

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room A

4730 Casa Cola Way

St. Augustine, Florida

on Monday, November 13, 2017

from 4:00 p.m. to 5:26 p.m.

* * * * *

BOARD MEMBERS PRESENT:

- SUZANNE GREEN, Chairman
- RANDY BRUNSON
- BRUCE MAGUIRE
- STEVE KIRA
- VICTOR RAYMOS

* * * * *

ALSO PRESENT:

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

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

* * * * *

JANET M. BEASON, RPR, RMR, CRR
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1 I N D E X

2 PAGE

3 PLEDGE OF ALLEGIANCE 3

4 OATH OF OFFICE 3

5 MEETING MINUTES & FINANCIAL REPORT 4

6 AGENDA APPROVAL 5

7 EXECUTIVE DIRECTOR'S REPORT 5

8 BUSINESS PARTNER UPDATES 7

9 BUSINESS ITEMS

10 A. Master Plan Update 10

11 B. T-Hangar Lease & Policy Update 33

12 C. Administrative Policy Amendment 65

13 PUBLIC COMMENT - GENERAL 81

14 AUTHORITY MEMBER COMMENTS AND REPORTS 81

15 ADJOURNMENT 86

16 REPORTER'S CERTIFICATE 87

17

18

19

20

21

22

23

24

25

1 P R O C E E D I N G S

2 CHAIRMAN GREEN: Call to order the meeting,
3 please. Please stand for the pledge to the flag.

4 (Pledge of Allegiance.)

5 OATH OF OFFICE

6 CHAIRMAN GREEN: Okay. Doug, Mr. Raymos.

7 MR. BURNETT: Yeah, that's first up.

8 CHAIRMAN GREEN: That's first up. We need
9 him. That chair's been empty for a long time.

10 MR. BURNETT: So that everybody knows what's
11 going on, we've got a new Authority member. We're
12 going to swear in Mr. Raymos. So if you would,
13 let's come down to the center.

14 MR. RAYMOS: Okay.

15 MR. BURNETT: We have a quick test part that I
16 have to give him. If you would, sir, raise your
17 right hand.

18 (Oath of office administered.)

19 MR. BURNETT: Congratulations, sir. You want
20 to get a photo real quick?

21 MR. KIRA: Always brings a tear to my eye.

22 MR. BRUNSON: Y'all started without me, didn't
23 you?

24 MR. KIRA: Yeah. That's what happens when
25 you're tardy.

1 MR. BRUNSON: Victor, congratulations. I
2 tried to call you the other day and congratulate
3 you. So welcome aboard.

4 MR. BURNETT: It's nice to have a full board
5 again.

6 CHAIRMAN GREEN: Yeah.

7 MR. WUELLNER: Here here.

8 MR. BRUNSON: What is this right here?

9 MEETING MINUTES & FINANCIAL REPORT ACCEPTANCE

10 CHAIRMAN GREEN: While Mr. Raymos is signing,
11 we have our next agenda item is the meeting minutes
12 from last meeting and our financial report.
13 Mr. Maguire?

14 MR. MAGUIRE: I have no comment.

15 CHAIRMAN GREEN: Financial report?

16 MR. MAGUIRE: Both of them look good.

17 CHAIRMAN GREEN: Okay. Any other comments on
18 the meeting minutes from last meeting? No
19 exceptions?

20 MR. BRUNSON: I have none.

21 CHAIRMAN GREEN: Okay. I don't, either. So
22 the minutes and the financial report are accepted
23 as presented, is that yes?

24 MR. KIRA: Yes.

25 MR. MAGUIRE: Yes.

1 MR. BRUNSON: Yes.

2 CHAIRMAN GREEN: There they are.

3 AGENDA APPROVAL

4 CHAIRMAN GREEN: Okay. Everyone has seen the
5 agenda for today. We have several business items.
6 That's going to be the agenda presented. Is there
7 an approval of the agenda?

8 MR. MAGUIRE: Yes.

9 CHAIRMAN GREEN: Yes?

10 MR. KIRA: Yes.

11 MR. RAYMOS: Yes.

12 CHAIRMAN GREEN: Okay. All right.

13 EXECUTIVE DIRECTOR'S REPORT

14 MR. WUELLNER: A couple of items for you under
15 the director's report.

16 ATC -- well, I'll let -- I saw Tammy walk in,
17 so I'll let her deal with that. Enplanements are
18 194 this month with Via airline self-service at
19 about 18,400 gallons on self-serve, and then
20 Atlantic did another 118,000 of Jet A, and about
21 basically 8,000 gallons of hundred low lead.

22 I did want to let you know that we've had
23 interest by two -- two folks relative to the
24 restaurant, but both of them won't be wanting to do
25 anything till the first of the year. But we do

1 have some interest, so that's a major step forward.

2 Did want to tell you that the annual audit,
3 they've been in -- in the office and gone already
4 for -- for our part. We've been told informally no
5 issues, nothing -- nothing problematic in there at
6 all.

7 However, as always, we will be waiting on the
8 State of Florida to release the F -- Florida
9 Retirement System actuarials, which will be first
10 of the year at the earliest. And those are
11 required to now complete the financial statements
12 under the new Government Accounting Standards
13 Board's rules. So will be at least January or
14 February till the audit presentation.

15 You probably have already seen, but we've
16 handed out the statement of interest form for you
17 for next year. These would be positions that would
18 take effect after January 1st. You will -- you
19 have your opportunity now to kind of indicate some
20 interest, if you would, for us ahead of the
21 December meeting.

22 No action taken today, but if you would get us
23 the form back before -- give us -- give us a few
24 days before the next meeting at least and we'll get
25 it compiled for you, and usually makes things a

1 little smoother going into that -- that portion of
2 the December meeting.

3 That's pretty much all I have. We're still
4 waiting on insurance. I've got an insurance
5 request relative to the VOR. Still waiting for
6 some determination on that. Still waiting on a
7 check from FEMA, I know that's a huge surprise,
8 from the hurricane last year. So, hopefully some
9 of that stuff will start freeing up shortly. So
10 we'll update you as we know something on that.
11 Otherwise that's all I have for you, unless there
12 are questions.

13 CHAIRMAN GREEN: As long as there's no
14 trickle-down from FEMA saying denied.

15 MR. WUELLNER: It's all approved supposedly in
16 for a check, but that's been 90 days and still no
17 check.

18 BUSINESS PARTNER UPDATES

19 CHAIRMAN GREEN: Okay. Then, Mr. Dean?

20 MR. BURNETT: If I -- if I might.

21 CHAIRMAN GREEN: I don't see him.

22 MR. BURNETT: Commissioner Dean from the
23 county commission did call me before the meeting to
24 state that he apologizes for not being able to be
25 here. He's been ill for the last five days or so,

1 nothing severe, just cough, that kind of stuff, not
2 feeling good. Pretty strong, though, I can tell
3 you. And so he apologized for not being here.

4 CHAIRMAN GREEN: Okay. Atlantic?

5 MR. BEYERS: We're good.

6 CHAIRMAN GREEN: Good? Galin, SAAPA?

7 MR. HERNANDEZ: Galin Hernandez, St. Augustine
8 Airports Pilots Association. A couple of things.

9 One, we'd like to thank Mr. Maguire for
10 attending our meeting on Saturday. The feedback I
11 got after the meeting was it was very productive
12 and it was very interesting. A lot of very good --
13 very positive comments came out of it. Thank you.

14 And by the same token, we'll be inviting the
15 other mem -- board members one at a time if
16 possible to come over to the Airport Authority --
17 to the airport association. Just give us a quick
18 talk about what your -- what your feelings is, what
19 your ideas are. And it will probably be every two
20 or three months so we don't get one right after the
21 other.

22 The second part was going on on probably the
23 most important thing that -- that the airport
24 pilots are interested is on the lease agreements.
25 Myself, Mr -- Len and the lawyer and Ed had what we

1 thought was a very good meeting.

2 We brought up a lot of -- a lot of points, but
3 we would ask that we'd get a chance to take a look
4 at it and give us -- the new thing that came out,
5 the new lease agreement, and let us -- give us a
6 chance to make observations, comments before it
7 actually gets implemented. So that way we don't
8 get into a back and forth and comments. So that's
9 the only thing we would probably ask. Give us a
10 chance to take a look at the lease agreement before
11 the final goes into effect. Besides that, that's
12 it. Thank you.

13 CHAIRMAN GREEN: Thank you. Northrop Grumman?
14 I didn't see any -- Mr. Nehring. No. And tower?
15 Tammy?

16 MS. ALBIN: Tammy Albin, RVA, Incorporated,
17 air traffic control tower.

18 Just for the numbers for October of 2017,
19 10,960 total operations as opposed to same time
20 last year was only 9,778. So our numbers are going
21 back up.

22 They released the fiscal year numbers, the
23 rankings for all the contract towers in the fiscal
24 year so far. Right now we're ranked Number 9.

25 This same time last year we were ranked Number 8.

1 As you know, last year for the calendar year
2 we ended up ranking Number 6 in the United States
3 with over 240-some towers. So, right now we're
4 looking at ranking right around Number 11 for this
5 far into the year. So, but like I said, our
6 numbers are starting to pick back up. So we
7 probably will climb up into the top 10 for calendar
8 year, but for the fiscal year we ranked Number 9.

9 As you know, we had a trainee up until about a
10 month -- well, within the last month, and he did
11 not check out, so we're starting the search over.
12 But we are still fully staffed. This is for a job
13 share position that one of our controllers would
14 like to step back a little bit and start walking
15 towards retirement. So other than that, ops normal
16 at the control tower. Any questions?

17 CHAIRMAN GREEN: No. Thank you.

18 MS. ALBIN: All right. Thank you.

19 CHAIRMAN GREEN: Mr. Burnett?

20 MR. BURNETT: I probably will be active enough
21 in this meeting. I don't really have anything
22 additional to report.

23 MASTER PLAN UPDATE

24 CHAIRMAN GREEN: All right. We'll move on to
25 our first agenda item. It's the master plan.

1 MR. HOLESKO: Cindy, hit that present button
2 to the left of there. Cindy, the blue button.
3 Right there.

4 MR. WUELLNER: There we go.

5 MR. HOLESKO: Good afternoon. Andrew Holesko,
6 program manager with Passero Associates.

7 I had a very lengthy conversation with Ed
8 Wuellner and Kevin Harvey and members of our staff
9 about two weeks ago. Chris Johnson is here,
10 another one of our airport planners.

11 Really just looking back so far in the
12 master plan there's been a lot of statistics and a
13 lot of background in process, but I -- but I would
14 say maybe not a lot of fun and a lot of good
15 graphics and good things to see. Well, that all
16 starts now inside the planning process where we can
17 really start to look at facilities and what the
18 future of the airport could look like.

19 We're entering the midsection of the planning
20 process and really starting to look at some
21 alternatives. So wanted to just give you a first
22 introduction to that really before the master plan
23 advisory committee even sees some of those
24 concepts. At least a summary list of the types of
25 things that we're going to look at next and you're

1 going to get the first at least listing of some of
2 the interesting points that are going to be very
3 important the rest of the planning process.

4 We're entering the -- the facility
5 requirements and the alternatives section of the
6 master plan, which means we're going to have a very
7 long listing of all the different facilities to
8 serve the future of the airport as well as looking
9 at existing facilities and anything on the airport
10 today that needs attention.

11 A little bit of a review in the planning
12 process, where we've been so far. We've done our
13 out existing inventory of the airport. We have our
14 approval from the FAA, a very important step in the
15 planning process.

16 If you remember that one of the last meetings
17 that you had with me was submitting the aviation
18 demand forecast to the FAA. They have come back
19 and said that they agree, and that is a major
20 checkmark to get, that the FAA agrees on frankly
21 how busy the airport will be in the near future.

22 Where are we now? We are heading into the
23 facilities and alternatives section. It's really
24 where we look at the different development
25 opportunities throughout the airport.

1 And then after that where are we heading?
2 We're going to have some small specialty group
3 input in the next 30 to 60 days. We're going to
4 have some future layouts and the establishment of a
5 preferred alternative.

6 When we get input from the advisory committee
7 and from you, we're going to come back here at some
8 point at one of your future meetings and we will
9 have a future layout that you will agree that that
10 is what the preferred layout is before we really
11 get into the details of scheduling and money and
12 answering your questions on what that layout means
13 to the future of the airport. So we will bring
14 that back to the board so you can see what that
15 preferred layout is of the future of the airport.

16 After that, we will look at the environmental
17 footprint of that preferred alternative, all the
18 development costs and the proposed schedule, you
19 know, looking out 20 to 30 years.

20 Here's our planning process. Two checkmarks
21 on the right: The initiation, the investigation.
22 We are in Part 2, again demand capacity, facility
23 requirements, Working Paper 2. And we'll be going
24 into our next master plan advisory committee in the
25 month of December or possibly early January. But

1 sometime in the next 45 to 60 days we'll be back
2 with the master plan advisory committee and then
3 again with you after that.

4 To take you a little tour, if you look at the
5 areas on screen right now, these are the functional
6 areas of the airport, just very common sense.
7 North corporate area of the airfield, the South GA,
8 what we're calling the west central along the
9 U.S. 1 corridor. We are going to be showing some
10 highway access improvements, talk about a new term
11 you might not have heard yet, but we're calling it
12 NFRB, and then we'll talk a little bit about what's
13 next.

14 Taking a look at the airfield, the annual
15 service volume is a technical measurement of the
16 actual practical capacity of the airport to handle
17 aircraft operations. It's the third consecutive
18 master plan, I think the third, Ed, where ASV has
19 been identified as a constraining factor for the
20 airport in the future.

21 We know we can't build parallel runways. We
22 can't build the most efficient airfield needed
23 between the river and U.S. 1. It's not possible.
24 So it's been identified now for about 20 years that
25 there is a certain amount of capacity enhancement --

1 enhancements that can happen on the existing
2 airport site. And then the question is: What are
3 you going to do about that in the future? And all
4 of that's going to be discussed in the next phase
5 of the plan.

6 We're looking at crosswind runway length and
7 width. Looking at instrument approaches for a
8 crosswind runway. Runway-to-taxiway separation
9 distances for Runway 6/24. And a very interesting
10 decision that has also come up in previous plans,
11 and that is the decision for Runway 2/20, do we
12 maintain it or do we convert it to a taxiway? All
13 that analysis will come out in the next phase.

14 Up to the north corporate, we know that we're
15 going to be planning additional corporate hangars,
16 additional aircraft parking apron, potential
17 relocation of the FBO, or a potential new aviation
18 use or an FBO or an MRO on the east side.

19 There are two large parcels of undeveloped
20 land on the east side of the runway that can handle
21 some large scale development. There will be access
22 road realignment on the east side of the airport
23 and some level of improved access for intermodal
24 uses into the seaplane and ramp area. You just
25 can't get back there right now, and we're going to

1 propose a way to get back there so you can have
2 better access back to the seaplane ramp.

3 South GA area. There will be additional
4 T-hangars and box hangars. As you know, that's
5 been quite a bit of discussion over that over the
6 past few months. We actually did some early
7 planning in the master planning process to show you
8 some alternatives. That's what's underway right
9 now, the first phase of that, to develop a new
10 grouping of hangars.

11 All that is consistent with the master plan.
12 But there will be more T-hangars, there will be
13 more box hangars, there will be more aircraft
14 parking apron in the South GA. And then what we're
15 listing as supporting facilities, more airport
16 maintenance facilities, possible relocation of the
17 airport administration office or keeping it where
18 it is, additional professional office space,
19 possible hotel and retail options on U.S. 1, and
20 then just improved access throughout South GA out
21 to U.S. 1. Frankly, right from where we're sitting
22 here in the conference center, having better access
23 from here out to U.S. 1 and obviously back and
24 forth.

25 The next area is the -- is that west central

1 section. Again, we're on the west side of the
2 airfield, the central corridor along U.S. 1. There
3 will be improved access improvements to the
4 existing FBO area, which is also the airline
5 terminal area, and possibly the south section of
6 Grumman. Looking at possibly actually adding an
7 additional -- additional signalized intersection
8 and additional automobile parking, and a possible
9 relocation of the FBO. I put it up there as a
10 question mark.

11 Is it better to possibly look at the existing
12 FBO area and -- and convert it to a smaller level
13 of corporate? And by smaller, I simply mean more
14 narrow? Is that a better fit? Would it be better
15 for the FBO long term to be more beneficial on the
16 east side of the runway? And some form of central
17 rail connection on the obviously west side of
18 U.S. 1.

19 Highway access. It's not as though we're
20 shooting for the stars here, but certainly we are.
21 We are looking at South GA improvements on U.S. 1,
22 central terminal improvements on U.S. 1, north
23 Gun Club Road improvements west to NFRB, which is
24 Northeast Florida Regional Business park. We'll
25 talk about that in a second. And even possibly a

1 taxiway crossover on the north section of Bravo.

2 We're trying to be futuristic in taking care
3 of the future of the airport, and we are going to
4 look at the alternatives to propose an aviation
5 crossing over U.S. 1 from the north end of Bravo to
6 the airport land west of U.S. 1 on the other side
7 of the FEC railroad line. Again, an alternative
8 view to look is that possible.

9 Here's the first listing of NFRB.

10 Mr. Wuellner and I were sitting there, you know,
11 thinking creatively what to label the -- a tract of
12 land. And it's like, well, if the aviation use is
13 NFRA, then the business usage on other side of
14 U.S. 1 can simply be NFRB at least for now for the
15 business park planning on the west side of U.S. 1.

16 There will be significant land use planning
17 west of U.S. 1. We have numerous subconsultants
18 already looking at stormwater, wetlands,
19 environmental for the large tracts of land on the
20 west side.

21 In terms of accessing utilities, there will be
22 some level of proposed improvement for the
23 connections between U.S. 1 and State Road 313.
24 Also improved connection between 313 and
25 Interstate 95. Utilities, basic services, water,

1 sewer connections throughout the parcels on the
2 west.

3 Rail improvements, both to the north and the
4 south, for any type of rail needs. We're going to
5 be proposing an internal spur parallel to the FEC
6 rail line, which gets rail traffic off the FEC line
7 and into the business park area. We will be
8 showing warehouse and distribution facilities. The
9 same -- again, the airfield connection to possibly
10 support an additional MRO and the crossing of
11 aircraft over U.S. 1, if possible.

12 We want to support the city downtown parking
13 issue as an overflow area and possibly some form of
14 park and ride, if possible. Again, those are
15 alternatives that we're looking at.

16 If you saw the FPL hurricane response, which
17 is frankly just to the north of where we are
18 sitting right now, we want to figure if there's
19 another better place on airport land to get that
20 outside the fence and get it into the west lands.

21 And obviously a significant focus on job
22 creation. With the things that we're showing here,
23 if these -- these proposed projects and this type
24 of facilities become reality, it's going to have a
25 significant increase in on-airport jobs.

1 So what's specifically next? Our master plan
2 advisory committee meeting, actually I was just
3 speaking with Mr. Wuellner before the meeting about
4 possible dates. Right now we're looking at either
5 December 13th or December 20th. There's a few
6 people we need to check with to make sure that
7 they're available. And if it isn't December, it's
8 going to be the first week in January.

9 Also making a very -- a very simple decision
10 to make the master plan advisory committee meetings
11 open to the public meetings. They're -- it's not
12 as though they haven't been in the past, but people
13 have asked us can we attend the meeting? The
14 answer is yes. So they will all be open public
15 meetings from this point on and noticed as such.

16 We're also going to have some small working
17 group discussions. There's a few members of that
18 committee and other specialists that Passero and
19 the airport want to sit with and really talk with
20 them about some details, so when we develop the
21 alternative sections of the plan, we've got good
22 input from some smart people to help us look at
23 realistic and visionary alternatives for the
24 development for the future. After that, we'll
25 formalize the -- the alternatives, the

1 environmental, the layout, and the funding.

2 Obviously bring that all to you.

3 There will be a selection of a preferred
4 alternative for you not until I would think
5 February/March time frame. But we will be coming
6 and giving you updates at every meeting from now
7 till the end of the master planning process. So
8 there won't be any gaps from now on.

9 It might be me, it could be Chris Johnson or
10 somebody else from the planning team, but we're
11 going to come and give a monthly update to all of
12 your meetings from now on so you know exactly
13 what's going on in the planning process.

14 As I stated when I started, that there's been
15 a lot of statistics and technical reports and
16 things written. Now you will truly be able to see
17 documents and -- and layouts and physical
18 facilities to really see what the future footprint
19 of the airport will look like, with all the
20 supporting technical documents that are needed
21 to -- to support anything proposed on the
22 alternatives.

23 MR. WUELLNER: One more -- one more note on
24 the open forum for the meetings is we are -- a part
25 of the notice that we're going to do that they're

1 open to the public is also make that obligatory
2 statement that more than one Airport Authority
3 member may be in attendance. So that allows
4 participation by all the board members.

5 If you wish to show up at those meetings from
6 time to time, you're welcome to come and
7 participate as a result of that. So they won't be
8 Authority meetings per se, but you'll have the
9 opportunity to -- to comment or be a part of those
10 meetings.

11 MR. KIRA: As citizens.

12 MR. WUELLNER: It's -- yeah, it's sort of --

13 CHAIRMAN GREEN: Quasi.

14 MR. WUELLNER: -- elevated from that, but sort
15 of.

16 MR. HOLESKO: So that's -- that's a look at
17 the -- at the large scale, you know, major list of
18 bullets.

19 It's somewhat your first introduction to hear.
20 If anybody's asking you about, are we building new
21 hangars and what's going on in the airfield, what's
22 happening west of U.S. 1, at least this is the
23 first listing of bullets to know that it's coming
24 up to you, you're the first ones to even hear these
25 things are being looked at. And then in the future

1 meetings, you'll see what those alternatives are
2 and where we end up with a preferred layout.

3 CHAIRMAN GREEN: Any board discussion?

4 MR. MAGUIRE: Yeah, a couple of comments.
5 It's a good presentation to -- for you to give to
6 us.

7 What have you done to ask these board members
8 what our positions are? Our vision is? Our
9 desires are? I see you've got -- you talked about
10 small group specialties inputs, and then you even
11 made the comment that you're going to bring this
12 package to us for us to approve.

13 Outside of the public meetings, have you tried
14 to make contact with any of us to see what our
15 input is over and above that? Because I am not
16 really keen on voting for something that I don't
17 participate in.

18 MR. HOLESKO: The answer, sir, is no, I have
19 not and no, we have not. But I will tell you that
20 we are available and will openly seek that input
21 from you. But we have not done that, yet we --

22 MR. MAGUIRE: I suggest you --

23 MR. HOLESKO: -- absolutely --

24 MR. MAGUIRE: -- you try to get ahold of us --

25 MR. HOLESKO: -- can --

1 MR. MAGUIRE: -- because I can tell you right
2 now, the park and ride issue, I will not support an
3 effort to help the city maintain the status quo of
4 traffic problems downtown, okay?

5 My whole position of this when I brought this
6 up about using that property out there, my position
7 was to build a facility or a space that the city
8 could use for their events and move the parking
9 transportation event problems outside the downtown
10 area.

11 The city has tried once already to do a park
12 and ride a couple of years ago and it failed
13 miserably. It cost them a lot of money and nobody
14 participated in it. So I don't want to be a
15 contributor to create more -- I live downtown and I
16 experience this every time.

17 I've talked with the mayor about putting an
18 events field out here as compared to a park and
19 ride. Her first comment was, well, we'd like to do
20 the park and ride, but in the end she saw where I
21 was coming from. I don't know what her position is
22 now. But I would like to see not to go along with
23 the park and ride, but to push for events. That's
24 number one.

25 What's the status of the business plan to go

1 along with this? Because you had mentioned, just
2 purely an example, developing better access to the
3 seaplane ramp. Where is it in our business plan
4 that we want to do better access to a seaplane
5 ramp?

6 MR. HOLESKO: I think -- I think all that is
7 going to come out over the next phase of the plan
8 that -- and again, the board is certainly going to
9 determine which of those things are good or bad.

10 There -- there isn't a specific element today
11 that determines whether it's financially feasible
12 to extend an access road improvement to the
13 seaplane ramp. That's exactly what will come out
14 of the alternative phase. If there isn't enough
15 usage or the cost of the development of the road
16 isn't feasible, then the planning process and you
17 will have direct input on that.

18 MR. MAGUIRE: Okay. When -- when I brought up
19 a business plan I think it was six months ago, I
20 was specifically told that a business plan would be
21 inside the master plan.

22 MR. HOLESKO: Yes, sir.

23 MR. MAGUIRE: And you have -- you didn't even
24 mention business plan, so I have to interpret or
25 pull out that there might be something there.

1 I believe that we should not develop a
2 master plan until we have a business plan that
3 explains why, where, what, et cetera, okay? I
4 don't know -- I have a seaplane rating. I'd like
5 to see the seaplane ramp. I'd like to buy a
6 seaplane. But as far as the airport goes, I don't
7 know why we should. What's the purpose of the
8 seaplane ramp? Do we have enough drive? Do we
9 have enough interest? So why are we doing that?

10 And that's the reason you develop a sea -- a
11 business plan, to explain where you're going, lay
12 out the vision, because you have to apply the
13 master plan -- which is a facilities plan. It's
14 not a development organizational plan; it's a
15 facilities plan.

16 So I want to see a business plan that -- that
17 drives where, why, et cetera, et cetera, of we are
18 doing things. And I want all four of us to be
19 involved without us having to go to you say this.
20 I don't know how to do it, suggest you get in touch
21 with each one of us and set up a meeting for an
22 hour or two, because you brought up a lot of good
23 points here on development, but I'm not sure I'm
24 going to agree with all of them.

25 MR. HOLESKO: I --

1 MR. MAGUIRE: And I don't want you to come in
2 here the last day and say, "Here it is, I want you
3 to approve it," because I can tell you right now
4 I'm going to say --

5 MR. HOLESKO: I understand.

6 MR. MAGUIRE: -- I will say no --

7 MR. HOLESKO: Message -- message received.

8 MR. MAGUIRE: -- okay?

9 MR. HOLESKO: Message received. And I -- I
10 look forward to that input and that discussion back
11 and forth, and I just want to respond to two things
12 that you brought up.

13 The first is those are the list of bullets.
14 There's no graphics or any alternative to support
15 them. And I should tell you that maybe I shouldn't
16 have used the quotes on the park and ride concept,
17 because I will tell you it's -- it's some --
18 it's -- there is no -- there is no details behind
19 it. There's no -- it simply -- it was brought up
20 by the members of the master plan advisory
21 committee as a need. If you-all determine it's not
22 feasible, we have no details laid out for anything
23 like that yet. And you-all have obvious direct
24 input. If you don't want to do it, then that's
25 your direction to us --

1 MR. MAGUIRE: Okay.

2 MR. HOLESKO: -- so...

3 CHAIRMAN GREEN: Along with Mr. Maguire, one
4 of my notes I made when you said "We'll be looking
5 at a preferred layout," before -- then the money, I
6 mean, I mean, I kind of need the money before we're
7 going to do a preferred layout, or at least
8 options.

9 Sure, I'd like this, this, and this that turns
10 out not to be feasible whatsoever. Then we're back
11 to the drawing board about what's another preferred
12 layout before we have the fiscal part of it.

13 So I'm kind of along the same lines, that we
14 have need some type of business budget planning to
15 say --

16 MR. MAGUIRE: Exactly.

17 CHAIRMAN GREEN: -- all right, we're going to
18 do the industrial park this, but it's going to be
19 over \$3 million -- I'm just throwing out numbers.
20 If we want to do the seaplane ramp, it's going to
21 be in excess of this. Okay. Well, at least I have
22 some idea that's that just not cost-effective or
23 it's very cost-effective depending on what we're
24 looking at.

25 MR. MAGUIRE: Which is what is business plan

1 does.

2 CHAIRMAN GREEN: Well, that's what --

3 MR. MAGUIRE: Exactly --

4 CHAIRMAN GREEN: -- I said I'm following.

5 Those are my big notes.

6 MR. MAGUIRE: Exactly.

7 CHAIRMAN GREEN: Before I put the
8 cost-effectiveness in front of us, I need to know
9 figures. I got -- I don't know how you can do
10 that. You can probably ballpark it. You're not
11 going to get --

12 MR. HOLESKO: Message received.

13 CHAIRMAN GREEN: Okay.

14 MR. HOLESKO: And the typical alternative
15 process will be, there will be a capital cost,
16 there will be an operating cost --

17 CHAIRMAN GREEN: Uh-huh.

18 MR. HOLESKO: -- and there will be a level of
19 demand. So you would look at --

20 CHAIRMAN GREEN: All three?

21 MR. HOLESKO: -- all those factors for each of
22 the alternatives. Is it high cost? What's the
23 likelihood of getting funding? Is there real
24 demand for it? And those would all be a part of
25 the same equation. But again, I have not presented

1 that to you --

2 CHAIRMAN GREEN: Right.

3 MR. HOLESKO: -- but there's no question,
4 message received. You will see that at your next
5 board meeting, if not the one after that. But it's
6 coming next what you're asking.

7 CHAIRMAN GREEN: Okay. Well, at least you
8 know what direction we're looking at, so...

9 MR. HOLESKO: Yes.

10 CHAIRMAN GREEN: But funding is a good issue
11 as well, as far as grants and what's available.

12 MR. BRUNSON: Ms. Chairman?

13 CHAIRMAN GREEN: Mr. Brunson?

14 MR. MAGUIRE: Having said all that, I liked
15 the presentation.

16 MR. HOLESKO: Thank you. Thank you.

17 MR. BRUNSON: Andrew, I agree with Bruce and
18 Suzanne that this presentation opens a lot of
19 questions I'd like to sit down and ask you, because
20 there's some terminology you used I don't even know
21 anything about. And we haven't had a good workshop
22 meeting in a long time --

23 MR. HOLESKO: Yes, sir.

24 MR. BRUNSON: -- and I think it's duly --
25 should be -- happen immediately.

1 MR. HOLESKO: Okay. We will -- we will
2 definitely extend that invite to each one of you
3 one-on-one.

4 CHAIRMAN GREEN: Any other board discussion?

5 MR. KIRA: Actually, I agree with all the
6 concepts --

7 CHAIRMAN GREEN: Yeah.

8 MR. KIRA: -- and the statements that were
9 made.

10 CHAIRMAN GREEN: Okay. Mr. Raymos?

11 MR. MAGUIRE: Give our new guy a chance.

12 CHAIRMAN GREEN: I said Mr. Raymos.

13 MR. BRUNSON: He'll sell you a house --

14 MR. KIRA: How many -- how many seaplane
15 landings and takeoffs have we had in the last
16 month? There's one answer. All right. Last year?

17 MR. WUELLNER: The same.

18 MS. ALBIN: I do not remember.

19 MR. BRUNSON: Okay.

20 CHAIRMAN GREEN: For the court reporter, she
21 said not very many or zero. Thank you.

22 Mr. Raymos, any other further board discussion?

23 MR. RAYMOS: No. Other than in the plan that
24 he talked about for the seaplanes, would that
25 impact the -- your estimate of what we could

1 expect? I mean, in other words, would his plan
2 encourage seaplane landings?

3 MS. ALBIN: I can't even speak to that.

4 MR. MAGUIRE: I think the real issue there
5 would be how do we market --

6 MR. RAYMOS: Right.

7 CHAIRMAN GREEN: Yeah.

8 MR. MAGUIRE: -- seaplane capability?

9 MR. RAYMOS: Yeah.

10 CHAIRMAN GREEN: Okay. I do not have anyone
11 marked for public comment, so I will switch to --
12 do we need a motion on this?

13 MR. WUELLNER: No.

14 CHAIRMAN GREEN: I don't think so, right?
15 It's just panel discussion.

16 MR. HOLESKO: I just want to state my last
17 comment that --

18 CHAIRMAN GREEN: Oh, yeah.

19 MR. HOLESKO: -- hearing your input and your
20 questions back and forth, it's great because that's
21 exactly where we are in the planning process, to
22 hear that there are -- there are some very
23 interesting things coming your way.

24 We will absolutely make ourselves available,
25 and it does get to be very interesting and

1 opportunistic up and down in what we're proposing
2 next with you. So looking forward to it.

3 MR. MAGUIRE: Good.

4 MR. HOLESKO: Okay. Thank you.

5 MR. RAYMOS: And I might just add that I've --
6 I've attended the master planning session, and I
7 think you might agree that the sessions have been
8 very very worthwhile. A lot of input, a lot of
9 participation. We had -- at the last meeting, we
10 had probably 30 people there, and so I compliment
11 you on that.

12 MR. HOLESKO: Thank you. It's -- it's
13 difficult to get through the amount of discussion
14 we have in two hours, and we have two hours set
15 aside and we could go longer, but appreciate the
16 comments.

17 CHAIRMAN GREEN: That's true.

18 MR. HOLESKO: Thank you.

19 CHAIRMAN GREEN: Thank you, Mr. Holesko.
20 Okay. Then our next agenda item is the T-hangar
21 lease policy and update.

22 T-HANGAR LEASE & POLICY UPDATE

23 MR. BURNETT: I guess I'll stand up and go to
24 the microphone for a minute. Maybe that will help
25 for everybody.

1 Okay. Revisions to the T-hangar lease policy,
2 I guess I'll start there and talk about waiting
3 lists.

4 Let me say that -- first off, that as
5 Mr. Hernandez mentioned earlier, Mr. Hernandez and
6 Mr. Tucker met with myself and Ed Wuellner a couple
7 of weeks ago, and I also had a separate meeting
8 with Dr. Barasch.

9 And it was interesting, Mr. Tucker gave me a
10 two-page sheet of lists, and I think you've been
11 provided with that, of sort of the concerns that
12 they had. And also Dr. Barasch had a particular
13 point related to guests and that we should
14 recognize the fact that sometimes there's a guest
15 air -- aircraft that may be in a T-hangar or a box
16 hangar and that should be something that's allowed
17 and not something that we frown upon or think
18 some -- something wrong is going on necessarily.

19 And he had a couple of examples. One being he
20 does a lot of work with 501(c)(3) nonprofits, and
21 occasionally in connection with that work they'll
22 get a loaner aircraft, and if you get a loaner
23 aircraft to use to do some of that work, folks
24 don't want their plane outside of a hangar. So we
25 should recognize it.

1 And anyways, so I'll go through some of these
2 things on the policy of where I've made changes
3 since our last meeting.

4 You can see application of waiting list and
5 how we deal with waiting lists, this is the direct
6 policy. What I did, though, is I put in red where
7 we've made changes. Cindy, if you would please.
8 You can see waiting lists apply to T-hangars. They
9 also apply to box hangars. It's already in there
10 that it applies to box hangars, but in the
11 beginning it just didn't spell out, so I just went
12 ahead and made that revision.

13 And then if you look going forward through
14 there, this is the language that's been in there
15 basically that says the executive director
16 maintains a list of T-hangars -- excuse me, a
17 waiting list for T-hangars.

18 The next paragraph goes forward and talks
19 about the list is generally maintained in the
20 order -- it's just a chronological order,
21 first-come-first-serve. That's who's next on the
22 list.

23 And then how folks are contacted, when we get
24 to the top of the list, we've got a vacancy, we'll
25 call you or e-mail you. After that, you can see

1 going on the next page, same -- no change here.

2 If you're in first position and the hangar
3 comes up and it doesn't really fit your aircraft
4 for whatever reason, you can still stay on the top
5 of the list -- they'll move and take the second
6 person on the list, but you still stay on the top
7 of the list just if for some reason the hangar
8 doesn't fit your needs.

9 Should the individual in first position on the
10 waiting list fail to respond, we've got some
11 language in here on what the Authority does next as
12 far as contacting them, sending them a letter,
13 sending them notice, making sure that they know
14 they've got an opportunity to take a hangar. And
15 so that's all spelled out in the policy. Next
16 paragraph. If they fail, then they're going to be
17 removed from the list. And it gives them 30 days'
18 opportunity to -- to respond. Sort of the vein as
19 Part C.

20 Part E is we're going to conduct an annual
21 review. Cindy tries to stay on top of --
22 Ms. Hollingsworth tries to stay on top of the
23 T-hangar list and know, okay, do we have
24 everybody's current information?

25 Every so often you'll hear here at the

1 Authority meetings when you're talking about
2 expansion of facilities, hey, how many people are
3 actually on the list? We've got 165 people. How
4 many of the 165 do you believe actually want a
5 hangar? And staff will wind up calling the folks
6 or e-mailing the folks to say, hey, everybody on
7 the list still really interested in a hangar? So
8 that goes on periodically as well even beyond what
9 the policy says.

10 The next part is new language that I've added
11 in there, and base -- here's what it says. It says
12 "Waiting list individuals without aircraft." And
13 so often in the past it was, wait a second, you
14 want a T-hangar, you need to have an aircraft.

15 And what I personally learned through going
16 through this process, which makes sense after
17 meeting with the groups of folks that were
18 concerned is, hey, you don't always have a hangar
19 at the time -- you don't always have an aircraft at
20 the time you have a hangar. You get a hangar and
21 then you go purchase an aircraft, or you get a
22 hangar and you order the kit-type aircraft that
23 you're going to build in the hangar and you need to
24 time to accomplish that.

25 So we've got some language in here now to

1 address that and give folks 180 days at a minimum
2 to accomplish that to look for an aircraft after
3 they've gotten into the lease. And then should a
4 lessee without an aircraft reach the top of the
5 waiting list, and they pass once on the waiting
6 list if they're not ready yet.

7 Who knows? It may be the situation where they
8 were going to buy an aircraft, they get to the top
9 of the list, the economy hasn't been very good,
10 they want to pass on the list because they're not
11 in a position to go buy an aircraft right now, and
12 so let's pass on them once, leave them still at the
13 top of the list, maybe things will work out for
14 them the next time we go around. So that language
15 has been added in there.

16 And then we've still got the language in the
17 policy that was always there as far as if you want
18 to move to a different hangar. You're in a hangar
19 you don't like but you want to move laterally to a
20 different hangar, we've got that covered in the
21 policy as well. So there's the waiting list.

22 Let's look at the T-hangar itself policy
23 language and the changes that I've made to that.
24 We're shifting in the policy to allow and -- I
25 guess I'd say we're shifting. Our recommendation

1 at the staff level and my level as the
2 Airport Authority attorney after meeting with folks
3 and after having read what we've read is we need to
4 recognize subleasing.

5 We need to realize and recognize what's really
6 going on or what should be allowed to go on. And
7 in part this segues into, and I've got -- we'll get
8 to it, but we should allow folks to put as many
9 planes or aircraft in a hangar as they can.

10 There's some reasons as to why that maybe
11 didn't go on in the past, but from a practical
12 standpoint if you've got a box hangar and you can
13 put three or four aircraft in there and not damage
14 the aircraft and not damage the hangar, then
15 there's no real policy reason I guess to prohibit
16 that. So this represents a change here to
17 accomplish those two things. If you would please,
18 Ms. Hollingsworth.

19 Again, rental agreements. We're going to
20 change it to allow subleases, and we are going to
21 address this issue of transferability. Hangar
22 leases are transferable under certain
23 circumstances.

24 Looking at the next page, subleasing for
25 aeronautical purposes is generally allowed now, and

1 again, removing that limit on the number of
2 aircraft in the hangars. It did previously say you
3 could only have three maximum in a box hangar.

4 Assignment, generally you don't want
5 assignment. You don't want to have the T-hangar
6 and box hangar leases assignable. However, we did
7 have an issue come up where an heir of an estate
8 wanted to continue the lease and keep the lease in
9 place while they dealt with the hangar and the
10 aircraft and the contents of the hangar and the
11 aircraft, and so that's perfectly acceptable. So
12 the policy's been revised to accomplish that.

13 Language again, subleasing and additional rent
14 prorated on when they take occupancy. Obviously if
15 you've got someone who's going to sublease and
16 they're going to come in on the 16th of the month,
17 you calculate however many days of the month there
18 are, whether it's 30 or 31, and prorate the lease
19 based on when the sublease -- subtenant moved in.

20 Inspection and verification, this is really
21 just a little language that's been updated.
22 Obviously the landlord has a right to inspect the
23 premises. We've got some language in there,
24 though, that if it's necessary to protect or
25 preserve the airport property, maybe it's right

1 after a hurricane or the like, go in there, check
2 it out, see what's going on, see if there's any
3 repair work that needs to be done or that kind of
4 thing.

5 Indemnification, it's kind of silly, but we
6 had the language correct in the lease -- in the
7 lease, but as a matter of policy, the policy said
8 that tenants would indemnify the Airport Authority
9 members and staff, but didn't specify in the policy
10 you'd indemnify the landlord, which is the most
11 basic thing. So anyways, we've taken care of that.

12 It already had in here that lessees would pay
13 taxation, but we just put some clarification in
14 here. We don't believe that there's anything other
15 than sales tax that would ever come into play. In
16 the past we haven't had to deal with anything at
17 this level as far as like ad valorem taxes, but it
18 is recognized in there.

19 Next paragraph here, para -- Section S is
20 dealing with guests, and it basically says that you
21 can have a guest in your hangar for up to 30 days.
22 Just notify the Airport Authority that you're going
23 to have a guest and when they're going to come and
24 go, and then we know that -- why that aircraft is
25 there in that location and so it's very easy to

1 track from that standpoint.

2 And then also if they're over 30 days, then
3 you can get into the subleasing issue and you've
4 got a good clear indicator of when it becomes a
5 sublease and it's practicable from a -- from a
6 tracking standpoint staff level.

7 Hangar use, this is the language directly from
8 FAA grant assurance as to what we're supposed to be
9 using our hangars for. So that language is in the
10 policy.

11 And this is just a clarification of the
12 policy. We always -- nonpayment, we evict folks
13 after so long, and it's always been in there that
14 as a matter of practical that we deal with it as we
15 need and I get involved when staff needs
16 assistance. And anyways, it's just reflective of
17 what practical thing of what we've done in the
18 past.

19 And then non-aviation leases, it just says
20 that we're going to comply with the grant assurance
21 as far as non-aviation leases.

22 Revisions to the T-hangar lease. We're going
23 to reflect the policy that I just went through and
24 update some miscellaneous provisions. Red line
25 shows the changes. I'll show you the first change

1 that's going to come up here is probably the base
2 thing and the most important thing that sticks out
3 that is a change in the lease is subleasing. And
4 basically saying that with the Authority -- the
5 executive director's approval, it's not going to be
6 with -- unreasonably withheld. If you want to
7 sublease, go ahead. Just let us know and let the
8 executive director review it.

9 The number that I've put in there is \$200 per
10 subtenant. I've heard different ways to calculate
11 it. In fact, if you look in Mr. Tucker's analysis,
12 he's got some detailed analysis of how you can
13 recognize and address subtenants.

14 I used the \$200 number because I heard that
15 when I extrapolated out and tried to do the math of
16 Mr. Tucker's analysis, it seemed like a reasonable
17 number to propose as the lawyer, not from
18 evaluating the business sense of the number or
19 where it came from, but based on the numbers I was
20 hearing, \$200 sounded like a reasonable number to
21 use for that fact.

22 Permitted uses, this is again the grant
23 assurance language from FAA as to what the
24 permitted uses are with hangars. This is striking
25 out the -- all of those issues of what became so

1 much consternation at our last meeting of tracking
2 and finding out who owns what and what LLC's the
3 tenant and what LLC owns the aircraft and trying
4 to -- it just seemed to be the more we analyzed
5 that issue too unwieldy to actually apply
6 practically. And then it's also eliminated the
7 issue related to putting a cap on the number of
8 aircraft in the hangars. That's just rent -- it
9 adds in the additional language related to
10 subleasing as far as rent includes the additional
11 payments for subleasing.

12 Again assignment, you can see we've put in
13 assignment, subletting, and guests. And so this
14 paragraph now recognizes that subleasing's approved
15 as, it requires additional rent, and it has the
16 language that I told you earlier from the policy as
17 far as 30 days you can have a guest use the hangar
18 and notify the airport.

19 And then at the very end, if you would go back
20 one, that very end, this section is a tracking
21 language so that at the end of the T-hangar lease,
22 we've got some -- a few paragraphs here to where
23 the staff can track the subtenant, when they move
24 in, when they move out, who the subtenant is, and
25 what the aircraft is related to that subtenant. So

1 it's just a -- one for administrative purposes that
2 we'd have on the form, make it easy for staff for
3 them to be able to follow and know what's going on.

4 So I kind of went through that quick, but I
5 wanted to hit the highlights, and I know that we've
6 got other things to discuss today, so I figured I'd
7 give you that overview.

8 CHAIRMAN GREEN: Okay. We have board
9 discussion.

10 MR. BRUNSON: I have none.

11 CHAIRMAN GREEN: Bruce?

12 MR. MAGUIRE: Always.

13 CHAIRMAN GREEN: That's good.

14 MR. MAGUIRE: The -- I don't have any real
15 problems with the -- with the intent. I think the
16 intent across the board is good. But I do have --
17 to start off with, I see a lot of administrative
18 changes that need to be made in the lease, the
19 typos, formatting, grammar, and things like that.
20 But I -- I'm not ready to approve this because I
21 think that needs to be cleaned up.

22 The -- going back to your application of
23 waiting list, okay, down you said additional
24 consideration for commercial aviation uses. This
25 says the proposed -- and these are examples.

1 I don't want to correct all of these today,
2 and I'm not going to address all of them today, but
3 I do want to give them to you so you can look at
4 and see if they are worthy -- if my comments are
5 worthy of making changes or am I blowing smoke,
6 okay?

7 MR. BURNETT: Yes, sir.

8 MR. MAGUIRE: So -- so I won't get all of
9 them. But just as an example additional
10 consideration for commercial aviation uses, you say
11 "Proposed lessees that have engaged in commercial
12 aviation and that a determination of," quote,
13 "public use and benefit," end quote. I don't know
14 what public use and benefit is. I don't know a
15 definition of that.

16 MR. BURNETT: Yeah. And in fact that's not
17 language that I changed and not language that --

18 MR. MAGUIRE: It's a carryover?

19 MR. BURNETT: Yes, sir. And only the stuff I
20 showed in red was the --

21 MR. MAGUIRE: That's what I thought. So I
22 don't know what --

23 MR. BURNETT: -- stuff we changed.

24 MR. MAGUIRE: I don't know what that is. If
25 it's not applicable anymore, let's don't keep it

1 there, let's get rid of the stuff --

2 MR. WUELLNER: The pair -- the section applies
3 to commercial leases as well as T-hangars. That
4 only applies to commercial leases.

5 MR. MAGUIRE: But what is public use and
6 benefit?

7 MR. WUELLNER: Meaning it's been determined
8 that it has value to the airport community.

9 MR. MAGUIRE: Okay. We need -- I need to know
10 that someplace.

11 MR. WUELLNER: That has no applicability --

12 MR. MAGUIRE: Okay.

13 MR. WUELLNER: -- to T-hangar leases.

14 MR. BURNETT: Yeah. And the part --

15 CHAIRMAN GREEN: Or that --

16 MR. BURNETT: Mr. Maguire --

17 MR. MAGUIRE: I'm listening.

18 MR. BURNETT: -- part of the confusion is you
19 don't have the full policy.

20 MR. MAGUIRE: Correct.

21 MR. BURNETT: And so when you read that, it's
22 the five pages that come before this section that
23 talk about those issues.

24 MR. MAGUIRE: That's the reason I didn't want
25 to get too heavily involved in this, okay?

1 MR. BURNETT: Okay.

2 MR. MAGUIRE: I wanted to bring it up.

3 MR. BURNETT: And that was part of the reason
4 I just gave -- I just showed the red line so y'all
5 would see --

6 MR. MAGUIRE: Yes.

7 MR. BURNETT: -- exactly what I was changing.
8 So it wasn't a throw the old out --

9 MR. MAGUIRE: And another thought --

10 MR. BURNETT: -- and make some kind of --

11 MR. MAGUIRE: -- then says that they shall be
12 afforded the first opportunity. Does that mean
13 that they'll bump somebody if somebody else is
14 ahead of them?

15 MR. WUELLNER: Yeah, they retain their -- they
16 would retain their position.

17 MR. MAGUIRE: So -- okay. I don't know if I
18 like that.

19 Going down to F, 180 -- and I like this idea
20 because I agree totally. If you're going to buy an
21 airplane, you may get the hangar first, so I agree
22 with this one. You say 180 days to acquire for
23 begin construction.

24 You mentioned ordering a kit, okay? What if
25 they order a kit and the kit doesn't come for nine

1 months? What do we do then, okay? That's number
2 one. I don't know if I have an answer for that, by
3 the way.

4 But also, too, during that nine months, I
5 assume the other portions of the policy meaning
6 that nothing else can be stored in there except
7 aeronautical equipment? You can't use it for
8 anything else, so basically you're paying for an
9 empty space --

10 MR. WUELLNER: No.

11 MR. MAGUIRE: -- is that correct?

12 MR. WUELLNER: No.

13 This -- this provisional allows them to retain
14 their position on the -- on the list, the waiting
15 list. So we're not requiring them to lease it in
16 advance of that. So they could -- they could
17 remain in theory in the number one position --

18 MR. MAGUIRE: Okay. That's good. I like
19 that.

20 MR. WUELLNER: -- for six months --

21 MR. MAGUIRE: So they could stay there.

22 MR. WUELLNER: -- without having to rent it.

23 MR. MAGUIRE: Okay.

24 MR. WUELLNER: They have the option of renting
25 it of course. That -- that's their money if they

1 wish to --

2 MR. MAGUIRE: I didn't read that in here.

3 What I read was you rent it today --

4 MR. WUELLNER: This provides some flexibility
5 that wasn't there before.

6 MR. MAGUIRE: -- and you've got six months.

7 Okay.

8 Number three, I had another question about
9 time on the list. You say that -- basically,
10 again, first opportunity. If I'm on the -- and --
11 and I don't have all of those pages in advance to
12 match it, but if I'm on the list and somebody else
13 comes in with a specific hangar, will he bump me?

14 MR. WUELLNER: We historically lat -- what we
15 refer to as lateral moves, meaning you are already
16 a lessee --

17 MR. MAGUIRE: Yes.

18 MR. WUELLNER: -- and wish to change units
19 for -- there are a variety of reasons.
20 Historically that had to do many times with the
21 cost of the unit.

22 MR. MAGUIRE: Uh-huh.

23 MR. WUELLNER: That sort of goes away with the
24 rate changes.

25 MR. MAGUIRE: Right.

1 MR. WUELLNER: It might be a case where the
2 airplane doesn't fit or they just simply want to be
3 by a group of friends.

4 MR. MAGUIRE: And I can understand all that.

5 My concern is what I wrote here, is I'm on the
6 list, I'm on the list, I'm on the list. Somebody
7 comes in lower down the list with specific criteria
8 and suddenly this box or whatever matches that
9 specific criteria, but he's 13 positions below me,
10 I don't have specific criteria, but I still want
11 that unit. Is he allowed to bump me because of
12 specific criteria or am I still ahead of him?

13 MR. WUELLNER: He -- A, he has to be a tenant.

14 MR. MAGUIRE: Okay.

15 MR. WUELLNER: He has to already have a hangar
16 and be in a lease. And then if that cry -- he can
17 meet the criteria for a lateral move, we deal with
18 that first. And then whoever is next on the hangar
19 list would be afforded that individual --

20 MR. MAGUIRE: Because my concern was two
21 people -- and -- and maybe I'm reading too much
22 into the possibilities here.

23 Two people are on the list; one up here, one
24 down here. Both have airplanes. Both are in good
25 standing, no problems. Both of them want to move

1 laterally. But this guy's that's been on the list
2 for two years longer than this guy has, he buys a
3 new airplane. So now he has specific criteria that
4 fulfills this paragraph for that particular hangar.
5 I want that hangar --

6 MR. WUELLNER: It's --

7 MR. MAGUIRE: -- but he has specific criteria.

8 MR. WUELLNER: It's --

9 MR. MAGUIRE: Does he bump me?

10 MR. WUELLNER: It's an order of however they
11 got on the list, the order they got on the list.

12 MR. MAGUIRE: Okay. So they can't bump --

13 MR. WUELLNER: Whoever's the first -- no.

14 MR. MAGUIRE: Okay.

15 MR. BURNETT: Now -- now, there is one thing
16 in there that's sort of implicit. If you've got
17 somebody who's already in a hangar and then you've
18 got the number one on the list, the person who's
19 already in a hangar can make a lateral move.

20 MR. MAGUIRE: Correct.

21 MR. BURNETT: But that vacates then their
22 hangar. So the person who's number one on the list
23 can go into that hangar.

24 MR. MAGUIRE: Yes.

25 MR. BURNETT: So there will be a hangar

1 available for the number one on the list.

2 MR. MAGUIRE: I understand that.

3 MR. BURNETT: Okay.

4 MR. MAGUIRE: I just want to make sure that,
5 as you know, when you get into legal jargon, it's
6 very confusing for the layman to understand, okay?
7 And that's what I'm -- I'm making sure I understand
8 these issues. Because I've got -- I've got too
9 many questions here to go through all of them, but
10 I want to -- I want to write them out and give them
11 to you.

12 MR. WUELLNER: Okay.

13 MR. BURNETT: I mean, in large part what's
14 before you, and that's why I put the red up there,
15 we're not talking about a real change to the policy
16 in the way Mr. Wuellner or Ms. Hollingsworth have
17 been applying the policy for years now, other than
18 what I identified in the red line.

19 MR. MAGUIRE: Okay.

20 MR. WUELLNER: That's an existing provision
21 that's been -- we have a well-established --

22 MR. MAGUIRE: And I'm not real keen on
23 existing positions if things require changing. But
24 if the existing provision has merit, then keep
25 it --

1 MR. WUELLNER: Uh-huh.

2 MR. MAGUIRE: -- okay? So I'm not going to go
3 into all of these, but on the lease itself
4 likewise --

5 MR. WUELLNER: It's not a long list, either,
6 the lateral move.

7 MR. MAGUIRE: Yeah.

8 MR. WUELLNER: I think it's less than eight
9 people currently.

10 MR. MAGUIRE: Okay. Well, I just don't want
11 somebody to get bumped and then have to explain --

12 MR. WUELLNER: We don't -- we don't bump
13 anybody. They're afforded the opportunity.

14 MR. MAGUIRE: On the lease itself, I've got
15 numerous wording and other issues. One of the big
16 issues, though, that does bother me is insurance.
17 Somewhere in here it says tenants are not required
18 to have insurance.

19 MR. WUELLNER: You -- you -- you're correct.
20 You have a policy statement that says if you
21 require it, they have to provide it. But in the
22 20 -- almost 22 years I've been here, believe it or
23 not, there's been no requirement for insurance --

24 MR. MAGUIRE: Yeah.

25 MR. WUELLNER: -- for the -- for their

1 aircraft or the premises liability.

2 MR. MAGUIRE: And, I mean, this came up at the
3 club meeting.

4 MR. WUELLNER: Uh-huh.

5 MR. MAGUIRE: The amount of money we pay for
6 insurance, liability is a big issue.

7 MR. WUELLNER: Uh-huh.

8 MR. MAGUIRE: And I know Victor understands
9 this with -- in real estate.

10 With our properties, we require -- we require
11 on our tenants a million dollar minimum, and
12 depending on the business, \$5 million minimum
13 liability with us as additional insureds that they
14 pay for. That's part of their business clause --

15 MR. WUELLNER: Uh-huh.

16 MR. MAGUIRE: -- okay? That's a major expense
17 to us as a landlord if I had to pay that for all
18 the tenants. I can't do that, okay? And yet we're
19 not requiring an insurance policy to protect
20 ourselves? That's a concern to me. That is a
21 concern. And at one point you say you don't do it,
22 but another point you say you probably should do
23 it, okay?

24 So I'd like -- I'm -- I'd like to give all
25 this to you for review. So my -- my request is,

1 and I told this to the board, I'm not ready to
2 approve the lease or the policy yet because of the
3 wording changes. I need to get a better
4 understanding of what I'm voting for. So that's
5 it.

6 MR. BURNETT: Do you -- okay. And, yeah, I
7 think we can certainly review everything you've got
8 there. I'll be happy to. Do you want the -- I'm
9 assuming you don't want the entire policy.

10 MR. MAGUIRE: No, I don't want to read the
11 entire policy.

12 MR. BURNETT: Okay.

13 MR. MAGUIRE: I mean, I struggled through this
14 one.

15 MR. BURNETT: I understand.

16 MR. WUELLNER: And we're not proposing changes
17 to the balance of the policy.

18 MR. BURNETT: No, no.

19 MR. MAGUIRE: Well, in some cases, I will be
20 proposing changes to the --

21 MR. WUELLNER: I just mean currently.

22 MR. MAGUIRE: Okay.

23 MR. WUELLNER: What's in front of you now
24 doesn't.

25 MR. MAGUIRE: Okay.

1 CHAIRMAN GREEN: That could be a master plan
2 issue, too.

3 MR. MAGUIRE: Do what?

4 CHAIRMAN GREEN: That could be a master plan
5 issue, too. If you're adamant about that, we could
6 pick that --

7 MR. MAGUIRE: Yeah. And I'll go back to my
8 military lifestyle. Inspections you say that
9 you'll do annually. I like no notice inspections.
10 I do that on my land -- my tenants. I can walk in
11 any time to make sure they're not doing anything
12 grossly -- specifically liability, safety issues.

13 Not -- I don't care how they operate, but when
14 it comes to safety and liability, we inspect no
15 notice, for example, for fire extinguishers.
16 They're all dead. So you've got to go in and, you
17 know, do that. So --

18 MR. BURNETT: We've got a -- we've got a big
19 paragraph in there about inspecting at pretty much
20 any time.

21 MR. MAGUIRE: Yeah. So I -- I -- my notes are
22 incomprehensible to anybody but me and I have to
23 read them two or three times to remember what I
24 said, so I will write them out for you --

25 MR. WUELLNER: Thank you.

1 MR. MAGUIRE: -- okay? But I like the intent
2 of what you put together and I am thankful that you
3 listened to these guys and what they're doing, what
4 they need, because that's important.

5 MR. BURNETT: I think -- I guess I'll wait and
6 see what other comments are from the board and --
7 and public and then I've got a couple of questions.

8 MR. MAGUIRE: Okay.

9 CHAIRMAN GREEN: Other board comments?

10 MR. KIRA: No --

11 MR. BRUNSON: I have none.

12 MR. KIRA: -- it's too complicated.

13 MR. MAGUIRE: It is complicated.

14 CHAIRMAN GREEN: Mr. Raymos?

15 MR. RAYMOS: I have a question.

16 MR. BRUNSON: There'll be changes in this,
17 too, again. I mean...

18 MR. RAYMOS: I have a question. Have this --
19 have the changes, suggested changes, been provided
20 to Mr. Hernandez and their group to look at and --

21 MR. WUELLNER: They have them now, but -- they
22 have them now, but Mr. Hernandez mentioned in his
23 comments under SAAPA that they would like a little
24 more time with them to get back with us. They've
25 had them less than a week, to be fair.

1 MR. RAYMOS: I -- I would like to see them
2 have the opportunity to do that before we move
3 forward.

4 MR. WUELLNER: That's fine.

5 MR. RAYMOS: I'm fine with the changes that
6 you proposed that you've outlined in red, but I
7 would like to see any input they would have before
8 we vote on that.

9 MR. WUELLNER: Sure. So if I'm -- if I'm
10 hearing correctly, it may be the desire to just
11 move the actual action out to the December
12 meeting --

13 MR. KIRA: Correct.

14 MR. WUELLNER: -- coalesce any comments and
15 input at that point, make you aware of them and see
16 where it goes.

17 MR. MAGUIRE: And I'll provide my comments --

18 MR. WUELLNER: Perfect.

19 MR. MAGUIRE: -- too.

20 CHAIRMAN GREEN: And at that time, we need to
21 make some action on this.

22 MR. WUELLNER: Absolutely. We need to get --

23 CHAIRMAN GREEN: Yeah, because we definitely
24 have moving parts out there.

25 Just real quick, Mr. Burnett. I read through

1 this, but the 180-day waiting period, is that going
2 to be rent-free then if someone vacates and it
3 sits?

4 MR. BURNETT: I think the -- they've got two
5 things. Waiting period for buying an aircraft or
6 buying a kit or something along those lines,
7 they've got two things.

8 They can stay number one on the waiting list,
9 or if they want to go ahead and move in and occupy
10 the hangar, because there are other things they're
11 allowed to move into the hangar that even without
12 an aircraft you can put things in the hangar even
13 under FAA rules, they can start paying rent and
14 move in.

15 CHAIRMAN GREEN: Okay. That's what I wanted
16 to make sure. Because it's not sitting there.

17 MR. WUELLNER: There are no vacant periods.

18 CHAIRMAN GREEN: Correct. Okay. Wanted to
19 clarify that.

20 MR. MAGUIRE: That was one of my questions,
21 too.

22 MR. RAYMOS: So I had one other question.

23 CHAIRMAN GREEN: Uh-huh.

24 MR. BURNETT: Yes, sir.

25 MR. RAYMOS: Just so I'm clear, the 180 days

1 that they have, does that hangar sit vacant for
2 that 180 days until they decide --

3 MR. WUELLNER: No, sir.

4 MR. BURNETT: No.

5 MR. WUELLNER: If it's to -- I was going to
6 say, if they decide to avail themselves of the 180
7 days to procure an airplane, they simply remain
8 number one on the list. We move on --

9 MR. RAYMOS: Okay.

10 MR. WUELLNER: -- to the next -- to the next
11 person.

12 MR. RAYMOS: Right.

13 MR. WUELLNER: And the next available hangar
14 within that time is potentially there.

15 CHAIRMAN GREEN: They just don't lose their
16 spot as number one. But if they want to move their
17 other allowable items in and pay the rent --

18 MR. WUELLNER: Or leave it empty. I mean,
19 that's --

20 CHAIRMAN GREEN: Or either way, yeah.

21 MR. RAYMOS: Thank you.

22 CHAIRMAN GREEN: Okay. I have public comment.
23 Mr. Tucker?

24 MR. TUCKER: I have no comments. I just had
25 that in there in case I had some.

1 CHAIRMAN GREEN: Okay. I had Reba and she's
2 gone, so --

3 MR. WUELLNER: Do you -- Mr. Hernandez.

4 CHAIRMAN GREEN: Mr. Hernandez? Okay. Just
5 get me one of these -- go ahead, go on up there,
6 but just get me one of these before you leave.

7 MR. HERNANDEZ: I just had one comment on the
8 use of the hangars, and I think Mr. Burnett said
9 it, either -- or Mr. Wuellner, that there are
10 things that you can use the T-hangar for in
11 addition to aviation as long as it is incidental to
12 the aviation. In other words, the primary thing
13 has to be aviation, period.

14 Now, that also means that like in my case, my
15 airplane's in there, I have all my parts, all my --
16 but I also have a couple of boxes of home stuff.
17 But that is incidental to the -- to the use of the
18 air -- hangar, which is for the airplane and my
19 parts.

20 That is all -- has been a large issue with the
21 FAA and finally the FAA chief counsel came out and
22 said now it's approved, there is no problem by
23 doing it that way. I just wanted to make sure that
24 you don't come around saying, oh, you've got a box
25 of books in there that's, you know, your kids' old

1 books; it doesn't apply.

2 And the other thing was about the -- the
3 waiting list, I think it's a very good I -- we
4 think it's a good idea on, if you come to number
5 one on the waiting list and you're ready not right
6 there, to have the hangar go to someone else but
7 you stay on as number one on the listing wait and
8 you don't go to the back. Because like I said,
9 buying an airplane is not something you just go out
10 to the local airplane mall and go buy one. It --
11 it will take a while.

12 MR. WUELLNER: Absolutely. I think our
13 concern on that is creating too long a period.
14 That's it. You know, we just want somebody to be
15 actively moving along.

16 CHAIRMAN GREEN: Right. Anymore -- I have no
17 more public discussion notes, and since there's no
18 action needed by the board, Mr. Burnett, you said
19 after public and board, you might have a couple of
20 things?

21 MR. BURNETT: I guess is there anything other
22 than -- I'll obviously look at Mr. Maguire's
23 comments and address those before the next meeting.
24 Any other comments about, for example, the \$200 per
25 subtenant rate?

1 (None.)

2 MR. BURNETT: Okay. I didn't hear any
3 consternation --

4 MR. WUELLNER: We did -- it didn't get pointed
5 out in here, but there was something that was in
6 the discussion that I did -- I wanted to interject
7 or that -- for consideration, was simply the
8 addition of -- in order to sublease, the individual
9 proposed for sublease must be on the T-hangar
10 waiting list.

11 Now, they can simply call and get added to
12 that waiting list. But we -- we could see that
13 there could potentially be a path kind of getting
14 around the sublease -- or, I'm sorry, getting
15 around the waiting list --

16 CHAIRMAN GREEN: The waiting list.

17 MR. WUELLNER: -- if we don't simply require
18 it. It's just a simple phone call to get on the
19 waiting list. So, at that point --

20 MR. BURNETT: Yeah. And I guess maybe
21 administratively since they have to inform the
22 airport when they become a subtenant so that you
23 can approve the subtenant and know, and then you
24 obviously start charging \$200 a month.

25 MR. WUELLNER: Right.

1 MR. BURNETT: That puts them on the waiting
2 list.

3 CHAIRMAN GREEN: That'd just be an automatic.

4 MR. BURNETT: Yeah.

5 MR. WUELLNER: We can do it either way. I
6 mean, it can be automatically --

7 MR. BURNETT: Because then you can track it.

8 MR. WUELLNER: -- made a part of the waiting
9 list.

10 MR. BURNETT: Yeah.

11 MR. WUELLNER: No issue with that, either.
12 Maybe that does it.

13 CHAIRMAN GREEN: All right. So we don't need
14 any board action right now, but we need to put it
15 on the agenda for next month --

16 MR. WUELLNER: Yeah.

17 CHAIRMAN GREEN: -- and be ready to --

18 MR. WUELLNER: Move on it.

19 CHAIRMAN GREEN: -- take some movement on it
20 because we need the new leases out.

21 ADMINISTRATIVE POLICY AMENDMENT

22 CHAIRMAN GREEN: All right. Our last agenda
23 item is the administrative policy amendment on the
24 bonuses for extraordinary work.

25 MR. KIRA: I'd like to take this opportunity

1 to clarify the proposed policy amendment.

2 Due to the sunshine laws imposed on elected
3 officials which prohibits them from talking about
4 Airport Authority related issues anywhere but at
5 officially recorded board meetings, I have not been
6 able to discuss or consult any of my peers about
7 what I'm about to propose. I'm sorry for this
8 since I'm coming out of left field on this issue.

9 The operational staff of the airport have gone
10 through two hurricanes in the last 12 months and
11 have performed extremely well in mitigating the
12 hurricane damage after Hurricane Matthew and
13 preventing excessive damage to the installations
14 during Hurricane Irma.

15 I am of the feeling that we as a board should
16 show our appreciation to all the employees of the
17 airport by giving them a one-time bonus of monies
18 to be paid out of the operating budget. But a
19 problem arose in that there is no item in
20 administrative policies which would allow a bonus
21 to be paid to deserving employees.

22 Since by law I was prevented from even -- to
23 even suggest something like this to any of the
24 members of this board, I went to the executive
25 director with this dilemma. In consultation with

1 our attorney an amendment to our administration
2 policy was discussed and to be presented to the
3 board for approval. If approved, we can discuss
4 the amount and the timing of any bonuses to be paid
5 out. That's if we approve the policy.

6 My vision is that the monies are to be
7 allocated to the employees at the discretion of the
8 executive director using a formula which takes into
9 consideration the value, their value to the airport
10 as well as the effort and the amount of time put in
11 during the past two crises.

12 The total amount of bonus is to be determined
13 by the board at our discretion and a separate bonus
14 paid to the executive director as a percentage of
15 his annual salary. Again, the percentage is to be
16 determined by the board when and when we do this.
17 Thank you.

18 CHAIRMAN GREEN: Okay. Is there a -- is there
19 a written -- just other than what you said.

20 MR. KIRA: There's a policy.

21 MR. WUELLNER: There's a --

22 CHAIRMAN GREEN: That's what I thought.

23 MR. BURNETT: And I guess if I can --

24 MR. WUELLNER: Yeah.

25 MR. BURNETT: -- jump in.

1 CHAIRMAN GREEN: Yeah.

2 MR. BURNETT: As -- as a lawyer for local
3 government, I give very conservative legal advice,
4 more so than I probably do for my average
5 run-of-the-mill client for what they come and ask
6 me. I think it's part of the role of being a local
7 government attorney.

8 I will tell you that this is one of those
9 things that you can do, but I'll tell you it's one
10 of those things that it hasn't been litigated, so
11 as lawyers, we love to have a case to say, yes, you
12 can do it.

13 County and municipalities, they can do it.
14 They can have policies to do this. We're a little
15 different cause we're a special district, and so
16 there's not a clear bright line thing that we can
17 point to a case to say yes, you can do this.

18 There are rules, though, in the way that the
19 policy's been drafted that's before you. It
20 follows right along with what those rules are if
21 this was a city or a county, follows the exact same
22 language.

23 It has to be something that's based on
24 performance. It has to be something that's not
25 recurring. It's a one-time. And it has to have

1 some criteria as to how it's given out.

2 And part of the -- the key tie-ins I think
3 there is the employee's performance for the last,
4 put some time period on it -- six months is the one
5 I put on here -- the employee's performance for the
6 last six months are consistent with what the
7 executive director expected of the employee. And
8 then you've got some itemized things for criteria
9 to look at.

10 And as far as the basic as to who you would
11 apply the bonus to, it would be to recognize
12 someone who has worked in a higher classification
13 than what their technical classification is as an
14 employee, their performance has far exceeded
15 standard measures, they've done something that's
16 not normally required or expected; or, at the time
17 of a natural disaster, special event, or other
18 extraordinary circumstances demonstrated a
19 commitment for the greater good to the
20 Airport Authority or a dedication to preserving,
21 protecting, repairing, or restoring
22 Airport Authority's facilities and property. So
23 there's the language --

24 MR. KIRA: Right.

25 MR. BURNETT: -- that you've got before you.

1 CHAIRMAN GREEN: Further board discussion?

2 MR. MAGUIRE: I have a -- I read this and I
3 have a big concern with this.

4 I believe in bonuses. The problem with
5 bonuses that I've always seen is developing
6 criteria and evaluating performance that exceed
7 criteria. It's not a feel-good. It's not an I'm
8 happy with what you did. It's you absolutely
9 without question did superior service above and
10 beyond.

11 Employees, and I'm not pointing fingers at any
12 employees, but my historical experiences with this,
13 employees tend to think that they did above and
14 beyond. So they are -- they get to the point
15 sometimes where they believe that they deserve
16 bonuses, and in reality what they did may have been
17 nothing more than what they were supposed to do.

18 It's hard to distinguish what truly is above
19 and beyond if you don't have hard, solid,
20 measurable criteria to judge it on. And so, I'm
21 very concerned about this.

22 I -- I believe bonuses are deserved. And the
23 hurricane is probably a good example of that
24 because it was a one-time unique thing and they
25 did -- I assume they went above and beyond. I

1 don't know. I can only rely on that.

2 But if -- if we're going to approve this, I
3 want hard performance criteria and not feel-good, I
4 like them, they did great, let's give it to them
5 issues. They have to perform. They have to -- it
6 has to be proven they performed to give it to them.

7 So -- and there was one comment in here that
8 says performance-based lump sum salary --
9 increases? If the bonus is going to be a salary
10 increase, I will not approve.

11 MR. KIRA: It's --

12 MR. BURNETT: May I? If I may address that
13 one issue? It's -- it's the technical language
14 required in order for it to be distinguishable for
15 payment for things already completed.

16 For example, if -- in Florida, if the
17 Airport Authority buys a dump truck for \$20,000 and
18 then afterwards for whatever reason the vendor who
19 sold the dump truck said, hey, you know what? It
20 was really a \$25,000 dump truck, you should have
21 paid me the extra 5 grand. Florida law says, nope,
22 sorry, it's a \$20,000 dump truck --

23 MR. MAGUIRE: Right.

24 MR. BURNETT: -- that's what you sold it for,
25 and we can't pay you after the fact for what's been

1 delivered to us. That's inconsistent with what
2 we've already paid.

3 MR. MAGUIRE: Uh-huh.

4 MR. BURNETT: Now, that also goes into the
5 employee payment system of looking at it as a bonus
6 isn't necessarily for what's been done in the past.
7 That's part of the factor of how you get the
8 criteria.

9 But it's looked at an additional salary
10 increase for going forward, even though it's a --
11 in our mind we're thinking bonus, for this
12 Florida Statute reason, it's payment of additional
13 salary going forward, but it's a one-time payment.
14 It's right then and it's not recurring. Next year
15 comes up, it's not getting paid --

16 MR. MAGUIRE: And it doesn't bump up for next
17 year's?

18 MR. BURNETT: No, sir.

19 MR. WUELLNER: No. There's no impact on
20 current salaries.

21 MR. MAGUIRE: That was a big issue.

22 MR. BURNETT: And it doesn't apply to the
23 Florida Retirement -- it's not part of that.

24 CHAIRMAN GREEN: FICA, Social Security,
25 matching?

1 MR. BURNETT: It --

2 MR. WUELLNER: It's subject to that.

3 MR. BURNETT: You would still have
4 withholding.

5 MR. WUELLNER: The only thing it's not subject
6 to that I'm aware of would be the -- because
7 Florida's -- FRS excludes it from the retirement
8 contributions.

9 MR. MAGUIRE: Okay.

10 MR. WUELLNER: Otherwise, any other --

11 CHAIRMAN GREEN: Otherwise, if we do a \$1,000
12 it turns into \$1,300 or something because we have
13 to match.

14 MR. BURNETT: Right.

15 MR. KIRA: See, I'm -- we're talking about --
16 I looked at this as that in -- within less than one
17 year, we had two hurricane -- major hurricanes hit
18 us, and we as an airport, because of the employees,
19 survived extremely well. And I thought that that
20 was -- in my opinion, that that deserved an
21 attaboy.

22 MR. MAGUIRE: And I don't -- I don't disagree
23 with that.

24 MR. KIRA: No, I know you're not. And this is
25 not an ongoing thing, nor is it expected to happen.

1 MR. MAGUIRE: Yeah, because -- and I've got to
2 be careful because I'm not saying anything against
3 the staff. We've got great staff.

4 MR. WUELLNER: We understand. We understand.

5 MR. MAGUIRE: But on the other hand, I want it
6 understood that at the end of the year, I don't
7 want Ed to come up and say I want to give a bonus
8 to everybody because they had a good year. My
9 answer is going to be no.

10 MR. WUELLNER: I --

11 MR. MAGUIRE: They did what they were supposed
12 to do.

13 MR. KIRA: Correct. Totally correct.

14 MR. MAGUIRE: They performed the way they're
15 supposed to.

16 MR. BRUNSON: And just like at the
17 Sheriff's Department, that criteria is established.
18 Like right now, I passed in a form that I drove
19 over 10,000 miles without an accident. So you're
20 rewarded for that. But that's incentive.

21 MR. WUELLNER: Yeah.

22 MR. MAGUIRE: See, to me that shouldn't be
23 incentive; that should be standard. You don't have
24 an accident, period.

25 MR. WUELLNER: Should be normal.

1 MR. MAGUIRE: Yeah.

2 MR. BRUNSON: Doug, being the facts and
3 authority, and you've explained it pretty good, the
4 statutes, we wouldn't have a problem approving this
5 incentive program legally, right?

6 MR. BURNETT: Well, that's I guess where I
7 started from, which is this is one of those ones
8 where I couldn't -- if someone challenged it, I
9 couldn't tell you where it would come out.

10 MR. BRUNSON: Yeah.

11 MR. BURNETT: It's a gray -- it's a gray area.
12 There is not case law to support it --

13 CHAIRMAN GREEN: Special districts.

14 MR. BURNETT: -- but municipalities and
15 counties are allowed to do it. That's so --

16 MR. BRUNSON: I would --

17 MR. BURNETT: So then you look at it and say,
18 okay, well, we're a special taxing district, how
19 are we really different than a municipality, a
20 county, or a hospital?

21 MR. BRUNSON: Madam Chairman, I believe in the
22 bonus, but I would like to table this, that I could
23 ask some questions to other people that have
24 similar situations.

25 MR. WUELLNER: I -- I'm sorry. I would like

1 to also maybe we consider, in light of your
2 comments, that we establish a -- a line or two that
3 just speaks to the process of moving such an effort
4 forward so that essentially we provide
5 documentation or --

6 MR. MAGUIRE: Yeah.

7 MR. WUELLNER: -- the board makes a finding of
8 fact relative to --

9 CHAIRMAN GREEN: Somebody worked 24 hours
10 straight instead of an eight-hour day --

11 MR. WUELLNER: Yeah, something that --

12 CHAIRMAN GREEN: -- or something like that.

13 MR. WUELLNER: -- you know, provides the basis
14 for consideration of it rather than, again,
15 somebody just appropriating money. Because I
16 think -- I agree with you, I think it needs to be
17 well-documented and well-established as to why
18 something is being done.

19 CHAIRMAN GREEN: And if -- and if we can't
20 come up with some kind of policy change, whatever,
21 that allows it for a one-time lump sum whenever it
22 comes up or whatever, is it possible to do it one
23 time just because we've had unusual two hurricanes
24 in one year, which has not happened in the 30 years
25 I've been here.

1 But even something -- or if we had a plane
2 crash, God forbid, you know, something like that,
3 that it comes up each time, not just year after
4 year after year. Just another thought process.

5 MR. WUELLNER: Yeah. I don't -- I don't
6 envision this ever being budgeted, if that makes
7 sense.

8 MR. MAGUIRE: Yeah, it does.

9 MR. WUELLNER: You know, this is not a line
10 item that's held anywhere in the budget. So it
11 would truly be the result of some kind of
12 extraordinary cause --

13 MR. MAGUIRE: Yeah.

14 MR. WUELLNER: -- to even be discussed.

15 CHAIRMAN GREEN: And I think harder line
16 criteria is needed.

17 MR. MAGUIRE: Yes. Yeah.

18 MR. BURNETT: And maybe even in this policy
19 where we've got the language that says "It is the
20 intent of the Authority to provide a uniform method
21 of providing employee-based -- performance-based
22 bonuses as appropriated from time to time by
23 resolution of the board." We could add that
24 language --

25 CHAIRMAN GREEN: That would take care of that.

1 MR. BURNETT: -- and that way whenever it
2 comes up, it's -- it's going to come before you and
3 you'll know.

4 CHAIRMAN GREEN: And then the criteria that
5 Ed's talking about that --

6 MR. MAGUIRE: Yeah.

7 CHAIRMAN GREEN: I mean, and maybe not that
8 analysis, but in the legal forum, if you bill over
9 X amount or you bring in over X amount, then you
10 might be entitled to a percentage of something,
11 that we have hard set criteria for that.

12 MR. WUELLNER: Yeah.

13 CHAIRMAN GREEN: Something along those lines.

14 MR. RAYMOS: So just for my purposes, Ed is
15 the one that's going to set the criteria in place
16 for the application of something of this order.

17 CHAIRMAN GREEN: Well, we can -- we can add to
18 the policy any ideas you have to call Doug. I
19 think, you know, Mr. Maguire's got a couple of
20 ideas. I threw out a couple. So there's going to
21 be a baseline for Ed to go through.

22 But as far as any staff bonus, he follows that
23 baseline, he follows that hard criteria, then he
24 can make the decision. He has to come to us,
25 though, for the amount because there's no set

1 amount figure. Now, if it's for Ed, we decide.

2 MR. RAYMOS: Right.

3 MR. WUELLNER: You decide anyway.

4 MR. RAYMOS: I just wanted to make it clear
5 that he's the one that should be administering and
6 setting the guidelines, the goals, and -- that
7 someone must exceed in order to be considered for
8 that, and he's the one that gets the -- the
9 lump-sum amount to be given to the employees and he
10 decides which employees gets how much. And -- but,
11 you know, he's the one that's responsible for that
12 as the executive director. And I understand that
13 if we're talking about him, we then do that.

14 CHAIRMAN GREEN: Uh-huh.

15 MR. MAGUIRE: But on the staff, he'd be doing
16 that in advance. He wouldn't come and say, I want
17 \$5,000 for bonuses --

18 MR. WUELLNER: Right.

19 MR. MAGUIRE: -- you know, and I'll decide how
20 to pass them out. He has -- my perspective, he has
21 to come to us and say, these three people --

22 CHAIRMAN GREEN: Did X, Y and Z --

23 MR. MAGUIRE: -- did this, this, this far in
24 excess of what was expected of them --

25 MR. RAYMOS: Right.

1 MR. MAGUIRE: -- and I would like to give each
2 of them a bonus of X amount of dollars --

3 MR. RAYMOS: Right.

4 MR. MAGUIRE: -- and we say sure --

5 MR. RAYMOS: And that's the way it should be.

6 MR. MAGUIRE: -- or not sure.

7 MR. RAYMOS: Correct.

8 MR. WUELLNER: Yeah.

9 MR. MAGUIRE: Okay.

10 CHAIRMAN GREEN: Does that help, Mr. Burnett?

11 MR. BURNETT: Uh-huh.

12 CHAIRMAN GREEN: Okay.

13 MR. BURNETT: And -- and the one thing I guess
14 that's useful is even though you're looking at it
15 as a bonus that's going towards the next year's
16 salary, you're not increasing the base salary.

17 MR. MAGUIRE: That -- that's important.

18 CHAIRMAN GREEN: Okay. So I think we have
19 direction on that. Do you need anymore --

20 MR. WUELLNER: No, ma'am. We'll --

21 CHAIRMAN GREEN: Mr. Burnett or Mr. Wuellner?

22 MR. WUELLNER: -- tweak, make some tweaks, and
23 we have your input and we'll be back.

24 CHAIRMAN GREEN: Okay.

25 MR. KIRA: See what I started?

1 CHAIRMAN GREEN: Okay.

2 PUBLIC COMMENT - GENERAL

3 CHAIRMAN GREEN: Now any public comments? I
4 don't have any other items here.

5 (None.)

6 MEMBER COMMENTS AND REPORTS

7 CHAIRMAN GREEN: Hearing no public comments,
8 Mr. Maguire?

9 MR. MAGUIRE: I had a great time meeting with
10 the airport board. I'm going to make this fast. I
11 will not go over everything we talked about. But
12 they listened. They had some very good questions.

13 We talked about master plan, business plan,
14 insurance liability, leases, T-hangars, the whole
15 works. They were very responsive. Super
16 questions, and not at all antagonistic or
17 aggressive.

18 CHAIRMAN GREEN: Good job.

19 MR. MAGUIRE: So I enjoyed it. That's all.

20 CHAIRMAN GREEN: Mr. Kira?

21 MR. KIRA: Here goes.

22 October 24th I attended a special district
23 summit in Orlando having to do with cyber security
24 and computers. It was open to all elected
25 officials, again by way of the TPO. I got this

1 information. I go, you know, I'm going. I was
2 computer -- I was in computers for 30 years. This
3 is something -- I have to see this.

4 On October 25th was a TPO-sponsored SAFE
5 Streets Summit in Jacksonville. And November 9th,
6 the monthly TPO meeting, the monthly meeting. And
7 that's it.

8 CHAIRMAN GREEN: Glad to see they're a little
9 more active now. Mr. Brunson?

10 MR. BRUNSON: I'd just like to welcome Victor
11 to our board. And Victor brings a lot of
12 experience from the Chamber of Commerce, Board of
13 Realtors, the executive director, and will really
14 be an asset to us when we get into the business
15 part of the master plan.

16 MR. RAYMOS: Thank you.

17 MR. BRUNSON: Welcome. And I think we had a
18 good meeting.

19 CHAIRMAN GREEN: Thank you. Mr. Raymos,
20 welcome.

21 MR. RAYMOS: Thank you, very much. I look
22 forward to the challenge and am eager to
23 participate, and I welcome the opportunity.

24 CHAIRMAN GREEN: Well, I can't tell you how
25 thankful we are to have you. That chair's been

1 empty for a while.

2 MR. WUELLNER: Yes.

3 CHAIRMAN GREEN: Fortunately we have a very
4 good board and we've worked out whether passing or
5 not passing things with an even-numbered board, so
6 that gets hard to do sometimes.

7 The only thing I have is the
8 Aerospace Academy. We did have a meeting. There
9 are some things on the agenda. Our family fun day
10 that we have here, they're kind of tossing around
11 having it, combining it with a banquet, not having
12 it, only having the banquet.

13 It gets a little congested that time of year,
14 March, April. We're running into a lot of honor
15 situations, proms, all kinds of things. So that's
16 being worked out, and I think at our next meeting
17 we're going to have some better idea of when to
18 have it or how to work it.

19 Obviously it deals with static and the kids
20 all love that, but they've been able because the
21 program's grown to go more static -- go to more
22 static displays, so that's not as big a draw for
23 them anymore. So we're trying to figure out a
24 different way to approach it.

25 We're also in the process of looking for

1 internships. So if anybody knows -- and,
2 Mr. Raymos, you're new to this, anyone that might
3 have an available internship. It's not the entire
4 summer. It could be for two weeks. It could be
5 for whatever period of time to help these kids that
6 are in the Aerospace Academy at St. Augustine High
7 School.

8 And it's not only aviation-related. It can be
9 mechanical. It can be anything in that type of
10 field. They're pretty broad on it. Anything we
11 can do with that. So we're open to that one. Our
12 next meeting is February 21st, I think.

13 MR. WUELLNER: It's in February.

14 CHAIRMAN GREEN: It's in February. I think
15 the 21st of February. And we'll have a lot of
16 things on that agenda item. And other than again
17 thanks, Mr. Raymos.

18 MR. RAYMOS: I just would like to add that I
19 know most of the board members here and I'm honored
20 to serve with them, and you have a very good board
21 that you've got working with you.

22 I've known Ed through the Economic Development
23 Council at the Chamber, and you've got a very good
24 executive director as well as attorney, Mr. Doug
25 Burnett. So I'm looking forward to it.

1 CHAIRMAN GREEN: Excellent.

2 And I forgot. I wanted to thank some of the
3 tenants, not necessarily all SAAPA members, but
4 they allow me to infiltrate some of their meetings
5 sometimes and I get to listen to what they're
6 actually talking about and what their concerns are
7 with the leases, and I appreciate that very much.
8 It's helpful.

9 Okay. Our next meeting is set for December 11
10 at 4:00. I'm anticipating it might be a little
11 lengthy if we're going to do the --

12 MR. WUELLNER: I -- I think it's -- my
13 opinion, this has been pretty well vetted.

14 CHAIRMAN GREEN: Okay.

15 MR. WUELLNER: I don't see huge changes coming
16 out of the lease piece at this point. I mean, some
17 tweaking, of course.

18 MR. MAGUIRE: Yeah.

19 MR. WUELLNER: Likewise with the policy piece,
20 I think we have a spirit of what you're trying to
21 accomplish --

22 CHAIRMAN GREEN: Okay.

23 MR. WUELLNER: -- and how to do it, so I don't
24 see a long meeting, but --

25 MR. MAGUIRE: No.

1 MR. WUELLNER: -- unless something comes up
2 between now and then that's earth-shattering.

3 CHAIRMAN GREEN: All right. Then we'll leave
4 it for December 11th.

5 MR. WUELLNER: And just a reminder before she
6 adjourns that we get that form back.

7 CHAIRMAN GREEN: Yes.

8 MR. WUELLNER: Not today, but we get that back
9 before the next meeting so that we can compile
10 that, and that'll speed that component of the
11 meeting, also.

12 CHAIRMAN GREEN: Okay. Then we will adjourn.
13 Thank you, gentlemen.

14 (Meeting adjourned at 5:26 p.m.)

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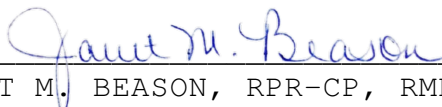
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 3rd day of December, 2017.



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

CHAIRMAN GREEN:
[110]

MR. BEYERS: [1] 8/4

MR. BRUNSON: [20]

3/21 3/25 4/7 4/19 4/25

30/11 30/16 30/23

31/12 31/18 45/9 58/10

58/15 74/15 75/1 75/9

75/15 75/20 82/9 82/16

MR. BURNETT: [62]

3/6 3/9 3/14 3/18 4/3

7/19 7/21 10/19 33/22

46/6 46/15 46/18 46/22

47/13 47/15 47/17

47/20 47/25 48/2 48/6

48/9 52/14 52/20 52/24

53/2 53/12 56/5 56/11

56/14 56/17 57/17 58/4

60/3 60/23 61/3 63/20

64/1 64/19 64/25 65/3

65/6 65/9 67/22 67/24

68/1 69/24 71/11 71/23

72/3 72/17 72/21 72/25

73/2 73/13 75/5 75/10

75/13 75/16 77/17

77/25 80/10 80/12

MR. HERNANDEZ: [2]

8/6 62/6

MR. HOLESKO: [27]

10/25 11/4 22/15 23/17

23/22 23/24 25/5 25/21

26/24 27/4 27/6 27/8

28/1 29/11 29/13 29/17

29/20 30/2 30/8 30/15

30/22 30/25 32/15

32/18 33/3 33/11 33/17

MR. KIRA: [20] 3/20

3/23 4/23 5/9 22/10

31/4 31/7 31/13 58/9

58/11 59/12 65/24

67/19 69/23 71/10

73/14 73/23 74/12

80/24 81/20

MR. MAGUIRE: [115]

MR. RAYMOS: [25]

3/13 5/10 31/22 32/5

32/8 33/4 58/14 58/17

58/25 59/4 60/21 60/24

61/8 61/11 61/20 78/13

79/1 79/3 79/24 80/2

80/4 80/6 82/15 82/20

84/17

MR. TUCKER: [1]

61/23

MR. WUELLNER: [99]

MS. ALBIN: [4] 9/15

10/17 31/17 32/2

\$

\$1,000 [1] 73/11

\$1,300 [1] 73/12

\$20,000 [2] 71/17 71/22

\$200 [5] 43/9 43/14

43/20 63/24 64/24

\$25,000 [1] 71/20

\$3 [1] 28/19

\$5 [1] 55/12

\$5,000 [1] 79/17

0

0570 [1] 1/23

1

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10,000 [1] 74/19

10,960 [1] 9/19

104 [1] 1/15

11 [2] 10/4 85/9

118,000 [1] 5/20

11th [1] 86/4

12 [1] 66/10

13 [2] 1/6 51/9

13th [1] 20/5

1510 [1] 1/22

165 [2] 37/3 37/4

16th [1] 40/16

18,400 [1] 5/19

180 [6] 38/1 48/19

48/22 60/25 61/2 61/6

180-day [1] 60/1

194 [1] 5/18

1st [1] 6/18

2

20 [4] 13/19 14/24

15/11 54/22

2017 [3] 1/6 9/18 87/10

20th [1] 20/5

21st [2] 84/12 84/15

22 [1] 54/22

24 [2] 15/9 76/9

240-some [1] 10/3

24th [1] 81/22

25th [1] 82/4

3

30 [10] 13/3 13/19

33/10 36/17 40/18

41/21 42/2 44/17 76/24

82/2

31 [1] 40/18

313 [2] 18/23 18/24

32080 [1] 1/15

32084 [1] 1/22

33 [1] 2/10

3rd [1] 87/10

4

45 [1] 14/1

4730 [1] 1/4

4:00 [2] 1/7 85/10

5

501 [1] 34/20

5:26 [2] 1/7 86/14

6
6/24 [1] 15/9
60 [2] 13/3 14/1
65 [1] 2/11

8
8,000 [1] 5/21
81 [2] 2/12 2/13
825-0570 [1] 1/23
86 [1] 2/14
87 [1] 2/15

9
9,778 [1] 9/20
90 [1] 7/16
904 [1] 1/23
95 [1] 18/25
9th [1] 82/5

A
A.A.E [1] 1/17
able [5] 7/24 21/16
45/3 66/6 83/20
aboard [1] 4/3
about [39] 5/19 5/20
8/18 10/9 11/9 14/10
14/12 14/24 15/3 17/25
20/3 20/20 22/20 23/9
24/6 24/17 28/11 30/21
31/24 34/2 35/19 37/1
47/23 50/8 53/15 57/5
57/19 63/2 63/24 66/3
66/6 66/7 70/21 73/15
78/5 79/13 81/11 81/13
85/6
above [5] 23/15 70/9
70/13 70/18 70/25
absolutely [5] 23/23
32/24 59/22 63/12 70/8
Academy [2] 83/8 84/6
acceptable [1] 40/11
ACCEPTANCE [1] 4/9

accepted [1] 4/22
access [11] 14/10
15/21 15/23 16/2 16/20
16/22 17/3 17/19 25/2
25/4 25/12
accessing [1] 18/21
accident [2] 74/19
74/24
accomplish [5] 37/24
38/2 39/17 40/12 85/21
Accounting [1] 6/12
acquire [1] 48/22
across [1] 45/16
action [5] 6/22 59/11
59/21 63/18 65/14
active [2] 10/20 82/9
actively [1] 63/15
actual [2] 14/16 59/11
actually [9] 9/7 16/6
17/6 20/2 31/5 37/3
37/4 44/5 85/6
actuarials [1] 6/9
ad [1] 41/17
ad valorem [1] 41/17
adamant [1] 57/5
add [4] 33/5 77/23
78/17 84/18
added [3] 37/10 38/15
64/11
adding [1] 17/6
addition [2] 62/11 64/8
additional [18] 10/22
15/15 15/16 16/3 16/18
17/7 17/7 17/8 19/10
40/13 44/9 44/10 44/15
45/23 46/9 55/13 72/9
72/12
address [6] 38/1 39/21
43/13 46/2 63/23 71/12
adds [1] 44/9
adjourn [1] 86/12
adjourned [1] 86/14

ADJOURNMENT [1]
2/14
adjourns [1] 86/6
administered [1] 3/18
administering [1] 79/5
administration [2]
16/17 67/1
administrative [6] 2/11
45/1 45/17 65/21 65/23
66/20
administratively [1]
64/21
advance [3] 49/16
50/11 79/16
advice [1] 68/3
advisory [7] 11/23 13/6
13/24 14/2 20/2 20/10
27/20
aeronautical [2] 39/25
49/7
Aerospace [2] 83/8
84/6
Aerospace Academy
[2] 83/8 84/6
afforded [3] 48/12
51/19 54/13
after [20] 6/18 8/11
8/20 13/1 13/16 14/3
20/24 30/5 35/25 37/16
38/2 39/2 39/3 41/1
42/13 63/19 66/12
71/25 77/3 77/4
afternoon [1] 11/5
afterwards [1] 71/18
again [20] 4/5 13/22
14/3 17/1 18/7 19/9
19/14 25/8 29/25 39/19
40/1 40/13 43/22 44/12
50/10 58/17 67/15
76/14 81/25 84/16
against [1] 74/2
agenda [12] 2/6 4/11

A

agenda... [10] 5/3 5/5
5/6 5/7 10/25 33/20
65/15 65/22 83/9 84/16
aggressive [1] 81/17
ago [4] 11/9 24/12
25/19 34/7
agree [9] 12/19 13/9
26/24 30/17 31/5 33/7
48/20 48/21 76/16
agreement [2] 9/5 9/10
agreements [2] 8/24
39/19
agrees [1] 12/20
ahead [7] 6/20 35/12
43/7 48/14 51/12 60/9
62/5
ahold [1] 23/24
air [3] 9/17 34/15 62/18
aircraft [30] 14/17
15/16 16/13 19/11
34/15 34/22 34/23 36/3
37/12 37/14 37/19
37/21 37/22 38/2 38/4
38/8 38/11 39/9 39/13
39/14 40/2 40/10 40/11
41/24 44/3 44/8 44/25
55/1 60/5 60/12
airfield [6] 14/7 14/14
14/22 17/2 19/9 22/21
airline [2] 5/18 17/4
airplane [7] 48/21 51/2
52/3 61/7 62/18 63/9
63/10
airplane's [1] 62/15
airplanes [1] 51/24
airport [45] 1/1 1/16
8/16 8/17 8/23 11/10
11/18 12/8 12/9 12/13
12/21 12/25 13/13
13/15 14/6 14/16 14/20

15/2 15/22 16/15 16/17
18/3 18/6 19/19 19/25
20/19 21/19 22/2 26/6
39/2 40/25 41/8 41/22
44/18 47/8 64/22 66/4
66/9 66/17 67/9 69/20
69/22 71/17 73/18
81/10
Airport Authority [8]
8/16 22/2 39/2 41/8
41/22 66/4 69/20 71/17
Airport Authority's [1]
69/22
Airports [1] 8/8
Albin [1] 9/16
all [56] 5/12 6/6 7/3
7/11 7/15 9/23 10/18
10/24 11/15 12/7 13/17
15/3 15/12 16/11 20/14
21/2 21/11 21/19 22/4
25/6 26/18 26/24 27/21
27/23 28/17 29/20
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31/16 36/15 43/25 46/1
46/2 46/8 50/11 51/4
53/9 54/3 55/17 55/24
57/16 62/15 62/15
62/20 65/13 65/22
66/16 81/16 81/19
81/24 83/15 83/20 85/3
86/3
ALLEGIANCE [2] 2/3
3/4
allocated [1] 67/7
allow [5] 38/24 39/8
39/20 66/20 85/4
allowable [1] 61/17
allowed [6] 34/16 39/6
39/25 51/11 60/11
75/15
allows [3] 22/3 49/13
76/21

almost [1] 54/22
along [10] 14/8 17/2
24/22 25/1 28/3 28/13
60/6 63/15 68/20 78/13
already [12] 6/3 6/15
18/18 24/11 35/9 41/12
50/15 51/15 52/17
52/19 71/15 72/2
also [19] 1/14 15/10
17/4 18/24 20/9 20/16
22/1 34/7 34/12 35/9
42/2 44/6 49/4 62/14
62/16 72/4 76/1 83/25
86/11
alternative [8] 13/5
13/17 18/7 20/21 21/4
25/14 27/14 29/14
alternatives [11] 11/21
12/5 12/23 16/8 18/4
19/15 20/23 20/25
21/22 23/1 29/22
always [9] 3/21 6/7
37/18 37/19 38/17
42/12 42/13 45/12 70/5
am [6] 23/15 46/5
51/12 58/2 66/15 82/22
amendment [5] 2/11
65/21 65/23 66/1 67/1
amount [12] 14/25
33/13 55/5 67/4 67/10
67/12 78/9 78/9 78/25
79/1 79/9 80/2
analysis [5] 15/13
43/11 43/12 43/16 78/8
analyzed [1] 44/4
Andrew [2] 11/5 30/17
annual [4] 6/2 14/14
36/20 67/15
annually [1] 57/9
another [8] 5/20 11/10
19/19 28/11 48/9 50/8
55/22 77/4

A

answer [5] 20/14 23/18
31/16 49/2 74/9
answering [1] 13/12
antagonistic [1] 81/16
anticipating [1] 85/10
any [28] 4/17 9/14
10/16 19/4 21/8 23/3
23/14 27/14 31/4 31/22
41/2 45/14 57/11 57/20
59/7 59/14 63/24 64/2
65/14 66/6 66/23 67/4
70/11 73/10 78/18
78/22 81/3 81/4
anybody [3] 54/13
57/22 84/1
anybody's [1] 22/20
anymore [4] 46/25
63/16 80/19 83/23
anyone [2] 32/10 84/2
anything [14] 5/25
10/21 12/9 21/21 27/22
30/21 41/14 41/16 49/8
57/11 63/21 74/2 84/9
84/10
anyway [1] 79/3
anyways [3] 35/1 41/11
42/16
anywhere [2] 66/4
77/10
apologized [1] 8/3
apologizes [1] 7/24
applicability [1] 47/11
applicable [1] 46/25
application [3] 35/4
45/22 78/16
applies [3] 35/10 47/2
47/4
apply [7] 26/12 35/8
35/9 44/5 63/1 69/11
72/22

applying [1] 53/17
appreciate [2] 33/15
85/7
appreciation [1] 66/16
approach [1] 83/24
approaches [1] 15/7
appropriated [1] 77/22
appropriating [1]
76/15
approval [6] 2/6 5/3 5/7
12/14 43/5 67/3
approve [8] 23/12 27/3
45/20 56/2 64/23 67/5
71/2 71/10
approved [4] 7/15
44/14 62/22 67/3
approving [1] 75/4
April [1] 83/14
apron [2] 15/16 16/14
are [71] 4/22 5/2 5/17
6/10 7/12 8/19 8/24
9/20 10/6 10/12 12/2
12/22 12/22 13/1 13/22
14/5 14/9 15/2 15/19
17/20 17/21 18/3 19/14
19/17 21/20 21/24
22/20 22/25 23/1 23/8
23/9 23/20 25/9 26/9
26/17 27/13 29/5 32/21
32/22 32/22 35/23 37/2
39/20 39/22 40/18
43/24 45/25 46/4 46/4
50/15 50/19 51/23
51/24 54/17 57/21 58/6
60/10 60/17 62/9 67/6
68/18 68/20 69/6 70/14
70/22 75/15 75/19
82/25 83/9 84/6 85/6
area [11] 14/7 15/24
16/3 16/25 17/4 17/5
17/12 19/7 19/13 24/10
75/11

areas [2] 14/5 14/6
arose [1] 66/19
around [6] 10/4 38/14
62/24 64/14 64/15
83/10
as [90]
aside [1] 33/15
ask [6] 9/3 9/9 23/7
30/19 68/5 75/23
asked [1] 20/13
asking [2] 22/20 30/6
asset [1] 82/14
assignable [1] 40/6
assignment [4] 40/4
40/5 44/12 44/13
assistance [1] 42/16
Associates [1] 11/6
association [2] 8/8
8/17
assume [2] 49/5 70/25
assuming [1] 56/9
assurance [3] 42/8
42/20 43/23
ASV [1] 14/18
ATC [1] 5/16
Atlantic [2] 5/20 8/4
ataboy [1] 73/21
attend [1] 20/13
attendance [1] 22/3
attended [2] 33/6 81/22
attending [1] 8/10
attention [1] 12/10
attorney [5] 1/16 39/2
67/1 68/7 84/24
audit [2] 6/2 6/14
AUGUSTINE [7] 1/1
1/5 1/15 1/21 1/22 8/7
84/6
authority [18] 1/1 1/16
2/13 3/11 8/16 22/2
22/8 36/11 37/1 39/2
41/8 41/22 43/4 66/4

A

authority... [4] 69/20
71/17 75/3 77/20
Authority's [1] 69/22
authorized [1] 87/7
automatic [1] 65/3
automatically [1] 65/6
automobile [1] 17/8
avail [1] 61/6
available [7] 20/7
23/20 30/11 32/24 53/1
61/13 84/3
average [1] 68/4
aviation [13] 12/17
15/17 18/4 18/12 42/19
42/21 45/24 46/10
46/12 62/11 62/12
62/13 84/8
aviation-related [1]
84/8
aware [2] 59/15 73/6
away [1] 50/23

B

back [25] 6/23 9/8 9/21
10/6 10/14 11/11 12/18
13/7 13/14 14/1 15/25
16/1 16/2 16/23 27/10
28/10 32/20 44/19
45/22 57/7 58/24 63/8
80/23 86/6 86/8
background [1] 11/13
bad [1] 25/9
balance [1] 56/17
ballpark [1] 29/10
banquet [2] 83/11
83/12
Barasch [2] 34/8 34/12
base [3] 37/11 43/1
80/16
based [6] 40/19 43/19

68/23 71/8 77/21 77/21
baseline [2] 78/21
78/23
basic [3] 18/25 41/11
69/10
basically [6] 5/21
35/15 41/20 43/4 49/8
50/9
basis [1] 76/13
be [129]
BEASON [3] 1/21 87/6
87/13
became [1] 43/25
because [35] 23/15
24/1 25/1 26/12 26/22
27/3 27/17 30/19 32/20
38/10 43/14 45/20
48/20 51/11 51/20 53/8
56/2 58/4 59/23 60/10
60/16 63/8 65/7 65/20
70/24 73/6 73/12 73/18
74/1 74/2 74/8 76/15
76/23 78/25 83/20
become [2] 19/24
64/22
becomes [1] 42/4
been [38] 3/9 6/3 6/4
7/16 7/25 11/12 12/12
14/19 14/24 16/5 20/12
21/14 33/7 34/10 35/14
38/9 38/15 40/12 40/21
42/13 47/7 52/1 53/17
53/21 54/22 54/23
58/19 62/20 66/5 68/10
68/19 70/16 71/25 72/6
76/25 82/25 83/20
85/13
before [24] 6/23 6/24
7/23 9/6 9/10 11/22
13/10 20/3 28/5 28/6
28/12 29/7 47/22 50/5
53/14 59/2 59/7 62/6

63/23 68/19 69/25 78/2
86/5 86/9
begin [1] 48/23
beginning [1] 35/11
behind [1] 27/18
being [9] 7/24 8/3
22/25 34/19 68/6 75/2
76/18 77/6 83/16
believe [8] 26/1 37/4
41/14 54/22 70/4 70/15
70/22 75/21
below [1] 51/9
beneficial [1] 17/15
benefit [3] 46/13 46/14
47/6
Besides [1] 9/11
better [10] 16/2 16/22
17/11 17/14 17/14
19/19 25/2 25/4 56/3
83/17
between [4] 14/23
18/23 18/24 86/2
beyond [5] 37/8 70/10
70/14 70/19 70/25
big [7] 29/5 54/15 55/6
57/18 70/3 72/21 83/22
bill [1] 78/8
bit [4] 10/14 12/11
14/12 16/5
blowing [1] 46/5
blue [1] 11/2
board [36] 1/9 4/4 8/15
13/14 22/4 23/3 23/7
25/8 28/11 30/5 31/4
31/22 45/8 45/16 56/1
58/6 58/9 63/18 63/19
65/14 66/5 66/15 66/24
67/3 67/13 67/16 70/1
76/7 77/23 81/10 82/11
82/12 83/4 83/5 84/19
84/20
Board's [1] 6/13

B

bonus [13] 66/17 66/20
67/12 67/13 69/11 71/9
72/5 72/11 74/7 75/22
78/22 80/2 80/15
bonuses [8] 65/24 67/4
70/4 70/5 70/16 70/22
77/22 79/17
books [2] 62/25 63/1
both [6] 4/16 5/24 19/3
51/24 51/24 51/25
bother [1] 54/16
Boulevard [1] 1/22
box [10] 16/4 16/13
34/15 35/9 35/10 39/12
40/3 40/6 51/8 62/24
boxes [1] 62/16
Bravo [2] 18/1 18/5
bright [1] 68/16
bring [5] 13/13 21/2
23/11 48/2 78/9
brings [2] 3/21 82/11
broad [1] 84/10
brought [6] 9/2 24/5
25/18 26/22 27/12
27/19
BRUCE [3] 1/11 30/17
45/11
BRUNSON [3] 1/10
30/13 82/9
budget [3] 28/14 66/18
77/10
budgeted [1] 77/6
build [4] 14/21 14/22
24/7 37/23
building [1] 22/20
bullets [3] 22/18 22/23
27/13
bump [7] 48/13 50/13
51/11 52/9 52/12 54/12
72/16

bumped [1] 54/11
BURNETT [8] 1/15
10/19 59/25 62/8 63/18
80/10 80/21 84/25
business [23] 2/8 2/9
5/5 7/18 17/24 18/13
18/15 19/7 24/25 25/3
25/19 25/20 25/24 26/2
26/11 26/16 28/14
28/25 43/18 55/12
55/14 81/13 82/14
busy [1] 12/21
button [2] 11/1 11/2
buy [5] 26/5 38/8 38/11
48/20 63/10
buying [3] 60/5 60/6
63/9
buys [2] 52/2 71/17

C

calculate [2] 40/17
43/10
calendar [2] 10/1 10/7
call [7] 3/2 4/2 7/23
35/25 64/11 64/18
78/18
calling [3] 14/8 14/11
37/5
came [5] 8/13 9/4
43/19 55/2 62/21
can [58] 8/2 11/16
13/14 15/1 15/20 16/1
18/14 20/13 23/25 24/1
27/3 29/9 29/10 35/4
35/8 35/25 36/4 39/9
39/12 41/21 42/3 43/12
44/12 44/17 44/23 46/3
49/6 51/4 51/16 52/19
52/23 56/7 57/10 60/8
60/12 60/13 62/10
64/11 64/23 65/5 65/6
65/7 67/3 67/23 68/9

68/12 68/13 68/14
68/16 68/17 71/1 78/17
78/17 78/24 84/8 84/9
84/11 86/9
can't [10] 14/21 14/22
15/25 32/3 49/7 52/12
55/18 71/25 76/19
82/24
cap [1] 44/7
capability [1] 32/8
capacity [3] 13/22
14/16 14/25
capital [1] 29/15
care [4] 18/2 41/11
57/13 77/25
careful [1] 74/2
carryover [1] 46/18
Casa [1] 1/4
case [6] 51/1 61/25
62/14 68/11 68/17
75/12
cases [1] 56/19
cause [2] 68/15 77/12
center [3] 1/3 3/13
16/22
central [5] 14/8 16/25
17/2 17/16 17/22
certain [2] 14/25 39/22
certainly [3] 17/20 25/8
56/7
CERTIFICATE [2] 2/15
87/1
certify [1] 87/6
cetera [3] 26/3 26/17
26/17
chair's [2] 3/9 82/25
Chairman [3] 1/10
30/12 75/21
challenge [1] 82/22
challenged [1] 75/8
Chamber [2] 82/12
84/23

C

chance [4] 9/3 9/6 9/10
31/11
change [8] 36/1 39/16
39/20 42/25 43/3 50/18
53/15 76/20
changed [2] 46/17
46/23
changes [15] 35/2 35/7
38/23 42/25 45/18 46/5
50/24 56/3 56/16 56/20
58/16 58/19 58/19 59/5
85/15
changing [2] 48/7
53/23
charging [1] 64/24
check [6] 7/7 7/16 7/17
10/11 20/6 41/1
checkmark [1] 12/20
checkmarks [1] 13/20
chief [1] 62/21
Chris [2] 11/9 21/9
chronological [1]
35/20
Cindy [4] 11/1 11/2
35/7 36/21
circumstances [2]
39/23 69/18
citizens [1] 22/11
city [5] 19/12 24/3 24/7
24/11 68/21
clarification [2] 41/13
42/11
clarify [2] 60/19 66/1
classification [2] 69/12
69/13
clause [1] 55/14
cleaned [1] 45/21
clear [4] 42/4 60/25
68/16 79/4
client [1] 68/5

climb [1] 10/7
club [2] 17/23 55/3
coalesce [1] 59/14
Cola [1] 1/4
combining [1] 83/11
come [29] 3/13 8/16
12/18 13/7 15/10 15/13
21/11 22/6 25/7 25/13
27/1 35/21 40/7 40/16
41/15 41/23 43/1 47/22
48/25 62/24 63/4 68/5
74/7 75/9 76/20 78/2
78/24 79/16 79/21
comes [9] 36/3 50/13
51/7 57/14 72/15 76/22
77/3 78/2 86/1
coming [7] 21/5 22/23
24/21 30/6 32/23 66/8
85/15
comment [11] 2/12
4/14 22/9 23/11 24/19
32/11 32/17 61/22 62/7
71/7 81/2
comments [20] 2/13
4/17 8/13 9/6 9/8 23/4
33/16 46/4 58/6 58/9
58/23 59/14 59/17
61/24 63/23 63/24 76/2
81/3 81/6 81/7
Commerce [1] 82/12
commercial [5] 45/24
46/10 46/11 47/3 47/4
commission [1] 7/23
Commissioner [1] 7/22
commitment [1] 69/19
committee [8] 11/23
13/6 13/24 14/2 20/2
20/10 20/18 27/21
common [1] 14/6
community [1] 47/8
compared [1] 24/18
compile [1] 86/9

compiled [1] 6/25
complete [1] 6/11
completed [1] 71/15
complicated [2] 58/12
58/13
compliment [1] 33/10
comply [1] 42/20
component [1] 86/10
computer [1] 82/2
computers [2] 81/24
82/2
concept [1] 27/16
concepts [2] 11/24
31/6
concern [6] 51/5 51/20
55/20 55/21 63/13 70/3
concerned [2] 37/18
70/21
concerns [2] 34/11
85/6
conduct [1] 36/20
conference [2] 1/3
16/22
confusing [1] 53/6
confusion [1] 47/18
congested [1] 83/13
congratulate [1] 4/2
congratulations [2]
3/19 4/1
connection [4] 17/17
18/24 19/9 34/21
connections [2] 18/23
19/1
consecutive [1] 14/17
conservative [1] 68/3
consider [1] 76/1
consideration [5]
45/24 46/10 64/7 67/9
76/14
considered [1] 79/7
consistent [2] 16/11
69/6

C

consternation [2] 44/1
64/3

constraining [1] 14/19

construction [1] 48/23

consult [1] 66/6

consultation [1] 66/25

contact [1] 23/14

contacted [1] 35/23

contacting [1] 36/12

contents [1] 40/10

continue [1] 40/8

contract [1] 9/23

contributions [1] 73/8

contributor [1] 24/15

control [2] 9/17 10/16

controllers [1] 10/13

conversation [1] 11/7

convert [2] 15/12 17/12

corporate [4] 14/7
15/14 15/15 17/13

correct [11] 41/6 46/1
47/20 49/11 52/20
54/19 59/13 60/18
74/13 74/13 80/7

correctly [1] 59/10

corridor [2] 14/9 17/2

cost [9] 24/13 25/15
28/22 28/23 29/8 29/15
29/16 29/22 50/21

cost-effective [2]
28/22 28/23

cost-effectiveness [1]
29/8

costs [1] 13/18

cough [1] 8/1

could [18] 11/18 21/9
24/8 31/25 33/15 40/3
49/16 49/16 49/21 57/1
57/4 57/5 64/12 64/13
75/22 77/23 84/4 84/4

couldn't [2] 75/8 75/9

Council [1] 84/23

counsel [1] 62/21

counties [1] 75/15

county [6] 1/1 7/23
68/13 68/21 75/20 87/4

couple [11] 5/14 8/8
23/4 24/12 34/6 34/19
58/7 62/16 63/19 78/19
78/20

course [2] 49/25 85/17

court [2] 1/21 31/20

covered [1] 38/20

CP [2] 87/6 87/13

crash [1] 77/2

create [1] 24/15

creating [1] 63/13

creation [1] 19/22

creatively [1] 18/11

crises [1] 67/11

criteria [20] 51/7 51/9
51/10 51/12 51/17 52/3
52/7 69/1 69/8 70/6
70/7 70/20 71/3 72/8
74/17 77/16 78/4 78/11
78/15 78/23

crossing [2] 18/5 19/10

crossover [1] 18/1

crosswind [2] 15/6
15/8

CRR [3] 1/21 87/6
87/13

cry [1] 51/16

current [2] 36/24 72/20

currently [2] 54/9
56/21

cyber [1] 81/23

D

damage [4] 39/13
39/14 66/12 66/13

Dated [1] 87/10

dates [1] 20/4

day [6] 4/2 27/2 60/1
76/10 83/9 87/10

days [14] 6/24 7/16
7/25 13/3 14/1 38/1
40/17 41/21 42/2 44/17
48/22 60/25 61/2 61/7

days' [1] 36/17

de [1] 1/22

dead [1] 57/16

deal [5] 5/17 35/5
41/16 42/14 51/17

dealing [1] 41/20

deals [1] 83/19

dealt [1] 40/9

Dean [2] 7/19 7/22

December [10] 6/21
7/2 13/25 20/5 20/5
20/7 59/11 85/9 86/4
87/10

decide [5] 61/2 61/6
79/1 79/3 79/19

decides [1] 79/10

decision [4] 15/10
15/11 20/9 78/24

dedication [1] 69/20

definitely [2] 31/2
59/23

definition [1] 46/15

delivered [1] 72/1

demand [4] 12/18
13/22 29/19 29/24

demonstrated [1]
69/18

denied [1] 7/14

Department [1] 74/17

depending [2] 28/23
55/12

deserve [1] 70/15

deserved [2] 70/22
73/20

deserving [1] 66/21

D

desire [1] 59/10
desires [1] 23/9
detailed [1] 43/12
details [4] 13/11 20/20
27/18 27/22
determination [2] 7/6
46/12
determine [2] 25/9
27/21
determined [3] 47/7
67/12 67/16
determines [1] 25/11
develop [4] 16/9 20/20
26/1 26/10
developing [2] 25/2
70/5
development [8] 12/24
13/18 15/21 20/24
25/15 26/14 26/23
84/22
did [22] 5/20 5/22 6/2
7/23 10/10 16/6 35/6
40/2 40/6 64/4 64/6
70/8 70/9 70/13 70/16
70/25 71/4 74/11 79/22
79/23 83/8 87/7
didn't [10] 3/22 9/14
25/23 35/11 39/11 41/9
47/24 50/2 64/2 64/4
different [8] 12/7 12/24
38/18 38/20 43/10
68/15 75/19 83/24
difficult [1] 33/13
dilemma [1] 66/25
direct [3] 25/17 27/23
35/5
direction [3] 27/25
30/8 80/19
directly [1] 42/7
director [10] 1/17

35/15 43/8 66/25 67/8
67/14 69/7 79/12 82/13
84/24
director's [4] 2/7 5/13
5/15 43/5
disagree [1] 73/22
disaster [1] 69/17
discretion [2] 67/7
67/13
discuss [3] 45/6 66/6
67/3
discussed [3] 15/4
67/2 77/14
discussion [11] 16/5
23/3 27/10 31/4 31/22
32/15 33/13 45/9 63/17
64/6 70/1
discussions [1] 20/17
displays [1] 83/22
distances [1] 15/9
distinguish [1] 70/18
distinguishable [1]
71/14
distribution [1] 19/8
district [3] 68/15 75/18
81/22
districts [1] 75/13
do [61] 5/24 5/25 15/3
15/11 15/12 21/25
24/11 24/19 25/4 26/8
26/8 26/20 27/24 28/7
28/18 28/20 29/9 31/18
32/5 32/10 32/12 34/23
36/23 37/4 43/15 45/16
46/3 49/1 49/1 50/20
55/18 55/21 55/22 56/6
56/8 57/3 57/9 57/10
57/17 59/2 62/3 65/5
67/16 68/4 68/9 68/12
68/13 68/14 68/17
70/17 73/11 74/12
75/15 76/22 79/13

80/19 81/23 83/6 84/11
85/11 85/23
documentation [1]
76/5
documented [1] 76/17
documents [2] 21/17
21/20
does [11] 29/1 32/25
34/20 36/11 48/12 52/9
54/16 61/1 65/12 77/8
80/10
doesn't [8] 36/3 36/8
48/25 51/2 56/24 63/1
72/16 72/22
doing [6] 26/9 26/18
57/11 58/3 62/23 79/15
dollar [1] 55/11
dollars [1] 80/2
don't [58] 4/21 7/21
8/20 9/7 10/21 23/16
24/14 24/21 26/4 26/6
26/20 27/1 27/24 29/9
30/20 32/14 34/24
37/18 37/19 38/19 40/4
40/5 41/14 45/14 46/1
46/13 46/14 46/22
46/24 46/25 47/19
48/17 49/2 50/11 51/10
54/10 54/12 54/12
55/21 56/9 56/10 57/13
61/15 62/24 63/8 64/17
65/13 70/19 71/1 73/22
73/22 74/6 74/23 77/5
77/5 81/4 85/15 85/23
done [8] 12/12 23/7
23/21 41/3 42/17 69/15
72/6 76/18
Doug [4] 3/6 75/2
78/18 84/24
DOUGLAS [1] 1/15
down [8] 3/13 7/14
30/19 33/1 45/23 48/19

D

down... [2] 51/7 51/24
downtown [4] 19/12
 24/4 24/9 24/15
Dr. [2] 34/8 34/12
Dr. Barasch [2] 34/8
 34/12
drafted [1] 68/19
draw [1] 83/22
drawing [1] 28/11
drive [1] 26/8
drives [1] 26/17
drove [1] 74/18
Due [1] 66/2
duly [1] 30/24
dump [4] 71/17 71/19
 71/20 71/22
during [3] 49/4 66/14
 67/11

E

e-mail [1] 35/25
e-mailing [1] 37/6
each [5] 26/21 29/21
 31/2 77/3 80/1
eager [1] 82/22
earlier [2] 34/5 44/16
earliest [1] 6/10
early [2] 13/25 16/6
earth [1] 86/2
earth-shattering [1]
 86/2
east [4] 15/18 15/20
 15/22 17/16
easy [2] 41/25 45/2
Economic [1] 84/22
economy [1] 38/9
Ed [9] 8/25 11/7 14/18
 34/6 74/7 78/14 78/21
 79/1 84/22
Ed's [1] 78/5

EDWARD [1] 1/17
effect [2] 6/18 9/11
effective [2] 28/22
 28/23
effectiveness [1] 29/8
efficient [1] 14/22
effort [3] 24/3 67/10
 76/3
eight [2] 54/8 76/10
eight-hour [1] 76/10
either [7] 4/21 20/4
 54/5 61/20 62/9 65/5
 65/11
elected [2] 66/2 81/24
element [1] 25/10
elevated [1] 22/14
eliminated [1] 44/6
else [6] 21/10 48/13
 49/6 49/8 50/12 63/6
employee [4] 69/7
 69/14 72/5 77/21
employee's [2] 69/3
 69/5
employee-based [1]
 77/21
employees [9] 66/16
 66/21 67/7 70/11 70/12
 70/13 73/18 79/9 79/10
empty [4] 3/9 49/9
 61/18 83/1
encourage [1] 32/2
end [9] 18/5 21/7 23/2
 24/20 44/19 44/20
 44/21 46/13 74/6
ended [1] 10/2
engaged [1] 46/11
enhancements [1]
 15/1
enhanment [1] 14/25
enjoyed [1] 81/19
enough [4] 10/20 25/14
 26/8 26/9

Enplanements [1] 5/17
entering [2] 11/19 12/4
entire [3] 56/9 56/11
 84/3
entitled [1] 78/10
environmental [3]
 13/16 18/19 21/1
envision [1] 77/6
equation [1] 29/25
equipment [1] 49/7
Esquire [1] 1/15
essentially [1] 76/4
establish [1] 76/2
established [3] 53/21
 74/17 76/17
establishment [1] 13/4
estate [2] 40/7 55/9
estimate [1] 31/25
et [3] 26/3 26/17 26/17
et cetera [3] 26/3 26/17
 26/17
evaluating [2] 43/18
 70/6
even [18] 11/23 17/25
 22/24 23/10 25/23
 30/20 32/3 37/8 60/11
 60/12 66/22 66/23
 72/10 77/1 77/14 77/18
 80/14 83/5
even-numbered [1]
 83/5
event [2] 24/9 69/17
events [3] 24/8 24/18
 24/23
ever [2] 41/15 77/6
every [4] 8/19 21/6
 24/16 36/25
everybody [4] 3/10
 33/25 37/6 74/8
everybody's [1] 36/24
Everyone [1] 5/4
everything [2] 56/7

E

everything... [1] 81/11
evict [1] 42/12
exact [1] 68/21
exactly [7] 21/12 25/13
 28/16 29/3 29/6 32/21
 48/7
example [6] 25/2 46/9
 57/15 63/24 70/23
 71/16
examples [2] 34/19
 45/25
exceed [2] 70/6 79/7
exceeded [1] 69/14
Excellent [1] 85/1
except [1] 49/6
exceptions [1] 4/19
excess [2] 28/21 79/24
excessive [1] 66/13
excludes [1] 73/7
excuse [1] 35/16
executive [13] 1/17 2/7
 5/13 35/15 43/5 43/8
 66/24 67/8 67/14 69/7
 79/12 82/13 84/24
existing [8] 12/9 12/13
 15/1 17/4 17/11 53/20
 53/23 53/24
expansion [1] 37/2
expect [1] 32/1
expected [4] 69/7
 69/16 73/25 79/24
expense [1] 55/16
experience [2] 24/16
 82/12
experiences [1] 70/12
explain [2] 26/11 54/11
explained [1] 75/3
explains [1] 26/3
extend [2] 25/12 31/2
extinguishers [1]

57/15
extra [1] 71/21
extraordinary [3] 65/24
 69/18 77/12
extrapolated [1] 43/15
extremely [2] 66/11
 73/19
eye [1] 3/21

F

FAA [8] 12/14 12/18
 12/20 42/8 43/23 60/13
 62/21 62/21
facilities [13] 11/17
 12/7 12/9 12/23 16/15
 16/16 19/8 19/24 21/18
 26/13 26/15 37/2 69/22
facility [3] 12/4 13/22
 24/7
fact [6] 34/14 43/11
 43/21 46/16 71/25 76/8
factor [2] 14/19 72/7
factors [1] 29/21
facts [1] 75/2
fail [2] 36/10 36/16
failed [1] 24/12
fair [1] 58/25
family [1] 83/9
far [16] 9/24 10/5 11/11
 12/12 26/6 30/11 36/12
 38/17 41/17 42/21
 44/10 44/17 69/10
 69/14 78/22 79/23
fast [1] 81/10
FBO [6] 15/17 15/18
 17/4 17/9 17/12 17/15
feasible [4] 25/11
 25/16 27/22 28/10
February [6] 6/14 21/5
 84/12 84/13 84/14
 84/15
February/March [1]

21/5
FEC [3] 18/7 19/5 19/6
feedback [1] 8/10
feel [2] 70/7 71/3
feel-good [2] 70/7 71/3
feeling [2] 8/2 66/15
feelings [1] 8/18
FEMA [2] 7/7 7/14
fence [1] 19/20
few [5] 6/23 16/6 20/5
 20/17 44/22
FICA [1] 72/24
field [3] 24/18 66/8
 84/10
figure [3] 19/18 79/1
 83/23
figured [1] 45/6
figures [1] 29/9
final [1] 9/11
finally [1] 62/21
financial [6] 2/5 4/9
 4/12 4/15 4/22 6/11
financially [1] 25/11
finding [2] 44/2 76/7
fine [2] 59/4 59/5
fingers [1] 70/11
fire [1] 57/15
first [26] 3/7 3/8 5/25
 6/9 10/25 11/21 12/1
 16/9 18/9 20/8 22/19
 22/23 22/24 24/19
 27/13 34/4 35/21 35/21
 36/2 36/9 42/25 48/12
 48/21 50/10 51/18
 52/13
**first-come-first-serve
 [1]** 35/21
fiscal [4] 9/22 9/23
 10/8 28/12
fit [4] 17/14 36/3 36/8
 51/2
five [2] 7/25 47/22

F

FL [2] 1/15 1/22
flag [1] 3/3
flexibility [1] 50/4
Florida [9] 1/5 6/8 6/8
 17/24 71/16 71/21
 72/12 72/23 87/3
Florida Statute [1]
 72/12
Florida's [1] 73/7
focus [1] 19/21
folks [10] 5/23 34/23
 35/23 37/5 37/6 37/17
 38/1 39/2 39/8 42/12
follow [1] 45/3
following [1] 29/4
follows [4] 68/20 68/21
 78/22 78/23
footprint [2] 13/17
 21/18
forbid [1] 77/2
forecast [1] 12/18
foregoing [1] 87/8
forgot [1] 85/2
form [7] 6/16 6/23
 17/16 19/13 45/2 74/18
 86/6
formalize [1] 20/25
formatting [1] 45/19
formula [1] 67/8
forth [4] 9/8 16/24
 27/11 32/20
Fortunately [1] 83/3
forum [2] 21/24 78/8
forward [11] 6/1 27/10
 33/2 35/13 35/18 59/3
 72/10 72/13 76/4 82/22
 84/25
four [2] 26/18 39/13
FPL [1] 19/16
frame [1] 21/5

frankly [3] 12/20 16/21
 19/17
free [1] 60/2
freeing [1] 7/9
friends [1] 51/3
front [2] 29/8 56/23
frown [1] 34/17
FRS [1] 73/7
fulfills [1] 52/4
full [2] 4/4 47/19
fully [1] 10/12
fun [2] 11/14 83/9
functional [1] 14/5
funding [3] 21/1 29/23
 30/10
further [2] 31/22 70/1
future [14] 11/18 12/8
 12/21 13/4 13/8 13/9
 13/13 13/15 14/20 15/3
 18/3 20/24 21/18 22/25
futuristic [1] 18/2

G

GA [5] 14/7 16/3 16/14
 16/20 17/21
Galín [2] 8/6 8/7
gallons [2] 5/19 5/21
gaps [1] 21/8
gave [2] 34/9 48/4
GENERAL [2] 2/12
 81/2
generally [3] 35/19
 39/25 40/4
gentlemen [1] 86/13
get [48] 3/20 6/22 6/24
 8/20 9/3 9/8 12/1 12/20
 13/6 13/11 15/25 16/1
 19/19 19/20 23/24
 26/20 29/11 32/25
 33/13 34/22 34/22
 35/23 37/20 37/21 38/8
 39/7 42/3 42/15 46/8

47/1 47/25 48/21 53/5
 54/11 56/3 58/24 59/22
 62/5 62/6 64/4 64/11
 64/18 70/14 72/7 82/14
 85/5 86/6 86/8
gets [6] 9/7 19/6 79/8
 79/10 83/6 83/13
getting [4] 29/23 64/13
 64/14 72/15
give [21] 3/16 6/23
 6/23 8/17 9/4 9/5 9/9
 11/21 21/11 23/5 31/11
 38/1 45/7 46/3 53/10
 55/24 68/3 71/4 71/6
 74/7 80/1
given [2] 69/1 79/9
gives [1] 36/17
giving [2] 21/6 66/17
Glad [1] 82/8
go [33] 11/4 24/22
 24/25 26/19 33/15
 33/23 35/1 37/21 38/11
 38/14 39/6 39/11 41/1
 41/24 43/7 44/19 52/23
 53/9 54/2 57/7 57/16
 60/9 62/5 62/5 63/6
 63/8 63/9 63/10 78/21
 81/11 82/1 83/21 83/21
goals [1] 79/6
God [1] 77/2
goes [8] 9/11 26/6
 35/18 37/8 50/23 59/16
 72/4 81/21
going [80] 3/11 3/12
 5/6 7/1 8/22 9/20 11/25
 12/1 12/2 12/6 13/2
 13/3 13/7 13/23 14/9
 15/3 15/4 15/15 15/25
 18/3 19/4 19/24 20/8
 20/16 21/11 21/13
 21/25 22/21 23/11 25/7
 25/8 26/11 26/24 27/4

G

going... [46] 28/7 28/17
28/18 28/20 29/11
34/18 35/13 36/1 36/16
36/20 37/15 37/23 38/8
39/6 39/19 39/20 40/15
40/16 41/2 41/22 41/23
42/20 42/22 43/1 43/5
45/3 45/22 46/2 48/19
48/20 54/2 60/1 61/5
71/2 71/9 72/10 72/13
74/9 78/2 78/15 78/20
80/15 81/10 82/1 83/17
85/11
gone [3] 6/3 62/2 66/9
good [36] 4/16 8/2 8/5
8/6 8/12 9/1 11/5 11/14
11/15 20/21 23/5 25/9
26/22 30/10 30/21 33/3
38/9 42/4 45/13 45/16
49/18 51/24 63/3 63/4
69/19 70/7 70/23 71/3
74/8 75/3 81/12 81/18
82/18 83/4 84/20 84/23
got [46] 3/11 7/4 8/11
20/21 23/9 29/9 35/24
36/10 36/14 37/3 37/25
38/16 38/20 39/7 39/12
40/15 40/23 42/4 43/12
44/22 45/6 50/6 52/11
52/11 52/16 52/18 53/8
53/8 54/14 56/7 57/16
57/18 57/18 58/7 60/4
60/7 62/24 69/8 69/25
74/1 74/3 77/19 78/19
81/25 84/21 84/23
gotten [1] 38/3
government [3] 6/12
68/3 68/7
grammar [1] 45/19
grand [1] 71/21

grant [3] 42/8 42/20
43/22
grants [1] 30/11
graphics [2] 11/15
27/14
gray [2] 75/11 75/11
great [4] 32/20 71/4
74/3 81/9

greater [1] 69/19
GREEN [1] 1/10
grossly [1] 57/12
group [6] 1/15 13/2
20/17 23/10 51/3 58/20
grouping [1] 16/10
groups [1] 37/17
Grove [1] 1/15
grown [1] 83/21
Grumman [2] 9/13 17/6
guess [10] 33/23 34/2
38/25 39/15 58/5 63/21
64/20 67/23 75/6 80/13
guest [4] 34/14 41/21
41/23 44/17
guests [3] 34/13 41/20
44/13
guidelines [1] 79/6
Gun [1] 17/23
Gun Club [1] 17/23
guy [2] 31/11 52/2
guy's [1] 52/1
guys [1] 58/3

H

had [33] 5/22 8/25 10/9
11/7 12/17 25/1 30/21
31/15 33/9 33/10 34/7
34/12 34/12 34/19 41/6
41/12 41/16 50/8 50/20
55/17 58/25 60/22
61/24 61/25 62/1 62/7
73/17 74/8 76/23 77/1
81/9 81/12 82/17

hand [2] 3/17 74/5
handed [1] 6/16
handle [2] 14/16 15/20
hangar [58] 2/10 33/20
33/22 34/1 34/15 34/16
34/24 36/2 36/7 36/14
36/23 37/5 37/7 37/14
37/18 37/20 37/20
37/22 37/23 38/18
38/18 38/20 38/22 39/9
39/12 39/14 39/21 40/3
40/5 40/6 40/9 40/10
41/21 42/7 42/22 44/17
44/21 47/13 48/21
50/13 51/15 51/18 52/4
52/5 52/17 52/19 52/22
52/23 52/25 60/10
60/11 60/12 61/1 61/13
62/10 62/18 63/6 64/9
hangars [19] 15/15
16/4 16/4 16/10 16/12
16/13 22/21 35/8 35/9
35/10 35/16 35/17 40/2
42/9 43/24 44/8 47/3
62/8 81/14
happen [3] 15/1 30/25
73/25
happened [1] 76/24
happening [1] 22/22
happens [1] 3/24
happy [2] 56/8 70/8
hard [6] 70/18 70/19
71/3 78/11 78/23 83/6
harder [1] 77/15
Harvey [1] 11/8
has [28] 5/4 14/18
15/10 24/11 38/15
40/22 44/15 47/8 47/11
51/13 51/15 52/2 52/3
52/7 53/24 62/13 62/20
68/23 68/24 68/25
69/12 69/14 71/6 76/24

H**has...** [4] 78/24 79/20
79/20 85/13**hasn't** [2] 38/9 68/10**have** [136]**haven't** [3] 20/12 30/21
41/16**having** [9] 16/22 26/19
30/14 39/3 49/22 81/23
83/11 83/11 83/12**he** [24] 7/24 8/3 10/10
31/24 34/19 34/1950/13 51/11 51/13
51/13 51/15 51/16 52/2
52/3 52/7 52/9 78/2278/23 78/23 78/24 79/9
79/16 79/20 79/20**he'd** [1] 79/15**He'll** [1] 31/13**he's** [6] 7/25 43/12

51/9 79/5 79/8 79/11

heading [2] 12/22 13/1**hear** [5] 22/19 22/24
32/22 36/25 64/2**heard** [3] 14/11 43/10
43/14**hearing** [4] 32/19 43/20
59/10 81/7**heavily** [1] 47/25**heir** [1] 40/7**held** [2] 1/3 77/10**help** [5] 20/22 24/3
33/24 80/10 84/5**helpful** [1] 85/8**her** [3] 5/17 24/19
24/21**here** [41] 4/7 4/7 4/8
7/25 8/3 11/9 13/716/22 16/23 17/20
19/22 24/18 26/23 27/2
27/2 36/1 36/11 36/25

37/25 39/16 41/12

41/14 41/19 43/1 44/22

50/2 51/5 51/22 51/23

51/24 53/9 54/17 54/22

64/5 69/5 71/7 76/25

81/4 81/21 83/10 84/19

here's [3] 13/20 18/9
37/11**Hernandez** [7] 8/7 34/5
34/5 58/20 58/22 62/3
62/4**hey** [4] 37/2 37/6 37/18
71/19**high** [2] 29/22 84/6**higher** [1] 69/12**highlights** [1] 45/5**highway** [2] 14/10
17/19**him** [5] 3/9 3/16 7/21
51/12 79/13**his** [3] 32/1 58/22
67/15**historical** [1] 70/12**historically** [2] 50/14
50/20**hit** [3] 11/1 45/5 73/17**Holesko** [2] 11/5 33/19**Hollingsworth** [3]

36/22 39/18 53/16

home [1] 62/16**honor** [1] 83/14**honored** [1] 84/19**hopefully** [1] 7/8**hospital** [1] 75/20**hotel** [1] 16/19**hour** [2] 26/22 76/10**hours** [3] 33/14 33/14
76/9**house** [1] 31/13**how** [20] 12/21 26/20
29/9 31/14 31/14 32/5
35/5 35/23 37/2 37/3

43/12 57/13 69/1 72/7

75/18 79/10 79/19

82/24 83/18 85/23

however [4] 6/7 40/6
40/17 52/10**huge** [2] 7/7 85/15**huh** [10] 29/17 50/22
54/1 55/4 55/7 55/15

60/23 72/3 79/14 80/11

hundred [1] 5/21**hurricane** [8] 7/8 19/16
41/1 66/12 66/12 66/14
70/23 73/17**Hurricane Irma** [1]
66/14**Hurricane Matthew** [1]
66/12**hurricanes** [3] 66/10
73/17 76/23**I****I'd** [10] 26/4 26/5 28/9
30/19 38/25 45/6 55/24
55/24 65/25 82/10**I'll** [13] 5/16 5/17 33/23
34/2 35/1 42/25 56/857/7 58/5 59/17 63/22
68/9 79/19**I'm** [43] 26/23 26/23

27/4 28/13 28/19 29/4

45/20 46/2 47/17 50/10

50/12 51/5 51/6 51/6

51/21 53/7 53/7 53/22

54/2 55/24 56/1 56/4

56/8 59/5 59/9 59/9

60/25 64/14 66/7 66/7

66/8 70/7 70/11 70/20

73/6 73/15 74/2 75/25

81/10 82/1 84/19 84/25

85/10

I've [19] 7/4 24/17 33/5
33/6 35/2 37/10 38/23

I
I've... [12] 39/7 43/9
43/10 53/8 53/8 54/14
54/22 58/7 70/5 74/1
76/25 84/22
idea [4] 28/22 48/19
63/4 83/17
ideas [3] 8/19 78/18
78/20
identified [3] 14/19
14/24 53/18
ill [1] 7/25
immediately [1] 30/25
impact [2] 31/25 72/19
implemented [1] 9/7
implicit [1] 52/16
important [6] 8/23 12/3
12/14 43/2 58/4 80/17
imposed [1] 66/2
improved [4] 15/23
16/20 17/3 18/24
improvement [2] 18/22
25/12
improvements [6]
14/10 17/3 17/21 17/22
17/23 19/3
incentive [3] 74/20
74/23 75/5
incidental [2] 62/11
62/17
includes [1] 44/10
incomprehensible [1]
57/22
inconsistent [1] 72/1
Incorporated [1] 9/16
increase [3] 19/25
71/10 72/10
increases [1] 71/9
increasing [1] 80/16
Indemnification [1]
41/5

indemnify [2] 41/8
41/10
indicate [1] 6/19
indicator [1] 42/4
individual [3] 36/9
51/19 64/8
individuals [1] 37/12
industrial [1] 28/18
infiltrate [1] 85/4
inform [1] 64/21
informally [1] 6/4
information [2] 36/24
82/1
initiation [1] 13/21
input [13] 13/3 13/6
20/22 23/15 23/20
25/17 27/10 27/24
32/19 33/8 59/7 59/15
80/23
inputs [1] 23/10
ins [1] 69/2
inside [2] 11/16 25/21
inspect [2] 40/22 57/14
inspecting [1] 57/19
Inspection [1] 40/20
inspections [2] 57/8
57/9
installations [1] 66/13
instead [1] 76/10
instrument [1] 15/7
insurance [8] 7/4 7/4
54/16 54/18 54/23 55/6
55/19 81/14
insureds [1] 55/13
intent [4] 45/15 45/16
58/1 77/20
interest [5] 5/23 6/1
6/16 6/20 26/9
interested [2] 8/24
37/7
interesting [6] 8/12
12/2 15/9 32/23 32/25

34/9
interject [1] 64/6
intermodal [1] 15/23
internal [1] 19/5
internship [1] 84/3
internships [1] 84/1
interpret [1] 25/24
intersection [1] 17/7
Interstate [1] 18/25
Interstate 95 [1] 18/25
introduction [2] 11/22
22/19
inventory [1] 12/13
investigation [1] 13/21
invite [1] 31/2
inviting [1] 8/14
involved [3] 26/19
42/15 47/25
Irma [1] 66/14
is [138]
isn't [5] 20/7 25/10
25/14 25/16 72/6
issue [17] 19/13 24/2
30/10 32/4 39/21 40/7
42/3 44/5 44/7 55/6
57/2 57/5 62/20 65/11
66/8 71/13 72/21
issues [9] 6/5 43/25
47/23 53/8 54/15 54/16
57/12 66/4 71/5
it [174]
it's [96]
it's some [1] 27/17
item [7] 4/11 10/25
33/20 65/23 66/19
77/10 84/16
itemized [1] 69/8
items [5] 2/9 5/5 5/14
61/17 81/4
itself [3] 38/22 54/3
54/14

J

JANET [3] 1/21 87/6
87/13
January [4] 6/13 6/18
13/25 20/8
jargon [1] 53/5
Jet [1] 5/20
job [3] 10/12 19/21
81/18
jobs [1] 19/25
JOHNS [3] 1/1 1/15
87/4
Johnson [2] 11/9 21/9
judge [1] 70/20
jump [1] 67/25
just [64] 8/1 8/17 9/18
11/11 11/21 14/6 15/24
16/20 19/17 20/2 25/1
27/11 28/19 28/22
32/15 32/16 33/5 35/11
35/11 35/20 36/7 40/21
41/13 41/22 42/11
42/16 42/19 42/23 43/7
44/4 44/8 45/1 46/9
48/4 48/4 51/2 53/4
54/10 56/21 59/10
59/25 60/25 61/15
61/24 62/4 62/6 62/7
62/23 63/9 63/14 64/18
65/3 67/19 74/16 76/3
76/15 76/23 77/3 77/4
78/14 79/4 82/10 84/18
86/5

K

keen [2] 23/16 53/22
keep [3] 40/8 46/25
53/24
keeping [1] 16/17
Kevin [1] 11/8
key [1] 69/2

kids [2] 83/19 84/5
kids' [1] 62/25
kind [12] 6/19 8/1 28/6
28/13 41/3 41/5 45/4
48/10 64/13 76/20
77/11 83/10
kinds [1] 83/15
KIRA [2] 1/11 81/20
kit [5] 37/22 48/24
48/25 48/25 60/6
kit-type [1] 37/22
know [52] 5/22 7/7
7/10 10/1 10/9 13/19
14/21 15/14 16/4 18/10
21/12 22/17 22/23
24/21 26/4 26/7 26/20
29/8 29/9 30/8 30/20
36/13 36/23 41/24 43/7
45/3 45/5 46/13 46/14
46/22 46/24 47/9 48/17
49/2 53/5 55/8 57/17
62/25 63/14 64/23 71/1
71/19 73/24 76/13 77/2
77/9 78/3 78/19 79/11
79/19 82/1 84/19
known [1] 84/22
knows [3] 3/10 38/7
84/1

L

label [1] 18/11
laid [1] 27/22
land [7] 15/20 18/6
18/12 18/16 18/19
19/19 57/10
landings [2] 31/15 32/2
landlord [3] 40/22
41/10 55/17
lands [1] 19/20
language [24] 35/14
36/11 37/10 37/25
38/14 38/16 38/23

40/13 40/21 40/23 41/6
42/7 42/9 43/23 44/9
44/16 44/21 46/17
46/17 68/22 69/23
71/13 77/19 77/24
large [6] 15/19 15/21
18/19 22/17 53/13
62/20
last [20] 4/12 4/18 7/8
7/25 9/20 9/25 10/1
10/10 12/16 27/2 31/15
31/16 32/16 33/9 35/3
44/1 65/22 66/10 69/3
69/6
lat [1] 50/14
lateral [4] 50/15 51/17
52/19 54/6
laterally [2] 38/19 52/1
law [4] 1/15 66/22
71/21 75/12
laws [1] 66/2
lawyer [3] 8/25 43/17
68/2
lawyers [1] 68/11
lay [1] 26/11
layman [1] 53/6
layout [9] 13/9 13/10
13/12 13/15 21/1 23/2
28/5 28/7 28/12
layouts [2] 13/4 21/17
lead [1] 5/21
learned [1] 37/15
lease [23] 2/10 8/24 9/5
9/10 33/21 33/22 34/1
38/3 40/8 40/8 40/18
41/6 41/7 42/22 43/3
44/21 45/18 49/15
51/16 54/3 54/14 56/2
85/16
leases [10] 39/22 40/6
42/19 42/21 47/3 47/4
47/13 65/20 81/14 85/7

L

least [9] 6/13 6/24
 11/24 12/1 18/14 22/22
 28/7 28/21 30/7
leave [4] 38/12 61/18
 62/6 86/3
left [2] 11/2 66/8
legal [3] 53/5 68/3 78/8
legally [1] 75/5
Len [1] 8/25
length [1] 15/6
lengthy [2] 11/7 85/11
Leon [1] 1/22
less [3] 54/8 58/25
 73/16
lessee [2] 38/4 50/16
lessees [2] 41/12 46/11
let [7] 5/16 5/17 5/22
 9/5 34/4 43/7 43/7
let's [6] 3/13 38/12
 38/22 46/25 47/1 71/4
letter [1] 36/12
level [8] 15/23 17/12
 18/22 29/18 39/1 39/1
 41/17 42/6
liability [6] 55/1 55/6
 55/13 57/12 57/14
 81/14
lifestyle [1] 57/8
light [1] 76/1
like [43] 8/9 10/5 10/14
 11/18 18/12 21/19
 24/19 24/22 26/4 26/5
 27/23 28/9 30/19 38/19
 41/1 41/17 43/16 43/20
 45/19 48/18 48/19
 49/18 55/24 55/24 57/9
 58/1 58/23 59/1 59/7
 62/14 63/8 65/25 66/23
 71/4 74/16 74/18 75/22
 75/25 76/12 77/2 80/1

82/10 84/18
liked [1] 30/14
likelihood [1] 29/23
likewise [2] 54/4 85/19
limit [1] 40/1
line [10] 18/7 19/6 19/6
 42/24 48/4 53/18 68/16
 76/2 77/9 77/15
lines [3] 28/13 60/6
 78/13
list [53] 11/24 22/17
 27/13 35/4 35/16 35/17
 35/19 35/22 35/24 36/5
 36/6 36/7 36/10 36/17
 36/23 37/3 37/7 37/12
 38/5 38/6 38/9 38/10
 38/13 38/21 45/23
 49/14 49/15 50/9 50/12
 51/6 51/6 51/6 51/7
 51/19 51/23 52/1 52/11
 52/11 52/18 52/22 53/1
 54/5 60/8 61/8 63/3
 63/5 64/10 64/12 64/15
 64/16 64/19 65/2 65/9
listen [1] 85/5
listened [2] 58/3 81/12
listening [1] 47/17
listing [6] 12/1 12/7
 16/15 18/9 22/23 63/7
lists [4] 34/3 34/10
 35/5 35/8
litigated [1] 68/10
little [11] 7/1 10/14
 12/11 14/4 14/12 40/21
 58/23 68/14 82/8 83/13
 85/10
live [1] 24/15
LLC [1] 44/3
LLC's [1] 44/2
loaner [2] 34/22 34/22
local [3] 63/10 68/2
 68/6

location [1] 41/25
long [10] 3/9 7/13 12/7
 17/15 30/22 42/13 54/5
 62/11 63/13 85/24
longer [2] 33/15 52/2
look [29] 4/16 9/3 9/10
 11/17 11/18 11/20
 11/25 12/24 13/16 14/4
 14/14 17/11 18/4 18/8
 20/22 21/19 22/16
 27/10 29/19 35/13 38/2
 38/22 43/11 46/3 58/20
 63/22 69/9 75/17 82/21
looked [3] 22/25 72/9
 73/16
looking [20] 10/4 11/11
 12/8 13/19 15/6 15/7
 17/6 17/21 18/18 19/15
 20/4 28/4 28/24 30/8
 33/2 39/24 72/5 80/14
 83/25 84/25
lose [1] 61/15
lot [18] 8/12 9/2 9/2
 11/12 11/13 11/14
 11/14 21/15 24/13
 26/22 30/18 33/8 33/8
 34/20 45/17 82/11
 83/14 84/15
love [2] 68/11 83/20
low [1] 5/21
lower [1] 51/7
lump [3] 71/8 76/21
 79/9
lump-sum [1] 79/9

M

ma'am [1] 80/20
Madam [1] 75/21
made [9] 23/11 28/4
 31/9 35/2 35/7 35/12
 38/23 45/18 65/8
MAGUIRE [6] 1/11 4/13

M**MAGUIRE... [4]** 8/9

28/3 47/16 81/8

Maguire's [2] 63/22

78/19

mail [1] 35/25**mailing [1]** 37/6**Main [1]** 1/15**maintain [2]** 15/12 24/3**maintained [1]** 35/19**maintains [1]** 35/16**maintenance [1]** 16/16**major [5]** 6/1 12/19

22/17 55/16 73/17

make [19] 9/6 20/6

20/10 22/1 23/14 32/24

45/2 48/10 52/19 53/4

57/11 59/15 59/21

60/16 62/23 78/24 79/4

80/22 81/10

makes [4] 6/25 37/16

76/7 77/6

making [4] 20/9 36/13

46/5 53/7

mall [1] 63/10**manager [1]** 11/6**many [9]** 31/14 31/14

31/21 37/2 37/4 39/8

40/17 50/20 53/9

March [2] 21/5 83/14**mark [1]** 17/10**marked [1]** 32/11**market [1]** 32/5**master [23]** 2/10 10/23

10/25 11/12 11/22 12/6

13/24 14/2 14/18 16/7

16/11 20/1 20/10 21/7

25/21 26/2 26/13 27/20

33/6 57/1 57/4 81/13

82/15

master plan [17] 10/25

11/12 11/22 12/6 13/24

14/2 16/11 20/1 20/10

25/21 26/2 26/13 27/20

57/1 57/4 81/13 82/15

master planning [2]

16/7 21/7

match [2] 50/12 73/13**matches [1]** 51/8**matching [1]** 72/25**math [1]** 43/15**matter [2]** 41/7 42/14**Matthew [1]** 66/12**maximum [1]** 40/3**may [8]** 22/3 34/15

38/7 48/21 59/10 70/16

71/12 71/12

maybe [12] 11/14

27/15 33/24 38/13

39/10 40/25 51/21

64/20 65/12 76/1 77/18

78/7

mayor [1] 24/17**me [20]** 3/22 7/23

12/17 21/9 34/4 34/9

35/16 50/13 51/9 51/11

52/9 54/16 55/20 57/22

62/5 62/6 68/6 71/21

74/22 85/4

mean [14] 17/13 28/6

28/6 32/1 48/12 53/13

55/2 56/13 56/21 58/17

61/18 65/6 78/7 85/16

meaning [3] 47/7 49/5

50/15

means [3] 12/6 13/12

62/14

measurable [1] 70/20**measurement [1]**

14/15

measures [1] 69/15**mechanical [1]** 84/9**meet [1]** 51/17**meeting [45]** 1/2 1/3

2/5 3/2 4/9 4/11 4/12

4/18 4/18 6/21 6/24 7/2

7/23 8/10 8/11 9/1

10/21 20/2 20/3 20/13

21/6 26/21 30/5 30/22

33/9 34/7 35/3 37/17

39/2 44/1 55/3 59/12

63/23 81/9 82/6 82/6

82/18 83/8 83/16 84/12

85/9 85/24 86/9 86/11

86/14

meetings [15] 12/16

13/8 20/10 20/11 20/15

21/12 21/24 22/5 22/8

22/10 23/1 23/13 37/1

66/5 85/4

mem [1] 8/15**member [4]** 2/13 3/11

22/3 81/6

members [11] 1/9 8/15

11/8 20/17 22/4 23/7

27/20 41/9 66/24 84/19

85/3

mention [1] 25/24**mentioned [4]** 25/1

34/5 48/24 58/22

merit [1] 53/24**message [5]** 27/7 27/7

27/9 29/12 30/4

met [1] 34/6**method [1]** 77/20**microphone [1]** 33/24**midsection [1]** 11/19**might [11]** 7/20 14/11

21/9 25/25 33/5 33/7

51/1 63/19 78/10 84/2

85/10

miles [1] 74/19**military [1]** 57/8**mill [1]** 68/5**million [3]** 28/19 55/11

M

million... [1] 55/12
 mind [1] 72/11
 minimum [3] 38/1
 55/11 55/12
 minute [1] 33/24
 minutes [5] 2/5 4/9
 4/11 4/18 4/22
 miscellaneous [1]
 42/24
 miserably [1] 24/13
 mitigating [1] 66/11
 Monday [1] 1/6
 money [7] 13/11 24/13
 28/5 28/6 49/25 55/5
 76/15
 monies [2] 66/17 67/6
 month [9] 5/18 10/10
 10/10 13/25 31/16
 40/16 40/17 64/24
 65/15
 monthly [3] 21/11 82/6
 82/6
 months [10] 8/20 16/6
 25/19 49/1 49/4 49/20
 50/6 66/10 69/4 69/6
 more [18] 16/12 16/13
 16/13 16/15 17/13
 17/15 21/23 21/23 22/2
 24/15 44/4 58/24 63/17
 68/4 70/17 82/9 83/21
 83/21
 most [5] 8/23 14/22
 41/10 43/2 84/19
 motion [1] 32/12
 move [19] 10/24 24/8
 36/5 38/18 38/19 44/23
 44/24 51/17 51/25
 52/19 54/6 59/2 59/11
 60/9 60/11 60/14 61/8
 61/16 65/18

moved [1] 40/19
 movement [1] 65/19
 moves [1] 50/15
 moving [3] 59/24 63/15
 76/3
 Mr [7] 3/6 8/25 30/13
 61/23 80/21 80/21
 84/17
 Mr. [40] 3/12 4/10 4/13
 7/19 8/9 9/14 10/19
 18/10 20/3 28/3 31/10
 31/12 31/22 33/19 34/5
 34/5 34/6 34/9 43/11
 43/16 47/16 53/16
 58/14 58/20 58/22
 59/25 62/3 62/4 62/8
 62/9 63/18 63/22 78/19
 80/10 81/8 81/20 82/9
 82/19 84/2 84/24
 Mr. Brunson [1] 82/9
 Mr. Burnett [5] 10/19
 59/25 62/8 63/18 80/10
 Mr. Dean [1] 7/19
 Mr. Doug [1] 84/24
 Mr. Hernandez [6] 34/5
 34/5 58/20 58/22 62/3
 62/4
 Mr. Holesko [1] 33/19
 Mr. Kira [1] 81/20
 Mr. Maguire [5] 4/13
 8/9 28/3 47/16 81/8
 Mr. Maguire's [2]
 63/22 78/19
 Mr. Nehring [1] 9/14
 Mr. Raymos [8] 3/12
 4/10 31/10 31/12 31/22
 58/14 82/19 84/2
 Mr. Tucker [2] 34/6
 34/9
 Mr. Tucker's [2] 43/11
 43/16
 Mr. Wuellner [4] 18/10

20/3 53/16 62/9
 MRO [2] 15/18 19/10
 Ms [1] 53/16
 Ms. [3] 30/12 36/22
 39/18
 Ms. Chairman [1]
 30/12
 Ms. Hollingsworth [2]
 36/22 39/18
 much [7] 7/3 44/1
 51/21 57/19 79/10
 82/21 85/7
 municipalities [2]
 68/13 75/14
 municipality [1] 75/19
 must [2] 64/9 79/7
 my [33] 3/21 24/5 24/6
 28/4 29/5 32/16 39/1
 46/4 51/5 51/20 55/25
 55/25 57/7 57/10 57/10
 57/21 59/17 60/20
 62/14 62/14 62/15
 62/15 62/18 66/6 67/6
 68/4 70/12 73/20 74/8
 78/14 79/20 85/12 87/9
 myself [2] 8/25 34/6

N

narrow [1] 17/14
 natural [1] 69/17
 near [1] 12/21
 necessarily [3] 34/18
 72/6 85/3
 necessary [1] 40/24
 need [23] 3/8 20/6
 27/21 28/6 28/14 29/8
 32/12 37/14 37/23 39/3
 39/5 42/15 45/18 47/9
 47/9 56/3 58/4 59/20
 59/22 65/13 65/14
 65/20 80/19
 needed [4] 14/22 21/20

N**needed... [2]** 63/18

77/16

needs [7] 12/10 19/4

36/8 41/3 42/15 45/21

76/16

Nehring [1] 9/14**new [13]** 3/11 6/12 9/4

9/5 14/10 15/17 16/9

22/20 31/11 37/10 52/3

65/20 84/2

next [39] 4/11 6/17

6/24 11/25 13/3 13/24

14/1 14/13 15/4 15/13

16/25 20/1 25/7 30/4

30/6 33/2 33/20 35/18

35/21 36/1 36/11 36/15

37/10 38/14 39/24

41/19 51/18 61/10

61/10 61/13 63/23

65/15 72/14 72/16

80/15 83/16 84/12 85/9

86/9

NFRA [1] 18/13**NFRB [4]** 14/12 17/23

18/9 18/14

nice [1] 4/4**nine [2]** 48/25 49/4**no [51]** 4/14 4/18 6/4

6/22 7/13 7/16 9/14

10/17 23/18 23/19 27/6

27/14 27/18 27/18

27/19 27/22 30/3 31/23

32/13 36/1 39/15 47/11

49/10 49/12 51/25

52/13 54/23 56/10

56/18 56/18 57/9 57/14

58/10 60/17 61/3 61/4

61/24 62/22 63/16

63/17 65/11 66/19

72/18 72/19 72/19

73/24 74/9 78/25 80/20

81/7 85/25

nobody [1] 24/13**non [2]** 42/19 42/21**non-aviation [2]** 42/19

42/21

none [5] 4/20 45/10

58/11 64/1 81/5

nonpayment [1] 42/12**nonprofits [1]** 34/20**nope [1]** 71/21**normal [2]** 10/15 74/25**normally [1]** 69/16**north [7]** 14/7 15/14

17/22 18/1 18/5 19/3

19/17

Northeast [1] 17/24**Northeast Florida [1]**

17/24

Northrop [1] 9/13**not [87]** 7/24 8/1 8/3

10/11 11/14 14/11

14/23 17/19 20/11 21/4

23/15 23/19 23/19

23/21 24/2 24/22 26/1

26/14 26/23 27/21

28/10 28/22 29/10

29/25 30/5 31/18 31/21

32/10 34/17 38/6 38/10

39/13 39/14 43/5 43/17

45/20 46/2 46/16 46/17

46/25 49/15 53/15

53/22 54/2 54/5 54/17

54/23 55/19 56/1 56/16

57/11 57/13 60/16 63/5

63/9 66/5 68/16 68/24

69/16 70/7 70/7 70/11

71/3 71/10 72/14 72/15

72/23 73/5 73/24 73/25

74/2 75/12 76/24 77/3

77/9 78/7 80/6 80/16

81/11 81/16 83/5 83/11

83/22 84/3 84/8 85/3

86/8

note [1] 21/23**notes [5]** 28/4 29/5

57/21 63/17 87/9

nothing [5] 6/5 6/5 8/1

49/6 70/17

notice [4] 21/25 36/13

57/9 57/15

noticed [1] 20/15**notify [2]** 41/22 44/18**November [2]** 1/6 82/5**now [41]** 6/11 6/19

9/24 10/3 11/16 12/22

14/5 14/24 15/25 16/9

18/14 19/18 20/4 21/6

21/8 21/12 21/16 24/2

24/22 27/3 37/25 38/11

39/25 44/14 52/3 52/15

52/15 53/17 56/23

58/21 58/22 62/14

62/22 64/11 65/14 72/4

74/18 79/1 81/3 82/9

86/2

number [24] 9/24 9/25

10/2 10/4 10/8 24/24

40/1 43/9 43/14 43/17

43/18 43/20 44/7 49/1

49/17 50/8 52/18 52/22

53/1 60/8 61/8 61/16

63/4 63/7

Number 11 [1] 10/4**Number 6 [1]** 10/2**Number 8 [1]** 9/25**Number 9 [2]** 9/24 10/8**numbered [1]** 83/5**numbers [6]** 9/18 9/20

9/22 10/6 28/19 43/19

numerous [2] 18/17

54/15

O

obligatory [1] 22/1
observations [1] 9/6
obvious [1] 27/23
obviously [9] 16/23
 17/17 19/21 21/2 40/14
 40/22 63/22 64/24
 83/19
occasionally [1] 34/21
occupancy [1] 40/14
occupy [1] 60/9
October [3] 9/18 81/22
 82/4
off [3] 19/6 34/4 45/17
office [6] 2/4 3/5 3/18
 6/3 16/17 16/18
officially [1] 66/5
officials [2] 66/3 81/25
often [2] 36/25 37/13
oh [2] 32/18 62/24
okay [74] 3/6 3/14 4/17
 4/21 5/4 5/12 7/19 8/4
 24/4 25/18 26/3 27/8
 28/1 28/21 29/13 30/7
 31/1 31/10 31/19 32/10
 33/4 33/20 34/1 36/23
 45/8 45/23 46/6 47/9
 47/12 47/25 48/1 48/17
 48/24 49/1 49/18 49/23
 50/7 51/14 52/12 52/14
 53/3 53/6 53/12 53/19
 54/2 54/10 55/16 55/18
 55/23 56/6 56/12 56/22
 56/25 58/1 58/8 60/15
 60/18 61/9 61/22 62/1
 62/4 64/2 67/18 73/9
 75/18 80/9 80/12 80/18
 80/24 81/1 85/9 85/14
 85/22 86/12
old [2] 48/8 62/25
on-airport [1] 19/25

once [3] 24/11 38/5
 38/12
one [64] 8/9 8/15 8/20
 10/13 11/10 12/16 13/8
 21/23 21/23 22/2 24/24
 26/21 28/3 30/5 31/2
 31/3 31/3 31/16 34/19
 44/20 45/1 48/22 49/2
 49/17 51/23 51/23
 52/15 52/18 52/22 53/1
 54/15 55/21 56/14 60/8
 60/20 60/22 61/8 61/16
 62/5 62/6 62/7 63/5
 63/7 63/10 66/17 68/8
 68/9 68/25 69/4 70/24
 71/7 71/13 72/13 73/16
 75/7 76/21 76/22 76/24
 78/15 79/5 79/8 79/11
 80/13 84/11
one-on-one [1] 31/3
one-time [5] 66/17
 68/25 70/24 72/13
 76/21
ones [2] 22/24 75/7
ongoing [1] 73/25
only [10] 9/9 9/20 40/3
 46/19 47/4 71/1 73/5
 83/7 83/12 84/8
open [6] 20/11 20/14
 21/24 22/1 81/24 84/11
openly [1] 23/20
opens [1] 30/18
operate [1] 57/13
operating [2] 29/16
 66/18
operational [1] 66/9
operations [2] 9/19
 14/17
opinion [2] 73/20 85/13
opportunistic [1] 33/1
opportunities [1] 12/25
opportunity [10] 6/19

22/9 36/14 36/18 48/12
 50/10 54/13 59/2 65/25
 82/23
opposed [1] 9/19
ops [1] 10/15
option [1] 49/24
options [2] 16/19 28/8
order [11] 3/2 35/20
 35/20 37/22 48/25
 52/10 52/11 64/8 71/14
 78/16 79/7
ordering [1] 48/24
organizational [1]
 26/14
Orlando [1] 81/23
other [33] 4/2 4/17 8/15
 8/21 10/15 18/6 18/13
 20/18 31/4 31/22 31/23
 32/1 41/14 45/6 49/5
 53/17 54/15 58/6 58/9
 60/10 60/22 61/17
 62/12 63/2 63/21 63/24
 67/19 69/17 73/10 74/5
 75/23 81/4 84/16
Otherwise [3] 7/11
 73/10 73/11
our [40] 4/11 4/12 6/4
 8/10 9/20 10/5 10/13
 10/25 11/8 11/10 12/12
 12/13 13/20 13/24 20/1
 23/8 23/8 23/8 23/14
 25/3 31/11 33/20 35/3
 38/25 42/9 44/1 55/10
 55/11 63/12 65/22
 66/16 67/1 67/1 67/13
 72/11 82/11 83/9 83/16
 84/11 85/9
ourselves [2] 32/24
 55/20
out [47] 6/16 8/13 9/4
 10/11 12/13 13/19
 15/13 16/20 16/23 24/6

O

out... [37] 24/18 25/7
25/13 25/25 26/12
27/22 28/10 28/19
35/11 36/15 38/13 41/2
43/2 43/15 43/25 44/2
44/24 48/8 53/10 57/24
59/11 59/24 62/21 63/9
64/5 65/20 66/8 66/18
67/5 69/1 75/9 78/20
79/20 83/4 83/16 83/23
85/16

outlined [1] 59/6

outside [4] 19/20 23/13
24/9 34/24

over [15] 8/16 10/3
10/11 16/5 16/5 18/5
19/11 23/15 25/7 28/19
42/2 74/19 78/8 78/9
81/11

overflow [1] 19/13

overview [1] 45/7

owns [2] 44/2 44/3

P

p.m [3] 1/7 1/7 86/14

package [1] 23/12

page [4] 2/2 34/10 36/1
39/24

pages [2] 47/22 50/11

paid [7] 66/18 66/21
67/4 67/14 71/21 72/2
72/15

pair [1] 47/2

panel [1] 32/15

Paper [1] 13/23

para [1] 41/19

paragraph [6] 35/18
36/16 41/19 44/14 52/4
57/19

paragraphs [1] 44/22

parallel [2] 14/21 19/5

parcels [2] 15/19 19/1

park [11] 17/24 18/15
19/7 19/14 24/2 24/11
24/18 24/20 24/23
27/16 28/18

parking [5] 15/16 16/14
17/8 19/12 24/8

part [23] 3/15 6/4 8/22
13/22 21/24 22/9 28/12
29/24 36/19 36/20
37/10 39/7 47/14 47/18
48/3 53/13 55/14 65/8
68/6 69/2 72/7 72/23
82/15

participate [3] 22/7
23/17 82/23

participated [1] 24/14

participation [2] 22/4
33/9

particular [2] 34/12
52/4

PARTNER [2] 2/8 7/18

parts [3] 59/24 62/15
62/19

pass [4] 38/5 38/10
38/12 79/20

passed [1] 74/18

Passero [2] 11/6 20/18

passing [2] 83/4 83/5

past [8] 16/6 20/12
37/13 39/11 41/16
42/18 67/11 72/6

path [1] 64/13

pay [6] 41/12 55/5
55/14 55/17 61/17
71/25

paying [2] 49/8 60/13

payment [4] 71/15 72/5
72/12 72/13

payments [1] 44/11

peers [1] 66/6

people [11] 20/6 20/12
20/22 33/10 37/2 37/3
51/21 51/23 54/9 75/23
79/21

per [3] 22/8 43/9 63/24

per se [1] 22/8

percentage [3] 67/14

67/15 78/10

Perfect [1] 59/18

perfectly [1] 40/11

perform [1] 71/5

performance [8] 68/24
69/3 69/5 69/14 70/6
71/3 71/8 77/21

performance-based [2]
71/8 77/21

performed [3] 66/11
71/6 74/14

period [7] 60/1 60/5
62/13 63/13 69/4 74/24
84/5

periodically [1] 37/8

periods [1] 60/17

permitted [2] 43/22
43/24

person [4] 36/6 52/18
52/22 61/11

personally [1] 37/15

perspective [1] 79/20

phase [5] 15/4 15/13
16/9 25/7 25/14

phone [1] 64/18

photo [1] 3/20

physical [1] 21/17

pick [2] 10/6 57/6

piece [2] 85/16 85/19

pilots [2] 8/8 8/24

place [3] 19/19 40/9
78/15

plan [38] 2/10 10/23
10/25 11/12 11/22 12/6
13/24 14/2 14/18 15/5

P

plan... [28] 16/11 20/1
20/10 20/21 24/25 25/3
25/7 25/19 25/20 25/21
25/24 26/2 26/2 26/11
26/13 26/13 26/14
26/15 26/16 27/20
28/25 31/23 32/1 57/1
57/4 81/13 81/13 82/15
plane [2] 34/24 77/1
planes [1] 39/9
planners [1] 11/10
planning [18] 11/16
11/19 12/3 12/11 12/15
13/20 15/15 16/7 16/7
18/15 18/16 21/7 21/10
21/13 25/16 28/14
32/21 33/6
plans [1] 15/10
play [1] 41/15
please [4] 3/3 3/3 35/7
39/17
pledge [3] 2/3 3/3 3/4
point [10] 13/8 20/15
34/13 55/21 55/22
59/15 64/19 68/17
70/14 85/16
pointed [1] 64/4
pointing [1] 70/11
points [3] 9/2 12/2
26/23
policies [2] 66/20
68/14
policy [41] 2/10 2/11
33/21 33/22 34/1 35/2
35/6 36/15 37/9 38/17
38/21 38/22 38/24
39/15 41/7 41/7 41/9
42/10 42/12 42/23
44/16 47/19 49/5 53/15
53/17 54/20 55/19 56/2

56/9 56/11 56/17 65/21
65/23 66/1 67/2 67/5
67/20 76/20 77/18
78/18 85/19
policy's [2] 40/12
68/19
Ponce [1] 1/22
portion [1] 7/1
portions [1] 49/5
position [10] 10/13
24/5 24/6 24/21 36/2
36/9 38/11 48/16 49/14
49/17
positions [4] 6/17 23/8
51/9 53/23
positive [1] 8/13
possibilities [1] 51/22
possible [10] 8/16
14/23 16/16 16/19 17/8
18/8 19/11 19/14 20/4
76/22
possibly [7] 13/25 17/5
17/6 17/11 17/25 19/9
19/13
potential [2] 15/16
15/17
potentially [2] 61/14
64/13
practicable [1] 42/5
practical [4] 14/16
39/11 42/14 42/17
practically [1] 44/6
preferred [9] 13/5
13/10 13/15 13/17 21/3
23/2 28/5 28/7 28/11
premises [2] 40/23
55/1
present [3] 1/9 1/14
11/1
presentation [4] 6/14
23/5 30/15 30/18
presented [4] 4/23 5/6

29/25 67/2
preserve [1] 40/25
preserving [1] 69/20
pretty [6] 7/3 8/2 57/19
75/3 84/10 85/13
prevented [1] 66/22
preventing [1] 66/13
previous [1] 15/10
previously [1] 40/2
primary [1] 62/12
probably [12] 6/15
8/19 8/22 9/9 10/7
10/20 29/10 33/10 43/1
55/22 68/4 70/23
problem [4] 62/22
66/19 70/4 75/4
problematic [1] 6/5
problems [4] 24/4 24/9
45/15 51/25
proceedings [1] 87/8
process [17] 11/13
11/16 11/20 12/3 12/12
12/15 13/20 16/7 21/7
21/13 25/16 29/15
32/21 37/16 76/3 77/4
83/25
procure [1] 61/7
productive [1] 8/11
professional [1] 16/18
program [2] 11/6 75/5
program's [1] 83/21
prohibit [1] 39/15
prohibits [1] 66/3
projects [1] 19/23
proms [1] 83/15
properties [1] 55/10
property [3] 24/6 40/25
69/22
propose [4] 16/1 18/4
43/17 66/7
proposed [9] 13/18
18/22 19/23 21/21

P

proposed... [5] 45/25
 46/11 59/6 64/9 66/1
proposing [4] 19/5
 33/1 56/16 56/20
prorate [1] 40/18
prorated [1] 40/14
protect [2] 40/24 55/19
protecting [1] 69/21
proven [1] 71/6
provide [4] 54/21 59/17
 76/4 77/20
provided [2] 34/11
 58/19
provides [2] 50/4 76/13
providing [1] 77/21
provision [2] 53/20
 53/24
provisional [1] 49/13
provisions [1] 42/24
public [16] 2/12 20/11
 20/14 22/1 23/13 32/11
 46/13 46/14 47/5 58/7
 61/22 63/17 63/19 81/2
 81/3 81/7
pull [1] 25/25
purchase [1] 37/21
purely [1] 25/2
purpose [1] 26/7
purposes [3] 39/25
 45/1 78/14
push [1] 24/23
put [15] 17/9 29/7 35/6
 39/8 39/13 41/13 43/9
 44/12 53/14 58/2 60/12
 65/14 67/10 69/4 69/5
puts [1] 65/1
putting [2] 24/17 44/7

Q

Quasi [1] 22/13

question [8] 15/2 17/10
 30/3 50/8 58/15 58/18
 60/22 70/9
questions [11] 7/12
 10/16 13/12 30/19
 32/20 53/9 58/7 60/20
 75/23 81/12 81/16
quick [5] 3/15 3/20
 8/17 45/4 59/25
quite [1] 16/5
quo [1] 24/3
quote [2] 46/12 46/13
quotes [1] 27/16

R

rail [5] 17/17 19/3 19/4
 19/6 19/6
railroad [1] 18/7
raise [1] 3/16
ramp [8] 15/24 16/2
 25/3 25/5 25/13 26/5
 26/8 28/20
RANDY [1] 1/10
ranked [3] 9/24 9/25
 10/8
ranking [2] 10/2 10/4
rankings [1] 9/23
rate [2] 50/24 63/25
rather [1] 76/14
rating [1] 26/4
RAYMOS [11] 1/12 3/6
 3/12 4/10 31/10 31/12
 31/22 58/14 82/19 84/2
 84/17
reach [1] 38/4
read [9] 39/3 39/3
 47/21 50/2 50/3 56/10
 57/23 59/25 70/2
reading [1] 51/21
ready [5] 38/6 45/20
 56/1 63/5 65/17
real [9] 3/20 29/23 32/4

39/15 45/14 53/15
 53/22 55/9 59/25
realignment [1] 15/22
realistic [1] 20/23
reality [2] 19/24 70/16
realize [1] 39/5
really [17] 10/21 11/11
 11/17 11/20 11/22
 12/23 13/10 20/19
 21/18 23/16 36/3 37/7
 39/5 40/20 71/20 75/19
 82/13
Realtors [1] 82/13
reason [8] 26/10 36/4
 36/7 39/15 47/24 48/3
 71/18 72/12
reasonable [2] 43/16
 43/20
reasons [2] 39/10
 50/19
Reba [1] 62/1
received [4] 27/7 27/9
 29/12 30/4
recognize [6] 34/14
 34/25 39/4 39/5 43/13
 69/11
recognized [1] 41/18
recognizes [1] 44/14
recommendation [1]
 38/25
record [1] 87/9
recorded [1] 66/5
recurring [2] 68/25
 72/14
red [7] 35/6 42/24
 46/20 48/4 53/14 53/18
 59/6
refer [1] 50/15
reflect [1] 42/23
reflective [1] 42/16
Regional [1] 17/24
Regular [1] 1/2

R

related [6] 34/13 44/7
44/9 44/25 66/4 84/8
relative [3] 5/23 7/5
76/8
release [1] 6/8
released [1] 9/22
relocation [3] 15/17
16/16 17/9
rely [1] 71/1
remain [2] 49/17 61/7
remember [3] 12/16
31/18 57/23
reminder [1] 86/5
removed [1] 36/17
removing [1] 40/1
rent [9] 40/13 44/8
44/10 44/15 49/22 50/3
60/2 60/13 61/17
rent-free [1] 60/2
rental [1] 39/19
renting [1] 49/24
repair [1] 41/3
repairing [1] 69/21
report [10] 2/5 2/7 4/9
4/12 4/15 4/22 5/13
5/15 10/22 87/7
reporter [1] 31/20
REPORTER'S [2] 2/15
87/1
Reporters [1] 1/21
reports [3] 2/13 21/15
81/6
represents [1] 39/16
request [2] 7/5 55/25
require [5] 53/23 54/21
55/10 55/10 64/17
required [4] 6/11 54/17
69/16 71/14
requirement [1] 54/23
requirements [2] 12/5

13/23
requires [1] 44/15
requiring [2] 49/15
55/19
resolution [1] 77/23
respond [3] 27/11
36/10 36/18
response [1] 19/16
responsible [1] 79/11
responsive [1] 81/15
rest [1] 12/3
restaurant [1] 5/24
restoring [1] 69/21
result [2] 22/7 77/11
retail [1] 16/19
retain [3] 48/15 48/16
49/13
retirement [4] 6/9
10/15 72/23 73/7
review [5] 12/11 36/21
43/8 55/25 56/7
revised [1] 40/12
revision [1] 35/12
Revisions [2] 34/1
42/22
rewarded [1] 74/20
rid [1] 47/1
ride [7] 19/14 24/2
24/12 24/19 24/20
24/23 27/16
right [47] 3/17 4/8 5/12
8/20 9/24 10/3 10/4
10/18 10/24 11/3 13/21
14/5 15/25 16/8 16/21
19/18 20/4 24/1 27/3
28/17 30/2 31/16 32/6
32/14 38/11 40/22
40/25 50/25 61/12 63/5
63/16 64/25 65/13
65/14 65/22 68/20
69/24 71/23 72/14
73/14 74/18 75/5 79/2

79/18 79/25 80/3 86/3
river [1] 14/23
RMR [3] 1/21 87/6
87/13
road [5] 15/22 17/23
18/23 25/12 25/15
role [1] 68/6
Room [1] 1/3
RPR [3] 1/21 87/6
87/13
RPR-CP [2] 87/6 87/13
rules [4] 6/13 60/13
68/18 68/20
run [1] 68/5
run-of-the-mill [1] 68/5
running [1] 83/14
runway [7] 15/6 15/8
15/8 15/9 15/11 15/20
17/16
Runway 2/20 [1] 15/11
Runway-to-taxiway [1]
15/8
runways [1] 14/21
RVA [1] 9/16

S

SAAPA [3] 8/6 58/23
85/3
SAFE [1] 82/4
safety [2] 57/12 57/14
said [16] 10/5 12/19
28/4 29/4 30/14 31/12
31/21 41/7 45/23 57/24
62/8 62/22 63/8 63/18
67/19 71/19
salaries [1] 72/20
salary [7] 67/15 71/8
71/9 72/9 72/13 80/16
80/16
sales [1] 41/15
same [9] 8/14 9/19
9/25 19/9 28/13 29/25

S

same... [3] 31/17 36/1
68/21

Saturday [1] 8/10

saw [3] 5/16 19/16
24/20

say [24] 11/14 26/19
27/2 27/4 27/6 28/15
34/4 37/6 38/25 40/2
46/10 48/22 50/9 55/21
55/22 57/8 61/6 68/11
68/17 74/7 75/17 79/16
79/21 80/4

saying [4] 7/14 43/4
62/24 74/2

says [13] 35/15 37/9
37/11 37/11 41/20
42/19 45/25 48/11
54/17 54/20 71/8 71/21
77/19

scale [2] 15/21 22/17

schedule [1] 13/18

scheduling [1] 13/11

School [1] 84/7

screen [1] 14/5

se [1] 22/8

sea [2] 1/15 26/10

seaplane [13] 15/24
16/2 25/3 25/4 25/13
26/4 26/5 26/6 26/8
28/20 31/14 32/2 32/8

seaplanes [1] 31/24

search [1] 10/11

second [4] 8/22 17/25
36/5 37/13

section [9] 12/5 12/23
17/1 17/5 18/1 41/19
44/20 47/2 47/22

sections [1] 20/21

security [2] 72/24
81/23

see [34] 7/21 9/14
11/15 13/14 21/16
21/18 23/1 23/9 23/14
24/22 26/5 26/16 30/4
35/4 35/8 35/25 41/2
41/2 44/12 45/17 46/4
48/5 58/6 59/1 59/7
59/15 64/12 73/15
74/22 80/25 82/3 82/8
85/15 85/24

seek [1] 23/20

seemed [2] 43/16 44/4

seen [3] 5/4 6/15 70/5

sees [1] 11/23

segues [1] 39/7

selection [1] 21/3

self [2] 5/18 5/19

self-serve [1] 5/19

self-service [1] 5/18

sell [1] 31/13

sending [2] 36/12
36/13

sense [4] 14/6 37/16
43/18 77/7

separate [2] 34/7 67/13

separation [1] 15/8

serve [4] 5/19 12/8
35/21 84/20

service [3] 5/18 14/15
70/9

services [1] 18/25

session [1] 33/6

sessions [1] 33/7

set [6] 26/21 33/14
78/11 78/15 78/25 85/9

setting [1] 79/6

several [1] 5/5

severe [1] 8/1

sewer [1] 19/1

shall [1] 48/11

share [1] 10/13

shattering [1] 86/2

she [3] 24/20 31/20
86/5

she's [1] 62/1

sheet [1] 34/10

Sheriff's [1] 74/17

Sheriff's Department
[1] 74/17

shifting [2] 38/24 38/25

shooting [1] 17/20

shortly [1] 7/9

should [18] 26/1 26/7
27/15 30/25 34/13

34/16 34/25 36/9 38/3
39/6 39/8 55/22 66/15
71/20 74/23 74/25 79/5
80/5

shouldn't [2] 27/15
74/22

show [4] 16/7 22/5
42/25 66/16

showed [2] 46/20 48/4

showing [3] 14/9 19/8
19/22

shows [1] 42/25

side [10] 15/18 15/20
15/22 17/1 17/16 17/17
18/6 18/13 18/15 18/20

signalized [1] 17/7

significant [3] 18/16
19/21 19/25

signing [1] 4/10

silly [1] 41/5

similar [1] 75/24

simple [2] 20/9 64/18

simply [8] 17/13 18/14
27/19 51/2 61/7 64/7
64/11 64/17

since [5] 35/3 63/17
64/21 66/8 66/22

sir [10] 3/16 3/19 23/18
25/22 30/23 46/7 46/19
60/24 61/3 72/18

S

sit [3] 20/19 30/19 61/1
site [1] 15/2
sits [1] 60/3
sitting [4] 16/21 18/10
19/18 60/16
situation [1] 38/7
situations [2] 75/24
83/15
six [5] 25/19 49/20 50/6
69/4 69/6
small [3] 13/2 20/16
23/10
smaller [2] 17/12 17/13
smart [1] 20/22
smoke [1] 46/5
smoother [1] 7/1
so [129]
Social [1] 72/24
Social Security [1]
72/24
sold [2] 71/19 71/24
solid [1] 70/19
some [58] 6/1 6/19 7/6
7/8 10/3 11/20 11/23
12/1 13/2 13/4 13/7
14/9 15/21 15/23 16/6
16/8 17/16 18/22 19/13
20/16 20/20 20/22
27/17 28/14 28/22
30/20 32/22 34/18
34/23 35/1 36/7 36/10
37/25 39/10 40/23
41/13 42/24 43/12
44/22 48/10 50/4 56/19
59/21 61/25 65/19 69/1
69/4 69/8 75/23 76/20
77/11 80/22 81/12 83/9
83/17 85/2 85/4 85/16
somebody [10] 21/10
48/13 48/13 50/12 51/6

52/17 54/11 63/14 76/9
76/15
someone [6] 40/15
60/2 63/6 69/12 75/8
79/7
someplace [1] 47/10
something [24] 7/10
23/16 25/25 34/16
34/17 34/18 60/6 63/9
64/5 66/23 68/23 68/24
69/15 73/12 76/11
76/12 76/18 77/1 77/2
78/10 78/13 78/16 82/3
86/1
sometime [1] 14/1
sometimes [4] 34/14
70/15 83/6 85/5
somewhat [1] 22/19
Somewhere [1] 54/17
sorry [4] 64/14 66/7
71/22 75/25
sort [6] 22/12 22/14
34/11 36/18 50/23
52/16
sounded [1] 43/20
south [7] 14/7 16/3
16/14 16/20 17/5 17/21
19/4
space [3] 16/18 24/7
49/9
speak [1] 32/3
speaking [1] 20/3
speaks [1] 76/3
special [5] 68/15 69/17
75/13 75/18 81/22
specialists [1] 20/18
specialties [1] 23/10
specialty [1] 13/2
specific [8] 25/10
50/13 51/7 51/9 51/10
51/12 52/3 52/7
specifically [3] 20/1

25/20 57/12
specify [1] 41/9
speed [1] 86/10
spell [1] 35/11
spelled [1] 36/15
spirit [1] 85/20
sponsored [1] 82/4
spot [1] 61/16
spur [1] 19/5
ST [9] 1/1 1/1 1/5 1/15
1/15 1/15 1/21 1/22
87/4
St. [2] 8/7 84/6
St. Augustine [2] 8/7
84/6
staff [13] 11/8 37/5
39/1 41/9 42/6 42/15
44/23 45/2 66/9 74/3
74/3 78/22 79/15
staffed [1] 10/12
stand [2] 3/3 33/23
standard [2] 69/15
74/23
Standards [1] 6/12
standing [1] 51/25
standpoint [3] 39/12
42/1 42/6
stars [1] 17/20
start [7] 7/9 10/14
11/17 34/2 45/17 60/13
64/24
started [4] 3/22 21/14
75/7 80/25
starting [3] 10/6 10/11
11/20
starts [1] 11/16
state [5] 6/8 7/24 18/23
32/16 87/3
stated [1] 21/14
statement [3] 6/16 22/2
54/20
statements [2] 6/11

S

statements... [1] 31/8
States [1] 10/2
static [3] 83/19 83/21
 83/22
statistics [2] 11/12
 21/15
status [2] 24/3 24/25
status quo [1] 24/3
Statute [1] 72/12
statutes [1] 75/4
stay [7] 36/4 36/6
 36/21 36/22 49/21 60/8
 63/7
stenographic [1] 87/9
stenographically [1]
 87/7
step [3] 6/1 10/14
 12/14
STEVE [1] 1/11
sticks [1] 43/2
still [13] 7/3 7/5 7/6
 7/16 10/12 36/4 36/6
 37/7 38/12 38/16 51/10
 51/12 73/3
stored [1] 49/6
stormwater [1] 18/18
straight [1] 76/10
Streets [1] 82/5
striking [1] 43/24
strong [1] 8/2
struggled [1] 56/13
stuff [6] 7/9 8/1 46/19
 46/23 47/1 62/16
subconsultants [1]
 18/17
subject [2] 73/2 73/5
sublease [7] 40/15
 40/19 42/5 43/7 64/8
 64/9 64/14
subleases [1] 39/20

subleasing [7] 39/4
 39/24 40/13 42/3 43/3
 44/10 44/11
subleasing's [1] 44/14
subletting [1] 44/13
submitting [1] 12/17
subtenant [8] 40/19
 43/10 44/23 44/24
 44/25 63/25 64/22
 64/23
subtenants [1] 43/13
such [2] 20/15 76/3
suddenly [1] 51/8
suggest [3] 23/22
 26/20 66/23
suggested [1] 58/19
sum [3] 71/8 76/21
 79/9
summary [1] 11/24
summer [1] 84/4
summit [2] 81/23 82/5
sunshine [1] 66/2
Super [1] 81/15
superior [1] 70/9
support [6] 19/10
 19/12 21/21 24/2 27/14
 75/12
supporting [2] 16/15
 21/20
supposed [4] 42/8
 70/17 74/11 74/15
supposedly [1] 7/15
sure [12] 20/6 26/23
 28/9 36/13 53/4 53/7
 57/11 59/9 60/16 62/23
 80/4 80/6
surprise [1] 7/7
survived [1] 73/19
SUZANNE [2] 1/10
 30/18
swear [1] 3/12
switch [1] 32/11

system [2] 6/9 72/5

T

T-Hangar [14] 2/10
 33/20 33/22 34/1 34/15
 36/23 37/14 38/22 40/5
 42/22 44/21 47/13
 62/10 64/9
T-hangars [7] 16/4
 16/12 35/8 35/16 35/17
 47/3 81/14
table [1] 75/22
take [11] 6/18 9/3 9/10
 14/4 36/5 36/14 40/14
 63/11 65/19 65/25
 77/25
taken [2] 6/22 41/11
takeoffs [1] 31/15
takes [1] 67/8
taking [2] 14/14 18/2
talk [7] 8/18 14/10
 14/12 17/25 20/19 34/2
 47/23
talked [5] 23/9 24/17
 31/24 81/11 81/13
talking [7] 37/1 53/15
 66/3 73/15 78/5 79/13
 85/6
talks [1] 35/18
Tammy [3] 5/16 9/15
 9/16
tardy [1] 3/25
tax [1] 41/15
taxation [1] 41/13
taxes [1] 41/17
taxing [1] 75/18
taxiway [3] 15/8 15/12
 18/1
team [1] 21/10
tear [1] 3/21
technical [5] 14/15
 21/15 21/20 69/13

T

technical... [1] 71/13
tell [11] 6/2 8/2 23/19
 24/1 27/3 27/15 27/17
 68/8 68/9 75/9 82/24
tenant [2] 44/3 51/13
tenants [6] 41/8 54/17
 55/11 55/18 57/10 85/3
tend [1] 70/13
term [2] 14/10 17/15
terminal [2] 17/5 17/22
terminology [1] 30/20
terms [1] 18/21
test [1] 3/15
than [17] 10/15 22/2
 31/23 41/15 52/2 53/17
 54/8 58/25 63/22 67/19
 68/4 69/13 70/17 73/16
 75/19 76/14 84/16
thank [21] 8/9 8/13
 9/12 9/13 10/17 10/18
 30/16 30/16 31/21 33/4
 33/12 33/18 33/19
 57/25 61/21 67/17
 82/16 82/19 82/21 85/2
 86/13
thankful [2] 58/2 82/25
thanks [1] 84/17
that [376]
That'd [1] 65/3
that'll [1] 86/10
that's [79] 3/7 3/8 3/24
 5/6 6/1 7/3 7/7 7/11
 7/16 9/8 9/11 15/4 16/4
 16/8 22/16 22/16 24/23
 25/13 26/10 27/24
 28/22 29/2 32/20 33/17
 34/16 35/14 35/21
 36/15 40/11 40/21 43/1
 44/8 45/13 46/16 46/21
 47/24 49/1 49/18 49/25

52/1 52/16 53/7 53/14
 53/20 53/21 55/14
 55/16 55/20 56/4 58/4
 59/4 60/15 61/19 62/25
 63/14 67/5 67/22 68/19
 68/23 68/24 69/15
 71/24 72/1 72/7 74/20
 75/6 75/15 77/10 78/15
 79/11 80/5 80/14 80/15
 80/17 81/19 82/7 83/15
 83/22 86/2
their [17] 24/8 34/24
 48/15 48/16 49/14
 49/25 52/21 54/25
 55/14 58/20 61/15
 61/16 67/9 69/13 69/14
 85/4 85/6
them [43] 4/16 5/24
 20/20 24/13 26/24
 27/15 36/12 36/12
 36/13 36/17 38/12
 38/12 38/14 45/3 46/2
 46/3 46/9 48/14 49/13
 49/15 51/25 53/9 53/10
 53/10 57/23 57/24
 58/21 58/22 58/24
 58/25 59/1 59/15 65/1
 66/3 66/17 71/4 71/4
 71/6 79/20 79/24 80/2
 83/23 84/20
themselves [1] 61/6
then [52] 5/19 7/19
 13/1 14/2 14/12 15/2
 16/14 16/20 18/13
 22/25 23/10 25/16
 27/24 28/5 28/10 33/20
 35/13 35/23 36/16
 37/21 38/3 38/16 39/14
 41/24 42/2 42/2 42/19
 44/6 44/19 48/11 49/1
 51/16 51/18 52/17
 52/21 53/24 54/11 58/7

60/2 64/23 65/7 69/8
 71/18 72/14 75/17 78/4
 78/9 78/23 79/13 86/2
 86/3 86/12
theory [1] 49/17
there [88]
There'll [1] 58/16
there's [26] 7/13 11/12
 19/18 20/5 20/17 21/14
 27/14 27/19 30/3 30/20
 31/16 34/14 38/21
 39/10 39/15 41/2 41/14
 54/23 63/17 67/20
 67/21 68/16 69/23
 72/19 78/20 78/25
these [16] 6/17 14/5
 19/23 19/23 22/24 23/7
 35/1 45/25 46/1 53/8
 54/3 58/3 62/5 62/6
 79/21 84/5
they [78] 5/2 9/22
 12/18 12/19 20/12
 20/14 22/7 34/12 35/8
 36/13 36/16 38/5 38/7
 38/8 38/10 39/9 40/9
 40/14 44/23 44/24 46/4
 48/11 48/15 48/15
 48/25 49/16 49/16
 49/21 49/24 49/25 51/2
 52/10 52/11 52/12
 54/21 55/13 57/13 58/4
 58/21 58/21 58/23 59/7
 60/8 60/9 60/13 61/1
 61/2 61/6 61/7 61/15
 61/16 64/11 64/21
 64/22 68/5 68/13 68/14
 70/13 70/14 70/14
 70/15 70/15 70/16
 70/17 70/24 70/25 71/4
 71/5 71/5 71/6 74/8
 74/11 74/11 74/14
 81/12 81/12 81/15 85/4

T**they'll [3]** 34/21 36/5
48/13**they're [19]** 20/7 20/11
21/25 36/16 38/6 38/10
40/16 41/23 42/2 54/13
57/11 57/16 58/3 60/10
74/14 82/8 83/10 84/10
85/5**they've [8]** 6/3 36/14
38/3 58/24 60/4 60/7
69/15 83/20**thing [17]** 8/23 9/4 9/9
41/4 41/11 42/17 43/2
43/2 52/15 62/12 63/2
68/16 70/24 73/5 73/25
80/13 83/7**things [31]** 6/25 8/8
11/15 11/25 19/22
21/16 22/25 25/9 26/18
27/11 32/23 35/2 38/13
39/17 45/6 45/19 53/23
60/5 60/7 60/10 60/12
62/10 63/20 68/9 68/10
69/8 71/15 83/5 83/9
83/15 84/16**think [35]** 14/18 21/4
25/6 25/6 25/19 30/24
32/4 32/14 33/7 34/10
34/17 45/15 45/21 54/8
56/7 58/5 60/4 62/8
63/3 63/4 63/12 68/6
69/2 70/13 76/16 76/16
77/15 78/19 80/18
82/17 83/16 84/12
84/14 85/12 85/20**thinking [2]** 18/11
72/11**third [2]** 14/17 14/18**this [95]****those [22]** 6/10 11/2319/14 22/5 22/9 23/1
25/9 27/13 29/5 29/21
29/24 39/17 43/25
47/23 50/11 60/6 63/23
68/8 68/10 68/20 75/7
78/13**though [10]** 8/2 17/19
20/12 35/6 40/24 54/16
68/18 72/10 78/25
80/14**thought [6]** 9/1 46/21
48/9 67/22 73/19 77/4**three [7]** 8/20 29/20
39/13 40/3 50/8 57/23
79/21**threw [1]** 78/20**through [13]** 33/13
35/1 35/13 37/15 37/16
42/23 45/4 53/9 56/13
59/25 66/10 78/21
84/22**throughout [3]** 12/25
16/20 19/1**throw [1]** 48/8**throwing [1]** 28/19**tie [1]** 69/2**tie-ins [1]** 69/2**till [3]** 5/25 6/14 21/7**time [34]** 3/9 8/15 9/19
9/25 21/5 22/6 22/6
24/16 30/22 37/19
37/20 37/24 38/14 50/9
57/11 57/20 58/24
59/20 61/14 66/17
67/10 68/25 69/4 69/16
70/24 72/13 76/21
76/23 77/3 77/22 77/22
81/9 83/13 84/5**times [2]** 50/20 57/23**timing [1]** 67/4**today [9]** 5/5 6/22
12/10 25/10 45/6 46/1

46/2 50/3 86/8

together [1] 58/2**token [1]** 8/14**told [4]** 6/4 25/20 44/16
56/1**too [12]** 44/5 47/25
49/4 51/21 53/8 57/2
57/5 58/12 58/17 59/19
60/21 63/13**top [9]** 10/7 35/24 36/4
36/6 36/21 36/22 38/4
38/8 38/13**tossing [1]** 83/10**total [2]** 9/19 67/12**totally [2]** 48/20 74/13**touch [1]** 26/20**tour [1]** 14/4**towards [2]** 10/15
80/15**tower [3]** 9/14 9/17
10/16**towers [2]** 9/23 10/3**TPO [3]** 81/25 82/4
82/6**TPO-sponsored [1]**
82/4**track [3]** 42/1 44/23
65/7**tracking [3]** 42/6 44/1
44/20**tract [1]** 18/11**tracts [1]** 18/19**traffic [3]** 9/17 19/6
24/4**trainee [1]** 10/9**transcript [1]** 87/8**transferability [1]**
39/21**transferable [1]** 39/22**transportation [1]** 24/9**trickle [1]** 7/14**trickle-down [1]** 7/14

T

tried [4] 4/2 23/13
24/11 43/15
tries [2] 36/21 36/22
truck [4] 71/17 71/19
71/20 71/22
true [2] 33/17 87/8
truly [3] 21/16 70/18
77/11
try [1] 23/24
trying [4] 18/2 44/3
83/23 85/20
Tucker [3] 34/6 34/9
61/23
Tucker's [2] 43/11
43/16
turns [2] 28/9 73/12
tweak [1] 80/22
tweaking [1] 85/17
tweaks [1] 80/22
two [24] 5/23 5/23 8/19
11/9 13/20 15/19 26/22
27/11 33/14 33/14
34/10 39/17 51/20
51/23 52/2 57/23 60/4
60/7 66/10 67/11 73/17
76/2 76/23 84/4
two-page [1] 34/10
type [5] 19/4 19/23
28/14 37/22 84/9
types [1] 11/24
typical [1] 29/14
typos [1] 45/19

U

U.S [3] 18/14 18/15
18/17
U.S. [14] 14/9 14/23
16/19 16/21 16/23 17/2
17/18 17/21 17/22 18/5
18/6 18/23 19/11 22/22

U.S. 1 [14] 14/9 14/23
16/19 16/21 16/23 17/2
17/18 17/21 17/22 18/5
18/6 18/23 19/11 22/22
Uh [10] 29/17 50/22
54/1 55/4 55/7 55/15
60/23 72/3 79/14 80/11
Uh-huh [10] 29/17
50/22 54/1 55/4 55/7
55/15 60/23 72/3 79/14
80/11
under [5] 5/14 6/12
39/22 58/23 60/13
understand [9] 27/5
51/4 53/2 53/6 53/7
56/15 74/4 74/4 79/12
understanding [1] 56/4
understands [1] 55/8
understood [1] 74/6
underway [1] 16/8
undeveloped [1] 15/19
uniform [1] 77/20
unique [1] 70/24
unit [2] 50/21 51/11
United [1] 10/2
United States [1] 10/2
units [1] 50/18
unless [2] 7/11 86/1
unreasonably [1] 43/6
until [4] 10/9 21/4 26/2
61/2
unusual [1] 76/23
unwielding [1] 44/5
up [42] 3/7 3/8 7/9 9/2
9/21 10/2 10/6 10/7
10/9 15/10 15/14 17/9
22/5 22/24 23/2 24/6
25/18 26/21 26/22
27/12 27/19 33/1 33/23
36/3 37/5 40/7 41/21
43/1 45/21 48/2 51/23
53/14 55/2 62/5 72/15

72/16 74/7 76/20 76/22
77/3 78/2 86/1
update [8] 2/10 2/10
7/10 10/23 21/11 33/21
33/22 42/24
updated [1] 40/21
updates [3] 2/8 7/18
21/6
upon [1] 34/17
us [30] 6/20 6/22 6/23
6/23 8/17 9/4 9/5 9/5
9/9 20/13 20/22 23/6
23/12 23/12 23/14
23/24 26/18 26/19
26/21 27/25 29/8 43/7
55/13 55/17 58/24 72/1
73/18 78/24 79/21
82/14
usage [2] 18/13 25/15
use [15] 15/18 18/12
18/16 24/8 34/23 42/7
43/21 44/17 46/13
46/14 47/5 49/7 62/8
62/10 62/17
used [3] 27/16 30/20
43/14
useful [1] 80/14
uses [5] 15/24 43/22
43/24 45/24 46/10
using [3] 24/6 42/9
67/8
usually [1] 6/25
utilities [2] 18/21 18/25

V

vacancy [1] 35/24
vacant [2] 60/17 61/1
vacates [2] 52/21 60/2
valorem [1] 41/17
value [3] 47/8 67/9
67/9
variety [1] 50/19

V

vein [1] 36/18
vendor [1] 71/18
verification [1] 40/20
very [34] 8/11 8/12
 8/12 8/13 9/1 11/7 12/2
 12/6 12/14 14/6 15/9
 20/9 20/9 28/23 31/21
 32/22 32/25 33/8 33/8
 38/9 41/25 44/19 44/20
 53/6 63/3 68/3 70/21
 81/12 81/15 82/21 83/3
 84/20 84/23 85/7
vetted [1] 85/13
Via [1] 5/18
VICTOR [5] 1/12 4/1
 55/8 82/10 82/11
view [1] 18/8
vision [3] 23/8 26/12
 67/6
visionary [1] 20/23
volume [1] 14/15
VOR [1] 7/5
vote [1] 59/8
voting [2] 23/16 56/4

W

wait [3] 37/13 58/5
 63/7
waiting [28] 6/7 7/4 7/5
 7/6 34/2 35/4 35/5 35/8
 35/17 36/10 37/12 38/5
 38/5 38/21 45/23 49/14
 60/1 60/5 60/8 63/3
 63/5 64/10 64/12 64/15
 64/16 64/19 65/1 65/8
walk [2] 5/16 57/10
walking [1] 10/14
want [47] 3/19 5/22 6/2
 19/12 19/18 20/19
 24/14 25/4 26/16 26/18

27/1 27/2 27/11 27/24
 28/20 32/16 34/24 37/4
 37/14 38/10 38/17
 38/19 40/4 40/5 43/6
 46/1 46/3 47/24 51/2
 51/10 51/25 52/5 53/4
 53/10 53/10 54/10 56/8
 56/9 56/10 60/9 61/16
 63/14 71/3 74/5 74/7
 74/7 79/16
wanted [10] 11/21 40/8
 45/5 48/2 60/15 60/18
 62/23 64/6 79/4 85/2
wanting [1] 5/24
warehouse [1] 19/8
was [43] 8/11 8/11 8/12
 8/22 9/1 9/20 12/17
 20/2 24/7 24/19 24/21
 25/19 25/20 27/19 34/9
 37/13 38/17 43/19
 46/20 48/3 48/7 50/3
 51/20 60/20 61/5 63/2
 64/5 64/5 64/7 66/22
 67/2 68/21 70/24 71/7
 71/20 72/21 73/20
 79/24 81/24 82/1 82/2
 82/4 87/7
wasn't [2] 48/8 50/5
water [1] 18/25
way [15] 1/4 9/7 16/1
 32/23 49/3 53/16 61/20
 62/23 65/5 68/18 74/14
 78/1 80/5 81/25 83/24
ways [1] 43/10
we [182]
we'd [4] 8/9 9/3 24/19
 45/2
we'll [16] 6/24 7/10
 8/14 10/24 13/23 14/1
 14/12 17/24 20/24 28/4
 35/24 39/7 80/20 80/23
 84/15 86/3

we're [60] 3/11 7/3 8/5
 9/24 10/3 10/11 11/19
 11/25 12/4 12/6 13/2
 13/3 13/7 14/8 14/11
 15/6 15/14 15/25 16/14
 16/21 17/1 17/19 18/2
 19/4 19/15 19/22 20/4
 20/16 21/10 21/25 28/6
 28/10 28/17 28/23 30/8
 33/1 36/20 38/24 38/25
 39/19 42/8 42/20 42/22
 49/15 53/15 55/18
 56/16 68/14 68/15 71/2
 72/11 73/15 75/18
 79/13 83/14 83/17
 83/23 83/25 84/11
 85/11
we've [28] 3/11 5/22
 6/4 6/15 12/12 12/12
 20/21 35/7 35/24 36/10
 37/3 37/25 38/16 38/20
 39/3 40/23 41/11 42/17
 44/12 44/22 45/5 57/18
 57/18 72/2 74/3 76/23
 77/19 83/4
week [2] 20/8 58/25
weeks [3] 11/9 34/7
 84/4
welcome [6] 4/3 22/6
 82/10 82/17 82/20
 82/23
well [27] 5/16 10/10
 11/15 12/8 18/12 24/19
 28/21 29/2 30/7 30/11
 37/8 38/21 47/3 53/21
 54/10 56/19 66/11
 67/10 73/19 75/6 75/18
 76/17 76/17 78/17
 82/24 84/24 85/13
well-documented [1]
 76/17
well-established [2]

W**well-established... [2]**

53/21 76/17

went [5] 35/11 42/23

45/4 66/24 70/25

were [8] 9/25 18/10

31/8 37/17 38/8 70/17

74/11 81/15

west [12] 14/8 16/25

17/1 17/17 17/23 18/6

18/15 18/17 18/20 19/2

19/20 22/22

wetlands [1] 18/18**what [86]** 3/24 4/8 8/18

8/18 8/18 8/25 11/17

13/10 13/12 13/14 14/8

15/2 16/14 18/11 21/18

23/1 23/7 23/8 23/14

24/21 25/13 26/3 28/23

28/25 29/2 30/6 30/8

31/25 33/1 35/6 36/11

37/8 37/11 37/15 39/3

39/6 42/8 42/17 42/17

43/23 43/25 44/2 44/2

44/3 44/25 46/14 46/21

46/22 46/24 47/5 48/7

48/24 49/1 50/3 50/14

51/5 53/7 53/18 56/4

57/3 57/23 58/2 58/3

58/3 58/6 60/15 66/7

67/19 67/22 68/5 68/20

69/6 69/13 70/8 70/16

70/17 70/18 71/19

71/24 72/1 74/11 79/24

80/25 85/5 85/6 85/20

what's [19] 3/10 14/12

16/8 20/1 21/13 22/21

22/21 24/25 26/7 28/11

29/22 30/11 39/5 41/2

45/3 53/13 56/23 71/25

72/6

whatever [6] 36/4 51/8

71/18 76/20 76/22 84/5

whatsoever [1] 28/10**when [26]** 3/24 13/6

20/20 21/14 24/5 25/18

25/18 28/4 35/23 37/1

40/14 40/19 41/23 42/4

42/15 43/15 44/23

44/24 47/21 53/5 57/13

64/22 67/16 67/16

82/14 83/17

whenever [2] 76/21

78/1

where [29] 11/16 12/12

12/22 12/24 13/1 14/18

16/17 16/21 19/17 23/2

24/20 25/3 26/3 26/11

26/17 32/21 35/2 35/6

38/7 40/7 43/19 44/22

51/1 59/16 70/15 75/6

75/8 75/9 77/19

whether [3] 25/11

40/18 83/4

which [18] 6/9 12/6

17/4 17/23 19/6 19/16

25/9 26/13 28/25 37/16

41/10 62/18 66/3 66/20

67/8 75/7 76/24 79/10

while [4] 4/10 40/9

63/11 83/1

who [6] 38/7 44/2

44/24 69/10 69/12

71/18

who's [5] 35/21 40/15

52/17 52/18 52/22

whoever [1] 51/18**Whoever's [1]** 52/13**whole [2]** 24/5 81/14**why [8]** 26/3 26/7 26/9

26/17 39/10 41/24

53/14 76/17

width [1] 15/7**will [57]** 6/7 6/9 6/13

6/18 7/9 8/19 10/7

10/20 12/21 13/8 13/9

13/13 13/16 15/13

15/21 16/3 16/12 16/12

16/13 17/3 18/16 18/21

19/7 20/14 21/3 21/5

21/16 21/19 23/19

23/20 24/2 25/13 25/17

27/6 27/17 29/15 29/15

29/16 29/18 30/4 31/1

31/1 32/11 32/24 33/24

37/5 38/13 50/13 52/25

56/19 57/24 63/11 68/8

71/10 81/11 82/13

86/12

wind [1] 37/5**wish [3]** 22/5 50/1

50/18

withheld [1] 43/6**withholding [1]** 73/4**within [3]** 10/10 61/14

73/16

without [8] 3/22 26/19

37/12 38/4 49/22 60/11

70/9 74/19

won't [4] 5/24 21/8

22/7 46/8

wording [2] 54/15 56/3**words [2]** 32/1 62/12**work [7]** 34/20 34/21

34/23 38/13 41/3 65/24

83/18

worked [4] 69/12 76/9

83/4 83/16

working [3] 13/23

20/16 84/21

works [1] 81/15**workshop [1]** 30/21**worthwhile [1]** 33/8**worthy [2]** 46/4 46/5**would [45]** 3/12 3/16

W

would... [43] 6/17 6/17
 6/20 6/22 9/3 9/9 10/13
 11/13 17/14 21/4 24/22
 25/20 29/19 29/24
 31/24 32/1 32/5 35/7
 39/17 41/8 41/12 41/15
 44/19 48/5 48/16 51/19
 58/23 59/1 59/7 59/7
 66/20 69/10 69/11 73/3
 73/6 75/9 75/16 75/22
 75/25 77/11 77/25 80/1
 84/18
wouldn't [2] 75/4 79/16
write [2] 53/10 57/24
written [2] 21/16 67/19
wrong [1] 34/18
wrote [1] 51/5
WUELLNER [8] 1/17
 11/8 18/10 20/3 34/6
 53/16 62/9 80/21

Y

y'all [2] 3/22 48/4
yeah [39] 3/7 3/24 4/6
 22/12 23/4 31/7 32/7
 32/9 32/18 46/16 47/14
 48/15 54/7 54/24 56/6
 57/7 57/21 59/23 61/20
 64/20 65/4 65/10 65/16
 67/24 68/1 74/1 74/21
 75/1 75/10 76/6 76/11
 77/5 77/8 77/13 77/17
 78/6 78/12 80/8 85/18
year [23] 5/25 6/10
 6/17 7/8 9/20 9/22 9/24
 9/25 10/1 10/1 10/5
 10/8 10/8 31/16 72/14
 73/17 74/6 74/8 76/24
 77/3 77/4 77/4 83/13
year's [2] 72/17 80/15

years [8] 13/19 14/24
 24/12 52/2 53/17 54/22
 76/24 82/2
yes [23] 4/23 4/24 4/25
 5/1 5/8 5/9 5/10 5/11
 20/14 25/22 30/9 30/23
 46/7 46/19 48/6 50/17
 52/24 60/24 68/11
 68/17 77/17 83/2 86/7
yet [6] 14/11 23/21
 27/23 38/6 55/18 56/2
you [243]
you'd [1] 41/10
you'll [5] 22/8 23/1
 36/25 57/9 78/3
you're [24] 3/25 11/25
 22/6 22/24 23/11 26/11
 29/10 30/6 36/2 37/1
 37/23 38/18 41/22
 48/20 49/8 54/19 57/5
 63/5 73/24 74/19 80/14
 80/16 84/2 85/20
you've [17] 23/9 34/10
 39/12 40/15 42/3 50/6
 52/16 52/17 56/7 57/16
 59/6 62/24 69/8 69/25
 75/3 84/21 84/23
you-all [2] 27/21 27/23
your [22] 3/16 6/19
 8/18 8/18 8/19 13/8
 13/12 21/12 22/19
 27/25 30/4 31/25 32/19
 32/19 32/23 36/3 36/8
 41/21 45/22 62/25 76/1
 80/23

Z

zero [1] 31/21