

**ST. JOHNS COUNTY AIRPORT AUTHORITY**  
**Board Meeting Minutes**  
**Airport Conference Center**  
**Wednesday, February 11, 2026**

**1. Call to Order**

The Regular Meeting of the St. Johns County Airport Authority Board was called to order at 9:00 AM.

**2. Oath of Office**

The Oath of Office was previously administered to our new Board Member Daniel Bean.

**3. Roll Call**

Board Members Present:

- Nick Primrose, Chair
- Mario Dipola, Vice Chair
- Michelle Cash Chapman, Secretary/Treasurer
- Jerry Dedge, Board Member
- Daniel Bean, Board Member

**Staff Present:**

- Courtney Pittman, Interim Executive Director
- Connie Worley, Controller
- Linda Santiago, Senior Executive Assistant and Board Liaison
- Chris Walker, General Counsel
- Jeffrey Kempf, Deputy General Counsel
- Chad Roberts, Aviation Attorney

**3. Minutes Approval**

The Board reviewed the minutes of the December 17, 2025 Workshop Meeting Minutes and the December 17, 2025 Regular Board Meeting Minutes.

Edits were proposed to the Board Minutes to remove commentary language and clarify discussion summaries. A motion was made and

seconded to approve the Workshop Minutes as amended. Moved by Mario Dipola, seconded by Jerry Dedge. Motion approved.

A separate motion was made and seconded to approve the December 17, 2025 Regular Board Meeting Minutes as presented. Moved by Mario Dipola, seconded by Jerry Dedge. Motion approved.

#### **4. Agenda Approval**

The Chair proposed amendments to the published agenda in consideration of time constraints and the 11:00 AM T-Hangar ribbon cutting ceremony.

The Executive Director Search update remained as scheduled. The Internal Investigation Results item was moved forward in the agenda. The Logo Selection item was repositioned. The Chair recommended that no vote be taken on the T-Hangar Use Policy and instead directed that a publicly noticed workshop be conducted for further review and stakeholder input. The amended agenda was approved by consensus.

#### **5. Consent Agenda – Financial Report (December 2025)**

The Controller presented the December 2025 Financial Report. Operating revenues totaled approximately \$470,900, below budget primarily due to reduced fuel revenue. Year-to-date operating income before depreciation was approximately \$215,400, exceeding budget projections. The Authority's total assets were approximately \$83.3 million with a net position of \$80.3 million. The Board acknowledged the report.

#### **6. Executive Director Search**

Board Member Jerry Dedge provided an update on the Executive Director recruitment process. Evaluation scorecards are in final stages of review and consolidation. The process remains aligned with the approved timeline. No action was taken.

#### **7. Internal Investigation Results – Presented by Lippes & Mathias**

Counsel from Lippes & Mathias presented the results of the internal investigation requested by the board of directors. The investigator, a member of the firm's Government and Corporate Investigations Practice Group, outlined his independent role, confirming that an internal ethical wall was established within the firm to preserve investigative neutrality.

The investigator summarized his professional background, including prior service as a prosecutor, New York State Attorney General, and stated that he was retained in October 2025 to conduct a comprehensive review of governance concerns.

### **Scope of Investigation**

The investigator reported that over an eight-week period he conducted interviews and reviewed documentary evidence, including:

- Aviation Counsel Chad Roberts
- Former General Counsel Jeremiah Blocker and Lisa Miles
- Former Board Chairman Robert Olson
- Board Member Michelle Cash-Chapman
- Former Board Member Jennifer Liotta (interviewed twice with counsel present)
- Matt Liotta (at the request of counsel)
- Interim Executive Director Courtney Pittman
- An anonymous T-Hangar tenant

Document review included:

- Board meeting minutes and transcripts
- Billing invoices
- Selected email communications
- Modern Aero billing records
- Cash payment receipts for T-Hangar rentals
- 2022 election records
- Applicable Florida statutes and regulations
- The State Attorney's prosecutorial summary regarding alleged Sunshine Law violations

The investigator emphasized that the State Attorney's prosecutorial summary was a significant contextual document, noting that although the criminal inquiry focused on Sunshine Law allegations, the summary referenced hangar policy disputes and governance conflicts at length.

### **Findings and Governance Observations**

The investigator stated that, in his assessment, the Authority experienced what he characterized as a "dysfunctional governance model" during the period from the 2022 election through the resignation of three board members in 2025.

He identified the T-Hangar policy and its enforcement as a central source of tension and conflict between tenants and Authority leadership during that period.

The investigation reviewed issues concerning:

- Governance adherence to the Authority's governing documents
- Allegations of Sunshine Law violations
- Conflict of interest concerns
- Dual employment considerations under Florida law
- Business relationships and operational nexus issues involving airport activities

The investigator discussed Florida statutory prohibitions concerning dual employment where conflicts with governmental duties may exist and emphasized that governance documents and statutes establish expectations for ethical conduct at both the board and staff levels.

He further stated that although a deferred prosecution outcome was reached in connection with Sunshine Law allegations, governance safeguards for future conduct were an important policy consideration.

The investigator reported that the governance instability during the reviewed period coincided with significant executive leadership turnover and ongoing policy disputes, contributing to organizational disruption.

### **Deliverables and Next Steps**

The investigator presented a list of further options. The board could request a written executive summary. Alternatively, the investigator advised that the board may request a more comprehensive report with underlying documentation, should the board determine additional details are needed.

No formal vote was taken on the investigative report at this meeting.

### **8. Staff Reports**

The Interim Executive Director provided updates regarding construction projects, fuel sales and operations, FDOT audit coordination, improved payment processes, T-Hangar work order requests, and Wings and Wheels planning.

**9. Next Meeting**

The next Regular Board Meeting is scheduled for Wednesday, March 11, 2026 at 9:00 AM at the Airport Conference Center.

**Adjournment**

The meeting was adjourned at 11:00 AM.