

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, September 19, 2022

from 4:00 p.m. to 4:55 p.m.

and 5:01 p.m. to 5:24 p.m.

* * * * *

BOARD MEMBERS PRESENT:

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

* * * * *

ALSO PRESENT:

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

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

* * * * *

JANET M. BEASON, RPR, RMR, CRR
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	I N D E X	
		PAGE
1		
2		
3	PLEDGE OF ALLEGIANCE	3
4	MEETING MINUTES & FINANCIAL REPORT	3
5	AGENDA APPROVAL	3
6	STAFF REPORT	4
7	BUSINESS PARTNER UPDATES	8, 54
8	OLD BUSINESS ITEMS	11
9	NEW BUSINESS ITEMS	
10	- Taxiway "B" (center) Grant Ratification	12
	- Taxiway "B" (center) Construction Award	14
11	- Strategic/Business Plan Schedule Update	17
	- Administrative Policy - Meeting Room Use	35
12		
	PUBLIC COMMENT - GENERAL	59
13		
	MEMBER COMMENTS AND REPORTS	64
14		
	ADJOURNMENT	73
15		
	REPORTER'S CERTIFICATE	74
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN MAGUIRE: All right. Justin, if
3 you'll start us off.

4 (Pledge of Allegiance.)

5 MEETING MINUTES & FINANCIAL REPORT

6 CHAIRMAN MAGUIRE: Okay. Minutes and
7 financial report. First of all, the minutes. Do
8 we have any comments, adjustments, or changes to
9 the minutes?

10 MR. OLSON: No.

11 MS. GREEN: No.

12 CHAIRMAN MAGUIRE: No? Okay. They will be
13 approved as submitted.

14 Financial report? Any comments, changes,
15 modifications to the financial report?

16 MS. GREEN: Not to that financial report.

17 MS. LUDLOW: I agree.

18 MS. GREEN: Yeah, we've got our budget coming
19 up later, so --

20 CHAIRMAN MAGUIRE: That's right.

21 MS. LUDLOW: Yeah.

22 CHAIRMAN MAGUIRE: Okay. So we'll move
23 forward with confirmation.

24 AGENDA APPROVAL

25 CHAIRMAN MAGUIRE: Now let's go to the agenda

1 approval. Anybody have a change to the agenda?

2 (None.)

3 CHAIRMAN MAGUIRE: No? Okay. Then the agenda
4 stands approved.

5 STAFF REPORT

6 CHAIRMAN MAGUIRE: Staff report.

7 MR. WUELLNER: Yeah, I just would -- I think I
8 turned that on. I did.

9 I would just comment that our access road
10 project is coming down to the last few days. It's
11 out for bid. We'll be opening bids on the 22nd, so
12 I think that's Thursday. So we'll have an idea
13 what the final numbers are for that part.

14 MS. LUDLOW: And -- and bids on what -- what
15 portion?

16 MR. WUELLNER: The -- basically the balance of
17 it at this point, the balance of work.

18 MS. LUDLOW: Okay. Can I ask a question?

19 MR. WUELLNER: Sure.

20 MS. LUDLOW: Sorry. Do we have approval from
21 Northrop Grumman for everything?

22 MR. WUELLNER: We are working through the
23 final pieces of that, but we -- we won't award the
24 piece of contract that goes through their property
25 till that's resolved.

1 MS. LUDLOW: That -- that's the parking?

2 MR. WUELLNER: Yes.

3 MS. LUDLOW: Is that the parking like
4 perpendicular to U.S. 1 or is it the one back by
5 the terminal?

6 MR. WUELLNER: It's the one perpendicular to
7 U.S. 1. It's the one up closest to their building
8 up there.

9 MS. LUDLOW: At the end.

10 MR. WUELLNER: Uh-huh.

11 MS. LUDLOW: So when do you think you'll get
12 that approval?

13 MR. WUELLNER: It could be still a couple of
14 months, but I don't see this work starting till
15 after the first of the year at this point.

16 And a new wrench in that little equation is
17 that I haven't seen all the work, but I was
18 informed by Grumman that they got notice from some
19 division of DOD, Department of Defense, about some
20 sort of contaminated potential soil that was a part
21 of their -- it's actually part of their property --

22 MS. LUDLOW: Oh, God.

23 MR. WUELLNER: -- but it's adjacent to ours.
24 So it may or may not have some impact on what goes
25 on when we get to that piece. It's right in the

1 same area, so...

2 MS. LUDLOW: So what -- what -- when do you --

3 MR. WUELLNER: I haven't seen the map yet, so
4 I can't really talk to it.

5 MS. LUDLOW: When do you anticipate
6 completion?

7 MR. WUELLNER: It's probably looking at May --

8 MS. LUDLOW: Okay.

9 MR. WUELLNER: -- April or May by the time
10 they get started.

11 MS. LUDLOW: Nothing that --

12 MR. WUELLNER: And we'll have a small hold, I
13 would guess --

14 MS. LUDLOW: Uh-huh.

15 MR. WUELLNER: -- on the schedule as we get
16 around TPC.

17 MS. LUDLOW: Oh. May. Wow. But no traffic
18 light in the future.

19 MR. WUELLNER: No, no, no, no.

20 MS. GREEN: That --

21 MR. WUELLNER: That's not even in the game
22 right this minute.

23 MR. MIRGEAUX: Yeah. That'd be a hold.

24 MS. LUDLOW: I talked to FDOT.

25 MR. WUELLNER: Yeah.

1 MS. LUDLOW: And so they say no traffic light
2 is on the horizon for at least five years unless
3 you want to pay for it.

4 MR. WUELLNER: Correct.

5 MS. LUDLOW: You know how much that is?

6 MR. WUELLNER: It's a lot. I've -- I've heard
7 north of a million dollars at this point --

8 MS. LUDLOW: Oh, is it?

9 MR. WUELLNER: -- for -- for an intersection.

10 MS. LUDLOW: Yeah, I -- I didn't ask that,
11 but -- okay. Thank you.

12 MR. WUELLNER: Yeah, we're hoping to keep it
13 on their dime, not ours.

14 MS. LUDLOW: Finished next May.

15 MR. WUELLNER: Uh-huh.

16 CHAIRMAN MAGUIRE: Go ahead.

17 MR. WUELLNER: That's all I've got.

18 CHAIRMAN MAGUIRE: That's all?

19 MR. WUELLNER: Other than you have the
20 operations data. That was a part of your -- if you
21 have questions related to that. But it looks like
22 things are recovering nicely and the numbers are
23 strong and look good so far.

24 CHAIRMAN MAGUIRE: Okay. Any questions on the
25 operations staff report?

1 MS. GREEN: No.

2 BUSINESS PARTNER UPDATES

3 CHAIRMAN MAGUIRE: Okay. Let's go to business
4 partner updates.

5 I got word that Commissioner Dean is going to
6 be running late, so we'll catch him when he comes
7 in. Vinny Beyers, is he here?

8 MR. BEYERS: No comment.

9 CHAIRMAN MAGUIRE: No comment?

10 MR. BEYERS: No comment.

11 CHAIRMAN MAGUIRE: Okay. Jose Riera. Is Jose
12 here?

13 MR. RIERA: Right here.

14 CHAIRMAN MAGUIRE: Okay. I have a card for
15 you. Do you want to talk in public comment, also,
16 or just this one?

17 MR. RIERA: I will talk in public comment.

18 CHAIRMAN MAGUIRE: Okay. You're talking now
19 on behalf of SAAPA then?

20 MR. RIERA: Correct.

21 CHAIRMAN MAGUIRE: And then later will be
22 public comment.

23 MR. RIERA: Correct.

24 CHAIRMAN MAGUIRE: Okay.

25 MR. RIERA: Basically an update on -- on our

1 thing is we have on October 22nd the Eagles,
2 Young Eagles flight, and we're trying still to get
3 confirmation from the Authority whether we can use
4 the terminal or whether we can use this area.

5 Right now we're proceeding as we're doing it
6 from here. We would prefer the terminal because of
7 the logistics of bringing in the people and all
8 that versus this area. But just for your
9 information, October 22nd, that's when we are going
10 to do the Young Eagles flight.

11 We already have a few partners that are going
12 to be providing a static display for airplanes,
13 HondaJets and all that. We're also working with
14 somebody who's going to bring an Army helicopter.

15 And with that, we just need to really have a
16 final confirmation from the Airport Authority
17 that -- if we can use the terminal or if we can
18 use -- or we will probably be using this area if we
19 don't get confirmation from the -- you know, to use
20 the terminal.

21 MR. WUELLNER: Okay. I think I can update you
22 on that. We spoke with Jerry Melton this
23 morning --

24 MR. RIERA: Okay.

25 MR. WUELLNER: -- and it's all worked out,

1 so...

2 MR. RIERA: Worked out --

3 MS. LUDLOW: So where is it going to be?

4 MR. WUELLNER: It will be here.

5 MR. RIERA: It will be here?

6 MR. WUELLNER: Yeah.

7 MR. RIERA: Okay. So then that settles that
8 portion.

9 Other than that, don't have any other comments
10 until we discuss in detail the use of the
11 conference room.

12 CHAIRMAN MAGUIRE: Okay. Thank you very much.

13 Okay. Nate McKendrick, is he here?

14 MR. MCKENDRICK: No comment for me. Sorry I
15 haven't been here for a couple of meetings and I
16 have no knowledge of contaminated soil.

17 CHAIRMAN MAGUIRE: We really missed you a lot.

18 MR. WUELLNER: It came from the real estate
19 office.

20 CHAIRMAN MAGUIRE: Okay. Doug Burnett.

21 MR. BURNETT: Nothing to report this month,
22 sir.

23 CHAIRMAN MAGUIRE: Okay. When Henry Dean
24 comes in we'll ask him if he has anything, all
25 right?

1 (None.)

2 TAXIWAY B CENTER GRANT RATIFICATION

3 CHAIRMAN MAGUIRE: Okay. Let's look to
4 business item Taxiway B. This is new business.

5 MR. WUELLNER: It's new business. We're
6 asking you to ratify the FAA grant for Taxiway B
7 center section.

8 This would be -- for geographic reference,
9 this is between B-2 and 6-24 out on the airfield.
10 It's 90 percent funded by FAA. The remaining
11 10 percent is split between the Airport Authority
12 and Florida DOT, making the Authority's share
13 about -- about a hundred thousand dollars total.

14 We are asking that the grant be ratified, and
15 if you will do that first, I guess, and then deal
16 with the contract associated with that.

17 CHAIRMAN MAGUIRE: Okay. Bring it back to the
18 board for comments, discussion.

19 MS. GREEN: This is the one that came up last
20 meeting that we had it coming, it was supposed to
21 be on the --

22 MR. WUELLNER: Yeah, the timing was --

23 MS. GREEN: -- 12th or something, the timing
24 was off, so this is the same thing.

25 CHAIRMAN MAGUIRE: Good point.

1 MS. GREEN: All right.

2 CHAIRMAN MAGUIRE: Good point.

3 MR. WUELLNER: Thank you.

4 MS. LUDLOW: And you have the res- --
5 resolution for later?

6 MR. WUELLNER: It doesn't require -- the FAA
7 ones don't require resolutions.

8 MS. LUDLOW: Thank you.

9 CHAIRMAN MAGUIRE: Public comment?

10 (None.)

11 CHAIRMAN MAGUIRE: Seeing none, bring it back
12 to the board. Motion? Robert?

13 MR. OLSON: Move to accept -- is it accept --
14 move to accept the FAA grant for the project just
15 described for Taxiway B.

16 MR. WUELLNER: Thank you. Is it all right if
17 I read the --

18 CHAIRMAN MAGUIRE: I was starting to say --

19 MR. WUELLNER: -- grant number on that --

20 CHAIRMAN MAGUIRE: -- if you can read it.

21 MR. WUELLNER: -- just for reference?

22 3-12-0073-051-2022. Thank you.

23 CHAIRMAN MAGUIRE: Okay. Need a second.

24 MS. GREEN: I'll second.

25 CHAIRMAN MAGUIRE: Okay. We have a second.

1 Further discussion?

2 (None.)

3 CHAIRMAN MAGUIRE: All in favor?

4 MS. GREEN: Aye.

5 MR. MIRGEAUX: Aye.

6 MS. LUDLOW: Aye.

7 MR. OLSON: Aye.

8 CHAIRMAN MAGUIRE: Aye. Opposed?

9 (None.)

10 CHAIRMAN MAGUIRE: None. So it passes
11 unanimately.

12 TAXIWAY B CENTER CONSTRUCTION AWARD

13 CHAIRMAN MAGUIRE: Second item.

14 MR. WUELLNER: Okay. Associated with that
15 project, the Airport Authority opened bids on
16 May 12th for this project, and we received four
17 bids from various companies. A low -- or apparent
18 low bidder was Halifax Paving which is at
19 \$1,852,405.

20 That also served as a basis for the FAA grant,
21 so that number is a part of the grant number that
22 you just approved. And we're asking that you
23 approve the construction contract with Halifax in
24 the like number of \$1,852,045 (sic).

25 CHAIRMAN MAGUIRE: Okay. Let's do that one

1 first. Bring it back to the board. Any questions
2 or comments?

3 (None.)

4 CHAIRMAN MAGUIRE: Public comment?

5 (None.)

6 CHAIRMAN MAGUIRE: Seeing none, bring it back.

7 Do I hear a motion?

8 MR. MIRGEAUX: Motion to approve.

9 CHAIRMAN MAGUIRE: No -- motion -- okay. We
10 have a motion. Second? Robert.

11 MR. OLSON: (Indicates.)

12 CHAIRMAN MAGUIRE: Do you want to read the
13 number? Is it a -- is there a number or anything?

14 MR. WUELLNER: No, there's no contract number.
15 It's the same -- same FAA reference.

16 CHAIRMAN MAGUIRE: Okay. All in favor?

17 MS. GREEN: Aye.

18 MR. MIRGEAUX: Aye.

19 MS. LUDLOW: Aye.

20 MR. OLSON: Aye.

21 CHAIRMAN MAGUIRE: Aye. Opposed?

22 (None.)

23 CHAIRMAN MAGUIRE: Five to zero approved.

24 Passero?

25 MR. WUELLNER: The second part of this is the

1 runway -- or the resident project services related
2 to the project, so the inspection services. And
3 that would be to Passero Associates at \$220,000
4 even, and that would be their supplemental
5 agreement 22-98R. And our recommendation would be
6 approval. And it's also included in the total of
7 the grant funds.

8 CHAIRMAN MAGUIRE: Okay. Bring it back to the
9 board. Comments?

10 (None.)

11 CHAIRMAN MAGUIRE: Public comment?

12 (None.)

13 CHAIRMAN MAGUIRE: Seeing none, back to the
14 board for a motion.

15 MR. MIRGEAUX: Motion to approve.

16 CHAIRMAN MAGUIRE: Motion. Second?

17 MS. GREEN: I'll second.

18 CHAIRMAN MAGUIRE: Second motion. All in
19 favor?

20 MS. GREEN: Aye.

21 MR. MIRGEAUX: Aye.

22 MS. LUDLOW: Aye.

23 MR. OLSON: Aye.

24 CHAIRMAN MAGUIRE: Aye. Opposed?

25 (None.)

1 CHAIRMAN MAGUIRE: Zero. Five to zero passes.

2 STRATEGIC/BUSINESS PLAN SCHEDULE UPDATE

3 CHAIRMAN MAGUIRE: Okay. Strategic business
4 plan. Okay. Remy, it's up to you I think next.
5 Is that okay, Ed?

6 MR. WUELLNER: Yeah.

7 CHAIRMAN MAGUIRE: I didn't know if you wanted
8 to say anything in advance.

9 MR. WUELLNER: Unless Bob has something.

10 MR. OLSON: No, no.

11 MR. LUCETTE: Thank you. Mr. Chair, board
12 members, good afternoon. Thank you for -- for
13 having us again at the board meeting.

14 We -- after the last meeting, we were still
15 working on contractual items. We did officially
16 kick off the strategic business plan about ten days
17 ago. So we came and met with the strategic
18 business planning team which in this case is going
19 to be one board member, Mr. Olson, the airport
20 director, someone else from the Authority, in this
21 case it was Kevin, who joined us as well --

22 MR. WUELLNER: Uh-huh.

23 MR. LUCETTE: -- and the Ricondo team.

24 So we've kicked it off, and one of the first
25 item we wanted to discuss was the schedule. The

1 project is being scheduled over the course of about
2 nine month, and we want to make sure that we find
3 dates that are going to work for everyone when it
4 comes to workshop with the board.

5 When we scoped this effort, Mr. Olson was -- I
6 think felt very strongly that we needed to have
7 more interactions with the -- with the board
8 members. So we will have a couple of item -- a
9 couple of things, a couple of types of meetings.

10 One, there will be briefings at the board
11 meetings. So we will update you on the progress of
12 the study. And then in addition to that, we will
13 have three workshops with the board. And I'm sorry
14 the contrast of the color is a little hard to see,
15 but I'll walk you through the dates.

16 The first board workshop we would like to have
17 is on October 27th. And I'll ask you if this is a
18 good date. I mean, we're flexible within that
19 week, so October 27th. And it would be a
20 three-hour workshop to talk about -- it's a
21 visioning workshop. We will talk about a mission,
22 finding a mission, a vision, and some values for
23 the airport.

24 So the first question I have is, would you
25 rather have a -- an afternoon workshop -- an early

1 evening workshop? I'm not sure what works best for
2 the board. So a 2:00 to 5:00, 3:00 to 6:00, 4:00
3 to 7:00 p.m. workshop. I wanted to -- to ask you
4 that question so that we can start blocking those
5 times in the calendar.

6 CHAIRMAN MAGUIRE: Okay. Comments from
7 anybody?

8 MS. LUDLOW: I -- it -- it's a good thing I
9 think to kind of stay in the same rhythm, so if
10 4:00 in the afternoon's good for you, does it work
11 for you, Justin? We're all kind of in that groove,
12 I think.

13 MR. LUCETTE: Okay.

14 MS. LUDLOW: Nighttime would be worse.

15 MR. LUCETTE: Okay.

16 CHAIRMAN MAGUIRE: Anybody opposed to 4:00 to
17 7:00?

18 MS. GREEN: No.

19 MR. MIRGEAUX: No.

20 CHAIRMAN MAGUIRE: Okay.

21 MR. LUCETTE: So what we'll do for those
22 workshops, at least for the first two, is we'll
23 have an external facilitator who will come and help
24 us to -- to generate a discussion around mission,
25 vision, and values for the airport. That will be

1 the first workshop.

2 The second workshop will be just before the --
3 the holiday periods in December. The topic of that
4 workshop will be strategic initiatives. So that
5 workshop, we'll do some -- we'll do some
6 discussions around what could be some initiatives,
7 strategic initiatives for the airport.

8 As of now, we have this scheduled for
9 December 16th and we'll -- we'll adopt the same --
10 if the date works, we'll adopt -- adopt the same
11 times, the 4:00 to 7:00 p.m.

12 The focus of that workshop will really be to
13 understand among all the different initiatives that
14 could happen at the airport, is there some level of
15 priorities that you could assign to those
16 initiatives.

17 MS. GREEN: The 16th.

18 MR. LUCETTE: It's --

19 MS. GREEN: That's a Friday, correct?

20 MR. LUCETTE: Yeah, correct.

21 MS. GREEN: Yeah, that's what I wanted to make
22 sure.

23 MR. LUCETTE: Again, the -- within the week is
24 absolutely fine. We can move it up or down. So I
25 wanted to ask you to inform us on times and also

1 dates. We -- we're flexible to move it up or down
2 by a few days if it helps.

3 MS. GREEN: I'm more inclined not to put it on
4 a Friday --

5 CHAIRMAN MAGUIRE: Yeah.

6 MS. GREEN: -- just because of work schedules
7 and what have you, so...

8 MR. LUCETTE: Is there a Monday, Tuesday,
9 Wednesday preference earlier in the week?

10 MS. LUDLOW: Suits me better.

11 CHAIRMAN MAGUIRE: Yeah. Any day other than
12 Friday.

13 MR. OLSON: There's a board meeting on the
14 12th of --

15 MS. GREEN: Uh-huh.

16 MR. OLSON: -- of that week, so Tuesday,
17 Wednesday, Thursday, what looks best for people?

18 MR. MIRGEAUX: Uh-huh. 13th through the 15th,
19 either of -- any of those days.

20 MS. GREEN: True, yeah.

21 MR. LUCETTE: Okay.

22 MR. OLSON: We probably should fix on one now
23 so everyone can get --

24 MR. LUCETTE: I'll do --

25 MR. OLSON: -- it on their calendar.

1 MR. LUCETTE: I'll do -- I'll do Tuesday
2 and --

3 MR. OLSON: Okay. That's Tuesday the 13th.

4 MS. GREEN: So that we have a board meeting
5 Monday and then another strategic on Tuesday.

6 MR. OLSON: Right.

7 MR. LUCETTE: If that's okay with your
8 schedule.

9 MS. GREEN: Other board, what do you think?

10 MR. WUELLNER: 13th?

11 CHAIRMAN MAGUIRE: Yeah.

12 MS. GREEN: Correct.

13 MR. OLSON: Okay.

14 MR. WUELLNER: Are y'all good with that?

15 MS. GREEN: Okay.

16 CHAIRMAN MAGUIRE: Okay.

17 MR. LUCETTE: And then we'll have one last
18 workshop, and this one, the date is a little more
19 tentative as the position of the board might
20 change. That's going to be early 2023.

21 We would like to have this workshop either
22 late January, early February. For now, we have it
23 on February 1st, but maybe that's something we can
24 validate once -- you know, at the general board
25 meeting once there's -- or before that, once we

1 have the composition of the board at that time, if
2 that's -- if that's okay.

3 CHAIRMAN MAGUIRE: Okay.

4 MR. LUCETTE: And then in addition to the
5 board workshops, as I said, we will be coming to
6 the board meetings to give you updates on the
7 progress. And also there -- there might be
8 discussion items, so we'll bring those to you at
9 that time. If we can go to the next slide.

10 So the way we had -- we have scheduled the
11 different meetings, we want to be here and work
12 with the strategic planning team and the board. We
13 have meetings with the strategic planning team
14 every two month currently scheduled, and then we'll
15 have a meeting with the board every month in one
16 form or another. We'll be meeting with the board
17 either in the form of a workshop or in the form of
18 a board meeting.

19 Something that we'll do between the first two
20 workshops with the board, we'll have -- we'll have
21 a couple of sessions of stakeholder engagement. So
22 stakeholder engagement is something we want to do
23 to get some input from the different stakeholders
24 at the airport -- tenants, general aviation
25 community -- but also meeting with some of the

1 local more general economic development community.

2 The way we schedule those stakeholder
3 meetings, the way we envision those stakeholder
4 meetings, we'll have three meetings with three
5 different groups. The topics will essentially be
6 the same, they'll be very similar in nature, to
7 solicit their input. And we'll have those
8 meetings -- right now we have that scheduled the
9 week of November 7th. That's almost exactly
10 between the first two board workshop. So that we
11 can bring the feedback from the stakeholders to the
12 second board workshop when we start talking about
13 initiatives.

14 That will be an in-person meeting. I mean,
15 those meetings will be in person, most likely in
16 this room, and we'll be working on scheduling those
17 meetings with the strategic planning team and the
18 airport. Any questions on that?

19 CHAIRMAN MAGUIRE: Any questions/comments from
20 the board? No?

21 MS. LUDLOW: Are you going to fill in the
22 dates or --

23 MR. LUCETTE: Yes. And -- and I'll work with
24 the airport on the previous date when we do have
25 the dates, but it's going to be most likely over

1 two days that we'll have those three meetings.

2 And as I said, we'll compile the
3 information -- the feedback that we receive, we'll
4 compile that in a way that can be presented to the
5 board members when we come back at the second
6 workshop, in order for you to have that information
7 available to you when we start talking about
8 initiatives. This is really to solicit input from
9 the community at that point. And that will be in
10 addition to the information that we prepare and
11 bring to the board members.

12 As of now, we are targeting the March/April
13 timeline to -- to bring a full draft of the
14 strategic business plan to the board. So with a
15 completion, a final completion in the month of May.
16 So it's approximately nine month.

17 So, another item that I wanted to bring up
18 today that we discussed with the strategic planning
19 team last time was, you know, what are the goals of
20 the strategic business plan? And I have noted here
21 the goals that we brought to you before.

22 You know, providing guiding policies to the
23 board and to help work with the airport management
24 staff. Having a single long-term focus for the
25 organization. Those are goals that we've talked

1 about before. Ensuring that the airport financial
2 sustainability is viable long term. And if you go
3 one more, please.

4 The -- the question that I have for the board
5 is, are there additional goals that you would like
6 to see within the strategic business plan? We want
7 this to be a tool that's useful at the end of the
8 day for you to -- to do your business as a board
9 and to conduct your mission as a board member.

10 What do you think would be most useful for you
11 if you had the strategic business plan as a tool to
12 help you make decisions, to help you interact with
13 the airport staff, to help you discuss problems
14 internally?

15 And I just want to open this to you and
16 understand, you know, a little more from your
17 perspective what are your expectations. You know,
18 what do you need to get in May 2023 for this study
19 to be -- to be successful in your eyes?

20 CHAIRMAN MAGUIRE: Okay. That's an overhead
21 question for us to think about.

22 MR. LUCETTE: You are welcome to think about
23 it --

24 CHAIRMAN MAGUIRE: Yeah.

25 MR. LUCETTE: -- but I wasn't sure if there

1 was already some items that maybe you had in mind.

2 CHAIRMAN MAGUIRE: Anybody have an immediate
3 idea of what they would like to see?

4 MS. GREEN: I think we need to throw it
5 around. I mean, there's all kinds of different
6 ones out there. So --

7 CHAIRMAN MAGUIRE: Yeah, I think we have to
8 think on that one.

9 MS. GREEN: -- just think about it.

10 MR. LUCETTE: That's absolutely fine.

11 CHAIRMAN MAGUIRE: Two good questions, though.
12 We need to look at --

13 MR. LUCETTE: And some more questions for us
14 as well.

15 CHAIRMAN MAGUIRE: Okay.

16 MR. LUCETTE: But essentially it's really
17 about helping -- helping frame -- frame some of the
18 board members' policies for the airport and the
19 board members together.

20 CHAIRMAN MAGUIRE: Okay.

21 MR. LUCETTE: One item that we're going to be
22 doing before we meet with the stakeholder is we're
23 going to create an online survey.

24 So what we'd like to do before we meet with
25 the stakeholder groups on the week of November 7th

1 is start getting a little bit of information
2 regarding their businesses at the airport. What
3 are their needs? What changes are they seeing in
4 their business environment that we should consider
5 in the strategic business plan?

6 That will help us to gain some understanding
7 about the topics that we should bring to the
8 discussion at the working meetings. That survey,
9 we intend on publishing the survey the second week
10 of October, and we're going to leave it online for
11 about two weeks and that should give us enough time
12 to get the results, compile the results, and have
13 that information ready for us to prepare for the
14 stakeholder group meetings.

15 So, I don't know if there's anything that --
16 any questions you have about how we reach out to
17 the tenants. Again, it's -- we're going to be
18 coordinating with the airport staff to get contact
19 information and to distribute those surveys to all
20 of those stakeholders.

21 CHAIRMAN MAGUIRE: What qualifies as a
22 stakeholder?

23 MR. LUCETTE: Anyone who interacts with the
24 airport in some -- some way.

25 CHAIRMAN MAGUIRE: How about those who don't

1 have any interaction yet but hope to? Are they a
2 stakeholder or not?

3 MR. LUCETTE: As of -- as of now, we were
4 going to use the airport list for the information.
5 If you have any specific tenants or a stakeholder
6 that you would like us to survey --

7 CHAIRMAN MAGUIRE: I don't --

8 MR. LUCETTE: -- we can add them to the list.

9 CHAIRMAN MAGUIRE: -- but I know downtown
10 there are several business owners that over the
11 last couple of years have been thinking about
12 buying an airplane or whatever, just haven't gotten
13 around to it yet. So I was wondering would they be
14 a stakeholder or --

15 MR. LUCETTE: As of now, we -- we weren't
16 going to include them but -- because we're going to
17 leverage the list of the common place that exists
18 at the airport. But again, it's an online survey,
19 so if somebody has feedback that they would like to
20 provide, it's easy for us to add them to the list.

21 CHAIRMAN MAGUIRE: Okay.

22 MS. GREEN: I'm sure they could respond and
23 say not a current tenant or not whatever, but have
24 an interest.

25 CHAIRMAN MAGUIRE: Yeah. I just hate to see

1 people turned away --

2 MS. GREEN: Right.

3 CHAIRMAN MAGUIRE: -- because they don't have
4 an airplane yet.

5 MR. LUCETTE: As long as we know who they are
6 and we can reach out to them, I think that's
7 something we could do.

8 CHAIRMAN MAGUIRE: Okay. All right.

9 MR. MIRGEAUX: Can we just broadcast it and
10 just open it up to the public, just the
11 St. Johns County residents?

12 MR. LUCETTE: We can. It's -- we'll need to
13 know --

14 MR. MIRGEAUX: And then like a question early
15 in the survey, just be like, you know, identify
16 which stakeholder group you are and just you can,
17 you know, general public can be one of the groups.

18 MS. GREEN: Right. What your concern is. If
19 it's for a hangar or if it's for commercial or if
20 it's for a restaurant or whatever it is.

21 MR. MIRGEAUX: Exactly.

22 CHAIRMAN MAGUIRE: Yeah. Recognizing the
23 airport's here for the entire county --

24 MR. MIRGEAUX: Right.

25 CHAIRMAN MAGUIRE: -- okay? So the entire

1 county needs to be given the opportunity, if they
2 have an interest, to voice their opinion.

3 MR. LUCETTE: I think we can -- we can
4 absolutely include something like that.

5 CHAIRMAN MAGUIRE: Okay.

6 MR. LUCETTE: We are -- so, as part of the
7 different stakeholder groups, we're going to be
8 including the general aviation community at large
9 here at the airport, the aeronautical businesses
10 that are at the airport, and also a lot of external
11 organizations that are in the community such as the
12 Chamber of Commerce, some economic development
13 groups. So we will get some of that external
14 feedback. But again, I think if we -- we wanted to
15 open it to the community at large, we could as
16 well.

17 MS. GREEN: We have some industrial people,
18 too, that are interested.

19 CHAIRMAN MAGUIRE: Industrial people.

20 MR. LUCETTE: Yeah.

21 MS. GREEN: Correct.

22 MR. OLSON: And the hotel owners --

23 MS. GREEN: Correct. Right.

24 MR. OLSON: -- that stage conferences and
25 seminars.

1 CHAIRMAN MAGUIRE: Yeah. Okay.

2 MR. OLSON: College.

3 MS. GREEN: Anything like that.

4 MR. LUCETTE: Good feedback.

5 And so, that -- as I said, that survey will go
6 out most likely the second week of October. So
7 we'll report on that next time, next time we
8 probably have the workshop.

9 CHAIRMAN MAGUIRE: Okay. Comments from
10 anyone?

11 (None.)

12 CHAIRMAN MAGUIRE: Is that it?

13 MR. LUCETTE: I've got one little more.

14 CHAIRMAN MAGUIRE: Good.

15 MR. LUCETTE: So, the next -- the next item is
16 the benchmarking. This is something that, again,
17 while going through the scoping, we were told that
18 there really was a desire to understand how some
19 other airports may approach some of their problems.

20 So we are -- we have -- we are starting to
21 look for tentative airports that would fit the
22 description of airports we would like to benchmark.
23 We are going to be reporting to the strategic
24 planning team a list of airports, probably a dozen
25 airports, that fit the criteria that we would like

1 to survey. And then we'll engage with a subset of
2 those airports.

3 We'll probably select three airports to reach
4 out to and schedule a call with them most likely to
5 discuss very specific items about their business
6 that would be relevant for -- for the Authority.
7 And then in case some of those airports are not
8 able to respond, we'll also have a few backup
9 airports.

10 So that's a list of airports that will be
11 running through the strategic planning team. And
12 I'll talk with you, Ed, and Mr. Olson, if you want
13 to circulate those names through the board members
14 first to get approval, that's also something we
15 could do. But that's -- that's an effort that's
16 about to start now. We're looking for airports
17 right now that we could benchmark. Next slide.

18 So that -- that's about it for the
19 presentation today. As I said, we just kicked it
20 off. We're coordinating some data collection
21 efforts. We do want to schedule those stakeholder
22 meetings as soon as possible so that we can -- we
23 can lock people's calendars.

24 So that's why I had those questions for you
25 today on the schedule. We'll probably go ahead and

1 put in the calendar the first and the second
2 workshop with the board as well as start blocking
3 out times for the stakeholder group meetings the
4 week of November 7th.

5 The online survey, we started to work on this
6 as being prepared as a -- as a Word document
7 initially and then that will be transferred into an
8 online survey tool. And lastly, the benchmark, as
9 I mentioned, is ongoing.

10 With that, any -- any questions or comments?

11 CHAIRMAN MAGUIRE: Questions from the board?

12 (None.)

13 CHAIRMAN MAGUIRE: Thank you, very much.

14 MR. LUCETTE: Thank you.

15 CHAIRMAN MAGUIRE: Okay. I have a comment I
16 want to talk about the workshop. And y'all can add
17 or just...

18 I've been in numerous workshops for 40 years,
19 and I was four years with the county, and I've been
20 on both sides of the workshop. I've been the
21 person out in the audience just listening to the
22 people up here talk and I'm itching to say
23 something, and I've been on the table doing a
24 workshop on the other side of the table.

25 The purpose of the workshop, and this is

1 something y'all have to -- we all have to come to
2 agreement on, the purpose of the workshop is for us
3 to talk. It's not for them to say, Wait a minute,
4 I object to what Robert's saying. It's up to us,
5 okay?

6 So my -- my -- my experience shows that
7 workshops that are limited to us work far better,
8 we get more done. Workshops that allow comments
9 from outside detract from the objective and it
10 limits the amount of work to be done because it
11 takes time. And if someone out here hears
12 something they don't like, they can make notes and
13 bring it up at the next meeting so it's not lost
14 forever.

15 But we have to think of how we want to conduct
16 the workshop, so -- and I won't bring it up right
17 now, but later we will. When's the first -- do we
18 have one more meeting before the next work --

19 MR. WUELLNER: You do.

20 CHAIRMAN MAGUIRE: Think about how we want to
21 do that. Just us and staff or outside
22 interjection, okay? That's it for me, okay?
23 Administrative policy. Ed?

24 ADMINISTRATIVE POLICY - MEETING ROOM USE

25 MR. WUELLNER: Yeah. At -- at your request

1 and based on some -- some comments we have received
2 to date, we were looking to take a look at the
3 administrative -- it's actually a section of the
4 administrative policy of the airport at it relates
5 to the meeting room use, which is the room you're
6 in.

7 When the policy was originally drafted in
8 2009, there were basically three spaces that could
9 be -- could be utilized. The board made a decision
10 at some point to lease the -- what was Meeting Room
11 A, which is the room next to us, to Passero. That
12 sits under a lease now and is unavailable for
13 public use as such.

14 This is Meeting Room B. There was a meeting
15 room downstairs when the building was first built.
16 Since that time, it's been incorporated into the
17 downstairs tenant's leasehold, including all the --
18 the little offices that were down there. So that
19 space is also gone for purposes of continual rental
20 or access.

21 That leaves you just this room. This room is
22 about 35 x 46 in size, has some eventual fire code
23 limits that of course are ascribed by a county when
24 the building's built. We constructed a policy that
25 we thought at the time kind of dealt with most

1 contingencies.

2 As we got into of course the realm of COVID in
3 the last couple of years, some of the dynamics of
4 how we would make that available and the like
5 dramatically changed because of the cost structure
6 primarily of getting -- keeping -- getting and
7 keeping this room in a condition that would be
8 usable and limiting the -- of course the long-term
9 liability of the airport as it related to the COVID
10 impact.

11 We are really at a point now that the meeting
12 room can be back in service for the most part. But
13 there are some very real costs that came out of
14 that kind of reared their head during the COVID
15 impacts in terms of how much it really costs to
16 clean and get this room set up and torn down and do
17 all of those things.

18 When we look back at our usage over the years,
19 by far, the amount of use that's going on is -- is
20 very heavily shaded toward governmental when it's
21 not an Airport Authority use.

22 So we have a lot of little uses such as CDDs,
23 homeowner associations, entities that aren't really
24 governmental but are kind of community oriented
25 such as the Civic Round Table. The Coast Guard

1 Auxiliary has been a consistent user of this
2 building for -- whether it was the whole building
3 or this -- by that, I mean floor, not building.

4 The School District historically has used this
5 significantly over the years for everything from
6 group meetings and teacher orientations to one time
7 they had an event called the Academy Awards, which
8 is sort of their way of recognizing the business
9 partners associated with all of the academic
10 academies at all of the high schools across the
11 county. They held that here one time.

12 We do occasionally get private sector uses,
13 things like showers and weddings, graduations,
14 retirements, even celebrations of life from time to
15 time. Those kind of events. And we've even had a
16 couple of attorneys approach us and use the space
17 for seminars and symposiums and little gatherings
18 like that. Those would typically be considered
19 private sector uses or private uses of the -- of
20 the facility.

21 The policy envisioned all of those different
22 kinds of uses. The original board action on the
23 policy kind of took rental off the table for
24 governmental uses.

25 And there is some difficulty, while that's a

1 great deal of the use, even moving toward
2 collecting or charging for that space, the
3 economies or the vehicles available to collect from
4 those governmental or quasi-governmental agencies
5 makes it unlikely that we would be -- they would be
6 rented, that the space would be rented and used,
7 just because it's difficult for other units of
8 government to pay for space, notwithstanding.

9 We also made it available at no cost, as you
10 recall, to kind of nonprofit kind of uses. Of
11 significance were aviation uses. I think there are
12 some groups that aren't really well defined by
13 either category because the original public use or
14 nonprofit kind of use was geared toward aviation as
15 the original policy was written, but when you look
16 at the preponderance of uses, they're really not
17 aviation not-for-profit kind of uses that got the
18 most use, it's nonaviation not-for-profits; i.e.,
19 the Civic Association -- or the Civic Round Table.
20 I'm sorry, I keep calling it the Civic Association.
21 Even Coast Guard Auxiliary, while it may or may not
22 be considered governmental at the end of the day.

23 We put up a couple of items, I don't know if
24 you've got another slide of it, but items that we
25 felt within the policy that need a -- need a

1 look-over quick within -- and today's -- you know,
2 I'm not sure we get to a final policy today unless
3 you want to provide all that input today.

4 The idea was to give you an idea of what we
5 think are perhaps deficiencies or things you want
6 to talk about related to this policy and give us
7 some feedback and we can draft, if you will, or
8 redraft or edit the existing policy and get it to
9 where everybody's happy and maybe adopt it in early
10 October, if you want -- want those kind of
11 wholesale changes in there.

12 I don't know what's going on with our air --
13 through the air video today. It's just acting up
14 like crazy. But issues including the cost
15 structure, the real cost of using things.

16 Equipment use, the equipment in this building,
17 just to add a little point to it, a great deal of
18 our equipment is end of life. I mean, it's at 10
19 or more years old. And much of it's been used and
20 well used, and most -- most of it's not supporting
21 today's technology, especially video and things
22 like that that are being used in meetings.

23 The -- how we allow or disallow food and
24 beverage to include alcoholic beverages in certain
25 cases and the insurance that's currently in our

1 policy that's required for those events. The fee
2 structure for use of the facility, the setup and
3 teardown, cleanup, those kind of things. The
4 equipment use at this point, we do have little
5 charges for certain equipment. But as I said, some
6 of that's at end of life and will need to be
7 replaced. You may want to look at maybe not
8 providing that equipment as a -- as a real use.

9 Last is scheduling and the priorities
10 associated with who gets what when. That was
11 established in the policy, but it seems like
12 there's some -- perhaps some interest in looking at
13 those priorities and maybe reestablishing or giving
14 us some additional direction in that.

15 So we see those as the primary items that you
16 may want to look at. You may not want to change
17 any of them. You may want to change just a few.
18 It's up to you. That's what this is about.

19 MR. OLSON: Okay. Well, I had a question.
20 Pre COVID --

21 MR. WUELLNER: Uh-huh.

22 MR. OLSON: -- was there a -- did you have a
23 lot of situations where you had to -- people were
24 trying to -- there was enough demand that you were
25 needing to do a lot of work managing how you fit

1 entities into the use of the building or not?

2 MR. WUELLNER: Well, I think one of the things
3 that get underestimated is the amount of time that
4 it really requires if we do the setup of the
5 building.

6 Every group has a different idea of what they
7 need or want, whether it's, you know, tables
8 around, something like this or theater-type seating
9 or stuff with -- for training, the setup's going to
10 be different and all requires significant staff
11 time to tear down --

12 MR. OLSON: Yeah.

13 MR. WUELLNER: -- not only the previous use
14 but re-set up.

15 Then lastly, of course is the -- you know,
16 getting the technology to function with -- it
17 requires almost somebody here when they -- the
18 group initially shows up to make sure that if
19 they're using our technology, we can be making it
20 to work.

21 Then there's the difference between cleaning
22 and sanitizing, which is kind of where the expense
23 and the time --

24 MR. OLSON: Yeah.

25 MR. WUELLNER: -- related comes in.

1 MR. OLSON: Well, I guess I was interested in
2 knowing whether it was a big administrative load to
3 actually -- I know you had some entities that had a
4 regular pattern. The Civic Round Table had a
5 regular slot --

6 MR. WUELLNER: Uh-huh.

7 MR. OLSON: -- that they used. And this
8 Authority has regular slots of meeting time. But
9 did you get a lot of calls where you had to say,
10 this is not available at that time, but we have
11 that day available, those kind of things?

12 MR. WUELLNER: I don't think we had a ton of
13 conflicts, to be honest with you.

14 MR. OLSON: But it was all handled through
15 telephone probably --

16 MR. WUELLNER: Yeah.

17 MR. OLSON: -- into Cindy a lot.

18 MR. WUELLNER: Telephone and e-mail.

19 MR. OLSON: And this building, is it -- is it
20 closed and locked after business hours so there has
21 to be a special -- if there's anything in the
22 evening or that goes past the time the building's
23 locked up and secured, that that would require
24 additional --

25 MR. WUELLNER: It doesn't require additional

1 staff because the type of campus-wide security
2 system we employ, we can literally program doors --

3 MR. OLSON: Okay. Okay.

4 MR. WUELLNER: -- to open and close for
5 periods of time.

6 MR. OLSON: Okay.

7 MR. WUELLNER: So that's relatively simple to
8 set up in advance.

9 MR. OLSON: And I guess my last question. Did
10 you have a priority of use before? Because that
11 seems like something that probably should be
12 considered, is what's the top priority?

13 I would -- you know, I would just throw out
14 the meeting needs of -- I mean, we just scheduled
15 some board workshops, and we have regular -- you
16 know, versus events that took could just simply
17 ideally probably be held in a hotel. We don't want
18 to compete with the hotel meeting market, I don't
19 think.

20 MS. GREEN: Weddings and --

21 MR. OLSON: Yeah.

22 MR. WUELLNER: No. And maybe a little -- yes,
23 we do have an order of priority and that's
24 established in the policy and it's -- right now
25 it's this. The official airport business, which

1 includes all types of Authority meetings and staff
2 uses is number one priority. So it would preempt
3 any other scheduling or any other meeting desires.

4 Then we've historically prioritized next
5 outside governmental uses. They tend to be the
6 least flexible and have the fewest options
7 available to them. That includes local, state, and
8 federal agencies that may request a use.

9 Third would be aviation groups, and these are
10 non -- not-for-profit organizations, whose primary
11 purpose is related to aviation.

12 And then the last would of course be private
13 meetings, groups, even extended at this point to
14 private businesses on the airport who wish to lease
15 this particular space. And that was a -- so they
16 would be in theory the lowest priority.

17 But frankly we have so few contact -- excuse
18 me, conflicts, that it's really not -- not an often
19 situation --

20 MR. OLSON: Okay.

21 MR. WUELLNER: -- where one conflicts with
22 four or --

23 MR. OLSON: Okay.

24 MR. WUELLNER: And you did make provisions --
25 you I mean the board -- when it was originally

1 written that if we do have a conflict, in other
2 words, the Authority decided they needed a meeting
3 on the October 10th, we'll just throw one out, at
4 4:00 and somebody has it leased, that person will
5 be contacted and the space made available to the
6 Airport Authority and they'll have to find some
7 other place.

8 MR. OLSON: Okay. Thank you.

9 MR. WUELLNER: Uh-huh.

10 CHAIRMAN MAGUIRE: Okay. Other comments?

11 MS. LUDLOW: Yes.

12 CHAIRMAN MAGUIRE: Go ahead.

13 MS. LUDLOW: So the board talks and then
14 public comment and then back to the board?

15 CHAIRMAN MAGUIRE: Uh-huh.

16 MS. LUDLOW: Okay. Thank you.

17 Ed, what year was this built?

18 MR. WUELLNER: 200- -- I believe it opened in
19 2009.

20 MS. LUDLOW: Okay. 2009. And so how many
21 people pay rent in here?

22 MR. WUELLNER: Pay rent in here currently? I
23 think there are two tenants.

24 MS. LUDLOW: But other than Passero and
25 Florida Flyers.

1 MR. WUELLNER: In terms of being a tenant,
2 that would be it.

3 MS. LUDLOW: That's all.

4 MR. WUELLNER: Yeah.

5 MS. LUDLOW: That's all the money we get, is
6 from Passero and --

7 MR. WUELLNER: Correct.

8 MS. LUDLOW: Do they pay their own electric
9 bills and things like that or does that come out of
10 ours?

11 MR. WUELLNER: I think it's included in the
12 rent because of the way they were originally
13 metered. Plus, there's been changes over the
14 years, Ms. Reba, over how -- what space is leased
15 by each tenant. Especially on the first floor. So
16 if we'd had multiple tenants, it wouldn't have
17 worked out very easily. But it's prorated back to
18 them.

19 MS. LUDLOW: Okay. Okay. Well, it is my
20 suggestion that we probably table this till next
21 meeting because I would like to bring all of the
22 correspondence and approval that we did to -- in
23 '09 for why we asked for this building.

24 MR. WUELLNER: Okay.

25 MS. LUDLOW: I was here. We asked for this

1 building for a community building. You're already
2 getting rent and you're eating it up more and more.

3 I think it should be used for airport people
4 and I think it should be used for nonprofits. I
5 think it should be used for community affairs. We
6 about Boy Scouts? Are we going to charge those
7 people \$75, you know?

8 I mean, you know, I think that if they're
9 going to have food, that we can charge a cleanup
10 fee. But you're defeating the whole purpose of the
11 building. You're taking it away from what it was
12 meant for.

13 MR. WUELLNER: I think you're going to find
14 the minutes don't reflect that as the overall
15 purpose, but it certainly was included in the uses.

16 MS. LUDLOW: Well, I can tell you \$75 is
17 prohib- -- I've called every one of these people.
18 It's prohibitive. The Coast Guard said it would
19 probably take months before they could get anything
20 approved. Civic Round Table said they don't have
21 any money.

22 MR. WUELLNER: I don't -- I don't think
23 anybody's proposing to charge any money at this
24 point.

25 MS. LUDLOW: Excuse me?

1 MR. WUELLNER: I think the only people that
2 are paying currently are the private users at the
3 bottom.

4 MS. LUDLOW: Is -- you have a use fee?

5 MR. WUELLNER: I'm just saying it may need to
6 be addressed. That's why it's up for you guys to
7 talk about. It is not currently being assessed,
8 except for private users.

9 MS. GREEN: It's an item to discuss --

10 MR. WUELLNER: We don't charge --

11 MS. GREEN: -- and which category for
12 discussing it.

13 MR. WUELLNER: -- governmental entities
14 currently. We don't charge -- as an example, when
15 SAAPA used to use this on a -- for meetings, they
16 weren't assessed a surcharge for this.

17 MS. LUDLOW: I know, and I don't think they
18 should be.

19 MR. WUELLNER: Right. Agreed.

20 MS. LUDLOW: Uh-huh.

21 MR. WUELLNER: But that's a policy decision.

22 MS. LUDLOW: I think, you know, they should
23 pay a cleanup fee if they do have food. But we're
24 supposed to be a community airport and -- and
25 you've taken the whole building away from us if you

1 don't at least let us use this room for community
2 affairs. That's only right. That's why we built
3 it.

4 MR. WUELLNER: Well, that's -- that's a policy
5 decision. So --

6 MS. LUDLOW: I have it.

7 MR. WUELLNER: -- it currently is -- currently
8 that is how it's being used.

9 MS. LUDLOW: I was here when we did it, so...

10 MS. GREEN: But I think Mr. Wuellner said
11 that's currently how it is being used.

12 MR. WUELLNER: That's currently how we are
13 using it.

14 The only -- only previous time that it was not
15 generally open to anybody to come in freely was
16 really during the, call it the highlights of the
17 pandemic.

18 MS. LUDLOW: Okay. But --

19 MR. WUELLNER: We would entertain those
20 requests all day long for everything else.

21 MS. LUDLOW: I understand from these -- some
22 of these people that it is almost impossible to get
23 this room. It is -- it is referred to as your own
24 private domain and that's it. And it is -- I mean,
25 even a year ago, a year and a half ago, somebody

1 told me that they tried to get this room and it
2 just was like pulling teeth.

3 MR. WUELLNER: Well, a year and a half ago, we
4 were under the --

5 MS. LUDLOW: Don't -- I mean, not counting
6 COVID.

7 MR. WUELLNER: Okay.

8 MS. LUDLOW: And besides that, COVID's been
9 gone for how long, a year?

10 MR. WUELLNER: But the expectation of -- the
11 level of cleaning following public events is
12 significant.

13 MS. LUDLOW: Okay. But that's -- the COVID
14 threat has been gone for a long time, so --

15 CHAIRMAN MAGUIRE: Okay. We're getting away
16 from --

17 MR. WUELLNER: I don't know. I've got staff
18 that still have COVID, so --

19 CHAIRMAN MAGUIRE: Let's get back on topic --

20 MR. WUELLNER: -- I don't think that's
21 factual.

22 CHAIRMAN MAGUIRE: -- okay? So, in this
23 particular case, you have your opinions, and I
24 agree we all need to bring this back next meeting
25 and talk about it.

1 MR. WUELLNER: Do you -- I guess I'm asking,
2 do you -- are there items you really either want to
3 change or want to continue to talk about or
4 whatever, do you want us to attempt to draft
5 something in terms of changes, leave it alone and
6 let you kind of take the next step at your next
7 meeting and provide those specific sections --

8 CHAIRMAN MAGUIRE: I'd like to know the real
9 costs you have up here. If somebody uses it three
10 hours, what's the real cost to the airport --

11 MR. WUELLNER: Okay.

12 CHAIRMAN MAGUIRE: -- okay? And it is -- is
13 it our job to subsidize anybody?

14 Because, you know, you have to look at the
15 amortization of the building, the cost of the
16 electricity. And it may only come out to \$10 an
17 hour. But is it our responsibility to subsidize
18 this building for anybody that wants to use it?

19 MS. LUDLOW: You might be wanting to use it in
20 your next appointment.

21 CHAIRMAN MAGUIRE: They may. They may. But
22 you don't play the politics. This is a business,
23 okay?

24 MS. LUDLOW: We -- we didn't have time to
25 adjust to this.

1 MR. WUELLNER: Sure.

2 CHAIRMAN MAGUIRE: Okay. So if you have
3 comments, send them in right now -- not now. When
4 you leave here, send them in to Ed that you would
5 like to see the following changes. But it sounds
6 like we're doing pretty well what we're supposed to
7 be doing already. Is that correct?

8 MR. WUELLNER: Yeah, we're resuming kind of
9 normal operation. Now if there's other changes you
10 want to make in the policy, obviously we'll do
11 whatever you guys direct us to do.

12 CHAIRMAN MAGUIRE: And we'll go back to
13 something we talked about before. We're not
14 talking about the past; we're talking about the
15 future. So don't come in here and start saying,
16 John Doe said this, Reba, because that's the past.

17 MS. LUDLOW: No, I'll prove it.

18 CHAIRMAN MAGUIRE: We're going forward, okay?

19 MS. LUDLOW: No. You have to build on trust.

20 This was --

21 CHAIRMAN MAGUIRE: The past --

22 MS. LUDLOW: -- built on trust.

23 CHAIRMAN MAGUIRE: Okay.

24 MS. LUDLOW: Don't reprimand me.

25 CHAIRMAN MAGUIRE: Any other

1 questions/comments?

2 (None.)

3 CHAIRMAN MAGUIRE: Okay. Going to the next
4 issue?

5 MR. WUELLNER: That's all the action items I
6 have.

7 MS. GREEN: Mr. Dean's here.

8 CHAIRMAN MAGUIRE: Okay.

9 MS. GREEN: Bruce, did you see Mr. Dean was
10 here?

11 CHAIRMAN MAGUIRE: I'm sorry.

12 MR. MIRGEAUX: Mr. Dean.

13 MS. GREEN: Mr. Dean snuck in.

14 CHAIRMAN MAGUIRE: Oh, Commissioner Dean
15 walked in.

16 MS. LUDLOW: We almost missed you.

17 COMMISSIONER DEAN: Well, let me -- can I
18 speak for a moment?

19 CHAIRMAN MAGUIRE: Please do.

20 COMMISSIONER DEAN: I was delayed in
21 all-afternoon meetings at the commission building,
22 so I apologize for being tardy, but I wanted to
23 come by and just a couple of things I wanted to
24 highlight this afternoon and then any discussion or
25 questions that you may have.

1 We -- we are starting to see at the county a
2 bit of a slowdown following the -- the red hot
3 market we've had for the last two years in building
4 and home sales. But during the height of COVID,
5 oddly enough, we were issuing around 6- or 700
6 permits -- building permits for single-family
7 homes, 5- to 600. One month, June of '21, we hit
8 800. But prior to COVID, we were averaging about
9 350.

10 We're back down to averaging for the last
11 several months around 350. That's still, you know,
12 a pretty strong market, but it's starting -- as
13 you've seen around the country and around Florida,
14 it's starting to sort of settle off a little bit,
15 settle down and slow down. But it's certainly not
16 stopped.

17 And I don't anticipate, frankly, from where I
18 sit, any kind of extreme slowdown in
19 St. Johns County for better or worse due to we
20 still remain apparently one of the -- the
21 destinations for people not only from the
22 northeast, but California, Texas, it's an amazing.
23 Colorado. They're just loving us to death.

24 So with that said, a couple of highlights that
25 you may have read or heard about in the last month

1 or two. We're going to -- we're going to probably
2 have a -- sort of a charrette, if you will, looking
3 at the -- what is the greater World Golf Village
4 area, now that the Hall of Fame is relocating.
5 They're not leaving next month. They're planning
6 on relocating to North Carolina probably in early
7 fall of next year, fall of '23.

8 But what I want to do as one commissioner, and
9 I'm going to bring this up with my fellow
10 commissioners tomorrow, is that the residents and
11 shop owners, businesses from that greater area
12 around what is now World Golf Village -- which is
13 the big circle, right?

14 And, you know, what -- how would you like to
15 sort of re -- revisualize -- revitalize and have a
16 vision for that whole area? Because the county is
17 a player. We have about 31 acres that we own.
18 Some of it is under long-term lease to the
19 Renaissance hotel and we have the conference
20 center.

21 But I think it's an exciting opportunity,
22 because if you think about it, World Golf Village
23 was approved and then constructed in the late 90s,
24 early 2000s. And think how many people, how many
25 families have moved into that greater area that we

1 call World Golf Village where it's Mur- -- whether
2 it's MuraBella or other communities around that
3 area that -- you know, what would those now current
4 residents like to see if the Hall of Fame -- not
5 if, but when it leaves. And I -- I'm totally open.
6 I look at it like a blank screen, not a screen with
7 letters and numbers.

8 So I'm pretty excited about the opportunity, I
9 think, to really revitalize what has been called
10 World Golf Village. But I think we would like to
11 come up with something that everyone would buy into
12 and support. So we have time to work on that, but
13 I would like to start the process after the first
14 of the year, probably.

15 So, I want to give you, excuse me, a heads-up
16 on another thing I'm going to mention tomorrow at
17 the commission meeting. For those who follow local
18 news, county news, I think all of you are very much
19 aware that there is on the ballot November 8th a
20 referendum asking the voters whether or not they
21 would approve or not a one cent sales tax increase
22 going from 6 1/2 to 7 1/2.

23 We'll just see how that plays out. It's
24 either going to pass or fail. If it does pass, I'm
25 going to go ahead and start the process suggesting

1 to my fellow commissioners tomorrow that although
2 the staff has come up with a recommendation they
3 did last spring on, one, how far we are behind in
4 our backlog of infrastructure and a list of capital
5 projects ranging from a long list of different
6 roads that need to be improved or built, parks,
7 libraries, fire stations, and a couple of other
8 items. But I really want to hear from the public
9 if this passes. I want -- I want community input
10 if it passes.

11 So -- but I want to go ahead now and ask my
12 fellow commissioners to think about inviting
13 citizens from around the county to submit
14 applications to serve on a citizens advisory
15 committee that would sort of scrub our staff work
16 and hear from what that particular community,
17 whether it's Ponte Vedra or Fruit Cove or Hastings
18 or downtown St. Augustine, what do you think, what
19 are you hearing from your residents, your local
20 neighbors, of what the most pressing need is?

21 So I'm going to suggest tomorrow that we
22 create that and -- and that type of advisory
23 committee and invite everyone who wishes to apply
24 for that. So anyone here that might be interested,
25 anyone there that might be interested.

1 MS. GREEN: Mr. Dean, were you --

2 MS. LUDLOW: He left.

3 CHAIRMAN MAGUIRE: Oh, Mr. Dean --

4 MS. GREEN: Oh, he did. I just wanted to make
5 sure.

6 CHAIRMAN MAGUIRE: He left, didn't he?

7 MS. LUDLOW: He left.

8 MS. GREEN: Okay.

9 MS. LUDLOW: He couldn't stay.

10 CHAIRMAN MAGUIRE: Jose?

11 MR. RIERA: Mr. Chairman.

12 CHAIRMAN MAGUIRE: Make sure you talk loud
13 enough into the mic so she can hear you.

14 MR. BURNETT: And -- one -- one moment.

15 MR. RIERA: Three comments.

16 CHAIRMAN MAGUIRE: Hold on.

17 MR. BURNETT: Just for clarification on the
18 record, we closed the millage --

19 CHAIRMAN MAGUIRE: I'm sorry, you're right.

20 MR. BURNETT: -- and budget meeting and we're
21 reopening --

22 CHAIRMAN MAGUIRE: You're right.

23 MR. BURNETT: -- back up the regular meeting.

24 CHAIRMAN MAGUIRE: We have closed the 5:01
25 meeting and now we're back to the normal meeting.

1 Thank you, sir.

2 MR. RIERA: Okay.

3 CHAIRMAN MAGUIRE: That wouldn't in my notes,
4 by the way.

5 MR. RIERA: Three comments.

6 The first comment I have is, Mr. Chairman, I
7 think I agree with you that the workshop should not
8 be open to the public. It should be for you-all
9 for you to really do the work that needs to be
10 done. Number one.

11 Number two, as far as the stakeholders survey,
12 I believe that should not be open to the public.
13 It should be to the stakeholders, businesses, and
14 all that that can benefit at the airport, but not
15 the general public. You're going to open a can of
16 worms if you open that particular one to the
17 general public. My suggestion.

18 And the last comment I have, it has to do with
19 this particular usage of the room. I am the
20 flotilla vice commander for the U.S. Coast Guard
21 Auxiliary, the flotilla in St. Augustine. We are a
22 fellow entity under Title 14 of the CFR.

23 So for that, we would fall under the
24 Category B under the order of priority you are
25 using. We have not been charged in the past. If

1 they want to charge us, that's going to take a long
2 time for us to get an approval, so we'll like to
3 see this, the usage of this room continuously on a
4 no charge basis.

5 We have our own equipment that we can bring
6 in. So the audiovisual that you guys have may not
7 necessarily fit ours, but we bring our own. And as
8 far as the cleaning, we don't serve food, and so we
9 will keep it clean as much as we can. And we would
10 like to see the usage of this room again if at all
11 possible is in the interest of the public safety on
12 behalf of the Coast Guard. Those are my comments.

13 CHAIRMAN MAGUIRE: Okay. Thank you. Thank
14 you, very much, sir. Okay. Next is Bill Hay.

15 MR. HAY: Thank you. Most of mine were
16 addressed during our intermission, which was great,
17 so I'll take those off the list. The airport
18 director has answered most of my questions.

19 One I'd like to say that came up at the SAAPA
20 meeting is that we need to make sure that the
21 common everyday person who doesn't deal with boards
22 and things of that nature understand the difference
23 between CPI and CIP. Because CIP is used in
24 Jacksonville quite a bit, and everybody wanted a
25 list of where are the capital improvement projects

1 and we know it was Consumer Product Index, but not
2 everyone does. And so that would be something that
3 would be addressed in the future.

4 And someone who's not here tonight is
5 certainly going to want, if you have a workshop in
6 the shade, that you at least announce that and
7 possibly do the microphones or whatever or stream
8 it for those people if you're going to have it
9 nonpublic. And I think that's a great idea, also,
10 because it is a distraction, even people chuckling
11 from the office or (indicating) doing this all the
12 time, it's just not worth it.

13 And then another question that came up at
14 SAAPA, and I don't know why they bring it to me and
15 not to you, but where's the fire truck? Why is it
16 off property? And what's the status on when it
17 will be returned? Because no one knew that it was
18 gone until someone saw it being towed out on a
19 wrecker. So that's it.

20 CHAIRMAN MAGUIRE: Okay.

21 MR. WUELLNER: Yeah.

22 CHAIRMAN MAGUIRE: Going to the -- the
23 workshop, thank you for your -- both of your
24 comments on the workshop.

25 It will be advertised. It has to be by law.

1 We encourage in the audience to be here and listen,
2 but they may not be able to talk. It depends on
3 what the board decides, all right? Any other
4 public comment that's not mentioned?

5 (None.)

6 MEMBER COMMENTS AND REPORTS

7 CHAIRMAN MAGUIRE: All right. Bring it back
8 to the board. Let's first of all go to Ms. Reba
9 Ludlow. Three issues: Aerospace, TPO, and safety
10 review.

11 MS. LUDLOW: We had a wonderful
12 Aerospace Academy meeting finally. And of course,
13 I mean, because I did Zoom but that was because of
14 my foot. I was going to have to park in the
15 parking lot, then walk all the way into the
16 building and I thought I don't think so.

17 So I brought up the unanswered question of the
18 donated airplane, and so that's been tabled for a
19 while. They're just getting back on track now and
20 they're trying to set up committees to do strategic
21 planning for themselves. So they're just something
22 to be proud of, really proud.

23 TP- -- let me see. I didn't go to the SMART
24 meeting. Did I go to the TPO? I don't think I
25 went. They don't have them every month -- every

1 month. What's the other one?

2 CHAIRMAN MAGUIRE: Safety committee.

3 MS. LUDLOW: Oh, okay. I am working
4 diligently on the safety committee. I have a
5 posse. Now that we know we can get the room, I
6 will be calling.

7 CHAIRMAN MAGUIRE: Okay.

8 MS. LUDLOW: We weren't sure, so we wanted
9 tenants and principals --

10 CHAIRMAN MAGUIRE: Yes.

11 MS. LUDLOW: -- to be here.

12 CHAIRMAN MAGUIRE: Okay.

13 MS. LUDLOW: Thank you.

14 CHAIRMAN MAGUIRE: Robert Olson, sir.

15 MR. OLSON: Nothing other than I just want to
16 restate what our Chair just stated, to make sure
17 everyone understands that the board workshops will
18 be public meetings. They'll be publicly announced.
19 The public can attend. They're workshops. There's
20 no action taken. No formal action taken. And as
21 was suggested I think very well is that we will --
22 it will be just any -- any public comments about
23 the workshop can happen at a following regular
24 meeting.

25 CHAIRMAN MAGUIRE: Okay. All right.

1 Ms. Green?

2 MS. GREEN: EDC did not have a meeting until
3 this Friday, which they will be coming up, the
4 breakfast meeting this Friday at World Golf
5 Village. Still called that, right? It's an
6 economist about labor that we're -- with the growth
7 that we're having in our county right now. His
8 name is Ron Hetrick. He's a senior laborer
9 economist at Lightcast. So he will be speaking
10 about the influx of the people here and labor
11 demands or wants that will be going on. Starts at
12 8:00 basically on -- at the World Golf Village.

13 CHAIRMAN MAGUIRE: Okay.

14 MR. MIRGEAUX: Can you send me that?

15 MS. GREEN: Yeah, sure.

16 CHAIRMAN MAGUIRE: If anybody wants to go,
17 pass it on, okay? Justin?

18 MR. MIRGEAUX: None.

19 CHAIRMAN MAGUIRE: All right. I have two
20 things. Do we have a VCB member here?

21 MR. WUELLNER: Yeah.

22 CHAIRMAN MAGUIRE: Okay. We have a VCB member
23 here, so pass the word to the VCB about the
24 workshops, okay? Did you want to say anything on
25 behalf of the VCB?

1 MS. PHILLIPS: I can tell you guys a couple of
2 things.

3 CHAIRMAN MAGUIRE: Make sure you talk into the
4 mic and give your name.

5 MS. PHILLIPS: I will. Hi, everyone. I'm
6 Susan Phillips. Can you hear me? I'm with the
7 Visitors & Convention Bureau. And I've got to tell
8 you I was listening very carefully to
9 Commissioner Dean. I love listening to all of his
10 updates. We are still seeing strong tourism growth
11 here in the county.

12 Despite what was happening is people are
13 coming and staying. They're just not spending as
14 much money on some of the ancillary activities. So
15 you're seeing that some of the attractions and all
16 are certainly off a little bit. But still, we're
17 back to 2019 numbers and making those.

18 So we keep telling our hoteliers, you know,
19 this growth, you know, at some point you can't keep
20 having double-digit growth, but we're still seeing
21 it in the bed tax collections. So we're keeping a
22 cautious eye out, but the economy here from a
23 tourism perspective in St. Johns County is doing
24 very very well.

25 CHAIRMAN MAGUIRE: Thank you.

1 All right. The only other comment I have is I
2 want to give you some real quick thoughts on my
3 thoughts on old business and new business because
4 it came up last meeting. And this is purely me
5 from the way I was brought up in the business
6 world.

7 If Ed brings an issue up and let's say it's a
8 grant for X amount of dollars to do paving outside,
9 okay? That's say new business. If we approve the
10 grant, that disappears but the paving remains. So
11 the grant is no longer old business, but the paving
12 situation may continue to be an old business issue
13 if there are problems associated or continuances.

14 So when an issue comes up, it's not the entire
15 issue. Pick out what the old business really
16 pertains to so we don't get sidetracked in the
17 things that have already disappeared and resolved.
18 That's -- that's the biggest issue. Now, do you
19 disagree with that?

20 MR. WUELLNER: No, I'm just trying to -- is
21 there a difference, then, between the executive
22 director's report on those, in your example, where
23 I'm reporting on the capital projects --

24 CHAIRMAN MAGUIRE: Well, it's just like the
25 old business today, okay?

1 MR. WUELLNER: -- and old business?

2 CHAIRMAN MAGUIRE: There was no change, so
3 even though the topic was there, the answer is no
4 change --

5 MR. WUELLNER: Okay.

6 CHAIRMAN MAGUIRE: -- okay? Don't try to
7 create, be redundant, or bring forth things that
8 were done last time --

9 MR. WUELLNER: Right.

10 CHAIRMAN MAGUIRE: -- okay? Because I agree
11 with Reba, we should be talking about old business,
12 but we have to do it in the concept of what the
13 business is that's a continuing old business issue,
14 okay? Any comments?

15 MR. MIRGEAUX: I agree. I just think that --

16 MS. GREEN: Yeah, it's more of a status
17 report.

18 CHAIRMAN MAGUIRE: Yeah, a status report.

19 MS. GREEN: I'm sorry. I didn't mean to cut
20 you off. You're right.

21 MR. MIRGEAUX: I agree with everything you
22 said. The only one caveat I would say is if
23 anybody on the board wants to put an item under the
24 old business category, just let staff know.

25 MR. WUELLNER: Yeah. Let me know.

1 MR. MIRGEAUX: Give them a day or three days
2 heads-up --

3 CHAIRMAN MAGUIRE: Yeah.

4 MR. MIRGEAUX: -- and then they'll be
5 prepared.

6 CHAIRMAN MAGUIRE: And the only reason I want
7 to bring this up, we need to discuss old business,
8 but we don't need to confuse it with things that
9 are already done and over with.

10 MR. MIRGEAUX: Right.

11 CHAIRMAN MAGUIRE: That's the key, okay?
12 That's all I have.

13 MR. WUELLNER: I have one comment.

14 I just wanted to make you aware of that
15 next -- next Tuesday evening, VCB is doing their
16 annual meeting out at the car museum. So it's
17 south of town there.

18 CHAIRMAN MAGUIRE: Oh.

19 MR. WUELLNER: 5:30 to 7:30. They'll do a
20 short like 10-minute business meeting at the front
21 end of that and then it's a -- kind of a free
22 event, and the board members are certainly invited
23 to attend that. Now that we're an ex officio
24 entity on that board --

25 CHAIRMAN MAGUIRE: And that's next --

1 MR. WUELLNER: -- you're certainly welcome to
2 come out there.

3 CHAIRMAN MAGUIRE: -- next Monday?

4 MR. WUELLNER: It's next Tuesday the 27th.

5 MS. GREEN: 27th.

6 MR. WUELLNER: It's 5:30 to 7:30 at the -- I
7 think it's called the St. Augustine Car Museum,
8 which is south on U.S. 1 --

9 MS. LUDLOW: I was going to say isn't that --

10 MR. WUELLNER: -- about where Wildwood --

11 MS. LUDLOW: -- way down there?

12 MR. WUELLNER: It's a little south of where
13 Wildwood connects.

14 CHAIRMAN MAGUIRE: If you haven't been there,
15 it's a nice --

16 MR. WUELLNER: It's really a nice place. Some
17 really need stuff in there.

18 MR. BURNETT: There's -- there's some
19 interesting history in there including, for
20 example, the NASA astronaut Corvettes. And the
21 government told them they weren't allowed --
22 Chevrolet could not give them the Corvette. They
23 had to buy it for a dollar. So back in the day --

24 MS. LUDLOW: I'll be darned.

25 MR. BURNETT: -- Chevrolet gave astronauts a

1 Corvette for a dollar and there's one of them
2 there. So there's some cool stuff at the museum.

3 MR. OLSON: Were those the Mercuries -- the
4 Mercury astronauts?

5 MR. WUELLNER: If you think you want to go --
6 the last piece of that. If you think you want to
7 go, would you please let me know or let VCB know
8 directly? It's your call. It is an RSVP kind of
9 event.

10 CHAIRMAN MAGUIRE: She's right over there.
11 Tell her if you're going to go, okay? That's one
12 less thing you have to worry about.

13 MR. WUELLNER: Fine with me.

14 MS. GREEN: 5:30 or 5:00?

15 MR. WUELLNER: 5:30 to 7:30.

16 CHAIRMAN MAGUIRE: I will probably be there.

17 All right. The last thing is regular
18 meeting -- I remembered it this time, thank you.
19 Regular meeting is October 10th. That was a
20 change. It was going to be the 17th. It now
21 October 10th, okay, which is probably one of the
22 most important dates in history.

23 MR. MIRGEAUX: Is that your birthday?

24 CHAIRMAN MAGUIRE: It's my birthday.

25 MR. WUELLNER: That was my dad's birthday.

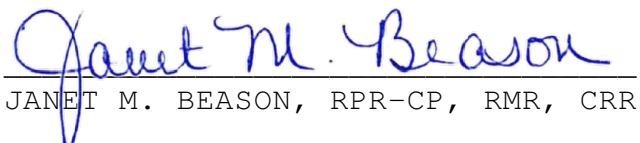
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REPORTER'S CERTIFICATE

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 6th day of October, 2022.



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

<p>CHAIRMAN MAGUIRE: [160] COMMISSIONER DEAN: [3] 54/17 54/20 59/19 MR. BEYERS: [2] 8/8 8/10 MR. BURNETT: [7] 10/21 60/14 60/17 60/20 60/23 71/18 71/25 MR. HAY: [1] 62/15 MR. LUCETTE: [35] 17/11 17/23 19/13 19/15 19/21 20/18 20/20 20/23 21/8 21/21 21/24 22/1 22/7 22/17 23/4 24/23 26/22 26/25 27/10 27/13 27/16 27/21 28/23 29/3 29/8 29/15 30/5 30/12 31/3 31/6 31/20 32/4 32/13 32/15 34/14 MR. McKENDRICK: [1] 10/14 MR. MIRGEAUX: [22] 6/23 14/5 15/8 15/18 16/15 16/21 19/19 21/18 30/9 30/14 30/21 30/24 54/12 66/14 66/18 69/15 69/21 70/1 70/4 70/10 72/23 73/7 MR. OLSON: [35] 3/10 13/13 14/7 15/11 15/20 16/23 17/10 21/13 21/16 21/22 21/25 22/3 22/6 22/13 31/22 31/24 32/2 41/19 41/22 42/12 42/24 43/1 43/7 43/14 43/17 43/19 44/3 44/6 44/9 44/21 45/20 45/23 46/8 65/15 72/3 MR. RIERA: [13] 8/13 8/17 8/20 8/23 8/25 9/24 10/2 10/5 10/7 60/11 60/15 61/2 61/5 MR. WUELLNER: [115] MS. GREEN: [51] 3/11 3/16 3/18 6/20 8/1 12/19 12/23 13/1 13/24 14/4 15/17 16/17 16/20 19/18 20/17 20/19 20/21 21/3 21/6 21/15 21/20 22/4 22/9 22/12 22/15 27/4 27/9 29/22 30/2 30/18 31/17 31/21 31/23 32/3 44/20 49/9 49/11 50/10 54/7 54/9 54/13 60/1 60/4 60/8 66/2 66/15 69/16 69/19 71/5 72/14 73/8 MS. LUDLOW: [77] MS. PHILLIPS: [2]</p>	<p>67/1 67/5</p> <hr/> <p>\$</p> <p>\$1,852,045 [1] 14/24 \$1,852,405 [1] 14/19 \$10 [1] 52/16 \$220,000 [1] 16/3 \$75 [2] 48/7 48/16</p> <hr/> <p>'</p> <p>'09 [1] 47/23 '21 [1] 55/7 '23 [1] 56/7</p> <hr/> <p>0</p> <p>0570 [1] 1/24</p> <hr/> <p>1</p> <p>10 [1] 40/18 10 percent [1] 12/11 10-minute [1] 70/20 104 [1] 1/16 10th [5] 46/3 72/19 72/21 73/10 73/13 11 [1] 2/8 12 [1] 2/10 12th [4] 12/23 14/16 21/14 73/11 13th [3] 21/18 22/3 22/10 14 [2] 2/10 61/22 14th [3] 73/3 73/10 73/12 15th [1] 21/18 16 [1] 59/9 16th [2] 20/9 20/17 17 [2] 1/23 2/11 17th [2] 72/20 73/9 19 [1] 1/6 19th [1] 73/8 1st [1] 22/23</p> <hr/> <p>2</p> <p>200 [1] 46/18 2000s [1] 56/24 2009 [3] 36/8 46/19 46/20 2019 [1] 67/17 2022 [3] 1/6 13/22 74/10 2023 [2] 22/20 26/18 210 [1] 59/8 22-98R [1] 16/5 22nd [3] 4/11 9/1 9/9 24 [1] 12/9 27th [4] 18/17 18/19 71/4 71/5 2:00 [1] 19/2</p> <hr/> <p>3</p> <p>3-12-0073-051-2022 [1] 13/22 30 [1] 59/17 31 [1] 56/17 32080 [1] 1/16 32084 [1] 1/24</p>	<p>35 [2] 2/11 36/22 350 [2] 55/9 55/11 3:00 [1] 19/2</p> <hr/> <p>4</p> <p>40 [1] 34/18 46 [1] 36/22 4730 [1] 1/4 4:00 [6] 1/7 19/2 19/10 19/16 20/11 46/4 4:55 [1] 1/7</p> <hr/> <p>5</p> <p>54 [1] 2/7 59 [1] 2/12 5:00 [4] 19/2 59/14 59/17 72/14 5:01 [4] 1/8 59/14 59/18 60/24 5:24 [2] 1/8 73/17 5:30 [4] 70/19 71/6 72/14 72/15</p> <hr/> <p>6</p> <p>6 1/2 [1] 57/22 6-24 [1] 12/9 600 [1] 55/7 64 [1] 2/13 6:00 [1] 19/2 6th [1] 74/10</p> <hr/> <p>7</p> <p>7 1/2 [1] 57/22 700 [1] 55/5 73 [1] 2/14 74 [1] 2/15 7:00 [3] 19/3 19/17 20/11 7:30 [3] 70/19 71/6 72/15 7th [3] 24/9 27/25 34/4</p> <hr/> <p>8</p> <p>800 [1] 55/8 825-0570 [1] 1/24 8:00 [1] 66/12 8th [1] 57/19</p> <hr/> <p>9</p> <p>90 percent [1] 12/10 904 [1] 1/24 90s [1] 56/23 98R [1] 16/5</p> <hr/> <p>A</p> <p>A.A.E [1] 1/18 able [2] 33/8 64/2 about [47] 5/19 12/13 12/13 17/16 18/1 18/20 18/21 24/12 25/7 26/1 26/21 26/22 27/9 27/17 28/7 28/11 28/16 28/25 29/11 33/5 33/16 33/18 34/16 35/20 36/22 40/6 41/18 48/6 49/7 51/25 52/3 53/13 53/14 53/14</p>	<p>55/8 55/25 56/17 56/22 57/8 58/12 65/22 66/6 66/10 66/23 69/11 71/10 72/12</p> <p>absolutely [3] 20/24 27/10 31/4 academic [1] 38/9 academies [1] 38/10 Academy [2] 38/7 64/12 accept [3] 13/13 13/13 13/14 access [3] 4/9 11/3 36/20 acres [1] 56/17 across [1] 38/10 act [1] 59/9 acting [1] 40/13 action [4] 38/22 54/5 65/20 65/20 activities [1] 67/14 actually [3] 5/21 36/3 43/3 add [4] 29/8 29/20 34/16 40/17 addition [3] 18/12 23/4 25/10 additional [4] 26/5 41/14 43/24 43/25 addressed [3] 49/6 62/16 63/3 adjacent [1] 5/23 adjourned [2] 73/16 73/17 ADJOURNMENT [1] 2/14 adjust [1] 52/25 adjustments [1] 3/8 administrative [6] 2/11 35/23 35/24 36/3 36/4 43/2 adopt [4] 20/9 20/10 20/10 40/9 advance [2] 17/8 44/8 advertised [1] 63/25 advisory [2] 58/14 58/22 aeronautical [1] 31/9 Aerospace [2] 64/9 64/12 Aerospace Academy [1] 64/12 affairs [2] 48/5 50/2 after [5] 5/15 17/14 43/20 57/13 59/2 afternoon [5] 17/12 18/25 54/21 54/24 59/12 afternoon's [1] 19/10 again [7] 17/13 20/23 28/17 29/18 31/14 32/16 62/10 agencies [2] 39/4 45/8 agenda [5] 2/5 3/24 3/25 4/1 4/3</p>	<p>ago [4] 17/17 50/25 50/25 51/3 agree [6] 3/17 51/24 61/7 69/10 69/15 69/21 Agreed [1] 49/19 agreement [2] 16/5 35/2 ahead [6] 7/16 33/25 46/12 57/25 58/11 59/4 air [2] 40/12 40/13 airfield [1] 12/9 airplane [3] 29/12 30/4 64/18 airplanes [1] 9/12 airport [35] 1/1 1/17 9/16 12/11 14/15 17/19 18/23 19/25 20/7 20/14 23/24 24/18 24/24 25/23 26/1 26/13 27/18 28/2 28/18 28/24 29/4 29/18 31/9 31/10 36/4 37/9 37/21 44/25 45/14 46/6 48/3 49/24 52/10 61/14 62/17 Airport Authority [5] 9/16 12/11 14/15 37/21 46/6 airport's [1] 30/23 airports [11] 32/19 32/21 32/22 32/24 32/25 33/2 33/3 33/7 33/9 33/10 33/16 alcoholic [1] 40/24 all [57] 3/2 3/7 5/17 7/17 7/18 9/7 9/13 9/25 10/24 11/2 11/19 11/22 13/1 13/16 14/3 15/16 16/18 19/11 20/13 27/5 28/19 30/8 35/1 36/17 37/17 38/9 38/10 38/21 40/3 42/10 43/14 45/1 47/3 47/5 47/21 50/20 51/24 54/5 54/21 57/18 59/19 59/23 61/8 61/14 62/10 63/11 64/3 64/7 64/8 64/15 65/25 66/19 67/9 67/15 68/1 70/12 72/17 all right [11] 3/2 11/2 13/16 30/8 59/19 59/23 64/3 64/7 65/25 66/19 68/1 all-afternoon [1] 54/21 ALLEGIANCE [2] 2/3 3/4 allow [2] 35/8 40/23 allowed [1] 71/21 almost [5] 24/9 42/17 50/22 54/16 59/7 alone [1] 52/5 already [6] 9/11 27/1 48/1 53/7 68/17 70/9 also [14] 1/15 8/15 9/13 14/20 16/6 20/25 23/7 23/25 31/10 33/8</p>
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<p>A</p> <p>also... [4] 33/14 36/19 39/9 63/9</p> <p>although [1] 58/1</p> <p>am [2] 61/19 65/3</p> <p>amazing [1] 55/22</p> <p>among [1] 20/13</p> <p>amortization [1] 52/15</p> <p>amount [5] 11/21 35/10 37/19 42/3 68/8</p> <p>ancillary [1] 67/14</p> <p>announce [1] 63/6</p> <p>announced [1] 65/18</p> <p>annual [1] 70/16</p> <p>another [6] 22/5 23/16 25/17 39/24 57/16 63/13</p> <p>answer [2] 59/11 69/3</p> <p>answered [1] 62/18</p> <p>anticipate [2] 6/5 55/17</p> <p>any [29] 3/8 3/14 7/24 10/9 11/24 15/1 21/11 21/19 24/18 24/19 28/16 29/1 29/5 34/10 34/10 41/17 45/3 45/3 48/21 48/23 53/25 54/24 55/18 59/11 64/3 65/22 65/22 69/14 73/13</p> <p>anybody [9] 4/1 19/7 19/16 27/2 50/15 52/13 52/18 66/16 69/23</p> <p>anybody's [1] 48/23</p> <p>anyone [4] 28/23 32/10 58/24 58/25</p> <p>anything [9] 10/24 11/9 15/13 17/8 28/15 32/3 43/21 48/19 66/24</p> <p>anywhere [1] 59/7</p> <p>apologize [1] 54/22</p> <p>apparent [1] 14/17</p> <p>apparently [1] 55/20</p> <p>applications [1] 58/14</p> <p>apply [1] 58/23</p> <p>appointment [1] 52/20</p> <p>approach [2] 32/19 38/16</p> <p>approval [9] 2/5 3/24 4/1 4/20 5/12 16/6 33/14 47/22 62/2</p> <p>approve [5] 14/23 15/8 16/15 57/21 68/9</p> <p>approved [6] 3/13 4/4 14/22 15/23 48/20 56/23</p> <p>approximately [1] 25/16</p> <p>April [2] 6/9 25/12</p> <p>are [61] 4/13 4/22 7/22 7/22 9/9 9/11 11/19 12/14 18/3 22/14 24/21 25/12 25/19 25/25 26/5 26/17 26/22 28/3 28/3 29/1 29/10 30/5 30/16 31/6 31/10 31/11 31/18</p> <p>32/20 32/20 32/23 33/7 35/7 36/23 37/11 37/13 37/24 39/11 40/5 40/22 45/9 46/23 48/6 49/2 49/2 50/12 52/2 55/1 57/18 58/3 58/19 59/6 61/21 61/24 62/12 62/25 67/10 67/12 67/16 68/13 70/9 70/22 9/18 56/4 56/11 56/16 56/25 57/3</p> <p>aren't [2] 37/23 39/12</p> <p>Army [1] 9/14</p> <p>around [13] 6/16 19/24 20/6 27/5 29/13 42/8 55/5 55/11 55/13 55/13 56/12 57/2 58/13</p> <p>as [59] 3/13 6/15 9/5 11/7 11/7 14/20 17/21 20/8 22/19 23/5 25/2 25/12 26/8 26/9 26/11 27/14 28/21 29/3 29/3 29/15 30/5 30/5 31/6 31/11 31/15 32/5 33/19 33/22 33/22 34/2 34/2 34/6 34/6 34/6 34/8 36/13 37/2 37/9 37/22 37/25 39/9 39/14 41/5 41/8 41/8 41/15 48/14 49/14 50/23 55/12 56/8 61/11 61/11 62/7 62/8 62/9 62/9 65/20 67/13</p> <p>ascribed [1] 36/23</p> <p>ask [7] 4/18 7/10 10/24 18/17 19/3 20/25 58/11</p> <p>asked [3] 11/8 47/23 47/25</p> <p>asking [5] 12/6 12/14 14/22 52/1 57/20</p> <p>assessed [2] 49/7 49/16</p> <p>assign [1] 20/15</p> <p>associated [5] 12/16 14/14 38/9 41/10 68/13</p> <p>Associates [1] 16/3</p> <p>Association [2] 39/19 39/20</p> <p>associations [1] 37/23</p> <p>assuming [1] 59/3</p> <p>astronaut [1] 71/20</p> <p>astronauts [2] 71/25 72/4</p> <p>attempt [1] 52/4</p> <p>attend [2] 65/19 70/23</p> <p>Attorney [1] 1/17</p> <p>attorneys [1] 38/16</p> <p>attractions [1] 67/15</p> <p>audience [2] 34/21 64/1</p> <p>audiovisual [1] 62/6</p> <p>Augustine [7] 1/5 1/16 1/23 1/24 58/18 61/21 71/7</p> <p>AUTHORITY [13] 1/1</p>	<p>1/17 9/3 9/16 12/11 14/15 17/20 33/6 37/21 43/8 45/1 46/2 46/6</p> <p>Authority's [1] 12/12</p> <p>authorized [1] 74/7</p> <p>Auxiliary [3] 38/1 39/21 61/21</p> <p>available [8] 25/7 37/4 39/3 39/9 43/10 43/11 45/7 46/5</p> <p>averaging [2] 55/8 55/10</p> <p>aviation [7] 23/24 31/8 39/11 39/14 39/17 45/9 45/11</p> <p>award [3] 2/10 4/23 14/12</p> <p>Awards [1] 38/7</p> <p>aware [2] 57/19 70/14</p> <p>away [4] 30/1 48/11 49/25 51/15</p> <p>Aye [15] 14/4 14/5 14/6 14/7 14/8 15/17 15/18 15/19 15/20 15/21 16/20 16/21 16/22 16/23 16/24</p> <p>B</p> <p>B-2 [1] 12/9</p> <p>back [23] 5/4 12/17 13/11 15/1 15/6 16/8 16/13 25/5 37/12 37/18 46/14 47/17 51/19 51/24 53/12 55/10 59/17 60/23 60/25 64/7 64/19 67/17 71/23</p> <p>backlog [2] 58/4 59/5</p> <p>backup [1] 33/8</p> <p>balance [2] 4/16 4/17</p> <p>ballot [1] 57/19</p> <p>based [1] 36/1</p> <p>basically [4] 4/16 8/25 36/8 66/12</p> <p>basis [2] 14/20 62/4</p> <p>be [120]</p> <p>BEASON [3] 1/22 74/6 74/13</p> <p>because [25] 9/6 21/6 29/16 30/3 35/10 37/5 39/7 39/13 44/1 44/10 47/12 47/21 52/14 53/16 56/16 56/22 59/1 59/5 62/23 63/10 63/17 64/13 64/13 68/3 69/10</p> <p>bed [1] 67/21</p> <p>been [17] 10/15 11/21 29/11 34/18 34/19 34/20 34/23 36/16 38/1 40/19 47/13 51/8 51/14 57/9 61/25 64/18 71/14</p> <p>before [10] 20/2 22/25 25/21 26/1 27/22 27/24 35/18 44/10 48/19 53/13</p> <p>behalf [3] 8/19 62/12</p>	<p>66/25</p> <p>behind [1] 58/3</p> <p>being [9] 18/1 34/6 40/22 47/1 49/7 50/8 50/11 54/22 63/18</p> <p>believe [2] 46/18 61/12</p> <p>benchmark [3] 32/22 33/17 34/8</p> <p>benchmarking [1] 32/16</p> <p>benefit [1] 61/14</p> <p>besides [1] 51/8</p> <p>best [2] 19/1 21/17</p> <p>better [3] 21/10 35/7 55/19</p> <p>between [7] 12/9 12/11 23/19 24/10 42/21 62/23 68/21</p> <p>beverage [1] 40/24</p> <p>beverages [1] 40/24</p> <p>Beyers [1] 8/7</p> <p>bid [1] 4/11</p> <p>bidder [1] 14/18</p> <p>bids [4] 4/11 4/14 14/15 14/17</p> <p>big [2] 43/2 56/13</p> <p>biggest [1] 68/18</p> <p>Bill [1] 62/14</p> <p>bills [1] 47/9</p> <p>birthday [3] 72/23 72/24 72/25</p> <p>bit [5] 28/1 55/2 55/14 62/24 67/16</p> <p>blank [1] 57/6</p> <p>blocking [2] 19/4 34/2</p> <p>board [55] 1/10 12/18 13/12 15/1 16/9 16/14 17/11 17/13 17/19 18/4 18/7 18/10 18/13 18/16 19/2 21/13 22/4 22/9 22/19 22/24 23/1 23/5 23/6 23/12 23/15 23/16 23/18 23/20 24/10 24/12 24/20 25/5 25/11 25/14 25/23 26/4 26/8 26/9 27/18 27/19 33/13 34/2 34/11 36/9 38/22 44/15 45/25 46/13 46/14 64/3 64/8 65/17 69/23 70/22 70/24</p> <p>boards [1] 62/21</p> <p>Bob [1] 17/9</p> <p>both [2] 34/20 63/23</p> <p>bottom [1] 49/3</p> <p>Boy [1] 48/6</p> <p>Boy Scouts [1] 48/6</p> <p>break [2] 59/17 59/21</p> <p>breakdown [1] 11/20</p> <p>breakfast [1] 66/4</p> <p>briefings [1] 18/10</p> <p>bring [25] 9/14 11/11 11/13 12/17 13/11 15/1 15/6 16/8 23/8 24/11 25/11 25/13 25/17 28/7 35/13 35/16 47/21</p>	<p>51/24 56/9 62/5 62/7 63/14 64/7 69/7 70/7</p> <p>bringing [1] 9/7</p> <p>brings [1] 68/7</p> <p>broadcast [1] 30/9</p> <p>brought [3] 25/21 64/17 68/5</p> <p>BRUCE [4] 1/11 54/9 59/12 73/7</p> <p>budget [4] 3/18 11/20 59/15 60/20</p> <p>build [1] 53/19</p> <p>building [20] 5/7 36/15 38/2 38/2 38/3 40/16 42/1 42/5 43/19 47/23 48/1 48/1 48/11 49/25 52/15 52/18 54/21 55/3 55/6 64/16</p> <p>building's [2] 36/24 43/22</p> <p>built [6] 36/15 36/24 46/17 50/2 53/22 58/6</p> <p>Bureau [1] 67/7</p> <p>BURNETT [2] 1/16 10/20</p> <p>business [46] 2/7 2/8 2/9 2/11 8/2 8/3 11/1 11/2 11/10 11/14 11/25 12/4 12/4 12/5 17/2 17/3 17/16 17/18 25/14 25/20 26/6 26/8 26/11 28/4 28/5 29/10 33/5 38/8 43/20 44/25 52/22 68/3 68/3 68/5 68/9 68/11 68/12 68/15 68/25 69/1 69/11 69/13 69/13 69/24 70/7 70/20</p> <p>businesses [5] 28/2 31/9 45/14 56/11 61/13</p> <p>buy [2] 57/11 71/23</p> <p>buying [1] 29/12</p>	<p>C</p> <p>calendar [3] 19/5 21/25 34/1</p> <p>calendars [1] 33/23</p> <p>California [1] 55/22</p> <p>call [4] 33/4 50/16 57/1 72/8</p> <p>called [5] 38/7 48/17 57/9 66/5 71/7</p> <p>calling [2] 39/20 65/6</p> <p>calls [1] 43/9</p> <p>came [7] 10/18 12/19 17/17 37/13 62/19 63/13 68/4</p> <p>campus [1] 44/1</p> <p>campus-wide [1] 44/1</p> <p>can [47] 4/18 9/3 9/4 9/17 9/17 9/21 13/20 19/4 20/24 21/23 22/23 23/9 24/11 25/4 29/8 30/6 30/9 30/12 30/16 30/17 31/3 31/3 33/22 33/23 34/16 35/12</p>
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<p>C</p> <p>can... [21] 37/12 40/7 42/19 44/2 48/9 48/16 54/17 59/16 59/18 60/13 61/14 61/15 62/5 62/9 65/5 65/19 65/23 66/14 67/1 67/6 73/11</p> <p>can't [2] 6/4 67/19</p> <p>capital [3] 58/4 62/25 68/23</p> <p>car [2] 70/16 71/7</p> <p>card [1] 8/14</p> <p>carefully [1] 67/8</p> <p>Carolina [1] 56/6</p> <p>Casa [1] 1/4</p> <p>case [4] 17/18 17/21 33/7 51/23</p> <p>cases [1] 40/25</p> <p>catch [1] 8/6</p> <p>category [5] 11/7 39/13 49/11 61/24 69/24</p> <p>cautious [1] 67/22</p> <p>caveat [1] 69/22</p> <p>CDDs [1] 37/22</p> <p>celebrations [1] 38/14</p> <p>cent [1] 57/21</p> <p>center [7] 1/3 2/10 2/10 12/2 12/7 14/12 56/20</p> <p>certain [2] 40/24 41/5</p> <p>certainly [6] 48/15 55/15 63/5 67/16 70/22 71/1</p> <p>CERTIFICATE [2] 2/15 74/1</p> <p>certify [1] 74/6</p> <p>CFR [1] 61/22</p> <p>Chair [2] 17/11 65/16</p> <p>Chairman [3] 1/11 60/11 61/6</p> <p>Chamber [1] 31/12</p> <p>change [8] 4/1 22/20 41/16 41/17 52/3 69/2 69/4 72/20</p> <p>changed [3] 37/5 73/8 73/9</p> <p>changes [8] 3/8 3/14 28/3 40/11 47/13 52/5 53/5 53/9</p> <p>charge [7] 48/6 48/9 48/23 49/10 49/14 62/1 62/4</p> <p>charged [1] 61/25</p> <p>charges [1] 41/5</p> <p>charging [1] 39/2</p> <p>charrette [1] 56/2</p> <p>Chevrolet [2] 71/22 71/25</p> <p>chuckling [1] 63/10</p> <p>Cindy [1] 43/17</p> <p>CIP [2] 62/23 62/23</p> <p>circle [1] 56/13</p> <p>circulate [1] 33/13</p> <p>citizens [3] 58/13 58/14 59/5</p>	<p>Civic [6] 37/25 39/19 39/19 39/20 43/4 48/20</p> <p>clarification [1] 60/17</p> <p>clean [2] 37/16 62/9</p> <p>cleaning [3] 42/21 51/11 62/8</p> <p>cleanup [3] 41/3 48/9 49/23</p> <p>close [1] 44/4</p> <p>closed [3] 43/20 60/18 60/24</p> <p>closest [1] 5/7</p> <p>Coast [5] 37/25 39/21 48/18 61/20 62/12</p> <p>Coast Guard [3] 37/25 39/21 48/18</p> <p>code [1] 36/22</p> <p>Cola [1] 1/4</p> <p>collect [1] 39/3</p> <p>collecting [1] 39/2</p> <p>collection [1] 33/20</p> <p>collections [1] 67/21</p> <p>College [1] 32/2</p> <p>color [1] 18/14</p> <p>Colorado [1] 55/23</p> <p>come [12] 19/23 25/5 35/1 47/9 50/15 52/16 53/15 54/23 57/11 58/2 59/17 71/2</p> <p>comes [5] 8/6 10/24 18/4 42/25 68/14</p> <p>coming [6] 3/18 4/10 12/20 23/5 66/3 67/13</p> <p>commander [1] 61/20</p> <p>comment [21] 2/12 4/9 8/8 8/9 8/10 8/15 8/17 8/22 10/14 13/9 15/4 16/11 34/15 46/14 59/24 59/25 61/6 61/18 64/4 68/1 70/13</p> <p>comments [25] 2/13 3/8 3/14 10/9 11/25 12/18 15/2 16/9 19/6 24/19 32/9 34/10 35/8 36/1 46/10 53/3 54/1 60/15 61/5 62/12 63/24 64/6 65/22 69/14 73/13</p> <p>Commerce [1] 31/12</p> <p>commercial [1] 30/19</p> <p>commission [2] 54/21 57/17</p> <p>commissioner [4] 8/5 54/14 56/8 67/9</p> <p>Commissioner Dean [3] 8/5 54/14 67/9</p> <p>commissioners [3] 56/10 58/1 58/12</p> <p>committee [4] 58/15 58/23 65/2 65/4</p> <p>committees [1] 64/20</p> <p>common [2] 29/17 62/21</p> <p>communities [1] 57/2</p> <p>community [13] 23/25 24/1 25/9 31/8 31/11</p>	<p>31/15 37/24 48/1 48/5 49/24 50/1 58/9 58/16</p> <p>companies [1] 14/17</p> <p>compete [1] 44/18</p> <p>compile [3] 25/2 25/4 28/12</p> <p>completion [3] 6/6 25/15 25/15</p> <p>composition [1] 23/1</p> <p>concept [1] 69/12</p> <p>concern [1] 30/18</p> <p>condition [1] 37/7</p> <p>conduct [2] 26/9 35/15</p> <p>conference [3] 1/3 10/11 56/19</p> <p>conferences [1] 31/24</p> <p>confirmation [4] 3/23 9/3 9/16 9/19</p> <p>conflict [1] 46/1</p> <p>conflicts [3] 43/13 45/18 45/21</p> <p>confuse [1] 70/8</p> <p>connects [1] 71/13</p> <p>consider [1] 28/4</p> <p>considered [3] 38/18 39/22 44/12</p> <p>consistent [1] 38/1</p> <p>constructed [2] 36/24 56/23</p> <p>construction [3] 2/10 14/12 14/23</p> <p>Consumer [1] 63/1</p> <p>contact [2] 28/18 45/17</p> <p>contacted [1] 46/5</p> <p>contaminated [2] 5/20 10/16</p> <p>contingencies [1] 37/1</p> <p>continual [1] 36/19</p> <p>continuances [1] 68/13</p> <p>continue [2] 52/3 68/12</p> <p>continuing [1] 69/13</p> <p>continuously [1] 62/3</p> <p>contract [4] 4/24 12/16 14/23 15/14</p> <p>contractual [1] 17/15</p> <p>contrast [1] 18/14</p> <p>Convention [1] 67/7</p> <p>cool [1] 72/2</p> <p>coordinating [2] 28/18 33/20</p> <p>correct [10] 7/4 8/20 8/23 20/19 20/20 22/12 31/21 31/23 47/7 53/7</p> <p>correspondence [1] 47/22</p> <p>Corvette [2] 71/22 72/1</p> <p>Corvettes [1] 71/20</p> <p>cost [6] 37/5 39/9 40/14 40/15 52/10 52/15</p> <p>costs [3] 37/13 37/15 52/9</p> <p>could [14] 5/13 20/6</p>	<p>20/14 20/15 29/22 30/7 31/15 33/15 33/17 36/8 36/9 44/16 48/19 71/22</p> <p>couldn't [1] 60/9</p> <p>counting [1] 51/5</p> <p>country [1] 55/13</p> <p>county [16] 30/11 30/23 31/1 34/19 36/23 38/11 55/1 55/19 56/16 57/18 58/13 59/8 66/7 67/11 67/23 74/4</p> <p>couple [14] 5/13 10/15 18/8 18/9 18/9 23/21 29/11 37/3 38/16 39/23 54/23 55/24 58/7 67/1</p> <p>course [7] 18/1 36/23 37/2 37/8 42/15 45/12 64/12</p> <p>Court [1] 1/23</p> <p>Cove [1] 58/17</p> <p>COVID [9] 37/2 37/9 37/14 41/20 51/6 51/13 51/18 55/4 55/8</p> <p>COVID's [1] 51/8</p> <p>CP [2] 74/6 74/13</p> <p>CPI [1] 62/23</p> <p>crazy [1] 40/14</p> <p>create [3] 27/23 58/22 69/7</p> <p>criteria [1] 32/25</p> <p>CRR [3] 1/22 74/6 74/13</p> <p>current [2] 29/23 57/3</p> <p>currently [10] 23/14 40/25 46/22 49/2 49/7 49/14 50/7 50/7 50/11 50/12</p> <p>cut [1] 69/19</p> <p>D</p> <p>dad's [1] 72/25</p> <p>darned [1] 71/24</p> <p>data [2] 7/20 33/20</p> <p>date [5] 18/18 20/10 22/18 24/24 36/2</p> <p>Dated [1] 74/10</p> <p>dates [6] 18/3 18/15 21/1 24/22 24/25 72/22</p> <p>day [8] 21/11 26/8 39/22 43/11 50/20 70/1 71/23 74/10</p> <p>days [6] 4/10 17/16 21/2 21/19 25/1 70/1</p> <p>deal [4] 12/15 39/1 40/17 62/21</p> <p>dealt [1] 36/25</p> <p>Dean [9] 8/5 10/23 54/9 54/12 54/13 54/14 60/1 60/3 67/9</p> <p>Dean's [1] 54/7</p> <p>death [1] 55/23</p> <p>December [3] 20/3 20/9 73/11</p> <p>December 12th [1] 73/11</p>	<p>December 16th [1] 20/9</p> <p>decided [1] 46/2</p> <p>decides [1] 64/3</p> <p>decision [3] 36/9 49/21 50/5</p> <p>decisions [1] 26/12</p> <p>defeating [1] 48/10</p> <p>Defense [1] 5/19</p> <p>deficiencies [1] 40/5</p> <p>defined [1] 39/12</p> <p>delayed [1] 54/20</p> <p>demand [1] 41/24</p> <p>demands [1] 66/11</p> <p>Department [1] 5/19</p> <p>depends [1] 64/2</p> <p>described [1] 13/15</p> <p>description [1] 32/22</p> <p>desire [1] 32/18</p> <p>desires [1] 45/3</p> <p>Despite [1] 67/12</p> <p>destinations [1] 55/21</p> <p>detail [1] 10/10</p> <p>detract [1] 35/9</p> <p>development [2] 24/1 31/12</p> <p>did [17] 4/8 17/15 41/22 43/9 44/9 45/24 47/22 50/9 54/9 58/3 60/4 64/13 64/24 66/2 66/24 73/4 74/7</p> <p>didn't [6] 7/10 17/7 52/24 60/6 64/23 69/19</p> <p>difference [3] 42/21 62/22 68/21</p> <p>different [10] 20/13 23/11 23/23 24/5 27/5 31/7 38/21 42/6 42/10 58/5</p> <p>difficult [1] 39/7</p> <p>difficulty [1] 38/25</p> <p>digit [1] 67/20</p> <p>diligently [1] 65/4</p> <p>dime [1] 7/13</p> <p>direct [1] 53/11</p> <p>direction [1] 41/14</p> <p>directly [1] 72/8</p> <p>director [3] 1/18 17/20 62/18</p> <p>director's [1] 68/22</p> <p>disagree [1] 68/19</p> <p>disallow [1] 40/23</p> <p>disappeared [1] 68/17</p> <p>disappears [1] 68/10</p> <p>discuss [6] 10/10 17/25 26/13 33/5 49/9 70/7</p> <p>discussed [1] 25/18</p> <p>discussing [1] 49/12</p> <p>discussion [6] 12/18 14/1 19/24 23/8 28/8 54/24</p> <p>discussions [1] 20/6</p> <p>display [1] 9/12</p> <p>distraction [1] 63/10</p>
--	---	---	--	--

<p>D distribute [1] 28/19 District [1] 38/4 division [1] 5/19 do [58] 3/7 4/20 5/11 6/2 6/5 8/15 9/10 11/9 12/15 14/25 15/7 15/12 19/21 20/5 20/5 21/24 22/1 22/1 22/9 23/19 23/22 24/24 26/8 26/10 26/18 27/24 30/7 33/15 33/21 35/17 35/19 35/21 37/16 38/12 41/4 41/25 42/4 44/23 46/1 47/8 49/23 52/1 52/2 52/4 53/10 53/11 54/19 56/8 58/18 61/9 61/18 63/7 64/20 66/20 68/8 68/18 69/12 70/19 document [1] 34/6 DOD [1] 5/19 Doe [1] 53/16 does [5] 19/10 47/9 57/24 59/3 63/2 doesn't [4] 11/22 13/6 43/25 62/21 doing [8] 9/5 27/22 34/23 53/6 53/7 63/11 67/23 70/15 dollar [2] 71/23 72/1 dollars [3] 7/7 12/13 68/8 domain [1] 50/24 don't [38] 5/14 9/19 10/9 13/7 28/15 28/25 29/7 30/3 35/12 39/23 40/12 43/12 44/17 44/18 48/14 48/20 48/22 48/22 49/10 49/14 49/17 50/1 51/5 51/17 51/20 52/22 53/15 53/24 55/17 59/3 62/8 63/14 64/16 64/24 64/25 68/16 69/6 70/8 donated [1] 64/18 done [5] 35/8 35/10 61/10 69/8 70/9 doors [1] 44/2 DOT [1] 12/12 double [1] 67/20 double-digit [1] 67/20 Doug [1] 10/20 DOUGLAS [1] 1/16 down [10] 4/10 20/24 21/1 36/18 37/16 42/11 55/10 55/15 55/15 71/11 downstair [1] 36/17 downstairs [1] 36/15 downtown [2] 29/9 58/18 dozen [1] 32/24 draft [3] 25/13 40/7 52/4 drafted [1] 36/7</p>	<p>dramatically [1] 37/5 drive [1] 59/7 due [1] 55/19 during [4] 37/14 50/16 55/4 62/16 dynamics [1] 37/3</p> <p>E e-mail [1] 43/18 each [1] 47/15 Eagles [3] 9/1 9/2 9/10 earlier [1] 21/9 early [7] 18/25 22/20 22/22 30/14 40/9 56/6 56/24 easily [1] 47/17 east [2] 11/3 11/10 easy [1] 29/20 eating [1] 48/2 economic [2] 24/1 31/12 economies [1] 39/3 economist [2] 66/6 66/9 economy [1] 67/22 Ed [6] 17/5 33/12 35/23 46/17 53/4 68/7 EDC [1] 66/2 edit [1] 40/8 EDWARD [1] 1/18 effort [2] 18/5 33/15 efforts [1] 33/21 either [6] 21/19 22/21 23/17 39/13 52/2 57/24 electric [1] 47/8 electricity [1] 52/16 else [2] 17/20 50/20 employ [1] 44/2 encourage [1] 64/1 end [6] 5/9 26/7 39/22 40/18 41/6 70/21 engage [1] 33/1 engagement [2] 23/21 23/22 enjoy [1] 73/13 enough [4] 28/11 41/24 55/5 60/13 Ensuring [1] 26/1 entertain [1] 50/19 entire [3] 30/23 30/25 68/14 entities [4] 37/23 42/1 43/3 49/13 entity [2] 61/22 70/24 environment [1] 28/4 envision [1] 24/3 envisioned [1] 38/21 equation [1] 5/16 equipment [7] 40/16 40/16 40/18 41/4 41/5 41/8 62/5 especially [2] 40/21 47/15 Esquire [1] 1/16 essentially [2] 24/5</p>	<p>27/16 established [2] 41/11 44/24 estate [1] 10/18 even [10] 6/21 16/4 38/14 38/15 39/1 39/21 45/13 50/25 63/10 69/3 evening [3] 19/1 43/22 70/15 event [3] 38/7 70/22 72/9 events [4] 38/15 41/1 44/16 51/11 eventual [1] 36/22 every [6] 23/14 23/15 42/6 48/17 64/25 64/25 everybody [1] 62/24 everybody's [1] 40/9 everyday [1] 62/21 everyone [7] 18/3 21/23 57/11 58/23 63/2 65/17 67/5 everything [4] 4/21 38/5 50/20 69/21 ex [1] 70/23 ex officio [1] 70/23 exactly [2] 24/9 30/21 example [3] 49/14 68/22 71/20 except [1] 49/8 excited [1] 57/8 exciting [1] 56/21 excuse [3] 45/17 48/25 57/15 executive [2] 1/18 68/21 existing [1] 40/8 exists [1] 29/17 expectation [1] 51/10 expectations [1] 26/17 expense [1] 42/22 experience [1] 35/6 extended [1] 45/13 external [3] 19/23 31/10 31/13 extreme [1] 55/18 eye [1] 67/22 eyes [1] 26/19</p> <p>F FAA [6] 12/6 12/10 13/6 13/14 14/20 15/15 facilitator [1] 19/23 facility [2] 38/20 41/2 factual [1] 51/21 fail [1] 57/24 fall [3] 56/7 56/7 61/23 Fame [2] 56/4 57/4 families [1] 56/25 family [1] 55/6 far [6] 7/23 35/7 37/19 58/3 61/11 62/8 favor [3] 14/3 15/16 16/19 FDOT [1] 6/24</p>	<p>February [2] 22/22 22/23 February 1st [1] 22/23 federal [1] 45/8 fee [4] 41/1 48/10 49/4 49/23 feedback [6] 24/11 25/3 29/19 31/14 32/4 40/7 fellow [4] 56/9 58/1 58/12 61/22 felt [2] 18/6 39/25 few [6] 4/10 9/11 21/2 33/8 41/17 45/17 fewest [1] 45/6 fill [1] 24/21 final [5] 4/13 4/23 9/16 25/15 40/2 finally [1] 64/12 financial [7] 2/4 3/5 3/7 3/14 3/15 3/16 26/1 find [3] 18/2 46/6 48/13 finding [1] 18/22 fine [3] 20/24 27/10 72/13 Finished [1] 7/14 fire [3] 36/22 58/7 63/15 first [19] 3/7 5/15 12/15 15/1 17/24 18/16 18/24 19/22 20/1 23/19 24/10 33/14 34/1 35/17 36/15 47/15 57/13 61/6 64/8 fit [4] 32/21 32/25 41/25 62/7 five [5] 7/2 15/23 17/1 59/17 59/20 five-minute [2] 59/17 59/20 fix [1] 21/22 FL [2] 1/16 1/24 flexible [3] 18/18 21/1 45/6 flight [2] 9/2 9/10 floor [2] 38/3 47/15 Florida [5] 1/5 12/12 46/25 55/13 74/3 Florida DOT [1] 12/12 Florida Flyers [1] 46/25 flotilla [2] 61/20 61/21 Flyers [1] 46/25 focus [2] 20/12 25/24 follow [1] 57/17 following [4] 51/11 53/5 55/2 65/23 food [4] 40/23 48/9 49/23 62/8 foot [1] 64/14 foregoing [1] 74/8 forever [1] 35/14 form [3] 23/16 23/17 23/17 formal [1] 65/20 forth [1] 69/7</p>	<p>forward [2] 3/23 53/18 four [4] 14/16 34/19 45/22 59/14 frame [2] 27/17 27/17 frankly [2] 45/17 55/17 free [1] 70/21 freely [1] 50/15 Friday [5] 20/19 21/4 21/12 66/3 66/4 front [1] 70/20 Fruit [1] 58/17 Fruit Cove [1] 58/17 full [1] 25/13 function [1] 42/16 funded [1] 12/10 funds [1] 16/7 Further [1] 14/1 future [3] 6/18 53/15 63/3</p> <p>G gain [1] 28/6 game [1] 6/21 gatherings [1] 38/17 gave [1] 71/25 geared [1] 39/14 general [9] 2/12 22/24 23/24 24/1 30/17 31/8 59/25 61/15 61/17 generally [1] 50/15 generate [1] 19/24 geographic [1] 12/8 get [29] 5/11 5/25 6/10 6/15 9/2 9/19 11/17 21/23 23/23 26/18 28/12 28/18 31/13 33/14 35/8 37/16 38/12 40/2 40/8 42/3 43/9 47/5 48/19 50/22 51/1 51/19 62/2 65/5 68/16 gets [1] 41/10 getting [7] 28/1 37/6 37/6 42/16 48/2 51/15 64/19 give [9] 23/6 28/11 40/4 40/6 57/15 67/4 68/2 70/1 71/22 given [1] 31/1 giving [1] 41/13 go [19] 3/25 7/16 8/3 23/9 26/2 32/5 33/25 46/12 53/12 57/25 58/11 59/4 64/8 64/23 64/24 66/16 72/5 72/7 72/11 goals [4] 25/19 25/21 25/25 26/5 God [1] 5/22 goes [3] 4/24 5/24 43/22 going [51] 8/5 9/9 9/11 9/14 10/3 11/11 11/17 17/18 18/3 22/20 24/21 24/25 27/21 27/23 28/10 28/17 29/4 29/16</p>
---	---	---	---	---

<p>G</p> <p>going... [33] 29/16 31/7 32/17 32/23 37/19 40/12 42/9 48/6 48/9 48/13 53/18 54/3 56/1 56/1 56/9 57/16 57/22 57/24 57/25 58/21 59/15 59/16 59/23 61/15 62/1 63/5 63/8 63/22 64/14 66/11 71/9 72/11 72/20</p> <p>Golf [7] 56/3 56/12 56/22 57/1 57/10 66/4 66/12</p> <p>gone [4] 36/19 51/9 51/14 63/18</p> <p>good [11] 7/23 12/25 13/2 17/12 18/18 19/8 19/10 22/14 27/11 32/4 32/14</p> <p>got [10] 3/18 5/18 7/17 8/5 32/13 37/2 39/17 39/24 51/17 67/7</p> <p>gotten [1] 29/12</p> <p>government [2] 39/8 71/21</p> <p>governmental [8] 37/20 37/24 38/24 39/4 39/4 39/22 45/5 49/13</p> <p>graduations [1] 38/13</p> <p>grant [13] 2/10 11/21 12/2 12/6 12/14 13/14 13/19 14/20 14/21 16/7 68/8 68/10 68/11</p> <p>great [6] 39/1 40/17 59/5 59/6 62/16 63/9</p> <p>greater [3] 56/3 56/11 56/25</p> <p>GREEN [2] 1/11 66/1</p> <p>groove [1] 19/11</p> <p>group [7] 1/16 28/14 30/16 34/3 38/6 42/6 42/18</p> <p>groups [8] 24/5 27/25 30/17 31/7 31/13 39/12 45/9 45/13</p> <p>Grove [1] 1/16</p> <p>growth [4] 66/6 67/10 67/19 67/20</p> <p>Grumman [2] 4/21 5/18</p> <p>Guard [5] 37/25 39/21 48/18 61/20 62/12</p> <p>guess [5] 6/13 12/15 43/1 44/9 52/1</p> <p>guiding [1] 25/22</p> <p>guys [4] 49/6 53/11 62/6 67/1</p>	<p>71/23</p> <p>half [2] 50/25 51/3</p> <p>Halifax [2] 14/18 14/23</p> <p>Halifax Paving [1] 14/18</p> <p>Hall [2] 56/4 57/4</p> <p>handled [1] 43/14</p> <p>hangar [1] 30/19</p> <p>happen [2] 20/14 65/23</p> <p>happening [1] 67/12</p> <p>happy [2] 40/9 59/11</p> <p>hard [1] 18/14</p> <p>has [17] 10/24 11/21 17/9 29/19 36/22 38/1 38/4 42/6 43/8 43/20 46/4 51/14 57/9 58/2 61/18 62/18 63/25</p> <p>Hastings [1] 58/17</p> <p>hate [1] 29/25</p> <p>have [123]</p> <p>haven't [5] 5/17 6/3 10/15 29/12 71/14</p> <p>having [5] 17/13 25/24 59/14 66/7 67/20</p> <p>Hay [1] 62/14</p> <p>he [11] 8/6 8/7 10/13 10/24 60/2 60/4 60/6 60/6 60/7 60/9 66/9</p> <p>He's [1] 66/8</p> <p>head [1] 37/14</p> <p>heading [1] 11/14</p> <p>heads [2] 57/15 70/2</p> <p>heads-up [2] 57/15 70/2</p> <p>hear [6] 15/7 58/8 58/16 59/4 60/13 67/6</p> <p>heard [2] 7/6 55/25</p> <p>hearing [2] 58/19 59/15</p> <p>hears [1] 35/11</p> <p>heavily [1] 37/20</p> <p>height [1] 55/4</p> <p>held [3] 1/3 38/11 44/17</p> <p>helicopter [1] 9/14</p> <p>help [6] 19/23 25/23 26/12 26/12 26/13 28/6</p> <p>helping [2] 27/17 27/17</p> <p>helps [1] 21/2</p> <p>Henry [1] 10/23</p> <p>her [1] 72/11</p> <p>here [34] 8/7 8/12 8/13 9/6 10/4 10/5 10/13 10/15 23/11 25/20 30/23 31/9 34/22 35/11 38/11 42/17 46/21 46/22 47/25 50/9 52/9 53/4 53/15 54/7 54/10 58/24 63/4 64/1 65/11 66/10 66/20 66/23 67/11 67/22</p> <p>Hetrick [1] 66/8</p> <p>Hi [1] 67/5</p> <p>high [1] 38/10</p>	<p>high schools [1] 38/10</p> <p>highlight [1] 54/24</p> <p>highlights [2] 50/16 55/24</p> <p>him [2] 8/6 10/24</p> <p>his [2] 66/7 67/9</p> <p>historically [2] 38/4 45/4</p> <p>history [2] 71/19 72/22</p> <p>hit [1] 55/7</p> <p>hold [4] 6/12 6/23 59/16 60/16</p> <p>holiday [1] 20/3</p> <p>home [1] 55/4</p> <p>homeowner [1] 37/23</p> <p>homes [1] 55/7</p> <p>HondaJets [1] 9/13</p> <p>honest [1] 43/13</p> <p>hope [1] 29/1</p> <p>hoping [1] 7/12</p> <p>horizon [1] 7/2</p> <p>hot [1] 55/2</p> <p>hotel [4] 31/22 44/17 44/18 56/19</p> <p>hoteliers [1] 67/18</p> <p>hour [2] 18/20 52/17</p> <p>hours [2] 43/20 52/10</p> <p>how [24] 7/5 11/21 11/21 28/16 28/25 32/18 35/15 35/20 37/4 37/15 40/23 41/25 46/20 47/14 50/8 50/11 50/12 51/9 56/14 56/24 56/24 57/23 58/3 73/4</p> <p>huh [11] 5/10 6/14 7/15 17/22 21/15 21/18 41/21 43/6 46/9 46/15 49/20</p> <p>hundred [1] 12/13</p>	<p>impossible [1] 50/22</p> <p>improved [1] 58/6</p> <p>improvement [1] 62/25</p> <p>inclined [1] 21/3</p> <p>include [3] 29/16 31/4 40/24</p> <p>included [3] 16/6 47/11 48/15</p> <p>includes [2] 45/1 45/7</p> <p>including [4] 31/8 36/17 40/14 71/19</p> <p>incorporated [1] 36/16</p> <p>increase [1] 57/21</p> <p>Index [1] 63/1</p> <p>Indicates [1] 15/11</p> <p>indicating [1] 63/11</p> <p>industrial [2] 31/17 31/19</p> <p>influx [1] 66/10</p> <p>inform [1] 20/25</p> <p>information [8] 9/9 25/3 25/6 25/10 28/1 28/13 28/19 29/4</p> <p>informed [1] 5/18</p> <p>infrastructure [1] 58/4</p> <p>initially [2] 34/7 42/18</p> <p>initiatives [7] 20/4 20/6 20/7 20/13 20/16 24/13 25/8</p> <p>input [5] 23/23 24/7 25/8 40/3 58/9</p> <p>inspection [1] 16/2</p> <p>insurance [1] 40/25</p> <p>intend [1] 28/9</p> <p>interact [1] 26/12</p> <p>interaction [1] 29/1</p> <p>interactions [1] 18/7</p> <p>interacts [1] 28/23</p> <p>interest [4] 29/24 31/2 41/12 62/11</p> <p>interested [4] 31/18 43/1 58/24 58/25</p> <p>interesting [1] 71/19</p> <p>interjection [1] 35/22</p> <p>intermission [1] 62/16</p> <p>internally [1] 26/14</p> <p>intersection [1] 7/9</p> <p>invite [1] 58/23</p> <p>invited [1] 70/22</p> <p>inviting [1] 58/12</p> <p>is [131]</p> <p>isn't [1] 71/9</p> <p>issue [7] 54/4 68/7 68/12 68/14 68/15 68/18 69/13</p> <p>issues [2] 40/14 64/9</p> <p>issuing [1] 55/5</p> <p>it [165]</p> <p>it's [79]</p> <p>itching [1] 34/22</p> <p>item [10] 11/8 12/4 14/13 17/25 18/8 25/17 27/21 32/15 49/9 69/23</p> <p>items [13] 2/8 2/9 11/1 17/15 23/8 27/1 33/5</p>	<p>39/23 39/24 41/15 52/2 54/5 58/8</p>
<p>J</p> <p>Jacksonville [1] 62/24</p> <p>JANET [3] 1/22 74/6 74/13</p> <p>January [1] 22/22</p> <p>Jerry [1] 9/22</p> <p>job [1] 52/13</p> <p>John [1] 53/16</p> <p>JOHNS [6] 1/1 1/16 30/11 55/19 67/23 74/4</p> <p>joined [1] 17/21</p> <p>Jose [4] 8/11 8/11 59/24 60/10</p> <p>June [1] 55/7</p> <p>just [53] 4/7 4/9 8/16 9/8 9/15 13/14 13/21 14/22 20/2 21/6 26/15 27/9 29/12 29/25 30/9 30/10 30/10 30/15 30/16 33/19 34/17 34/21 35/21 36/21 39/7 40/13 40/17 41/17 44/13 44/14 44/16 46/3 49/5 51/2 54/23 55/23 57/23 59/8 59/10 60/4 60/17 63/12 64/19 64/21 65/15 65/16 65/22 67/13 68/20 68/24 69/15 69/24 70/14</p> <p>JUSTIN [5] 1/12 3/2 19/11 66/17 73/5</p>				
<p>K</p> <p>keep [5] 7/12 39/20 62/9 67/18 67/19</p> <p>keeping [3] 37/6 37/7 67/21</p> <p>Kevin [1] 17/21</p> <p>key [1] 70/11</p> <p>kick [1] 17/16</p> <p>kicked [2] 17/24 33/19</p> <p>kind [21] 11/14 19/9 19/11 36/25 37/14 37/24 38/15 38/23 39/10 39/10 39/14 39/17 40/10 41/3 42/22 43/11 52/6 53/8 55/18 70/21 72/8</p> <p>kinds [2] 27/5 38/22</p> <p>knew [1] 63/17</p> <p>know [44] 7/5 9/19 11/20 17/7 22/24 25/19 25/22 26/16 26/17 28/15 29/9 30/5 30/13 30/15 30/17 39/23 40/1 40/12 42/7 42/15 43/3 44/13 44/16 48/7 48/8 49/17 49/22 51/17 52/8 52/14 55/11 56/14 57/3 63/1 63/14 65/5 67/18 67/19 69/24 69/25 72/7</p>				

<p>K</p> <p>know... [3] 72/7 73/4 73/7</p> <p>knowing [1] 43/2</p> <p>knowledge [1] 10/16</p> <p>L</p> <p>labor [2] 66/6 66/10</p> <p>laborer [1] 66/8</p> <p>large [2] 31/8 31/15</p> <p>last [21] 4/10 11/15 12/19 17/14 22/17 25/19 29/11 37/3 41/9 44/9 45/12 55/3 55/10 55/25 58/3 61/18 68/4 69/8 72/6 72/17 73/12</p> <p>lastly [2] 34/8 42/15</p> <p>late [3] 8/6 22/22 56/23</p> <p>later [5] 3/19 8/21 13/5 35/17 59/10</p> <p>law [2] 1/16 63/25</p> <p>lease [4] 36/10 36/12 45/14 56/18</p> <p>leased [2] 46/4 47/14</p> <p>leasehold [1] 36/17</p> <p>least [5] 7/2 19/22 45/6 50/1 63/6</p> <p>leave [4] 28/10 52/5 53/4 59/16</p> <p>leaves [2] 36/21 57/5</p> <p>leaving [1] 56/5</p> <p>left [3] 60/2 60/6 60/7</p> <p>less [1] 72/12</p> <p>let [8] 50/1 52/6 54/17 64/23 69/24 69/25 72/7 72/7</p> <p>let's [7] 3/25 8/3 12/3 14/25 51/19 64/8 68/7</p> <p>letters [1] 57/7</p> <p>level [2] 20/14 51/11</p> <p>leverage [1] 29/17</p> <p>liability [1] 37/9</p> <p>libraries [1] 58/7</p> <p>life [3] 38/14 40/18 41/6</p> <p>light [2] 6/18 7/1</p> <p>Lightcast [1] 66/9</p> <p>like [41] 5/3 7/21 14/24 18/16 22/21 26/5 27/3 27/24 29/6 29/19 30/14 30/15 31/4 32/3 32/22 32/25 35/12 37/4 38/13 38/18 40/14 40/22 41/11 42/8 44/11 47/9 47/21 51/2 52/8 53/5 53/6 56/14 57/4 57/6 57/10 57/13 62/2 62/10 62/19 68/24 70/20</p> <p>likely [4] 24/15 24/25 32/6 33/4</p> <p>limited [1] 35/7</p> <p>limiting [1] 37/8</p> <p>limits [2] 35/10 36/23</p> <p>list [10] 29/4 29/8 29/17 29/20 32/24</p>	<p>33/10 58/4 58/5 62/17 62/25</p> <p>listen [1] 64/1</p> <p>listening [3] 34/21 67/8 67/9</p> <p>literally [1] 44/2</p> <p>little [15] 5/16 18/14 22/18 26/16 28/1 32/13 36/18 37/22 38/17 40/17 41/4 44/22 55/14 67/16 71/12</p> <p>load [1] 43/2</p> <p>local [4] 24/1 45/7 57/17 58/19</p> <p>lock [1] 33/23</p> <p>locked [2] 43/20 43/23</p> <p>logistics [1] 9/7</p> <p>long [11] 25/24 26/2 30/5 37/8 50/20 51/9 51/14 56/18 58/5 59/4 62/1</p> <p>long-term [3] 25/24 37/8 56/18</p> <p>longer [1] 68/11</p> <p>look [12] 7/23 12/3 27/12 32/21 36/2 37/18 39/15 40/1 41/7 41/16 52/14 57/6</p> <p>look-over [1] 40/1</p> <p>looking [5] 6/7 33/16 36/2 41/12 56/2</p> <p>looks [2] 7/21 21/17</p> <p>lost [1] 35/13</p> <p>lot [9] 7/6 10/17 31/10 37/22 41/23 41/25 43/9 43/17 64/15</p> <p>loud [1] 60/12</p> <p>love [1] 67/9</p> <p>loving [1] 55/23</p> <p>low [2] 14/17 14/18</p> <p>lowest [1] 45/16</p> <p>LUDLOW [2] 1/12 64/9</p>	<p>may [27] 5/24 5/24 6/7 6/9 6/17 7/14 14/16 25/15 26/18 32/19 39/21 39/21 41/7 41/16 41/16 41/17 45/8 49/5 52/16 52/21 52/21 54/25 55/25 59/11 62/6 64/2 68/12</p> <p>May 12th [1] 14/16</p> <p>maybe [6] 22/23 27/1 40/9 41/7 41/13 44/22</p> <p>McKendrick [1] 10/13</p> <p>me [17] 10/14 21/10 35/22 45/18 48/25 51/1 53/24 54/17 57/15 63/14 64/23 66/14 67/6 68/4 69/25 72/7 72/13</p> <p>mean [12] 18/18 24/14 27/5 38/3 40/18 44/14 45/25 48/8 50/24 51/5 64/13 69/19</p> <p>meant [1] 48/12</p> <p>meet [2] 27/22 27/24</p> <p>meeting [50] 1/2 1/3 2/4 2/11 3/5 12/20 17/13 17/14 21/13 22/4 22/25 23/15 23/16 23/18 23/25 24/14 35/13 35/18 35/24 36/5 36/10 36/14 36/14 37/11 43/8 44/14 44/18 45/3 46/2 47/21 51/24 52/7 57/17 60/20 60/23 60/25 60/25 62/20 64/12 64/24 65/24 66/2 66/4 68/4 70/16 70/20 72/18 72/19 73/12 73/17</p> <p>meetings [24] 10/15 18/9 18/11 23/6 23/11 23/13 24/3 24/4 24/4 24/8 24/15 24/17 25/1 28/8 28/14 33/22 34/3 38/6 40/22 45/1 45/13 49/15 54/21 65/18</p> <p>Melton [1] 9/22</p> <p>member [6] 2/13 17/19 26/9 64/6 66/20 66/22</p> <p>members [8] 1/10 17/12 18/8 25/5 25/11 27/19 33/13 70/22</p> <p>members' [1] 27/18</p> <p>mentioned [1] 57/16</p> <p>mentioned [2] 34/9 64/4</p> <p>Mercuries [1] 72/3</p> <p>Mercury [1] 72/4</p> <p>met [1] 17/17</p> <p>metered [1] 47/13</p> <p>mic [2] 60/13 67/4</p> <p>microphones [1] 63/7</p> <p>might [5] 22/19 23/7 52/19 58/24 58/25</p> <p>millage [1] 60/18</p> <p>million [1] 7/7</p>	<p>mind [1] 27/1</p> <p>mine [2] 11/5 62/15</p> <p>Mine's [1] 73/3</p> <p>minute [5] 6/22 35/3 59/17 59/20 70/20</p> <p>minutes [7] 2/4 3/5 3/6 3/7 3/9 48/14 59/14</p> <p>MIRGEAUX [1] 1/12</p> <p>missed [2] 10/17 54/16</p> <p>mission [4] 18/21 18/22 19/24 26/9</p> <p>modifications [1] 3/15</p> <p>moment [2] 54/18 60/14</p> <p>Monday [4] 1/6 21/8 22/5 71/3</p> <p>money [4] 47/5 48/21 48/23 67/14</p> <p>month [11] 10/21 18/2 23/14 23/15 25/15 25/16 55/7 55/25 56/5 64/25 65/1</p> <p>months [4] 5/14 48/19 55/11 59/1</p> <p>more [14] 18/7 21/3 22/18 24/1 26/3 26/16 27/13 32/13 35/8 35/18 40/19 48/2 48/2 69/16</p> <p>morning [1] 9/23</p> <p>most [15] 11/23 24/15 24/25 26/10 32/6 33/4 36/25 37/12 39/18 40/20 40/20 58/20 62/15 62/18 72/22</p> <p>motion [9] 13/12 15/7 15/8 15/9 15/10 16/14 16/15 16/16 16/18</p> <p>move [5] 3/22 13/13 13/14 20/24 21/1</p> <p>moved [1] 56/25</p> <p>moving [1] 39/1</p> <p>Mr [2] 60/3 60/11</p> <p>Mr. [11] 17/11 17/19 18/5 33/12 50/10 54/7 54/9 54/12 54/13 60/1 61/6</p> <p>Mr. Chair [1] 17/11</p> <p>Mr. Chairman [1] 61/6</p> <p>Mr. Dean [4] 54/9 54/12 54/13 60/1</p> <p>Mr. Dean's [1] 54/7</p> <p>Mr. Olson [3] 17/19 18/5 33/12</p> <p>Mr. Wuellner [1] 50/10</p> <p>Ms. [3] 47/14 64/8 66/1</p> <p>Ms. Green [1] 66/1</p> <p>Ms. Reba [2] 47/14 64/8</p> <p>much [12] 7/5 10/12 11/21 11/22 34/13 37/15 40/19 57/18 62/9 62/14 67/14 73/15</p> <p>multiple [1] 47/16</p> <p>Mur [1] 57/1</p> <p>MuraBella [1] 57/2</p>	<p>museum [3] 70/16 71/7 72/2</p> <p>my [18] 35/6 35/6 35/6 44/9 47/19 56/9 58/1 58/11 61/3 61/17 62/12 62/18 64/14 68/2 72/24 72/25 73/12 74/9</p>
<p>N</p>				
				<p>name [2] 66/8 67/4</p> <p>names [1] 33/13</p> <p>NASA [1] 71/20</p> <p>Nate [1] 10/13</p> <p>nature [2] 24/6 62/22</p> <p>necessarily [1] 62/7</p> <p>need [19] 9/15 13/23 26/18 27/4 27/12 30/12 39/25 39/25 41/6 42/7 49/5 51/24 58/6 58/20 59/9 62/20 70/7 70/8 71/17</p> <p>needed [2] 18/6 46/2</p> <p>needing [1] 41/25</p> <p>needs [5] 28/3 31/1 44/14 59/6 61/9</p> <p>neighbors [1] 58/20</p> <p>new [7] 2/9 5/16 11/7 12/4 12/5 68/3 68/9</p> <p>news [2] 57/18 57/18</p> <p>next [26] 7/14 17/4 23/9 32/7 32/7 32/15 32/15 33/17 35/13 35/18 36/11 45/4 47/20 51/24 52/6 52/6 52/20 54/3 56/5 56/7 62/14 70/15 70/15 70/25 71/3 71/4</p> <p>nice [2] 71/15 71/16</p> <p>nicely [1] 7/22</p> <p>Nighttime [1] 19/14</p> <p>nine [2] 18/2 25/16</p> <p>no [36] 3/10 3/11 3/12 4/3 6/17 6/19 6/19 6/19 6/19 6/19 7/1 8/1 8/8 8/9 8/10 10/14 10/16 15/9 15/14 15/14 17/10 17/10 19/18 19/19 24/20 39/9 44/22 53/17 53/19 62/4 63/17 65/20 65/20 68/11 68/20 69/2 69/3</p> <p>non [1] 45/10</p> <p>nonaviation [1] 39/18</p> <p>none [21] 4/2 12/1 13/10 13/11 14/2 14/9 14/10 15/3 15/5 15/6 15/22 16/10 16/12 16/13 16/25 32/11 34/12 54/2 64/5 66/18 73/14</p> <p>nonprofit [2] 39/10 39/14</p> <p>nonprofits [1] 48/4</p> <p>nonpublic [1] 63/9</p> <p>normal [2] 53/9 60/25</p>

<p>N</p> <p>north [2] 7/7 56/6</p> <p>North Carolina [1] 56/6</p> <p>northeast [1] 55/22</p> <p>Northrop [1] 4/21</p> <p>Northrop Grumman [1] 4/21</p> <p>not [57] 3/16 5/24 6/21 7/13 11/5 19/1 21/3 29/2 29/23 29/23 33/7 35/3 35/13 37/21 38/3 39/16 39/17 39/18 39/21 40/2 40/20 41/7 41/16 42/1 42/13 43/10 45/10 45/18 45/18 49/7 50/14 51/5 53/3 53/13 55/15 55/21 56/5 57/4 57/6 57/20 57/21 59/16 61/7 61/12 61/14 61/25 62/6 63/1 63/4 63/12 63/15 64/2 64/4 66/2 67/13 68/14 71/22</p> <p>noted [1] 25/20</p> <p>notes [3] 35/12 61/3 74/9</p> <p>nothing [4] 6/11 10/21 11/13 65/15</p> <p>notice [1] 5/18</p> <p>notwithstanding [1] 39/8</p> <p>November [6] 24/9 27/25 34/4 57/19 73/10 73/12</p> <p>November 14th [2] 73/10 73/12</p> <p>November 7th [3] 24/9 27/25 34/4</p> <p>November 8th [1] 57/19</p> <p>now [33] 3/25 8/18 9/5 20/8 21/22 22/22 24/8 25/12 29/3 29/15 33/16 33/17 35/17 36/12 37/11 44/24 53/3 53/3 53/9 56/4 56/12 57/3 58/11 59/7 59/13 59/23 60/25 64/19 65/5 66/7 68/18 70/23 72/20</p> <p>number [10] 13/19 14/21 14/21 14/24 15/13 15/13 15/14 45/2 61/10 61/11</p> <p>numbers [6] 4/13 7/22 11/17 11/19 57/7 67/17</p> <p>numerous [1] 34/18</p>	<p>73/13 74/10</p> <p>October 10th [3] 72/19 72/21 73/13</p> <p>October 22nd [2] 9/1 9/9</p> <p>October 27th [2] 18/17 18/19</p> <p>oddy [1] 55/5</p> <p>off [12] 3/3 12/24 17/16 17/24 33/20 38/23 55/14 59/16 62/17 63/16 67/16 69/20</p> <p>office [2] 10/19 63/11</p> <p>offices [1] 36/18</p> <p>official [1] 44/25</p> <p>officially [1] 17/15</p> <p>officio [1] 70/23</p> <p>often [1] 45/18</p> <p>Oh [8] 5/22 6/17 7/8 54/14 60/3 60/4 65/3 70/18</p> <p>okay [113]</p> <p>old [17] 2/8 11/1 11/2 11/10 11/14 11/24 40/19 68/3 68/11 68/12 68/15 68/25 69/1 69/11 69/13 69/24 70/7</p> <p>OLSON [5] 1/13 17/19 18/5 33/12 65/14</p> <p>once [3] 22/24 22/25 22/25</p> <p>one [43] 5/4 5/6 5/7 8/16 12/19 14/25 17/19 17/24 18/10 21/22 22/17 22/18 23/15 26/3 27/8 27/21 30/17 32/13 35/18 38/6 38/11 42/2 45/2 45/21 46/3 48/17 55/7 55/20 56/8 57/21 58/3 60/14 60/14 61/10 61/16 62/19 63/17 65/1 69/22 70/13 72/1 72/11 72/21</p> <p>ones [2] 13/7 27/6</p> <p>ongoing [1] 34/9</p> <p>online [5] 27/23 28/10 29/18 34/5 34/8</p> <p>only [10] 42/13 49/1 50/2 50/14 50/14 52/16 55/21 68/1 69/22 70/6</p> <p>open [11] 26/15 30/10 31/15 44/4 50/15 57/5 59/18 61/8 61/12 61/15 61/16</p> <p>opened [2] 14/15 46/18</p> <p>opening [1] 4/11</p> <p>operation [1] 53/9</p> <p>operations [2] 7/20 7/25</p> <p>opinion [1] 31/2</p> <p>opinions [1] 51/23</p> <p>opportunity [3] 31/1 56/21 57/8</p> <p>opposed [4] 14/8 15/21 16/24 19/16</p>	<p>options [1] 45/6</p> <p>order [3] 25/6 44/23 61/24</p> <p>organization [1] 25/25</p> <p>organizations [2] 31/11 45/10</p> <p>orientations [1] 38/6</p> <p>oriented [1] 37/24</p> <p>original [3] 38/22 39/13 39/15</p> <p>originally [3] 36/7 45/25 47/12</p> <p>other [24] 7/19 10/9 10/9 11/24 21/11 22/9 32/19 34/24 39/7 45/3 45/3 46/1 46/7 46/10 46/24 53/9 53/25 57/2 58/7 64/3 65/1 65/15 68/1 73/13</p> <p>our [21] 3/18 4/9 8/25 16/5 37/18 40/12 40/18 40/25 42/19 52/13 52/17 58/4 58/15 59/5 59/14 62/5 62/7 62/16 65/16 66/7 67/18</p> <p>ours [4] 5/23 7/13 47/10 62/7</p> <p>out [24] 4/11 9/25 10/2 12/9 27/6 28/16 30/6 32/6 33/4 34/3 34/21 35/11 37/13 44/13 46/3 47/9 47/17 52/16 57/23 63/18 67/22 68/15 70/16 71/2</p> <p>outside [4] 35/9 35/21 45/5 68/8</p> <p>over [10] 18/1 24/25 29/10 37/18 38/5 40/1 47/13 47/14 70/9 72/10</p> <p>overall [1] 48/14</p> <p>overhead [1] 26/20</p> <p>own [5] 47/8 50/23 56/17 62/5 62/7</p> <p>owners [3] 29/10 31/22 56/11</p> <hr/> <p>P</p> <p>p.m [7] 1/7 1/7 1/8 1/8 19/3 20/11 73/17</p> <p>Pacific [1] 1/23</p> <p>PAGE [1] 2/2</p> <p>pandemic [1] 50/17</p> <p>park [1] 64/14</p> <p>parking [3] 5/1 5/3 64/15</p> <p>parks [1] 58/6</p> <p>part [8] 4/13 5/20 5/21 7/20 14/21 15/25 31/6 37/12</p> <p>particular [5] 45/15 51/23 58/16 61/16 61/19</p> <p>particularly [1] 59/8</p> <p>partner [3] 2/7 8/2 8/4</p> <p>partners [2] 9/11 38/9</p>	<p>pass [5] 57/24 57/24 59/3 66/17 66/23</p> <p>Passero [5] 15/24 16/3 36/11 46/24 47/6</p> <p>Passero Associates [1] 16/3</p> <p>passes [4] 14/10 17/1 58/9 58/10</p> <p>past [5] 43/22 53/14 53/16 53/21 61/25</p> <p>pattern [1] 43/4</p> <p>paving [4] 14/18 68/8 68/10 68/11</p> <p>pay [6] 7/3 39/8 46/21 46/22 47/8 49/23</p> <p>paying [1] 49/2</p> <p>people [19] 9/7 21/17 30/1 31/17 31/19 34/22 41/23 46/21 48/3 48/7 48/17 49/1 50/22 55/21 56/24 63/8 63/10 66/10 67/12</p> <p>people's [1] 33/23</p> <p>percent [2] 12/10 12/11</p> <p>perhaps [2] 40/5 41/12</p> <p>periods [2] 20/3 44/5</p> <p>permits [2] 55/6 55/6</p> <p>perpendicular [2] 5/4 5/6</p> <p>person [5] 24/14 24/15 34/21 46/4 62/21</p> <p>perspective [2] 26/17 67/23</p> <p>pertains [1] 68/16</p> <p>Phillips [1] 67/6</p> <p>pick [2] 59/8 68/15</p> <p>piece [3] 4/24 5/25 72/6</p> <p>pieces [1] 4/23</p> <p>place [3] 29/17 46/7 71/16</p> <p>plan [9] 2/11 17/2 17/4 17/16 25/14 25/20 26/6 26/11 28/5</p> <p>planning [9] 17/18 23/12 23/13 24/17 25/18 32/24 33/11 56/5 64/21</p> <p>play [1] 52/22</p> <p>player [1] 56/17</p> <p>plays [1] 57/23</p> <p>please [3] 26/3 54/19 72/7</p> <p>PLEDGE [2] 2/3 3/4</p> <p>plus [2] 47/13 59/17</p> <p>point [13] 4/17 5/15 7/7 12/25 13/2 25/9 36/10 37/11 40/17 41/4 45/13 48/24 67/19</p> <p>policies [2] 25/22 27/18</p> <p>policy [19] 2/11 35/23 35/24 36/4 36/7 36/24 38/21 38/23 39/15</p>	<p>39/25 40/2 40/6 40/8 41/1 41/11 44/24 49/21 50/4 53/10</p> <p>politics [1] 52/22</p> <p>Ponte [1] 58/17</p> <p>Ponte Vedra [1] 58/17</p> <p>portion [2] 4/15 10/8</p> <p>position [1] 22/19</p> <p>posse [1] 65/5</p> <p>possible [2] 33/22 62/11</p> <p>possibly [1] 63/7</p> <p>potential [1] 5/20</p> <p>potty [1] 59/20</p> <p>Pre [1] 41/20</p> <p>preempt [1] 45/2</p> <p>prefer [1] 9/6</p> <p>preference [1] 21/9</p> <p>prepare [2] 25/10 28/13</p> <p>prepared [2] 34/6 70/5</p> <p>preponderance [1] 39/16</p> <p>PRESENT [2] 1/10 1/15</p> <p>presentation [1] 33/19</p> <p>presented [1] 25/4</p> <p>pressing [1] 58/20</p> <p>pretty [3] 53/6 55/12 57/8</p> <p>previous [3] 24/24 42/13 50/14</p> <p>primarily [1] 37/6</p> <p>primary [2] 41/15 45/10</p> <p>principals [1] 65/9</p> <p>prior [1] 55/8</p> <p>priorities [3] 20/15 41/9 41/13</p> <p>prioritized [1] 45/4</p> <p>priority [6] 44/10 44/12 44/23 45/2 45/16 61/24</p> <p>private [8] 38/12 38/19 38/19 45/12 45/14 49/2 49/8 50/24</p> <p>probably [17] 6/7 9/18 21/22 32/8 32/24 33/3 33/25 43/15 44/11 44/17 47/20 48/19 56/1 56/6 57/14 72/16 72/21</p> <p>problems [3] 26/13 32/19 68/13</p> <p>proceeding [1] 9/5</p> <p>proceedings [1] 74/8</p> <p>process [2] 57/13 57/25</p> <p>Product [1] 63/1</p> <p>profit [2] 39/17 45/10</p> <p>profits [1] 39/18</p> <p>program [1] 44/2</p> <p>progress [2] 18/11 23/7</p> <p>prohib [1] 48/17</p> <p>prohibitive [1] 48/18</p> <p>project [7] 4/10 13/14</p>
--	---	--	---	--

<p>P</p> <p>project... [5] 14/15 14/16 16/1 16/2 18/1 projected [1] 11/22 projects [3] 58/5 62/25 68/23 property [3] 4/24 5/21 63/16 proposing [1] 48/23 prorated [1] 47/17 proud [2] 64/22 64/22 prove [1] 53/17 provide [3] 29/20 40/3 52/7 providing [3] 9/12 25/22 41/8 provisions [1] 45/24 public [25] 2/12 8/15 8/17 8/22 13/9 15/4 16/11 30/10 30/17 36/13 39/13 46/14 51/11 58/8 59/24 59/25 61/8 61/12 61/15 61/17 62/11 64/4 65/18 65/19 65/22 publicly [1] 65/18 publishing [1] 28/9 pulling [1] 51/2 purely [1] 68/4 purpose [5] 34/25 35/2 45/11 48/10 48/15 purposes [1] 36/19 put [5] 11/15 21/3 34/1 39/23 69/23</p>	<p>read [4] 13/17 13/20 15/12 55/25 ready [2] 28/13 59/4 real [7] 10/18 37/13 40/15 41/8 52/8 52/10 68/2 really [24] 6/4 9/15 10/17 20/12 25/8 27/16 32/18 37/11 37/15 37/23 39/12 39/16 42/4 45/18 50/16 52/2 57/9 58/8 61/9 64/22 68/15 71/16 71/17 73/1 realm [1] 37/2 reared [1] 37/14 reason [1] 70/6 REBA [6] 1/12 11/9 47/14 53/16 64/8 69/11 recall [1] 39/10 receive [1] 25/3 received [2] 14/16 36/1 Recess [1] 59/22 recognizing [2] 30/22 38/8 recommendation [2] 16/5 58/2 record [2] 60/18 74/9 recovering [1] 7/22 red [1] 55/2 redraft [1] 40/8 redundant [1] 69/7 reestablishing [1] 41/13 reference [3] 12/8 13/21 15/15 referendum [2] 57/20 59/2 referred [1] 50/23 reflect [1] 48/14 regarding [1] 28/2 regular [9] 1/2 43/4 43/5 43/8 44/15 60/23 65/23 72/17 72/19 related [6] 7/21 16/1 37/9 40/6 42/25 45/11 relates [1] 36/4 relatively [1] 44/7 relevant [1] 33/6 relocating [2] 56/4 56/6 remain [1] 55/20 remaining [1] 12/10 remains [1] 68/10 remembered [1] 72/18 Remy [1] 17/4 Renaissance [1] 56/19 rent [4] 46/21 46/22 47/12 48/2 rental [2] 36/19 38/23 rented [2] 39/6 39/6 reopening [1] 60/21 replaced [1] 41/7 report [16] 2/4 2/6 3/5 3/7 3/14 3/15 3/16 4/5 4/6 7/25 10/21 32/7</p>	<p>68/22 69/17 69/18 74/7 REPORTER'S [2] 2/15 73/18 Reporters [1] 1/23 reporting [2] 32/23 68/23 REPORTS [2] 2/13 64/6 reprimand [1] 53/24 request [3] 11/5 35/25 45/8 requests [1] 50/20 require [4] 13/6 13/7 43/23 43/25 required [1] 41/1 requires [3] 42/4 42/10 42/17 res [1] 13/4 resident [1] 16/1 residents [4] 30/11 56/10 57/4 58/19 resolution [1] 13/5 resolutions [1] 13/7 resolved [2] 4/25 68/17 respond [2] 29/22 33/8 responsibility [1] 52/17 restate [1] 65/16 restaurant [1] 30/20 results [2] 28/12 28/12 resuming [1] 53/8 retirements [1] 38/14 returned [1] 63/17 review [1] 64/10 revisualize [1] 56/15 revitalize [2] 56/15 57/9 rhythm [1] 19/9 Ricondo [1] 17/23 Riera [1] 8/11 right [41] 3/2 3/20 5/25 6/22 8/13 9/5 10/25 11/2 11/11 13/1 13/16 22/6 24/8 30/2 30/8 30/18 30/24 31/23 33/17 35/16 44/24 49/19 50/2 53/3 56/13 59/19 59/23 60/19 60/22 64/3 64/7 65/25 66/5 66/7 66/19 68/1 69/9 69/20 70/10 72/10 72/17 RMR [3] 1/22 74/6 74/13 road [3] 4/9 11/3 59/9 roads [1] 58/6 ROBERT [4] 1/13 13/12 15/10 65/14 Robert's [1] 35/4 Ron [1] 66/8 room [23] 1/3 2/11 10/11 24/16 35/24 36/5 36/5 36/10 36/11 36/14 36/15 36/21 36/21 37/7 37/12 37/16 50/1 50/23</p>	<p>51/1 61/19 62/3 62/10 65/5 Round [4] 37/25 39/19 43/4 48/20 RPR [3] 1/22 74/6 74/13 RPR-CP [2] 74/6 74/13 RSVP [1] 72/8 running [2] 8/6 33/11 runway [1] 16/1</p> <p>S</p> <p>SAAPA [4] 8/19 49/15 62/19 63/14 safety [4] 62/11 64/9 65/2 65/4 said [11] 23/5 25/2 32/5 33/19 41/5 48/18 48/20 50/10 53/16 55/24 69/22 sales [2] 55/4 57/21 same [8] 6/1 12/24 15/15 15/15 19/9 20/9 20/10 24/6 sanitizing [1] 42/22 saw [1] 63/18 say [14] 7/1 11/22 13/18 17/8 29/23 34/22 35/3 43/9 62/19 66/24 68/7 68/9 69/22 71/9 saying [3] 35/4 49/5 53/15 says [1] 11/23 schedule [9] 2/11 6/15 17/2 17/25 22/8 24/2 33/4 33/21 33/25 scheduled [6] 18/1 20/8 23/10 23/14 24/8 44/14 schedules [1] 21/6 scheduling [3] 24/16 41/9 45/3 School [1] 38/4 schools [1] 38/10 scoped [1] 18/5 scoping [1] 32/17 Scouts [1] 48/6 screen [2] 57/6 57/6 scrub [1] 58/15 Sea [1] 1/16 seating [1] 42/8 second [15] 13/23 13/24 13/25 14/13 15/10 15/25 16/16 16/17 16/18 20/2 24/12 25/5 28/9 32/6 34/1 seconds [1] 59/18 section [2] 12/7 36/3 sections [1] 52/7 sector [2] 38/12 38/19 secured [1] 43/23 security [1] 44/1 see [14] 5/14 18/14 26/6 27/3 29/25 41/15 53/5 54/9 55/1 57/4</p>	<p>57/23 62/3 62/10 64/23 seeing [7] 13/11 15/6 16/13 28/3 67/10 67/15 67/20 seems [2] 41/11 44/11 seen [3] 5/17 6/3 55/13 select [1] 33/3 seminars [2] 31/25 38/17 send [3] 53/3 53/4 66/14 senior [1] 66/8 September [1] 1/6 serve [2] 58/14 62/8 served [1] 14/20 service [1] 37/12 services [2] 16/1 16/2 sessions [1] 23/21 set [4] 37/16 42/14 44/8 64/20 settle [2] 55/14 55/15 settles [1] 10/7 setup [2] 41/2 42/4 setup's [1] 42/9 several [3] 29/10 55/11 59/1 shade [1] 63/6 shaded [1] 37/20 share [1] 12/12 she [1] 60/13 She's [1] 72/10 shop [1] 56/11 short [1] 70/20 should [15] 21/22 28/4 28/7 28/11 44/11 48/3 48/4 48/5 49/18 49/22 61/7 61/8 61/12 61/13 69/11 showers [1] 38/13 shows [2] 35/6 42/18 sic [1] 14/24 side [3] 11/3 11/11 34/24 sides [1] 34/20 sidetracked [1] 68/16 significance [1] 39/11 significant [2] 42/10 51/12 significantly [1] 38/5 similar [1] 24/6 simple [1] 44/7 simply [1] 44/16 Since [1] 36/16 single [2] 25/24 55/6 single-family [1] 55/6 sir [4] 10/22 61/1 62/14 65/14 sit [1] 55/18 sits [1] 36/12 situation [2] 45/19 68/12 situations [1] 41/23 size [1] 36/22 slide [3] 23/9 33/17 39/24</p>
--	--	---	--	--

<p>S</p> <p>slot [1] 43/5 slots [1] 43/8 slow [1] 55/15 slowdown [2] 55/2 55/18 small [1] 6/12 SMART [1] 64/23 snuck [1] 54/13 so [124] soil [2] 5/20 10/16 solicit [2] 24/7 25/8 some [48] 5/18 5/19 5/24 18/22 20/5 20/5 20/6 20/14 23/23 23/25 27/1 27/13 27/17 28/6 28/24 28/24 31/12 31/13 31/17 32/18 32/19 33/7 33/20 36/1 36/1 36/10 36/22 37/3 37/13 38/25 39/12 40/7 41/5 41/12 41/12 41/14 43/3 44/15 46/6 50/21 56/18 67/14 67/15 67/19 68/2 71/16 71/18 72/2 somebody [6] 9/14 29/19 42/17 46/4 50/25 52/9 someone [4] 17/20 35/11 63/4 63/18 something [19] 12/23 17/9 22/23 23/19 23/22 30/7 31/4 32/16 33/14 34/23 35/1 35/12 42/8 44/11 52/5 53/13 57/11 63/2 64/21 soon [1] 33/22 sooner [1] 59/9 sorry [7] 4/20 10/14 18/13 39/20 54/11 60/19 69/19 sort [6] 5/20 38/8 55/14 56/2 56/15 58/15 sounds [1] 53/5 south [3] 70/17 71/8 71/12 space [8] 36/19 38/16 39/2 39/6 39/8 45/15 46/5 47/14 spaces [1] 36/8 speak [1] 54/18 speaking [1] 66/9 special [1] 43/21 specific [3] 29/5 33/5 52/7 spending [1] 67/13 spent [1] 11/21 split [1] 12/11 spoke [1] 9/22 spring [1] 58/3 ST [8] 1/1 1/5 1/16 1/16 1/23 1/24 61/21 74/4 St. [5] 30/11 55/19 58/18 67/23 71/7</p>	<p>St. Augustine [2] 58/18 71/7 St. Johns County [3] 30/11 55/19 67/23 staff [15] 2/6 4/5 4/6 7/25 25/24 26/13 28/18 35/21 42/10 44/1 45/1 51/17 58/2 58/15 69/24 stage [1] 31/24 stakeholder [15] 23/21 23/22 24/2 24/3 27/22 27/25 28/14 28/22 29/2 29/5 29/14 30/16 31/7 33/21 34/3 stakeholders [5] 23/23 24/11 28/20 61/11 61/13 stands [1] 4/4 start [10] 3/3 19/4 24/12 25/7 28/1 33/16 34/2 53/15 57/13 57/25 started [2] 6/10 34/5 starting [6] 5/14 13/18 32/20 55/1 55/12 55/14 Starts [1] 66/11 state [2] 45/7 74/3 stated [1] 65/16 static [1] 9/12 stations [1] 58/7 status [3] 63/16 69/16 69/18 stay [2] 19/9 60/9 staying [1] 67/13 stenographic [1] 74/9 stenographically [1] 74/7 step [1] 52/6 still [10] 5/13 9/2 17/14 51/18 55/11 55/20 66/5 67/10 67/16 67/20 stopped [1] 55/16 strategic [20] 2/11 17/2 17/3 17/16 17/17 20/4 20/7 22/5 23/12 23/13 24/17 25/14 25/18 25/20 26/6 26/11 28/5 32/23 33/11 64/20 Strategic/Business [2] 2/11 17/2 stream [1] 63/7 Street [2] 1/16 1/23 strong [3] 7/23 55/12 67/10 strongly [1] 18/6 structure [3] 37/5 40/15 41/2 study [2] 18/12 26/18 stuff [3] 42/9 71/17 72/2 submit [1] 58/13 submitted [1] 3/13 subset [1] 33/1 subsidize [2] 52/13 52/17 successful [1] 26/19</p>	<p>such [4] 31/11 36/13 37/22 37/25 suggest [1] 58/21 suggested [1] 65/21 suggesting [1] 57/25 suggestion [2] 47/20 61/17 Suite [1] 1/23 Suits [1] 21/10 supplemental [1] 16/4 support [1] 57/12 supporting [1] 40/20 supposed [3] 12/20 49/24 53/6 surcharge [1] 49/16 sure [16] 4/19 18/2 19/1 20/22 26/25 29/22 40/2 42/18 53/1 60/5 60/12 62/20 65/8 65/16 66/15 67/3 survey [11] 27/23 28/8 28/9 29/6 29/18 30/15 32/5 33/1 34/5 34/8 61/11 surveys [1] 28/19 Susan [1] 67/6 sustainability [1] 26/2 SUZANNE [1] 1/11 symposiums [1] 38/17 system [1] 44/2</p> <p>T</p> <p>table [8] 34/23 34/24 37/25 38/23 39/19 43/4 47/20 48/20 tabled [1] 64/18 tables [1] 42/7 take [8] 36/2 48/19 52/6 59/15 59/16 59/20 62/1 62/17 taken [3] 49/25 65/20 65/20 takes [1] 35/11 taking [1] 48/11 talk [16] 6/4 8/15 8/17 18/20 18/21 33/12 34/16 34/22 35/3 40/6 49/7 51/25 52/3 60/12 64/2 67/3 talked [3] 6/24 25/25 53/13 talking [6] 8/18 24/12 25/7 53/14 53/14 69/11 talks [1] 46/13 tardy [1] 54/22 targeting [1] 25/12 tax [2] 57/21 67/21 Taxiway [7] 2/10 2/10 12/2 12/4 12/6 13/15 14/12 Taxiway B [3] 12/4 12/6 13/15 teacher [1] 38/6 team [8] 17/18 17/23 23/12 23/13 24/17</p>	<p>25/19 32/24 33/11 tear [1] 42/11 teardown [1] 41/3 technology [3] 40/21 42/16 42/19 teeth [1] 51/2 telephone [2] 43/15 43/18 tell [5] 48/16 67/1 67/7 72/11 73/11 telling [1] 67/18 ten [1] 17/16 tenant [3] 29/23 47/1 47/15 tenant's [1] 36/17 tenants [6] 23/24 28/17 29/5 46/23 47/16 65/9 tend [1] 45/5 tentative [2] 22/19 32/21 term [4] 25/24 26/2 37/8 56/18 terminal [7] 5/5 9/4 9/6 9/17 9/20 11/3 11/11 terms [3] 37/15 47/1 52/5 Texas [1] 55/22 than [6] 7/19 10/9 21/11 46/24 59/9 65/15 thank [21] 7/11 10/12 13/3 13/8 13/16 13/22 17/11 17/12 34/13 34/14 46/8 46/16 61/1 62/13 62/13 62/15 63/23 65/13 67/25 72/18 73/15 that [278] That'd [1] 6/23 that's [68] 3/20 4/12 4/25 5/1 6/21 7/17 7/18 9/9 20/19 20/21 22/3 22/7 22/20 22/23 23/2 23/2 24/9 26/7 26/20 27/10 30/6 33/10 33/14 33/15 33/15 33/15 33/18 33/24 35/22 37/19 38/25 40/25 41/1 41/6 41/18 44/7 44/23 47/3 47/5 49/6 49/21 50/2 50/2 50/4 50/4 50/11 50/12 50/24 51/13 51/20 53/16 54/5 55/11 62/1 63/9 63/19 64/4 64/18 68/9 68/18 68/18 69/13 70/11 70/12 70/25 72/11 73/6 73/7 theater [1] 42/8 theater-type [1] 42/8 their [18] 4/24 5/7 5/21 5/21 7/13 16/4 21/25 24/7 28/2 28/3 28/4 31/2 32/19 33/5 37/14 38/8 47/8 70/15 them [16] 29/8 29/16</p>	<p>29/20 30/6 33/4 35/3 41/17 45/7 47/18 53/3 53/4 64/25 70/1 71/21 71/22 72/1 themselves [1] 64/21 then [30] 4/3 8/19 8/21 10/7 11/19 12/15 18/12 22/5 22/17 23/4 23/14 30/14 33/1 33/7 34/7 42/15 42/21 45/4 45/12 46/13 46/14 54/24 56/23 59/10 63/13 64/15 68/21 70/4 70/21 73/10 theory [1] 45/16 there [40] 5/8 11/4 15/13 18/10 20/14 21/8 23/7 23/7 26/5 26/25 27/6 29/10 32/18 36/8 36/14 36/18 37/13 38/25 39/11 40/11 41/22 41/24 43/20 46/23 52/2 57/19 58/25 68/13 68/21 69/2 69/3 70/17 71/2 71/11 71/14 71/17 71/19 72/2 72/10 72/16 there's [15] 15/14 21/13 22/25 27/5 28/15 41/12 42/21 43/21 47/13 53/9 65/19 71/18 71/18 72/1 72/2 these [4] 45/9 48/17 50/21 50/22 they [44] 3/12 5/18 6/10 7/1 27/3 28/3 29/1 29/13 29/19 29/22 30/3 30/5 31/1 35/12 35/12 38/7 38/11 39/5 42/6 42/17 43/7 45/5 45/15 46/2 47/8 47/12 48/19 48/20 49/15 49/17 49/22 49/23 51/1 52/21 52/21 57/20 58/2 62/1 63/14 64/2 64/25 66/3 71/21 71/22 they'll [5] 24/6 46/6 65/18 70/4 70/19 they're [11] 39/16 42/19 48/8 55/23 56/5 56/5 64/19 64/20 64/21 65/19 67/13 thing [6] 9/1 12/24 19/8 57/16 72/12 72/17 things [18] 7/22 18/9 37/17 38/13 40/5 40/15 40/21 41/3 42/2 43/11 47/9 54/23 62/22 66/20 67/2 68/17 69/7 70/8 think [56] 4/7 4/12 5/11 9/21 17/4 18/6 19/9 19/12 22/9 26/10 26/21 26/22 27/4 27/7 27/8 27/9 30/6 31/3 31/14 35/15 35/20 39/11 40/5</p>
---	---	--	---	--

<p>T</p> <p>think... [33] 42/2 43/12 44/19 46/23 47/11 48/3 48/4 48/5 48/8 48/13 48/22 49/1 49/17 49/22 50/10 51/20 56/21 56/22 56/24 57/9 57/10 57/18 58/12 58/18 61/7 63/9 64/16 64/24 65/21 69/15 71/7 72/5 72/6</p> <p>thinking [1] 29/11</p> <p>Third [1] 45/9</p> <p>this [85]</p> <p>those [42] 19/4 19/21 20/15 21/19 23/8 24/2 24/3 24/7 24/15 24/16 25/1 25/25 28/19 28/20 28/25 33/2 33/7 33/13 33/21 33/24 37/17 38/15 38/18 38/21 39/4 40/10 41/1 41/3 41/13 41/15 43/11 48/6 50/19 52/7 57/3 57/17 62/12 62/17 63/8 67/17 68/22 72/3</p> <p>though [2] 27/11 69/3</p> <p>thought [3] 11/16 36/25 64/16</p> <p>thoughts [2] 68/2 68/3</p> <p>thousand [1] 12/13</p> <p>threat [1] 51/14</p> <p>three [12] 18/13 18/20 24/4 24/4 25/1 33/3 36/8 52/9 60/15 61/5 64/9 70/1</p> <p>three-hour [1] 18/20</p> <p>through [9] 4/22 4/24 18/15 21/18 32/17 33/11 33/13 40/13 43/14</p> <p>throw [3] 27/4 44/13 46/3</p> <p>Thursday [2] 4/12 21/17</p> <p>till [4] 4/25 5/14 47/20 59/14</p> <p>time [30] 6/9 11/16 23/1 23/9 25/19 28/11 32/7 32/7 35/11 36/16 36/25 38/6 38/11 38/14 38/15 42/3 42/11 42/23 43/8 43/10 43/22 44/5 50/14 51/14 52/24 57/12 62/2 63/12 69/8 72/18</p> <p>timeline [1] 25/13</p> <p>times [4] 19/5 20/11 20/25 34/3</p> <p>timing [2] 12/22 12/23</p> <p>Title [1] 61/22</p> <p>today [7] 25/18 33/19 33/25 40/2 40/3 40/13 68/25</p> <p>today's [2] 40/1 40/21</p> <p>together [1] 27/19</p>	<p>told [3] 32/17 51/1 71/21</p> <p>tomorrow [4] 56/10 57/16 58/1 58/21</p> <p>ton [1] 43/12</p> <p>tonight [1] 63/4</p> <p>too [2] 31/18 73/6</p> <p>took [2] 38/23 44/16</p> <p>tool [3] 26/7 26/11 34/8</p> <p>top [1] 44/12</p> <p>topic [3] 20/3 51/19 69/3</p> <p>topics [2] 24/5 28/7</p> <p>torn [1] 37/16</p> <p>total [2] 12/13 16/6</p> <p>totally [1] 57/5</p> <p>touch [1] 59/10</p> <p>tourism [2] 67/10 67/23</p> <p>toward [3] 37/20 39/1 39/14</p> <p>towed [1] 63/18</p> <p>town [1] 70/17</p> <p>TP [1] 64/23</p> <p>TPC [1] 6/16</p> <p>TPO [2] 64/9 64/24</p> <p>track [1] 64/19</p> <p>traffic [2] 6/17 7/1</p> <p>training [1] 42/9</p> <p>transcript [1] 74/8</p> <p>transferred [1] 34/7</p> <p>tried [1] 51/1</p> <p>truck [1] 63/15</p> <p>true [2] 21/20 74/8</p> <p>trust [2] 53/19 53/22</p> <p>try [1] 69/6</p> <p>trying [4] 9/2 41/24 64/20 68/20</p> <p>Tuesday [7] 21/8 21/16 22/1 22/3 22/5 70/15 71/4</p> <p>turned [2] 4/8 30/1</p> <p>two [13] 19/22 23/14 23/19 24/10 25/1 27/11 28/11 46/23 55/3 56/1 59/24 61/11 66/19</p> <p>type [3] 42/8 44/1 58/22</p> <p>types [2] 18/9 45/1</p> <p>typically [1] 38/18</p>	<p>unavailable [1] 36/12</p> <p>under [8] 11/14 36/12 51/4 56/18 61/22 61/23 61/24 69/23</p> <p>underestimated [1] 42/3</p> <p>understand [5] 20/13 26/16 32/18 50/21 62/22</p> <p>understanding [1] 28/6</p> <p>understands [1] 65/17</p> <p>units [1] 39/7</p> <p>unless [3] 7/2 17/9 40/2</p> <p>unlikely [1] 39/5</p> <p>until [4] 10/10 59/2 63/18 66/2</p> <p>up [43] 3/19 5/7 5/8 11/12 11/13 12/19 17/4 20/24 21/1 25/17 30/10 34/22 35/4 35/13 35/16 37/16 39/23 40/13 41/18 42/14 42/18 43/23 44/8 48/2 49/6 52/9 56/9 57/11 57/15 58/2 59/18 60/23 62/19 63/13 64/17 64/20 66/3 68/4 68/5 68/7 68/14 70/2 70/7</p> <p>update [5] 2/11 8/25 9/21 17/2 18/11</p> <p>updates [5] 2/7 8/2 8/4 23/6 67/10</p> <p>us [28] 3/3 11/15 17/13 17/21 19/24 20/25 26/21 27/13 28/6 28/11 28/13 29/6 29/20 35/2 35/4 35/7 35/21 36/11 38/16 40/6 41/14 49/25 50/1 52/4 53/11 55/23 62/1 62/2</p> <p>usable [1] 37/8</p> <p>usage [4] 37/18 61/19 62/3 62/10</p> <p>use [31] 2/11 9/3 9/4 9/17 9/18 9/19 10/10 29/4 35/24 36/5 36/13 37/19 37/21 38/16 39/1 39/13 39/14 39/18 40/16 41/2 41/4 41/8 42/1 42/13 44/10 45/8 49/4 49/15 50/1 52/18 52/19</p> <p>used [13] 38/4 39/6 40/19 40/20 40/22 43/7 48/3 48/4 48/5 49/15 50/8 50/11 62/23</p> <p>useful [2] 26/7 26/10</p> <p>user [1] 38/1</p> <p>users [2] 49/2 49/8</p> <p>uses [14] 37/22 38/12 38/19 38/19 38/22 38/24 39/10 39/11 39/16 39/17 45/2 45/5</p>	<p>48/15 52/9</p> <p>using [5] 9/18 40/15 42/19 50/13 61/25</p> <p>utilized [1] 36/9</p>	<p>V</p> <p>validate [1] 22/24</p> <p>values [2] 18/22 19/25</p> <p>various [1] 14/17</p> <p>VCB [6] 66/20 66/22 66/23 66/25 70/15 72/7</p> <p>Vedra [1] 58/17</p> <p>vehicles [1] 39/3</p> <p>versus [2] 9/8 44/16</p> <p>very [15] 10/12 18/6 24/6 33/5 34/13 37/13 37/20 47/17 57/18 62/14 65/21 67/8 67/24 67/24 73/15</p> <p>viable [1] 26/2</p> <p>vice [1] 61/20</p> <p>video [2] 40/13 40/21</p> <p>Village [7] 56/3 56/12 56/22 57/1 57/10 66/5 66/12</p> <p>Vinny [1] 8/7</p> <p>Vinny Beyers [1] 8/7</p> <p>vision [3] 18/22 19/25 56/16</p> <p>visioning [1] 18/21</p> <p>Visitors [1] 67/7</p> <p>voice [1] 31/2</p> <p>voted [1] 59/2</p> <p>voters [1] 57/20</p>	<p>29/13 32/18 34/19 36/7 36/10 36/14 36/15 38/2 39/14 39/15 40/4 41/10 41/22 41/24 43/1 43/2 43/14 45/15 45/25 46/17 47/25 48/11 48/15 50/9 50/14 50/15 51/2 53/20 54/9 54/20 56/23 62/16 63/1 63/17 64/13 64/14 65/21 67/8 67/12 68/5 69/2 69/3 71/9 72/19 72/20 72/25 73/1 74/7</p> <p>wasn't [1] 26/25</p> <p>way [12] 1/4 23/10 24/2 24/3 25/4 28/24 38/8 47/12 61/4 64/15 68/5 71/11</p> <p>we [222]</p> <p>we'd [2] 27/24 47/16</p> <p>we'll [37] 3/22 4/11 4/12 6/12 8/6 10/24 19/21 19/22 20/5 20/5 20/9 20/9 20/10 22/17 23/8 23/14 23/16 23/19 23/20 23/20 24/4 24/7 24/16 25/1 25/2 25/3 30/12 32/7 33/1 33/3 33/8 33/25 46/3 53/10 53/12 57/23 62/2</p> <p>we're [41] 7/12 9/2 9/5 9/5 9/13 12/5 14/2 18/18 19/11 21/1 27/21 27/22 28/10 28/17 29/16 31/7 33/16 33/20 49/23 51/15 53/6 53/6 53/8 53/13 53/14 53/18 55/10 56/1 56/1 59/14 59/15 59/16 59/23 60/20 60/25 66/6 66/7 67/16 67/20 67/21 70/23</p> <p>we've [6] 3/18 17/24 25/25 38/15 45/4 55/3</p> <p>weddings [2] 38/13 44/20</p> <p>Wednesday [2] 21/9 21/17</p> <p>week [9] 18/19 20/23 21/9 21/16 24/9 27/25 28/9 32/6 34/4</p> <p>weeks [1] 28/11</p> <p>welcome [2] 26/22 71/1</p> <p>well [21] 11/7 11/16 17/21 27/14 31/16 34/2 39/12 40/20 41/19 42/2 43/1 47/19 48/16 50/4 51/3 53/6 54/17 59/8 65/21 67/24 68/24</p> <p>went [1] 64/25</p> <p>were [18] 11/17 17/14 29/3 32/17 36/2 36/8 36/18 39/11 41/23 41/24 47/12 51/4 55/5</p>
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<p>W</p> <p>were... [5] 55/8 60/1 62/15 69/8 72/3</p> <p>weren't [4] 29/15 49/16 65/8 71/21</p> <p>what [48] 4/13 4/14 4/14 5/24 6/2 6/2 19/1 19/21 20/6 20/21 21/7 21/17 22/9 25/19 26/10 26/17 26/18 27/3 27/24 28/2 28/3 28/21 30/18 35/4 36/10 40/4 41/10 41/18 42/6 46/17 47/14 48/11 53/6 56/3 56/8 56/12 56/14 57/3 57/9 58/16 58/18 58/18 58/20 64/3 65/16 67/12 68/15 69/12</p> <p>what's [5] 40/12 44/12 52/10 63/16 65/1</p> <p>whatever [6] 29/12 29/23 30/20 52/4 53/11 63/7</p> <p>when [28] 5/11 5/25 6/2 6/5 8/6 9/9 10/23 18/3 18/5 24/12 24/24 25/5 25/7 36/7 36/15 36/23 37/18 37/20 39/15 41/10 42/17 45/25 49/14 50/9 53/3 57/5 63/16 68/14</p> <p>When's [1] 35/17</p> <p>where [12] 10/3 40/9 41/23 42/22 43/9 45/21 55/17 57/1 62/25 68/22 71/10 71/12</p> <p>where's [1] 63/15</p> <p>whether [8] 9/3 9/4 38/2 42/7 43/2 57/1 57/20 58/17</p> <p>which [14] 14/18 17/18 30/16 36/5 36/11 38/7 42/22 44/25 49/11 56/12 62/16 66/3 71/8 72/21</p> <p>while [4] 32/17 38/25 39/21 64/19</p> <p>who [10] 17/21 19/23 28/23 28/25 30/5 41/10 45/14 57/17 58/23 62/21</p> <p>who's [2] 9/14 63/4</p> <p>whole [4] 38/2 48/10 49/25 56/16</p> <p>wholesale [1] 40/11</p> <p>whose [1] 45/10</p> <p>why [7] 33/24 47/23 49/6 50/2 63/14 63/15 73/7</p> <p>wide [1] 44/1</p> <p>Wildwood [2] 71/10 71/13</p> <p>will [45] 3/12 8/17 8/21 9/18 10/4 10/5 12/15 18/8 18/10 18/11 18/12</p>	<p>18/21 19/23 19/25 20/2 20/4 20/12 23/5 24/5 24/14 24/15 25/9 28/6 31/13 32/5 33/10 34/7 35/17 40/7 41/6 46/4 56/2 62/9 63/17 63/25 65/6 65/17 65/21 65/22 66/3 66/9 66/11 67/5 72/16 73/12</p> <p>wish [1] 45/14</p> <p>wishes [1] 58/23</p> <p>within [5] 18/18 20/23 26/6 39/25 40/1</p> <p>won't [2] 4/23 35/16</p> <p>wonderful [1] 64/11</p> <p>wondering [1] 29/13</p> <p>word [3] 8/5 34/6 66/23</p> <p>words [1] 46/2</p> <p>work [18] 4/17 5/14 5/17 18/3 19/10 21/6 23/11 24/23 25/23 34/5 35/7 35/10 35/18 41/25 42/20 57/12 58/15 61/9</p> <p>worked [3] 9/25 10/2 47/17</p> <p>working [6] 4/22 9/13 17/15 24/16 28/8 65/3</p> <p>works [2] 19/1 20/10</p> <p>workshop [31] 18/4 18/16 18/20 18/21 18/25 19/1 19/3 20/1 20/2 20/4 20/5 20/12 22/18 22/21 23/17 24/10 24/12 25/6 32/8 34/2 34/16 34/20 34/24 34/25 35/2 35/16 61/7 63/5 63/23 63/24 65/23</p> <p>workshops [11] 18/13 19/22 23/5 23/20 34/18 35/7 35/8 44/15 65/17 65/19 66/24</p> <p>world [8] 56/3 56/12 56/22 57/1 57/10 66/4 66/12 68/6</p> <p>World Golf [7] 56/3 56/12 56/22 57/1 57/10 66/4 66/12</p> <p>worms [1] 61/16</p> <p>worry [1] 72/12</p> <p>worse [2] 19/14 55/19</p> <p>worth [1] 63/12</p> <p>would [54] 4/7 4/9 6/13 9/6 12/8 16/3 16/4 16/5 18/16 18/19 18/24 19/14 22/21 26/5 26/10 27/3 29/6 29/13 29/19 32/21 32/22 32/25 33/6 37/4 37/7 38/18 39/5 39/5 39/6 43/23 44/13 44/13 45/2 45/9 45/12 45/16 47/2 47/21 48/18 50/19 53/4 56/14 57/3 57/10 57/11 57/13 57/21 58/15 61/23 62/9 63/2 63/3 69/22 72/7</p>	<p>wouldn't [2] 47/16 61/3</p> <p>Wow [1] 6/17</p> <p>wrecker [1] 63/19</p> <p>wrench [1] 5/16</p> <p>written [2] 39/15 46/1</p> <p>WUELLNER [2] 1/18 50/10</p> <hr/> <p>Y</p> <p>y'all [3] 22/14 34/16 35/1</p> <p>yeah [38] 3/18 3/21 4/7 6/23 6/25 7/10 7/12 10/6 11/18 12/22 17/6 20/20 20/21 21/5 21/11 21/20 22/11 26/24 27/7 29/25 30/22 31/20 32/1 35/25 42/12 42/24 43/16 44/21 47/4 53/8 63/21 66/15 66/21 69/16 69/18 69/25 70/3 73/2</p> <p>year [8] 5/15 46/17 50/25 50/25 51/3 51/9 56/7 57/14</p> <p>years [10] 7/2 29/11 34/18 34/19 37/3 37/18 38/5 40/19 47/14 55/3</p> <p>yes [5] 5/2 24/23 44/22 46/11 65/10</p> <p>yet [4] 6/3 29/1 29/13 30/4</p> <p>you [198]</p> <p>you'll [2] 3/3 5/11</p> <p>you're [16] 8/18 11/11 36/5 48/1 48/2 48/10 48/11 48/13 60/19 60/22 61/15 63/8 67/15 69/20 71/1 72/11</p> <p>you've [3] 39/24 49/25 55/13</p> <p>you-all [1] 61/8</p> <p>Young [2] 9/2 9/10</p> <p>Young Eagles [2] 9/2 9/10</p> <p>your [23] 7/20 9/8 11/4 22/7 26/8 26/9 26/16 26/17 26/19 30/18 35/25 50/23 51/23 52/6 52/20 58/19 58/19 63/23 63/23 67/4 68/22 72/8 72/23</p> <p>yours [1] 73/6</p> <hr/> <p>Z</p> <p>zero [3] 15/23 17/1 17/1</p> <p>Zoom [1] 64/13</p>		
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