do not plan for
6 commercial air service now, that we may not have
7 space available even 20 years from now.

8 In going back over the minutes, there
9 was a lot of conversations about the probability
10 of that happening. There were other discussions
11 of FAA looking only 10 years and not 20 years.
12 And there were also discussions that if and when
13 it becomes profitable for air service to come
14 here, that we have the option of going back and
15 reevaluating it. And I think that the
16 consultants did say, absolutely, you do. But
17 they also again pointed out that you may not have
18 room for that.

19 And I think what we voted on, or what
20 in my mind I was voting on, was not the way the
21 motion that I presented came out. So, I would
22 like to open it back up.

23 Since we have the full board, I think
24 it is -- has a big impact on the future, that we
25 add that back to the agenda to discuss it again.

1 probably the only month we didn't get that
2 included in the packet.

3 MR. GEORGE: Okay.

4 CHAIRMAN GREEN: And it's on your --

5 MR. GEORGE: Fine. That's fine.

6 CHAIRMAN GREEN: It's in front of you
7 now.

8 MR. GEORGE: Okay.

9 CHAIRMAN GREEN: So, that will be part
10 of the project updates.

11 Hear a motion to approve the minutes --
12 not the minutes -- the meeting agenda as amended?

13 MR. GEORGE: I so move.

14 MR. COX: Second.

15 CHAIRMAN GREEN: All in favor?

16 MR. CIRIELLO: Aye.

17 CHAIRMAN GREEN: Aye.

18 MR. GORMAN: Aye.

19 MR. GEORGE: Aye.

20 MR. COX: Aye.

21 CHAIRMAN GREEN: Amended agenda's
22 accepted. All right.

23 5.A. - COUNTY COMMISSIONER .

24 CHAIRMAN GREEN: Reports. Mr. Maguire?
25 I don't see him. We'll hold that.

1 5.B. - AERO SPORT.
 2 CHAIRMAN GREEN: Mr. Slingluff? Aero
 3 Sport? Do you have anything to report?
 4 MS. MOSER: Nothing to report.
 5 5.C. - GRUMMAN ST. AUGUSTINE.
 6 CHAIRMAN GREEN: Northrop Grumman?
 7 MR. LESLIE: No report.
 8 5.D. - S.A.P.A.
 9 CHAIRMAN GREEN: Okay. Pilots
 10 Association?
 11 MR. RODERICK: We have one item.
 12 CHAIRMAN GREEN: Yeah.
 13 MR. RODERICK: Do I -- do you need me
 14 in front of the mic or can you hear me? Is this
 15 for this monitor, or what's the rule for --
 16 MR. WUELLNER: We would like it. That
 17 way --
 18 MR. GEORGE: If you get in front of the
 19 mic, we can get it on tape also.
 20 MR. WUELLNER: Secret video and --
 21 MR. GEORGE: And fingerprints.
 22 MR. RODERICK: John Roderick, St.
 23 Augustine Airport Pilots Association. We -- item
 24 one, we have new elected members. And the
 25 philosophy of cooperating and getting along with

1 the airport and the community is as strong, if
 2 not stronger, than it's ever been.
 3 And item two, there was an article in
 4 the Ponte Vedra Recorder. I don't know if you've
 5 all seen it. But it had some very offensive
 6 comments. And I think they're very unjust. And
 7 they were against Ed in particular.
 8 And from what we know of Ed, I think
 9 this is -- and you're an attorney, ma'am --
 10 slander, or libel, or both. And it disturbs us
 11 and we're going to take action in some manner.
 12 Thank you.
 13 CHAIRMAN GREEN: Thank you,
 14 Mr. Roderick.
 15 Bjorn for aviation?
 16 5.E. - F.A.C.T.
 17 MR. OTTESON: (Not present.)
 18 CHAIRMAN GREEN: I don't see him.
 19 Mr. Burnett?
 20 5.F. - ATTORNEY.
 21 MR. BURNETT: Update on the Earth Tech
 22 litigation is that the trial has been continued,
 23 and the purpose for the continuance was that
 24 Earth Tech's attorney has been -- or Earth Tech
 25 in general has been unable to locate a witness in

1 the case, which is Dick Swanson.
 2 I don't know if you know Dick Swanson,
 3 but, anyways, they've been unable to locate him.
 4 They believe he is an important witness to the
 5 case.
 6 The other thing that's going on is we
 7 are still in the process of getting documents
 8 from them. We -- and because of that, we have
 9 not been -- or the deposition of Brian Thompson
 10 has not been set yet. We -- we need to have our
 11 documents ready before deposition would be taken.
 12 So, there's some continuing document discovery.
 13 I hope to give you a further update and
 14 have concrete dates for when those depositions
 15 will be taken, as well as the status of
 16 Mr. Swanson, by the meeting.
 17 So, that's all I have at this point in
 18 time.
 19 CHAIRMAN GREEN: Thank you.
 20 6. - ELECTION OF AUTHORITY OFFICERS.
 21 CHAIRMAN GREEN: All right. Next
 22 agenda item. It is a new calendar year, and we
 23 have our election of our officers. So, I don't
 24 know if we need any discussion, but entertain --
 25 we have to elect a chairman and our

1 secretary/treasurer.
 2 So, entertain any motions. Joe?
 3 MR. CIRIELLO: I'd like to nominate
 4 Mr. George as chairman.
 5 CHAIRMAN GREEN: Any other nominations?
 6 MR. COX: I nominate you again for
 7 chairman.
 8 CHAIRMAN GREEN: Any other nominations
 9 for chairman? We can do them one at a time.
 10 (No further nominations.)
 11 CHAIRMAN GREEN: Okay. Nominations
 12 closed. I guess we just need a vote. So, all
 13 those in favor of Mr. George as chairman?
 14 MR. GEORGE: Aye.
 15 CHAIRMAN GREEN: And all those in favor
 16 of Suzanne Green as chairman?
 17 MR. COX: Aye.
 18 CHAIRMAN GREEN: Aye. Okay. Then --
 19 MR. COX: A smooth transition, wasn't
 20 it?
 21 CHAIRMAN GREEN: I need to make a
 22 motion for secretary/treasurer, and I nominate
 23 Mr. George. I think he's done a great job. He's
 24 got the financial background.
 25 MR. GEORGE: I'd like to also nominate

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1 Mr. Cox.
 2 MR. COX: I gracefully decline.
 3 MR. GEORGE: It's good exposure.
 4 MR. COX: I'm afraid I wouldn't have
 5 the time like you do to do it.
 6 CHAIRMAN GREEN: Any other nominations
 7 for secretary/treasurer?
 8 (No further nominations.)
 9 CHAIRMAN GREEN: All those in favor of
 10 Mr. George?
 11 MR. GORMAN: Aye.
 12 CHAIRMAN GREEN: Aye.
 13 MR. GEORGE: Aye.
 14 MR. COX: Aye.
 15 MR. CIRIELLO: Aye.
 16 CHAIRMAN GREEN: Okay. Chairman will
 17 be Suzanne Green, and Mr. George will operate as
 18 our secretary/treasurer.
 19 Action items. Projects updates,
 20 Mr. Wuellner?
 21 7.A. - PROJECTS UPDATE.
 22 MR. WUELLNER: Like to -- I'd like to
 23 do two things first. One, I'd like to kind of
 24 gain your approval to go ahead and add one more
 25 individual under your reports item for future

1 that opportunity today with Mr. Kevin Harvey.
 2 Most of you know him as our airport maintenance
 3 supervisor.
 4 Kevin just very recently, late last
 5 fall, was awarded the national distinction of
 6 being the 91st certified grounds manager by the
 7 Grounds Management Society in the United States.
 8 And I know I join the Authority in
 9 thanking him for his efforts around here, as well
 10 as congratulating him on that important
 11 accomplishment, and presenting him with a plaque
 12 that recognizes him on behalf of the Professional
 13 Grounds Management Society for his
 14 accomplishments.
 15 CHAIRMAN GREEN: Stick around now. I'm
 16 not going to lose you.
 17 MR. GEORGE: That's right.
 18 MR. WUELLNER: Yeah. Project update,
 19 picking up with the projects we normally have.
 20 The TVOR; northeast development area; terminal
 21 project; terminal project Phase II; maintenance
 22 facility; Taxiway Bravo, which includes the
 23 aircraft parking stand; the land acquisition in
 24 Araquay Park; home demolition update; the old
 25 Phase II hangar rehab. The marketing, public

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1 agendas, and that would be Dave -- David from the
 2 tower to just kind of, you know -- you know,
 3 listen a minute each time, bring you up to speed
 4 on the operations forecast -- or not so much
 5 forecast, but historical, what happened last
 6 month, just anything of significance that might
 7 have happened on the airfield during that time.
 8 I went ahead and put at your position a
 9 copy of the report that's put out monthly. Gives
 10 you an idea of the number of instrument
 11 operations, instrument approaches at the facility
 12 for the last 30 days, as well as gives you kind
 13 of a day-by-day summary of what the operations
 14 and peak-hour operations were for the previous
 15 month.
 16 And I'm sure, you know, we'll -- we'll
 17 assist Dave in making sure you get that as part
 18 of your packet, and then he can highlight
 19 anything he chooses to relative to operations
 20 from that point on.
 21 The other thing I'd like to do, right
 22 before projects update, is every once in a while
 23 you get the rare opportunity to congratulate
 24 somebody that's a very, very valuable asset to
 25 our staff on the Airport Authority, and I've got

1 relations item has been included, as well as the
 2 Airport Master Plan, which we've already kind of
 3 talked briefly about.
 4 TVOR relocation, bring you up to speed.
 5 It's about 95 percent complete right now. Has
 6 been flight-checked by the contractor at this
 7 point. Has not been flight-checked by FAA.
 8 To my understanding, FAA had, for
 9 whatever reason, a paperwork snafu that's not
 10 uncommon with the non-Fed navajds guy in Atlanta.
 11 But in any case, the -- the delay has been in
 12 actually doing the cartography related to the
 13 approach. It is being done right now in Oklahoma
 14 City. It should be done by the end of this week
 15 or very early next week. Once that's complete,
 16 then FAA can schedule the actual flight check.
 17 Obviously, they don't have an
 18 instrument approach to check. There's nothing to
 19 check. So, once that's in their people's hands,
 20 they'll do the actual flight check, and then it
 21 will hit the publication schedule.
 22 But at this point, the vendor is happy
 23 and confident with the installation at this
 24 point, that it's -- would be up and performing
 25 the way it can. It is off the air. It has to

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19

1 remain off the air until which time as FAA does
2 the flight check, at which point it can remain on
3 the air for VFR use, and will be released for IFR
4 use upon publication in the approach plate.

5 So, there's a few tweakings going on in
6 the cartography, but in general, it looks like
7 it's going to be a very good, very useful
8 approach when it's finished here.

9 MR. GORMAN: Did you get a date from
10 them instead of just a kind of loose date as to
11 when you thought that would be done?

12 MR. WUELLNER: My suspicion is the next
13 two to three weeks. Next time flight check's in
14 the general area, we'll get that on the -- that
15 will be on the loop.

16 MR. GORMAN: That's excellent.

17 MR. WUELLNER: It's just -- again, it's
18 got to -- the draft has got to get out to FAA's
19 hands in order to use it, so.. And that is in
20 the works. Bryan and I have both spoken to the
21 cartography office in Oklahoma City. So, it
22 is -- it is being developed as we speak.

23 I guess that's about it. But, you
24 know, our anticipations are I -- our use will
25 be -- again, will be on publication. I don't

1 to go.

2 You're going to see the leases here, as
3 a later agenda item, for most of that property,
4 so you'll have that to consider a little bit
5 later in the meeting.

6 Terminal project, Phase I, about 45
7 minutes ago, we got word that the elevator had
8 finally passed -- has passed final inspection.
9 It's one of the last significant items waiting to
10 be wrapped up, was completed today.

11 There's some patch paving that's to go
12 on. Was supposed to happen last Friday, but for
13 whatever reason did not. I would think in the
14 next couple of days, as that lime rock dries a
15 little bit, they'll be able to get in there and
16 get that little bit of paving done.

17 Utilities paperwork is in process with
18 the City and DEP. We expect that any day now,
19 too, to wrap up. The water has been
20 accomplished. The sewer is the only -- only item
21 waiting its release into service from DEP.

22 The bill of sale's been executed with
23 the City for the -- for the infrastructure items,
24 the physical pipe and all that, so that the City
25 will be responsible from this point forward for

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1 know how that's going to hit, what cycle, but it
2 will hit when it hits, unfortunately.

3 Northeast development area is two out
4 of the three building complexes up there are
5 basically ready to go at this point. They're
6 waiting final COs from the County. They've been
7 applied for. All the information's in place, but
8 we expect within the next two weeks to have the
9 COs in our hands for buildings five and six up
10 there, hangars five and six, which are the SK
11 and -- and Ring Power facilities.

12 The Regency facility or Infinity
13 Aviation facility will probably be about four to
14 six weeks behind that, but it always was going to
15 be that far behind it. But it is -- from the
16 outside is virtually done. You can't, again,
17 hardly tell it's not complete from the outside.

18 Our guys have wrapped up the electrical
19 installation on the north end, so all that new
20 pavement area has all been lighted. There's now
21 medium-intensity taxiway lightings all the way up
22 through there. And the pavement has been striped
23 at this point, so -- and there's a little more
24 sodding, landscaping going on in the fringes of
25 the project. But, generally, it's up and ready

1 those utilities up to the meter, even on our
2 property, including fire hydrants and all -- and
3 all that.

4 It's -- as I said, the interior of the
5 doors have been completed now. The -- all that
6 skinning's done. Cleanup is underway for that.
7 And we expect that this, again, is within --
8 within days really of being in a position to get
9 the CO called in with the County. So, it's
10 looking like finally this -- the elephant has
11 been slaughtered, so ...

12 MR. COX: One bite at a time.

13 MR. WUELLNER: Yeah. Unfortunately.

14 Terminal project, canopy project, the
15 pictures are about a month old. Unfortunately --
16 actually fortunately, in some respects, the steel
17 in the roof deck work, as well as main beam
18 pouring and all that have been accomplished since
19 the pictures were taken last. They're -- last I
20 heard, unless they got cancelled this afternoon
21 because of the rain that we had had, they were on
22 track to pour the slab and trench drain,
23 basically do all the concrete floor pouring
24 tomorrow. So, if that doesn't slip by a day or
25 so due to the weather, that's -- that's the track

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1 through all of that. That will get the floor in
2 place.

3 The roof's on, but not the final roof.
4 They've got the steel deck and -- and all that
5 going on.

6 Painting and cleanup, they're more
7 anticipating having that by TPC and completely
8 ready to use over there. So, that's moving along
9 at a really nice pace.

10 Airport maintenance facility, the
11 project's in the Building Department for
12 permitting at this point. It has cleared DRC
13 hurdles, and we're expecting construction to
14 start by the end of the month at this point.
15 And -- and probably toward the end of third
16 quarter, I would expect the facility to be
17 roughly finished toward the end of -- toward the
18 end of summer.

19 Taxiway Bravo construction goes on at a
20 pretty good pace. They're about a week behind in
21 total construction at this point due to some --
22 some poor decisions by the contractor related to
23 soil -- his approach to soil stabilization;
24 however, they've got that about licked at this
25 point, and they'll begin the lime rock effort

22

1 here, I would suspect by the end of the week.
2 They're wrapping up the balance of the heavy
3 underground pipework around the ditch-crossing
4 there.

5 We're still -- the contractor assures
6 us, at this point, we're still on track to get
7 the pavement open and usable by TPC. So, again,
8 it's going along at a pretty good clip.

9 Land acquisition in Araquay Park, the
10 drawing right now reflects what we knew as of
11 today. The green properties reflect ownership of
12 the Airport Authority at this point. The
13 reddish-colored properties up there indicate
14 those properties that are under contract with the
15 Airport Authority at this point, but have not
16 closed.

17 And the balance of the properties that
18 have yet to be colored, are still white, are
19 properties that have yet to be acquired or put
20 under contract at this point by the Authority.

21 The kind of darker green indicates
22 that -- probably is a better indication of what's
23 changed since last month. Just -- just in the
24 method that they were colored, they're a little
25 different and a little more obvious as to what's

1 going on.

2 You see we've closed at this point on
3 eight properties in there. There's another seven
4 expected in February that are just awaiting the
5 documents to be put together for closing.

6 And, at this point, some contact has
7 been made with all but four properties, it looks
8 like, back in there. So, some are moving ahead.
9 Some aren't. Some, you know, are -- are in a
10 holding pattern based on the owners' desires.
11 So, at least some -- some activity has occurred
12 since the -- since the go-ahead or move forward
13 last fall.

14 And we are internally preparing a, lack
15 of better terms, a white paper that will provide
16 a much more detailed snapshot to the Airport
17 Authority that we'll get to you, try to get that
18 out by the end of the week, which will bring you
19 up to speed. That way, if anybody has questions
20 or concerns specific to what's gone on to date,
21 you'll have that opportunity to get with us. And
22 if somebody feels that there's something that
23 needs to get on the agenda, we can still get it
24 on the agenda for the March meeting.

25 The 10 home demolition has been

24

1 completed. I did need to call your attention to
2 a letter I did place at your -- at your positions
3 from First Coast Technical Institute. It's just
4 a letter from the -- which is a subset, if you
5 will, of the School Board. And there's another
6 governmental entity. And they have made a
7 request for two homes to be effectively donated
8 by the Airport Authority prior to demolition, you
9 know, toward the end -- probably in the summer or
10 after.

11 I think both homes at the time --
12 currently are occupied, but they have two homes
13 they'd like to use, one for -- both be relocated
14 from the neighborhood. One would be used as a
15 security -- like a night watchman's position at
16 the campus. The other would be used on a
17 recurring basis by the fire department for
18 evacuation training and smoke-related training.
19 The -- the structure would be useful to them in
20 that purpose on a continuing basis.

21 So, if it's something like the
22 Authority would like to consider, basically the
23 move would be at their expense. That would just
24 simply be a donation of the homes. We can
25 respond back to her affirmatively or negatively

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1 so that they know they can keep -- need to keep
 2 looking or, you know, we're willing to do that.
 3 Both homes they're asking for -- have
 4 it right in front of you guys -- is 231 and --
 5 CHAIRMAN GREEN: 231, 251.
 6 MR. WUELLNER: -- 251 Araquay. Both
 7 homes were moved onto the end of the Araquay Park
 8 neighborhood years ago. So, they're both, I
 9 would suspect, still highly capable of being
 10 moved at this point.
 11 MR. GEORGE: Are you looking for a
 12 motion out of that?
 13 MR. WUELLNER: Ideally. Then I'll put
 14 it to bed with the First Coast Technical
 15 Institute, whichever way you -- you desire.
 16 CHAIRMAN GREEN: Is there --
 17 MR. GEORGE: Can I make a motion?
 18 CHAIRMAN GREEN: Well, I -- we're going
 19 to open it for discussion, ask the public if
 20 there's any discussion as far as the -- just the
 21 issue at hand, which is the removal of the homes.
 22 (No public discussion.)
 23 CHAIRMAN GREEN: Don't see any public
 24 discussion. Board discussion?
 25 MR. COX: Can I make a motion on that?

1 MR. BURNETT: May I ask a question?
 2 CHAIRMAN GREEN: Yes.
 3 MR. BURNETT: Thank you. I assume
 4 these -- these are two houses in which we would
 5 either have to have removed or demolished as part
 6 of the airport's current plan?
 7 MR. WUELLNER: Correct.
 8 MR. BURNETT: Okay.
 9 MR. WUELLNER: They would be declared
 10 surplus -- formally, you're declaring them
 11 surplus and -- to your need and transferring them
 12 to another governmental entity.
 13 CHAIRMAN GREEN: So, I should say
 14 that's why I was talking about the expense --
 15 MR. WUELLNER: Yes. That --
 16 CHAIRMAN GREEN: -- then, to save the
 17 airport --
 18 MR. WUELLNER: -- is formally what
 19 you're doing.
 20 CHAIRMAN GREEN: -- the cost of
 21 demolition.
 22 MR. GEORGE: Right.
 23 CHAIRMAN GREEN: Okay. There's been a
 24 first and second. Any more discussion?
 25 (No further discussion.)

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1 MR. GEORGE: Well, he's got some
 2 discussion.
 3 MR. GORMAN: I just think that when the
 4 homes -- this seems like a very good use for the
 5 homes, especially considering their condition.
 6 I'd just like to see in the future all these
 7 homes that can possibly be auctioned, auctioned
 8 to maximize the return.
 9 CHAIRMAN GREEN: Uh-huh.
 10 MR. GORMAN: Although this looks like a
 11 very good use for some -- both of them.
 12 MR. GEORGE: I make a motion that we
 13 grant the use of those two buildings for them to
 14 remove it as presented.
 15 MR. COX: Second.
 16 MR. BURNETT: Before --
 17 CHAIRMAN GREEN: Any others? Uh-huh.
 18 MR. BURNETT: Before the vote, may I
 19 ask Mr. Wuellner one very brief question to make
 20 sure the record's clear on this issue?
 21 CHAIRMAN GREEN: If there's
 22 discussion -- if there's a first and second, then
 23 the discussion's done. Question, too, about
 24 making sure the cost is at their expense.
 25 MR. WUELLNER: Yes, it is.

1 CHAIRMAN GREEN: All in favor of
 2 accepting Staff's recommendation to donate the
 3 homes at their cost for removal? All in favor?
 4 MR. GEORGE: Aye.
 5 MR. CIRIELLO: Aye.
 6 MR. GORMAN: Aye.
 7 CHAIRMAN GREEN: Aye.
 8 MR. COX: Aye.
 9 CHAIRMAN GREEN: Any opposed?
 10 (No opposition.)
 11 CHAIRMAN GREEN: Okay. Motion carries.
 12 MR. WUELLNER: Okay. And we'll get
 13 that information back to the Technical Institute.
 14 On Phase II, virtually no change.
 15 There's been a little bit of effort there, but
 16 primarily our guys have been tied up doing
 17 several things. One is working on the Taxiway
 18 Bravo, keeping that light system up during
 19 construction, which has turned out to be an
 20 interesting challenge.
 21 Relight -- or lighting for the first
 22 time the north end of Alpha, where the northeast
 23 infrastructure was going in. They've also been
 24 largely responsible for all the physical
 25 construction at the TVOR site.

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1 So, our guys have been kind of tied up
2 in three major project areas. Some of that's
3 backing off now finally, and we anticipate being
4 able to get back on that -- the balance of that
5 rehab of that material out there. Hopefully have
6 a better -- more -- more activity on it for you
7 to report next month, so ...

8 Marketing and PR, as -- as they are
9 today, we were happy to participate in the 100th
10 Anniversary of Powered Flight curriculum that was
11 put in the schools over the last -- actually
12 several months.

13 As a part of that, we were invited to
14 participate in the Murray Middle School's Career
15 Day activities, which included being able to talk
16 to virtually all of the seventh and eighth
17 graders at Murray Middle School about the various
18 career opportunities that are out there in
19 aviation-related jobs. So, it was very
20 interesting and certainly entertaining, as it
21 usual is when you get into the schools.

22 CHAIRMAN GREEN: Add one thing to
23 that -- didn't tell any of the board members. I
24 was asked by the Catholic Diocese to speak to
25 middle schoolers --

1 toward leasing, then maybe the Authority -- you
2 know, the recommendation would be to look at --
3 look seriously at using a realtor to get the
4 thing leased, even though it costs us a little.

5 MR. GORMAN: Because of the -- for
6 instance, recently I've read in aviation magazine
7 publications that there's a rather large company
8 called Socata, which is based in North Perry
9 Airport, and they're looking to actually possibly
10 move their base of operations.

11 MR. WUELLNER: Okay.

12 MR. GORMAN: Possibly, the scope of the
13 advertising could be increased --

14 MR. WUELLNER: Okay.

15 MR. GORMAN: -- beyond the small
16 regional area because there's an awful lot of
17 aviation firms and that kind of airport traffic.

18 MR. WUELLNER: The company we actually
19 talked to is out of Ocala. So, some -- somehow
20 they picked it up out of Ocala also. So, a lot
21 of those newspapers now are carried on-line and
22 are somewhat available.

23 MR. GORMAN: Increasingly --

24 MR. WUELLNER: Still got to be looking
25 at it --

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1 MR. WUELLNER: Great.

2 CHAIRMAN GREEN: -- about the airport
3 and the board and what we do and what their taxes
4 go for. And that was very interesting, too. And
5 that was the entire diocese of St. Augustine over
6 to Jacksonville.

7 MR. WUELLNER: There's always some
8 fantastic questions and all that come out of it.

9 CHAIRMAN GREEN: Oh, yeah.

10 MR. WUELLNER: Second-floor leasing,
11 part of this is kind of redundant from last
12 month, but just to keep the numbers in front of
13 you, we met with the local realtor about the
14 space in terms of the listing of that stuff and
15 got the percentage that they're asking, you know,
16 to list that.

17 It is currently advertised both in the
18 St. Augustine and Jacksonville newspapers. We
19 did have at least -- and it's only been in there
20 about a week or so, but we -- we have had at
21 least one -- one call on -- on the property.
22 They're coming out tomorrow to look at it.

23 So, we thought we'd give it a couple
24 more weeks into -- into March and see if that --
25 if there's no activity or nothing viable to get

1 MR. GORMAN: That's right.

2 MR. GEORGE: Do you think it a
3 worthwhile venture at all to send a letter to all
4 of the tenants in the corporate and commercial on
5 the field just to let them know that we've
6 started, just in case they know of anybody that
7 might want to come in and take a --

8 MR. WUELLNER: We --

9 MR. GEORGE: I mean, they're dealing
10 with people that are aviation-oriented, so ...

11 MR. WUELLNER: Yeah, I guess we can do
12 that. I wouldn't know -- you know, if it's not
13 productive -- it's not productive in the end, but
14 at least we tried soliciting their interest or
15 anyone they might know.

16 MR. GEORGE: Just please forward the
17 article, you know, the ad along.

18 MR. WUELLNER: Yeah. The Airport
19 Master Plan is the last item that I have in the
20 update. The action that I think needs to get
21 clarified or ratified by the Authority relates to
22 the question of reservation of space for the
23 purpose of commercial service.

24 The question that kind of got lost in
25 the -- the mire last month was whether the

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1 Authority wished to dedicate or earmark existing
2 airport property for the purposes of future
3 commercial service.

4 What ended up being facilitated in the
5 motion was whether the Authority wanted
6 commercial service on the airport at this time,
7 which kind of departed from what was being asked.

8 All they're really trying to know is if
9 you look at the existing airfield infrastructure,
10 is there a place that you'd like to hold for the
11 purposes of commercial service?

12 It would be held and not identified for
13 development in any other form and fashion within
14 the Master Plan. It would just be held there
15 until a bona fide need for commercial service and
16 the related development would occur.

17 They need -- we need to kind of get
18 that clarified, because the -- the answer didn't
19 match the question exactly, and we just want to
20 make sure that everybody -- based on the number
21 of phone calls that we got, which implied the
22 Authority did not want commercial service at all
23 and we're shutting that door, which I don't think
24 was what we were trying to discuss and get out,
25 so ... That's where it is.

1 We're talking about chasing people out of their
2 homes just to do that for general aviation.

3 We do not have any room on this airport
4 to reserve for commercial aviation for down the
5 road, period, for nothing.

6 And then my other point is, once you
7 get into the commercial aviation business, the
8 rules change. And I've seen it happen. Bob will
9 probably tell me I don't know what I'm talking
10 about, and that's okay. But once these
11 commercial people start coming in, they have a
12 tendency to think that they're -- they're it.
13 And they start chasing the little guy out, if
14 they can.

15 And so, when you have a mix of
16 commercial and general aviation -- if this
17 airport was wide open, you know, all kind of
18 space to grow, I would have no comments. But
19 we're locked in right now. We're fighting and
20 having problems trying to build just T-hangers.

21 So, I -- I think the whole idea of
22 spending money on a Master Plan, looking down the
23 road 10 or 15, 20 years to expand into commercial
24 aviation, no.

25 But if -- if they want to look to

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1 CHAIRMAN GREEN: Mr. George?

2 MR. GEORGE: Let me talk, Jack, just a
3 second, because I was there at the meeting. As I
4 mentioned earlier, I think that that was a
5 misunderstanding.

6 Joe and I got into a nice dialogue
7 on -- with the consultants on if we take some of
8 Araquay Park and allocate that for commercial,
9 that's just going to tear all the plans and
10 everything apart.

11 I think that whole conversation, in my
12 mind, evolved into: Do we want to take some of
13 the existing space and the immediately planned
14 space and allocate for commercial aviation? And
15 I was against doing that.

16 I was not against the consultants
17 giving us their plan for where the other land
18 acquisition -- what other options we might have
19 for commercial aviation down the road.

20 Is that basically the way you felt,
21 Joe?

22 MR. CIRIELLO: I don't think so, not --
23 my whole point of this commercial aviation thing
24 is we are locked in right now. We're having a
25 hard time putting up even individual hangars.

1 commercial aviation to find another location to
2 put a second airport, I'd be all for that.
3 Whether it's a small airport, like I suggested,
4 down by 206 somewhere, say a 5,000 foot strip
5 that would handle any of the small stuff we have
6 here, and then convert this one to a commercial
7 airport, that would make more sense to me,
8 because we don't have the room to grow.

9 MR. GEORGE: Rather than tying their
10 hands to say, "Yes, look at it if you're going to
11 give me a second airport," why don't we just say,
12 "Yes, we need to look at it and we need your
13 opinion of where we should go."

14 One of the options naturally is another
15 airport. But that gives them the option of --
16 of, you know, spending their talents in coming up
17 with -- like the last plan, where they had the
18 bridge over U.S. 1, that was -- a lot of people
19 took exception to it, but that was an
20 alternative. Probably never happen, but that was
21 an alternative.

22 So, I think this way, we get the use
23 of -- of LPA Group to give us their opinions.

24 CHAIRMAN GREEN: Mr. Cox?

25 MR. COX: Do you have any suggestions

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1 on options, because I don't think any of us here
2 are well enough into the concrete aspects of
3 where it would be the best place to put this type
4 of -- or to reserve space right now in the
5 existing layout --

6 MR. WUELLNER: I -- I think because
7 your horizon currently is beyond 10 years and
8 it --

9 MR. COX: Right.

10 MR. WUELLNER: And it -- you know, I'd
11 say arbitrarily but, you know, from a -- from a
12 standpoint not identified for, I think, 12 years
13 or something along that line, that the formal
14 dedication of existing airfield land doesn't make
15 a lot of sense.

16 Let -- you've got an element within the
17 Master Plan to look at commercial service.
18 You've done that. You've identified a
19 possibility that's in an out -- it's out. It's
20 in the last phase of the -- of development. It
21 will be looked at.

22 You identify locations where that could
23 be accomplished in out years generically. But my
24 suggestion would be not to reserve existing
25 property. There's a -- there's a significant

1 be to back off, let them identify the space
2 consistent with the 12-year development plan, and
3 just use that -- you know, work that location
4 into the best possible, you know, scenario for
5 development later on instead of earmarking.

6 Now, let's face it; you've got a very
7 limited amount of existing airfield property you
8 can even earmark for that. And it will require a
9 substantial amount of property to accomplish
10 that.

11 But the changes in rules of the FAA,
12 the existing terminal area is no longer with a --
13 with an FBO located there. I want to make
14 that -- that idea clear. With an FBO there, that
15 is virtually unworkable now in mixing commercial
16 service with the FBO operation.

17 It wasn't when the last Master Plan was
18 done. But with changes that have occurred in
19 security and airline requirements, you -- you
20 just simply can't mix general aviation and
21 commercial service in the same area any longer.
22 So, the thought of doing that together is not
23 viable.

24 MR. GORMAN: Sure.

25 MR. COX: Follow-up very quickly. It's

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1 reason not to, in that if you do, then you are
2 really accelerating the need for additional
3 airfield development property by however -- by
4 the, in effect, how much property you -- you lock
5 into commercial service.

6 Because once it's locked in on your
7 airport layout plan, you're going to need FAA and
8 FDOT concurrence to release it for other
9 purposes, which is going to require some
10 justification, an explanation, and probably
11 allocation of other property to -- to balance
12 what you're giving away.

13 So, you keep all of your options on the
14 table by not, at this point, identifying existing
15 airfield infrastructure for commercial service.

16 You've got at least one, if not two,
17 iterations of this Master Plan effort that will
18 occur before, in theory, commercial service is on
19 your doorstep or -- or the numbers begin to
20 justify seriously looking at that. And you've
21 got other planning options and tools available to
22 you later on if that need looks like it's going
23 to be viable in 10 years or 12 years or whatever
24 the number.

25 It's my personal recommendation would

1 not a question. I just want to make a comment,
2 so I can clarify it for any of the news media
3 people in here, that the board is not saying that
4 we don't want commercial service into this
5 airport by what we're doing right now. Okay?
6 Because that was reported.

7 CHAIRMAN GREEN: I think the more
8 information we have to work with, the more
9 options and we'll be more informed to make
10 decisions down the road.

11 MR. WUELLNER: You're going to get
12 options --

13 CHAIRMAN GREEN: Right.

14 MR. WUELLNER: -- as a part of the
15 alternatives development, which is about two
16 phases beyond where you are right now with the
17 Master Plan. You're going to see various
18 alternatives that the consultant believes are
19 viable for the facility long-term.

20 You'll select, at some point, a
21 preferred alternative will be chosen by the
22 Authority. And that's a direction we'll head
23 until the next Master Plan, at which time you'll
24 keep looking at it.

25 MR. GEORGE: Will that include the

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1 possibility of commercial service?

2 MR. WUELLNER: Absolutely. It's a
3 study design element. It's currently in there.

4 CHAIRMAN GREEN: Mr. Gorman?

5 MR. GORMAN: It's just patently obvious
6 right now that we have a very viable corporate.
7 We have a military contractor. And we have --
8 we're successful now. So, if the timing of it --
9 if it isn't broke, don't fix it. We just need to
10 do what we're doing now.

11 And we have viable corporate clients
12 coming on board every day. We've got viable GA
13 needs that are being met right now. And so, we
14 might as well just do what we're doing. And then
15 if the need changes radically in the future, then
16 we can -- but taking land away, right now we
17 don't have the space. It's not possible.

18 CHAIRMAN GREEN: But I still think we
19 need just to have --

20 MR. COX: Does any --

21 CHAIRMAN GREEN: -- to look at -- I
22 don't know. Do you need a motion, Ed, for us to
23 say we'll at least look at viable alternatives?
24 I think --

25 MR. WUELLNER: Actually, I think all

1 MR. CIRIELLO: Let me ask Ed a

2 question. Would a commuter service be considered
3 commercial, as far as mixing commercial and
4 general aviation?

5 MR. WUELLNER: For the most part, yes.

6 MR. CIRIELLO: Because you made a
7 statement that years -- few years ago, before
8 9/11, we would have no problem between the
9 different rules of commercial and general
10 aviation.

11 When this terminal was first expanded
12 10 years ago, or however, they put it in with the
13 idea of a commuter coming in here. They had a
14 baggage area, a big door and everything, and they
15 said when they built it, inside of five years, a
16 commuter would come. You build it, they'll come.
17 And it's been about 10 years or so, and it hasn't
18 happened.

19 But even if a commuter comes in, which
20 is usually just dropping off and pick up a few
21 salesmen that's going from city to city or
22 whatever, the rules would change so drastic, that
23 it would really be tough.

24 So, I don't even know why we're -- you
25 know, like I said, if we consider an alternate

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1 you need to do is -- the only question that's
2 really on the table that -- that was asked by the
3 consultant was, "Do you wish to allocate existing
4 airfield resources -- property, we're talking
5 about here -- for the purposes of commercial
6 service at this point?"

7 Is there -- is there property you want
8 them to kind of exclude at this point from
9 consideration of any other development, because
10 you're earmarking it at this point for commercial
11 service?

12 If that -- if you do not wish to do
13 that, which would be my recommendation, you do
14 not wish to do that, then -- then we'll direct
15 the consultant that way, and they will continue
16 as a part of developing the Master Plan to
17 identify other areas, not necessarily contiguous
18 to the airport at this point, for that
19 possibility down the road.

20 MR. CIRIELLO: I don't understand how
21 they can ask a question like that when there is
22 no area or no room on this airport to do that.

23 CHAIRMAN GREEN: Well, I think they're
24 just being thorough. They don't -- they probably
25 don't think there is either, but --

1 airport in another location, if that would
2 benefit us down the road to get funds for, by
3 putting it in the Master Plan, I could go with
4 that. But as far as trying to utilize what we
5 have, which we don't have, then I don't want to
6 do it.

7 MR. WUELLNER: Well, what we're -- what
8 I'm suggesting does not preclude the Authority
9 considering another airport site some day --

10 MR. CIRIELLO: Yeah.

11 MR. WUELLNER: -- if that's the
12 direction that becomes a viable alternative. And
13 your -- your collective --

14 MR. CIRIELLO: But would it benefit us
15 to do that now rather than 10 years down the road
16 to --

17 MR. WUELLNER: I'm not sure what the
18 "do now" is.

19 MR. CIRIELLO: Well, in other words, if
20 we say now we're going to be looking at a
21 variable -- or another airport down the road,
22 would that benefit us to put it in writing now
23 than waiting?

24 MR. WUELLNER: Yeah, but it -- it needs
25 to take its natural course through the Master

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1 Plan. So, in the next 90 days, that collective
2 decision, I would think, would be reached by the
3 Authority, whether to look -- the Master Plan
4 itself is not going to identify a site. There's
5 a whole other effort that would have to --

6 MR. CIRIELLO: Yeah.

7 MR. WUELLNER: -- go on beyond that.

8 MR. CIRIELLO: Yeah.

9 MR. WUELLNER: But it might recommend
10 that at some time in the future, there's a -- at
11 10 years, 15 years, 20 years, someplace, there's
12 a time line where another airport might be
13 feasible and be -- obviously be in a better
14 position to -- you need to, if that's the
15 direction you're going to seriously consider,
16 then you need to begin efforts in identifying
17 where that is and making appropriate land-use
18 decisions jointly with the County to assure it
19 could be done, which would be a long-term effort.

20 MR. GORMAN: To put this issue to bed,
21 could you clarify, do you need a motion and could
22 you clarify what that motion would be to be able
23 to expedite getting a practical situation with
24 the planner?

25 MR. WUELLNER: Sure. I think that,

1 most likely that this option -- that if this
2 option came about in the long term, even 20 years
3 or more in the future, that no area would have
4 been reserved for the needed development."

5 MR. WUELLNER: Correct.

6 MR. GEORGE: So, this motion is not
7 going to negate this statement from the
8 consultants at all.

9 MR. WUELLNER: That -- that's what the
10 consultant asked you, but the actual motion that
11 was passed was, very briefly, because it was your
12 motion --

13 MR. GEORGE: Right.

14 MR. WUELLNER: -- that we not have
15 commercial service. It was a very brief motion,
16 that while you all talked about all of this, the
17 same items we're talking about now, the motion
18 didn't reflect what your discussions --

19 CHAIRMAN GREEN: Could we entertain a
20 motion then from the board to accept Staff's
21 recommendation, as you so aptly asked?

22 MR. GEORGE: I make a motion we accept
23 Staff's recommendation.

24 CHAIRMAN GREEN: Which was the
25 explanation, Mr. George.

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1 effectively, you're rescinding the "no commercial
2 service" motion from last meeting and replacing
3 that with a motion that directs the consultant
4 not to earmark existing airfield property for the
5 sole purpose of commercial aviation development
6 at this time until -- they'll -- they'll continue
7 to explore other alternatives beyond that.

8 CHAIRMAN GREEN: Entertain a motion
9 to --

10 MR. GEORGE: That's what the motion
11 said, though.

12 MR. WUELLNER: Well, when you --

13 MR. GEORGE: That's what the motion
14 that we approved said, to direct the consultant
15 not to -- what you've done is you have just
16 explained the background behind it and exactly
17 what we meant.

18 MR. WUELLNER: Uh-huh.

19 MR. GEORGE: But to again make that
20 statement, "not to consider it at this time,"
21 then we get another article in the paper that
22 echoes what the consultant says, and I quote, "It
23 was specifically noted that if the Authority
24 opted in the short term to not plan for and to
25 not pursue commercial air service, then it was

1 MR. GEORGE: Right.

2 MR. GORMAN: I second.

3 CHAIRMAN GREEN: Is there a second?
4 Any further discussion?

5 (No further discussion.)

6 CHAIRMAN GREEN: All in favor?

7 MR. GORMAN: Aye.

8 CHAIRMAN GREEN: Aye.

9 MR. GEORGE: Aye.

10 MR. COX: Aye.

11 CHAIRMAN GREEN: All opposed?

12 MR. CIRIELLO: No.

13 CHAIRMAN GREEN: One opposed. Then I
14 hope that on the minutes and the record will
15 explain what we're looking at and what our
16 intentions are for the future.

17 MR. WUELLNER: That will become
18 exceedingly clear in the next two phases of the
19 Master Plan.

20 CHAIRMAN GREEN: Right. Okay. Any
21 other project updates?

22 MR. WUELLNER: I think we have LPA just
23 for a couple of seconds here.

24 MR. DiCARLO: Doug DiCarlo with the LPA
25 Group. And I think, to echo what Ed said, it

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1 will become clear as we get through the next
2 section, which is what I wanted to briefly report
3 on.

4 Since the last meeting, we have moved
5 forward and completed the -- well, we're
6 completing the draft demand capacity analysis and
7 facility requirements that looks at everything
8 that we see needed in the next 20 years and
9 then -- and then some from that point.

10 So, those will be coming out on
11 schedule here in the next couple of weeks to the
12 technical advisory committee. And we hope
13 shortly after that, if all goes well with the
14 timing -- I'm not sure of the exact date as of
15 yet -- but that we will be able to present that
16 to you at the next -- you will get the working
17 paper between now and the next meeting. And then
18 we can formally present or respond to any
19 questions you may have on those two chapters.

20 And then also just as Ed said, to
21 foreshadow a bit, keeping on the schedule, right
22 after that, the next draft chapter will be the
23 alternatives. And there's actually two other
24 issues out. Those are refined alternatives that
25 will come after that version.

1 do, FDOT workshops, where you're -- you have a --
2 there's a brief presentation by the consultant
3 for those who happen to be here during the time
4 they make that. Boards and -- and the like are
5 available for the public to inspect and make
6 comments on and provide input relative to
7 where --

8 MR. GORMAN: This will be advertised.

9 MR. WUELLNER: Yeah, absolutely.

10 MR. GORMAN: That's fine. Just wanted
11 to clarify.

12 MR. DiCARLO: Okay. And that's pretty
13 much the update.

14 And then the last thing I want to
15 mention was at the last meeting, we were asked to
16 look at an alternative scenario to kind of
17 appendicise (sic) in the report for a high demand
18 or if things really were going like gangbusters
19 out here.

20 And that's something that can be kind
21 of kept in the hip pocket if things are moving
22 that direction, that it could easily be possibly
23 updated or adopted, as Ed suggested through a
24 letter to the FAA.

25 And we have prepared that. We haven't

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1 MR. GORMAN: Just to clarify for the
2 public, Doug, at what point in time will the
3 public have input into the design issues?

4 MR. DiCARLO: Once -- what we have set
5 in the schedule right now, once we've gone
6 through the demand capacity and facility
7 requirements, the next chapters that are coming
8 out, they will be posted on the web, of course,
9 but as we get into the initial alternatives
10 analysis, that's when we recommend having a
11 public workshop. That way you can get their
12 input also.

13 And that -- I envision that being
14 separate from, not at the meeting like this.
15 This is where we set up a presentation, present
16 the process to date, where we're at with the
17 different facilities, the facility requirements,
18 and what options we're looking at to meet the
19 demand that we've identified.

20 MR. WUELLNER: And to be clear, it's
21 not a board meeting. It's a public --

22 MR. DiCARLO: It would be a separate
23 meeting. It may be here, it may be at a school,
24 wherever we decide to have it at the time.

25 MR. WUELLNER: It's something you can

1 given it to TAC, which is kind of breaking the
2 order, but since you guys requested it, I felt it
3 appropriate to at least give you a copy of that
4 working paper tonight, and then we can certainly
5 discuss it later on if there's any questions or
6 concerns. But that's where the study is today.

7 MR. WUELLNER: It's in the form of an
8 appendix that would go with the Master Plan that
9 has those more aggressive or high growth
10 forecasts wrapped in there.

11 CHAIRMAN GREEN: And if that's the end
12 of projects updates, if there's any brief comment
13 by the public?

14 Yes, ma'am.

15 MS. WILLIS: Am I the only one?

16 MR. CIRIELLO: Mary, you want to sit
17 here and talk into the microphone?

18 MS. WILLIS: Well, thank you, Joe. Hi,
19 Jack. Well, hello. Madam Chairman, gentlemen,
20 here we are again.

21 MR. GEORGE: Hi, Mary.

22 MS. WILLIS: Hi, Wayne, Buzz. I was
23 very much distressed by Mr. Wuellner's letter --
24 not his letter. I'm sorry. His comments that
25 were printed in the St. Augustine Record. And I

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1 wrote a letter to the editor, which you may or
2 may not have seen.

3 I thank Mr. Ciriello for his letter
4 concerning the feelings of the property owners,
5 who are being asked to vacate their homes.

6 In case you didn't see my letter in
7 Ponte Vedra, or in case you haven't read it in
8 yesterday's St. Augustine Record -- it was
9 written 10 days before they published it -- It
10 says, in Bryan Noonan's story regarding Araquay
11 Park" last Sunday, "I was appalled and offended
12 at airport director Ed Wuellner's remarks that
13 were presumptive and insulting. Firstly,
14 he said, the authority began buying homes in
15 Araquay Park in 1985 and, quote, unfortunately,
16 it should have been clear to them years ago when
17 the airport began buying up the land."

18 I've never been approached in all those
19 years.

20 "The Araquay Park homeowners never
21 agreed to this! Many were never contacted until
22 last September."

23 My first contact. Of course, we could
24 just divine it. I'm departing from the written
25 letter now. I'll get back to the letter.

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1 "It seems that Mr. Wuellner would deny
2 people their property rights and the right to
3 petition the courts. It seems that he would
4 simply urge the people to abdicate their rights,
5 allow the bulldozers to flatten their homes," as
6 they're doing right now in the corner of Araquay
7 and Casa Cola, "and the airport to seize their
8 land! It seems that this public servant has
9 presumed to speak for the airport authority!

10 "Secondly, Mr. Wuellner says that,
11 quote, He understands the sentimentality many
12 have for their homes, unquote.

13 "This is outrageously presumptive for
14 someone who has been here such a short time to
15 say that he understands how residents of 70 to 75
16 years could feel. Many of these residents are
17 also over 74 years old and they dread being
18 uprooted, having to move."

19 And I'm one of those that I'm referring
20 to as over 74.

21 "How could Mr. Wuellner possibly
22 understand the love for a home that was built by
23 one's father, husband, or grandfather? Or could
24 he have appreciation for the trees planted by
25 homeowners 20, 50, 60 years ago? Many of these

1 trees are fruit-bearing." And cannot be replaced
2 easily.

3 Thirdly, "Mr. Wuellner puts an
4 outlandish spin on the whole problem by shifting
5 any blame for difficulty to the poor homeowners
6 by saying, quote, In the end, the taxpayers could
7 end up paying an expensive bill for a few
8 residents who begrudge being told they have to
9 move, unquote.

10 "How sad that the homeowners don't just
11 lie down and allow the bulldozers to run over
12 them and eliminate the problem makers! Perhaps
13 they have decided to fight for their homes!

14 "Finally, is it right to wipe out an
15 entire long-established neighborhood so that
16 private airplane owners and private businesses
17 can have housing for their aircraft? I think
18 not."

19 And it's signed, "Mary Tarver Willis."
20 And here is a copy for each of you.

21 CHAIRMAN GREEN: I think we have them
22 in our packet, Ms. Willis.

23 MR. GEORGE: No. No. You've got
24 Mr. Ciriello's in your packet.

25 MS. WILLIS: This is your copy. This

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1 is her copy.

2 MR. WUELLNER: They're all there.

3 MS. WILLIS: My comments from last
4 month, and then there is a copy attached to the
5 letter. It's behind you. That's your copy.

6 And, Joe. Thank you very much.

7 CHAIRMAN GREEN: Thank you.

8 It's still on public comment. So, if
9 there's any other public comment on the project
10 updates?

11 MS. McELROY: Am I that tall? Can I
12 talk in that?

13 Thank you. I'm going to have to sit in
14 your lap. Well, I'm not that short, either.

15 Thank you. Carolyn McElroy, Araquay
16 Park. And I also take exception to Ed's comments
17 in the paper. "We are not being selfish," I
18 believe was one of his comments. And if the
19 people of the county don't want to pay for our
20 property, then they ought to be telling you about
21 it, and they ought to be telling their county
22 commissioners about it and doing something to
23 stop what you're doing.

24 Thank you.

25 CHAIRMAN GREEN: Any other public

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1 comment?

2 Close -- excuse me.

3 MR. NEFF: I'm Wayne Neff from Araquay
4 Park. I also take offense at what Mr. Wuellner
5 said, but I am not petty and I am not selfish, as
6 he says we are in there. And he's sitting here
7 shaking his head no. If he didn't say it, then
8 why was it printed? So, you know, whatever.

9 I spent 22 years in the Marine Corps
10 fighting for this country so he can say that.
11 And it's wrong.

12 CHAIRMAN GREEN: I appreciate your
13 opinion, and it's valuable, but we need to make
14 sure we have positive directive opinions and
15 not -- I don't want to point fingers and what
16 have you. Everyone needs to have their opinion.

17 MR. NEFF: Then you don't want to
18 listen to us then. Got your mind made up.

19 CHAIRMAN GREEN: No other further
20 public comment? I don't know if the board
21 needs -- this is going to come up again in our
22 agenda meeting, but --

23 MR. COX: Talk about it now?

24 CHAIRMAN GREEN: Okay. Mr. Cox?

25 MR. COX: To address this very quickly,

1 Record had to paraphrase and misquote
2 Mr. Wuellner.

3 And then we have some other activity
4 promulgated by an unfortunate letter by one of
5 the board members that went ahead and said that
6 this was quoted, which it wasn't.

7 So, that's -- that's a comment I have
8 on this. And then move on.

9 CHAIRMAN GREEN: Mr. George?

10 MR. GEORGE: I have a handwritten
11 statement, so bear with me here, okay? I think I
12 feel, and I feel sure that the other board
13 members here feel, that the article was
14 unfortunate.

15 It was an unfortunate article in that
16 the tone of the article left a bad taste in my
17 mouth. It left a bad taste in, I'm sure, the
18 other directors' mouths; it left a bad taste in
19 the residents of St. Johns County, of Araquay
20 Park. And if you don't know it, it left a bad
21 taste in Mr. Wuellner's mouth also.

22 I am not condoning any -- anybody or
23 the article. It's not indicative of the board
24 members at all or Mr. Wuellner.

25 I also apologize for the tone of the

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1 because it's going to come up again in my agenda
2 item, but I have Bryan Noonan's article right
3 here, and -- and a lot of what's been said that
4 Ed said is not in this article anywhere. It
5 doesn't say anything about selfish; it doesn't
6 say anything about that.

7 And the quotes that you quoted, which
8 were, in fact, in the article, weren't quotes.
9 And unfortunately, I think what's happened is
10 that we've all been led down this road by some
11 not very good reporting by the staff reporter of
12 the St. Augustine Record.

13 Now, there are some -- he did -- you
14 know, Ed -- Ed did say the -- the article -- the
15 portion that's in quotes that Ed said, you didn't
16 talk about. But the comments that Bryan said
17 after Ed's quotes in the article are Bryan
18 Noonan's comments. Not Ed's. And he paraphrased
19 Ed, unfortunately, in -- in much of this article.

20 So, it's unfortunate that that's
21 happened, but I'm going to address that a little
22 bit later on. And -- and I understand the
23 emotional level that this article has taken us
24 to, and it's -- and I think it's very unfortunate
25 that the staff reporter from the St. Augustine

1 article. And had we had something to do with an
2 approval, rest assured, it would not have
3 happened.

4 Some of the items in the article could
5 be innocent answers of facts presented to
6 questions that didn't mean anything negative.
7 For instance, fifth paragraph down, "Wuellner
8 said, 'If residents refuse to sell, the authority
9 will use eminent domain to take the land.'"

10 Put yourself in this situation: Could
11 that have been an answer to a question, "If they
12 won't sell, what options do you have?" That
13 would have been his option. But the tone of the
14 way it was presented was most definitely
15 detrimental.

16 The comment, "In the end, the taxpayers
17 of St. Johns County could end up paying an
18 expensive bill for a few residents who begrudge
19 being told they have to move."

20 It didn't say, "Wuellner said." It
21 didn't say anybody else said. It was just a
22 statement. That's a tacky statement. And I
23 don't know who put it in or what the -- the
24 purpose of that, putting it in.

25 When I get over to Mr. Ciriello's

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1 response, I'm -- I'm sorry if anybody else
2 perceived that Mr. Wuellner said some of the
3 things, but -- but if they perceive that, quote,
4 some of the owners resisting selling their
5 property are being petty and selfish.

6 I'm sorry. I went back and read that
7 and reread that and reread that, and I didn't see
8 that anywhere in there.

9 MR. COX: No, it's not.

10 MR. GEORGE: I did see that
11 Mr. Ciriello used the term "was quoted as
12 saying," and whenever you use the word "quoted,"
13 my mentality says, okay, that's a quotation mark
14 and that actually came out of the individual's
15 mouth. And I think it was a poor choice of words
16 that Mr. Ciriello used.

17 Mr. Wuellner and I have had several
18 discussions about disrupting few homes as
19 possible. With the small quantity forecast that
20 we just received, we have been in several
21 sessions where we're looking at how do we do less
22 than the whole park? Because if our consultants,
23 who we're paying a lot of money, are saying we're
24 only going to have 73 airplanes in 20 years, then
25 maybe we can do that 73 airplanes without

1 that Mr. Wuellner would use the words "petty" and
2 "selfish." He's a positively ethical, savvy man.
3 He's smart. I don't think he used those words.
4 I think he was misquoted. It's just as simple as
5 that. And I think we ought to put it to bed like
6 that.

7 CHAIRMAN GREEN: Joe?

8 MR. CIRIELLO: Okay. I've got a thick
9 skin. I got elected. If you can't stand the
10 heat, get out of the kitchen, if I can't read the
11 newspaper and see what I'm reading and kind of
12 half baked believe it.

13 But before I wrote that letter, I
14 called Mr. Noonan up and asked him about this
15 article, if it -- you know, because I got a phone
16 call from somebody wanting to know if I had any
17 input into it as a board member. It took them by
18 surprise. And I just got done reading it, and I
19 said, "No, it offended me." I didn't like what I
20 read, and I have things unlined here.

21 Now, you're picking on words. Yes,
22 Mr. Wuellner did not say "selfish" and "petty,"
23 but he did say here, "In the end, the taxpayers
24 of St. Johns County could end up paying an
25 expensive bill for a few residents who

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1 disrupting everybody in the park.

2 And -- and one of the options always
3 was look at it in two phases: One the whole
4 park, and the other going to Casa Cola and
5 stopping. And I, for one, am not pleased with
6 the way the forecast came out, but if that's the
7 numbers, that's what we have to use to make
8 decisions on.

9 Again, I apologize to the public, to
10 the residents for anything that you might have
11 interpreted that any of us said that would give
12 you that impression, because that's not my
13 feeling, and I know it's not Ed's feeling either.

14 MR. WUELLNER: (Nods head
15 affirmatively.)

16 CHAIRMAN GREEN: Mr. Gorman?

17 MR. GORMAN: I'm going to stick my neck
18 way out here. I personally don't feel that
19 Mr. Wuellner used the words "petty" and
20 "selfish."

21 UNIDENTIFIED MALE SPEAKER: Can you
22 please speak up, please, Mr. Gorman? We can't
23 hear you back here.

24 MR. GORMAN: I said I'm going to stick
25 my neck out here. I personally don't believe

1 begrudge..."

2 And "begrudge" is just a damn dirty
3 word, the same as "selfish" and "petty." So, I
4 didn't use the word "begrudge," but it means the
5 same thing.

6 And also, if you read the letter, I
7 said here in this paragraph in the end, "I'm
8 certain that comments by the director," which I
9 believe because I saw it in the paper. And I
10 called the man and he said, "Let me check my
11 computer."

12 And he said everything in this paper
13 was factual in his computer, so I had to believe
14 it.

15 I said was "...A result of a poor
16 choice of words," like you people are accusing
17 me, "rather than vindictiveness."

18 I have no -- put out no intention in
19 this letter to say that Mr. Wuellner was being
20 vindictive, dirty, nasty, mean, or anything else,
21 and just used a few -- a poor choice of words in
22 saying that the residents who begrudge being
23 moved is a poor choice of words.

24 We're putting a gun to their head. And
25 as -- and this -- this makes it sound as though

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1 the taxpayers who read this article should be mad
2 at the homeowners because they're going to
3 make -- pay extra taxes because we're wanting to
4 steal their property because they don't like it.

5 Now, I don't care if you guys don't
6 like the choice of words I use. And if you think
7 I'm a bad boy, spank me. But I just changed a
8 couple of words.

9 The article is the way it was. They
10 used the word "begrudge," and you can use any
11 other word you want in there. It all means the
12 same thing. It's nasty.

13 And I like Mr. Ed personally, but he's
14 not perfect; neither am I, or anybody else here.
15 He makes mistakes. I make a lot of them. And I
16 really like him as a director. I think he's
17 well-qualified. He knows what he's doing. But
18 sometimes I have to disagree with him.

19 And I disagreed with this letter. And
20 I wrote a letter stating it as a citizen, which I
21 have a right to do.

22 You guys can go ahead and blast me all
23 you damn want.

24 CHAIRMAN GREEN: Well, let's --
25 let's --

1 other and see what we can do.

2 And that's just my two cents. And I
3 don't know if we're going to bring it up at the
4 next one, but -- Bob.

5 MR. COX: Yes. It will be brought up
6 again, but you mentioned a key phrase. You have
7 the right as a citizen to write in there and
8 say -- that's exactly right. You do not have the
9 right to write in as a board member and represent
10 this board by --

11 MR. CIRIELLO: I represented myself.
12 Not you.

13 MR. COX: You represented yourself as a
14 board member, and it's signed that way, Joe, and
15 you said it that way.

16 MR. CIRIELLO: Right.

17 MR. COX: You cannot do that. That's
18 not our policy. It's against policy to do that.
19 You have to have the Chair's permission to do
20 that. You have to be authorized by the Chair.

21 You can write in and say, "Hi, I'm Joe.
22 I'm a citizen, and my comments do not -- are not
23 to be reflected on the board because it's not
24 their intent, it's not -- has nothing to do with
25 them." But you didn't do that.

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1 MR. COX: Don't worry, Joe.

2 CHAIRMAN GREEN: Civility, please,
3 Mr. Ciriello.

4 What disappointed me more than anything
5 is I felt we were a pretty communicative board
6 and we got things out. We hashed them out. We
7 talked about it.

8 We have a concern, Mr. Wuellner's door
9 is always open. And I don't agree 100 percent,
10 and I would hope -- if he agrees with me a 100
11 percent, that's a good thing, an open mind.

12 But what hurt me the most is that if
13 there is a concern, Mr. Ciriello -- and you
14 always have good relationships with Ed. I know
15 you go in there, you talk to him about concerns.
16 But in this instance, you didn't. And that's
17 really offensive to me when we're pointing
18 fingers and hurting our well-trained, good staff,
19 that we need to be open and go in and talk to him
20 about it instead of having to read it in the
21 paper.

22 And I agree, I'm looking back at the
23 minutes, Those are misquotes. Papers make
24 mistakes. But before we start spouting off at
25 each other, we need to communicate amongst each

1 MR. CIRIELLO: I said I'm one board
2 member. I didn't implicate any other board
3 members but myself.

4 I don't have that right?

5 MR. COX: Not as a board member.

6 MR. CIRIELLO: Well, maybe we ought to
7 change the first amendment laws of this country.

8 MR. COX: You have the first amendment
9 right, articulate as a citizen. Say, "Hi, I'm
10 Joe." That's it.

11 MR. CIRIELLO: I wear two hats, a
12 citizen and as a board member. And if I have to
13 distinguish which hat I'm wearing when I speak,
14 then I guess I'll have to learn to do that.

15 CHAIRMAN GREEN: Okay. I don't think
16 there's any motions or anything we need. We'll
17 close the board discussion and move on to the
18 next agenda item, because I think this will come
19 up again in our item G.

20 7.B. - MPO APPOINTMENT .

21 CHAIRMAN GREEN: The next agenda item
22 is MPO appointments.

23 Mr. Wuellner, I know there's a
24 workshop.

25 MR. WUELLNER: Well, the workshop for

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1 new board members to the MPO ultimately ended up
2 cancelled. They couldn't get everybody together
3 for it. And I've cancelled. But the MPO board
4 meeting will be coming up here, I believe it's
5 mid-month, and I -- off the top of my head, I
6 don't remember the exact date, but it's coming
7 up.

8 But the Authority needs to formally
9 appoint a member to represent the Airport
10 Authority. It has to be an elected official to
11 sit in that position. And we'll -- we also are
12 being asked to designate an alternate to that,
13 and then we communicate that information to the
14 MPO so that that individual or those individuals
15 get agenda information and -- and stuff directly
16 from the MPO board itself.

17 Of course, I suspect that that
18 individual would want to keep the board abreast
19 of what MPO's going on so that if there's joint
20 board information that needs to be get
21 communicated to the MPO, that that avenue is open
22 too.

23 So, basically, we need to appoint
24 someone and appoint an alternate to the MPO to
25 represent the Airport Authority.

1 MR. WUELLNER: It was an expression of
2 interest. That was the extent of it, I believe.

3 MR. GEORGE: Yeah, I -- I expressed an
4 interest in being that representative for the
5 board, and then we decided to wait until we had
6 all the board members here.

7 CHAIRMAN GREEN: Right. So ...

8 MR. CIRIELLO: Well, I make the motion
9 to nominate Mr. George for the position since he
10 volunteered to take it.

11 CHAIRMAN GREEN: We need an alternate,
12 too, Joe.

13 MR. CIRIELLO: Huh? Mr. Gorman.

14 CHAIRMAN GREEN: Is there a second on
15 the motion?

16 MR. COX: Second.

17 CHAIRMAN GREEN: Any further
18 discussion?

19 (No further discussion.)

20 CHAIRMAN GREEN: All in favor?

21 MR. CIRIELLO: Aye.

22 MR. GORMAN: Aye.

23 CHAIRMAN GREEN: Aye.

24 MR. GEORGE: Aye.

25 MR. COX: Aye.

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1 CHAIRMAN GREEN: Any comment or
2 discussion on MPO appointments?

3 (No comment or discussion.)

4 CHAIRMAN GREEN: Seeing none. Board
5 discussion. I think we've had this come up once
6 before. It kind of --

7 MR. GORMAN: Yeah, we did.

8 CHAIRMAN GREEN: -- around the room.

9 MR. CIRIELLO: I thought at one of the
10 board meetings, Mr. George was appointed the man,
11 and Mr. Gorman was appointed the alternate.

12 MR. GORMAN: Intergovernmental.

13 MR. WUELLNER: It's intergovernmental.

14 That was the governmental --

15 MR. CIRIELLO: Oh, okay. Okay. Okay.

16 CHAIRMAN GREEN: And I think we did
17 kind of discuss it like you're saying. I
18 think --

19 MR. CIRIELLO: Okay. I got it mixed up.

20 CHAIRMAN GREEN: -- Mr. George was for
21 MPO and -- and there were discussions of me being
22 the alternate, but I'm not sure it formally went
23 through.

24 MR. WUELLNER: I don't think it was.

25 MR. GEORGE: No, it didn't.

1 CHAIRMAN GREEN: All opposed?

2 (No opposition.)

3 CHAIRMAN GREEN: Mr. George will be our
4 representative, and Mr. Gorman's our alternate
5 for the MPO.

6 MR. GORMAN: And the alternates and the
7 representatives will be informed if there's any
8 meeting changes and anything else by the Staff?

9 CHAIRMAN GREEN: I assume so, because I
10 didn't even know the workshop was cancelled,
11 either. So --

12 MR. GORMAN: Thanks.

13 CHAIRMAN GREEN: Yeah.

14 MR. GEORGE: Provided when you get on
15 the boat and go out in the Great Lakes, you let
16 us know how to get in touch with you. 'Touche' is
17 the word you're looking for.

18 MR. GORMAN: No, I wasn't looking for
19 that word, actually, but -- but you understand
20 the point.

21 CHAIRMAN GREEN: Okay. Our next agenda
22 item is the RPR Services, the maintenance
23 facility.

24 7.C. - RPR SERVICES - MAINTENANCE FACILITY

25 MR. WUELLNER: You should have a copy

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1 of the proposal received from Passero Associates
2 relative to providing the RPR Services associated
3 with the airport maintenance facility. Right
4 now, and as updated just a few minutes ago, we
5 expect that that -- we should have a building
6 permit by the end of this month and begin
7 construction.

8 This -- this company would oversee the
9 construction activities and look out for the
10 Authority's construction-related interests.

11 They're currently doing, just to
12 refresh your memory, doing that on your behest
13 for the terminal canopy project.

14 CHAIRMAN GREEN: Any --

15 MR. WUELLNER: And it's our
16 recommendation that you approve that contract
17 with Passero. We told them not to exceed an
18 amount of \$30,200. It's approximate six-month
19 duration on the contract.

20 CHAIRMAN GREEN: Any public discussion?

21 (No public discussion.)

22 CHAIRMAN GREEN: No public discussion.
23 Board?

24 MR. GORMAN: Big question. Don't know
25 this, so I'll just ask it very calmly: Will they

1 MR. GEORGE: -- the industry?

2 MR. WUELLNER: Yes, sir.

3 CHAIRMAN GREEN: Motion?

4 MR. GEORGE: I have one other question.

5 CHAIRMAN GREEN: Sure.

6 MR. GEORGE: Why -- one more time, why
7 can't we perform this function with the staff we
8 already have?

9 MR. WUELLNER: At the suggestion of
10 your counsel, we have been highly recommended
11 that we do not do that type of service in-house
12 and that that be handled at professional
13 arm's-length on our behalf for liability reasons,
14 very much emphasized by the terminal project.

15 MR. GEORGE: Okay. That's what I
16 remember.

17 CHAIRMAN GREEN: Any further discussion
18 or a motion?

19 MR. GEORGE: I make a motion we accept
20 the staff's recommendation.

21 CHAIRMAN GREEN: Is there a second?

22 MR. COX: Second.

23 CHAIRMAN GREEN: Is there any further
24 discussion?

25 (No further discussion.)

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1 be responsible for the review of the actual
2 construction degrees and will they be consulting
3 with you as far as payment for construction
4 versus actual construction done?

5 MR. WUELLNER: Yes. It is their
6 responsibility.

7 MR. GORMAN: They will be responsible
8 for that --

9 MR. WUELLNER: Yes.

10 MR. GORMAN: -- under contract?

11 MR. WUELLNER: Correct.

12 MR. GORMAN: Okay. That's because
13 we've had --

14 MR. WUELLNER: Right.

15 MR. GORMAN: -- a previous problem in
16 the past.

17 MR. WUELLNER: Right.

18 CHAIRMAN GREEN: Any further board
19 discussion?

20 MR. GEORGE: What's the fee as a
21 percentage of the total cost?

22 MR. WUELLNER: Less than 10 percent.

23 MR. GEORGE: Okay. Is this reasonable
24 and customary within --

25 MR. WUELLNER: Yes.

1 CHAIRMAN GREEN: All in favor of the
2 motion to accept Staff's recommendation?

3 MR. CIRIELLO: Aye.

4 MR. GORMAN: Aye.

5 CHAIRMAN GREEN: Aye.

6 MR. GEORGE: Aye.

7 MR. COX: Aye.

8 CHAIRMAN GREEN: Any opposed?
9 (No opposition.)

10 CHAIRMAN GREEN: Motion carries.
11 Legal services contract?

12 7.D. - LEGAL SERVICES CONTRACT.

13 MR. WUELLNER: Yes, ma'am. At the last
14 Authority meeting, the Authority solidified its
15 ranking of the firms that submitted for
16 consideration on the attorney services contract.

17 Rogers Towers, who is our existing
18 attorney firm, was ranked first, and we were
19 directed to begin the contract-related
20 negotiations with them and return that contract,
21 as customary and required by policy, back to the
22 Authority for concurrence and approval.

23 The nature -- the letter that you have
24 a copy of represents that -- the results of those
25 negotiations. It is essentially what was in

place up to this point in the last three years, three plus years, with the exception we were able to add the -- the -- under the basic services portion of the contract to include it under the retainer, if you prefer that term, the matter of evictions or the like related to lease activities on the airport.

Heretofore, that was a -- an add-on item, although they were doing it at a lump sum fee for us. But it's included in the retainer from this point, so there's a slight improvement in the total -- total scope of work.

As has been the case, and I think we probably always find this, that litigation-related items are an add-on at an hourly rate. There's no way to reasonably anticipate a level of litigation in a retainer-type contract.

It is at the same fee that has been ongoing with them for the last three years, so while we were able to broaden the scope slightly, it did not result in an increase to the Airport Authority. So, it's still at the -- I believe it's a \$4,000 a month retainer.

And it would be our recommendation

affair.

The file, the filing against litigation -- against Earth Tech, it took them way over a year to file against Earth Tech. That's not acceptable. I think they're soft on Earth Tech. I think they're just not pursuing this whole thing properly. That's my own personal view.

Case in point: These are photos. These are photos I took of that entire situation. They're detailed construction photos. Not by myself, but I had a fellow that was an expert present, only because that's before I was even elected to this position. And they show -- they show lots.

And it has been my understanding that the firm doesn't have no photos -- there is no photos. That they are not -- they don't have them. These are the only photos.

I think they're the exact wrong firm for the job. I think to be responsible to the taxpayers, that we need to change the association of the total team, and I think that we need to change the mix of management and law firm.

The board has elected to keep

that -- you might modify as see fit, but otherwise, it's our -- our recommendation we approve that contract and -- and get them moving.

CHAIRMAN GREEN: Any public discussion?

(No public discussion.)

CHAIRMAN GREEN: No public discussion. Board?

Mr. Gorman?

MR. GORMAN: Yes. Well, with respect to the rest of the board, I would like to say that the ranking of -- the ranking and scale of the actual firms to be hired was done without a full board. It was done with only three members.

I'd like to look at some history. I'd like to look at what the law firm was responsible for. This is -- I'm just going to call it -- just tell it like it is, the way I see it.

The bond review was -- was part of what this law firm was responsible for. The bond review of the law firm was not acceptable. We accepted \$200,000 on a \$600,000 building because the bond was not properly in effect.

The contract review, the contract review by the firm of Rogers & Towers was not acceptable. They seem to have problems in that

Mr. Wuellner. Fine. But I think the association and the total management team complex needs to change. I mean, there's an old quote that insanity is to keep doing things the same and expect something to change.

At the ninth hour, the firm of Rogers & Towers sent in Mr. Burnett. He's done a good job. But that was at the ninth inning.

There is no law that says we have to accept one law firm. We can keep using Mr. Burnett, but I would suggest, strongly suggest to the rest of the board that we retain a different law firm for the initial retainer.

And I'd like to put a motion on the floor. I'll put a motion on the floor after discussion, but it's going to be for this ranking situation.

CHAIRMAN GREEN: Okay. Mr. George?

MR. GEORGE: We had a proper number of people to make that decision, and we made it. Sorry you couldn't be there.

MR. GORMAN: Wayne, that's why I'm discussing it at length.

MR. GEORGE: Well, if you want to add it to the agenda to bring it up and -- and, you

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1 know, rediscuss to put another motion to try it
2 again, that's your prerogative. But to sit here
3 and take potshots at us because we made the
4 decision and you weren't there --

5 MR. GORMAN: I'm not taking potshots.
6 What I'd like to do is put this whole thing to
7 bed and I'd like to do it fairly quickly. And
8 I'd like to do it with the board as it is here
9 now, because we've all looked at the situation.

10 And I don't -- I'm going to put a
11 motion out in front of the floor, but I don't
12 want it to die right now. But if I have to do
13 this, then I'll redo it.

14 The motion is -- is for each of us to
15 give a first and a second pick. I mean, I
16 noticed in the minutes that we had the -- people
17 had their own picks. For instance, in my two
18 picks for Williams, Williamson & Restin (sic),
19 and Lewis, Longman & Walker -- put my glasses
20 on -- each of the board members give us two
21 picks. See what survives the two picks. And
22 then from that, we'll vote on the second
23 go-around and get this over with.

24 MR. GEORGE: It is over with.

25 MR. COX: I don't think you can

1 MR. CIRIELLO: None.

2 CHAIRMAN GREEN: None. It was a board
3 meeting, noticed. We voted. A lot of us did
4 work and research on all the presentations that
5 were made.

6 I wasn't here for the presentations,
7 but I read what they had provided to us and then
8 made the decision. But it's been a board
9 action --

10 MR. GEORGE: There were three that
11 we -- we put them in order. And I think that the
12 way Staff said was that you would start
13 negotiating with the first, and if you ran into
14 hang-ups, you go to the second.

15 So, maybe that's the way you exercise
16 what you are trying to accomplish, is have a
17 hang-up with the first.

18 CHAIRMAN GREEN: If you want to make
19 your motion --

20 MR. GEORGE: I hate to ask the attorney
21 to give us how you go about going into reverse --
22 because the answer's going to be, "No, you can't
23 do that."

24 MR. GORMAN: I suspect you may be right
25 on that.

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1 reconvene the whole situation, Jack. This was
2 legal and represented --

3 MR. GORMAN: So, what firms do we have
4 to pick from?

5 CHAIRMAN GREEN: The firms we had to
6 pick from were the five that were presented.

7 MR. GEORGE: No, wait a minute. Wait a
8 minute.

9 CHAIRMAN GREEN: We did it.

10 MR. GEORGE: We already did that.

11 MR. GORMAN: Right.

12 MR. GEORGE: What you are doing, is
13 you're insulting my time that I made it here and
14 I made my picks. Joe made his picks. Suzanne
15 made her picks. You know, you couldn't be there,
16 there's a way you can write that stuff in.

17 Now, if you want to reopen it, then you
18 need to make a motion to reopen it. But to go
19 back -- you know, I'd like to go back to the
20 decision on the -- on the canopy hangar that was
21 made in January of last year without me being
22 here, but you guys made the decision; we stick
23 with it.

24 MR. GORMAN: Then would you clarify for
25 me what firms we have to pick with right now?

1 MR. GEORGE: But in your -- you made a
2 comment about changing the management team?

3 MR. GORMAN: Right.

4 MR. GEORGE: We did. You're here, I'm
5 here, Bob's here, Suzanne and Joe are here.

6 MR. GORMAN: Great point, but it's been
7 -- that's a great point.

8 CHAIRMAN GREEN: Joe?

9 MR. CIRIELLO: Yeah, I -- I kind of
10 have some feelings the way Mr. Gorman does over
11 the service -- not changing anything, because we
12 made it a done deal.

13 We can't -- but I -- I feel like he
14 has that for the first number of years, that the
15 service wasn't exemplary. And when Mr. Burnett
16 come on, it improved, and especially when we
17 started pushing for the fiasco over there.

18 But according to this -- for this
19 agreement that Mr. Ed had hammered out with him,
20 the only thing I'm uncomfortable with is that
21 five years. I'd like to see it down to three.
22 And that might help if anybody on this or the
23 future boards coming on feel that they are not
24 getting the best representation, it won't take so
25 long to make a change.

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1 So, I'd like to make a motion that this
 2 contract be accepted, other -- except that we
 3 take the five years out and make it three.
 4 CHAIRMAN GREEN: Okay. I know there's
 5 a motion on the floor. Was there any other --
 6 MR. WUELLNER: I think you -- for
 7 purposes of consistency, your advertisement was
 8 for five years duration.
 9 MR. CIRIELLO: It was?
 10 MR. WUELLNER: It was. So, if you want
 11 to do anything along shortening it, it would be
 12 perhaps beefing up language that I believe is
 13 already there, allowing you to terminate it, you
 14 know, which effectively you can do anyway. You
 15 know, if you're unhappy with the service you're
 16 getting, you can terminate the contract.
 17 MR. CIRIELLO: Well, I didn't know the
 18 time limit was in there. So, I'll -- I'll pull
 19 that back. I'll rescind the motion.
 20 CHAIRMAN GREEN: Is there an automatic
 21 termination within 30 days' notice or whatever?
 22 MR. WUELLNER: Unfortunately, it's been
 23 a few weeks since I read the contract.
 24 CHAIRMAN GREEN: Yeah, and I didn't see
 25 it, so ...

1 subject to periodic change."
 2 In my limited knowledge of working as
 3 an attorney for a couple of other cities, that is
 4 not going to work in the industry. We get
 5 reviewed, and we change the rates after a period
 6 of time, or maybe when the contract comes up, but
 7 it doesn't fluctuate.
 8 So, you're budgeting for litigation,
 9 and you see a bill, and it's \$260 an hour, and
 10 they decide next month they're going to bump
 11 their rates to \$300, it's --
 12 MR. COX: Did you look over the
 13 contract from a professional point of view?
 14 MR. WUELLNER: Good point.
 15 CHAIRMAN GREEN: Just the letter.
 16 MR. COX: No. Okay. And you feel like
 17 it's -- everything is copacetic?
 18 CHAIRMAN GREEN: The contract is very
 19 consistent with what I have with the City of
 20 Atlantic Beach, although ours is renewable,
 21 subject to review every year. I've been there
 22 nine years, but -- so pretty much, that's the
 23 same.
 24 MR. WUELLNER: Well, I guess at the
 25 core here is a desire to tweak the language and

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1 MR. GEORGE: What is it, Doug?
 2 MR. BURNETT: I will speak up on a
 3 couple of issues. I was waiting.
 4 One, Mr. Gorman, to go back to your one
 5 issue -- and I appreciate Mr. George's comments,
 6 and I understand the intent. You -- you could
 7 move to reconsider it or move to re-bid this
 8 entirely. And I understand you know -- you know
 9 that.
 10 The -- the other thing is we -- we
 11 certainly can add some language in here that the
 12 airport could terminate this on 30 days' notice.
 13 I do not believe there's language currently in
 14 there related to that.
 15 CHAIRMAN GREEN: And the other question
 16 I had -- and I know a lot of engagement letters
 17 that they have the -- your hourly rate quoted,
 18 but I'm involved in another public board with the
 19 City of Atlantic Beach, and our rates are not
 20 subject to periodic change.
 21 In other words, if we're budgeting for
 22 -- and this would be probably in the litigation
 23 end of things, because they're not pertaining to
 24 the other stuff. But at the end, the bottom of
 25 page 2 in the letter, it says, "These rates are

1 approve it or tweak the language and bring it
 2 back for consideration next month. They're --
 3 effectively been on month-to-month for a year
 4 anyway.
 5 CHAIRMAN GREEN: I'd prefer to see the
 6 contract --
 7 MR. WUELLNER: Completed.
 8 CHAIRMAN GREEN: -- completed, right,
 9 so we make sure the language that --
 10 MR. WUELLNER: So, if there's any other
 11 comments --
 12 CHAIRMAN GREEN: -- we're talking about
 13 is in there.
 14 MR. WUELLNER: Right.
 15 MR. GORMAN: Can I make my motion now
 16 then?
 17 CHAIRMAN GREEN: Yeah.
 18 MR. GORMAN: I will make my motion that
 19 you -- that you put finality to the contract and
 20 that the contract rankings be redone with the
 21 full board and then voted on at the next meeting.
 22 CHAIRMAN GREEN: There's a motion on
 23 the floor. Is there a second?
 24 (No second to the motion.)
 25 CHAIRMAN GREEN: Motion fails for a

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1 lack of a second.
 2 I -- I'll make a motion, but it's along
 3 the lines of what I'm saying: I'd like to see
 4 the finalized contract incorporating the terms
 5 that we have all given you with regards to
 6 periodic change, notice-of-termination provisions
 7 that we can look at and vote on. And since
 8 they're on a month-to-month, I think that's okay
 9 with you. We're not hurting anything --
 10 MR. BURNETT: Sure.
 11 CHAIRMAN GREEN: -- for you waiting.
 12 MR. BURNETT: Sure. And if I could,
 13 that's -- that's certainly fine. If the only two
 14 comments are to strike that one sentence that
 15 says, "These rates are subject to periodic
 16 change, which changes will be reflected in our
 17 monthly invoices," we can eliminate that
 18 sentence.
 19 CHAIRMAN GREEN: Unless you want to
 20 modify them down? I'm just kidding.
 21 MR. COX: Yeah, go down in the rates.
 22 CHAIRMAN GREEN: There's no periodic
 23 upward changes.
 24 MR. BURNETT: Yeah.
 25 MR. GEORGE: So, you're saying that you

1 MR. GORMAN: No.
 2 CHAIRMAN GREEN: One opposed. Motion
 3 will carry.
 4 So, just next meeting, if have it -- or
 5 if we could have it ahead of time --
 6 MR. WUELLNER: That's fine. No
 7 other -- no other changes. Thirty-day bailout
 8 and no upward adjustment on rates. That's the
 9 extent of the -- okay.
 10 7.E. - PARKING STUDY UPDATE
 11 CHAIRMAN GREEN: Parking study update.
 12 Yes, sir.
 13 MR. HOLESKO: Good afternoon. Andrew
 14 Holesko with Passero Associates. You've got two
 15 handouts from us, a single sheet and then some
 16 actual pages from the report. And I'm going to
 17 help Jonathan set up a quick photo, highlight
 18 that for you.
 19 Several months ago, we came and gave
 20 you a brief presentation on our first task
 21 authorization from the Authority, and that was to
 22 look at automobile access and parking
 23 improvements.
 24 We came and did a presentation and
 25 answered some questions I think about three

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1 are authorized by your firm to agree to that at
 2 the present time; is that correct?
 3 MR. BURNETT: Yes. I'll go out on a
 4 limb on that one.
 5 MR. WUELLNER: Strike that sentence.
 6 CHAIRMAN GREEN: And I think we wanted
 7 the term -- my motion's to have the final
 8 contract so we can all look at it. So, is there
 9 a --
 10 MR. GEORGE: Oh, you still want to look
 11 at the final contract?
 12 CHAIRMAN GREEN: Yeah.
 13 MR. GEORGE: Okay.
 14 CHAIRMAN GREEN: Yeah.
 15 MR. COX: Second.
 16 CHAIRMAN GREEN: Any further discussion
 17 on --
 18 (No further discussion.)
 19 CHAIRMAN GREEN: All in favor of having
 20 the final contract to look at before we approve?
 21 MR. CIRIELLO: Aye.
 22 CHAIRMAN GREEN: Aye.
 23 MR. GEORGE: Aye.
 24 MR. COX: Aye.
 25 CHAIRMAN GREEN: All opposed?

1 months ago or so. And you sent us back to bring
 2 you some more information. Really, I'm looking
 3 at some major opportunities to get a lot of
 4 automobile parking.
 5 So, what we did is we went back. We
 6 revised the study. You have some of the pages
 7 with you today.
 8 I'm just going to go through really
 9 quickly a synopsis of what we did inside the
 10 study, what we have for recommendations at the
 11 end, and see if there's anything else that -- any
 12 other information you want from me, or, if we're
 13 going to move forward with some actual
 14 improvements to implement what's recommended.
 15 We had many study issues that we looked
 16 at, signage, access, parking demand. I looked at
 17 the Grumman area adjacent to the new buildings,
 18 looked at a parking garage. We looked at the
 19 area west of U.S. 1 and actually just looked at
 20 the previous studies.
 21 We identified five different parking
 22 lot areas, and there was a lot of discussion, so
 23 I'm going to try and highlight them for you right
 24 now.
 25 Parking lot A is right there. Parking

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1 lot B is right there. Parking lot C is here. D
 2 is here. E is here (indicating).
 3 We also looked at some overflow parking
 4 here adjacent to the administration building,
 5 possibly some bus and limousine parking here
 6 (indicating). And we did look at the other
 7 alternatives to go across U.S. 1 and look at
 8 accessing some of that development potential on
 9 the other side.
 10 Obviously, that's an area that does
 11 provide a tremendous opportunity for you, if you
 12 can get there and are willing to get there and
 13 put the infrastructure in that's needed to get
 14 onto the west side of U.S. 1.
 15 We looked at reconfiguring and
 16 everything we could to straighten out the access
 17 road and get more parking. And looking to the
 18 five lots, lot A, we can increase from 10 spots
 19 up to 34, gaining -- or 24, gaining 14 spots.
 20 Lot B goes from 32 to 36, gaining four.
 21 Lot C goes from 27 to 39 spaces, gaining 12. Lot
 22 D, if we do incorporate it with limousine and bus
 23 access -- and lot B, it obviously has a different
 24 effect, which is a reduction of spaces from 58
 25 down to 54, because that lot does not currently

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1 meet some separation of standards to County code
 2 right now.
 3 And lot E, if you acquire the -- the
 4 Grumman lot here, we can get 22 spaces out of
 5 there. Total gained spaces there was 41.
 6 If you choose to do a new second-level
 7 parking garage on top of lot D right here, that
 8 will get you an additional 72 spaces. And if you
 9 decide to go west of U.S. 1, that can get you up
 10 to 300 spaces.
 11 We made some recommendations inside the
 12 report. Our immediate recommendations are very
 13 simple. You control everything for them. If you
 14 want to do that, that's basically in area lot A,
 15 B, and C, and D.
 16 There's 11 recommendations inside the
 17 report. They could cost anywhere from \$300- to
 18 \$600,000, depending on exactly how you decide to
 19 rehabilitate those areas.
 20 The intermediate recommendations are
 21 actually some things that we recommended to make
 22 some of the parking areas a little nicer and to
 23 encourage people to use them, somewhat away from
 24 the front of the terminal building, including
 25 improving lighting and covered parking.

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1 And then long term, obviously, those
 2 are the big dollar items, if you do decide to put
 3 in a second-level parking garage, an access in
 4 the area west of U.S. 1. There is a typo in my
 5 handout here. The parking garage number was
 6 quoted as -- should -- the 8 should be
 7 subtracted, should be \$1,750,000. So, that 8 is
 8 a typo. That slipped in there.
 9 And then the last small area that we
 10 also added was just looking at some overflow
 11 parking here near the Authority building.
 12 That -- simply approximately 10 spaces for
 13 automobiles right where they're parked out there
 14 today, actually, and where some of us park when
 15 we don't get here right at the 4 o'clock. We
 16 seem to get over to that overflow area. And then
 17 obviously also bring some limousine and bus
 18 parking there.
 19 The questions at the last meeting, you
 20 basically told us two things: Number one, there
 21 seemed to be a lot of discussion about the amount
 22 of investment that it took versus the spaces that
 23 we were gaining.
 24 I just want to highlight before we get
 25 into that discussion, that the recommendations

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1 inside the report aren't just for parking spaces.
 2 It is some utility relocation, access -- access
 3 road relocation, and really improving the general
 4 flow and really the whole atmosphere of the
 5 automobile parking area, the signage. And there
 6 needs to be some restriping and rehabilitation of
 7 the parking lots.
 8 Obviously, the Authority has a
 9 tremendous investment in their two new buildings
 10 right now, and really, if you head back into, you
 11 know, parking lot D and C, you -- you have a
 12 brand-new image for your buildings and don't have
 13 that same image inside your automobile parking
 14 areas where people are coming and going.
 15 CHAIRMAN GREEN: Okay. Any public
 16 discussion?
 17 (No public discussion.)
 18 CHAIRMAN GREEN: No public discussion.
 19 Board? Joe?
 20 MR. CIRIELLO: Yeah, the parking
 21 problem is a question of do we need it or do we
 22 not need it. And I guess you could always say,
 23 yes, you always need more parking. But I don't
 24 know if I'm correct in saying this. The Board
 25 here is not here to see how easy we can make it

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1 for our tenants and whatnot, providing them
2 parking.

3 This parking right now brings no
4 income. Everybody in this board but me says this
5 airport's going to be self-sufficient some day
6 and pay for itself.

7 Well, here we're talking about spending
8 a lot of money to make some parking that will
9 benefit the tenants, which is fine on the field,
10 but it's not going to help us, the board.

11 We need money to get off the tax rolls.
12 And until we answer some questions like, "Can we
13 monitor this? Are we going to charge --" And
14 even if we charge, a small airport like this
15 wouldn't bring in the income of an international
16 airport. And the money we would spend, \$300-
17 \$600- or a million, it would take a millennium to
18 get the money back. So, it's a losing situation
19 money-wise.

20 But I've been on here, I don't know how
21 many months now. And this back parking lot --
22 what is that, D?

23 MR. HOLESKO: D, yes.

24 MR. CIRIELLO: There I counted -- how
25 many cars did I give you a list of, Ed, about 12?

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1 MR. WUELLNER: Yeah, probably.

2 MR. CIRIELLO: There were about 12 cars
3 back there. I went out, took the license plates
4 and the make of the cars. I gave it to Ed. I
5 said, "You ought to get the sheriff to look into
6 this."

7 The license plates were one, two, and
8 three years outdated, you know, the little
9 stickers on them. They were junk. They were
10 being used as a storage area with our parking
11 lots.

12 And here we're saying we need more
13 parking. We're going to spend money on parking,
14 but we can't maintain what we have by keeping the
15 homesteaders out, if you want to put it that way.

16 So, I complained here a couple of weeks
17 ago. And somebody said, well, they'd look into
18 it.

19 I went there just the other day and
20 then today, before I came to the meeting.
21 There's a yellow car, I think it's a Cadillac,
22 and a blue Oldsmobile next to it, and a little
23 Plymouth, all outdated license plates, sitting
24 there just rusting to pieces, that's been there
25 for a year that I've been looking. So, there's

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1 three parking places.

2 Back in the furthest corner here on B,
3 there's a little pop-up camping trailer that's
4 sitting there. And then on the side -- of
5 course, it belongs -- probably a trailer or a
6 flatbed, like it belongs to a construction
7 outfit.

8 But there's -- right now, you go back
9 there and there's four, five, or six places that
10 are being taken up by storage things that
11 shouldn't be there. And we can't control that
12 and keep them out of there.

13 So, how are we going to control
14 anything by spending hundreds of thousands of
15 dollars for more parking until we get this
16 question cleared up and figure out how we're
17 going to do it and look at where it's going to
18 benefit us money-wise.

19 That's our main objective, this board,
20 is to make money for this airport. And that's
21 nice if we can help the vendors, yes.

22 And then if I'm not mistaken, in one of
23 your sentences here -- I can't find it right
24 now -- I think you made mention that in the
25 parking situation, no -- you know, everybody

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1 wants to park close, so you have everybody
2 parking in the temporary places instead of going
3 back to the back in parking lot D. They don't
4 want to walk from parking lot D down to Aero
5 Sport.

6 But then you say, well, we should
7 acquire that Grumman property right next to D,
8 which is further away yet, to put in parking
9 there.

10 So, why would we want to spend money
11 and put parking in an area that people don't want
12 to walk through to get down into Aero Sport and
13 the restaurant and the flying school?

14 Now, I didn't quite understand that
15 situation, but before we make any -- any
16 decisions on this parking, I think we need one,
17 two, or more meetings -- not workshops, but
18 meetings to answer all these questions on how
19 we're going to maintain it, are we going to
20 charge, are we going to use, like they suggested,
21 stickers for permit parking that, which would
22 make sense.

23 And, you know, we -- we don't want to
24 go out and throw all this kind of heavy money
25 into making a few parking places when we can't

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1 fill up what we have.

2 CHAIRMAN GREEN: Mr. Gorman?

3 MR. GORMAN: I'm going to say something
4 to Joe really quick. And, Joe, this is not to be
5 disrespectful to you or anything else. But when
6 you're running around, do me a favor and try a
7 couple of times a week to find a spot. Just try
8 to find a spot.

9 There are times when it is -- it's
10 actually not a usable entity. In other words,
11 you're a tenant, you lease something on the
12 field, and you try to find a spot, it's not
13 there.

14 You know, some of that, I agree, is --
15 and I think Mr. Cooper's got a handle on some of
16 those that are camping out, and there's others
17 that are filled up by construction. But there's
18 very quickly going to become a time when
19 there's -- even if you're a tenant, you've got no
20 place to park. I think that's one other point,
21 although -- that's it.

22 CHAIRMAN GREEN: Any other board
23 discussion?

24 Ed, what do you want us to do? This is
25 informative or --

1 spaces in that area.

2 Look at those two areas primarily for
3 an immediate relief of something like 32, 33
4 additional spots back there, when you -- once
5 this construction activity is out, which is only
6 a couple of weeks away now, thankfully, you know,
7 we -- we had already agreed with the tenants in
8 the terminal to begin a much more aggressive
9 enforcement of the parking scenario over there.

10 We -- we had backed off of that during
11 construction because there was -- day-to-day, it
12 varied as to what was going to be available to
13 the public to park in.

14 But we have agreed -- we met briefly
15 with the tenants. And I'm trying to remember who
16 it was exactly -- I'm thinking it was you -- but
17 back, gosh, probably October, November, have a
18 general direction we'd like to pursue with
19 enforcement, combined with let's make some actual
20 parking improvements and -- or add some spaces in
21 Alpha and Echo, as we can bring it on board, and
22 configure that to flow.

23 And in addition to probably doing some
24 necessary pavement rehab in that -- that area to
25 include not really an overlay, but one of those

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1 MR. WUELLNER: Well, this is
2 informative, but I -- but I think there's a --
3 there's a point here where in order to take it to
4 the next level and make some improvements in
5 capacity, the total ability there, you know, I
6 think we need to explore the actual costs that
7 would be involved. And I think you're going to
8 have to do an amount of engineering to get to a
9 point to know that.

10 To look at doing the work that's being
11 suggested, or as close as possible in the --
12 specifically area A, which is the expansion of
13 the area where the old electrical vault is and
14 tied, it's primarily employee-related kind of
15 parking there, but it gets those vehicles out of
16 the primary lot.

17 Look at how to tie areas, I believe
18 it's D and E together, which is the -- Echo being
19 the piece that is not currently in our control,
20 but based on a conversation I had with Grumman
21 back in December, they were going to get that
22 back off the back burner and -- and see if they
23 can't get that expedited and in control to us,
24 which greatly improves the flow through that lot,
25 in addition to adding what, 20 -- 20 additional

1 heavy-duty Slurry seal applications and
2 re-marking and re-signage effort, which I think
3 can all be done at a -- at a fairly minimal
4 price.

5 The pavement exists in most of these
6 areas. You're looking at some rehab, with the
7 exception of Alpha there, which you'd have a
8 little bit of new construction.

9 I think it can be done relatively
10 inexpensive. It could be an actual construction
11 project you'd consider going into -- into
12 October, in terms of adding the -- adding the
13 additional spaces, going into construction.

14 But you'd have the engineering done.
15 You'd have an engineer's estimate at that point
16 as to what the actual cost would be. And you'd
17 have the details to make an informed decision at
18 that point versus, you know, what I would call a
19 planning estimate, which is -- it certainly has
20 its value, but it -- it's certainly woefully
21 short of what you would consider engineered and
22 they -- they found all the things that are --
23 that are latent or in the ground that haven't
24 been discovered in a planning-type survey: Soil
25 conditions, drainage issues, all the -- all the

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1 little things that make it a real construction
2 project from that point of view.

3 So, my suggestion is we maybe task them
4 with developing jointly with Staff a scope of
5 work relative to the -- of what we think would be
6 reasonable improvements that could be made in
7 a -- in a short-term meaning within the next
8 year, Bring that back to you for consideration of
9 awarding engineering to do that, if it's -- if
10 the scope of that is agreeable to the Authority
11 at that point.

12 Once the engineering's completed, we
13 use that data to build into the budget for
14 October, if it's a project the Authority wants to
15 consider for construction beginning in October.

16 It's not a currently budgeted project
17 anyway. And that -- that seems to me to flow
18 very well from a -- from a business perspective.
19 And give it its due consideration at those couple
20 of mark points and -- and see what happens.

21 You know, I'm not personally jumping
22 out in favor of amenity issues such as covered
23 parking and things like that, because they're, to
24 me, have questionable real-time value in terms of
25 coaxing people to park.

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1 People park where there's a space. If
2 there are no spaces, you park the worst possible
3 place -- space because that's just what's there.
4 And covering that parking, to me, doesn't -- I
5 mean, it may induce a couple of dozen people to
6 the back corner, but there's still a lack of
7 parking spaces.

8 So, with that, that would be my
9 direction/recommendation.

10 CHAIRMAN GREEN: Mr. George?

11 MR. GEORGE: Could you refresh me one
12 more time, what is our objective? You know, we
13 started off by saying, "Let's do a study to find
14 how many parking spots are required based on the
15 space that we're, you know, erecting over there
16 that's already there."

17 So, do you have that off the top of
18 your head?

19 MR. HOLESKO: Jonathan, do you know
20 what that number is off the top of your head?

21 MR. PAGE: Actually, on the Land
22 Development Code, we found that there was much
23 less. You only needed 72 more spaces -- you only
24 needed 72 total spaces. That obviously is
25 erroneous. That's based on the St. Johns County

1 Land Development Code, but I don't think that
2 applies to the airport.

3 Now, if you look in there, we have done
4 demand forecasting based on a fixed number of
5 aircraft. That came up with really what seems to
6 be a magic -- the best-looking number that was
7 reasonable, as I did the study -- as we did the
8 study, who with -- there's several different
9 demand-based FAA-type criteria. And, obviously,
10 those lended (sic) better numbers than, say,
11 we're doing a restaurant and 300 square feet of
12 this.

13 But you also have more issues going on
14 with the airport than, say, just a commercial
15 development. So, the Land Development Code did
16 not really apply to your -- in that regard.

17 MR. HOLESKO: Jonathan, what was that
18 number? Do you remember what the number was? I
19 know we had -- we started off with 134 spaces.

20 MR. PAGE: We didn't need them all.

21 MR. HOLESKO: Well, correct. But where
22 did we end up with the -- with the trip
23 generation numbers?

24 MR. PAGE: Four hundred, I believe, and
25 twenty-eight, I believe. Pretty simply chart --

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1 all you can do is plug a chart --

2 MR. GEORGE: You need to talk to LPA.
3 I think we got -- optimistic.

4 MR. GORMAN: Regardless of what the
5 projections are right now, there's no question
6 about it.

7 MR. PAGE: Right. That's why, when I
8 looked at the Land Development Code, it was
9 obviously telling me something that wasn't
10 correct.

11 MR. GEORGE: But the idea three months
12 ago was: Before we can determine and make
13 decisions on what to do, it might be a good idea
14 to find out what we need. So, that's what we
15 originally sent them to do, was to find out what
16 the need was.

17 Now, if the -- if the ordinances from
18 the County land use and everything doesn't apply
19 to us, then I would expect that they would ask
20 other airports what they did. But I would like
21 to come up with a number.

22 Now, if they come up with a number that
23 says you need 54 parking spots, then I'm looking
24 for something in the neighborhood of 60 just to
25 satisfy present need.

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1 We talked about some alternative of
2 issuing passes, you know, bumper stickers, and
3 having other parking down here behind the wash
4 rack, right out there where we're parked for this
5 meeting that, you know, employees could go that
6 would free up space over there.

7 We also talked about having a permit
8 parking area and a metered parking area. Nice
9 and clean. You know, they're not paying in the
10 meter, they're towed.

11 So, that's what I'm trying to say, is
12 to get back to the basics. I thought that we
13 were -- I need to just be reacquainted with what
14 our objectives are.

15 MR. HOLESKO: The number of spots you
16 have right now is 134. One hundred and seventeen
17 of those 134 currently meet County code.

18 MR. GEORGE: Now what?

19 MR. HOLESKO: One hundred and seventeen
20 of the 134 currently meet County code. So, there
21 is a negative effect when we tried to go in
22 and -- and begin to re-orient things, there was
23 actually a loss of 17 spaces.

24 MR. GEORGE: Okay.

25 MR. HOLESKO: And the number that we --

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1 that you're trying for is 172.

2 MR. GEORGE: Okay. And the 172 was
3 brought about by what?

4 MR. HOLESKO: That is looking at
5 flights per day, average flights per day.

6 MR. GEORGE: Okay.

7 MR. HOLESKO: That seemed to be a much
8 more accurate figure for you.

9 MR. GEORGE: Gotcha. Okay.

10 MR. WUELLNER: So you're -- so,
11 basically, taking what I've recommended --

12 MR. GEORGE: Thirty-eight more.

13 MR. WUELLNER: -- you add that 30
14 some-odd spaces to it and we're awfully close to
15 the 170 without making any --

16 MR. GEORGE: Right. Exactly.

17 MR. WUELLNER: -- huge --

18 CHAIRMAN GREEN: Construction changes.

19 MR. WUELLNER: I mean, there's going to
20 be some construction, but it's not --

21 MR. GEORGE: Okay. So, 38 is the magic
22 number that we're looking for to satisfy today's
23 need based on your --

24 MR. HOLESKO: Yes.

25 MR. GEORGE: Okay. Good.

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1 CHAIRMAN GREEN: Wayne, do you want to
2 make a motion that they present us something with
3 those numbers?

4 MR. GEORGE: Ed, listen to me and see
5 if I'm rephrasing what you had said. Make a
6 motion that Passero and his staff be -- work with
7 Ed to come up with a plan that best accomplishes
8 a minimum of 38 more parking spots with a time
9 line and estimated cost approval from that point
10 would be to get the engineering done, you know,
11 to make that happen.

12 MR. WUELLNER: Correct.

13 MR. GEORGE: And we'll leave the
14 parking garage for the Master Plan after the
15 commercial service goes to 206.

16 MR. WUELLNER: (Nods head
17 affirmatively.)

18 MR. GEORGE: Whatever.

19 CHAIRMAN GREEN: Is there a second?

20 MR. GORMAN: I'll second that. We need
21 to get moving here.

22 CHAIRMAN GREEN: Any further
23 discussion?

24 MR. CIRIELLO: Yeah. Right now, all
25 we're still doing is considering the planning

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1 here. There --

2 CHAIRMAN GREEN: Right.

3 MR. CIRIELLO: There's nothing said
4 that we're going to spend any money.

5 MR. GEORGE: Right.

6 MR. CIRIELLO: Because I won't agree to
7 spend one penny on new parking or anything until
8 we get rules or an ordinance or something in
9 place that we're going to manage that so that we
10 don't have -- I keep saying "homesteaders."
11 They're not homesteaders.

12 CHAIRMAN GREEN: Squatters.

13 MR. CIRIELLO: Yeah. Squatters.

14 MR. GEORGE: Squatters.

15 MR. CIRIELLO: Squatters out there.

16 Until we get all those questions answered, to
17 spend money that's not going to really in effect
18 bring any income into this Authority, not the
19 fixed-based operators and everybody, this
20 Authority, I can't see spending any money until
21 all those issues are cleared up. But I can go --
22 as long as we're not spending any money right
23 now, I can go with it.

24 MR. GEORGE: I would hope that those
25 considerations of yours would be included in

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1 working together.

2 MR. CIRIELLO: Well, that's what --

3 MR. GEORGE: You know --

4 MR. CIRIELLO: -- I wanted to be
5 assured of.

6 MR. GEORGE: -- one of the things of
7 other revenue is if we can't rent that second
8 story to the terminal over there because there's
9 no parking for the employees to be there, then
10 all of a sudden it does have a impact on -- on
11 revenue coming in, but that's -- we just need to
12 assess that.

13 MR. GORMAN: We're not meeting the
14 tenants' needs.

15 MR. GEORGE: Right. Exactly.

16 CHAIRMAN GREEN: Right. Bryan, did you
17 want to add something to that or --

18 MR. COOPER: I wanted to make a point
19 that Mr. George just made. If you go over there
20 today and you have -- if you look for a parking
21 space, you're lucky if at any time of the day
22 that you can find a half a dozen parking spaces.

23 If you took the five or six cars that
24 Joe's talking about and you remove them, you're
25 still talking about, at the most, a dozen parking

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1 spaces that would be available.

2 And I might remind you, we're in our
3 slow season right now. And we're advertising to
4 try and get somebody to take over an area that's
5 going to require another 15 or 20 parking spaces,
6 and we still won't have any extra parking spaces.

7 So, to say -- to even think that we
8 don't need them and need them right now, is
9 insane. We do need them.

10 MR. COX: Something --

11 CHAIRMAN GREEN: All right. We have a
12 first and second. All in favor of the motion?

13 MR. CIRIELLO: Aye.

14 MR. GORMAN: Aye.

15 CHAIRMAN GREEN: Aye.

16 MR. GEORGE: Aye.

17 MR. COX: Aye.

18 CHAIRMAN GREEN: All opposed?

19 (No opposition.)

20 CHAIRMAN GREEN: Okay. Then we will
21 move forward with those directives to Passero and
22 staff. Thanks.

23 Leases.

24 7.F. - LEASES

25 MR. WUELLNER: Some relative good news:

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1 With the conclusion of some construction activity
2 on the north end, we're at a point where we can
3 move forward with the lease agreements or the --
4 these are -- we have not included the actual
5 lease agreements, because we're using the
6 standard form document that was approved in the
7 lease policy.

8 And rather than do this, you know, and
9 you see the same thing for five different
10 tenants, we are using that form, just to clarify.

11 But you have five new airport leases to
12 consider today. And in order to expedite that
13 process, we've given you a summary sheet, or
14 actually, a couple of them.

15 One sheet covers the three properties
16 in the northeast area collectively. And -- and
17 there are two additional sheets, one covering two
18 of the eastside corporate area properties.

19 Collectively, we've also provided, I
20 should point out, the ROI calculations associated
21 with all of that leasing activity. Northeast
22 area, we did collectively rather than -- it was
23 not that easy to separate the actual values from
24 that -- from that construction effort as it is
25 new work that's gone on, but we were able to do

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1 it in the aggregate. And I think you'll find
2 that provides a satisfactory ROI.

3 You also have specific ROI calculations
4 related to the two leases proposed for the
5 eastside corporate area. Those two facilities
6 are the result of the relocation of the existing
7 tenants to the new northeast area. So, there are
8 five leases. They generate in excess of \$345,000
9 of additional revenue in this -- on an annualized
10 basis, keeping in mind that only approximately
11 half of that would be realized at this point for
12 the balance of this fiscal year.

13 But -- and that was considered also,
14 just to point it out, was considered on a
15 partial-year basis and included in your budget
16 for this year. So, you will be -- the revenue
17 will have its fullest impact beginning in October
18 of next year -- excuse me -- of this year.

19 With that being said, we recommend that
20 you authorize the executive director's signature
21 to the lease agreements as they're finalized with
22 the individual tenants, consistent with the terms
23 given to you, presented in the lease summary
24 sheets, which is -- actually -- and I need to
25 clarify this, too, because the lease policy

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1 actually directs us to provide you with this
2 summary in advance of executing the lease or --
3 anyway.

4 We -- we really were caught in somewhat
5 of a quandary between the adoption of that policy
6 and the fact that we had been substantially
7 engaged in those leasing activities way before
8 the policy was changed.

9 So, we're kind of doing that all in one
10 fell swoop here, is approving the lease terms and
11 the agreements at one time, rather than for no
12 real reason delay actually approving the lease by
13 a month.

14 So, in the future, you'll see this
15 hopefully a month in advance of when we're going
16 to ask you to approve a lease agreement. So --
17 the only other exception will be the FBO lease
18 next month.

19 CHAIRMAN GREEN: Any public comment?
20 (No public comment.)

21 CHAIRMAN GREEN: No public comment?
22 Board discussion? Mr. George?

23 MR. GEORGE: Ed, the ROI count, is that
24 based on just our investment --

25 MR. WUELLNER: Right.

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1 MR. GEORGE: -- or is that the total?

2 MR. WUELLNER: It's ours.

3 MR. GEORGE: Okay. And that's the way
4 it's always been done.

5 MR. WUELLNER: That's the way it's
6 always been. Because the -- the argument is that
7 the balance of the money would not be available
8 to the Airport Authority in any other form.

9 MR. GEORGE: Well, it just justifies
10 why the -- the government is providing --

11 MR. WUELLNER: Correct.

12 MR. GEORGE: -- the resources to help
13 to do that, because if we had to do it all
14 ourselves, I think the price tag would go up
15 twice as much.

16 MR. WUELLNER: You wouldn't make the
17 same investment decision.

18 MR. GEORGE: Right.

19 CHAIRMAN GREEN: Any other discussion?
20 (No further discussion.)

21 CHAIRMAN GREEN: Is there a motion?

22 MR. COX: Motion to approve.

23 MR. CIRIELLO: Second it.

24 MR. GEORGE: Second.

25 CHAIRMAN GREEN: Any discussion?

1 (No discussion.)

2 CHAIRMAN GREEN: All in favor of the
3 motion to accept Staff's recommendation?

4 MR. CIRIELLO: Aye.

5 MR. GORMAN: Aye.

6 CHAIRMAN GREEN: Aye.

7 MR. GEORGE: Aye.

8 MR. COX: Aye.

9 CHAIRMAN GREEN: All opposed?

10 (No opposition.)

11 CHAIRMAN GREEN: Motion will carry.
12 Mr. Cox, you are the next agenda item.

13 7.G. - BOARD MEMBERS' COMMENTS

14 MR. COX: All right. Well, I hate to
15 revisit the issue, but there are some things that
16 need to be cleared up. Specifically, the problem
17 with board members speaking, I'll call it, out of
18 turn.

19 The policy 2001-01 specifically
20 prohibits board members individually from
21 speaking to news media, groups of individuals, or
22 individuals, representing themselves as a board
23 member, i.e., insinuating that the board is in
24 line with whatever they're saying to that group
25 of people.

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1 Recently, Joe, you wrote an article to
2 the St. Augustine Record in response to Mr. Bryan
3 Noonan's article called "Battle for Araquay
4 Park."

5 And I think he -- The Record, literally
6 foisted this on the citizens of St. Johns County.
7 And, unfortunately, they consider The Record to
8 be a reputable news media resource.

9 The hubris and overzealous and
10 irresponsible reporting staff, accompanied by the
11 negligence of responsible oversight by editorial
12 staff, led many citizens in this county to
13 believe that the director of this airport and
14 board members had made statements or insinuated
15 that some of the things that they said were
16 quoted in this article by Bryan Noonan.

17 And I'd just like to -- we're not going
18 to pick on you. I'm just going to point, because
19 you had quite -- there are several things -- and
20 this is a copy right out of the newspaper. But
21 in Mr. Noonan's article, it says -- several
22 times -- and he's got comments that says,
23 "Wuellner said ..."

24 Well, those aren't quotes. Those are
25 paraphrases from Bryan Noonan. And he's making

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1 up stuff as he goes here.
2 MS. WILLIS: What I had in this was
3 actually enclosed in quotes. As you --
4 MR. COX: Well, some of the things that
5 you said that were in quotes were not in quotes
6 in this article.
7 MS. WILLIS: Oh, yes they were.
8 MR. COX: Well --
9 MS. WILLIS: Oh, yes they were. I
10 would never have made such a mistake; I sure you.
11 MR. COX: The point where you said --
12 what was it, selfish and --
13 MS. WILLIS: No, I never -- that wasn't
14 me. That was someone else.
15 MR. COX: Okay. Well, I thought you
16 said that he was quoted as saying that.
17 MS. WILLIS: No.
18 MR. COX: As pointed out by
19 Mr. Ciriello in his follow-up letter to the
20 editor one week after Mr. Noonan's article, that
21 airport board members are elected to represent
22 the citizens of the County, it's Mr. Ciriello, I
23 unfortunately feel, that needs to be reminded
24 that our representation extends to all of the
25 citizens of the county and not just a few

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1 citizens under certain circumstances.
2 Realizing the emotional situation that
3 we're all in here, I understand what his, you
4 know, position is on that deal.
5 But the very reason that Araquay Park
6 and -- and people are living in Araquay Park
7 right now is because of the director's reticence
8 to utilize eminent domain, and the board's
9 reticence. Nobody wants to do that. They don't.
10 And they really empathize with the position
11 that -- that you all are in.
12 So, for anybody to insinuate otherwise
13 is quite wrong. It's quite wrong, you know. And
14 I know it causes Ed a tremendous amount of
15 discomfort for -- for somebody to insinuate that
16 in a newspaper, but I feel like the newspaper was
17 very irresponsible in putting to paper and
18 letting the citizens believe that certain
19 statements were attributable to Mr. Wuellner
20 when, in fact, they weren't.
21 But, as a consolation, it brought out
22 some other issues, because people responded to
23 Joe's letter, and they brought up other issues
24 about the airport, i.e., the insinuation that the
25 only reason the airport's here is to provide

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1 wealthy aircraft owners with hangars. And that
2 is far, far from the facts on what this airport
3 is about.
4 The airport is home to and responsible
5 for the St. Johns County Sheriff's Department
6 Aviation Unit. Now, this unit helps keep drug
7 dealers and drug labs from being built out in the
8 forest right out here. And I know that because
9 I've flown in the helicopter with the St. Johns
10 County Sheriff's Department, and I know what they
11 do out there.
12 These are the same guys that are trying
13 to sell drugs in our high schools and grade
14 schools. So, that's just one.
15 It's home to Northrop Grumman, one of
16 the largest employers in Northeast Florida, and a
17 stopover point for numerous aircraft coming in to
18 Northrop Grumman: Boeing, All the -- all of the
19 F-5s that are being done, P-3s. I could go on
20 and on and on. But there's a tremendous amount
21 of revenue generated for Northrop Grumman.
22 It's a stopover and destination point
23 for thousands of corporate jet flights a year
24 coming into the area. Their passengers and crew
25 all do business in the St. Johns County area, to

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1 include rental cars, hotels, restaurants, and
2 purchases of other items, not to mention the
3 hundreds of thousands of gallons of jet fuel sold
4 to these aircraft per year.
5 It's also a stopover point every once
6 in a while for Angel Flights. Those flights are
7 corporate jet aircraft that come in to pick up,
8 most of the time terminally ill children, to fly
9 them to another position in the country to get
10 medical treatment.
11 The National Guard is here. The FDLE.
12 Fish and Wildlife. They're all on this airport.
13 This airport houses all of these entities. Got
14 Ring Power, S & K Logistics, Regency Electric.
15 Those rents, just the rent for that, we just
16 heard is responsible for \$345,000 a year to the
17 city. And that's -- that's a boon to the
18 citizens of this county. Okay.
19 Get thousands of business flights a
20 year, just in the Cessna and Piper flights, and
21 the thousands of gallons in avgas sold to those
22 airplanes.
23 So, this -- my point is that this
24 airport is not just for wealthy people with a
25 couple of hangars hanging out here that are

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1 influential and want to expand out into Araquay
2 Park.

3 St. Johns County is under a tremendous
4 growth right now. This year, 2004, is projected
5 to bring in 14,000 new jobs in the next 10 years.
6 We're going to have -- just Nocatee development
7 alone is going to have 30,000 new residents in
8 15,000 acres of land. That's in the next 10
9 years. That's going to impact this airport
10 tremendously.

11 This airport as a lifeblood for St.
12 Johns County. It's a central point of business
13 for St. Johns County. It's not a grass strip,
14 country farm anymore, unfortunately. Trust me;
15 I'd love it to have a grass strip, but we don't.

16 In 1933, it became the permanent
17 airport that it is right now. It's growing at a
18 tremendous rate, the county is.

19 It's in the best interest of every
20 citizen in the county to make sure that the
21 airport can sustain and support the growth the
22 county is experiencing. That's why we're having
23 discussions right now, talking about hangars,
24 parking, et cetera. We've got a tremendous
25 amount of growth we're going to experience, at

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1 the very least, in the next 10 years.

2 And it's difficult for me to understand
3 why the St. Augustine Record continues to have
4 this acrimonious type of relationship with the
5 airport, when in fact it should be the other way
6 around. And The Record should be supporting the
7 airport because of all the good it does for the
8 citizens of the county.

9 But we have this irresponsibility in
10 the reporting and the editorial staff's
11 oversight -- or non-oversight of inaccurate
12 reporting.

13 An apology was called for by
14 Mr. Ciriello's letter to the editor. But in
15 my opinion, the only apology that needs to be
16 offered is the public apology by both
17 Mr. Ciriello and the St. Augustine Record to
18 Mr. Wuellner and the board for the inflammatory
19 and inaccurate statements leading the citizens of
20 the county to a completely inaccurate opinion of
21 the situation. And it was completely inaccurate.

22 Under our policy, the board policy
23 2001-01, "Board members may not speak on behalf
24 of the Authority on any matter unless
25 specifically authorized by the Chair."

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1 That's directly out of the policy.

2 Having abrogated that policy numerous times,
3 because you've been on the radio, you've been in
4 the newspaper, and you always tell them that
5 you're a member of the board, I would offer as a
6 formal motion that Mr. Ciriello be censured by
7 the board unless Joe would agree not to do that
8 anymore.

9 MR. CIRIELLO: What's that mean?

10 MR. COX: That means if you talk to the
11 newspaper -- tell him what it means in legal
12 terms.

13 How would you describe that for me so
14 that he -- he doesn't have any problems with the
15 parameters of that?

16 CHAIRMAN GREEN: I think what he's
17 trying to say is that if you agree, "No, I will
18 abide by this policy. I will not talk to the
19 media or other public forum without approval of
20 the chairman," then he wouldn't take any
21 censuring action to say you can't talk at all.
22 Censuring to me is --

23 MR. CIRIELLO: This is what I don't
24 understand. I know what "censure" means, but
25 unless I go out and pull a gun on somebody or do

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1 some kind of a crime -- I was elected by the
2 people of this county. I don't think this board
3 or anybody else has a right to tell me they're
4 going to kick my butt out of here.

5 CHAIRMAN GREEN: That's not the point.
6 The point is --

7 MR. CIRIELLO: Then you can't muzzle
8 me.

9 CHAIRMAN GREEN: No, but you act as Joe
10 Ciriello, citizen; not Joe Ciriello, board
11 member.

12 MR. CIRIELLO: Well, wait a minute.
13 Okay. He made -- I agree with a lot of what he
14 says. And maybe he and I should be fighting The
15 Record instead of him fighting me.

16 But he made one statement that I don't
17 agree with, that because I signed that letter
18 identifying myself as being a board member, I'm
19 speaking for the board.

20 Well, it makes me upset when I read in
21 the paper, when I see in our minutes that our own
22 board members, or the board insinuates that the
23 Airport Authority has agreed to go eminent domain
24 and take the people's homes.

25 It doesn't say it was four-to-one vote.

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1 It makes it assume that anybody that reads that,
2 that I am going along with you people wanting to
3 take these people's homes.

4 So, you're saying something that's not
5 true. The same as he said that I was speaking
6 for the board, you guys are speaking for me when
7 in fact you're not.

8 So, it's the same to me.

9 CHAIRMAN GREEN: We're speaking in a
10 public sunshine forum right here. What we're
11 talking about is going on the radio, talking to
12 media or public forum as a board member, which in
13 our policy says: You should not do this.
14 Caution should be exercised, as comments may
15 reflect on the entire Authority.

16 MR. COX: Right.

17 CHAIRMAN GREEN: Speak as Mr. Ciriello,
18 that's fine. Not a problem.

19 MR. GEORGE: Is it -- is it an
20 acceptable disclaimer if --

21 MR. CIRIELLO: I didn't say it was.

22 MR. GEORGE: Wait a minute. If
23 Mr. Ciriello had started off by saying, "I am a
24 member of the board and the following represents
25 my personal opinions and does not represent the

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1 opinion of the board."

2 CHAIRMAN GREEN: Yes.

3 MR. GEORGE: Then you can do the -- go
4 to the media when you want to.

5 MR. CIRIELLO: I understand. I
6 understand what you're saying. That would clear
7 the air, and I wasn't smart enough to do that.

8 CHAIRMAN GREEN: Well, we all learn
9 something.

10 MR. CIRIELLO: But you guys speak for
11 me when you say the Authority is going to go
12 eminent domain and take people's homes. You're
13 not saying the Authority minus Joe Ciriello is
14 going to do that. So, you're speaking for me.

15 CHAIRMAN GREEN: No, you're --

16 MR. CIRIELLO: And I'm not blasting you
17 guys for that.

18 MR. COX: You've made your comment,
19 because you vote no when we come to these votes,
20 so your public opinion is on file.

21 But we don't -- the board speaks for
22 the board. It's not speaking for individuals. I
23 mean, it's just the board.

24 But your opinion is on file as "no"
25 when we come to these votes that are contentious

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1 that you don't believe in.

2 But one of the problems, Joe, is you
3 spoke for the board and you insinuated by your
4 comments and by your testimony that you said that
5 Ed said something he didn't say. And it caused
6 the --

7 MR. CIRIELLO: Well, the paper said
8 that.

9 MR. COX: No, no. Wait, wait, wait.
10 Let me -- let me finish. Your letter says that,
11 "Ed was quoted as saying ..."

12 And he didn't say anything like that.
13 And it led to a lot of consternation by a lot of
14 people.

15 MR. CIRIELLO: Okay.

16 MR. COX: So ...

17 MR. CIRIELLO: Okay. Let me -- let
18 me -- in the last sentence, "Please accept the
19 apology of one board member for this unfortunate
20 incident."

21 Where does that say that I'm saying
22 this for everybody? It says one: Me. And not
23 implicating any of you guys.

24 MR. COX: "I might also add that the
25 authority has been less than sympathetic with

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1 Araquay Park property owners indicating a lack of
2 respect for the citizens of --"

3 MR. CIRIELLO: Well, you have. Have
4 any of you gone -- went my way and said, "Let's
5 don't take their property?"

6 MR. COX: All right.

7 MR. CIRIELLO: All you do --

8 MR. COX: I'm not going to argue the
9 point with you. The point is, you have to add a
10 disclaimer every time you talk to any public --

11 MR. CIRIELLO: Oh, I can agree with
12 that. I can agree with that. And to make it
13 clear, yeah, I could agree with that.

14 MR. COX: And -- and might I suggest
15 that next time you say that somebody is quoted as
16 saying something, that they actually said it
17 exactly --

18 MR. CIRIELLO: Well, I called the
19 newspaper and the guy told me what was in here.

20 MR. COX: That's not good enough.

21 CHAIRMAN GREEN: We have minutes.

22 MR. CIRIELLO: Well, I mean, it wasn't
23 that I didn't try. Come on. Give me a little
24 bit of credit.

25 MR. COX: Well, you see what -- you see

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1 what -- how much time we're wasting now on this
2 issue because you've created such a turmoil in
3 the -- in the citizenry, because they read this,
4 and they attribute it to Ed, which he didn't say.

5 MR. CIRIELLO: Yeah. I'm sticking up
6 for the citizens, and now it's all my fault. And
7 you -- I don't think any time spent here is
8 wasted, period. As long as I'm working on this
9 board, or you or anybody else, it's not wasted.

10 MR. COX: Well, we're not --

11 MR. CIRIELLO: If time is that
12 important, why are you on the board?

13 MR. COX: It's wasted because we're not
14 talking about issues that we should be getting
15 along with for the airport. We're talking about
16 issues that are elementary.

17 MR. CIRIELLO: All right. All right.

18 CHAIRMAN GREEN: And I think all of us,
19 since you've given us the policy again, which
20 we've had many, many times, maybe it would be
21 good for all of us to refresh our recollection
22 and reread these policies and abide by them.

23 As I said, I was asked to speak before
24 the diocese, and I spoke as an individual
25 attorney. Kids just asked me what other stuff

1 saying --

2 UNIDENTIFIED MALE SPEAKER: No, no, no.

3 The paper --

4 CHAIRMAN GREEN: We need to be --

5 UNIDENTIFIED MALE SPEAKER: Well, how
6 about letting the public have a say, because
7 there's some things we can add to that.

8 CHAIRMAN GREEN: I haven't opened up
9 the public comment. I will. But we have a court
10 reporter who's trying to take everybody speaking
11 at once, so we need to have decorum.

12 Mr. Cox, did your --

13 MR. COX: Okay.

14 CHAIRMAN GREEN: It's your agenda item.

15 MR. COX: Thank you. Ed -- Joe said
16 that Ed was quoted as saying in Joe's letter to
17 the editor, which goes to Bryan Noonan's article,
18 in Noonan's article, Ed was not quoted as saying
19 what Joe said he said. Okay. That's it. And
20 there are no other quotes, because I researched
21 The Record for past year of Ed saying anything of
22 that type at all.

23 UNIDENTIFIED MALE SPEAKER: Nobody
24 suggested he did, but he was quoted in the
25 article, sir.

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1 I belonged to. But I made very specific, you
2 know, comments to stay away from that type of
3 thing. So ...

4 MR. COX: Are there any homeowners here
5 that don't understand or aren't clear on the fact
6 that Ed did not say what he was said he was
7 quoted as saying? Okay. Because we --

8 MS. WILLIS: We don't know what he
9 said.

10 UNIDENTIFIED FEMALE SPEAKER: May I
11 make a comment, please?

12 MR. COX: Let me repeat what Joe said
13 first in his letter and then --

14 UNIDENTIFIED FEMALE SPEAKER: We've
15 read Joe's letter.

16 MR. COX: Okay. You read -- well, Joe
17 said what Ed was quoted as saying. Ed was not
18 quoted as saying that.

19 UNIDENTIFIED FEMALE SPEAKER: So, the
20 things that he put in quotes --

21 UNIDENTIFIED MALE SPEAKER: He was
22 quoted -- he was quoted as saying that.

23 UNIDENTIFIED FEMALE SPEAKER: Yes, the
24 things they put in quotes --

25 MR. COX: He was quoted by Joe as

1 MR. COX: He was quoted in the article
2 but not saying anything close to that.

3 UNIDENTIFIED MALE SPEAKER: Nobody's
4 saying the quote was accurate. We're agreeing
5 with your argument that the quote was inaccurate,
6 I'd like an opportunity to explain other --

7 MR. COX: Oh, Ed was definitely quoted
8 in the article. I don't have a problem with
9 that, but he wasn't --

10 UNIDENTIFIED MALE SPEAKER: That's what
11 Joe was saying.

12 Unidentified MALE SPEAKER: Are we open
13 to public comment?

14 UNIDENTIFIED FEMALE SPEAKER: Yeah,
15 when is --

16 CHAIRMAN GREEN: No. Whoa, whoa, stop!
17 Please! I will open it to public forum. This is
18 a board discussion, because it's Mr. Cox's agenda
19 item.

20 MR. COX: All right. I've made the
21 point anyway, so ...

22 CHAIRMAN GREEN: As we do with every
23 other agenda item, it's presented. Now we'll
24 open it up to public forum, but I wish you would
25 come to the microphone, please identify yourself

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1 and speak one at a time so our court reporter can
2 take it down accurately.

3 9. PUBLIC COMMENT.

4 CHAIRMAN GREEN: Yes, ma'am.

5 MS. MUSSELLS: My name is Martha
6 Mussells, and the only question I have is to the
7 board: Was Mr. Wuellner authorized by the board
8 to make comments to the paper or to the media in
9 the past? Does he come to you and ask for your
10 authorization, like --

11 MR. WUELLNER: I haven't --

12 CHAIRMAN GREEN: No, he has talked to
13 me when he -- when something is coming up, but
14 our public policy says that the -- it's the
15 chairman or the executive director that can
16 speak. Okay?

17 MS. MUSSELLS: Without asking
18 permission from the board?

19 CHAIRMAN GREEN: Correct. The chairman
20 or executive director.

21 MS. MUSSELLS: But Mr. Ciriello cannot;
22 is that correct?

23 CHAIRMAN GREEN: Correct. He can
24 speak individual -- any of us can speak
25 individually, but you can't speak as a member of

1 it in the direction that satisfies most of the
2 people. And I believe that's what this board and
3 the executive director, at the wishes of the
4 board, has been trying to do.

5 And the third point is support the guy
6 who's on the front line. Your executive director
7 is taking all the hits. And I think he's doing
8 an excellent job.

9 I was here when there was an executive
10 director that was not doing that kind of a job,
11 and I know how hard it was. So, take advantage
12 of the good staff that you have, support that
13 staff, and move on forward. Thank you.

14 CHAIRMAN GREEN: Thank you.

15 Yes, sir.

16 MR. HICKOX: Wayne Hickox, 881 Queen
17 Road, long-time media reporter, talk-show host,
18 and so forth.

19 I wanted to add some facts to this.
20 And by the way, I'd like to point out,
21 Mr. Wuellner already knows that I'm very, very
22 supportive of him personally. I've actually
23 suggested to him that he's probably overqualified
24 for the job here and you're lucky to have him.
25 That's clear.

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1 the board.

2 Mr. Martinelli?

3 MR. MARTINELLI: This is a little deja
4 vu, because I can think back many years ago, and
5 I think at that time there was a label that was
6 given to the St. Augustine Record, I think it was
7 called a mullet wrapper. And -- and right
8 about -- right about that time, that's all it was
9 good for.

10 Anyway, three things: Number one,
11 there are minutes, and the minutes are verbatim,
12 have a court reporter here who takes them down
13 verbatim. And I would strongly suggest that
14 before anybody quotes what was said at a meeting
15 by anyone, that they look at those minutes and
16 make darn sure that what was said is, in fact,
17 what was said.

18 Secondly, it's always tough when
19 progress is being made. And I don't care where
20 that progress is being made, it's tough, because
21 there are people who are in favor of it and
22 people who want status quo.

23 Unfortunately, progress is inevitable.
24 It will happen. And the best choice that any of
25 us can make is to try to control it and to lead

1 Your comments were well taken, Mr. Cox.
2 Understand, that I did something, because I write
3 articles for several surrounding town newspapers
4 until I'm back on the air, and the newspaper
5 article caught my eye. It came up and I was at
6 the meetings where these things were brought up.

7 And the whole approach I got out of
8 Noonan's story was that there was that there was
9 a separate interview. So, what I did, was I
10 called Noonan myself and asked him about this,
11 and asked him to attest to the veracity of his
12 quotes, the quotes as appeared in the original
13 article.

14 He said they were on the mark. And I
15 bet I asked the question four or five times. I'm
16 not here to apologize for the St. Augustine
17 Record or anybody else's media.

18 As a 50-year reporter -- pardon my
19 voice; I've got a cold. I can tell you right now
20 I never stood for that from anybody who wrote for
21 me. If they didn't write it accurately, they
22 didn't check their sources and so forth, they
23 were fired.

24 If he was writing from the minutes of
25 the meeting or his recollection of the meeting,

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1 he was wrong. He should have picked up the
2 phone, he should have called Ed, and he should
3 have asked him, "What did you mean by this?"

4 I don't think he did that.

5 MR. COX: Yeah.

6 MR. HICKOX: As far as the one thing
7 I'd like you to do, before you censure or do
8 anything, Madam Chairman, check with the Attorney
9 General.

10 The County Commission, about 11 years
11 ago, one of the commissioners was Allan
12 Roberts -- and unfortunately, I've lost the name
13 of the person who died -- attempted to censure
14 Bubba Rowe in a similar-type situation.

15 Unfortunately, you all have a right to
16 be interviewed as Authority members or
17 commissioners, or choose -- you can choose to
18 answer or not. You shouldn't speak for your
19 fellows. You're right about that.

20 I don't think that was the Authority
21 member's intention. I can't speak for him. The
22 only thing is I would check that policy
23 statement, because you may not be in compliance
24 with the law, as far as the State is concerned in
25 censuring. But thank you.

1 The other thing is Mr. Noonan also
2 interviewed my mother-in-law and my husband.
3 And my husband was very interested to report that
4 Mr. Noonan takes shorthand. So, probably
5 everything that he wrote down, my husband said he
6 got most of it correct. He probably got most of
7 it correct with what he interviewed Ed about.
8 Just that he put things into quotes, but that he
9 wrote everything down in shorthand. And I'm sure
10 if Ed is observant, he will tell you the same
11 thing.

12 I have nothing against Ed. We get
13 along perfectly fine. I don't like what all of
14 you are doing, except for Mr. Ciriello. He's the
15 white knight. The rest of you are the black
16 hats, and you're going to read about yourselves
17 in the paper, because I'm going to start writing
18 things. And so, you might as well get used to it
19 and not get all bent out of shape.

20 And as far as taking -- what was it you
21 said? Let's see. Inaccurate statements. You
22 made one. There was no airport here in 1933.

23 MR. COX: I beg to differ, ma'am.

24 MS. McELROY: Well, you tell me about
25 it then.

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1 MR. COX: Thank you.

2 CHAIRMAN GREEN: I think that's what
3 they asked me about, the definition of "censure,"
4 which was to follow our policy, which is in
5 place. Don't speak for
6 yourself, which is not re
7 not telling him not to ta

8 MR. COX: Just

9 CHAIRMAN GRE

10 MR. COX: Just I
11 intent was that either. I
12 perception for the readi
13 have been and that's --

14 CHAIRMAN GRE

15 MS. McELROY: Araquay
16 Park. And I take excepti
17 that you said. I don't thi
18 the government bodies th
19 out of here or Grumman.

20 Everyone does beg
21 airplanes that are taking our homes. That's a
22 whole different situation totally. It would be
23 like taking somebody's house, if you live on the
24 water, coming and making a boat ramp and docks
25 and taking your house for private enterprise.

1 MR. COX: There was an airport -- there
2 was an airport in St. Augustine in 1916. And in
3 1933, the New Deal put this airport right at its
4 position right now.

5 MS. McELROY: And you've got paperwork
6 on it?

7 MR. COX: Yes.

8 MS. McELROY: No one -- no one who's
9 lived here ever knows or
10 being over there until in th
11 the war.

12 MR. COX: Well, the
13 airport history is wrong, and
14 that, But apparently that's wha
15 airport history --

16 MS. McELROY: And where would I go to
17 get this information?

18 MR. COX: You can go to the website,
19 for one thing.

20 MS. McELROY: Which website is that?

21 CHAIRMAN GREEN: The airport --

22 MR. COX: The airport website.

23 MS. McELROY: This airport website?

24 MR. COX: Right.

25 MS. McELROY: I don't know that I trust

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1 exactly what this airport website says. But you
2 bring it and show me from some other government
3 entity.

4 But the people who live here, there was
5 nothing but palmettos over there. And there was
6 a grassy area that people did -- but the main
7 airport was off of 16 and didn't move out of here
8 until the '50s.

9 CHAIRMAN GREEN: Thank you for your
10 comments. I just do want to direct -- there's a
11 public records building right down the street
12 over here, county courthouse. Every deed, every
13 document is there. And you can go on-line at
14 stjohsfl. -- I don't remember the cite off the
15 top of my head.

16 MS. McELROY: It was Araquay Park.

17 CHAIRMAN GREEN: Well, you can look it
18 up in the public --

19 MS. McELROY: In 1921 --

20 CHAIRMAN GREEN: You can look in the
21 public records, ma'am. That will help.

22 MS. McELROY: I already have --

23 CHAIRMAN GREEN: Last public comment
24 and we need to close this. Yes, ma'am.

25 MS. WILLIS: I just want to say it was

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1 here in the '30s, because my father helped clear
2 the land for it. And I've lived here since 1931.
3 I can't tell you which year, but it was here in
4 the '30s.

5 And as a young person, I remember the
6 little Navy planes taking off during '42, '43,
7 '44. But it was here in the '30s, when they
8 moved from 16 to here.

9 CHAIRMAN GREEN: Thanks, Mary. All
10 right. I think, Bob, is that enough discussion
11 on it?

12 MR. COX: Yes, ma'am.

13 CHAIRMAN GREEN: And I think we all --
14 I just recommend that everyone abide by our
15 policies and abide by our sunshine laws in
16 representing individuals versus the board.

17 Okay? That is over.

18 8.A. - CHAIRPERSON GREEN.

19 CHAIRPERSON GREEN: Now, Authority
20 members' comments. I think I've made mine enough
21 tonight.

22 MR. CIRIELLO: Isn't there an "H" on
23 here yet to go?

24 CHAIRMAN GREEN: No. That was "G."

25 MR. COX: We can go over it again.

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1 MR. CIRIELLO: No, no, no. I thought I
2 put down "H," open Master Plan to commercial --
3 we already did that.

4 CHAIRMAN GREEN: We did that. We put
5 it in under the --

6 MR. CIRIELLO: Okay. All right.

7 CHAIRMAN GREEN: I'm going to go down.
8 Joe? Authority Member comments. Joe, Authority
9 Member comments?

10 8.B. - MR. CIRIELLO.

11 MR. CIRIELLO: No comment.

12 CHAIRMAN GREEN: Mr. George?

13 8.C. - MR. GEORGE.

14 MR. GEORGE: None.

15 CHAIRMAN GREEN: Mr. Cox?

16 8.D. - MR. COX.

17 MR. COX: No.

18 CHAIRMAN GREEN: Mr. Gorman.

19 8.E. - MR. GORMAN.

20 MR. GORMAN: That's one of the reasons
21 that I want public relations on each one of the
22 project updates, because I think the public's
23 perception of this airport and the public's
24 perception of what this airport's trying to
25 accomplish many times is skewed by the paper

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1 because of one-sided reports or just the way
2 things are written. And that's why I think the
3 public relations and our efforts along those are
4 so critical. That's why they're, you know --

5 MR. COX: That's a good point.

6 CHAIRMAN GREEN: I appreciate that.
7 Thank you.

8 And since we had reversed -- I had
9 public comment earlier, next agenda item would be
10 our next board meeting.

11 9. - NEXT BOARD MEETING

12 MR. WUELLNER: It should be -- and it's
13 entirely up to you -- but it should be the 15th
14 of March at this point, which would be your third
15 Monday in March. We'd be back on the regular
16 third Monday.

17 CHAIRMAN GREEN: Our regular schedule?

18 MR. WUELLNER: I'm sorry?

19 MR. COX: When does TPC start?

20 MR. WUELLNER: I'm sorry?

21 MR. COX: When does TPC start?

22 MR. WUELLNER: The following -- 22nd.

23 MR. COX: Because I just didn't want
24 TPC to cause a conflict.

25 MR. WUELLNER: This is the week prior.

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1 MR. COX: Okay.
2 CHAIRMAN GREEN: Is that okay with
3 everybody, the 15th of March? Jack?
4 MR. GORMAN: That's fine. Please give
5 board members notice if it changes.
6 CHAIRMAN GREEN: Okay. Then it will be
7 the 15th at 4 o'clock for our regular scheduled
8 board meeting.
9 11. - ADJOURNMENT.
10 CHAIRMAN GREEN: I thank you all for
11 voicing opinions and being constructive.
12 Meeting's adjourned.
13 [Whereupon, the meeting adjourned at
14 6:26 p.m.]
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1 CERTIFICATE OF REPORTER

2
3
4 STATE OF FLORIDA)5
6 ST. JOHNS COUNTY)
7
8

9 I, CATHERINE A. ARDITO, RPR, do hereby
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12 the foregoing proceedings and that the transcript
13 is a true record of the proceedings.

14 I further certify that I am not a relative,
15 employee, attorney, or counsel of any of the
16 parties, nor am I a relative or employee of any
17 of the parties' attorney or counsel connected
18 with the action, nor am I financially interested
19 in the action.

20 I further certify that the original of said
21 transcript was delivered to the St. Johns County
22 Airport Authority.

23 Dated this 24 day of February, 2003.
24
25

Catherine A. Ardito, RPR



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