

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, December 12, 2022

from 4:00 p.m. to 6:19 p.m.

* * * * *

BOARD MEMBERS PRESENT:

JUSTIN MIRGEAUX, Chairman
SUZANNE GREEN
REBA LUDLOW
ROBERT OLSON

NEWLY ELECTED BOARD MEMBERS:

JENNIFER LIOTTA
DENNIS CLARKE
MICHELLE CASH-CHAPMAN

* * * * *

ALSO PRESENT:

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

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

* * * * *

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	I N D E X	
		PAGE
1		
2		
3	PLEDGE OF ALLEGIANCE	3
4	MEETING MINUTES	3
5	FINANCIAL REPORT	3
6	AGENDA APPROVAL	4
7	STAFF REPORT	5
8	BUSINESS PARTNER UPDATES	9
9	NEW BUSINESS ITEMS	
10	- Administrative Policy - Meeting Room Use	12
	- Eastside Environmental Permitting	25
11	- Lease Action - Modern Aero, LLC	50
	- Airport Legal Services Solicitation	67
12		
	PUBLIC COMMENT - GENERAL	113
13		
	AUTHORITY MEMBER COMMENTS AND REPORTS	114
14		
	ADJOURNMENT	120
15		
	REPORTER'S CERTIFICATE	121
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN MIRGEAUX: We call it to order. It's
3 4:00. Reba, would you mind leading us in the
4 Pledge?

5 MS. LUDLOW: Jim.

6 (Pledge of Allegiance.)

7 MEETING MINUTES

8 CHAIRMAN MIRGEAUX: Did everybody get a chance
9 to review the meeting minutes?

10 MR. OLSON: Yes.

11 MS. LUDLOW: Say it again.

12 CHAIRMAN MIRGEAUX: Did everyone get a chance
13 to review the meeting minutes from the previous
14 meeting?

15 MS. LUDLOW: Yes.

16 CHAIRMAN MIRGEAUX: Does anybody have any
17 comment or edits or changes?

18 MR. OLSON: No, none.

19 CHAIRMAN MIRGEAUX: And do we need a motion to
20 approve those or can we just --

21 MR. WUELLNER: They'll stand approved.

22 CHAIRMAN MIRGEAUX: They'll stand as approved.

23 FINANCIAL REPORT

24 CHAIRMAN MIRGEAUX: Financial report. I saw
25 that the financial report was sent and then it was

1 the re-sent.

2 MR. WUELLNER: And then re-sent again.

3 CHAIRMAN MIRGEAUX: And then re-sent again. I
4 didn't notice any changes. I mean, you confirmed
5 there were no changes.

6 MR. WUELLNER: It was mostly a transmission
7 error.

8 MS. LUDLOW: There were changes.

9 CHAIRMAN MIRGEAUX: Okay.

10 MR. WUELLNER: There was between one and two.

11 MS. LUDLOW: They -- I -- I would not approve
12 them today because we didn't get them in time to
13 look over them at all --

14 CHAIRMAN MIRGEAUX: Okay.

15 MS. LUDLOW: -- so...

16 CHAIRMAN MIRGEAUX: So we will -- we'll push
17 those, then, to the January meeting.

18 MS. LUDLOW: Yes. Because these were some of
19 the errors.

20 CHAIRMAN MIRGEAUX: Okay. To give all board
21 members a chance to have a closer look.

22 AGENDA APPROVAL

23 CHAIRMAN MIRGEAUX: And next item on the
24 agenda -- let's see. Tonight's agenda, does
25 anybody have any amendments or can we approve as --

1 as proposed?

2 MS. GREEN: No changes.

3 CHAIRMAN MIRGEAUX: All right. Seeing no
4 changes, we will roll into staff reports.

5 STAFF REPORT

6 MR. WUELLNER: Very few comments from me
7 tonight.

8 We have -- let you know that the FAR, our
9 Part 139 inspection was held a few weeks ago and
10 zero discrepancies in that. Very proud of staff in
11 making sure that that remains the case here. It's
12 a ton of paperwork and a ton of effort to keep us
13 compliant with 139 requirements, and personal
14 thanks to Kevin and his staff for making sure that
15 happens all year round.

16 I did want to let you know that Taxiway Bravo,
17 the center section, you have the current FAA
18 project that was -- we awarded I believe the last
19 meeting, that is due to start January 17th at this
20 point. So the first calendar day of the contract
21 will be January 17th.

22 It will be a very short-burn contract in the
23 scheme of things. Most of the electrical equipment
24 is already either with the contractor or on site
25 already. The paving portion of this is about a

1 two-week endeavor. So we expect that everybody
2 will be in and out inside of about 30 days or so.
3 Round numbers, anyway.

4 And that's really all I've got for you.

5 CHAIRMAN MIRGEAUX: Mr. Olson?

6 MR. OLSON: Yes. I had a question about
7 the -- under staff reports under operations. Is
8 there any reason why our Jet A fuel is so far down
9 for November '22 from November '21? I was curious
10 as to whether there's any reason for that.

11 MR. WUELLNER: I do not have a reason. That's
12 not our metric, but someone here from Atlantic
13 might be able to shed some light on the specifics
14 of that. We're just giving you the data they
15 report, so I don't have an explanation for it.

16 MR. OLSON: Is -- is the -- is it pre- -- is
17 it a way to -- is there a way to precisely actually
18 know how much fuel is consumed by month or is this
19 fuel when it's delivered to the fuel farm?

20 MR. WUELLNER: This is structured for delivery
21 only.

22 MR. OLSON: Delivery to the fuel farm.

23 MR. WUELLNER: To the fuel farm.

24 MR. OLSON: So that could be a reason,
25 actually, couldn't it?

1 MR. WUELLNER: Likely is when you factor in
2 number of days closed or weather days and the like,
3 all those affect the actual sale of jet fuel.

4 MR. OLSON: Yeah.

5 MR. WUELLNER: Retail.

6 MR. OLSON: Okay. The other thing, then,
7 since we're talking -- since I'm asking about fuel.

8 MR. WUELLNER: Uh-huh.

9 MR. OLSON: Some airports have self-service
10 jet.

11 MR. WUELLNER: Uh-huh.

12 MR. OLSON: Has there been any thought about
13 adding self-service jet fuel service for this
14 airport, or does our FBO agreement prevent us from
15 doing that?

16 MR. WUELLNER: It does not prevent it. It is
17 on the possibility of -- it's on a horizon to have
18 that discussion with y'all. I think we're about,
19 don't quote me, but I think about 18 months from
20 having grant funds to rework the existing fuel farm
21 as well as consider additional methods of delivery.

22 MR. OLSON: So we could add that.

23 MR. WUELLNER: You actually could, yeah.

24 MR. OLSON: Okay. Good. Thanks. Appreciate
25 the answer.

1 MR. WUELLNER: We're just not there yet as a
2 project.

3 MR. OLSON: Okay. Thanks. That's it.

4 CHAIRMAN MIRGEAUX: Anyone else, staff
5 reports? Reba?

6 MS. LUDLOW: Pardon me?

7 CHAIRMAN MIRGEAUX: Any comments on the staff
8 reports or anything?

9 MS. LUDLOW: Oh. SAAPA?

10 CHAIRMAN MIRGEAUX: No, no, no. Staff
11 reports.

12 MS. GREEN: Staff.

13 MS. LUDLOW: Oh, I'm sorry. I should put pink
14 ribbons on them. Then people will know I have my
15 earbuds on. No, I don't have that -- any question
16 on that. I agree with Bob.

17 CHAIRMAN MIRGEAUX: Taxiway B, I wanted to ask
18 a question. You mentioned paving.

19 MR. WUELLNER: Uh-huh.

20 CHAIRMAN MIRGEAUX: I mean, the project when
21 it's done is going to be a net -- we're going --
22 it's going to be a smaller taxiway, right? Like
23 narrower?

24 MR. WUELLNER: No, not really. The majority
25 of this project is a mill and overlay, meaning they

1 just take out old pavement and put back new, the
2 center section of Taxiway Bravo.

3 The only part that's slightly reconfigured is
4 where Bravo 2 meets Bravo. You remember a pretty
5 long discussion over a few meetings where we were
6 changing the angle off of the runway from that --

7 CHAIRMAN MIRGEAUX: That's what I was talking
8 about.

9 MR. WUELLNER: Yeah. So it is slightly
10 different when it's reconfigured, but it's -- the
11 balance of the parallel taxiway remains the same.

12 CHAIRMAN MIRGEAUX: Okay. So the actual
13 footprint is going to look a little different where
14 Bravo 2 meets Bravo otherwise.

15 MR. WUELLNER: It's the same. There's no
16 narrowing otherwise. It's actually not narrowed
17 there, either, in terms of utility; it's just
18 reconfigured.

19 CHAIRMAN MIRGEAUX: Okay. Business partner
20 updates. Mr. Dean, are you here?

21 BUSINESS PARTNER UPDATES

22 COMMISSIONER DEAN: Good afternoon. I've been
23 doing some Christmas err- -- Christmas errands for
24 my wife today, so I'm a little bit underdressed.
25 And I apologize, but I had to, you know, take care

1 of business, right?

2 A couple of quick things. Number one, we -- I
3 wanted to mention that tomorrow, myself and staff
4 have a meeting with the Army Corps of Engineers,
5 the general coming down from the Atlantic division
6 out of Atlanta, and the colonel in Jacksonville and
7 all of their staff. We're going to have a sort of
8 an update and probably a decision on whether to go
9 forward with the -- what's called the
10 South Ponte Vedra beach renourishment project, a
11 federal project.

12 We have two. We have the St. Augustine Beach
13 federal project and the Vilano up to Serenata Beach
14 Club. But, Reba, as you know, this is the one --
15 one five-mile stretch that was never addressed by
16 the feds and even the FEMA berm enhancement
17 leapfrogged it.

18 So, hopefully this meeting will be successful
19 and we will be going forward with a federal project
20 for that -- that sort of -- I call it the Rodney
21 Dangerfield of beach renourishment because they get
22 no respect.

23 MS. LUDLOW: I was caught in the crack.

24 COMMISSIONER DEAN: Yeah, caught in the crack,
25 I like it.

1 Also, I just wanted to mention briefly that
2 it's -- going into the Christmas season, I know
3 that you the board are going to have I believe a
4 turnover in January, right --

5 MR. WUELLNER: Correct.

6 COMMISSIONER DEAN: -- of new officers? And
7 I've been on the commission six years now and been
8 the liaison to the airport board, and I just want
9 to say I enjoy what's been, for those of you who
10 may be rotating off, for me to work with you guys.
11 I think we really addressed some economic issues
12 quite well, and I will continue as far as I know --
13 I just was appointed last week by the new chairman,
14 Christian Whitehurst, to continue my role as
15 liaison. So I will always be available to help you
16 guys, and I enjoy the cooperation that we share at
17 the County and the Airport Authority.

18 So if there aren't any questions, that's just
19 a quick Christmas report that I have.

20 MS. LUDLOW: No questions, but did you finish
21 Christmas shopping?

22 COMMISSIONER DEAN: Okay. I'm off to
23 Blue Water Jewelry.

24 MS. LUDLOW: Bye, Henry.

25 CHAIRMAN MIRGEAUX: Atlantic Aviation, Vinny.

1 (Not present.)

2 MR. WUELLNER: I don't see him.

3 CHAIRMAN MIRGEAUX: SAAPA? Who do we have
4 from SAAPA?

5 MS. LUDLOW: Jose.

6 MR. WUELLNER: Jose.

7 CHAIRMAN MIRGEAUX: Jose.

8 MR. RIERA: Jose Riera from SAAPA. Really not
9 much to report. Just want to wish everyone
10 Merry Christmas and Happy New Year to all those
11 that are outgoing and to the ones who are incoming,
12 everyone here on the board. That's all we have.

13 CHAIRMAN MIRGEAUX: Thank you.

14 MS. LUDLOW: We had a good Christmas party.

15 MR. RIERA: Oh, we did. I didn't bring the
16 pictures. Sorry.

17 CHAIRMAN MIRGEAUX: Northrop Grumman?

18 (Not present.)

19 MR. WUELLNER: Don't see anybody.

20 CHAIRMAN MIRGEAUX: Doug, update?

21 MR. BURNETT: Nothing to report this month,
22 other than obviously I may be involved in a couple
23 of items today.

24 ADMINISTRATIVE POLICY - MEETING ROOM USE

25 CHAIRMAN MIRGEAUX: All right. First business

1 item, the meeting room use administrative policy.

2 MR. WUELLNER: Yes, sir. I think we're
3 finally there. We'll see.

4 We made the adjustments in the policy document
5 itself to just kind of clean it up a little bit. A
6 couple of things to point out. They should be up
7 on the slides for you here.

8 We reduced, for instance, the scope under
9 Section 1.03 the meeting rooms available to just
10 simply this room. The original policy drafted in
11 '09 had additional spaces in there that are no
12 longer -- no longer rentable, for lack of better
13 words, or usable by outside parties.

14 We do eliminate the Authority-owned equipment,
15 and it's primarily a tech issue in that it's --
16 basically it's no longer compatible with most
17 things primarily, and until that's updated, it's
18 going to be -- it would be difficult for anyone
19 else to even use it. Plus, the general age of that
20 is also 2008 or '9.

21 We do propose a rate adjustment, something we
22 never quite got to talk about at any of the
23 previous looks at this policy, and we are
24 recommending a rate increase to \$125 per event and
25 a \$50 an hour rate after that per hour and a \$100

1 cleaning fee for those private uses.

2 The rates as well as the cleaning only apply
3 to private uses. So the first three categories of
4 the priority of users are effectively -- you're
5 still using the facility at no cost.

6 CHAIRMAN MIRGEAUX: Refresh my memory. What
7 are the categories again?

8 MR. WUELLNER: Let me get it real quick here.

9 You had official airport business as the -- as
10 the number one. Outside governmental uses as the
11 second one. The third being aviation groups that
12 are basically not-for-profits that are in any way
13 affiliated with the aviation industry. And the
14 last being private meeting groups, businesses,
15 anything that might be either revenue-generating in
16 itself or somebody's personal use, you know, a
17 wedding or something along that line.

18 MS. LUDLOW: First come first served.

19 MR. WUELLNER: Those would be the only -- that
20 Category D, if you will, is the only one that would
21 be subject to a rates and charges.

22 CHAIRMAN MIRGEAUX: Would the -- an airport
23 tenant that wanted to use the space, would they be
24 subject to the charges?

25 MR. WUELLNER: If it's -- if it's a for-profit

1 business, yes, they would be charged. If they're a
2 not-for -- meaning as an example contrast, SAAPA or
3 something would have no fees associated with it.
4 That's the one that comes to my mind quickly.

5 MS. LUDLOW: So they can come in and make
6 their appointments now? Like the Civic Round
7 Table --

8 MR. WUELLNER: Sure, yeah.

9 MS. LUDLOW: -- can go ahead and make their
10 appointments --

11 MR. WUELLNER: Yep.

12 MS. LUDLOW: -- and the Coast Guard Auxiliary?
13 You know, because we did a lot of our teaching
14 things here. And so, yes, if it's airport-related.

15 So if it's airport-related, we don't have to
16 pay cleanup unless it's necess- --

17 MR. WUELLNER: Correct.

18 MS. LUDLOW: Right. But -- and we don't use
19 anything.

20 And if -- if somebody from the outside, like a
21 what -- like say a wedding, but the room is small,
22 but -- you know, but they can still use it for
23 their business, then are the -- is the audio
24 equipment available for a price or --

25 MR. WUELLNER: We intended to eliminate it

1 from private use, but if a governmental entity or
2 whatever needed to use it or even a nonprofit,
3 we'll continue to make it available.

4 MS. LUDLOW: Oh, good. Thank you.

5 MR. WUELLNER: We're just out of the rental
6 equipment of business.

7 MS. LUDLOW: I'm very very happy with that.

8 CHAIRMAN MIRGEAUX: Any other board
9 discussion?

10 (None.)

11 MS. GREEN: No.

12 CHAIRMAN MIRGEAUX: Public comment. We do
13 have a request for public comment on this matter.
14 Mr. Liotta?

15 MR. LIOTTA: Fifth time's a charm here, and I
16 think that's how many meetings we've talked about
17 this.

18 I'm just going to reiterate that I think all
19 tenants should be treated the same and that we
20 shouldn't have one tenant that has different uses
21 of this facility than the rest of us. So if one
22 tenant's going to get free use of it, we should all
23 get free use, et cetera, et cetera. You can figure
24 it out from there. Thanks.

25 MS. LUDLOW: Can I respond? So I'd like to --

1 CHAIRMAN MIRGEAUX: Any other public comment?

2 I don't have any other --

3 MS. LUDLOW: But, Matt --

4 CHAIRMAN MIRGEAUX: One second.

5 MS. LUDLOW: -- I'd like to respond to that.

6 CHAIRMAN MIRGEAUX: Reba, you'll get a chance.

7 Give me one second.

8 No other public comment, then we'll go back to
9 the board again for additional board discussion.

10 Reba?

11 MS. LUDLOW: Yeah, I wanted to talk to Matt as
12 he was talking about the -- what we're speaking of
13 is everyone being treated equally. And what we
14 always have in mind is Passero because they're
15 right next door, but it was the agreement in the
16 lease that Ed did with them that they could use the
17 icemaker when they needed to.

18 But he has agreed that when the lease comes up
19 again, that they could furnish their own icemaker
20 or whatever. And the bathrooms are public, so
21 really you would have no reason to need to come in
22 here, right? Right. Andrew says that's right.

23 So if he can, you know, use it, then anybody
24 can come in and open their charts and use it, also,
25 right?

1 MR. LIOTTA: You know, I'm -- obviously I'm
2 not on the board, so I can't decide. But from my
3 standpoint, I'm just trying to share that I think
4 that all the tenants should be treated equally and
5 if you guys come up with a way to do that, then I'm
6 supportive. And that can be charge everybody,
7 charge nobody -- charge nobody might be better --
8 you know, but that's my point of view.

9 MS. LUDLOW: Thank you, Matt.

10 CHAIRMAN MIRGEAUX: Any other additional
11 discussion?

12 (None.)

13 MS. GREEN: Nope.

14 MS. LUDLOW: No.

15 CHAIRMAN MIRGEAUX: I'll just say that the
16 policy that we're looking to adjust here has to do
17 with scheduled meetings. As I understand it, the
18 nextdoor tenants' use was essentially coming and
19 going. They weren't scheduling meetings in here.

20 MS. LUDLOW: Right.

21 CHAIRMAN MIRGEAUX: They were -- there were
22 facilities in here that essentially made it easier
23 for them to use this space.

24 MS. LUDLOW: Uh-huh.

25 CHAIRMAN MIRGEAUX: And it has to do with what

1 the space looked like when they initially entered
2 into their lease versus what it looks like now.

3 Frankly, I'm happy to stick a fork in this and
4 consider it done and just move on. I think if
5 anything, it's cost us more in terms of time and
6 attention than anything else.

7 MS. LUDLOW: Totally agree.

8 CHAIRMAN MIRGEAUX: And frankly, from a fiscal
9 perspective, the money that we raise by renting
10 this room is not even a rounding error.

11 MS. LUDLOW: No.

12 CHAIRMAN MIRGEAUX: So, again, it looks like
13 the first three tiers of participants that could
14 potentially use it will not be charged and I agree
15 with that.

16 I'd prefer to -- back when I was in the
17 business of actually scheduling meeting room space,
18 granted it was for a larger group than just 75
19 people, but we paid significantly more than \$125,
20 and I think we saw that in the market research that
21 we did.

22 But still, you know, this is a public space
23 and I think it should be open to the public for as
24 little to no charge at all. But I do concede that,
25 you know, staff, they have to do some time and

1 attention in terms of cleanup and setup, and that
2 that in and of itself does -- does have a cost
3 associated with it.

4 So, this appears to be the best way forward.
5 So I'll look for one of you to make a motion to --

6 MS. LUDLOW: I have a little discussion.

7 CHAIRMAN MIRGEAUX: Okay. What additional
8 discussion?

9 MS. LUDLOW: The -- we're totally in agreement
10 on the -- on making money, using it if it's not
11 airport or civic minded or government related and
12 things like that. And I do understand that it does
13 cost the airport in manpower to set up or -- but --
14 but I -- but I think that's okay because look how
15 much money we spent on the MS bike race out there
16 and that was a whole week of donated time. So I
17 don't think anything is wrong with using the
18 employees to set up for civic-minded,
19 government-related, and airport-related activities.

20 What -- what -- what is coming up is that
21 Passero, because they have a keypad to the door,
22 they can come in and use the room for anything.
23 They don't have to get an appointment for anything.
24 And so, what the tenants feel is unfair is that if
25 they have people here from out of town, why can't

1 they come up and use the room, too?

2 So -- and that's where the -- this is unfair
3 that Passero gets to come in, you know, but -- so
4 what would they do, Ed? I mean, if somebody had
5 out of town people, our tenants had out of town
6 people and they wanted to spread out their charts,
7 then they -- they wouldn't have access to the
8 keypad like Passero does.

9 MR. WUELLNER: Well, that part is certainly
10 true. Now, I'm not sure of the scope. If it's a
11 noncommercial use, meaning it's just people wanting
12 to go look at maps, as you sort of described it, I
13 don't see that -- I see that as not-for-profit
14 aviation use.

15 MS. LUDLOW: Right.

16 MR. WUELLNER: -- it's just a no cost if it's
17 available.

18 MS. LUDLOW: Fine. So -- and I -- and that
19 brings me to another question.

20 When the lease comes up in '23 and -- December
21 of '23, then they have like a five-year option, I
22 think. How does that work? Is that automatic or
23 is that still up to board decision or what?

24 MR. WUELLNER: I -- I don't know definitively
25 because I'm not looking at the lease itself right

1 this minute, but --

2 MS. LUDLOW: Right here.

3 MR. WUELLNER: -- it really is provided for in
4 the lease whether it's a renegotiation, mutual
5 terms, or just a straight renewal.

6 MS. LUDLOW: Okay. Well, I understand usually
7 it is the -- a renter or lessee who decides if they
8 want it or not, but in this case, it might be the
9 other way around. The Airport Authority might --
10 the landlord may determine whether the lease is
11 extended or not.

12 There it is. Additional five-year lease by
13 providing landlord written notice 90 days in
14 advance. Expiration which event the expiration
15 date shall become -- if it's approved.

16 MR. WUELLNER: So assuming they make notice in
17 a timely fashion, the lease would automatically
18 extend.

19 MS. LUDLOW: And we'd vote on it.

20 MR. WUELLNER: You would not. It would
21 automatically extend, based on that language you
22 just read.

23 MS. LUDLOW: Okay. So they have an automatic
24 five-year lease extension if they give us 90 days'
25 notice that they want it.

1 MR. WUELLNER: Correct.

2 MS. LUDLOW: But we are the landlords.

3 MR. WUELLNER: Yes.

4 MS. LUDLOW: We can not accept that extension.

5 CHAIRMAN MIRGEAUX: Reba, so this is -- we're
6 discussing the meeting room use, and I understand
7 that it's -- it may or may not be part of Passero's
8 current lease, but this is not meeting room use.

9 MS. LUDLOW: It is. It absolutely is.
10 Because Passero has total access to the meeting
11 room and they use it for anything they want.

12 MS. GREEN: But I don't think we're here to
13 discuss the terms of Passero's lease or any other
14 tenant's lease right now.

15 MS. LUDLOW: Okay. So I see what you're
16 saying. So I just threw in the extension about the
17 lease and so I will bring that up at another time.

18 MR. WUELLNER: And at a minimum, as it applies
19 to the meeting room policy, they do call our office
20 to see if this space available. It's not just a
21 come in here as they wish, with the exception of
22 accessing like the icemaker or sink, that kind of
23 stuff, which they can come in at pretty much any
24 time and do.

25 MS. LUDLOW: Okay. You're right. Sorry. I

1 did get off on a tangent.

2 MR. WUELLNER: Sure.

3 MS. LUDLOW: Only because I read A, B, C.

4 MR. WUELLNER: It's all good.

5 MS. LUDLOW: Thanks.

6 CHAIRMAN MIRGEAUX: Okay. Looking for a
7 motion from a board member to either approve or
8 something else.

9 MS. GREEN: I'll make a motion to approve
10 staff's recommendation --

11 MR. OLSON: Second.

12 MS. GREEN: -- with regards to the use of fees
13 and other items --

14 CHAIRMAN MIRGEAUX: We have a motion and we
15 have a second. And the vote is to approve the
16 meeting room use policy, the changes that we've
17 just discussed. All in favor of the changes, say
18 aye.

19 MS. GREEN: Aye.

20 MS. LUDLOW: Aye.

21 MR. OLSON: Aye.

22 CHAIRMAN MIRGEAUX: Aye. Any opposed?

23 (None.)

24 CHAIRMAN MIRGEAUX: The board approves four to
25 zero.

1 EASTSIDE ENVIRONMENTAL PERMITTING

2 CHAIRMAN MIRGEAUX: Next business item is the
3 east side development environmental permitting
4 plan. This is Supplemental Agreement 22-103E.

5 MR. WUELLNER: Correct. I would invite Matt
6 and Patrick. I'm not sure who's...

7 MR. SINGLETARY: Yeah, I'll let Patrick pretty
8 much give you the details of this, but this is what
9 we talked about month ago to advance the
10 environmental wetland permitting primarily for this
11 east side development. So, Patrick, I'll let you
12 go ahead and kind of get into it.

13 MR. PIERCE: Yeah, I'm Patrick Pierce with
14 Environmental Resource Solutions. We're working
15 with the -- the guys at Passero.

16 We are an environmental consulting firm, so
17 they've called us for some assistance with the
18 ecological and environmental permitting associated
19 with two potential development parcels. Sorry,
20 I've got to point a little bit -- I'll try to speak
21 loud. If you can't hear me, let me know.

22 What I'm going to refer to as the north
23 parcel, which is really northwest, is this boundary
24 here, and then what I'll call the south parcel is
25 that blue boundary.

1 The key takeaway from this slide I think is
2 that there are two separate parcels, so there will
3 be two sets of permits that will be treated
4 completely independently in that regard. So they
5 might -- could potentially be on different time
6 tracks or they could be more or less simultaneous.
7 Those are decisions that will be made strategically
8 as we move forward with site planning and that sort
9 of thing.

10 The other takeaway, you see two colors, the
11 orange and the green, those are both wetland
12 habitats with regard to the map. Those wetland --
13 wetland limits are pretty much set in stone. We
14 have what we call formal jurisdictional
15 determination, which means the agencies have agreed
16 on where those wetland limits are. They have not
17 authorized any impacts or any use or any mitigation
18 for those wetlands; they've only agreed that they
19 are properly delineated in the field. So those
20 don't change.

21 The difference between the orange and the
22 green is it's two different habitat -- habitat
23 types. The green are what we call freshwater
24 forested wetlands. The orange is basically salt
25 marsh habitat. And that becomes important -- when

1 we get a little further in the presentation, we'll
2 talk about mitigation and some of the complexities
3 there. But the two habitats have to be mitigated
4 in different ways through each permitting process.
5 So those are the takeaways there. Can we get the
6 next slide?

7 So a lot of information on this slide. I'll
8 go through it very quickly. But I wanted to just
9 sort of outline the process that we go through to
10 ultimately obtain the environmental permits to
11 develop either parcel.

12 So, again, we have two parcels and then each
13 parcel's going to require two permits. So we're
14 actually working on four permits for the whole --
15 the whole project. There's a state permit for each
16 parcel and then there's what we call a 404 permit
17 for each parcel, which is compliance with the
18 Federal Clean Water Act.

19 The first line under Clean Water Act
20 Section 404 permit says USACE, or Army Corps of
21 Engineers retained, or FDEP, Florida Department of
22 Environmental Protection, delegated.

23 About two years ago now, there was an
24 agreement between the State of Florida and the
25 Federal EPA for the State to assume responsibility

1 for Federal 404 permitting on certain waters. So,
2 the State agency basically issues a Federal permit
3 now. We don't deal with the Corps of Engineers as
4 much.

5 Where it gets interesting on these parcels is
6 the Corps of Engineers did retain regulatory
7 authority over certain types of wetlands and within
8 300 feet of certain types of wetlands, and that's
9 basically that salt marsh habitat.

10 Any project that has impacts within 300 feet
11 of a tidal wetland still goes to the Corps of
12 Engineers. So we look at the north parcel probably
13 going to go to the Corps of Engineers for
14 permitting. The south parcel probably goes to DEP
15 for permitting. So we're doing 404 permits with
16 two different agencies for the two different
17 parcels. We'll just stay on the 404 side since I
18 started there.

19 Basically, the first step in the process is to
20 finalize a conceptual site plan so we can start to
21 analyze wetland impact areas. When we see those
22 impact areas, we'll know for sure which agency to
23 communicate with. Again, more -- most likely, the
24 north parcel will go to the Corps, the south parcel
25 will go to DEP.

1 When we get that preliminary concept plan
2 from -- from the engineers, we submit a -- I always
3 call it the skeleton application. We give the
4 agencies just enough information that we get an
5 application number and a reviewer assigned from the
6 agency.

7 We don't go into a lot of detail initially
8 because what we need them to do is to kind of give
9 us an overview of their initial review of the
10 project. We may actually have a pre-application
11 meeting right before we submit the application,
12 give them a little heads-up. Again, there's
13 strategic considerations whether we just submit it
14 or we actually go tell them what's coming that we
15 work through.

16 So typically they get this bare-bones
17 application. They're going to submit what we call
18 an RAI, request for additional information, which
19 basically says, hey, you told us a little bit but
20 you didn't tell us enough; by the way, we want to
21 come take a look at the project in the field.

22 So that's -- fifth one down on my list is
23 conduct the field review. Typically during the
24 field review, we'll review the wetland lines to
25 make sure they agree with those wetland limits.

1 For these projects, that's already done. We don't
2 have to worry about them moving our wetland lines.

3 But more importantly, they're going to look at
4 the areas we are proposing for wetland impacts and
5 we're going to score those using a process we call
6 UMAM, or some people say UMAM (pronunciation), but
7 it's the Uniform Mitigation Assessment Method.
8 It's a quantitative method by which we score the
9 wetland in several different categories on a 1
10 through 10 scale, and then those numbers are added
11 up and the wetland ends up being a 7 or an 8 or a 6
12 or whatever it is. That then gets calculated out
13 to tell us how much mitigation we're going to need
14 for that particular impact.

15 That's when we start getting real information
16 back to -- to discuss with the developer or the
17 client or the board as to what mitigation's going
18 to cost. That's the big one. Whether we're going
19 to be able to do mitigation using outside resources
20 or that there's going to be certain requirements to
21 go to a mitigation bank. That's a key -- that
22 field review is really the -- the critical first
23 step. That's when we get information back and we
24 know what we're up against.

25 So after that, we prepare the mitigation plan.

1 Again, it's all based on the scores, so there's no
2 more arguing over whether it's enough or not; it's
3 just finding the most cost-effective mitigation
4 provider to meet the project goals.

5 The other thing we have to do on the 404 side,
6 the federal side, is what's called alternatives
7 analysis. This is actually straight out of the
8 Clean Water Act that we're required to go through,
9 the sequential process of first determining if the
10 project is water dependent. This -- these projects
11 will not be considered water dependent in any way.
12 That kicks us over into another category where now
13 we have to look at alternative sites.

14 If you were building a Burger King or
15 McDonald's, you might have to look at every corner
16 that doesn't already have a Burger King or
17 McDonald's and say, could this project be built on
18 a different corner with less wetland impact and
19 still serve the same project purpose.

20 Good thing about building next to an airport
21 is those uses will be very linked to the airport
22 and they will be aviation related. They will
23 probably have airplanes coming in and out. We
24 can't build a runway across the street because we
25 can't get airplanes across the street.

1 Alternatives analys- -- or, excuse me, alternative
2 sites for these particular projects should be
3 fairly easy to demonstrate that we meet those
4 requirements.

5 The last one is where it gets a little bit
6 tricky. Even though we have to build it here, we
7 have to go through a process called avoidance and
8 minimization. In that process, we work very
9 closely with the engineers and the planners to make
10 sure that there isn't a different site geometry
11 that could be considered where we maybe move a pond
12 and a building or something like that to come up
13 with a workable site plan that demonstrates less
14 wetland impact. The goal is always to minimize the
15 wetland impact.

16 So we work through that process. It's a --
17 it's a normal process that the engineers are very
18 familiar with; we're very familiar with. We
19 demonstrate to the agency that this is the best use
20 of the property, this configuration.

21 They may ask for justification, why has the
22 building got to be so big? Well, from the end
23 user, we will have information that we have to fit
24 this type of aircraft in this building or this type
25 of facility or this many people. All that feeds

1 into that.

2 We go through that process. We've addressed
3 elimination and reduction, which avoidance and
4 minimization, elimination and reduction, they're
5 the same thing, two different terminologies. DEP
6 uses one, the Corps uses the other. So nothing
7 like keeping things simple.

8 We go through that process. We put it all
9 into a big document which is responding to the RAI
10 that they issue before the site visit. That
11 completes the application. Now they have a full
12 application package.

13 They will review that package. Assuming they
14 agree with all of our arguments, our numbers, all
15 that will be double-checked. In the meantime,
16 we'll be working on the mitigation package, which
17 may include conservation easements, which requires
18 a whole different set of review with surveys and
19 that sort of thing.

20 We may have to obtain mitigation credit
21 reservations from mitigation banks. At that point,
22 the banks are going to be looking for some sort of
23 payment to hold those credits, a deposit. That's
24 when financial aspects start to become real for the
25 development. That's going on in the background.

1 I missed a step I meant to put in there and I
2 just noticed it. I apologize for that. The 404
3 permit has a public notice period. It's a 30-day
4 period that either agency, Corps or DEP, will issue
5 a public notice in the federal register, and then
6 we sit still for 30 days and give the public a
7 chance to comment on the project.

8 Again, this is not a, oh, we think it should
9 be this or that; it's strictly comment-related to
10 the Federal Clean Water Act and whether or not the
11 project complies. So, it's usually not that big a
12 deal; it's just 30 days. No comments from public
13 notice, agency issues the permit, we implement the
14 mitigation plan, and we start development.

15 The State process is very similar, just a
16 little bit shorter. I will not go back through the
17 whole thing, but same initial strategy: Bare-bones
18 application, get to the field visit, get the
19 numbers set, then we can formalize the mitigation
20 plan, finalize the stormwater engineering.

21 A big difference on the State side is we do
22 have to have 100 percent engineered site plans.
23 The State, in addition to the environmental
24 regulations, they're also looking at the stormwater
25 engineering and that we're meeting all state

1 standards for water quality. So their review is a
2 little more detailed in that they do have a full
3 engineering review.

4 But we go through that process. No public
5 notice, which is nice. But, again, get to the end,
6 we purchase our mitigation bank credits, implement
7 our on-site mitigation, permit gets issued, and
8 development can start.

9 So that's the process very much in a nutshell.
10 One thing I do want to talk about that's really not
11 on the slide, but when we talk about that
12 mitigation plan, there's different requirements on
13 both sides, on the ERP and 404 side. But the way
14 the rules are written right now is if mitigation
15 bank credits are available, generally speaking we
16 have to use that as our first choice of mitigation.

17 Caveat to that or complexity with that is if
18 we have salt marsh impacts, there are no salt marsh
19 mitigation banks. So our impacts to our green
20 wetlands from the first slide, most of those are
21 going to go to a mitigation bank whether we want to
22 or not. That's the way the regulations are set up.
23 We can't justify not using mitigation bank credits.
24 The good part with mitigation banks, you write a
25 check and you're done. No conservation easements,

1 no management plans, no maintenance and monitoring.

2 We cannot buy salt marsh credits. They're
3 just not available in this area. So that
4 mitigation will probably be done on-site most
5 likely with salt marsh creation areas. The good
6 thing is we have lots of habitat outside of our
7 project boundaries that's available that's suitable
8 for creating salt marsh wetlands. And salt marsh
9 wetland creation is quite honestly the easiest
10 wetlands to create. They're very successful.
11 There will be maintenance and monitoring required
12 for a five-year period, but again, cost-wise it's
13 pretty equivalent to mitigation bank credits
14 anyways, so not a big deal.

15 But again, both agencies are going to force us
16 to a mitigation bank. I think that's important
17 because I know some folks had talked about that the
18 Airport Authority has additional lands.
19 Unfortunately, being able to use those lands is not
20 going to meet the regulations. It's very much in
21 favor of the mitigation banks. So next slide,
22 please.

23 So just a -- just a real quick timeline. And
24 I had to make a lot of assumptions to put this
25 together. The first assumption, I started it on

1 January 1st for lack of a better day. So this is
2 assuming we jump right on it. And most of my
3 anticipated times needed are based on everything
4 going reasonably well.

5 There are places in the process where there
6 might be an issue come up and it's in our best
7 interest to push back a little bit on the agency.
8 Well, every time we push back, it's going to push
9 back the time clock, also, so...

10 Preliminary site planning, that -- preparing
11 that bare-bones application, that will take about
12 three weeks on my end once I have a draft
13 conceptual site plan that shows me building
14 location, pond locations, the general development
15 plan.

16 Once we submit that, the agency has 30 days to
17 respond. Water Management District will take about
18 25 days typically. The Corps of Engineers and/or
19 DEP, they're supposed to respond in 30 days.
20 Usually it's more like 45.

21 To complete the field review, 21 days after
22 they respond, again about three weeks. That's just
23 scheduling with staff. Once that's completed,
24 working very diligently, we can usually address all
25 those avoidance and minimization alternative sites,

1 all that in a month to a month and a half with
2 working with the engineer and with the potential
3 users to get all the information that we need.

4 But that 30 do 45 days, we really control
5 that, so if there's a need to slow down, we can
6 slow down. Again, that's going full speed ahead.
7 Get that back into the agency, another 30 days for
8 them to review it.

9 No public notice for the Water Management
10 District, so once they've completed their review,
11 they'll issue their permit. They will always issue
12 their permit first, and that is a requirement
13 because the 404 permit is not reviewed for water
14 quality. There is a box we have to check that the
15 State has reviewed the project for water quality.
16 So they cannot issue the permit until we get the
17 Water Management District permit.

18 Again, there's the 30 days we wait for public
19 notice, which usually occurs after we get the
20 Water Management District permit, because before
21 they put it on public notice, they want to be sure
22 they have a complete approved project and 404
23 permit issuance. So about six months to get a
24 Water Management District permit. About eight
25 months to get the 404 permit when everything goes

1 smoothly. So...

2 MR. SINGLETARY: I would just -- just want to
3 add one thing.

4 So, once we get to this step complete, the
5 first three items you see here, they -- we can
6 basically progress to that as quick as right now
7 without any real further information or decision on
8 what or who's going to develop the site. But once
9 we get past that, we really have to know what the
10 footprint of the actual project's going to be so
11 that we can do the detailed engineering and they
12 can complete everything. I just wanted to make --

13 MR. PIERCE: Yeah, that's a really good point.
14 When we know who that end user is, that's what
15 starts to justify the size of our building, the
16 size of our parking lot, that sort of thing.

17 MR. OLSON: That's -- I wanted to further ask
18 about that.

19 So, I believe your contract says you're at
20 80 percent of your work when you're at that point
21 where you need to have the very specific
22 development construction plan as to what's going on
23 both sites. And so you don't move beyond that
24 until you have that.

25 And so, it seems like the Authority would have

1 to have a separate track to go through the process
2 of figuring out its development arrangements and
3 who is going to be developing, who is going to be
4 tenanting the site in order to do that.

5 And that may not happen at one time. It may
6 be partial; is that correct? I mean, that's --
7 that's what --

8 MR. PIERCE: Yeah. So --

9 MR. OLSON: So in the real world, part of a
10 site may be developed, two buildings for a site
11 that can accommodate more than that. So it could
12 be that you are getting, I don't know, semi-permits
13 or permits for part of the site or part of the
14 development without --

15 MR. PIERCE: Yeah.

16 MR. OLSON: -- the full?

17 MR. PIERCE: So the real world, right, things
18 change, new information comes in, prospective
19 tenants change. So we get to that completing that
20 field review with both agencies.

21 And what I forgot to mention about that, for
22 the -- particularly for the south side where it's
23 probably going to be -- go to DEP on the 404 side,
24 the good news is there we only do one field review.
25 The Water Management District can sign off on that.

1 MR. OLSON: Okay. Then --

2 MR. PIERCE: But, yeah --

3 MR. OLSON: -- you don't -- you don't need to
4 go into that much detail --

5 MR. PIERCE: Yeah. No.

6 MR. OLSON: -- but my other question is, are
7 you taking into consideration as a given for this
8 work the construction of the relocated Hawkeye View
9 Lane? Or does that create a new mix that has to
10 go -- that makes us have to revise -- go back and
11 rework things?

12 MR. SINGLETARY: I mean, that is part of -- so
13 we had it separated if you saw on the graphic and
14 that Patrick was talking about the two separate --

15 MR. OLSON: Yeah, right.

16 MR. SINGLETARY: -- north and south parcels.
17 So the Hawkeye View Lane footprint would be part of
18 that north parcel. You know, to actually permit
19 that completely, we would have to have a final
20 layout of that as well. I'm not sure if you're
21 asking about --

22 MR. WUELLNER: But it's in the land -- it's in
23 the land envelope.

24 MR. SINGLETARY: Yes, it is, but it's part of
25 the overall area we're looking at.

1 MR. OLSON: Yeah. So, you know, it will
2 create drainage issues and impervious surface
3 issues among probably other things, but if you
4 don't take that into consideration, how does that
5 affect everything else we're doing with regards
6 to --

7 MR. PIERCE: There's a couple of ways these
8 things can go. Like I said, everything changes,
9 right?

10 When we get to that field review, that's a key
11 milestone because the agencies then have told us
12 the quality of the wetlands, what those wetland
13 impacts are going to cost us, and we know we've got
14 to give them the rest of this information, so it's
15 also sort of a decision point for us.

16 We've got this draft site plan. We look at
17 that and we say, okay, is this really what we want
18 to build? If it's not, there's one option there to
19 go ahead and change our submittal -- maybe reduce
20 our project footprint because we've only got two
21 tenants lined up and we push the other stuff out.
22 Everything that's been reviewed is -- agency field
23 reviews are generally accepted to be valid and
24 binding for a year.

25 MR. OLSON: Okay. Okay. So while you're here

1 then, I have -- actually want to ask Ed two
2 questions.

3 How far away are -- we away from doing the
4 engineering for Hawkeye View Lane relocation?

5 MR. WUELLNER: It could be as quickly as you
6 wish, but we're on a track for -- the land
7 acquisition component of that is not available, we
8 have a state grant lined up for that, but it is not
9 available to us till July 1st.

10 MR. OLSON: Okay.

11 MR. WUELLNER: To acquire the property, the
12 road -- most of the road --

13 MR. OLSON: But the engineering work could be
14 done.

15 MR. WUELLNER: It could be. They've done some
16 preliminary as a part of this --

17 MR. OLSON: And do we have grant support for
18 that?

19 MR. WUELLNER: We do not at this time.

20 MR. OLSON: Oh, okay.

21 MR. WUELLNER: There -- there is grant support
22 coming, but it's -- it is several years away
23 relative to a road.

24 MR. OLSON: Then my second question is --
25 okay. Is the development track for actually

1 entertaining development proposals for the site,
2 how far are we away from having us proceed with
3 that?

4 MR. WUELLNER: I would think you'd want to
5 begin that some time in January or early February
6 at the latest.

7 MR. OLSON: Okay. Okay. Thank you.

8 MR. PIERCE: And just to -- again, there's
9 points all through this process we can always
10 change the plan. That's our decision as the
11 applicant even if we get the permit issued.

12 And there is a point in the process where
13 you've invested a lot of time and money, and maybe
14 you know that the scope of the project's changed
15 tremendously, that we're never going to build what
16 we've got permitted on those plans.

17 But there is a point where you've gone so far,
18 that we would advise you, hey, go ahead and get the
19 permit issued. We can modify the permit. We can
20 modify the permit over and over and over again.
21 We're not obligated to build anything just because
22 we have a permit for it.

23 MR. OLSON: Okay. So a permit -- an issued
24 permit can be modified?

25 MR. PIERCE: Yes.

1 MR. OLSON: Okay.

2 MR. PIERCE: And quite honestly on these large
3 scale industrial-type projects --

4 MR. OLSON: Yeah, I assume that's common.

5 MR. PIERCE: -- it is almost expected.

6 MR. OLSON: Yeah. Thanks.

7 MR. PIERCE: Any other questions on the
8 timeline?

9 (None.)

10 MR. PIERCE: If I could get the last slide.

11 Part of the review process with the agencies,
12 both state and federal and in St. Johns County, the
13 county will also review the project for the
14 presence of archaeological or cultural resources of
15 any importance. Obviously being in
16 St. Johns County near St. Augustine, there is a ton
17 of history in the ground around here.

18 What we have to do to meet the requirements
19 for -- for permitting with the environmental
20 agencies is to obtain what we call a SHPO letter,
21 State Historic Preservation Officer, concurrence.
22 So we conduct the study. SHPO reviews the study
23 and says we agree with your findings.

24 The first level of the study is what we call a
25 phase one Cultural Resource Assessment Study or a

1 CRAS. The phase one is very much a
2 reconnaissance-level study. It's not what you
3 would think of as traditional archaeology. They're
4 digging very small pits in a predetermined pattern
5 to see if they find anything that looks like it
6 might be of importance.

7 If they find nothing, they write a report that
8 says we found nothing. 99 percent of the time,
9 SHPO agrees with the cultural resources
10 consultants. That process, I'm sorry it got
11 blanked out there, but it's about 60 days from the
12 time the cultural resource consultant gets the
13 go-ahead till we have their report and another 30
14 days for SHPO to review it.

15 We talked with three different cultural
16 resources firms in getting proposals to partner on
17 this work. All three of them called us immediately
18 and said, hey, there's already some known history
19 in and around those parcels; there's a couple of
20 sites that have been identified but never
21 investigated.

22 There is a fairly decent probability that the
23 phase one is not going to be the last step with
24 cultural resources, that additional work will be
25 requested by SHPO. If they come back, they're

1 going to request that we do what's called a phase
2 two study, which is a little more intensive.

3 They sample larger areas. They might focus
4 that sampling around spots where they found
5 something. If they found a shell midden or
6 something, they may sample more intensively in
7 there to either better document what it was if it
8 is important or to determine that it's not
9 something that's important.

10 Like I said, there's a -- a decent likelihood
11 that we may get kicked to a phase two. It's not a
12 certainty, but I want you guys to be aware of it
13 because it could be a bit of a delay in completing
14 that work and obtaining that -- that SHPO
15 concurrence letter.

16 And then a phase three is sort of the worst
17 case unless you're an archaeologist. That is
18 basically a full site investigation. That's -- you
19 know, I tell people that's Indiana Jones. You're
20 going to have big yellow pieces of equipment
21 clearing big areas, guys out there dusting things
22 off. That means they found something very
23 significant and it has to be fully documented, and
24 a phase three can introduce a very significant
25 delay to the project.

1 Again, I'm not trying to scare anybody, but
2 knowing that there's already been some dots put on
3 the map on those properties, there may be a little
4 more work to do on the cultural resources side
5 before -- before we clear.

6 That's all I have. Any questions?

7 (None.)

8 MR. PIERCE: Okay. Thanks.

9 MR. WUELLNER: You have a proposal from
10 Passero that we provided as a supplemental for you
11 to look at. I think she's getting the slide -- its
12 up there now.

13 Total effort at this point would be \$111,500.
14 The contract provides for about an 80 percent
15 completion at the three-month timeline. After that
16 timeline, as you just saw, the process is more
17 regulated by agency reviews than preparation of
18 documents at that point.

19 So, it's hard to predict, but he did give you
20 a pretty good idea that you're looking at somewhere
21 between six and eight months depending on where --
22 where the project ends up with a -- with its review
23 by the agencies. It includes efforts such as site
24 conceptual plan updates, the environmental
25 permitting, and the cultural resources assessment

1 that was -- that he just mentioned.

2 We would recommend approval of this so that
3 they could get started as early as now, for lack of
4 better words, but pretty much soon anyway.

5 CHAIRMAN MIRGEAUX: Board discussion?

6 MR. OLSON: Discussion.

7 CHAIRMAN MIRGEAUX: Go ahead.

8 MR. OLSON: I was just going to move to
9 approve.

10 MS. GREEN: Is there public?

11 CHAIRMAN MIRGEAUX: I have no request for
12 public comment on this, but if you want to make a
13 public comment on this, please fill out a card and
14 come on up.

15 (None.)

16 CHAIRMAN MIRGEAUX: But, seeing no request for
17 public comment, do we have any additional board
18 discussion?

19 (None.)

20 CHAIRMAN MIRGEAUX: All right. Then we will
21 move -- do I have a motion to approve?

22 MR. OLSON: Move to approve.

23 CHAIRMAN MIRGEAUX: Mr. Olson. Do we have a
24 second?

25 MS. GREEN: I'll second.

1 CHAIRMAN MIRGEAUX: All right. All in
2 favor --

3 MR. OLSON: Aye.

4 CHAIRMAN MIRGEAUX: -- of approving?

5 MS. GREEN: Aye.

6 MS. LUDLOW: Aye.

7 CHAIRMAN MIRGEAUX: Aye. Any opposed?

8 (None.)

9 CHAIRMAN MIRGEAUX: Four to zero, the motion
10 stands approved.

11 LEASE ACTION - MODERN AERO, LLC

12 CHAIRMAN MIRGEAUX: All right. The next
13 business item is lease action on Modern Aero --

14 MR. WUELLNER: Yes.

15 CHAIRMAN MIRGEAUX: -- proposed lease terms.

16 MR. WUELLNER: We are -- she's got it up there
17 already.

18 All right. It's a five-year term with
19 Modern Aero. Basically it's at \$6.91 a square
20 foot. Just a reminder location, it's essentially
21 next door or a portion of next door, 4738
22 Casa Cola. It would include Units A and B and part
23 of C. C is the office space associated with the
24 two rentals that are there.

25 It would be used for flight training in

1 conformance with your subpart F of your minimum
2 commercial aviation standards and aircraft
3 management. Also in compliance with your
4 commercial aviation standards under subpart F. And
5 then would allow the maintenance of aircraft owned
6 by Modern Aero or affiliated companies to include
7 Volato at this point.

8 We use a standard form lease document
9 ultimately to construct it and it would be our
10 recommendation that can go ahead and approve it.

11 CHAIRMAN MIRGEAUX: Do we have any board
12 discussion? Actually we'll go to public comment
13 first on this one. I had two requests for public
14 comment. One from Bruce and one -- Bruce Kreis and
15 Matt Liotta. I'll let you two gentlemen fight it
16 out to see who can go first.

17 MR. KREIS: Hi. Bruce Kreis, 68 North
18 St. Augustine. I'm with Modern Aero. I want to
19 first thank you for helping us bring this to an
20 eventual close. It's -- I think it's been a long
21 road to get this lease on track.

22 I do want to mention that there were a couple
23 of items that we've conceded on just because we
24 really need to get this thing to a close and we're
25 still unsure about some of the items. One of them

1 is a personal guarantee.

2 That seems a little steep. I don't know if
3 all the other businesses have to have like a
4 personal guarantee for a business or
5 company-related lease, but, you know, if Atlantic
6 does it and Ring Power does it, then, you know,
7 that's part of the standard. But I don't know for
8 commercial if everybody here is doing that or not.
9 So it seems just odd -- odd that that's in there.

10 The second one is, especially for a commercial
11 lease, a 30-day termination by either party seems a
12 little bit risky almost to the business, because if
13 you go to get a loan or something and you say,
14 well, I only have a lease that guarantees me 30
15 days, they might say, well, forget it, you know,
16 that's -- that's too much of a risk for us.

17 So I think maybe for T-hangars and such,
18 arguably it may be more appropriate for that --
19 that world, but I think for, you know, corporate
20 and businesses, it's a little tough to say, you
21 know, 30 days and -- you know, for cause or for,
22 you know, just whatever reason we can -- we can end
23 the lease.

24 So I think we -- we're happy that we came to a
25 conclusion or are very close to it, but we'd also

1 ask that maybe in the future you look -- look at
2 these two items in your leases and maybe reconsider
3 for, you know, exactly how you're applying those to
4 losses. All right. Thank you.

5 MR. LIOTTA: So this issue is coming up on two
6 years of time, even though the airport's policy
7 only gives you 90 days to respond. I don't know
8 why you guys don't follow your own policy, but
9 that's what you guys do.

10 I'm not going to sign this lease. This is
11 ridiculous, the form lease that, you know, Suzanne
12 Green originally agreed to, she on the record said
13 she didn't even read it.

14 MS. GREEN: I'm going to object to that one
15 more time. I helped write it, Mr. Liotta, so I
16 have read it numerous times. Just that particular
17 day I hadn't gone back over it for the 15th time.
18 I meant to correct that before and I let it go, but
19 I just want to make sure it's on the record. Thank
20 you.

21 MR. LIOTTA: I didn't yield my time to you.
22 First of all, it's rude to interrupt. Second of
23 all, that is what the minutes say you said. If
24 those minutes are wrong, they could be corrected;
25 there's a procedure for that. I read the minutes.

1 I accepted them as fact. Thinks that -- I think
2 that is reasonable for a public member to do.

3 Nevertheless, you've heard some of these
4 issues on this lease multiple times. Right now we
5 have a lease that's month to month. Why would we
6 change to another lease that's month to month that
7 gives us less rights than we have now? It makes no
8 sense.

9 Why are you guys doing this? Why don't you
10 have reasonable commercial leases that incentivize
11 businesses to make investments in this airport and
12 the community and create economic development?
13 That's what a good airport does.

14 CHAIRMAN MIRGEAUX: Board discussion? Any
15 additional board discussion?

16 MR. OLSON: Yeah. I have --

17 MS. LUDLOW: I do.

18 MR. OLSON: -- just a little bit of discussion
19 from me.

20 I think it's really a good idea to have a
21 standard lease for our T-hangars. It's a uniform
22 product and presumably it's not a business location
23 that is being used -- used and needed as
24 identifying a business location. There may be some
25 exceptions.

1 But I think in this case -- and I asked it
2 before when this has come up. I -- or I expressed
3 concern as to the termination clause. I believe
4 someone checked with at least one or two other
5 airports and found that our termination clause, 30
6 days, no other language about for cause or all
7 that, is -- is unusual.

8 And I'm concerned that for a commercial hangar
9 that has office hangar space and is a business
10 location, that if we impose this 30-day termination
11 clause on those kinds of tenants, it gives us an
12 image of not being sensitive or understanding of
13 business needs, because a business that's presented
14 itself to the world as a business and then has the
15 possibility of being forced to leave in a 30-day
16 period just doesn't seem to make sense.

17 I think we heard at one point that there's
18 perhaps a 60-day at one airport. I don't know what
19 the -- I have not done a survey of other airports,
20 but I'm concerned about the termination clause on
21 this as being -- imposing something that ideally is
22 good in a standard lease for T-hangars when you
23 have a bunch of them, but for this, I question the
24 need for it.

25 CHAIRMAN MIRGEAUX: Any other board

1 discussion?

2 MS. LUDLOW: Yes.

3 CHAIRMAN MIRGEAUX: Reba?

4 MS. LUDLOW: Is that all?

5 MR. OLSON: What?

6 MS. LUDLOW: Are you finished?

7 MR. OLSON: Yeah, uh-huh.

8 MS. LUDLOW: Yes, I do. And I've gone over
9 this and it's amazing this has just popped up when
10 it's been languishing for months. It's kind of
11 like all of a sudden why are we trying to push this
12 through when we've been trying to get work done on
13 it for two years?

14 So, one thing I would like to bring up --
15 okay. He -- he covered most of that on the 30-day
16 clause. You know, that is an absolutely ridiculous
17 clause. But one of the things, like under services
18 and utilities, Tenant shall not without written
19 consent use any apparatus or device in excess of
20 120 volts.

21 An air compressor is 240 volts. How can --
22 how can this be in a lease that you can't use over
23 120 volts? Which consumes more electricity than is
24 usually furnished or supplied for use as determined
25 by the landlord. It says, A tenant shall not

1 connect apparatuses, water faucets, things like
2 that. But the main thing was they're limiting you
3 to 120 nothing -- nothing in excess of 120 volts
4 when an air compressor is 240. That's very
5 unreasonable.

6 The -- another one, the -- okay. This is the
7 written notification of at least 30 days in
8 advance. So basically, you know, what -- what
9 we're offering someone is a 30-day lease. That's
10 all they get. But in here also they -- they could
11 put in air-conditioning and things like that with
12 approval. So why is somebody going to improve and
13 have a 30-day lease to get out?

14 Another thing that needs to be clarified,
15 shall -- Tenant shall promptly upon demand
16 reimburse landlord for additional premium.
17 Tenant's failure to comply... Tenant shall...

18 Oh. All right. So who determines -- who
19 determines -- it's like which god are we going to
20 ask. Who determines these requirements? Tenant
21 shall not do or permit anything to be done in or
22 about the hangar for any improper, who determines
23 that, immoral, who determines that, unlawful or
24 objectionable purpose? And Tenant cause, maintain,
25 or any nuisance.

1 So -- and Tenant shall not commit or suffer,
2 be committed to any waste. Who determines -- how
3 do you determine waste? Are we talking about --
4 well, I won't even go into that, what I think we're
5 talking about.

6 Due to the fact that we just got this on
7 Friday, I think it should be -- oh, one more thing.
8 And on a personal guarantee, now is this normal in
9 other leases? Does Patty Wagstaff have a personal
10 guarantee? Does Jerry Rivkin? Does Southeast Aero
11 or does Rainer? I -- I want you to show me their
12 personal guarantee.

13 Anyway, I just think we should be fair and
14 equitable all the way around. And for this to have
15 languished with nothing being done and in one day
16 think it's going to be approved, I -- I think is
17 not wise. I think it should be postponed.

18 CHAIRMAN MIRGEAUX: Okay. Do you want to make
19 a motion? Or we don't need to make a motion, I
20 guess. Do -- Doug or Ed, do you want to --

21 MR. BURNETT: I --

22 CHAIRMAN MIRGEAUX: -- comment on the lease at
23 all or any of the comments that were raised in the
24 public comment or board discussion?

25 MR. BURNETT: I guess a few things related to

1 it.

2 Generally this is a form lease. It's adopted
3 by policy. It's not just the policy; it's actually
4 an exhibit to the policy. It's also a lease that
5 once it became form, it came back -- two others, I
6 know Passero's own lease for the space next door
7 plus other leases came back in for approval for the
8 Authority that were reviewed. You know, when you
9 have a new form, it's -- you don't know you have a
10 problem until it gets raised.

11 There's a couple of pieces in history there,
12 though. We did have some defaulting tenants that
13 left the airport holding the bag, which I think as
14 I recall, Mrs. Green brought this issue up related
15 to the personal guarantees.

16 We had had a situation where a pretty good
17 tenant on the airport property didn't make some
18 payments that they were supposed to make and it
19 added up to tens of thousands of dollars, and the
20 thought was a personal guarantee may have avoided
21 that situation. There was some other defaults that
22 occurred.

23 And so, I think I recall the board discussing
24 the fact that in commercial leasing outside of this
25 environment, personal guarantees are pretty normal

1 and so that was one of the thought processes, was
2 to impose it in -- in these lease documents.

3 You also, though, at the board have the
4 ability -- this isn't for your staff to make a
5 decision on. You can, as your policy is written,
6 allow a tenant to enter this lease without having a
7 personal guarantee requirement if you're satisfied
8 of the financial strength and satisfied of
9 potentially the tenant's longevity on the airport.
10 Obviously this tenant's been paying rent and has
11 been there now for a while, so both of those may
12 warrant you considering waiving the personal
13 guarantee requirement.

14 As to the termination provision, provision 35,
15 that came about, as I recall, tenants requesting
16 the ability to get out of leases early and tenants
17 being concerned about taking on the liability. You
18 know, it's a -- it's -- there's different ways of
19 looking at it and applying it.

20 If you had a tenant that you were building a
21 hangar for and doing the build-out and it was all
22 custom for a maintenance shop and that tenant walks
23 from the lease in month three, month six, and
24 you're sitting there with an LLC and you've just
25 built a \$2 million structure and there's no one in

1 line to take it, it would be a different situation
2 than where you're at right now where you have a
3 structure that's already there, it's existing, it's
4 built out, and you've got 30 tenants in line.

5 So the thought process was if a tenant wanted
6 out, I think the board's position was if a tenant
7 wants out, let them out. And then, okay, well,
8 from the board's perspective, having an early
9 termination, 30 days I will admit is probably too
10 short, having an out gives the Authority the
11 long-term vision of if the Authority, for example,
12 is going to widen the taxiway or make some other
13 expansion of airport facilities that necessitates
14 removing a hangar or a row of hangars, knocking one
15 or two of them off of the end, then you have a
16 horizon and you can give the tenant notice.

17 Of if there was an FAA compliance issue where
18 you couldn't use a taxiway because the hangars were
19 too close and you needed to cut off a hangar or a
20 portion of a hangar, you wouldn't have the tenant
21 saying, well, I'm two years into a five-year lease
22 with a five-year renewal so therefore you're
23 liable, Airport Authority, for eight years on my
24 lease term because I have this space and there's no
25 other space at the airport. I don't have anywhere

1 else I can go because nothing's available. So
2 there was some thought process that for airport
3 expansion requirements, you would have some
4 termination language in there.

5 There is one other thing in there that relates
6 to this, which is, this isn't private industry
7 where you have a shopping mall and you say, you
8 know what, I'm going to terminate this tenant
9 because I'm going to bring in another tenant that's
10 going to either pay me more rent or they're just
11 going to attract more foot traffic to my overall
12 center which is going to increase rents for the
13 overall center.

14 The Authority doesn't base decisions like --
15 on those kinds of principles. The board -- the
16 Authority's based, or tempered if you will, by the
17 grant assurances. So, because of the grant
18 assurances, you would never find yourself in a
19 position where you terminate the lease for one
20 tenant just to move another one into the space
21 simply because there's an economic incentive to do
22 it. That's I don't think something the Authority
23 or the board would do absent grant assurances, but
24 you have the grant assurances as well.

25 The bottom line, the termination provision

1 could be longer. I guess the question is, what
2 does the tenant propose? So then you know if
3 that's the only issue that's outstanding. Is it
4 the personal guarantee and the termination
5 provision or is there still other provisions in the
6 lease?

7 And if it's framed in just those two issues,
8 then it's pretty easy for the Authority board to
9 make a decision on what the tenant is proposing and
10 then you can move on.

11 MS. LUDLOW: But what you're saying is that it
12 isn't consistent. The personal guarantee or the
13 30-day clause is not consistent.

14 MR. BURNETT: I'm not making a decision; I'm
15 just giving the legal advice. It's for the board
16 to vote on and review the matter.

17 I guess since we're here and this issue is
18 here, though, if the issue is the termination and
19 the personal guarantee and the tenant can confirm
20 that, then you have two issues framed up that you
21 can consider, evaluate, and determine whether or
22 not you're going to approve the lease as modified,
23 meaning waiving the personal guarantee and amending
24 the termination provision.

25 I will tell you, on that second issue, if you

1 waive the termination provision -- excuse me, if
2 you change the termination provision to a longer
3 period of time, I will tell you you need to not
4 just do it for this tenant, but it'd be a change as
5 a matter of policy. All tenants that have a
6 similar form lease would have that same provision
7 amended to reflect the determination --

8 MR. OLSON: Are you saying -- are you saying
9 it would have to -- it would apply to T-hangar
10 leases, also?

11 MR. BURNETT: T-hangars are a completely
12 different form lease.

13 MR. OLSON: Okay.

14 MR. BURNETT: This is only the commercial
15 tenant lease.

16 MR. OLSON: I guess my other question is, when
17 all our other facilities other than T-hangars are
18 not uniform real estate -- you could say the
19 T-hangars are a relatively uniform product, uniform
20 use, housing or garaging an aircraft -- I don't see
21 how we can have nonstandard facilities come under a
22 standardized, absolute, these-are-the-terms lease.
23 I'm not sure that -- I can't understand why it
24 would be -- apply if we modified or negotiated
25 specific terms for this lease relative to

1 termination or whatever, that it would then apply
2 to all other leases, because it's a nonstandard
3 product and we're dealing with businesses,
4 different types of businesses that have different
5 needs.

6 As you pointed out, some may want to do TI and
7 make a big investment in TI. That means that they
8 would really need for their financial justification
9 and financing to have a longer term, much longer
10 term control of that lease than a -- a tenant
11 that's moving into already built-out space.

12 MR. BURNETT: Sure. And I think the lease
13 that you're looking at is one that is the form
14 designed for already build-out space.

15 So if you look at the hangar next door, there
16 is actually five units in that structure, the
17 Boomerang structure. There's two on one side, the
18 middle section, two on the other side.

19 MR. OLSON: Yeah.

20 MR. BURNETT: Sure it's split into two
21 leaseholds basically: Two on one side, half of the
22 middle, half of the middle, and then the two on the
23 other side.

24 MR. OLSON: Yeah.

25 MR. BURNETT: But then you look at Hangars 8,

1 9 and 10 and Southeast Aero, those hangars over
2 there, you look at Ring Power, Infinity, those
3 other hangars, the same form lease can -- could
4 easily apply and does apply.

5 Now, the Authority can obviously make a change
6 in its policy and do a one-off lease every time.
7 The challenge with that, though, is you're trying
8 not to just apply the leases fairly, but you're
9 also trying to give terms that are consistent for
10 the tenants of a similar class or category. So,
11 that's -- that's the only challenge there.

12 I do agree with you a hundred percent that if
13 you were -- and as you're looking at this new
14 project that was on the board earlier where you're
15 looking at the east side and this enormous
16 development infrastructure project and then the
17 structures that are going to go there, if you're
18 going to have tenants that whether they fund the
19 construction themselves in the form of a ground
20 lease -- a ground lease is a different document.
21 For example, Joe Duke's ground lease that was done.
22 There's an old ground lease --

23 MR. OLSON: Oh, yeah, Atlantic.

24 MR. BURNETT: -- for part of Atlantic's
25 property. Or you have the -- the individual end

1 user that's going to build their own hangar, or if
2 you're going to build a hangar for the end user
3 that's custom for their use, then I think you do
4 have a different one-off lease that maybe has some
5 different terms in it, especially as to lengths --
6 length of time and those kind of things.

7 MR. OLSON: It doesn't sound like this lease
8 is really ready for us to act on. It seems like it
9 needs to go back. Unfortunately, I know that we've
10 spent a long time with this in other meetings, but
11 it doesn't sound like it's quite ready for us to
12 act on.

13 CHAIRMAN MIRGEAUX: Okay. All right. We'll
14 table that. Next business item, airport legal
15 services solicitation.

16 AIRPORT LEGAL SERVICES SOLICITATION

17 MS. LUDLOW: Airport -- oh.

18 MR. WUELLNER: Consistent with last -- last
19 meeting's direction, we solicited RFPs for airport
20 legal counsel services. We received six responses.
21 We reviewed those internally with the assistance of
22 Ms. Green, and we have recommended three for
23 additional consideration by the Authority.

24 You are welcome to adjust that list as you see
25 fit. We provided the -- the entirety of anything

1 we received from all six of them as a part of your
2 information ahead of this meeting so that you had
3 an opportunity to see what we saw.

4 We asked each of the three firms that you see
5 on the board up there to be prepared to present
6 whatever they wished to you. They had about five
7 minutes to do so, but if you had questions for them
8 or whatever, you're welcome to do that at that time
9 or following that little bit of a presentation.
10 And then you would need to kind of figure out where
11 you wish to go from here relative to selecting
12 someone or whatever.

13 So it would be my recommendation that you
14 invite each -- a representative from each of these
15 three firms at a minimum to come up and make some
16 kind of --

17 CHAIRMAN MIRGEAUX: Are they here tonight?

18 MR. WUELLNER: They are.

19 CHAIRMAN MIRGEAUX: All right. Well, let's
20 start with the top of the list. Akerman.

21 MS. LAQUIDARA: Cindy Laquidara, Akerman, LLP.
22 First I'll start with the -- showing off a little
23 bit of my procurement knowledge. Is anybody going
24 to sit in watching each other's presentation?

25 As you know, on proposals under the

1 Sunshine Act, they did amend it so that people can
2 be excused to not listen to each other's
3 presentations. That's entirely up to the board, so
4 I'll leave it to you. If you just want us to
5 proceed, we're fine.

6 CHAIRMAN MIRGEAUX: I mean, is there any --

7 MS. LAQUIDARA: Like magical sequence to be
8 out there?

9 CHAIRMAN MIRGEAUX: Is there any sensitive --

10 MR. BURNETT: The only --

11 CHAIRMAN MIRGEAUX: -- information that is
12 going to be revealed in tonight's presentation?
13 This, as I understand it, is --

14 MS. LAQUIDARA: It cannot be. It's just a
15 matter of --

16 MS. GREEN: Protocol --

17 MS. LAQUIDARA: -- hearing each other's
18 presentation and then, you know, modifying yours to
19 address it. So not a big deal either way.
20 Whatever you're comfortable with. I just didn't
21 want to get started and then interrupted, that's
22 all.

23 MR. BURNETT: I think whichever one of the
24 applicants went first would have raised that point.
25 You know, it does give whoever comes after them the

1 benefit of having heard the other --

2 CHAIRMAN MIRGEAUX: Oh, I hear what you're
3 saying.

4 MR. BURNETT: -- proposer. So if you want to
5 ask them to excuse themselves, you can -- you can
6 do that and then it creates a level playing ground,
7 if you will, between the --

8 CHAIRMAN MIRGEAUX: Defer to you.

9 MR. BURNETT: -- applicants and their --

10 MS. GREEN: That's fine. That's normally what
11 we do.

12 CHAIRMAN MIRGEAUX: Okay. Then I would ask
13 the other two representatives from the other two
14 organizations, Burr & Forman and Balch & Bingham,
15 to please excuse yourselves.

16 (Other representatives leave the room.)

17 CHAIRMAN MIRGEAUX: Ma'am, you have the floor.

18 (Akerman presentation.)

19 MS. LAQUIDARA: All right. Thank you.

20 And thank you for your attention. And surely
21 we would love to represent the -- this commission
22 and to be able to provide legal advice to help you
23 achieve the goal.

24 Myself and Jim Porter both have a -- a great
25 deal of airport experience; certainly public entity

1 experience. I've been board certified since it
2 first came out, a few years after that, and have --
3 have advised every agency on my feet in the public
4 through very thorny issues because it's a difficult
5 job that you have.

6 You never know what issue's going to be in
7 front of you. Most of it has to be done in the
8 sunshine. We'd work closely with the executive
9 director to make sure that legal counsel
10 understands your goals and finds the clearest path
11 to achieve those goals.

12 I don't need to tell any of you how
13 complicated airport work can be, but one day you
14 might have a public records issue, one day you
15 might have an FAA question or a challenge by an FBO
16 in what procedure do you need.

17 There are questions that come up every day on
18 leases, whether it's a ground lease or a term lease
19 on board policies and adoptives [sic] on -- on
20 Robert's Rules if you get into a meeting and there
21 are members disagreeing.

22 And so, all of those are matters that I
23 certainly have -- have been advising agencies since
24 the first time I represented a public agency in
25 1985, maybe before some of you were born. And

1 since that time, have operated in -- at the level
2 I'm in more as a troubleshooter day to day or
3 someone who can answer a question immediately.

4 Can we do this, is something I can usually get
5 back to extremely quick -- quickly, sometimes
6 directly on the phone. Always if it's a statute or
7 a regulation, I pull it out first, because
8 sometimes things have changed just enough that we
9 have to -- to affect our advice.

10 If something is in a gray area, you would be
11 advised it's in a gray area so that you could think
12 about how you wanted to approach it. How close do
13 you want to get to certainty? How much risk do you
14 want to take?

15 Commercial leases such as you've just been
16 advised on, I heard very good points raised here.
17 The need to have some uniformity -- because of
18 course as a public agency and if you were dealing
19 with FBOs, it's a must -- but in a commercial
20 sense, you can have some differences, but as a
21 public agency with an eye by the FAA if you aren't
22 making a profit or you're on airport-related
23 matters, then -- then you do have to have a sense
24 of what is the market out there? How does it look?

25 If someone does want to come in and make

1 improvements on a ten -- on a lease, well, yes,
2 they can't have a 30-day termination, right,
3 because who's going to lend, borrow, and do it?
4 But this is a very smart agency. It's one that's
5 able to get together to address opportunities as
6 they come, make modifications as necessary.

7 So what I'd say to make that Akerman brings to
8 the table besides me is Mr. Porter who represents
9 the airport day to day, is up on the FAA regs.
10 Akerman's brainiac that stays up -- we have a
11 person who stays up with all the statutes, all the
12 changes applicable in the industry, and just
13 e-mails them to us. They participate with
14 assistance, so if something is happening in your
15 field, we find out about it and we're able to let
16 you know. And so, we have that.

17 We have someone in Tallahassee who stays up on
18 what's going on in the aviation industry, what's
19 going on with airports, what's going on with
20 funding, so we can get a heads-up on how things are
21 going. In short, if you have a question, I'll be
22 able to answer it most of the time.

23 I believe in putting my answers this writing
24 so you are entitled to rely on your lawyer's
25 advice. If you ask a question and it's a legal

1 question, it's my job -- I have always described it
2 as a magic cape because then you get to say, well,
3 I asked the lawyer, okay? If someone's questioning
4 you, if it's a legal matter, it should be on our
5 shoulders, and that's an approach I've always
6 taken.

7 We're responsive. You have cell phones, you
8 have e-mails. I wish I could have broken the habit
9 of staying on them seven days a week. I really
10 can't. If for some reason I'm out and I'm
11 traveling, there's a forwarding e-mail, there's a
12 forwarding cell phone, it will be Jim Porter. If
13 for some reason we're both out hurricanes or the
14 like and you're unable to reach us, there's another
15 person. You can always get in touch with somebody
16 if you have a need, and that's one of the things,
17 you know, Akerman can do.

18 When COVID hit, within two days, everybody in
19 the 1,200-member firm, 750 of attorneys give or
20 take, had a laptop, printer, supplies, all the
21 secretaries, all the paralegals, extra phone lines,
22 cell phones, whatever they needed so that the
23 clients' needs were met.

24 And that's what we have. We have A+ AV rated
25 attorneys. I of course have an AV rating. I also

1 have a judicial awarding, which means the judges
2 believe what I say and they think I'm ethical in
3 what I do. So we have the whole package.

4 We would love to help you get where you're
5 going. I'm a long time St. Johns resident myself.
6 My son recently left military, active duty
7 military, and is now in the National Guard. He too
8 lives in St. Augustine. I live in northwest
9 St. Johns County. And we want to see you succeed,
10 we're excited about the growth and the opportunity.

11 CHAIRMAN MIRGEAUX: Thank you.

12 MS. LUDLOW: Now, do they stay in for the
13 next?

14 MR. WUELLNER: Do you have questions?

15 CHAIRMAN MIRGEAUX: Yeah, as far as protocol
16 goes, does it matter now if she --

17 MR. BURNETT: That part is fine. I think it
18 brings up the issue of do you have questions for
19 this applicant now or do you want to wait until the
20 end and ask them when they're all here?

21 MS. GREEN: I just have one and it's going to
22 be a similar question to each one.

23 Just as far as -- sorry, Ms. Laquidara -- a
24 same question to each firm. I just wanted to know
25 your firm and your experience with regards to

1 grants, funding, FAA grants, DOT. Because that's a
2 big part of how this Authority works.

3 MS. LAQUIDARA: It certainly -- it certainly
4 is. The firm as a whole -- myself, Mr. Porter,
5 Mr. Pinsky -- all have -- have experience in that
6 area.

7 The grant assurances, I'm very familiar with
8 those, the importance of them, the accuracy of
9 that, putting together the package and that
10 representation. It is a binding agreement that
11 you're making and it's very very important. And
12 it's important to understand the nuances in the
13 language used, because it's not layman's language
14 in any of these documents and grant applications.

15 So we keep up with the funding. We notify you
16 of any information we have. We act on any
17 information you want to send to us. And we're very
18 comfortable with going through all of the
19 contractual documents that you have to sign with
20 the FAA, the state.

21 We -- we're glad to see Passero there. You
22 know, they're well known in their field. So you
23 have a team here ready to move forward that's A+
24 and we'd love to join.

25 MR. OLSON: A question. How many Florida

1 airports is Akerman currently couns- -- general
2 counsel for, and will you be -- will you be our
3 primary relationship with the -- with the firm,
4 with Akerman, if we select you-all?

5 MS. LAQUIDARA: Yes, I will be the primary
6 person and I will be the person attending your
7 meetings and taking the phone calls day to day
8 that -- that might come in, issuing whatever
9 opinions you need during that time.

10 MR. OLSON: Okay.

11 MS. LAQUIDARA: We have just one other
12 airport, Tampa. That's the only one we're
13 presenting representing. Although I do take calls
14 from the Jacksonville International Airport now and
15 then. They tend to be things that I wouldn't even
16 bill for; I would just give them some general
17 legal --

18 MR. OLSON: Okay. For your Florida office --

19 MS. LAQUIDARA: Yes.

20 MR. OLSON: -- I assume it's based in
21 Jacksonville or somewhere, how many airports are
22 you serving out of that office?

23 MS. LAQUIDARA: The way -- we have a national
24 practice.

25 MR. OLSON: Yeah.

1 MS. LAQUIDARA: So I'm in the Jacksonville
2 office.

3 MR. OLSON: Yes.

4 MS. LAQUIDARA: Mr. Porter is in the Tampa
5 office.

6 MR. OLSON: Okay. So --

7 MS. LAQUIDARA: We serve any client that has
8 the particular expertise we need. And so we were
9 all doing that before COVID hit so that if -- if we
10 get a call from Houston -- for example, I have done
11 procurement for minority contracts within airports
12 when an airport -- I'm trying to remember which one
13 it was. I think it was in Texas. I think it was
14 the Houston one. Where they had some issues on
15 their procurement with regard to a minority
16 concession, and so I advised on that.

17 MR. OLSON: Okay. Is airport your specialty
18 in Akerman --

19 MS. LAQUIDARA: It's one of -- it's not --
20 it's not the only thing I do. I'm a local
21 government certified person --

22 MR. OLSON: Okay.

23 MS. LAQUIDARA: -- and I'm also a trial
24 lawyer, so...

25 MR. OLSON: Okay. Thank you.

1 MS. LAQUIDARA: I'm going to wait outside in
2 case there are other questions, and then afterwards
3 I can always come in. I don't mind sitting, and I
4 have of course electronics with me to take care of
5 that. So, thank you.

6 MS. LUDLOW: Thank you.

7 (Balch & Bingham presentation.)

8 MR. KRECHOWSKI: Good evening. I'm Patrick
9 Krechowski. I'm a partner in the Jacksonville
10 office of Balch & Bingham. With me, is my partner
11 Zach Brown. Zach joined our firm earlier this year
12 and specializes in all types of real estate
13 transactions and has actually done some work with
14 the Lakeland airport down in central Florida.

15 I think you've seen from our materials the
16 team we put together. We're a southeast regional
17 firm, we're in five states and including
18 Washington, D.C. So we kind of run the gamut of
19 things we do. So we worked to kind of narrow down
20 who would be on the team, who would be a resource
21 for myself and Zach and for you-all.

22 I've been practicing for almost 25 years
23 almost exclusively in state and local government.
24 I started my career with three different state
25 agencies. I've represented small local governments

1 throughout my career.

2 I currently represent the Port of Fernandina
3 up the coast, which is not unlike you a very unique
4 authority, a state-chartered authority with elected
5 officials charged with economic development for
6 Nassau County just like you are with
7 St. Johns County.

8 I don't want to go -- I don't want to
9 reiterate what I hope you've already seen. I'm
10 happy to answer any questions on what we do and who
11 we are. We have -- I can provide some lawyers in
12 our firm that work for the Montgomery airport and
13 have some significant FAA experience to kind of
14 bolster what I don't have. So, again, a resource
15 for me, and if needed for you.

16 Just want to make sure I hit on a few things.
17 Just like Cindy, I'm board certified by the
18 Florida Bar in city, county, and local government,
19 so this is the kind of work I do. I've done some
20 work with Doug in the past. I've done some work
21 with Cindy in the past. And Jason Gabriel, who I
22 think is not here on behalf of Burr Forman, I know
23 him well. I've worked with him in the past as
24 well. So you've got, you know, really three really
25 good opportunities, really good choices.

1 I live up in Atlantic Beach. I've lived in
2 St. Augustine out behind the Alligator Farm years
3 and years ago. My wife and I were married in the
4 Cathedral, the same place my grandparents were
5 married. We call that the good old days because
6 that was before we had our children. So we think
7 fondly back on our St. Augustine days.

8 I'm happy to answer any questions. I'd much
9 rather hear from you-all than just talking at you,
10 so I'm hear to answer any questions or fill in any
11 gaps, let you know anything about myself. Zach is
12 here if you have any questions for him and our firm
13 in general.

14 CHAIRMAN MIRGEAUX: Go ahead.

15 MR. OLSON: So you're serving one airport in
16 Florida at this time?

17 MR. KRECHOWSKI: No, I represent the
18 Port of Fernandina.

19 MR. OLSON: Yes.

20 MR. KRECHOWSKI: So that's a seaport, not an
21 airport.

22 MR. OLSON: Oh, okay. So what airports are
23 you currently supporting --

24 MR. KRECHOWSKI: The firm represents the
25 Montgomery International Airport in Alabama. We

1 also do some work for the Birmingham airport. We
2 don't represent any other firms in the state of
3 Florida --

4 MR. OLSON: Okay.

5 MR. KRECHOWSKI: -- or any other airports in
6 the state of Florida.

7 MR. OLSON: Okay. And would you be our
8 primary --

9 MR. KRECHOWSKI: Yes, sir.

10 MR. OLSON: -- relationship attorney?

11 MR. KRECHOWSKI: Yes.

12 MR. OLSON: Okay. Thank you.

13 MR. KRECHOWSKI: And I've served in that
14 capacity before. I represented the City of
15 Neptune Beach for almost a dozen years. So I've
16 played the role of being an attorney for a board
17 and then chief administrative officer in the past.

18 MR. OLSON: Okay. Thank you.

19 MS. LUDLOW: I don't have any questions
20 because we haven't had a weekday to even go into
21 this, so I'm sorry.

22 MR. KRECHOWSKI: It's been a quick process for
23 sure.

24 MS. LUDLOW: Yeah, it very quick for us, yes.
25 But -- you know, but I'm sure we will. You know,

1 we can ask others. If you want to ask yours.

2 MS. GREEN: Yeah, I just had the basic
3 question about your firm's background and expertise
4 and availability in deciding and working with
5 grants to get monies from the state and the
6 federal, because that's a big part of us as a
7 smaller airport, that we depend on those -- those
8 funds.

9 MR. KRECHOWSKI: Absolutely. The Port of
10 Fernandina, that's almost their sole source of, you
11 know, revenue and supporting financials. So I'm
12 very familiar with that.

13 The same with the City of Neptune Beach and
14 some other smaller local governments, whether
15 it's -- I've done a lot of grant funding for
16 post-hurricane, post-storm recovery events, things
17 like that.

18 Certainly in working for the
19 Port of Fernandina for the last two years, I have
20 really become familiar with their process which is
21 very unique with the FSTED grants and -- and some
22 unique DOT grants and Ports Council grants and
23 things like that.

24 The firm itself handles those types of things
25 throughout our footprint. We represent a number of

1 local governments or state agencies, public
2 utilities, things of that nature.

3 MS. GREEN: Are you still involved with
4 Neptune Beach?

5 MR. KRECHOWSKI: No, I am not. I live next
6 door.

7 CHAIRMAN MIRGEAUX: Any other questions or
8 discussion? Thank you.

9 MR. KRECHOWSKI: Okay. Thank you, very much.

10 MR. BURNETT: And, Mr. Chairman, you may want
11 to advise them that they can wait around till the
12 end obviously to make sure -- okay.

13 (Burr & Forman presentation.)

14 MS. MAIRS: Hello. Saved the best for last,
15 that's what I'm going with. I'm sad
16 Ms. Laquidara's not here; I was actually going to
17 throw her a compliment. I was lucky enough to have
18 her hire me when I went to work for the Office of
19 General Counsel, so I have a great deal of respect
20 for her.

21 My name is Rita Mairs. I'm employed by the
22 law firm of Burr & Forman, and you may have seen in
23 our proposal that Jason Gabriel would actually be
24 your airport attorney, and Jason Gabriel is a
25 partner with our firm.

1 He sends his deepest regrets that he cannot be
2 here tonight. He would like to meet each of you
3 personally, and if you don't vote tonight, then
4 maybe he'll get that opportunity. But he already
5 had a prior preexisting obligation that he could
6 not get out of when we learned that December 12th
7 was the presentation. So again, he would very much
8 like to be here. I've been listed as the deputy
9 airport attorney if we are lucky enough to be
10 selected, so I'm here representing for both of us.

11 I just want to start a little bit talking
12 about our firm, and then I want to talk about
13 Mr. Gabriel, and then I'll spend a little bit of
14 time talking about myself.

15 Burr & Forman started in Birmingham, Alabama
16 in 1905 and our office in Jacksonville has been in
17 place since 2016. There -- it has now blossomed to
18 about 350 attorneys in the southeast area of the
19 United States with about 20 offices. Four of those
20 offices are in Jacksonville -- excuse me, are in
21 Florida: Florida [sic], Orlando, Tampa, and
22 Fort Lauderdale.

23 And in our Florida office, we have about 20
24 attorneys. And I know that sounds like a large
25 firm, but we work very hard to be one firm. Even

1 though we're spread out, we have practice groups.
2 We meet routinely, and I do feel like those other
3 attorneys are available to me any time that I need
4 them. So I think we -- there really is not an area
5 of the law that we don't cover, and you can see
6 that from our proposal with that many attorneys.

7 In our Jacksonville office, some of the areas
8 that we focus on are government law, administrative
9 law. We have several litigation attorneys,
10 corporate and tax, real estate, labor and
11 employment, creditors rights and bankruptcy and
12 construction.

13 So Mr. Gabriel, who again would have loved to
14 have been here, he is board certified in city,
15 county, and local government law. Like
16 Ms. Laquidara, he served as the general counsel for
17 seven years for the consolidated City of
18 Jacksonville. Of those seven years that he served
19 as the general counsel, six of those years I was
20 his chief of general litigation.

21 Mr. Gabriel has been in both the private
22 sector and the public sector. He obviously loves
23 the public sector and now has kind of added this --
24 he's gone back to his roots where he was prior to
25 going into public practice, but he's now added

1 government law to his list of things of a practice
2 that he is wanting to build because he enjoys it so
3 much.

4 He currently serves as the city attorney for
5 Atlantic Beach. He has done work for
6 St. Johns County. And again, he desires to -- to
7 serve St. Johns County Airport Authority.

8 When Mr. Gabriel was general counsel, he
9 served as the chief legal officer for 32 elected
10 officials, each of the board and commissions, the
11 independent agencies, including the Jacksonville
12 Aviation Authority, JEA, and the Jacksonville Port
13 Authority, to just name a few, and all of the other
14 divisions of the consolidated government.

15 Prior to joining the Office of General
16 Counsel, Mr. Gabriel was in private practice
17 specializing in land use, zoning, real property,
18 community develop- -- redevelopment, and growth
19 management issues.

20 He's expanded on all of these -- this
21 expertise while working in the public sector, and
22 after leaving the City of Jacksonville which was in
23 2021, he joined Burr & Forman and took back up the
24 areas that he had left to -- to do government
25 service.

1 A little about me. I graduated as a -- a
2 double Gator. I was actually in the same law
3 school class as Mr. Gabriel. I graduated with high
4 honors. I spent the first decade of my career
5 doing criminal law. I switched over to civil. I
6 joined the Office of General Counsel, and as I
7 mentioned earlier, became their chief of general
8 litigation for six years.

9 I spent my final year as the chief legal
10 officer to the Duval County School Board during
11 COVID with 130,000 students. So that was quite a
12 challenge. I am a recent mayoral appointee to our
13 Civil Service Board in Jacksonville, Florida. And,
14 again, I would serve as the deputy Airport
15 Authority -- excuse me, airport attorney. And so
16 any time that Mr. Gabriel could not be here, I
17 would be here to -- to fill in for him.

18 Many of the services that were set forth in
19 your request for qualifications mirror what Jason
20 and I have done for other government entities. We
21 have drafted --

22 MR. BURNETT: Sorry.

23 MS. MAIRS: Am I at my five minutes?

24 MR. BURNETT: No. My apologies.

25 MS. MAIRS: Okay. We drafted, negotiated,

1 litigated, begged, fought -- we've done a little
2 bit of everything over 20 years, and a lot of the
3 times we have worked side by side doing that. I
4 don't think there is a legal challenge that we
5 can't handle.

6 Having that said, we're also smart enough to
7 know that sometimes you do need certain specialties
8 and we know when it's time to call in outside
9 counsel to deal with a very specific area of the
10 law.

11 I often coin Jason the big picture person
12 while I'm more of the in the weeds, but I think
13 that that can be a good combination, to have
14 someone who's very focused on details while at the
15 same time having someone that can kind of look at
16 the big picture in different situations.

17 We understand the importance of loyalty to our
18 client. We understand the importance of discretion
19 while strictly adhering to Sunshine Law and public
20 records laws. It's -- it's a juggling act with
21 government entities and we're very familiar with
22 that and we're -- we're comfortable with being able
23 to advise you about that.

24 And I think that is all that I have, unless
25 you have any questions. And thank you for this

1 opportunity to speak with you.

2 CHAIRMAN MIRGEAUX: We do have questions.

3 MR. OLSON: Mr. Gabriel, what was the time
4 frame, the period of time that he was counsel to
5 the Jacksonville Airport Authority?

6 And my other question is, what -- are you
7 current -- is your firm currently serving airports
8 in Florida? And how many?

9 MS. MAIRS: Yes, sir. He -- prior to joining
10 Burr & Forman in 2021, he was with the Office of
11 General Counsel for 11 years, and the last 7 of
12 those 11 years, he would have been serving those
13 independent agencies as their chief legal officer.

14 And to my knowledge, the answer to your second
15 question is I am not aware --

16 MR. OLSON: Okay.

17 MS. MAIRS: -- of any currently clients that
18 are airport clients.

19 MR. OLSON: Specifically what was his role
20 with the Jacksonville Airport Authority? Was it
21 general counsel?

22 MS. MAIRS: Yes, sir.

23 MR. OLSON: Okay. And again, when did that --
24 when did that period end?

25 MS. MAIRS: It ended in 2021.

1 MR. OLSON: Okay. Thank you.

2 MS. MAIRS: Yes, sir.

3 MS. LUDLOW: No, I'm good.

4 MS. GREEN: I was just going to say. My
5 question, with your firm, is your firm well-versed
6 in grants and getting funding through the state and
7 the federal government? Because this airport
8 depends upon that quite a bit to work within the
9 system and get the funding that we need.

10 MS. MAIRS: Yes, ma'am. Very versed in all of
11 that.

12 The grant -- grant writing, getting state and
13 federal tax dollars, that's something that
14 Mr. Gabriel is very well-versed in, and it's
15 something that of course working for the school
16 board and a lot of our money came from the federal
17 government, so I'm well-versed in that as well.

18 MS. GREEN: When did he start as city attorney
19 for Atlantic Beach?

20 MS. MAIRS: He recently started that. Within
21 the past month, he was elected for that position.

22 MS. GREEN: I'm their judge. I'm the general
23 magistrate, so I'll look forward to seeing him.

24 MS. MAIRS: Oh, you are? Yes, yes.

25 MS. GREEN: Good.

1 CHAIRMAN MIRGEAUX: We do have public comment
2 for this agenda item, so I don't know what the
3 role -- should our parties wait outside during
4 public comment or should we bring them all in or --

5 MR. BURNETT: I think we bring them all in,
6 is -- would be my recommendation, take the public
7 comment with the applicants here. If you have
8 follow-up questions for the applicants or
9 discuss- -- and then have discussion and action of
10 some sort.

11 CHAIRMAN MIRGEAUX: Okay. Let's bring
12 everyone in.

13 MR. HARVEY: If you would, please.

14 (All representatives rejoin the meeting.)

15 MR. BURNETT: Mr. Chairman, if I might, may I
16 talk?

17 CHAIRMAN MIRGEAUX: Yes, please.

18 MR. BURNETT: For the lawyers that are coming
19 back into the room, the board's intent is to take
20 public comment and then have any follow-up
21 questions and discussion by the board and then
22 action.

23 MS. GREEN: Is it going to be limited to --

24 CHAIRMAN MIRGEAUX: Yeah, we'll limit this
25 public comment just like public discussion for

1 three minutes per speaker.

2 Mr. Liotta, you'll be recognized for public
3 comment.

4 MR. LIOTTA: First, I think this is premature.
5 As everybody is well aware, there's a new board
6 being sworn in next month and that new board is
7 going to be working with whoever the new airport
8 attorney is. And it seems that that would make
9 much more sense, to have the new board select the
10 airport attorney than the old board.

11 When it comes to selecting an airport
12 attorney, in case you're doing it tonight anyway, I
13 think one thing we should recognize is we have an
14 issue in St. Johns County where many of our
15 residents actually work for businesses outside of
16 St. Johns. And that creates a variety of
17 challenges for the county.

18 I think as a public entity in
19 St. Johns County, you should use your power to
20 contract with a firm that is here in
21 St. Johns County to support the local economy and
22 do your part to overcome that issue.

23 Additionally, I think we should recognize that
24 this airport is different than an international
25 airport with scheduled service. This is a general

1 aviation airport and the issues that are associated
2 with it are vastly different than what you would
3 see at like a Jacksonville International. And I
4 think having attorneys that understand those
5 differences and can work with the complexities that
6 come associated with a general aviation airport is
7 going to be really helpful to all involved.

8 One of the experience I have is coming from
9 PDK in Atlanta, which is a class delta just like we
10 are. But unlike us, it actually has more
11 operations than Jacksonville International does,
12 for example. It's in the world's busiest airspace,
13 of, you know, Hartsfield.

14 They have multiple FBOs. I think four at last
15 count. They have tons of flight schools. I think
16 seven at last count. They've got charter
17 operations. They have so much complexity and --
18 but they don't have any scheduled service. They
19 don't worry about airlines and things like that.
20 So their concerns are just vastly different, and I
21 think we have that same thing here.

22 I would imagine that what they deal with at
23 Jacksonville International is going to be
24 completely different than T-hangar leases, for
25 example. So I think you should really think about

1 who is your counsel and how they can help you with
2 your issues and not just any old airport in Florida
3 or what have you. Thanks.

4 CHAIRMAN MIRGEAUX: That's all we have for --

5 MR. HAY: I have one.

6 MS. GREEN: Bill Hay.

7 CHAIRMAN MIRGEAUX: Okay, sir. The Chair
8 recognizes Bill Hay. Three minutes.

9 MR. HAY: Thank you. I promised Kevin I
10 wasn't going to speak tonight until this topic came
11 up, but I want to echo the idea of having a local
12 attorney. And if any of the comments I'm about to
13 make are inappropriate, stop me and I'll -- I'll
14 quit immediately.

15 For 17 years now, I've run a political
16 conservative radio program that's now syndicated
17 across the country. I went head to head with one
18 of your applicants here tonight. And I give her
19 the utmost respect for the way she handled it and
20 discussed with me the issues of Craig Airport in
21 Jacksonville and the runway extension.

22 I remind the board that in Jacksonville,
23 Florida we have a JPA, the JTA, the JEA, and many
24 others. Being the general counsel in Jacksonville
25 doesn't always you -- afford you the opportunity to

1 talk with private individuals about a particular
2 problem that's come up with one of those
3 independent taxing authorities.

4 This young lady, and I'm speaking of Cindy
5 Laquidara, was the ultimate in professional. She
6 knows her stuff. Don't let her size fool you. She
7 will get right in your face and fight for any issue
8 you have.

9 The best thing about it, in the 17 years of
10 covering Jacksonville politics, Cindy was never in
11 the news on the bad side. Other applicants have
12 been involved in the JEA scandal, wanting to sell
13 the JEA. It didn't happen on her watch. So I'd
14 keep that in mind, that you have a consummate
15 professional applying for this job and probably the
16 best lawyer I've ever met in my time at
17 Duval County.

18 MS. GREEN: Is that it for public comment?

19 CHAIRMAN MIRGEAUX: That's it for public
20 comment, so it's back on us to get consensus for a
21 motion or additional discussion.

22 MR. OLSON: I had a question about the -- we
23 had six firms proposing and we're interviewing
24 three. What were the factors that brought the six
25 down to three? If that could -- I think that could

1 be helpful in the process.

2 MS. GREEN: Ed met with Burr & Forman. I
3 guess somebody came in personally? Ed, you said
4 you spoke to --

5 MR. WUELLNER: No.

6 MS. GREEN: It was by the phone?

7 MR. WUELLNER: Yes.

8 MS. GREEN: Okay. But you spoke to somebody.
9 So Ed did most of the background work. Then he
10 gave a -- all of the Dropbox with the six. Because
11 of my background, I knew a lot of the applicants
12 already and their firms and what they did.

13 So we looked at the type of firm, whether they
14 had knowledge about the funding, which was big to
15 me for the grants that we need, their experience as
16 far as with airports or with public government
17 service.

18 So we kind of narrowed it down from there and
19 then Ed -- I took Ed's direction and -- so he chose
20 the three, but I did not disagree with him, but we
21 just kind of narrowed down to what we thought would
22 service this airport with the background they had.

23 MR. OLSON: Okay. And we heard some public
24 comment about local firm versus nonlocal firm. I'm
25 trying to understand. Are the three we're looking

1 at not local firms, and how does -- how do we --
2 how do we understand who's local and who isn't?

3 MS. GREEN: Well, that's -- you mean local
4 that this is their one and only office here? But
5 all of these firms have a local office.

6 MR. OLSON: I --

7 MS. GREEN: Yes.

8 MR. OLSON: I heard it as maybe firms that are
9 in the county versus outside the county. I don't
10 know. Maybe I'm -- maybe I wasn't listening
11 carefully, but we were encouraged to look at local
12 firms.

13 MS. GREEN: Uh-huh.

14 MR. OLSON: Okay. The other thing is just an
15 observation.

16 In visiting with some of -- with one of other
17 airports, there is another model for legal services
18 that's being used by an airport about our size, our
19 operation level, and that's -- I've mentioned the
20 airport quite a few times here, the Boca airport.

21 Their model for legal support is that they
22 have a local firm that handles nonaviation legal
23 matters, which is, you know, public authority,
24 state law, real estate, and they have a specialty
25 firm that is out of California that just does their

1 aviation legal work.

2 I'm not sure if that model works, but it
3 apparently is one that they -- they use. That's
4 how they address legal support. Just enter that
5 into the mix of discussion.

6 CHAIRMAN MIRGEAUX: Reba?

7 MS. LUDLOW: Yes. I -- I would like to see
8 all six of the applications. And I think, you
9 know, after meeting these three that, you know, we
10 know we have a good idea of what we need, and I
11 think it would not be unthinkable to have an
12 interview -- another interview with one or two.

13 MR. OLSON: But you have seen all six because
14 you were provided all six.

15 MS. GREEN: They were provided to us in the
16 Dropbox.

17 MS. LUDLOW: Right. I couldn't get those. It
18 was my problem.

19 Okay. So I don't need to see all six, but I
20 think -- I think -- I think the board should
21 discuss this in January.

22 MS. GREEN: I'll -- my question is, what's the
23 timing? We need to be represented.

24 MR. BURNETT: You know, as I -- having gone
25 through this previously, it's something we, you

1 know, do in career, things change.

2 As a lawyer, I have a continued obligation to
3 serve the client's interest. Plus this has been a
4 good client. So, for me, it's -- you know, I can
5 hang around longer.

6 You have the option -- in the way we wrote
7 this, you have the option to reject all of them,
8 pick one, or not make a decision tonight. I guess
9 the thing for you as far as making a decision
10 tonight, you have six applicants that you've seen.
11 You've narrowed it down to the three, which you
12 heard from.

13 And as far as a local firm or nonlocal firm,
14 this went out to the county local bar association
15 in the neighboring counties that adjoin St. Johns,
16 including St. Johns County, and it also went out to
17 Volusia County. I know that's skipping one down,
18 but it went to the Volusia County Bar Association
19 because it's a metropolitan area of some sort and
20 has a numerous law firms there.

21 It also went to -- the Florida Bar has a
22 search where you can search board certified local
23 government law attorneys in north Florida -- and
24 you have to do it by county, to clarify, but
25 St. Johns and the adjoining counties, it went to

1 those, and it went to board certified aviation
2 lawyers. So what you have now is the response to
3 that and whatever efforts additionally were made by
4 Mr. Wuellner. I also know, for example, Mr. Ludwig
5 contacted me and let me know that he was going to
6 forward it on I think to someone, one or two
7 people.

8 So, now you have applicants and, you know,
9 it's a function of what do you do from here? If
10 you're not satisfied with any of the six or the
11 three that it's been narrowed down to, then the
12 question is, what do you go to for a pool to look
13 for?

14 And it really seems like you're looking for
15 potentially, if you're going to break it up, you
16 need the local government law experience plus the
17 aviation law experience. If you're running into
18 that as a divider, I guess the question you have to
19 ask, too, is does one of these three firms fill in
20 that spot of your primary lawyer and then if you
21 need additional aviation support related to FAA or
22 what have you, do you then go for an additional
23 search related to that support? Maybe you look at
24 the -- the Boca firm that's being used.

25 MR. OLSON: Yeah, I wasn't necessarily

1 suggesting that's what we should do; I just was
2 pointing it out as another model that's out there.

3 MS. LUDLOW: I -- I think that it's one thing,
4 you know, for us to meet them and that's great, and
5 I think we need to do our -- our other due
6 diligence, and we also need to start thinking about
7 the contract. But -- because we don't have a -- do
8 we not sign a contract -- have them sign a
9 contract? Didn't we hire Doug for like five years
10 or something?

11 MR. BURNETT: The contract issue was included
12 in the RFQ that you put together and signed.

13 MS. LUDLOW: You know, I didn't get it.

14 MR. BURNETT: So -- so that part of the detail
15 is in there.

16 MS. LUDLOW: Uh-huh.

17 MR. BURNETT: Obviously it's a function of
18 what the pricing is. I saw where I think three of
19 the six included dollar amounts in their proposals.

20 MS. LUDLOW: Uh-huh.

21 MR. BURNETT: Other than that, it's the form
22 agreement. It is a 30-day, month-to-month type of
23 agreement, which isn't uncommon in legal services.
24 You should -- I might get yelled at by some of the
25 lawyers, but you should have a lawyer of your

1 choice. And so, that's not uncommon, to be able to
2 move from one lawyer to another. So, you know,
3 we're judged on how good we are last month.

4 MS. LUDLOW: Well, I think it would be good
5 for the board to be able to discuss it without the
6 attorneys present.

7 CHAIRMAN MIRGEAUX: If I understand you
8 correctly, you're asking them to leave the room so
9 you can talk about them behind their back --

10 MS. LUDLOW: No, no, no. I like everybody.
11 No. But, you know, I think it should -- board
12 discussion, you know, should be free and easy, and
13 I think the January board should be able to do
14 that.

15 CHAIRMAN MIRGEAUX: Right. Well -- and I
16 think Doug is amenable to extending his time on the
17 board. However, he's given plenty of notice and
18 he's served for two decades now --

19 MS. GREEN: Yeah.

20 CHAIRMAN MIRGEAUX: -- this board.

21 MS. LUDLOW: He gave us 30 days' notice and --
22 I think. Is that right, November 10th? But as I
23 understand it, he stays on until we have -- until
24 we have decided on one.

25 MR. BURNETT: Well, the thing that I would

1 also comment is I think and maybe -- I'm not
2 looking out right now, but maybe there's -- the new
3 board members are here, they can speak in public
4 comment. Certainly nothing would prevent them from
5 speaking in public comment and voicing an opinion.
6 So if you want to open it up --

7 CHAIRMAN MIRGEAUX: Are all three --

8 MS. GREEN: Uh-huh.

9 CHAIRMAN MIRGEAUX: -- newly elected board
10 members here?

11 Okay. Yeah, I mean, I would invite you up.
12 I'm sorry that you aren't seated at the table. But
13 yes, please, we'd love to hear your opinion as
14 well.

15 MS. LUDLOW: I have a --

16 CHAIRMAN MIRGEAUX: So, if you have --

17 MS. LUDLOW: -- problem doing this --

18 CHAIRMAN MIRGEAUX: -- any additional --

19 MS. LUDLOW: -- in front of the --

20 CHAIRMAN MIRGEAUX: -- public comment.

21 MR. OLSON: Yeah, we don't have to -- I mean,
22 as I think we've heard --

23 MS. LUDLOW: Yeah.

24 MR. OLSON: -- logistically or whatever,
25 there's a path forward that includes -- that has

1 this dealt with at the January meeting by the new
2 board.

3 MS. LUDLOW: Right. I don't think we should
4 have this discussion in front of the attorneys --
5 in front of everybody. They don't know who we're
6 going to choose.

7 MR. BURNETT: You -- you're likely to have
8 this discussion in front of the lawyers at the next
9 meeting because they would be coming back.

10 CHAIRMAN MIRGEAUX: Right.

11 MR. BURNETT: And so, it's still going to be a
12 discussion in front of everyone. It's --

13 MS. LUDLOW: Okay.

14 MR. BURNETT: -- Sunshine. But at --

15 MS. LUDLOW: Well, at least we'll have more
16 than one or two weekend days to go into it.

17 MR. OLSON: Yeah. I mean, I think putting new
18 board members on the spot that may not have had a
19 chance to --

20 MS. LUDLOW: Right.

21 MR. OLSON: -- review all the proposals is
22 probably not the way to, you know, ad hoc do it
23 tonight.

24 MR. BURNETT: Do you have any -- if -- and I
25 guess we can get to a motion, but I guess if you're

1 going to make a motion along those lines and the
2 motion passes, I would also ask you to consider
3 whether or not there's any direction to your staff
4 for the next meeting as far as if anything should
5 be done in preparation for the next meeting --

6 MR. WUELLNER: Do you want them back?

7 MR. BURNETT: -- related to the subject. Do
8 you want the same three applicants? Do you want
9 all six? Do you want to do anything else different
10 than what's been done?

11 CHAIRMAN MIRGEAUX: I'd like to hear from the
12 newly elected board members, should you choose to
13 speak. But Dennis is here and --

14 MR. CLARKE: My name is Dennis Clarke and I
15 will be coming on the board on January 9th.

16 And I reviewed the proposals thoroughly. I'm
17 very -- I'm impressed. As a matter of fact, the
18 three firms that are stated -- are listed here were
19 my top picks.

20 But I think it would be wise for the new board
21 to vote on their attorney. I mean, after all, that
22 is a very important relationship that -- you know,
23 that we have -- we will have with our people giving
24 us legal advice. So I think that's wise to do that
25 and perhaps give the -- us members more time to --

1 you know, to review their -- I agree with the three
2 top picks. Thank you.

3 MS. LUDLOW: So we don't really need to --

4 MS. GREEN: Michelle's coming.

5 MS. CASH-CHAPMAN: Hi. Michelle Chapman. I
6 will also be joining the board in January.

7 And I just want to say I also had the chance
8 to go through all of the applications and the
9 presentations that were sent in, and I -- I don't
10 honestly have a problem if you move forward with a
11 vote tonight. I think that we have three excellent
12 candidates here. They've already given us their
13 time to come down tonight and do -- present to all
14 of you.

15 The board that's sitting in front of us, we've
16 got numerous lawyers on this board that know what
17 they're talking about and I have full confidence in
18 whoever you choose tonight I think that our new
19 board will be able to work very nicely with. So...

20 MS. LIOTTA: Hi. I'm Jennifer Liotta, also
21 will be an incoming board member as of next month.

22 I also reviewed the materials and I don't
23 disagree that there's a lot of very high quality
24 lawyers among the mix. I do have questions that
25 have really nothing to do with the attorneys

1 themselves but more as what the -- what impact it
2 would be to the board.

3 For instance, there was definitely some price
4 difference between the various proposals. Maybe it
5 was my reading error, but on a couple of them I
6 couldn't find pricing. So that was a question.
7 And also, you know, historically how much has legal
8 services hourly rates have -- has the board --
9 excuse me, the Authority consumed in the past and
10 what are those price projections going to be going
11 forward? There may be quite a spread between the
12 various firms.

13 I think these are a bunch of questions that
14 I'd like time to get some input on from staff as to
15 prior usage. And we don't have that information in
16 front of us today, so I'd be more comfortable with
17 this vote being rolled over. Thank you.

18 CHAIRMAN MIRGEAUX: All right. Well, I want
19 to thank the representatives from the three firms
20 for coming tonight. I mean, I feel like all of you
21 are very well qualified and it's almost an
22 embarrassment of riches.

23 I think that the board, the Authority, the
24 Airport Northeast Florida region is lucky to have
25 all of you who are willing and able to step into

1 the breach, as it were, and assume the mantle.

2 And I also want to take the time to thank Doug
3 for his -- for his service to the board. I really
4 appreciate it. And your advice is -- you've always
5 been there when we needed you as professionally and
6 for Authority matters and we really -- I really
7 appreciate it.

8 I've only been here serving alongside you for
9 four years, but it's -- it's been memorable, and
10 I'd like to -- I've enjoyed having you as a
11 colleague, I don't know even if that's right not
12 being an attorney, but also to call you as a friend
13 as well. So, thank you for your service.

14 And thank you, but it sounds like we're going
15 to be tabling tonight's motion. And we will just,
16 for your information and to clarify for everyone
17 here, we do have all newly elected board members.
18 So you have all five of the newly elected board
19 members are present. They got a chance to hear all
20 of your presentations. So we'll be tabling this
21 until the January meeting and then they'll make --
22 presumably they'll make their decision at that
23 time.

24 MR. BURNETT: Any -- I just want to comment on
25 this. Any direction as far as additional

1 information for three applicants that would be
2 beneficial between now and the January meeting?
3 The only thing that really sticks out to me that
4 was mentioned was the pricing.

5 MS. GREEN: Uh-huh.

6 MR. BURNETT: And potentially Mr. Wuellner
7 could communicate with the three firms to
8 understand what their price structure would be.
9 The monthly -- the monthly amount, I think has
10 traditionally been there's been a monthly based fee
11 and then there's a fee for additional legal work if
12 it runs over so much time and obviously extra legal
13 matters such as litigation, for example. So...

14 MS. GREEN: Yeah, I think that's the right
15 direction, what Ms. Liotta said because, I mean,
16 obviously I know the history with all that, but I
17 think maybe if you could send it to the board
18 members about this is what it's been in the past,
19 this is -- what you were just explaining -- there's
20 a set and then anything over that, then they'll
21 have an idea what they're looking for.

22 MR. BURNETT: Sure.

23 CHAIRMAN MIRGEAUX: Any additional direction?
24 You -- you two are going to be the ones left
25 holding the torch, so to speak, so there you go.

1 Anything else?

2 MR. OLSON: Plus three others.

3 CHAIRMAN MIRGEAUX: Yes, plus three others.

4 MR. OLSON: We'll have -- we'll new help.

5 MS. LUDLOW: Yes.

6 CHAIRMAN MIRGEAUX: You're the veterans,
7 though, so they'll be looking to you.

8 MS. LUDLOW: We're the veterans, you're right.
9 And the elders for sure.

10 CHAIRMAN MIRGEAUX: Okay. Well, that's --

11 MS. LUDLOW: Oh. Sorry. I have one more.

12 CHAIRMAN MIRGEAUX: Did you have anything else
13 for legal services?

14 MS. LUDLOW: I do. I -- and thank -- thank
15 everybody for being here.

16 MR. OLSON: Yes, yes.

17 MS. LUDLOW: It's been very nice and very
18 informative. Now we just have to do the rest of
19 our homework.

20 I did want to ask. One thing that was not
21 brought up was the FAA complaint or response to
22 motion to dismiss. Where does that stand?

23 MR. WUELLNER: Again, you were provided all
24 the information we have on the topic.

25 MS. LUDLOW: Okay. So what -- what you're

1 saying is that -- is that firm -- the firm will
2 handle this from now on? I know Suzanne -- and
3 thanks Suzanne for, you know, guiding us. But now
4 if we're not going to have Suzanne, do we just --
5 what do you do? You're just going to talk -- to
6 work with the firm?

7 MR. WUELLNER: On that topic, yes.

8 MS. LUDLOW: Yes. Okay.

9 CHAIRMAN MIRGEAUX: Do you have any questions
10 that you want to talk about, about the Part 16
11 complaint?

12 MS. LUDLOW: No. Actually I just want to be
13 sure that we thank Suzanne. And my first question
14 first was what do we do after Suzanne's gone? But
15 then I realize the law firm will continue to do
16 their work with us, yes.

17 MR. OLSON: But the way I understand it, there
18 was a -- the Authority filed a response with FAA
19 and then there's been no other communication back
20 from FAA at this point.

21 Presumably if -- if and when communication --
22 additional communication comes to our authority
23 from whatever direction, it will be forwarded to
24 the board.

25 MS. LUDLOW: Right. Thank you.

1 CHAIRMAN MIRGEAUX: All right. Public
2 comment?

3 PUBLIC COMMENT - GENERAL

4 MS. LUDLOW: Any more public comment?

5 CHAIRMAN MIRGEAUX: Mr. Liotta, you are
6 recognized for public comment.

7 MR. LIOTTA: Yes. So I'd like to read an
8 e-mail from Rebecca Henry Harper, who's with the
9 FAA Orlando FSDO.

10 She says -- she states, I should say, In
11 review of the Airport Layout Plan and considering
12 the land that would be subject to the first right
13 of refusal, we asked Mr. Wuellner if the available
14 space at the airport would allow for a second FBO
15 to be developed at the airport should an interested
16 party inquire. We were told yes, the space
17 required by the airport's minimum standards for
18 FBOs is available and a second FBO could be
19 developed even if the existing FBO exercised the
20 right on the subject property. Therefore, we do
21 not object to the airport entering into a first
22 right of refusal for the stated property.

23 I made myself an interested party that same
24 day that this e-mail was sent and to date, I have
25 had no response to this. I don't believe the

1 airport is in compliance with grant assurances and
2 that the airport should immediately be entering
3 into good faith discussions with us to develop a
4 second FBO. Thank you.

5 CHAIRMAN MIRGEAUX: Any other public comment?
6 Bill, you signed this for public comment.

7 MR. HAY: Oh, I'm here. But, no, you already
8 allowed me.

9 CHAIRMAN MIRGEAUX: Okay. All right. You
10 checked the box for public comment. I was a little
11 confused there.

12 MR. HAY: I understand.

13 AUTHORITY MEMBER COMMENTS AND REPORTS

14 CHAIRMAN MIRGEAUX: And we will go to
15 Authority Member comments. Reba, you're up first.

16 MS. LUDLOW: Oh. Yes, we did -- we have our
17 safety review meeting in January. I think it's
18 going to be after our board meeting, though, so I
19 still can't give a report on that.

20 We had our TPO meeting, and it was a very
21 small -- I guess ended -- why it was so small, but
22 we barely could get enough people there to, you
23 know, have a quorum. And probably because it's way
24 downtown at State and Union Street. This is in
25 downtown Jacksonville and it's really a trek to go

1 there.

2 But, you know, you make very good connections
3 and relate -- and relationships and it's just a
4 wonderful thing. St. Johns County is -- is -- they
5 do -- they cover like five counties. So of course
6 Duval and the bigger ones get more of the
7 attention. And we only -- St. Johns County might
8 only have two or three memos in there that say
9 they're working on King Street or they're working
10 on something else or -- you know, so -- because
11 we're really the small potato in the pot for TPO.
12 But we have to be represented, so we're doing good.

13 And Aerospace Academy, they did the -- a
14 career development thing which was very successful.
15 And that's all my three: Aerospace, TPO, and
16 whatever the other one was.

17 CHAIRMAN MIRGEAUX: Safety.

18 MS. LUDLOW: EDC?

19 CHAIRMAN MIRGEAUX: Mr. Olson?

20 MR. OLSON: Yeah, we -- just a little bit
21 about the strategic plan. We have our board
22 workshop tomorrow afternoon from -- beginning at
23 4:00, I believe.

24 MS. LUDLOW: He didn't have a time on it.

25 MR. OLSON: Oh, he didn't?

1 CHAIRMAN MIRGEAUX: It's 4:00 to 7:00.

2 MS. GREEN: 4:00 to 7:00.

3 MR. OLSON: Yeah, 4:00 to 7:00.

4 MS. LUDLOW: Okay.

5 MR. OLSON: And -- and the newly elected board
6 members are not only encouraged, but pleaded -- we
7 plead for them to come also and participate fully
8 in that.

9 CHAIRMAN MIRGEAUX: It's open to the public,
10 too.

11 MR. OLSON: Yes, it is a public meeting. And
12 just to say that the -- the stakeholder sessions
13 have gone very well. Reba, you attended one.

14 MS. LUDLOW: Yes.

15 MR. OLSON: I assume there was really good
16 input on that.

17 MS. LUDLOW: Yes.

18 MR. OLSON: And the community one was
19 excellent; a lot of excellent input from the
20 community one and the businesses on our airport.
21 Both those went very well; a lot of input. All of
22 that will be encapsulated and used as part of the
23 discussions going forward.

24 So, again, we're on schedule with it. It's
25 a -- I think we have a good firm working with us on

1 it, and that's it for me.

2 CHAIRMAN MIRGEAUX: Suzanne?

3 MS. GREEN: Did -- were you able to go to EDC?

4 MR. OLSON: No, I was not able --

5 MS. GREEN: I was not, either.

6 MR. OLSON: -- to go to EDC.

7 MS. LUDLOW: I did.

8 MS. GREEN: Okay.

9 MS. LUDLOW: Well, I think -- you're right. I
10 didn't see either one of you, but that doesn't mean
11 you're not there because it is -- and it just was a
12 very nice breakfast. Oh, it was about the soccer
13 team, right, bringing the soccer team to town.

14 MR. OLSON: A great week for them to do it.

15 MS. LUDLOW: Oh, yes. So anyway. So, yes, I
16 did carry our mantle for us.

17 MS. GREEN: That -- that's all, because I knew
18 it wasn't business or aviation-related.

19 CHAIRMAN MIRGEAUX: All right. Well, our next
20 proposed meeting dates, January 9th and
21 February 13th, does anybody have any -- except for
22 tomorrow's meeting, which is -- was already
23 discussed --

24 MR. OLSON: Yes.

25 CHAIRMAN MIRGEAUX: -- again at 4 p.m.

1 MS. LUDLOW: And that's for the board, too?

2 MR. OLSON: Oh, yes. Absolutely.

3 MS. GREEN: Everybody.

4 CHAIRMAN MIRGEAUX: That's 16:00.

5 MR. BURNETT: Mr. Chairman, just one quick
6 point.

7 Do we know if our applicants are all available
8 on that January 9th date?

9 MS. LAQUIDARA: I will be in trial before the
10 Honorable Harvey Schlesinger, but I would be able
11 to make it -- the court, we end proceedings by 5:00
12 because of the federal budget, so I could be here
13 by 6:00 on the 9th. If the case settles, then I
14 would let you know. Right now, it doesn't look
15 that way.

16 MS. MAIRS: And I apologize, I don't have
17 Mr. Gabriel's schedule, but I can check with him as
18 soon as I'm able.

19 MR. KRECHOWSKI: I'm available.

20 MS. GREEN: Okay.

21 CHAIRMAN MIRGEAUX: Okay.

22 MS. GREEN: I just want to say thank you to
23 the board for --

24 MR. WUELLNER: Thank you.

25 MS. LUDLOW: Oh, thank you, Suzanne.

1 MR. OLSON: Yes.

2 CHAIRMAN MIRGEAUX: Yeah, this is I guess
3 yours and mine, our last chance for public comment
4 before we get summarily kicked out of here, and so
5 I just want to say that the short time that I've
6 been here and worked alongside all of you, I really
7 appreciate everything that you-all have done to,
8 you know, bring me up to speed and make me seem a
9 little less foolish and so -- and look good on
10 occasion. But -- so I really do appreciate that.
11 Thank you, very much.

12 MS. LUDLOW: Well, we want to thank both of
13 you for your service.

14 MR. OLSON: Aren't we provide -- isn't there a
15 better recognition event in January?

16 MS. GREEN: I won't be here in January.

17 MR. WUELLNER: Yeah, typically.

18 MR. OLSON: Oh.

19 MS. GREEN: No.

20 MR. WUELLNER: You can invite them back in
21 January.

22 CHAIRMAN MIRGEAUX: You're going to have to
23 pull me in here kicking and screaming.

24 MS. GREEN: I'm going to be in trial with
25 Cindy.

1 MS. LUDLOW: But it was fun.

2 CHAIRMAN MIRGEAUX: No, but I do want to say
3 that -- just in general, that the future of this
4 organization and this airport is -- is bright and
5 I'm excited for what the future holds for all of us
6 and for you in particular. And I wish you -- I
7 wish you way more than luck. You're going to do
8 great things. Thank you.

9 MS. LUDLOW: Thank you.

10 MR. WUELLNER: Thank you both.

11 MS. GREEN: Thank you.

12 CHAIRMAN MIRGEAUX: That's it.

13 (Meeting concluded at 6:19 p.m.)

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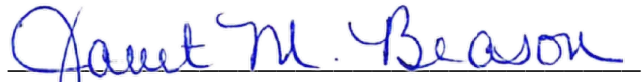
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

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

Dated this 2nd day of January, 2023.



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

<p>CHAIRMAN MIRGEAUX: [126] COMMISSIONER DEAN: [4] 9/22 10/24 11/6 11/22</p> <p>MR. BURNETT: [36] 12/21 58/21 58/25 63/14 64/11 64/14 65/12 65/20 65/25 66/24 69/10 69/23 70/4 70/9 75/17 84/10 88/22 88/24 92/5 92/15 92/18 99/24 102/11 102/14 102/17 102/21 103/25 105/7 105/11 105/14 105/24 106/7 109/24 110/6 110/22 118/5</p> <p>MR. CLARKE: [1] 106/14</p> <p>MR. HARVEY: [1] 92/13</p> <p>MR. HAY: [4] 95/5 95/9 114/7 114/12</p> <p>MR. KRECHOWSKI: [13] 79/8 81/17 81/20 81/24 82/5 82/9 82/11 82/13 82/22 83/9 84/5 84/9 118/19</p> <p>MR. KREIS: [1] 51/17</p> <p>MR. LIOTTA: [6] 16/15 18/1 53/5 53/21 93/4 113/7</p> <p>MR. OLSON: [102] 3/10 3/18 6/6 6/16 6/22 6/24 7/4 7/6 7/9 7/12 7/22 7/24 8/3 24/11 24/21 39/17 40/9 40/16 41/1 41/3 41/6 41/15 42/1 42/25 43/10 43/13 43/17 43/20 43/24 44/7 44/23 45/1 45/4 45/6 49/6 49/8 49/22 50/3 54/16 54/18 56/5 56/7 64/8 64/13 64/16 65/19 65/24 66/23 67/7 76/25 77/10 77/18 77/20 77/25 78/3 78/6 78/17 78/22 78/25 81/15 81/19 81/22 82/4 82/7 82/10 82/12 82/18 90/3 90/16 90/19 90/23 91/1 96/22 97/23 98/6 98/8 98/14 99/13 101/25 104/21 104/24 105/17 105/21 111/2 111/4 111/16 112/17 115/20 115/25 116/3 116/5 116/11 116/15 116/18 117/4 117/6 117/14 117/24 118/2 119/1 119/14 119/18</p> <p>MR. PIERCE: [15] 25/13 39/13 40/8 40/15 40/17 41/2 41/5 42/7</p>	<p>44/8 44/25 45/2 45/5 45/7 45/10 48/8</p> <p>MR. RIERA: [2] 12/8 12/15</p> <p>MR. SINGLETARY: [5] 25/7 39/2 41/12 41/16 41/24</p> <p>MR. WUELLNER: [66] 3/21 4/2 4/6 4/10 5/6 6/11 6/20 6/23 7/1 7/5 7/8 7/11 7/16 7/23 8/1 8/19 8/24 9/9 9/15 11/5 12/2 12/6 12/19 13/2 14/8 14/19 14/25 15/8 15/11 15/17 15/25 16/5 21/9 21/16 21/24 22/3 22/16 22/20 23/1 23/3 23/18 24/2 24/4 25/5 41/22 43/5 43/11 43/15 43/19 43/21 44/4 48/9 50/14 50/16 67/18 68/18 75/14 97/5 97/7 106/6 111/23 112/7 118/24 119/17 119/20 120/10</p> <p>MS. CASH-CHAPMAN: [1] 107/5</p> <p>MS. GREEN: [49] 5/2 8/12 16/11 18/13 23/12 24/9 24/12 24/19 49/10 49/25 50/5 53/14 69/16 70/10 75/21 83/2 84/3 91/4 91/18 91/22 91/25 92/23 95/6 96/18 97/2 97/6 97/8 98/3 98/7 98/13 99/15 99/22 103/19 104/8 107/4 110/5 110/14 116/2 117/3 117/5 117/8 117/17 118/3 118/20 118/22 119/16 119/19 119/24 120/11</p> <p>MS. LAQUIDARA: [17] 68/21 69/7 69/14 69/17 70/19 76/3 77/5 77/11 77/19 77/23 78/1 78/4 78/7 78/19 78/23 79/1 118/9</p> <p>MS. LIOTTA: [1] 107/20</p> <p>MS. LUDLOW: [103] 3/5 3/11 3/15 4/8 4/11 4/15 4/18 8/6 8/9 8/13 10/23 11/20 11/24 12/5 12/14 14/18 15/5 15/9 15/12 15/18 16/4 16/7 16/25 17/3 17/5 17/11 18/9 18/14 18/20 18/24 19/7 19/11 20/6 20/9 21/15 21/18 22/2 22/6 22/19 22/23 23/2 23/4 23/9 23/15 23/25 24/3 24/5 24/20 50/6 54/17 56/2 56/4 56/6 56/8 63/11 67/17 75/12 79/6</p>	<p>82/19 82/24 91/3 99/7 99/17 102/3 102/13 102/16 102/20 103/4 103/10 103/21 104/15 104/17 104/19 104/23 105/3 105/13 105/15 105/20 107/3 111/5 111/8 111/11 111/14 111/17 111/25 112/8 112/12 112/25 113/4 114/16 115/18 115/24 116/4 116/14 116/17 117/7 117/9 117/15 118/1 118/25 119/12 120/1 120/9</p> <p>MS. MAIRS: [12] 84/14 88/23 88/25 90/9 90/17 90/22 90/25 91/2 91/10 91/20 91/24 118/16</p> <p>\$</p> <p>\$100 [1] 13/25</p> <p>\$111,500 [1] 48/13</p> <p>\$125 [2] 13/24 19/19</p> <p>\$2 [1] 60/25</p> <p>\$2 million [1] 60/25</p> <p>\$50 [1] 13/25</p> <p>\$6.91 [1] 50/19</p> <p>,</p> <p>'09 [1] 13/11</p> <p>'21 [1] 6/9</p> <p>'22 [1] 6/9</p> <p>'23 [2] 21/20 21/21</p> <p>'9 [1] 13/20</p> <p>0</p> <p>0570 [1] 1/25</p> <p>1</p> <p>1,200-member [1] 74/19</p> <p>1.03 [1] 13/9</p> <p>10 [2] 30/10 66/1</p> <p>100 percent [1] 34/22</p> <p>103E [1] 25/4</p> <p>104 [1] 1/18</p> <p>10th [1] 103/22</p> <p>11 [2] 90/11 90/12</p> <p>113 [1] 2/12</p> <p>114 [1] 2/13</p> <p>12 [2] 1/6 2/10</p> <p>120 [5] 2/14 56/20 56/23 57/3 57/3</p> <p>121 [1] 2/15</p> <p>12th [1] 85/6</p> <p>130,000 [1] 88/11</p> <p>139 [2] 5/9 5/13</p> <p>13th [1] 117/21</p> <p>15th [1] 53/17</p> <p>16 [1] 112/10</p> <p>16:00 [1] 118/4</p> <p>17 [3] 1/24 95/15 96/9</p> <p>17th [2] 5/19 5/21</p>	<p>18 [1] 7/19</p> <p>1905 [1] 85/16</p> <p>1985 [1] 71/25</p> <p>1st [2] 37/1 43/9</p> <p>2</p> <p>20 [3] 85/19 85/23 89/2</p> <p>2008 [1] 13/20</p> <p>2016 [1] 85/17</p> <p>2021 [3] 87/23 90/10 90/25</p> <p>2022 [1] 1/6</p> <p>2023 [1] 121/10</p> <p>21 [1] 37/21</p> <p>22-103E [1] 25/4</p> <p>240 [2] 56/21 57/4</p> <p>25 [3] 2/10 37/18 79/22</p> <p>2nd [1] 121/10</p> <p>3</p> <p>30 [16] 6/2 34/6 34/12 37/16 37/19 38/4 38/7 38/18 46/13 52/14 52/21 55/5 57/7 61/4 61/9 103/21</p> <p>30-day [10] 34/3 52/11 55/10 55/15 56/15 57/9 57/13 63/13 73/2 102/22</p> <p>300 [2] 28/8 28/10</p> <p>32 [1] 87/9</p> <p>32080 [1] 1/18</p> <p>32084 [1] 1/24</p> <p>35 [1] 60/14</p> <p>350 [1] 85/18</p> <p>4</p> <p>4 p.m [1] 117/25</p> <p>404 [12] 27/16 27/20 28/1 28/15 28/17 31/5 34/2 35/13 38/13 38/22 38/25 40/23</p> <p>45 [2] 37/20 38/4</p> <p>4730 [1] 1/4</p> <p>4738 [1] 50/21</p> <p>4:00 [6] 1/7 3/3 115/23 116/1 116/2 116/3</p> <p>5</p> <p>50 [1] 2/11</p> <p>5:00 [1] 118/11</p> <p>6</p> <p>60 [1] 46/11</p> <p>60-day [1] 55/18</p> <p>67 [1] 2/11</p> <p>68 [1] 51/17</p> <p>6:00 [1] 118/13</p> <p>6:19 [2] 1/7 120/13</p> <p>7</p> <p>75 [1] 19/18</p> <p>750 [1] 74/19</p> <p>7:00 [3] 116/1 116/2 116/3</p>	<p>8</p> <p>80 percent [2] 39/20 48/14</p> <p>825-0570 [1] 1/25</p> <p>9</p> <p>90 [3] 22/13 22/24 53/7</p> <p>904 [1] 1/25</p> <p>99 percent [1] 46/8</p> <p>9th [4] 106/15 117/20 118/8 118/13</p> <p>A</p> <p>A.A.E [1] 1/19</p> <p>ability [2] 60/4 60/16</p> <p>able [17] 6/13 30/19 36/19 70/22 73/5 73/15 73/22 89/22 103/1 103/5 103/13 107/19 108/25 117/3 117/4 118/10 118/18</p> <p>about [70] 5/25 6/2 6/6 7/7 7/12 7/18 7/19 9/8 13/22 16/16 17/12 23/16 25/9 27/2 27/23 30/2 31/20 35/10 35/11 36/17 37/11 37/17 37/22 38/23 38/24 39/18 40/21 41/14 41/21 46/11 48/14 51/25 55/6 55/20 57/22 58/3 58/5 60/15 60/17 68/6 72/12 73/15 75/10 81/11 83/3 85/12 85/12 85/14 85/18 85/19 85/23 88/1 89/23 94/19 94/25 95/12 96/1 96/9 96/22 97/14 97/24 98/18 102/6 103/9 107/17 110/18 112/10 112/10 115/21 117/12</p> <p>absent [1] 62/23</p> <p>absolute [1] 64/22</p> <p>absolutely [4] 23/9 56/16 83/9 118/2</p> <p>Academy [1] 115/13</p> <p>accept [1] 23/4</p> <p>accepted [2] 42/23 54/1</p> <p>access [2] 21/7 23/10</p> <p>accessing [1] 23/22</p> <p>accommodate [1] 40/11</p> <p>accuracy [1] 76/8</p> <p>achieve [2] 70/23 71/11</p> <p>acquire [1] 43/11</p> <p>acquisition [1] 43/7</p> <p>across [3] 31/24 31/25 95/17</p> <p>act [9] 27/18 27/19 31/8 34/10 67/8 67/12 69/1 76/16 89/20</p> <p>action [5] 2/11 50/11 50/13 92/9 92/22</p>
---	--	--	---	---

<p>A</p> <p>active [1] 75/6</p> <p>activities [1] 20/19</p> <p>actual [3] 7/3 9/12 39/10</p> <p>actually [22] 6/17 6/25 7/23 9/16 19/17 27/14 29/10 29/14 31/7 41/18 43/1 43/25 51/12 59/3 65/16 79/13 84/16 84/23 88/2 93/15 94/10 112/12</p> <p>ad [1] 105/22</p> <p>ad hoc [1] 105/22</p> <p>add [2] 7/22 39/3</p> <p>added [4] 30/10 59/19 86/23 86/25</p> <p>adding [1] 7/13</p> <p>addition [1] 34/23</p> <p>additional [21] 7/21 13/11 17/9 18/10 20/7 22/12 29/18 36/18 46/24 49/17 54/15 57/16 67/23 96/21 101/21 101/22 104/18 109/25 110/11 110/23 112/22</p> <p>additionally [2] 93/23 101/3</p> <p>address [4] 37/24 69/19 73/5 99/4</p> <p>addressed [3] 10/15 11/11 33/2</p> <p>adhering [1] 89/19</p> <p>adjoin [1] 100/15</p> <p>adjoining [1] 100/25</p> <p>ADJOURNMENT [1] 2/14</p> <p>adjust [2] 18/16 67/24</p> <p>adjustment [1] 13/21</p> <p>adjustments [1] 13/4</p> <p>administrative [5] 2/10 12/24 13/1 82/17 86/8</p> <p>admit [1] 61/9</p> <p>adopted [1] 59/2</p> <p>adoptives [1] 71/19</p> <p>advance [3] 22/14 25/9 57/8</p> <p>advice [6] 63/15 70/22 72/9 73/25 106/24 109/4</p> <p>advise [3] 44/18 84/11 89/23</p> <p>advised [4] 71/3 72/11 72/16 78/16</p> <p>advising [1] 71/23</p> <p>Aero [8] 2/11 50/11 50/13 50/19 51/6 51/18 58/10 66/1</p> <p>Aerospace [2] 115/13 115/15</p> <p>Aerospace Academy [1] 115/13</p> <p>affect [3] 7/3 42/5 72/9</p> <p>affiliated [2] 14/13 51/6</p>	<p>afford [1] 95/25</p> <p>after [12] 13/25 30/25 37/21 38/19 48/15 69/25 71/2 87/22 99/9 106/21 112/14 114/18</p> <p>afternoon [2] 9/22 115/22</p> <p>afterwards [1] 79/2</p> <p>again [30] 3/11 4/2 4/3 14/7 17/9 17/19 19/12 27/12 28/23 29/12 31/1 34/8 35/5 36/12 36/15 37/22 38/6 38/18 44/8 44/20 48/1 80/14 85/7 86/13 87/6 88/14 90/23 111/23 116/24 117/25</p> <p>against [1] 30/24</p> <p>age [1] 13/19</p> <p>agencies [14] 26/15 28/16 29/4 36/15 40/20 42/11 45/11 45/20 48/23 71/23 79/25 84/1 87/11 90/13</p> <p>agency [16] 28/2 28/22 29/6 32/19 34/4 34/13 37/7 37/16 38/7 42/22 48/17 71/3 71/24 72/18 72/21 73/4</p> <p>agenda [5] 2/6 4/22 4/24 4/24 92/2</p> <p>ago [4] 5/9 25/9 27/23 81/3</p> <p>agree [8] 8/16 19/7 19/14 29/25 33/14 45/23 66/12 107/1</p> <p>agreed [4] 17/18 26/15 26/18 53/12</p> <p>agreement [8] 7/14 17/15 20/9 25/4 27/24 76/10 102/22 102/23</p> <p>agrees [1] 46/9</p> <p>ahead [10] 15/9 25/12 38/6 42/19 44/18 46/13 49/7 51/10 68/2 81/14</p> <p>air [3] 56/21 57/4 57/11</p> <p>air-conditioning [1] 57/11</p> <p>aircraft [4] 32/24 51/2 51/5 64/20</p> <p>airlines [1] 94/19</p> <p>airplanes [2] 31/23 31/25</p> <p>airport [77] 1/1 1/18 2/11 7/14 11/8 11/17 14/9 14/22 15/14 15/15 20/11 20/13 20/19 22/9 31/20 31/21 36/18 54/11 54/13 55/18 59/13 59/17 60/9 61/13 61/23 61/25 62/2 67/14 67/16 67/17 67/19 70/25 71/13 72/22 73/9 77/12 77/14 78/12 78/17 79/14 80/12 81/15 81/21 81/25 82/1</p>	<p>83/7 84/24 85/9 87/7 88/14 88/15 90/5 90/18 90/20 91/7 93/7 93/10 93/11 93/24 93/25 94/1 94/6 95/2 95/20 97/22 98/18 98/20 98/20 108/24 113/11 113/14 113/15 113/21 114/1 114/2 116/20 120/4</p> <p>Airport Authority [6] 11/17 22/9 61/23 87/7 90/5 90/20</p> <p>airport's [2] 53/6 113/17</p> <p>airport-related [4] 15/14 15/15 20/19 72/22</p> <p>airports [12] 7/9 55/5 55/19 73/19 77/1 77/21 78/11 81/22 82/5 90/7 97/16 98/17</p> <p>airspace [1] 94/12</p> <p>Akerman [8] 68/20 68/21 70/18 73/7 74/17 77/1 77/4 78/18</p> <p>Akerman's [1] 73/10</p> <p>Alabama [2] 81/25 85/15</p> <p>all [106] 4/13 4/20 5/3 5/15 6/4 7/3 10/7 12/10 12/12 12/25 16/18 16/22 18/4 19/24 24/4 24/17 31/1 32/25 33/8 33/14 33/14 34/25 37/24 38/1 38/3 44/9 46/17 48/6 49/20 50/1 50/1 50/12 50/18 52/3 53/4 53/22 53/23 55/6 56/4 56/11 57/10 57/18 58/14 58/23 60/21 64/5 64/17 65/2 67/13 68/1 68/19 69/22 70/19 71/22 73/11 73/11 74/20 74/21 75/20 76/5 76/18 77/4 78/9 79/12 79/21 81/9 87/13 87/20 89/24 91/10 92/4 92/5 92/14 94/7 95/4 97/10 98/5 99/8 99/13 99/14 99/19 100/7 104/7 105/21 106/9 106/21 107/8 107/13 108/18 108/20 108/25 109/17 109/18 109/19 110/16 111/23 113/1 114/9 115/15 116/21 117/17 117/19 118/7 119/6 119/7 120/5</p> <p>All right [10] 5/3 12/25 49/20 50/1 50/12 53/4 68/19 108/18 113/1 114/9</p> <p>ALLEGIANCE [2] 2/3 3/6</p> <p>Alligator [1] 81/2</p>	<p>Alligator Farm [1] 81/2</p> <p>allow [3] 51/5 60/6 113/14</p> <p>allowed [1] 114/8</p> <p>almost [7] 45/5 52/12 79/22 79/23 82/15 83/10 108/21</p> <p>along [2] 14/17 106/1</p> <p>alongside [2] 109/8 119/6</p> <p>already [16] 5/24 5/25 30/1 31/16 46/18 48/2 50/17 61/3 65/11 65/14 80/9 85/4 97/12 107/12 114/7 117/22</p> <p>also [33] 1/16 11/1 13/20 17/24 34/24 37/9 42/15 45/13 51/3 52/25 57/10 59/4 60/3 64/10 66/9 74/25 78/23 82/1 89/6 100/16 100/21 101/4 102/6 104/1 106/2 107/6 107/7 107/20 107/22 108/7 109/2 109/12 116/7</p> <p>alternative [3] 31/13 32/1 37/25</p> <p>alternatives [2] 31/6 32/1</p> <p>Although [1] 77/13</p> <p>always [13] 11/15 17/14 29/2 32/14 38/11 44/9 72/6 74/1 74/5 74/15 79/3 95/25 109/4</p> <p>am [4] 84/5 88/12 88/23 90/15</p> <p>amazing [1] 56/9</p> <p>amenable [1] 103/16</p> <p>amend [1] 69/1</p> <p>amended [1] 64/7</p> <p>amending [1] 63/23</p> <p>amendments [1] 4/25</p> <p>among [2] 42/3 107/24</p> <p>amount [1] 110/9</p> <p>amounts [1] 102/19</p> <p>analys [1] 32/1</p> <p>analysis [1] 31/7</p> <p>analyze [1] 28/21</p> <p>Andrew [1] 17/22</p> <p>angle [1] 9/6</p> <p>another [15] 21/19 23/17 31/12 38/7 46/13 54/6 57/6 57/14 62/9 62/20 74/14 98/17 99/12 102/2 103/2</p> <p>answer [7] 7/25 72/3 73/22 80/10 81/8 81/10 90/14</p> <p>answers [1] 73/23</p> <p>anticipated [1] 37/3</p> <p>any [73] 3/16 4/4 4/25 6/8 6/10 7/12 8/7 8/15 11/18 13/22 14/12 16/8 17/1 17/2 18/10 23/13 23/23 24/22 26/17</p>	<p>26/17 26/17 28/10 31/11 39/7 45/7 45/15 48/6 49/17 50/7 51/11 54/14 55/25 56/19 57/22 57/25 58/2 58/23 69/6 69/9 71/12 76/14 76/16 76/16 78/7 80/10 81/8 81/10 81/10 81/12 82/2 82/5 82/19 84/7 86/3 88/16 89/25 90/17 92/20 94/18 95/2 95/12 96/7 101/10 104/18 105/24 106/3 109/24 109/25 110/23 112/9 113/4 114/5 117/21</p> <p>anybody [7] 3/16 4/25 12/19 17/23 48/1 68/23 117/21</p> <p>anyone [2] 8/4 13/18</p> <p>anything [19] 8/8 14/15 15/19 19/5 19/6 20/17 20/22 20/23 23/11 44/21 46/5 57/21 67/25 81/11 106/4 106/9 110/20 111/1 111/12</p> <p>anyway [5] 6/3 49/4 58/13 93/12 117/15</p> <p>anyways [1] 36/14</p> <p>anywhere [1] 61/25</p> <p>apologies [1] 88/24</p> <p>apologize [3] 9/25 34/2 118/16</p> <p>apparatus [1] 56/19</p> <p>apparatuses [1] 57/1</p> <p>apparently [1] 99/3</p> <p>appears [1] 20/4</p> <p>applicable [1] 73/12</p> <p>applicant [2] 44/11 75/19</p> <p>applicants [12] 69/24 70/9 92/7 92/8 95/18 96/11 97/11 100/10 101/8 106/8 110/1 118/7</p> <p>application [9] 29/3 29/5 29/10 29/11 29/17 33/11 33/12 34/18 37/11</p> <p>applications [3] 76/14 99/8 107/8</p> <p>applies [1] 23/18</p> <p>apply [7] 14/2 64/9 64/24 65/1 66/4 66/4 66/8</p> <p>applying [3] 53/3 60/19 96/15</p> <p>appointed [1] 11/13</p> <p>appointee [1] 88/12</p> <p>appointment [1] 20/23</p> <p>appointments [2] 15/6 15/10</p> <p>appreciate [5] 7/24 109/4 109/7 119/7 119/10</p>
--	---	--	--	---

<p>A</p> <p>approach [2] 72/12 74/5</p> <p>appropriate [1] 52/18</p> <p>approval [5] 2/6 4/22 49/2 57/12 59/7</p> <p>approve [11] 3/20 4/11 4/25 24/7 24/9 24/15 49/9 49/21 49/22 51/10 63/22</p> <p>approved [6] 3/21 3/22 22/15 38/22 50/10 58/16</p> <p>approves [1] 24/24</p> <p>approving [1] 50/4</p> <p>archaeological [1] 45/14</p> <p>archaeologist [1] 47/17</p> <p>archaeology [1] 46/3</p> <p>are [102] 9/20 11/3 12/11 12/11 13/11 13/23 14/4 14/7 14/12 14/12 15/23 17/20 23/2 25/16 26/2 26/7 26/11 26/13 26/16 26/19 26/23 27/5 30/4 30/10 32/17 33/22 35/14 35/15 35/18 35/20 35/22 36/15 37/3 37/5 40/12 41/6 42/13 42/23 43/3 44/2 50/16 50/24 52/25 53/24 54/9 56/6 56/11 57/19 58/3 59/25 64/8 64/8 64/11 64/17 64/19 64/22 66/9 66/17 67/24 68/17 68/18 71/17 71/21 71/22 73/20 73/24 77/21 79/2 80/6 80/11 81/22 84/3 85/9 85/20 85/20 86/3 86/8 90/6 90/18 91/24 92/18 94/1 94/2 94/10 94/20 95/13 97/25 98/8 103/3 104/3 104/7 106/18 106/18 108/10 108/13 108/21 108/25 109/19 110/24 113/5 116/6 118/7</p> <p>area [9] 36/3 41/25 72/10 72/11 76/6 85/18 86/4 89/9 100/19</p> <p>areas [8] 28/21 28/22 30/4 36/5 47/3 47/21 86/7 87/24</p> <p>aren't [4] 11/18 72/21 104/12 119/14</p> <p>arguably [1] 52/18</p> <p>arguing [1] 31/2</p> <p>arguments [1] 33/14</p> <p>Army [2] 10/4 27/20</p> <p>around [7] 22/9 45/17 46/19 47/4 58/14 84/11 100/5</p> <p>arrangements [1] 40/2</p>	<p>as [124]</p> <p>ask [15] 8/17 32/21 39/17 43/1 53/1 57/20 70/5 70/12 73/25 75/20 83/1 83/1 101/19 106/2 111/20</p> <p>asked [4] 55/1 68/4 74/3 113/13</p> <p>asking [3] 7/7 41/21 103/8</p> <p>aspects [1] 33/24</p> <p>assessment [3] 30/7 45/25 48/25</p> <p>assigned [1] 29/5</p> <p>assistance [3] 25/17 67/21 73/14</p> <p>associated [6] 15/3 20/3 25/18 50/23 94/1 94/6</p> <p>association [2] 100/14 100/18</p> <p>assume [5] 27/25 45/4 77/20 109/1 116/15</p> <p>assuming [3] 22/16 33/13 37/2</p> <p>assumption [1] 36/25</p> <p>assumptions [1] 36/24</p> <p>assurances [6] 62/17 62/18 62/23 62/24 76/7 114/1</p> <p>Atlanta [2] 10/6 94/9</p> <p>Atlantic [8] 6/12 10/5 11/25 52/5 66/23 81/1 87/5 91/19</p> <p>Atlantic Aviation [1] 11/25</p> <p>Atlantic Beach [3] 81/1 87/5 91/19</p> <p>Atlantic's [1] 66/24</p> <p>attended [1] 116/13</p> <p>attending [1] 77/6</p> <p>attention [4] 19/6 20/1 70/20 115/7</p> <p>attorney [14] 1/18 82/10 82/16 84/24 85/9 87/4 88/15 91/18 93/8 93/10 93/12 95/12 106/21 109/12</p> <p>attorneys [12] 74/19 74/25 85/18 85/24 86/3 86/6 86/9 94/4 100/23 103/6 105/4 107/25</p> <p>attract [1] 62/11</p> <p>audio [1] 15/23</p> <p>Augustine [10] 1/5 1/18 1/23 1/24 10/12 45/16 51/18 75/8 81/2 81/7</p> <p>authorities [1] 96/3</p> <p>authority [35] 1/1 1/18 2/13 11/17 13/14 22/9 28/7 36/18 39/25 59/8 61/10 61/11 61/23 62/14 62/22 63/8 66/5 67/23 76/2 80/4 80/4</p>	<p>87/7 87/12 87/13 88/15 90/5 90/20 98/23 108/9 108/23 109/6 112/18 112/22 114/13 114/15</p> <p>Authority's [1] 62/16</p> <p>Authority-owned [1] 13/14</p> <p>authorized [2] 26/17 121/7</p> <p>automatic [2] 21/22 22/23</p> <p>automatically [2] 22/17 22/21</p> <p>Auxiliary [1] 15/12</p> <p>AV [2] 74/24 74/25</p> <p>availability [1] 83/4</p> <p>available [17] 11/15 13/9 15/24 16/3 21/17 23/20 35/15 36/3 36/7 43/7 43/9 62/1 86/3 113/13 113/18 118/7 118/19</p> <p>aviation [16] 11/25 14/11 14/13 21/14 31/22 51/2 51/4 73/18 87/12 94/1 94/6 99/1 101/1 101/17 101/21 117/18</p> <p>aviation-related [1] 117/18</p> <p>avoidance [3] 32/7 33/3 37/25</p> <p>avoided [1] 59/20</p> <p>awarded [1] 5/18</p> <p>awarding [1] 75/1</p> <p>aware [3] 47/12 90/15 93/5</p> <p>away [4] 43/3 43/3 43/22 44/2</p> <p>aye [9] 24/18 24/19 24/20 24/21 24/22 50/3 50/5 50/6 50/7</p> <hr/> <p>B</p> <p>back [27] 9/1 17/8 19/16 30/16 30/23 34/16 37/7 37/8 37/9 38/7 41/10 46/25 53/17 59/5 59/7 67/9 72/5 81/7 86/24 87/23 92/19 96/20 103/9 105/9 106/6 112/19 119/20</p> <p>background [5] 33/25 83/3 97/9 97/11 97/22</p> <p>bad [1] 96/11</p> <p>bag [1] 59/13</p> <p>balance [1] 9/11</p> <p>Balch [3] 70/14 79/7 79/10</p> <p>bank [7] 30/21 35/6 35/15 35/21 35/23 36/13 36/16</p> <p>bankruptcy [1] 86/11</p> <p>banks [5] 33/21 33/22 35/19 35/24 36/21</p>	<p>bar [4] 80/18 100/14 100/18 100/21</p> <p>bare [3] 29/16 34/17 37/11</p> <p>bare-bones [3] 29/16 34/17 37/11</p> <p>barely [1] 114/22</p> <p>base [1] 62/14</p> <p>based [6] 22/21 31/1 37/3 62/16 77/20 110/10</p> <p>basic [1] 83/2</p> <p>basically [12] 13/16 14/12 26/24 28/2 28/9 28/19 29/19 39/6 47/18 50/19 57/8 65/21</p> <p>bathrooms [1] 17/20</p> <p>be [167]</p> <p>beach [10] 10/10 10/12 10/13 10/21 81/1 82/15 83/13 84/4 87/5 91/19</p> <p>BEASON [3] 1/23 121/6 121/13</p> <p>became [2] 59/5 88/7</p> <p>because [52] 4/12 4/18 10/21 15/13 17/14 20/14 20/21 21/25 23/10 24/3 29/8 31/24 36/17 38/13 38/20 42/11 42/20 44/21 47/13 51/23 52/12 55/13 61/18 61/24 62/1 62/9 62/17 62/21 65/2 71/4 72/7 72/17 73/3 74/2 76/1 76/13 81/5 82/20 83/6 87/2 91/7 97/10 99/13 100/19 102/7 105/9 110/15 114/23 115/10 117/11 117/17 118/12</p> <p>become [3] 22/15 33/24 83/20</p> <p>becomes [1] 26/25</p> <p>been [36] 7/12 9/22 11/7 11/7 11/9 42/22 46/20 48/2 51/20 56/10 56/12 60/10 60/11 71/1 71/23 72/15 79/22 82/22 85/8 85/16 86/14 86/21 90/12 96/12 100/3 101/11 106/10 109/5 109/8 109/9 110/10 110/10 110/18 111/17 112/19 119/6</p> <p>before [13] 29/11 33/10 38/20 48/5 48/5 53/18 55/2 71/25 78/9 81/6 82/14 118/9 119/4</p> <p>begged [1] 89/1</p> <p>begin [1] 44/5</p> <p>beginning [1] 115/22</p> <p>behalf [1] 80/22</p> <p>behind [2] 81/2 103/9</p> <p>being [21] 14/11 14/14 17/13 30/11 36/19</p>	<p>45/15 54/23 55/12 55/15 55/21 58/15 60/17 82/16 89/22 93/6 95/24 98/18 101/24 108/17 109/12 111/15</p> <p>believe [8] 5/18 11/3 39/19 55/3 73/23 75/2 113/25 115/23</p> <p>beneficial [1] 110/2</p> <p>benefit [1] 70/1</p> <p>berm [1] 10/16</p> <p>besides [1] 73/8</p> <p>best [6] 20/4 32/19 37/6 84/14 96/9 96/16</p> <p>better [6] 13/12 18/7 37/1 47/7 49/4 119/15</p> <p>between [8] 4/10 26/21 27/24 48/21 70/7 108/4 108/11 110/2</p> <p>beyond [1] 39/23</p> <p>big [15] 30/18 32/22 33/9 34/11 34/21 36/14 47/20 47/21 65/7 69/19 76/2 83/6 89/11 89/16 97/14</p> <p>bigger [1] 115/6</p> <p>bike [1] 20/15</p> <p>bill [4] 77/16 95/6 95/8 114/6</p> <p>binding [2] 42/24 76/10</p> <p>Bingham [3] 70/14 79/7 79/10</p> <p>Birmingham [2] 82/1 85/15</p> <p>bit [17] 9/24 13/5 25/20 29/19 32/5 34/16 37/7 47/13 52/12 54/18 68/9 68/23 85/11 85/13 89/2 91/8 115/20</p> <p>blanked [1] 46/11</p> <p>blossomed [1] 85/17</p> <p>blue [2] 11/23 25/25</p> <p>board [78] 1/9 1/12 4/20 11/3 11/8 12/12 16/8 17/9 17/9 18/2 21/23 24/7 24/24 30/17 49/5 49/17 51/11 54/14 54/15 55/25 58/24 59/23 60/3 62/15 62/23 63/8 63/15 66/14 68/5 69/3 71/1 71/19 80/17 82/16 86/14 87/10 88/10 88/13 91/16 92/21 93/5 93/6 93/9 93/10 95/22 99/20 100/22 101/1 103/5 103/11 103/13 103/17 103/20 104/3 104/9 105/2 105/18 106/12 106/15 106/20 107/6 107/15 107/16 107/19 107/21 108/2 108/8 108/23 109/3 109/17 109/18 110/17 112/24</p>
---	---	---	--	---

<p>B board... [5] 114/18 115/21 116/5 118/1 118/23 board's [3] 61/6 61/8 92/19 Bob [1] 8/16 Boca [2] 98/20 101/24 bolster [1] 80/14 bones [3] 29/16 34/17 37/11 Boomerang [1] 65/17 born [1] 71/25 borrow [1] 73/3 both [14] 26/11 35/13 36/15 39/23 40/20 45/12 60/11 70/24 74/13 85/10 86/21 116/21 119/12 120/10 bottom [1] 62/25 boundaries [1] 36/7 boundary [2] 25/23 25/25 box [2] 38/14 114/10 brainiac [1] 73/10 Bravo [6] 5/16 9/2 9/4 9/4 9/14 9/14 Bravo 2 [2] 9/4 9/14 breach [1] 109/1 break [1] 101/15 breakfast [1] 117/12 briefly [1] 11/1 bright [1] 120/4 bring [9] 12/15 23/17 51/19 56/14 62/9 92/4 92/5 92/11 119/8 bringing [1] 117/13 brings [3] 21/19 73/7 75/18 broken [1] 74/8 brought [3] 59/14 96/24 111/21 Brown [1] 79/11 Bruce [3] 51/14 51/14 51/17 budget [1] 118/12 build [10] 31/24 32/6 42/18 44/15 44/21 60/21 65/14 67/1 67/2 87/2 build-out [2] 60/21 65/14 building [8] 31/14 31/20 32/12 32/22 32/24 37/13 39/15 60/20 buildings [1] 40/10 built [4] 31/17 60/25 61/4 65/11 built-out [1] 65/11 bunch [2] 55/23 108/13 Burger [2] 31/14 31/16 Burger King [2] 31/14 31/16 burn [1] 5/22</p>	<p>BURNETT [1] 1/17 Burr [8] 70/14 80/22 84/13 84/22 85/15 87/23 90/10 97/2 busiest [1] 94/12 business [23] 2/8 2/9 9/19 9/21 10/1 12/25 14/9 15/1 15/23 16/6 19/17 25/2 50/13 52/4 52/12 54/22 54/24 55/9 55/13 55/13 55/14 67/14 117/18 businesses [8] 14/14 52/3 52/20 54/11 65/3 65/4 93/15 116/20 buy [1] 36/2 Bye [1] 11/24</p> <p>C calculated [1] 30/12 calendar [1] 5/20 California [1] 98/25 call [16] 3/2 10/20 23/19 25/24 26/14 26/23 27/16 29/3 29/17 30/5 45/20 45/24 78/10 81/5 89/8 109/12 called [6] 10/9 25/17 31/6 32/7 46/17 47/1 calls [2] 77/7 77/13 came [8] 52/24 59/5 59/7 60/15 71/2 91/16 95/10 97/3 can [72] 3/20 4/25 15/5 15/9 15/22 16/23 16/25 17/23 17/24 18/6 20/22 23/4 23/23 27/5 28/20 34/19 35/8 37/24 38/5 39/5 39/11 39/12 40/11 40/25 42/8 44/9 44/19 44/19 44/24 47/24 51/10 51/16 52/22 52/22 56/21 56/22 60/5 61/16 62/1 63/10 63/19 63/21 64/21 66/3 66/5 69/1 70/5 70/5 71/13 72/3 72/4 72/4 72/20 73/20 74/15 74/17 79/3 80/11 83/1 84/11 86/5 89/13 89/15 94/5 95/1 100/4 100/22 103/9 104/3 105/25 118/17 119/20 can't [12] 18/2 20/25 25/21 31/24 31/25 35/23 56/22 64/23 73/2 74/10 89/5 114/19 candidates [1] 107/12 cannot [4] 36/2 38/16 69/14 85/1 capacity [1] 82/14 cape [1] 74/2 card [1] 49/13 care [2] 9/25 79/4 career [5] 79/24 80/1</p>	<p>88/4 100/1 115/14 carefully [1] 98/11 carry [1] 117/16 Casa [2] 1/4 50/22 Casa Cola [1] 50/22 case [7] 5/11 22/8 47/17 55/1 79/2 93/12 118/13 CASH [1] 1/14 CASH-CHAPMAN [1] 1/14 categories [3] 14/3 14/7 30/9 category [3] 14/20 31/12 66/10 Cathedral [1] 81/4 caught [2] 10/23 10/24 cause [3] 52/21 55/6 57/24 Caveat [1] 35/17 cell [3] 74/7 74/12 74/22 center [5] 1/3 5/17 9/2 62/12 62/13 central [1] 79/14 certain [5] 28/1 28/7 28/8 30/20 89/7 certainly [7] 21/9 70/25 71/23 76/3 76/3 83/18 104/4 certainty [2] 47/12 72/13 CERTIFICATE [2] 2/15 121/1 certified [6] 71/1 78/21 80/17 86/14 100/22 101/1 certify [1] 121/6 cetera [2] 16/23 16/23 Chair [1] 95/7 chairman [5] 1/10 11/13 84/10 92/15 118/5 challenge [5] 66/7 66/11 71/15 88/12 89/4 challenges [1] 93/17 chance [9] 3/8 3/12 4/21 17/6 34/7 105/19 107/7 109/19 119/3 change [10] 26/20 40/18 40/19 42/19 44/10 54/6 64/2 64/4 66/5 100/1 changed [2] 44/14 72/8 changes [10] 3/17 4/4 4/5 4/8 5/2 5/4 24/16 24/17 42/8 73/12 changing [1] 9/6 CHAPMAN [2] 1/14 107/5 charge [4] 18/6 18/7 18/7 19/24 charged [3] 15/1 19/14 80/5 charges [2] 14/21</p>	<p>14/24 charm [1] 16/15 charter [1] 94/16 chartered [1] 80/4 charts [2] 17/24 21/6 check [3] 35/25 38/14 118/17 checked [3] 33/15 55/4 114/10 chief [6] 82/17 86/20 87/9 88/7 88/9 90/13 children [1] 81/6 choice [2] 35/16 103/1 choices [1] 80/25 choose [3] 105/6 106/12 107/18 chose [1] 97/19 Christian [1] 11/14 Christmas [7] 9/23 9/23 11/2 11/19 11/21 12/10 12/14 Cindy [6] 68/21 80/17 80/21 96/4 96/10 119/25 city [8] 80/18 82/14 83/13 86/14 86/17 87/4 87/22 91/18 civic [3] 15/6 20/11 20/18 civic-minded [1] 20/18 civil [2] 88/5 88/13 clarified [1] 57/14 clarify [2] 100/24 109/16 CLARKE [2] 1/14 106/14 class [3] 66/10 88/3 94/9 clause [7] 55/3 55/5 55/11 55/20 56/16 56/17 63/13 clean [5] 13/5 27/18 27/19 31/8 34/10 cleaning [2] 14/1 14/2 cleanup [2] 15/16 20/1 clear [1] 48/5 clearest [1] 71/10 clearing [1] 47/21 client [4] 30/17 78/7 89/18 100/4 client's [1] 100/3 clients [2] 90/17 90/18 clients' [1] 74/23 clock [1] 37/9 close [5] 51/20 51/24 52/25 61/19 72/12 closed [1] 7/2 closely [2] 32/9 71/8 closer [1] 4/21 Club [1] 10/14 coast [2] 15/12 80/3 Coast Guard [1] 15/12 coin [1] 89/11 Cola [2] 1/4 50/22 colleague [1] 109/11</p>	<p>colonel [1] 10/6 colors [1] 26/10 combination [1] 89/13 come [27] 14/18 15/5 17/21 17/24 18/5 20/22 21/1 21/3 23/21 23/23 29/21 32/12 37/6 46/25 49/14 55/2 64/21 68/15 71/17 72/25 73/6 77/8 79/3 94/6 96/2 107/13 116/7 comes [7] 15/4 17/18 21/20 40/18 69/25 93/11 112/22 comfortable [4] 69/20 76/18 89/22 108/16 coming [13] 10/5 18/18 20/20 29/14 31/23 43/22 53/5 92/18 94/8 105/9 106/15 107/4 108/20 comment [37] 2/12 3/17 16/12 16/13 17/1 17/8 34/7 34/9 49/12 49/13 49/17 51/12 51/14 58/22 58/24 92/1 92/4 92/7 92/20 92/25 93/3 96/18 96/20 97/24 104/1 104/4 104/5 104/20 109/24 113/2 113/3 113/4 113/6 114/5 114/6 114/10 119/3 comment-related [1] 34/9 comments [8] 2/13 5/6 8/7 34/12 58/23 95/12 114/13 114/15 commercial [10] 51/2 51/4 52/8 52/10 54/10 55/8 59/24 64/14 72/15 72/19 commission [2] 11/7 70/21 commissions [1] 87/10 commit [1] 58/1 committed [1] 58/2 common [1] 45/4 communicate [2] 28/23 110/7 communication [3] 112/19 112/21 112/22 community [4] 54/12 87/18 116/18 116/20 companies [1] 51/6 company [1] 52/5 company-related [1] 52/5 compatible [1] 13/16 complaint [2] 111/21 112/11 complete [4] 37/21 38/22 39/4 39/12 completed [2] 37/23</p>
--	---	---	--	---

<p>C</p> <p>completed... [1] 38/10 completely [4] 26/4 41/19 64/11 94/24 completes [1] 33/11 completing [2] 40/19 47/13 completion [1] 48/15 complexities [2] 27/2 94/5 complexity [2] 35/17 94/17 compliance [4] 27/17 51/3 61/17 114/1 compliant [1] 5/13 complicated [1] 71/13 complies [1] 34/11 compliment [1] 84/17 comply [1] 57/17 component [1] 43/7 compressor [2] 56/21 57/4 concede [1] 19/24 conceded [1] 51/23 concept [1] 29/1 conceptual [3] 28/20 37/13 48/24 concern [1] 55/3 concerned [3] 55/8 55/20 60/17 concerns [1] 94/20 concession [1] 78/16 concluded [1] 120/13 conclusion [1] 52/25 concurrence [2] 45/21 47/15 conditioning [1] 57/11 conduct [2] 29/23 45/22 Conference [1] 1/3 confidence [1] 107/17 configuration [1] 32/20 confirm [1] 63/19 confirmed [1] 4/4 conformance [1] 51/1 confused [1] 114/11 connect [1] 57/1 connections [1] 115/2 consensus [1] 96/20 consent [1] 56/19 conservation [2] 33/17 35/25 conservative [1] 95/16 consider [4] 7/21 19/4 63/21 106/2 consideration [3] 41/7 42/4 67/23 considerations [1] 29/13 considered [2] 31/11 32/11 considering [2] 60/12 113/11 consistent [4] 63/12</p>	<p>63/13 66/9 67/18 consolidated [2] 86/17 87/14 construct [1] 51/9 construction [4] 39/22 41/8 66/19 86/12 consultant [1] 46/12 consultants [1] 46/10 consulting [1] 25/16 consumed [2] 6/18 108/9 consumes [1] 56/23 consummate [1] 96/14 contacted [1] 101/5 continue [4] 11/12 11/14 16/3 112/15 continued [1] 100/2 contract [9] 5/20 5/22 39/19 48/14 93/20 102/7 102/8 102/9 102/11 contractor [1] 5/24 contracts [1] 78/11 contractual [1] 76/19 contrast [1] 15/2 control [2] 38/4 65/10 cooperation [1] 11/16 corner [2] 31/15 31/18 corporate [2] 52/19 86/10 Corps [10] 10/4 27/20 28/3 28/6 28/11 28/13 28/24 33/6 34/4 37/18 correct [6] 11/5 15/17 23/1 25/5 40/6 53/18 corrected [1] 53/24 correctly [1] 103/8 cost [9] 14/5 19/5 20/2 20/13 21/16 30/18 31/3 36/12 42/13 cost-effective [1] 31/3 cost-wise [1] 36/12 could [33] 6/24 7/22 7/23 17/16 17/19 19/13 26/5 26/6 31/17 32/11 40/11 43/5 43/13 43/15 45/10 47/13 49/3 53/24 57/10 63/1 64/18 66/3 72/11 74/8 85/5 88/16 96/25 96/25 110/7 110/17 113/18 114/22 118/12 couldn't [4] 6/25 61/18 99/17 108/6 Council [1] 83/22 couns [1] 77/1 counsel [15] 67/20 71/9 77/2 84/19 86/16 86/19 87/8 87/16 88/6 89/9 90/4 90/11 90/21 95/1 95/24 count [2] 94/15 94/16 counties [3] 100/15 100/25 115/5 country [1] 95/17</p>	<p>county [27] 11/17 45/12 45/13 45/16 75/9 80/6 80/7 80/18 86/15 87/6 87/7 88/10 93/14 93/17 93/19 93/21 96/17 98/9 98/9 100/14 100/16 100/17 100/18 100/24 115/4 115/7 121/4 couple [8] 10/2 12/22 13/6 42/7 46/19 51/22 59/11 108/5 course [5] 72/18 74/25 79/4 91/15 115/5 court [2] 1/23 118/11 cover [2] 86/5 115/5 covered [1] 56/15 covering [1] 96/10 COVID [3] 74/18 78/9 88/11 CP [2] 121/6 121/13 crack [2] 10/23 10/24 Craig [1] 95/20 CRAS [1] 46/1 create [4] 36/10 41/9 42/2 54/12 creates [2] 70/6 93/16 creating [1] 36/8 creation [2] 36/5 36/9 credit [1] 33/20 creditors [1] 86/11 credits [6] 33/23 35/6 35/15 35/23 36/2 36/13 criminal [1] 88/5 critical [1] 30/22 CRR [3] 1/23 121/6 121/13 cultural [8] 45/14 45/25 46/9 46/12 46/15 46/24 48/4 48/25 curious [1] 6/9 current [3] 5/17 23/8 90/7 currently [6] 77/1 80/2 81/23 87/4 90/7 90/17 custom [2] 60/22 67/3 cut [1] 61/19</p> <p>D</p> <p>D.C [1] 79/18 Dangerfield [1] 10/21 data [1] 6/14 date [3] 22/15 113/24 118/8 Dated [1] 121/10 dates [1] 117/20 day [26] 5/20 34/3 37/1 52/11 53/17 55/10 55/15 55/18 56/15 57/9 57/13 58/15 63/13 71/13 71/14 71/17 72/2 72/2 73/2 73/9 73/9 77/7 77/7 102/22 113/24 121/10 days [26] 6/2 7/2 7/2</p>	<p>22/13 34/6 34/12 37/16 37/18 37/19 37/21 38/4 38/7 38/18 46/11 46/14 52/15 52/21 53/7 55/6 57/7 61/9 74/9 74/18 81/5 81/7 105/16 days' [2] 22/24 103/21 deal [8] 28/3 34/12 36/14 69/19 70/25 84/19 89/9 94/22 dealing [2] 65/3 72/18 dealt [1] 105/1 Dean [1] 9/20 decade [1] 88/4 decades [1] 103/18 December [3] 1/6 21/20 85/6 decent [2] 46/22 47/10 decide [1] 18/2 decided [1] 103/24 decides [1] 22/7 deciding [1] 83/4 decision [11] 10/8 21/23 39/7 42/15 44/10 60/5 63/9 63/14 100/8 100/9 109/22 decisions [2] 26/7 62/14 deepest [1] 85/1 defaulting [1] 59/12 defaults [1] 59/21 Defer [1] 70/8 definitely [1] 108/3 definitively [1] 21/24 delay [2] 47/13 47/25 delegated [1] 27/22 delineated [1] 26/19 delivered [1] 6/19 delivery [3] 6/20 6/22 7/21 delta [1] 94/9 demand [1] 57/15 demonstrate [2] 32/3 32/19 demonstrates [1] 32/13 DENNIS [3] 1/14 106/13 106/14 DEP [6] 28/14 28/25 33/5 34/4 37/19 40/23 Department [1] 27/21 depend [1] 83/7 dependent [2] 31/10 31/11 depending [1] 48/21 depends [1] 91/8 deposit [1] 33/23 deputy [2] 85/8 88/14 described [2] 21/12 74/1 designed [1] 65/14 desires [1] 87/6 detail [3] 29/7 41/4 102/14 detailed [2] 35/2 39/11</p>	<p>details [2] 25/8 89/14 determination [2] 26/15 64/7 determine [4] 22/10 47/8 58/3 63/21 determined [1] 56/24 determines [6] 57/18 57/19 57/20 57/22 57/23 58/2 determining [1] 31/9 develop [4] 27/11 39/8 87/18 114/3 developed [3] 40/10 113/15 113/19 developer [1] 30/16 developing [1] 40/3 development [16] 25/3 25/11 25/19 33/25 34/14 35/8 37/14 39/22 40/2 40/14 43/25 44/1 54/12 66/16 80/5 115/14 device [1] 56/19 did [27] 3/8 3/12 5/16 11/20 12/15 15/13 17/16 19/21 24/1 28/6 48/19 59/12 69/1 90/23 90/24 91/18 97/9 97/12 97/20 111/12 111/20 114/16 115/13 117/3 117/7 117/16 121/7 didn't [14] 4/4 4/12 12/15 29/20 53/13 53/21 59/17 69/20 96/13 102/9 102/13 115/24 115/25 117/10 difference [3] 26/21 34/21 108/4 differences [2] 72/20 94/5 different [30] 9/10 9/13 16/20 26/5 26/22 27/4 28/16 28/16 30/9 31/18 32/10 33/5 33/18 35/12 46/15 60/18 61/1 64/12 65/4 65/4 66/20 67/4 67/5 79/24 89/16 93/24 94/2 94/20 94/24 106/9 difficult [2] 13/18 71/4 digging [1] 46/4 diligence [1] 102/6 diligently [1] 37/24 direction [7] 67/19 97/19 106/3 109/25 110/15 110/23 112/23 directly [1] 72/6 director [2] 1/19 71/9 disagree [2] 97/20 107/23 disagreeing [1] 71/21 discrepancies [1] 5/10 discretion [1] 89/18 discuss [5] 23/13 30/16 92/9 99/21 103/5 discussed [3] 24/17</p>
--	---	---	---	--

<p>D</p> <p>discussed... [2] 95/20 117/23</p> <p>discussing [2] 23/6 59/23</p> <p>discussion [26] 7/18 9/5 16/9 17/9 18/11 20/6 20/8 49/5 49/6 49/18 51/12 54/14 54/15 54/18 56/1 58/24 84/8 92/9 92/21 92/25 96/21 99/5 103/12 105/4 105/8 105/12</p> <p>discussions [2] 114/3 116/23</p> <p>dismiss [1] 111/22</p> <p>District [6] 37/17 38/10 38/17 38/20 38/24 40/25</p> <p>divider [1] 101/18</p> <p>division [1] 10/5</p> <p>divisions [1] 87/14</p> <p>do [119] 3/19 6/11 12/3 13/14 13/21 16/12 18/5 18/16 18/25 19/24 19/25 20/12 21/4 23/19 23/24 29/8 30/19 31/5 34/21 35/2 35/10 38/4 39/11 40/4 40/24 43/17 43/19 45/18 47/1 48/4 49/17 49/21 49/23 51/11 51/22 53/9 54/2 54/17 56/8 57/21 58/3 58/18 58/20 58/20 62/21 62/23 64/4 65/6 66/6 66/12 67/3 68/7 68/8 70/6 70/11 71/16 72/4 72/12 72/13 72/23 73/3 74/17 75/3 75/12 75/14 75/18 75/19 77/13 78/20 79/19 80/10 80/19 82/1 86/2 87/24 89/7 90/2 92/1 93/22 98/1 98/2 100/1 100/24 101/9 101/9 101/12 101/22 102/1 102/5 102/7 103/13 105/22 105/24 106/6 106/7 106/8 106/9 106/9 106/24 107/13 107/24 107/25 109/17 111/14 111/18 112/4 112/5 112/5 112/9 112/14 112/14 112/15 113/20 115/5 117/14 118/7 119/10 120/2 120/7</p> <p>document [5] 13/4 33/9 47/7 51/8 66/20</p> <p>documented [1] 47/23</p> <p>documents [4] 48/18 60/2 76/14 76/19</p> <p>does [30] 3/16 4/24 7/14 7/16 20/2 20/2 20/12 21/8 21/22 41/9</p>	<p>42/4 52/6 52/6 54/13 58/9 58/10 58/10 58/11 63/2 66/4 69/25 72/24 72/25 75/16 94/11 98/1 98/25 101/19 111/22 117/21</p> <p>doesn't [8] 31/16 55/16 62/14 67/7 67/11 95/25 117/10 118/14</p> <p>doing [14] 7/15 9/23 28/15 42/5 43/3 52/8 54/9 60/21 78/9 88/5 89/3 93/12 104/17 115/12</p> <p>dollar [1] 102/19</p> <p>dollars [2] 59/19 91/13</p> <p>don't [60] 6/15 7/19 8/15 12/2 12/19 15/15 15/18 17/2 20/17 20/23 21/13 21/24 23/12 26/20 28/3 29/7 30/1 39/23 40/12 41/3 41/3 42/4 52/2 52/7 53/7 53/8 54/9 55/18 58/19 59/9 61/25 62/22 64/20 71/12 79/3 80/8 80/8 80/14 82/2 82/19 85/3 86/5 89/4 92/2 94/18 94/19 96/6 98/9 99/19 102/7 104/21 105/3 105/5 107/3 107/9 107/22 108/15 109/11 113/25 118/16</p> <p>donated [1] 20/16</p> <p>done [24] 8/21 19/4 30/1 35/25 36/4 43/14 43/15 55/19 56/12 57/21 58/15 66/21 71/7 78/10 79/13 80/19 80/20 83/15 87/5 88/20 89/1 106/5 106/10 119/7</p> <p>door [7] 17/15 20/21 50/21 50/21 59/6 65/15 84/6</p> <p>DOT [2] 76/1 83/22</p> <p>dots [1] 48/2</p> <p>double [2] 33/15 88/2</p> <p>double-checked [1] 33/15</p> <p>Doug [6] 12/20 58/20 80/20 102/9 103/16 109/2</p> <p>DOUGLAS [1] 1/17</p> <p>down [14] 6/8 10/5 29/22 38/5 38/6 79/14 79/19 96/25 97/18 97/21 100/11 100/17 101/11 107/13</p> <p>downtown [2] 114/24 114/25</p> <p>dozen [1] 82/15</p> <p>draft [2] 37/12 42/16</p> <p>drafted [3] 13/10 88/21 88/25</p>	<p>drainage [1] 42/2</p> <p>Dropbox [2] 97/10 99/16</p> <p>due [3] 5/19 58/6 102/5</p> <p>Duke's [1] 66/21</p> <p>during [4] 29/23 77/9 88/10 92/3</p> <p>dusting [1] 47/21</p> <p>duty [1] 75/6</p> <p>Duval [3] 88/10 96/17 115/6</p> <p>Duval County [2] 88/10 96/17</p> <hr/> <p>E</p> <p>e-mail [3] 74/11 113/8 113/24</p> <p>e-mails [2] 73/13 74/8</p> <p>each [14] 27/4 27/12 27/15 27/17 68/4 68/14 68/14 68/24 69/2 69/17 75/22 75/24 85/2 87/10</p> <p>earbuds [1] 8/15</p> <p>earlier [3] 66/14 79/11 88/7</p> <p>early [4] 44/5 49/3 60/16 61/8</p> <p>easements [2] 33/17 35/25</p> <p>easier [1] 18/22</p> <p>easiest [1] 36/9</p> <p>easily [1] 66/4</p> <p>east [3] 25/3 25/11 66/15</p> <p>Eastside [2] 2/10 25/1</p> <p>easy [3] 32/3 63/8 103/12</p> <p>echo [1] 95/11</p> <p>ecological [1] 25/18</p> <p>economic [4] 11/11 54/12 62/21 80/5</p> <p>economy [1] 93/21</p> <p>Ed [8] 17/16 21/4 43/1 58/20 97/2 97/3 97/9 97/19</p> <p>Ed's [1] 97/19</p> <p>EDC [3] 115/18 117/3 117/6</p> <p>edits [1] 3/17</p> <p>EDWARD [1] 1/19</p> <p>effective [1] 31/3</p> <p>effectively [1] 14/4</p> <p>effort [2] 5/12 48/13</p> <p>efforts [2] 48/23 101/3</p> <p>eight [3] 38/24 48/21 61/23</p> <p>either [12] 5/24 9/17 14/15 24/7 27/11 34/4 47/7 52/11 62/10 69/19 117/5 117/10</p> <p>elders [1] 111/9</p> <p>elected [9] 1/12 80/4 87/9 91/21 104/9 106/12 109/17 109/18 116/5</p>	<p>electrical [1] 5/23</p> <p>electricity [1] 56/23</p> <p>electronics [1] 79/4</p> <p>eliminate [2] 13/14 15/25</p> <p>elimination [2] 33/3 33/4</p> <p>else [10] 8/4 13/19 19/6 24/8 42/5 62/1 106/9 111/1 111/12 115/10</p> <p>embarrassment [1] 108/22</p> <p>employed [1] 84/21</p> <p>employees [1] 20/18</p> <p>employment [1] 86/11</p> <p>encapsulated [1] 116/22</p> <p>encouraged [2] 98/11 116/6</p> <p>end [12] 32/22 35/5 37/12 39/14 52/22 61/15 66/25 67/2 75/20 84/12 90/24 118/11</p> <p>endeavor [1] 6/1</p> <p>ended [2] 90/25 114/21</p> <p>ends [2] 30/11 48/22</p> <p>engineer [1] 38/2</p> <p>engineered [1] 34/22</p> <p>engineering [6] 34/20 34/25 35/3 39/11 43/4 43/13</p> <p>engineers [10] 10/4 27/21 28/3 28/6 28/12 28/13 29/2 32/9 32/17 37/18</p> <p>enhancement [1] 10/16</p> <p>enjoy [2] 11/9 11/16</p> <p>enjoyed [1] 109/10</p> <p>enjoys [1] 87/2</p> <p>enormous [1] 66/15</p> <p>enough [8] 29/4 29/20 31/2 72/8 84/17 85/9 89/6 114/22</p> <p>enter [2] 60/6 99/4</p> <p>entered [1] 19/1</p> <p>entering [2] 113/21 114/2</p> <p>entertaining [1] 44/1</p> <p>entirely [1] 69/3</p> <p>entirety [1] 67/25</p> <p>entities [2] 88/20 89/21</p> <p>entitled [1] 73/24</p> <p>entity [3] 16/1 70/25 93/18</p> <p>envelope [1] 41/23</p> <p>environment [1] 59/25</p> <p>environmental [12] 2/10 25/1 25/3 25/10 25/14 25/16 25/18 27/10 27/22 34/23 45/19 48/24</p> <p>EPA [1] 27/25</p> <p>equally [2] 17/13 18/4</p>	<p>equipment [5] 5/23 13/14 15/24 16/6 47/20</p> <p>equitable [1] 58/14</p> <p>equivalent [1] 36/13</p> <p>ERP [1] 35/13</p> <p>err [1] 9/23</p> <p>errands [1] 9/23</p> <p>error [3] 4/7 19/10 108/5</p> <p>errors [1] 4/19</p> <p>especially [2] 52/10 67/5</p> <p>Esquire [1] 1/17</p> <p>essentially [3] 18/18 18/22 50/20</p> <p>estate [4] 64/18 79/12 86/10 98/24</p> <p>et [2] 16/23 16/23</p> <p>et cetera [2] 16/23 16/23</p> <p>ethical [1] 75/2</p> <p>evaluate [1] 63/21</p> <p>even [14] 10/16 13/19 16/2 19/10 32/6 44/11 53/6 53/13 58/4 77/15 82/20 85/25 109/11 113/19</p> <p>evening [1] 79/8</p> <p>event [3] 13/24 22/14 119/15</p> <p>events [1] 83/16</p> <p>eventual [1] 51/20</p> <p>ever [1] 96/16</p> <p>every [5] 31/15 37/8 66/6 71/3 71/17</p> <p>everybody [10] 3/8 6/1 18/6 52/8 74/18 93/5 103/10 105/5 111/15 118/3</p> <p>everyone [7] 3/12 12/9 12/12 17/13 92/12 105/12 109/16</p> <p>everything [8] 37/3 38/25 39/12 42/5 42/8 42/22 89/2 119/7</p> <p>exactly [1] 53/3</p> <p>example [8] 15/2 61/11 66/21 78/10 94/12 94/25 101/4 110/13</p> <p>excellent [3] 107/11 116/19 116/19</p> <p>except [1] 117/21</p> <p>exception [1] 23/21</p> <p>exceptions [1] 54/25</p> <p>excess [2] 56/19 57/3</p> <p>excited [2] 75/10 120/5</p> <p>exclusively [1] 79/23</p> <p>excuse [7] 32/1 64/1 70/5 70/15 85/20 88/15 108/9</p> <p>excused [1] 69/2</p> <p>executive [2] 1/19 71/8</p> <p>exercised [1] 113/19</p> <p>exhibit [1] 59/4</p> <p>existing [3] 7/20 61/3</p>
--	---	---	--	--

<p>E</p> <p>existing... [1] 113/19 expanded [1] 87/20 expansion [2] 61/13 62/3 expect [1] 6/1 expected [1] 45/5 experience [9] 70/25 71/1 75/25 76/5 80/13 94/8 97/15 101/16 101/17 expertise [3] 78/8 83/3 87/21 expiration [2] 22/14 22/14 explaining [1] 110/19 explanation [1] 6/15 expressed [1] 55/2 extend [2] 22/18 22/21 extended [1] 22/11 extending [1] 103/16 extension [4] 22/24 23/4 23/16 95/21 extra [2] 74/21 110/12 extremely [1] 72/5 eye [1] 72/21</p>	<p>February [2] 44/5 117/21 February 13th [1] 117/21 federal [16] 10/11 10/13 10/19 27/18 27/25 28/1 28/2 31/6 34/5 34/10 45/12 83/6 91/7 91/13 91/16 118/12 feds [1] 10/16 fee [3] 14/1 110/10 110/11 feeds [1] 32/25 feel [3] 20/24 86/2 108/20 fees [2] 15/3 24/12 feet [3] 28/8 28/10 71/3 FEMA [1] 10/16 Fernandina [4] 80/2 81/18 83/10 83/19 few [8] 5/6 5/9 9/5 58/25 71/2 80/16 87/13 98/20 field [13] 26/19 29/21 29/23 29/24 30/22 34/18 37/21 40/20 40/24 42/10 42/22 73/15 76/22 fifth [2] 16/15 29/22 fight [2] 51/15 96/7 figure [2] 16/23 68/10 figuring [1] 40/2 filed [1] 112/18 fill [4] 49/13 81/10 88/17 101/19 final [2] 41/19 88/9 finalize [2] 28/20 34/20 finally [1] 13/3 financial [7] 2/5 3/23 3/24 3/25 33/24 60/8 65/8 financials [1] 83/11 financing [1] 65/9 find [5] 46/5 46/7 62/18 73/15 108/6 finding [1] 31/3 findings [1] 45/23 finds [1] 71/10 fine [4] 21/18 69/5 70/10 75/17 finish [1] 11/20 finished [1] 56/6 firm [34] 25/16 74/19 75/24 75/25 76/4 77/3 79/11 79/17 80/12 81/12 81/24 83/24 84/22 84/25 85/12 85/25 85/25 90/7 91/5 91/5 93/20 97/13 97/24 97/24 98/22 98/25 100/13 100/13 101/24 112/1 112/1 112/6 112/15 116/25 firm's [1] 83/3</p>	<p>firms [16] 46/16 68/4 68/15 82/2 96/23 97/12 98/1 98/5 98/8 98/12 100/20 101/19 106/18 108/12 108/19 110/7 first [32] 5/20 12/25 14/3 14/18 14/18 19/13 27/19 28/19 30/22 31/9 35/16 35/20 36/25 38/12 39/5 45/24 51/13 51/16 51/19 53/22 68/22 69/24 71/2 71/24 72/7 88/4 93/4 112/13 112/14 113/12 113/21 114/15 fiscal [1] 19/8 fit [2] 32/23 67/25 five [15] 10/15 21/21 22/12 22/24 36/12 50/18 61/21 61/22 65/16 68/6 79/17 88/23 102/9 109/18 115/5 five-mile [1] 10/15 five-year [7] 21/21 22/12 22/24 36/12 50/18 61/21 61/22 FL [2] 1/18 1/24 flight [2] 50/25 94/15 floor [1] 70/17 Florida [21] 1/5 27/21 27/24 76/25 77/18 79/14 80/18 81/16 82/3 82/6 85/21 85/21 85/23 88/13 90/8 95/2 95/23 100/21 100/23 108/24 121/3 Florida Bar [2] 80/18 100/21 focus [2] 47/3 86/8 focused [1] 89/14 folks [1] 36/17 follow [3] 53/8 92/8 92/20 follow-up [2] 92/8 92/20 following [1] 68/9 fondly [1] 81/7 fool [1] 96/6 foolish [1] 119/9 foot [2] 50/20 62/11 footprint [5] 9/13 39/10 41/17 42/20 83/25 force [1] 36/15 forced [1] 55/15 foregoing [1] 121/8 forested [1] 26/24 forget [1] 52/15 forgot [1] 40/21 fork [1] 19/3 form [11] 51/8 53/11 59/2 59/5 59/9 64/6 64/12 65/13 66/3 66/19 102/21 formal [1] 26/14</p>	<p>formalize [1] 34/19 Forman [8] 70/14 80/22 84/13 84/22 85/15 87/23 90/10 97/2 Fort [1] 85/22 Fort Lauderdale [1] 85/22 forth [1] 88/18 forward [11] 10/9 10/19 20/4 26/8 76/23 91/23 101/6 104/25 107/10 108/11 116/23 forwarded [1] 112/23 forwarding [2] 74/11 74/12 fought [1] 89/1 found [5] 46/8 47/4 47/5 47/22 55/5 four [6] 24/24 27/14 50/9 85/19 94/14 109/9 frame [1] 90/4 framed [2] 63/7 63/20 frankly [2] 19/3 19/8 free [3] 16/22 16/23 103/12 freshwater [1] 26/23 Friday [1] 58/7 friend [1] 109/12 front [8] 71/7 104/19 105/4 105/5 105/8 105/12 107/15 108/16 FSDO [1] 113/9 FSTED [1] 83/21 fuel [10] 6/8 6/18 6/19 6/19 6/22 6/23 7/3 7/7 7/13 7/20 full [6] 33/11 35/2 38/6 40/16 47/18 107/17 fully [2] 47/23 116/7 fun [1] 120/1 function [2] 101/9 102/17 fund [1] 66/18 funding [7] 73/20 76/1 76/15 83/15 91/6 91/9 97/14 funds [2] 7/20 83/8 furnish [1] 17/19 furnished [1] 56/24 further [3] 27/1 39/7 39/17 future [3] 53/1 120/3 120/5</p>	<p>general [23] 2/12 10/5 13/19 37/14 77/1 77/16 81/13 84/19 86/16 86/19 86/20 87/8 87/15 88/6 88/7 90/11 90/21 91/22 93/25 94/6 95/24 113/3 120/3 generally [3] 35/15 42/23 59/2 generating [1] 14/15 gentlemen [1] 51/15 geometry [1] 32/10 get [67] 3/8 3/12 4/12 10/21 14/8 16/22 16/23 17/6 20/23 24/1 25/12 27/1 27/5 29/1 29/4 29/16 30/23 31/25 34/18 34/18 35/5 38/3 38/7 38/16 38/19 38/23 38/25 39/4 39/9 40/19 42/10 44/11 44/18 45/10 47/11 49/3 51/21 51/24 52/13 56/12 57/10 57/13 60/16 69/21 71/20 72/4 72/13 73/5 73/20 74/2 74/15 75/4 78/10 83/5 85/4 85/6 91/9 96/7 96/20 99/17 102/13 102/24 105/25 108/14 114/22 115/6 119/4 gets [7] 21/3 28/5 30/12 32/5 35/7 46/12 59/10 getting [6] 30/15 40/12 46/16 48/11 91/6 91/12 give [18] 4/20 17/7 22/24 25/8 29/3 29/8 29/12 34/6 42/14 48/19 61/16 66/9 69/25 74/19 77/16 95/18 106/25 114/19 given [3] 41/7 103/17 107/12 gives [4] 53/7 54/7 55/11 61/10 giving [3] 6/14 63/15 106/23 glad [1] 76/21 go [52] 10/8 15/9 17/8 21/12 25/12 27/8 27/9 28/13 28/24 28/25 29/7 29/14 30/21 31/8 32/7 33/2 33/8 34/16 35/4 35/21 40/1 40/23 41/4 41/10 41/10 42/8 42/19 44/18 46/13 49/7 51/10 51/12 51/16 52/13 53/18 58/4 62/1 66/17 67/9 68/11 80/8 81/14 82/20 101/12 101/22 105/16 107/8 110/25 114/14 114/25 117/3 117/6 go-ahead [1] 46/13</p>
F				
<p>FAA [13] 5/17 61/17 71/15 72/21 73/9 76/1 76/20 80/13 101/21 111/21 112/18 112/20 113/9 face [1] 96/7 facilities [4] 18/22 61/13 64/17 64/21 facility [3] 14/5 16/21 32/25 fact [4] 54/1 58/6 59/24 106/17 factor [1] 7/1 factors [1] 96/24 failure [1] 57/17 fair [1] 58/13 fairly [3] 32/3 46/22 66/8 faith [1] 114/3 familiar [6] 32/18 32/18 76/7 83/12 83/20 89/21 far [13] 5/8 6/8 11/12 43/3 44/2 44/17 75/15 75/23 97/16 100/9 100/13 106/4 109/25 farm [5] 6/19 6/22 6/23 7/20 81/2 fashion [1] 22/17 faucets [1] 57/1 favor [3] 24/17 36/21 50/2 FBO [6] 7/14 71/15 113/14 113/18 113/19 114/4 FBOs [3] 72/19 94/14 113/18 FDEP [1] 27/21</p>			<p>G</p> <p>Gabriel [12] 80/21 84/23 84/24 85/13 86/13 86/21 87/8 87/16 88/3 88/16 90/3 91/14 Gabriel's [1] 118/17 gamut [1] 79/18 gaps [1] 81/11 garaging [1] 64/20 Gator [1] 88/2 gave [2] 97/10 103/21</p>	

<p>G</p> <p>goal [2] 32/14 70/23 goals [3] 31/4 71/10 71/11 god [1] 57/19 goes [4] 28/11 28/14 38/25 75/16 going [95] 8/21 8/21 8/22 9/13 10/7 10/19 11/2 11/3 13/18 16/18 16/22 18/19 25/22 27/13 28/13 29/17 30/3 30/5 30/13 30/17 30/18 30/20 33/22 33/25 35/21 36/15 36/20 37/4 37/8 38/6 39/8 39/10 39/22 40/3 40/3 40/23 42/13 44/15 46/23 47/1 47/20 49/8 53/10 53/14 57/12 57/19 58/16 61/12 62/8 62/9 62/10 62/11 62/12 63/22 66/17 66/18 67/1 67/2 68/23 69/12 71/6 73/3 73/18 73/19 73/19 73/21 75/5 75/21 76/18 79/1 84/15 84/16 86/25 91/4 92/23 93/7 94/7 94/23 95/10 101/5 101/15 105/6 105/11 106/1 108/10 108/10 109/14 110/24 112/4 112/5 114/18 116/23 119/22 119/24 120/7 gone [7] 44/17 53/17 56/8 86/24 99/24 112/14 116/13 good [33] 7/24 9/22 12/14 16/4 24/4 31/20 35/24 36/5 39/13 40/24 48/20 54/13 54/20 55/22 59/16 72/16 79/8 80/25 80/25 81/5 89/13 91/3 91/25 99/10 100/4 103/3 103/4 114/3 115/2 115/12 116/15 116/25 119/9 got [16] 6/4 13/22 25/20 32/22 42/13 42/16 42/20 44/16 46/10 50/16 58/6 61/4 80/24 94/16 107/16 109/19 government [17] 20/11 20/19 78/21 79/23 80/18 86/8 86/15 87/1 87/14 87/24 88/20 89/21 91/7 91/17 97/16 100/23 101/16 government-related [1] 20/19 governmental [2] 14/10 16/1 governments [3] 79/25 83/14 84/1</p>	<p>graduated [2] 88/1 88/3 grandparents [1] 81/4 grant [14] 7/20 43/8 43/17 43/21 62/17 62/17 62/23 62/24 76/7 76/14 83/15 91/12 91/12 114/1 granted [1] 19/18 grants [8] 76/1 76/1 83/5 83/21 83/22 83/22 91/6 97/15 graphic [1] 41/13 gray [2] 72/10 72/11 great [5] 70/24 84/19 102/4 117/14 120/8 green [8] 1/10 26/11 26/22 26/23 35/19 53/12 59/14 67/22 ground [7] 45/17 66/19 66/20 66/21 66/22 70/6 71/18 group [2] 1/17 19/18 groups [3] 14/11 14/14 86/1 Grove [1] 1/18 growth [2] 75/10 87/18 Grumman [1] 12/17 guarantee [12] 52/1 52/4 58/8 58/10 58/12 59/20 60/7 60/13 63/4 63/12 63/19 63/23 guarantees [3] 52/14 59/15 59/25 Guard [2] 15/12 75/7 guess [12] 58/20 58/25 63/1 63/17 64/16 97/3 100/8 101/18 105/25 105/25 114/21 119/2 guiding [1] 112/3 guys [9] 11/10 11/16 18/5 25/15 47/12 47/21 53/8 53/9 54/9</p> <p>H</p> <p>habit [1] 74/8 habitat [5] 26/22 26/22 26/25 28/9 36/6 habitats [2] 26/12 27/3 had [32] 6/6 9/25 12/14 13/11 14/9 21/4 21/5 36/17 36/24 41/13 51/13 59/16 59/16 60/20 68/2 68/6 68/7 74/20 78/14 81/6 82/20 83/2 85/5 87/24 96/22 96/23 97/14 97/22 105/18 107/7 113/25 114/20 hadn't [1] 53/17 half [3] 38/1 65/21 65/22 handle [2] 89/5 112/2 handled [1] 95/19 handles [2] 83/24</p>	<p>98/22 hang [1] 100/5 hangar [12] 55/8 55/9 57/22 60/21 61/14 61/19 61/20 64/9 65/15 67/1 67/2 94/24 hangars [11] 52/17 54/21 55/22 61/14 61/18 64/11 64/17 64/19 65/25 66/1 66/3 happen [2] 40/5 96/13 happening [1] 73/14 happens [1] 5/15 happy [6] 12/10 16/7 19/3 52/24 80/10 81/8 hard [2] 48/19 85/25 Harper [1] 113/8 Hartsfield [1] 94/13 Harvey [1] 118/10 has [36] 7/12 16/20 17/18 18/16 18/25 23/10 28/10 32/21 34/3 36/18 37/16 38/15 41/9 47/23 55/2 55/9 55/14 56/9 60/10 67/4 71/7 78/7 79/13 85/16 85/17 86/21 86/23 87/5 94/10 100/3 100/20 100/21 104/25 108/7 108/8 110/9 have [272] haven't [1] 82/20 having [12] 7/20 44/2 60/6 61/8 61/10 70/1 89/6 89/15 94/4 95/11 99/24 109/10 Hawkeye [3] 41/8 41/17 43/4 Hawkeye View [3] 41/8 41/17 43/4 Hay [2] 95/6 95/8 he [41] 17/12 17/18 17/23 48/19 49/1 56/15 56/15 75/7 85/1 85/1 85/2 85/4 85/5 85/7 86/14 86/16 86/18 86/22 86/24 87/2 87/2 87/4 87/5 87/6 87/8 87/23 87/24 90/4 90/9 90/10 90/12 91/18 91/20 91/21 97/9 97/19 101/5 103/21 103/23 115/24 115/25 he'll [1] 85/4 he's [5] 86/24 86/25 87/20 103/17 103/18 head [2] 95/17 95/17 heads [2] 29/12 73/20 heads-up [2] 29/12 73/20 hear [7] 25/21 70/2 81/9 81/10 104/13 106/11 109/19 heard [8] 54/3 55/17 70/1 72/16 97/23 98/8</p>	<p>100/12 104/22 hearing [1] 69/17 held [2] 1/3 5/9 Hello [1] 84/14 help [5] 11/15 70/22 75/4 95/1 111/4 helped [1] 53/15 helpful [2] 94/7 97/1 helping [1] 51/19 Henry [2] 11/24 113/8 her [7] 84/17 84/18 84/20 95/18 96/6 96/6 96/13 here [60] 5/11 6/12 9/20 12/12 13/7 14/8 15/14 16/15 17/22 18/16 18/19 18/22 20/25 22/2 23/12 23/21 25/24 32/6 39/5 42/25 45/17 52/8 57/10 63/17 63/18 68/11 68/17 72/16 75/20 76/23 80/22 81/12 84/16 85/2 85/8 85/10 86/14 88/16 88/17 92/7 93/20 94/21 95/18 98/4 98/20 101/9 104/3 104/10 106/13 106/18 107/12 109/8 109/17 111/15 114/7 118/12 119/4 119/6 119/16 119/23 hey [3] 29/19 44/18 46/18 Hi [3] 51/17 107/5 107/20 high [2] 88/3 107/23 him [8] 12/2 80/23 80/23 81/12 88/17 91/23 97/20 118/17 hire [2] 84/18 102/9 his [9] 5/14 85/1 86/20 86/24 87/1 90/19 103/16 109/3 109/3 Historic [1] 45/21 historically [1] 108/7 history [4] 45/17 46/18 59/11 110/16 hit [3] 74/18 78/9 80/16 hoc [1] 105/22 hold [1] 33/23 holding [2] 59/13 110/25 holds [1] 120/5 homework [1] 111/19 honestly [3] 36/9 45/2 107/10 Honorable [1] 118/10 honors [1] 88/4 hope [1] 80/9 hopefully [1] 10/18 horizon [2] 7/17 61/16 hour [2] 13/25 13/25 hourly [1] 108/8 housing [1] 64/20 Houston [2] 78/10</p>	<p>78/14 how [30] 6/18 16/16 20/14 21/22 30/13 42/4 43/3 44/2 53/3 56/21 56/22 58/2 64/21 71/12 72/12 72/12 72/13 72/24 73/20 76/2 76/25 77/21 90/8 95/1 98/1 98/1 98/2 99/4 103/3 108/7 However [1] 103/17 huh [10] 7/8 7/11 8/19 18/24 56/7 98/13 102/16 102/20 104/8 110/5 hundred [1] 66/12 hurricane [1] 83/16 hurricanes [1] 74/13</p> <p>I</p> <p>I'd [11] 16/25 17/5 19/16 73/7 81/8 96/13 106/11 108/14 108/16 109/10 113/7 I'll [18] 18/15 20/5 24/9 25/7 25/11 25/20 25/24 27/7 49/25 51/15 68/22 69/4 73/21 85/13 91/23 95/13 95/13 99/22 I'm [74] 7/7 8/13 9/24 11/22 16/7 16/18 18/1 18/1 18/3 18/5 19/3 21/10 21/25 25/6 25/13 25/22 41/20 46/10 48/1 51/18 53/10 53/14 55/8 55/20 61/21 62/8 62/9 63/14 63/14 64/23 72/2 74/10 74/10 75/2 75/5 76/7 78/1 78/12 78/20 78/23 79/1 79/8 79/9 80/9 80/17 81/8 81/10 82/21 82/25 83/11 84/15 84/15 84/21 85/10 89/12 91/3 91/17 91/22 91/22 95/12 96/4 97/24 98/10 99/2 104/1 104/12 106/16 106/17 107/20 114/7 118/18 118/19 119/24 120/5 I've [23] 6/4 9/22 11/7 25/20 56/8 71/1 74/5 79/22 79/25 80/19 80/20 80/23 81/1 82/13 82/15 83/15 85/8 95/15 96/16 98/19 109/8 109/10 119/5 icemaker [3] 17/17 17/19 23/22 idea [5] 48/20 54/20 95/11 99/10 110/21 ideally [1] 55/21 identified [1] 46/20 identifying [1] 54/24 image [1] 55/12 imagine [1] 94/22</p>
--	--	--	--	---

I
immediately [4] 46/17
 72/3 95/14 114/2
immoral [1] 57/23
impact [7] 28/21 28/22
 30/14 31/18 32/14
 32/15 108/1
impacts [6] 26/17
 28/10 30/4 35/18 35/19
 42/13
impervious [1] 42/2
implement [2] 34/13
 35/6
importance [5] 45/15
 46/6 76/8 89/17 89/18
important [7] 26/25
 36/16 47/8 47/9 76/11
 76/12 106/22
importantly [1] 30/3
impose [2] 55/10 60/2
imposing [1] 55/21
impressed [1] 106/17
improper [1] 57/22
improve [1] 57/12
improvements [1] 73/1
inappropriate [1]
 95/13
incentive [1] 62/21
incentivize [1] 54/10
include [3] 33/17 50/22
 51/6
included [2] 102/11
 102/19
includes [2] 48/23
 104/25
including [3] 79/17
 87/11 100/16
incoming [2] 12/11
 107/21
increase [2] 13/24
 62/12
independent [3] 87/11
 90/13 96/3
independently [1] 26/4
Indiana [1] 47/19
Indiana Jones [1]
 47/19
individual [1] 66/25
individuals [1] 96/1
industrial [1] 45/3
industrial-type [1] 45/3
industry [4] 14/13 62/6
 73/12 73/18
Infinity [1] 66/2
information [18] 27/7
 29/4 29/18 30/15 30/23
 32/23 38/3 39/7 40/18
 42/14 68/2 69/11 76/16
 76/17 108/15 109/16
 110/1 111/24
informative [1] 111/18
infrastructure [1]
 66/16
initial [2] 29/9 34/17
initially [2] 19/1 29/7

input [4] 108/14 116/16
 116/19 116/21
inquire [1] 113/16
inside [1] 6/2
inspection [1] 5/9
instance [2] 13/8 108/3
intended [1] 15/25
intensive [1] 47/2
intensively [1] 47/6
intent [1] 92/19
interest [2] 37/7 100/3
interested [2] 113/15
 113/23
interesting [1] 28/5
internally [1] 67/21
international [6] 77/14
 81/25 93/24 94/3 94/11
 94/23
interrupt [1] 53/22
interrupted [1] 69/21
interview [2] 99/12
 99/12
interviewing [1] 96/23
introduce [1] 47/24
invested [1] 44/13
investigated [1] 46/21
investigation [1] 47/18
investment [1] 65/7
investments [1] 54/11
invite [4] 25/5 68/14
 104/11 119/20
involved [4] 12/22 84/3
 94/7 96/12
is [256]
isn't [7] 32/10 60/4
 62/6 63/12 98/2 102/23
 119/14
issuance [1] 38/23
issue [20] 13/15 33/10
 34/4 37/6 38/11 38/11
 38/16 53/5 59/14 61/17
 63/3 63/17 63/18 63/25
 71/14 75/18 93/14
 93/22 96/7 102/11
issue's [1] 71/6
issued [4] 35/7 44/11
 44/19 44/23
issues [14] 11/11 28/2
 34/13 42/2 42/3 54/4
 63/7 63/20 71/4 78/14
 87/19 94/1 95/2 95/20
issuing [1] 77/8
it [239]
it'd [1] 64/4
it's [140]
item [6] 4/23 13/1 25/2
 50/13 67/14 92/2
items [7] 2/9 12/23
 24/13 39/5 51/23 51/25
 53/2
its [4] 40/2 48/11 48/22
 66/6
itself [6] 13/5 14/16
 20/2 21/25 55/14 83/24

J
Jacksonville [23] 10/6
 77/14 77/21 78/1 79/9
 85/16 85/20 86/7 86/18
 87/11 87/12 87/22
 88/13 90/5 90/20 94/3
 94/11 94/23 95/21
 95/22 95/24 96/10
 114/25
JANET [3] 1/23 121/6
 121/13
January [20] 4/17 5/19
 5/21 11/4 37/1 44/5
 99/21 103/13 105/1
 106/15 107/6 109/21
 110/2 114/17 117/20
 118/8 119/15 119/16
 119/21 121/10
January 17th [2] 5/19
 5/21
January 1st [1] 37/1
January 9th [3] 106/15
 117/20 118/8
Jason [5] 80/21 84/23
 84/24 88/19 89/11
JEA [4] 87/12 95/23
 96/12 96/13
JENNIFER [2] 1/13
 107/20
Jerry [1] 58/10
jet [4] 6/8 7/3 7/10 7/13
Jet A [1] 6/8
Jewelry [1] 11/23
Jim [3] 3/5 70/24 74/12
job [3] 71/5 74/1 96/15
Joe [1] 66/21
JOHNS [19] 1/1 1/17
 45/12 45/16 75/5 75/9
 80/7 87/6 87/7 93/14
 93/16 93/19 93/21
 100/15 100/16 100/25
 115/4 115/7 121/4
join [1] 76/24
joined [3] 79/11 87/23
 88/6
joining [3] 87/15 90/9
 107/6
Jones [1] 47/19
Jose [4] 12/5 12/6 12/7
 12/8
JPA [1] 95/23
JTA [1] 95/23
judge [1] 91/22
judged [1] 103/3
judges [1] 75/1
judicial [1] 75/1
juggling [1] 89/20
July [1] 43/9
July 1st [1] 43/9
jump [1] 37/2
jurisdictional [1] 26/14
just [108] 3/20 6/14 8/1
 9/1 9/17 11/1 11/8
 11/13 11/18 12/9 13/5
 13/9 16/5 16/18 18/3

18/15 19/4 19/18 21/11
 21/16 22/5 22/22 23/16
 23/20 24/17 27/8 28/17
 29/4 29/13 31/3 34/2
 34/12 34/15 36/3 36/23
 36/23 37/22 39/2 39/2
 39/12 44/8 44/21 48/16
 49/1 49/8 50/20 51/23
 52/9 52/22 53/16 53/19
 54/18 55/16 56/9 58/6
 58/13 59/3 60/24 62/10
 62/20 63/7 63/15 64/4
 66/8 69/4 69/14 69/20
 72/8 72/15 73/12 75/21
 75/23 75/24 77/11
 77/16 80/6 80/16 80/17
 81/9 83/2 85/11 87/13
 91/4 92/25 94/9 94/20
 95/2 97/21 98/14 98/25
 99/4 102/1 107/7
 109/15 109/24 110/19
 111/18 112/4 112/5
 112/12 115/3 115/20
 116/12 117/11 118/5
 118/22 119/5 120/3
justification [2] 32/21
 65/8
justify [2] 35/23 39/15
JUSTIN [1] 1/10
K
keep [3] 5/12 76/15
 96/14
keeping [1] 33/7
Kevin [2] 5/14 95/9
key [3] 26/1 30/21
 42/10
keypad [2] 20/21 21/8
kicked [2] 47/11 119/4
kicking [1] 119/23
kicks [1] 31/12
kind [16] 13/5 23/22
 25/12 29/8 56/10 67/6
 68/10 68/16 79/18
 79/19 80/13 80/19
 86/23 89/15 97/18
 97/21
kinds [2] 55/11 62/15
King [3] 31/14 31/16
 115/9
King Street [1] 115/9
knew [2] 97/11 117/17
knocking [1] 61/14
know [104] 5/8 5/16
 6/18 8/14 9/25 10/14
 11/2 11/12 14/16 15/13
 15/22 17/23 18/1 18/8
 19/22 19/25 21/3 21/24
 25/21 28/22 30/24
 36/17 39/9 39/14 40/12
 41/18 42/1 42/13 44/14
 47/19 52/2 52/5 52/6
 52/7 52/15 52/19 52/21
 52/21 52/22 53/3 53/7
 53/11 55/18 56/16 57/8

59/6 59/8 59/9 60/18
 62/8 63/2 67/9 68/25
 69/18 69/25 71/6 73/16
 74/17 75/24 76/22
 80/22 80/24 81/11
 82/25 82/25 83/11
 85/24 89/7 89/8 92/2
 94/13 98/10 98/23 99/9
 99/9 99/10 99/24 100/1
 100/4 100/17 101/4
 101/5 101/8 102/4
 102/13 103/2 103/11
 103/12 105/5 105/22
 106/22 107/1 107/16
 108/7 109/11 110/16
 112/2 112/3 114/23
 115/2 115/10 118/7
 118/14 119/8
knowing [1] 48/2
knowledge [3] 68/23
 90/14 97/14
known [2] 46/18 76/22
knows [1] 96/6
Krechowski [1] 79/9
Kreis [2] 51/14 51/17
L
labor [1] 86/10
lack [3] 13/12 37/1
 49/3
lady [1] 96/4
Lakeland [1] 79/14
land [5] 41/22 41/23
 43/6 87/17 113/12
landlord [4] 22/10
 22/13 56/25 57/16
landlords [1] 23/2
lands [2] 36/18 36/19
Lane [3] 41/9 41/17
 43/4
language [5] 22/21
 55/6 62/4 76/13 76/13
languished [1] 58/15
languishing [1] 56/10
laptop [1] 74/20
Laquidara [4] 68/21
 75/23 86/16 96/5
Laquidara's [1] 84/16
large [2] 45/2 85/24
larger [2] 19/18 47/3
last [15] 5/18 11/13
 14/14 32/5 45/10 46/23
 67/18 67/18 83/19
 84/14 90/11 94/14
 94/16 103/3 119/3
latest [1] 44/6
Lauderdale [1] 85/22
law [17] 1/17 84/22
 86/5 86/8 86/9 86/15
 87/1 88/2 88/5 89/10
 89/19 98/24 100/20
 100/23 101/16 101/17
 112/15
laws [1] 89/20
lawyer [7] 74/3 78/24

<p>L</p> <p>lawyer... [5] 96/16 100/2 101/20 102/25 103/2</p> <p>lawyer's [1] 73/24</p> <p>lawyers [7] 80/11 92/18 101/2 102/25 105/8 107/16 107/24</p> <p>layman's [1] 76/13</p> <p>layout [2] 41/20 113/11</p> <p>leading [1] 3/3</p> <p>leapfrogged [1] 10/17</p> <p>learned [1] 85/6</p> <p>lease [64] 2/11 17/16 17/18 19/2 21/20 21/25 22/4 22/10 22/12 22/17 22/24 23/8 23/13 23/14 23/17 50/11 50/13 50/15 51/8 51/21 52/5 52/11 52/14 52/23 53/10 53/11 54/4 54/5 54/6 54/21 55/22 56/22 57/9 57/13 58/22 59/2 59/4 59/6 60/2 60/6 60/23 61/21 61/24 62/19 63/6 63/22 64/6 64/12 64/15 64/22 64/25 65/10 65/12 66/3 66/6 66/20 66/20 66/21 66/22 67/4 67/7 71/18 71/18 73/1</p> <p>leaseholds [1] 65/21</p> <p>leases [11] 53/2 54/10 58/9 59/7 60/16 64/10 65/2 66/8 71/18 72/15 94/24</p> <p>leasing [1] 59/24</p> <p>least [3] 55/4 57/7 105/15</p> <p>leave [4] 55/15 69/4 70/16 103/8</p> <p>leaving [1] 87/22</p> <p>left [4] 59/13 75/6 87/24 110/24</p> <p>legal [25] 2/11 63/15 67/14 67/16 67/20 70/22 71/9 73/25 74/4 77/17 87/9 88/9 89/4 90/13 98/17 98/21 98/22 99/1 99/4 102/23 106/24 108/7 110/11 110/12 111/13</p> <p>lend [1] 73/3</p> <p>length [1] 67/6</p> <p>lengths [1] 67/5</p> <p>less [5] 26/6 31/18 32/13 54/7 119/9</p> <p>lessee [1] 22/7</p> <p>let [14] 5/8 5/16 14/8 25/7 25/11 25/21 51/15 53/18 61/7 73/15 81/11 96/6 101/5 118/14</p> <p>let's [3] 4/24 68/19 92/11</p> <p>letter [2] 45/20 47/15</p>	<p>level [5] 45/24 46/2 70/6 72/1 98/19</p> <p>liability [1] 60/17</p> <p>liable [1] 61/23</p> <p>liaison [2] 11/8 11/15</p> <p>light [1] 6/13</p> <p>like [59] 7/2 8/22 10/25 15/6 15/20 15/21 16/25 17/5 19/1 19/2 19/12 20/12 21/8 21/21 23/22 32/12 33/7 37/20 39/25 42/8 46/5 47/10 52/3 56/11 56/14 56/17 57/1 57/11 57/19 62/14 67/7 67/8 67/11 69/7 74/14 80/6 80/17 83/17 83/23 85/2 85/8 85/24 86/2 86/15 92/25 94/3 94/9 94/19 99/7 101/14 102/9 103/10 106/11 108/14 108/20 109/10 109/14 113/7 115/5</p> <p>likelihood [1] 47/10</p> <p>likely [4] 7/1 28/23 36/5 105/7</p> <p>limit [1] 92/24</p> <p>limited [1] 92/23</p> <p>limiting [1] 57/2</p> <p>limits [3] 26/13 26/16 29/25</p> <p>line [5] 14/17 27/19 61/1 61/4 62/25</p> <p>lined [2] 42/21 43/8</p> <p>lines [4] 29/24 30/2 74/21 106/1</p> <p>linked [1] 31/21</p> <p>LIOTTA [8] 1/13 16/14 51/15 53/15 93/2 107/20 110/15 113/5</p> <p>list [4] 29/22 67/24 68/20 87/1</p> <p>listed [2] 85/8 106/18</p> <p>listen [1] 69/2</p> <p>listening [1] 98/10</p> <p>litigated [1] 89/1</p> <p>litigation [4] 86/9 86/20 88/8 110/13</p> <p>little [28] 9/13 9/24 13/5 19/24 20/6 25/20 27/1 29/12 29/19 32/5 34/16 35/2 37/7 47/2 48/3 52/2 52/12 52/20 54/18 68/9 68/22 85/11 85/13 88/1 89/1 114/10 115/20 119/9</p> <p>live [3] 75/8 81/1 84/5</p> <p>lived [1] 81/1</p> <p>lives [1] 75/8</p> <p>LLC [3] 2/11 50/11 60/24</p> <p>LLP [1] 68/21</p> <p>loan [1] 52/13</p> <p>local [20] 78/20 79/23 79/25 80/18 83/14 84/1 86/15 93/21 95/11</p>	<p>97/24 98/1 98/2 98/3 98/5 98/11 98/22 100/13 100/14 100/22 101/16</p> <p>location [5] 37/14 50/20 54/22 54/24 55/10</p> <p>locations [1] 37/14</p> <p>logistically [1] 104/24</p> <p>long [5] 9/5 51/20 61/11 67/10 75/5</p> <p>long-term [1] 61/11</p> <p>longer [8] 13/12 13/12 13/16 63/1 64/2 65/9 65/9 100/5</p> <p>longevity [1] 60/9</p> <p>look [26] 4/13 4/21 9/13 20/5 20/14 21/12 28/12 29/21 30/3 31/13 31/15 42/16 48/11 53/1 53/1 65/15 65/25 66/2 72/24 89/15 91/23 98/11 101/12 101/23 118/14 119/9</p> <p>looked [2] 19/1 97/13</p> <p>looking [16] 18/16 21/25 24/6 33/22 34/24 41/25 48/20 60/19 65/13 66/13 66/15 97/25 101/14 104/2 110/21 111/7</p> <p>looks [4] 13/23 19/2 19/12 46/5</p> <p>losses [1] 53/4</p> <p>lot [13] 15/13 27/7 29/7 36/24 39/16 44/13 83/15 89/2 91/16 97/11 107/23 116/19 116/21</p> <p>lots [1] 36/6</p> <p>loud [1] 25/21</p> <p>love [4] 70/21 75/4 76/24 104/13</p> <p>loved [1] 86/13</p> <p>loves [1] 86/22</p> <p>loyalty [1] 89/17</p> <p>luck [1] 120/7</p> <p>lucky [3] 84/17 85/9 108/24</p> <p>LUDLOW [1] 1/11</p> <p>Ludwig [1] 101/4</p>	<p>Mairs [1] 84/21</p> <p>majority [1] 8/24</p> <p>make [39] 15/5 15/9 16/3 20/5 22/16 24/9 29/25 32/9 36/24 39/12 49/12 53/19 54/11 55/16 58/18 58/19 59/17 59/18 60/4 61/12 63/9 65/7 66/5 68/15 71/9 72/25 73/6 73/7 80/16 84/12 93/8 95/13 100/8 106/1 109/21 109/22 115/2 118/11 119/8</p> <p>makes [2] 41/10 54/7</p> <p>making [7] 5/11 5/14 20/10 63/14 72/22 76/11 100/9</p> <p>mall [1] 62/7</p> <p>management [9] 36/1 37/17 38/9 38/17 38/20 38/24 40/25 51/3 87/19</p> <p>manpower [1] 20/13</p> <p>mantle [2] 109/1 117/16</p> <p>many [9] 16/16 32/25 76/25 77/21 86/6 88/18 90/8 93/14 95/23</p> <p>map [2] 26/12 48/3</p> <p>maps [1] 21/12</p> <p>market [2] 19/20 72/24</p> <p>married [2] 81/3 81/5</p> <p>marsh [8] 26/25 28/9 35/18 35/18 36/2 36/5 36/8 36/8</p> <p>materials [2] 79/15 107/22</p> <p>Matt [5] 17/3 17/11 18/9 25/5 51/15</p> <p>matter [7] 16/13 63/16 64/5 69/15 74/4 75/16 106/17</p> <p>matters [5] 71/22 72/23 98/23 109/6 110/13</p> <p>may [25] 11/10 12/22 22/10 23/7 23/7 29/10 32/21 33/17 33/20 40/5 40/5 40/10 47/6 47/11 48/3 52/18 54/24 59/20 60/11 65/6 84/10 84/22 92/15 105/18 108/11</p> <p>maybe [17] 32/11 42/19 44/13 52/17 53/1 53/2 67/4 71/25 85/4 98/8 98/10 98/10 101/23 104/1 104/2 108/4 110/17</p> <p>mayoral [1] 88/12</p> <p>McDonald's [2] 31/15 31/17</p> <p>me [38] 5/6 7/19 8/6 11/10 14/8 17/7 21/19 25/21 25/21 32/1 37/13 52/14 54/19 58/11</p>	<p>62/10 64/1 73/8 79/4 79/10 80/15 84/18 85/20 86/3 88/1 88/15 95/13 95/20 97/15 100/4 101/5 101/5 108/9 110/3 114/8 117/1 119/8 119/8 119/23</p> <p>mean [14] 4/4 8/20 21/4 40/6 41/12 69/6 98/3 104/11 104/21 105/17 106/21 108/20 110/15 117/10</p> <p>meaning [4] 8/25 15/2 21/11 63/23</p> <p>means [4] 26/15 47/22 65/7 75/1</p> <p>meant [2] 34/1 53/18</p> <p>meantime [1] 33/15</p> <p>meet [7] 31/4 32/3 36/20 45/18 85/2 86/2 102/4</p> <p>meeting [41] 1/2 1/3 2/4 2/10 3/7 3/9 3/13 3/14 4/17 5/19 10/4 10/18 12/24 13/1 13/9 14/14 19/17 23/6 23/8 23/10 23/19 24/16 29/11 34/25 68/2 71/20 92/14 99/9 105/1 105/9 106/4 106/5 109/21 110/2 114/17 114/18 114/20 116/11 117/20 117/22 120/13</p> <p>meeting's [1] 67/19</p> <p>meetings [6] 9/5 16/16 18/17 18/19 67/10 77/7</p> <p>meets [2] 9/4 9/14</p> <p>member [7] 2/13 24/7 54/2 74/19 107/21 114/13 114/15</p> <p>members [13] 1/9 1/12 4/21 71/21 104/3 104/10 105/18 106/12 106/25 109/17 109/19 110/18 116/6</p> <p>memorable [1] 109/9</p> <p>memory [1] 14/6</p> <p>memos [1] 115/8</p> <p>mention [4] 10/3 11/1 40/21 51/22</p> <p>mentioned [5] 8/18 49/1 88/7 98/19 110/4</p> <p>Merry [1] 12/10</p> <p>Merry Christmas [1] 12/10</p> <p>met [3] 74/23 96/16 97/2</p> <p>method [2] 30/7 30/8</p> <p>methods [1] 7/21</p> <p>metric [1] 6/12</p> <p>metropolitan [1] 100/19</p> <p>MICHELLE [2] 1/14 107/5</p>
--	--	---	---	--

<p>M Michelle's [1] 107/4 midden [1] 47/5 middle [3] 65/18 65/22 65/22 might [17] 6/13 14/15 18/7 22/8 22/9 26/5 31/15 37/6 46/6 47/3 52/15 71/14 71/15 77/8 92/15 102/24 115/7 mile [1] 10/15 milestone [1] 42/11 military [2] 75/6 75/7 mill [1] 8/25 million [1] 60/25 mind [5] 3/3 15/4 17/14 79/3 96/14 minded [2] 20/11 20/18 mine [1] 119/3 minimization [3] 32/8 33/4 37/25 minimize [1] 32/14 minimum [4] 23/18 51/1 68/15 113/17 minority [2] 78/11 78/15 minute [1] 22/1 minutes [11] 2/4 3/7 3/9 3/13 53/23 53/24 53/25 68/7 88/23 93/1 95/8 MIRGEAUX [1] 1/10 mirror [1] 88/19 missed [1] 34/1 mitigated [1] 27/3 mitigation [26] 26/17 27/2 30/7 30/13 30/19 30/21 30/25 31/3 33/16 33/20 33/21 34/14 34/19 35/6 35/7 35/12 35/14 35/16 35/19 35/21 35/23 35/24 36/4 36/13 36/16 36/21 mitigation's [1] 30/17 mix [3] 41/9 99/5 107/24 model [4] 98/17 98/21 99/2 102/2 Modern [6] 2/11 50/11 50/13 50/19 51/6 51/18 Modern Aero [4] 50/13 50/19 51/6 51/18 modifications [1] 73/6 modified [3] 44/24 63/22 64/24 modify [2] 44/19 44/20 modifying [1] 69/18 Monday [1] 1/6 money [5] 19/9 20/10 20/15 44/13 91/16 monies [1] 83/5 monitoring [2] 36/1 36/11 Montgomery [2] 80/12 81/25</p>	<p>month [18] 6/18 12/21 25/9 38/1 38/1 48/15 54/5 54/5 54/6 54/6 60/23 60/23 91/21 93/6 102/22 102/22 103/3 107/21 monthly [3] 110/9 110/9 110/10 months [5] 7/19 38/23 38/25 48/21 56/10 more [31] 19/5 19/19 26/6 28/23 30/3 31/2 35/2 37/20 40/11 47/2 47/6 48/4 48/16 52/18 53/15 56/23 58/7 62/10 62/11 72/2 89/12 93/9 94/10 105/15 106/25 108/1 108/16 111/11 113/4 115/6 120/7 most [12] 5/23 13/16 28/23 31/3 35/20 36/4 37/2 43/12 56/15 71/7 73/22 97/9 mostly [1] 4/6 motion [15] 3/19 20/5 24/7 24/9 24/14 49/21 50/9 58/19 58/19 96/21 105/25 106/1 106/2 109/15 111/22 move [12] 19/4 26/8 32/11 39/23 49/8 49/21 49/22 62/20 63/10 76/23 103/2 107/10 moving [2] 30/2 65/11 Mr. [29] 6/5 9/20 16/14 49/23 53/15 73/8 76/4 76/5 78/4 84/10 85/13 86/13 86/21 87/8 87/16 88/3 88/16 90/3 91/14 92/15 93/2 101/4 101/4 110/6 113/5 113/13 115/19 118/5 118/17 Mr. Chairman [3] 84/10 92/15 118/5 Mr. Dean [1] 9/20 Mr. Gabriel [9] 85/13 86/13 86/21 87/8 87/16 88/3 88/16 90/3 91/14 Mr. Gabriel's [1] 118/17 Mr. Liotta [4] 16/14 53/15 93/2 113/5 Mr. Ludwig [1] 101/4 Mr. Olson [3] 6/5 49/23 115/19 Mr. Pinsky [1] 76/5 Mr. Porter [3] 73/8 76/4 78/4 Mr. Wuellner [3] 101/4 110/6 113/13 Mrs. [1] 59/14 Mrs. Green [1] 59/14 MS [3] 20/15 75/23 84/16 Ms. [3] 67/22 86/16</p>	<p>110/15 Ms. Green [1] 67/22 Ms. Laquidara [1] 86/16 Ms. Liotta [1] 110/15 much [25] 6/18 12/9 20/15 23/23 25/8 26/13 28/4 30/13 35/9 36/20 41/4 46/1 49/4 52/16 65/9 72/13 81/8 84/9 85/7 87/3 93/9 94/17 108/7 110/12 119/11 multiple [2] 54/4 94/14 must [1] 72/19 mutual [1] 22/4 my [46] 8/14 9/24 11/14 14/6 15/4 18/2 18/8 29/22 37/2 37/12 41/6 43/24 53/21 61/23 62/11 64/16 68/13 68/23 71/3 73/23 74/1 75/6 79/10 79/24 80/1 81/3 81/4 84/21 88/4 88/9 88/23 88/24 90/6 90/14 91/4 92/6 96/16 97/11 99/18 99/22 106/14 106/19 108/5 112/13 115/15 121/9 myself [8] 10/3 70/24 75/5 76/4 79/21 81/11 85/14 113/23</p> <hr/> <p>N name [3] 84/21 87/13 106/14 narrow [1] 79/19 narrowed [5] 9/16 97/18 97/21 100/11 101/11 narrower [1] 8/23 narrowing [1] 9/16 Nassau [1] 80/6 Nassau County [1] 80/6 national [2] 75/7 77/23 National Guard [1] 75/7 nature [1] 84/2 near [1] 45/16 necess [1] 15/16 necessarily [1] 101/25 necessary [1] 73/6 necessitates [1] 61/13 need [32] 3/19 17/21 29/8 30/13 38/3 38/5 39/21 41/3 51/24 55/24 58/19 64/3 65/8 68/10 71/12 71/16 72/17 74/16 77/9 78/8 86/3 89/7 91/9 97/15 99/10 99/19 99/23 101/16 101/21 102/5 102/6 107/3 needed [8] 16/2 17/17 37/3 54/23 61/19 74/22</p>	<p>80/15 109/5 needs [5] 55/13 57/14 65/5 67/9 74/23 negotiated [2] 64/24 88/25 neighboring [1] 100/15 Neptune [3] 82/15 83/13 84/4 Neptune Beach [3] 82/15 83/13 84/4 net [1] 8/21 never [7] 10/15 13/22 44/15 46/20 62/18 71/6 96/10 Nevertheless [1] 54/3 new [19] 2/9 9/1 11/6 11/13 12/10 40/18 41/9 59/9 66/13 93/5 93/6 93/7 93/9 104/2 105/1 105/17 106/20 107/18 111/4 newly [6] 1/12 104/9 106/12 109/17 109/18 116/5 news [2] 40/24 96/11 next [20] 4/23 17/15 25/2 27/6 31/20 36/21 50/12 50/21 50/21 59/6 65/15 67/14 75/13 84/5 93/6 105/8 106/4 106/5 107/21 117/19 nextdoor [1] 18/18 nice [3] 35/5 111/17 117/12 nicely [1] 107/19 no [55] 3/18 4/5 5/2 5/3 8/10 8/10 8/10 8/15 8/24 9/15 10/22 11/20 13/11 13/12 13/16 14/5 15/3 16/11 17/8 17/21 18/14 19/11 19/24 21/16 31/1 34/12 35/4 35/18 35/25 36/1 36/1 38/9 41/5 49/11 49/16 54/7 55/6 60/25 61/24 81/17 84/5 88/24 91/3 97/5 103/10 103/10 103/10 103/11 112/12 112/19 113/25 114/7 117/4 119/19 120/2 nobody [2] 18/7 18/7 nonaviation [1] 98/22 noncommercial [1] 21/11 none [9] 3/18 16/10 18/12 24/23 45/9 48/7 49/15 49/19 50/8 nonlocal [2] 97/24 100/13 nonprofit [1] 16/2 nonstandard [2] 64/21 65/2 Nope [1] 18/13 normal [3] 32/17 58/8</p>	<p>59/25 normally [1] 70/10 north [7] 25/22 28/12 28/24 41/16 41/18 51/17 100/23 Northeast [1] 108/24 Northeast Florida [1] 108/24 Northrop [1] 12/17 Northrop Grumman [1] 12/17 northwest [2] 25/23 75/8 not [106] 4/11 6/11 6/12 7/16 8/1 8/24 9/16 12/1 12/8 12/18 14/12 15/2 18/2 19/10 19/14 20/10 21/10 21/13 21/25 22/8 22/11 22/20 23/4 23/7 23/8 23/20 25/6 26/16 31/2 31/11 34/8 34/10 34/11 34/16 35/10 35/22 35/23 36/3 36/14 36/19 38/13 40/5 41/20 42/18 43/7 43/8 43/19 44/21 46/2 46/23 47/8 47/11 48/1 52/8 53/10 54/22 55/12 55/19 56/18 56/25 57/21 58/1 58/17 59/3 63/13 63/14 63/22 64/3 64/18 64/23 66/8 69/2 69/19 76/13 78/19 78/20 80/3 80/22 81/20 84/5 84/16 85/6 86/4 88/16 90/15 95/2 97/20 98/1 99/2 99/11 100/8 101/10 102/8 103/1 104/1 105/18 105/22 106/3 109/11 111/20 112/4 113/21 116/6 117/4 117/5 117/11 not-for [1] 15/2 notes [1] 121/9 nothing [9] 12/21 33/6 46/7 46/8 57/3 57/3 58/15 104/4 107/25 nothing's [1] 62/1 notice [14] 4/4 22/13 22/16 22/25 34/3 34/5 34/13 35/5 38/9 38/19 38/21 61/16 103/17 103/21 noticed [1] 34/2 notification [1] 57/7 notify [1] 76/15 November [3] 6/9 6/9 103/22 November 10th [1] 103/22 now [38] 11/7 15/6 19/2 21/10 23/14 27/23 28/3 31/12 33/11 35/14 39/6 48/12 49/3 54/4 54/7 58/8 60/11 61/2</p>
--	--	---	---	---

<p>N now... [20] 66/5 75/7 75/12 75/16 75/19 77/14 85/17 86/23 86/25 95/15 95/16 101/2 101/8 103/18 104/2 110/2 111/18 112/2 112/3 118/14 nuances [1] 76/12 nuisance [1] 57/25 number [5] 7/2 10/2 14/10 29/5 83/25 numbers [4] 6/3 30/10 33/14 34/19 numerous [3] 53/16 100/20 107/16 nutshell [1] 35/9</p>	<p>43/10 43/20 43/25 44/7 44/7 44/23 45/1 48/8 56/15 57/6 58/18 61/7 64/13 67/13 70/12 74/3 77/10 77/18 78/6 78/17 78/22 78/25 81/22 82/4 82/7 82/12 82/18 84/9 84/12 88/25 90/16 90/23 91/1 92/11 95/7 97/8 97/23 98/14 99/19 104/11 105/13 111/10 111/25 112/8 114/9 116/4 117/8 118/20 118/21 old [5] 9/1 66/22 81/5 93/10 95/2 OLSON [4] 1/11 6/5 49/23 115/19 once [7] 37/12 37/16 37/23 38/10 39/4 39/8 59/5 one [89] 4/10 10/2 10/14 10/15 14/10 14/11 14/20 15/4 16/20 16/21 17/4 17/7 20/5 29/22 30/18 32/5 33/6 35/10 39/3 40/5 40/24 42/18 45/25 46/1 46/23 51/13 51/14 51/14 51/25 52/10 53/14 55/4 55/17 55/18 56/14 56/17 57/6 58/7 58/15 60/1 60/25 61/14 62/5 62/19 62/20 65/13 65/17 65/21 66/6 67/4 69/23 71/13 71/14 73/4 74/16 75/21 75/22 77/11 77/12 78/12 78/14 78/19 81/15 85/25 93/13 94/8 95/5 95/17 96/2 98/4 98/16 99/3 99/12 100/8 100/17 101/6 101/19 102/3 103/2 103/24 105/16 111/11 111/20 115/16 116/13 116/18 116/20 117/10 118/5 one-off [2] 66/6 67/4 ones [3] 12/11 110/24 115/6 only [23] 6/21 9/3 14/2 14/19 14/20 24/3 26/18 40/24 42/20 52/14 53/7 63/3 64/14 66/11 69/10 77/12 78/20 98/4 109/8 110/3 115/7 115/8 116/6 open [4] 17/24 19/23 104/6 116/9 operated [1] 72/1 operation [1] 98/19 operations [3] 6/7 94/11 94/17 opinion [2] 104/5 104/13</p>	<p>opinions [1] 77/9 opportunities [2] 73/5 80/25 opportunity [5] 68/3 75/10 85/4 90/1 95/25 opposed [2] 24/22 50/7 option [4] 21/21 42/18 100/6 100/7 orange [3] 26/11 26/21 26/24 order [2] 3/2 40/4 organization [1] 120/4 organizations [1] 70/14 original [1] 13/10 originally [1] 53/12 Orlando [2] 85/21 113/9 other [59] 7/6 12/22 16/8 17/1 17/2 17/8 18/10 22/9 23/13 24/13 26/10 31/5 33/6 41/6 42/3 42/21 45/7 52/3 55/4 55/6 55/19 55/25 58/9 59/7 59/21 61/12 61/25 62/5 63/5 64/16 64/17 64/17 65/2 65/18 65/23 66/3 67/10 70/1 70/13 70/13 70/16 77/11 79/2 82/2 82/5 83/14 84/7 86/2 87/13 88/20 90/6 96/11 98/14 98/16 102/5 102/21 112/19 114/5 115/16 other's [3] 68/24 69/2 69/17 others [5] 59/5 83/1 95/24 111/2 111/3 otherwise [2] 9/14 9/16 our [66] 5/8 6/8 6/12 7/14 15/13 21/5 23/19 30/2 33/14 33/14 35/6 35/7 35/16 35/19 35/19 36/6 37/6 39/15 39/16 42/19 42/20 44/10 51/9 54/21 55/5 64/17 72/9 74/4 77/2 79/11 79/15 80/12 81/6 81/7 81/12 82/7 83/25 84/23 84/25 85/12 85/16 85/23 86/6 86/7 88/12 89/17 91/16 92/3 93/14 98/18 98/18 102/5 102/5 106/23 107/18 111/19 112/22 114/16 114/18 114/20 115/21 116/20 117/16 117/19 118/7 119/3 out [51] 6/2 9/1 10/6 13/6 16/5 16/24 20/15 20/25 21/5 21/5 21/6 30/12 31/7 31/23 40/2 42/21 46/11 47/21 49/13 51/16 57/13</p>	<p>60/16 60/21 61/4 61/6 61/7 61/7 61/10 65/6 65/11 65/14 68/10 69/8 71/2 72/7 72/24 73/15 74/10 74/13 77/22 81/2 85/6 86/1 98/25 100/14 100/16 102/2 102/2 104/2 110/3 119/4 outgoing [1] 12/11 outline [1] 27/9 outside [11] 13/13 14/10 15/20 30/19 36/6 59/24 79/1 89/8 92/3 93/15 98/9 outstanding [1] 63/3 over [17] 4/13 9/5 28/7 31/2 31/12 44/20 44/20 44/20 53/17 56/8 56/22 66/1 88/5 89/2 108/17 110/12 110/20 overall [3] 41/25 62/11 62/13 overcome [1] 93/22 overlay [1] 8/25 overview [1] 29/9 own [4] 17/19 53/8 59/6 67/1 owned [2] 13/14 51/5</p>	<p>120/6 particularly [1] 40/22 parties [2] 13/13 92/3 partner [7] 2/8 9/19 9/21 46/16 79/9 79/10 84/25 party [4] 12/14 52/11 113/16 113/23 Passero [8] 17/14 20/21 21/3 21/8 23/10 25/15 48/10 76/21 Passero's [3] 23/7 23/13 59/6 passes [1] 106/2 past [8] 39/9 80/20 80/21 80/23 82/17 91/21 108/9 110/18 path [2] 71/10 104/25 Patrick [6] 25/6 25/7 25/11 25/13 41/14 79/8 pattern [1] 46/4 Patty [1] 58/9 pavement [1] 9/1 paving [2] 5/25 8/18 pay [2] 15/16 62/10 paying [1] 60/10 payment [1] 33/23 payments [1] 59/18 PDK [1] 94/9 people [13] 8/14 19/19 20/25 21/5 21/6 21/11 30/6 32/25 47/19 69/1 101/7 106/23 114/22 per [3] 13/24 13/25 93/1 percent [5] 34/22 39/20 46/8 48/14 66/12 perhaps [2] 55/18 106/25 period [7] 34/3 34/4 36/12 55/16 64/3 90/4 90/24 permit [25] 27/15 27/16 27/20 28/2 34/3 34/13 35/7 38/11 38/12 38/13 38/16 38/17 38/20 38/23 38/24 38/25 41/18 44/11 44/19 44/19 44/20 44/22 44/23 44/24 57/21 permits [7] 26/3 27/10 27/13 27/14 28/15 40/12 40/13 permitted [1] 44/16 permitting [11] 2/10 25/1 25/3 25/10 25/18 27/4 28/1 28/14 28/15 45/19 48/25 person [6] 73/11 74/15 77/6 77/6 78/21 89/11 personal [16] 5/13 14/16 52/1 52/4 58/8 58/9 58/12 59/15 59/20 59/25 60/7 60/12 63/4</p>
--	---	---	--	---

<p>P</p> <p>personal... [3] 63/12 63/19 63/23</p> <p>personally [2] 85/3 97/3</p> <p>perspective [2] 19/9 61/8</p> <p>phase [7] 45/25 46/1 46/23 47/1 47/11 47/16 47/24</p> <p>phone [5] 72/6 74/12 74/21 77/7 97/6</p> <p>phones [2] 74/7 74/22</p> <p>pick [1] 100/8</p> <p>picks [2] 106/19 107/2</p> <p>picture [2] 89/11 89/16</p> <p>pictures [1] 12/16</p> <p>pieces [2] 47/20 59/11</p> <p>Pierce [1] 25/13</p> <p>pink [1] 8/13</p> <p>Pinsky [1] 76/5</p> <p>pits [1] 46/4</p> <p>place [2] 81/4 85/17</p> <p>places [1] 37/5</p> <p>plan [16] 25/4 28/20 29/1 30/25 32/13 34/14 34/20 35/12 37/13 37/15 39/22 42/16 44/10 48/24 113/11 115/21</p> <p>planners [1] 32/9</p> <p>planning [2] 26/8 37/10</p> <p>plans [3] 34/22 36/1 44/16</p> <p>played [1] 82/16</p> <p>playing [1] 70/6</p> <p>plead [1] 116/7</p> <p>pleaded [1] 116/6</p> <p>please [6] 36/22 49/13 70/15 92/13 92/17 104/13</p> <p>PLEDGE [3] 2/3 3/4 3/6</p> <p>plenty [1] 103/17</p> <p>plus [6] 13/19 59/7 100/3 101/16 111/2 111/3</p> <p>point [17] 5/20 13/6 18/8 25/20 33/21 39/13 39/20 42/15 44/12 44/17 48/13 48/18 51/7 55/17 69/24 112/20 118/6</p> <p>pointed [1] 65/6</p> <p>pointing [1] 102/2</p> <p>points [2] 44/9 72/16</p> <p>policies [1] 71/19</p> <p>policy [17] 2/10 12/24 13/1 13/4 13/10 13/23 18/16 23/19 24/16 53/6 53/8 59/3 59/3 59/4 60/5 64/5 66/6</p> <p>political [1] 95/15</p> <p>politics [1] 96/10</p>	<p>pond [2] 32/11 37/14</p> <p>Ponte [1] 10/10</p> <p>pool [1] 101/12</p> <p>popped [1] 56/9</p> <p>Port [5] 80/2 81/18 83/9 83/19 87/12</p> <p>Porter [5] 70/24 73/8 74/12 76/4 78/4</p> <p>portion [3] 5/25 50/21 61/20</p> <p>Ports [1] 83/22</p> <p>position [3] 61/6 62/19 91/21</p> <p>possibility [2] 7/17 55/15</p> <p>post [2] 83/16 83/16</p> <p>post-hurricane [1] 83/16</p> <p>post-storm [1] 83/16</p> <p>postponed [1] 58/17</p> <p>pot [1] 115/11</p> <p>potato [1] 115/11</p> <p>potential [2] 25/19 38/2</p> <p>potentially [5] 19/14 26/5 60/9 101/15 110/6</p> <p>power [3] 52/6 66/2 93/19</p> <p>practice [5] 77/24 86/1 86/25 87/1 87/16</p> <p>practicing [1] 79/22</p> <p>pre [2] 6/16 29/10</p> <p>pre-application [1] 29/10</p> <p>precisely [1] 6/17</p> <p>predetermined [1] 46/4</p> <p>predict [1] 48/19</p> <p>preexisting [1] 85/5</p> <p>prefer [1] 19/16</p> <p>preliminary [3] 29/1 37/10 43/16</p> <p>premature [1] 93/4</p> <p>premium [1] 57/16</p> <p>preparation [2] 48/17 106/5</p> <p>prepare [1] 30/25</p> <p>prepared [1] 68/5</p> <p>preparing [1] 37/10</p> <p>presence [1] 45/14</p> <p>present [8] 1/9 1/16 12/1 12/18 68/5 103/6 107/13 109/19</p> <p>presentation [9] 27/1 68/9 68/24 69/12 69/18 70/18 79/7 84/13 85/7</p> <p>presentations [3] 69/3 107/9 109/20</p> <p>presented [1] 55/13</p> <p>presenting [1] 77/13</p> <p>Preservation [1] 45/21</p> <p>presumably [3] 54/22 109/22 112/21</p> <p>pretty [10] 9/4 23/23 25/7 26/13 36/13 48/20</p>	<p>49/4 59/16 59/25 63/8</p> <p>prevent [3] 7/14 7/16 104/4</p> <p>previous [2] 3/13 13/23</p> <p>previously [1] 99/25</p> <p>price [4] 15/24 108/3 108/10 110/8</p> <p>pricing [3] 102/18 108/6 110/4</p> <p>primarily [3] 13/15 13/17 25/10</p> <p>primary [4] 77/3 77/5 82/8 101/20</p> <p>principles [1] 62/15</p> <p>printer [1] 74/20</p> <p>prior [5] 85/5 86/24 87/15 90/9 108/15</p> <p>priority [1] 14/4</p> <p>private [8] 14/1 14/3 14/14 16/1 62/6 86/21 87/16 96/1</p> <p>probability [1] 46/22</p> <p>probably [11] 10/8 28/12 28/14 31/23 36/4 40/23 42/3 61/9 96/15 105/22 114/23</p> <p>problem [5] 59/10 96/2 99/18 104/17 107/10</p> <p>procedure [2] 53/25 71/16</p> <p>proceed [2] 44/2 69/5</p> <p>proceedings [2] 118/11 121/8</p> <p>process [26] 27/4 27/9 28/19 30/5 31/9 32/7 32/8 32/16 32/17 33/2 33/8 34/15 35/4 35/9 37/5 40/1 44/9 44/12 45/11 46/10 48/16 61/5 62/2 82/22 83/20 97/1</p> <p>processes [1] 60/1</p> <p>procurement [3] 68/23 78/11 78/15</p> <p>product [3] 54/22 64/19 65/3</p> <p>professional [2] 96/5 96/15</p> <p>professionally [1] 109/5</p> <p>profit [3] 14/25 21/13 72/22</p> <p>profits [1] 14/12</p> <p>program [1] 95/16</p> <p>progress [1] 39/6</p> <p>project [27] 5/18 8/2 8/20 8/25 10/10 10/11 10/13 10/19 27/15 28/10 29/10 29/21 31/4 31/10 31/17 31/19 34/7 34/11 36/7 38/15 38/22 42/20 45/13 47/25 48/22 66/14 66/16</p> <p>project's [2] 39/10 44/14</p>	<p>projections [1] 108/10</p> <p>projects [4] 30/1 31/10 32/2 45/3</p> <p>promised [1] 95/9</p> <p>promptly [1] 57/15</p> <p>pronunciation [1] 30/6</p> <p>properly [1] 26/19</p> <p>properties [1] 48/3</p> <p>property [7] 32/20 43/11 59/17 66/25 87/17 113/20 113/22</p> <p>proposal [3] 48/9 84/23 86/6</p> <p>proposals [7] 44/1 46/16 68/25 102/19 105/21 106/16 108/4</p> <p>propose [2] 13/21 63/2</p> <p>proposed [3] 5/1 50/15 117/20</p> <p>proposer [1] 70/4</p> <p>proposing [3] 30/4 63/9 96/23</p> <p>prospective [1] 40/18</p> <p>Protection [1] 27/22</p> <p>protocol [2] 69/16 75/15</p> <p>proud [1] 5/10</p> <p>provide [3] 70/22 80/11 119/14</p> <p>provided [6] 22/3 48/10 67/25 99/14 99/15 111/23</p> <p>provider [1] 31/4</p> <p>provides [1] 48/14</p> <p>providing [1] 22/13</p> <p>provision [8] 60/14 60/14 62/25 63/5 63/24 64/1 64/2 64/6</p> <p>provisions [1] 63/5</p> <p>public [62] 2/12 16/12 16/13 17/1 17/8 17/20 19/22 19/23 34/3 34/5 34/6 34/12 35/4 38/9 38/18 38/21 49/10 49/12 49/13 49/17 51/12 51/13 54/2 58/24 70/25 71/3 71/14 71/24 72/18 72/21 84/1 86/22 86/23 86/25 87/21 89/19 92/1 92/4 92/6 92/20 92/25 92/25 93/2 93/18 96/18 96/19 97/16 97/23 98/23 104/3 104/5 104/20 113/1 113/3 113/4 113/6 114/5 114/6 114/10 116/9 116/11 119/3</p> <p>pull [2] 72/7 119/23</p> <p>purchase [1] 35/6</p> <p>purpose [2] 31/19 57/24</p> <p>push [6] 4/16 37/7 37/8 37/8 42/21 56/11</p> <p>put [10] 8/13 9/1 33/8</p>	<p>34/1 36/24 38/21 48/2 57/11 79/16 102/12</p> <p>putting [3] 73/23 76/9 105/17</p> <hr/> <p>Q</p> <p>qualifications [1] 88/19</p> <p>qualified [1] 108/21</p> <p>quality [5] 35/1 38/14 38/15 42/12 107/23</p> <p>quantitative [1] 30/8</p> <p>question [27] 6/6 8/15 8/18 21/19 41/6 43/24 55/23 63/1 64/16 71/15 72/3 73/21 73/25 74/1 75/22 75/24 76/25 83/3 90/6 90/15 91/5 96/22 99/22 101/12 101/18 108/6 112/13</p> <p>questioning [1] 74/3</p> <p>questions [23] 11/18 11/20 43/2 45/7 48/6 68/7 71/17 75/14 75/18 79/2 80/10 81/8 81/10 81/12 82/19 84/7 89/25 90/2 92/8 92/21 107/24 108/13 112/9</p> <p>quick [9] 10/2 11/19 14/8 36/23 39/6 72/5 82/22 82/24 118/5</p> <p>quickly [4] 15/4 27/8 43/5 72/5</p> <p>quit [1] 95/14</p> <p>quite [9] 11/12 13/22 36/9 45/2 67/11 88/11 91/8 98/20 108/11</p> <p>quorum [1] 114/23</p> <p>quote [1] 7/19</p> <hr/> <p>R</p> <p>race [1] 20/15</p> <p>radio [1] 95/16</p> <p>RAI [2] 29/18 33/9</p> <p>Rainer [1] 58/11</p> <p>raise [1] 19/9</p> <p>raised [4] 58/23 59/10 69/24 72/16</p> <p>rate [3] 13/21 13/24 13/25</p> <p>rated [1] 74/24</p> <p>rates [3] 14/2 14/21 108/8</p> <p>rather [1] 81/9</p> <p>rating [1] 74/25</p> <p>re [3] 4/1 4/2 4/3</p> <p>re-sent [3] 4/1 4/2 4/3</p> <p>reach [1] 74/14</p> <p>read [6] 22/22 24/3 53/13 53/16 53/25 113/7</p> <p>reading [1] 108/5</p> <p>ready [3] 67/8 67/11 76/23</p> <p>real [12] 14/8 30/15</p>
---	---	--	---	---

<p>R real... [10] 33/24 36/23 39/7 40/9 40/17 64/18 79/12 86/10 87/17 98/24 realize [1] 112/15 really [37] 6/4 8/24 11/11 12/8 17/21 22/3 25/23 30/22 35/10 38/4 39/9 39/13 42/17 51/24 54/20 65/8 67/8 74/9 80/24 80/24 80/25 83/20 86/4 94/7 94/25 101/14 107/3 107/25 109/3 109/6 109/6 110/3 114/25 115/11 116/15 119/6 119/10 reason [8] 6/8 6/10 6/11 6/24 17/21 52/22 74/10 74/13 reasonable [2] 54/2 54/10 reasonably [1] 37/4 REBA [11] 1/11 3/3 8/5 10/14 17/6 17/10 23/5 56/3 99/6 114/15 116/13 Rebecca [1] 113/8 recall [3] 59/14 59/23 60/15 received [2] 67/20 68/1 recent [1] 88/12 recently [2] 75/6 91/20 recognition [1] 119/15 recognize [2] 93/13 93/23 recognized [2] 93/2 113/6 recognizes [1] 95/8 recommend [1] 49/2 recommendation [4] 24/10 51/10 68/13 92/6 recommended [1] 67/22 recommending [1] 13/24 reconfigured [3] 9/3 9/10 9/18 reconnaissance [1] 46/2 reconnaissance-level [1] 46/2 reconsider [1] 53/2 record [3] 53/12 53/19 121/9 records [2] 71/14 89/20 recovery [1] 83/16 redevelopment [1] 87/18 reduce [1] 42/19 reduced [1] 13/8 reduction [2] 33/3 33/4 refer [1] 25/22 reflect [1] 64/7</p>	<p>Refresh [1] 14/6 refusal [2] 113/13 113/22 regard [3] 26/4 26/12 78/15 regards [3] 24/12 42/5 75/25 region [1] 108/24 regional [1] 79/16 register [1] 34/5 regrets [1] 85/1 regs [1] 73/9 Regular [1] 1/2 regulated [1] 48/17 regulation [1] 72/7 regulations [3] 34/24 35/22 36/20 regulatory [1] 28/6 reimburse [1] 57/16 reiterate [2] 16/18 80/9 reject [1] 100/7 rejoin [1] 92/14 relate [1] 115/3 related [15] 15/14 15/15 20/11 20/19 20/19 31/22 34/9 52/5 58/25 59/14 72/22 101/21 101/23 106/7 117/18 relates [1] 62/5 relationship [3] 77/3 82/10 106/22 relationships [1] 115/3 relative [3] 43/23 64/25 68/11 relatively [1] 64/19 relocated [1] 41/8 relocation [1] 43/4 rely [1] 73/24 remains [2] 5/11 9/11 remember [2] 9/4 78/12 remind [1] 95/22 reminder [1] 50/20 removing [1] 61/14 renegotiation [1] 22/4 renewal [2] 22/5 61/22 renourishment [2] 10/10 10/21 rent [2] 60/10 62/10 rentable [1] 13/12 rental [1] 16/5 rentals [1] 50/24 renter [1] 22/7 renting [1] 19/9 rents [1] 62/12 report [14] 2/5 2/7 3/23 3/24 3/25 5/5 6/15 11/19 12/9 12/21 46/7 46/13 114/19 121/7 REPORTER'S [2] 2/15 120/14 Reporters [1] 1/23 reports [7] 2/13 5/4 6/7 8/5 8/8 8/11 114/13</p>	<p>represent [5] 70/21 80/2 81/17 82/2 83/25 representation [1] 76/10 representative [1] 68/14 representatives [4] 70/13 70/16 92/14 108/19 represented [5] 71/24 79/25 82/14 99/23 115/12 representing [2] 77/13 85/10 represents [2] 73/8 81/24 request [6] 16/13 29/18 47/1 49/11 49/16 88/19 requested [1] 46/25 requesting [1] 60/15 requests [1] 51/13 require [1] 27/13 required [3] 31/8 36/11 113/17 requirement [3] 38/12 60/7 60/13 requirements [7] 5/13 30/20 32/4 35/12 45/18 57/20 62/3 requires [1] 33/17 research [1] 19/20 reservations [1] 33/21 resident [1] 75/5 residents [1] 93/15 resource [5] 25/14 45/25 46/12 79/20 80/14 resources [7] 30/19 45/14 46/9 46/16 46/24 48/4 48/25 respect [3] 10/22 84/19 95/19 respond [6] 16/25 17/5 37/17 37/19 37/22 53/7 responding [1] 33/9 response [4] 101/2 111/21 112/18 113/25 responses [1] 67/20 responsibility [1] 27/25 responsive [1] 74/7 rest [3] 16/21 42/14 111/18 Retail [1] 7/5 retain [1] 28/6 retained [1] 27/21 revealed [1] 69/12 revenue [2] 14/15 83/11 revenue-generating [1] 14/15 review [26] 3/9 3/13 29/9 29/23 29/24 29/24 30/22 33/13 33/18 35/1</p>	<p>35/3 37/21 38/8 38/10 40/20 40/24 42/10 45/11 45/13 46/14 48/22 63/16 105/21 107/1 113/11 114/17 reviewed [7] 38/13 38/15 42/22 59/8 67/21 106/16 107/22 reviewer [1] 29/5 reviews [3] 42/23 45/22 48/17 revise [1] 41/10 rework [2] 7/20 41/11 RFPs [1] 67/19 RFQ [1] 102/12 ribbons [1] 8/14 riches [1] 108/22 ridiculous [2] 53/11 56/16 Riera [1] 12/8 right [58] 5/3 8/22 10/1 11/4 12/25 15/18 17/15 17/22 17/22 17/22 17/25 18/20 21/15 21/25 22/2 23/14 23/25 29/11 35/14 37/2 39/6 40/17 41/15 42/9 49/20 50/1 50/12 50/18 53/4 54/4 57/18 61/2 67/13 68/19 70/19 73/2 96/7 99/17 103/15 103/22 104/2 105/3 105/10 105/20 108/18 109/11 110/14 111/8 112/25 113/1 113/12 113/20 113/22 114/9 117/9 117/13 117/19 118/14 rights [2] 54/7 86/11 Ring [2] 52/6 66/2 Ring Power [2] 52/6 66/2 risk [2] 52/16 72/13 risky [1] 52/12 Rita [1] 84/21 Rivkin [1] 58/10 RMR [3] 1/23 121/6 121/13 road [4] 43/12 43/12 43/23 51/21 ROBERT [1] 1/11 Robert's [1] 71/20 Robert's Rules [1] 71/20 Rodney [1] 10/20 role [4] 11/14 82/16 90/19 92/3 roll [1] 5/4 rolled [1] 108/17 room [18] 1/3 2/10 12/24 13/1 13/10 15/21 19/10 19/17 20/22 21/1 23/6 23/8 23/11 23/19 24/16 70/16 92/19 103/8 rooms [1] 13/9</p>	<p>roots [1] 86/24 rotating [1] 11/10 round [3] 5/15 6/3 15/6 rounding [1] 19/10 routinely [1] 86/2 row [1] 61/14 RPR [3] 1/23 121/6 121/13 RPR-CP [2] 121/6 121/13 rude [1] 53/22 rules [2] 35/14 71/20 run [2] 79/18 95/15 running [1] 101/17 runs [1] 110/12 runway [3] 9/6 31/24 95/21</p> <hr/> <p>S SAAPA [5] 8/9 12/3 12/4 12/8 15/2 sad [1] 84/15 safety [2] 114/17 115/17 said [8] 42/8 46/18 47/10 53/12 53/23 89/6 97/3 110/15 sale [1] 7/3 salt [8] 26/24 28/9 35/18 35/18 36/2 36/5 36/8 36/8 same [16] 9/11 9/15 16/19 31/19 33/5 34/17 64/6 66/3 75/24 81/4 83/13 88/2 89/15 94/21 106/8 113/23 sample [2] 47/3 47/6 sampling [1] 47/4 satisfied [3] 60/7 60/8 101/10 Saved [1] 84/14 saw [6] 3/24 19/20 41/13 48/16 68/3 102/18 say [25] 3/11 11/9 15/21 18/15 24/17 30/6 31/17 42/17 52/13 52/15 52/20 53/23 62/7 64/18 73/7 74/2 75/2 91/4 107/7 113/10 115/8 116/12 118/22 119/5 120/2 saying [7] 23/16 61/21 63/11 64/8 64/8 70/3 112/1 says [8] 17/22 27/20 29/19 39/19 45/23 46/8 56/25 113/10 scale [2] 30/10 45/3 scandal [1] 96/12 scare [1] 48/1 schedule [2] 116/24 118/17 scheduled [3] 18/17 93/25 94/18</p>
---	--	---	---	---

<p>S scheduling [3] 18/19 19/17 37/23 scheme [1] 5/23 Schlesinger [1] 118/10 school [3] 88/3 88/10 91/15 schools [1] 94/15 scope [3] 13/8 21/10 44/14 score [2] 30/5 30/8 scores [1] 31/1 screaming [1] 119/23 Sea [1] 1/18 seaport [1] 81/20 search [3] 100/22 100/22 101/23 season [1] 11/2 seated [1] 104/12 second [15] 14/11 17/4 17/7 24/11 24/15 43/24 49/24 49/25 52/10 53/22 63/25 90/14 113/14 113/18 114/4 secretaries [1] 74/21 section [5] 5/17 9/2 13/9 27/20 65/18 Section 1.03 [1] 13/9 Section 404 [1] 27/20 sector [4] 86/22 86/22 86/23 87/21 see [24] 4/24 12/2 12/19 13/3 21/13 21/13 23/15 23/20 26/10 28/21 39/5 46/5 51/16 64/20 67/24 68/3 68/4 75/9 76/21 86/5 94/3 99/7 99/19 117/10 seeing [3] 5/3 49/16 91/23 seem [2] 55/16 119/8 seems [7] 39/25 52/2 52/9 52/11 67/8 93/8 101/14 seen [5] 79/15 80/9 84/22 99/13 100/10 select [2] 77/4 93/9 selected [1] 85/10 selecting [2] 68/11 93/11 self [2] 7/9 7/13 self-service [2] 7/9 7/13 sell [1] 96/12 semi [1] 40/12 semi-permits [1] 40/12 send [2] 76/17 110/17 sends [1] 85/1 sense [5] 54/8 55/16 72/20 72/23 93/9 sensitive [2] 55/12 69/9 sent [6] 3/25 4/1 4/2 4/3 107/9 113/24 separate [3] 26/2 40/1</p>	<p>41/14 separated [1] 41/13 sequence [1] 69/7 sequential [1] 31/9 Serenata [1] 10/13 serve [5] 31/19 78/7 87/7 88/14 100/3 served [6] 14/18 82/13 86/16 86/18 87/9 103/18 serves [1] 87/4 service [12] 7/9 7/13 7/13 87/25 88/13 93/25 94/18 97/17 97/22 109/3 109/13 119/13 services [10] 2/11 56/17 67/15 67/16 67/20 88/18 98/17 102/23 108/8 111/13 servicing [5] 77/22 81/15 90/7 90/12 109/8 sessions [1] 116/12 set [8] 20/13 20/18 26/13 33/18 34/19 35/22 88/18 110/20 sets [1] 26/3 settles [1] 118/13 setup [1] 20/1 seven [4] 74/9 86/17 86/18 94/16 several [3] 30/9 43/22 86/9 shall [8] 22/15 56/18 56/25 57/15 57/15 57/17 57/21 58/1 share [2] 11/16 18/3 she [8] 53/12 53/13 75/16 95/19 96/5 96/6 113/10 113/10 she's [2] 48/11 50/16 shed [1] 6/13 shell [1] 47/5 shop [1] 60/22 shopping [2] 11/21 62/7 short [4] 5/22 61/10 73/21 119/5 short-burn [1] 5/22 shorter [1] 34/16 should [31] 8/13 13/6 16/19 16/22 18/4 19/23 32/2 34/8 58/7 58/13 58/17 74/4 92/3 92/4 93/13 93/19 93/23 94/25 99/20 102/1 102/24 102/25 103/11 103/12 103/13 105/3 106/4 106/12 113/10 113/15 114/2 shoulders [1] 74/5 shouldn't [1] 16/20 show [1] 58/11 showing [1] 68/22 shows [1] 37/13 SHPO [6] 45/20 45/22</p>	<p>46/9 46/14 46/25 47/14 sic [2] 71/19 85/21 side [18] 25/3 25/11 28/17 31/5 31/6 34/21 35/13 40/22 40/23 48/4 65/17 65/18 65/21 65/23 66/15 89/3 89/3 96/11 sides [1] 35/13 sign [5] 40/25 53/10 76/19 102/8 102/8 signed [2] 102/12 114/6 significant [3] 47/23 47/24 80/13 significantly [1] 19/19 similar [4] 34/15 64/6 66/10 75/22 simple [1] 33/7 simply [2] 13/10 62/21 simultaneous [1] 26/6 since [8] 7/7 7/7 28/17 63/17 71/1 71/23 72/1 85/17 sink [1] 23/22 sir [6] 13/2 82/9 90/9 90/22 91/2 95/7 sit [2] 34/6 68/24 site [20] 5/24 26/8 28/20 32/10 32/13 33/10 34/22 35/7 36/4 37/10 37/13 39/8 40/4 40/10 40/10 40/13 42/16 44/1 47/18 48/23 sites [5] 31/13 32/2 37/25 39/23 46/20 sitting [3] 60/24 79/3 107/15 situation [3] 59/16 59/21 61/1 situations [1] 89/16 six [19] 11/7 38/23 48/21 60/23 67/20 68/1 86/19 88/8 96/23 96/24 97/10 99/8 99/13 99/14 99/19 100/10 101/10 102/19 106/9 size [4] 39/15 39/16 96/6 98/18 skeleton [1] 29/3 skipping [1] 100/17 slide [8] 26/1 27/6 27/7 35/11 35/20 36/21 45/10 48/11 slides [1] 13/7 slightly [2] 9/3 9/9 slow [2] 38/5 38/6 small [6] 15/21 46/4 79/25 114/21 114/21 115/11 smaller [3] 8/22 83/7 83/14 smart [2] 73/4 89/6 smoothly [1] 39/1 so [210]</p>	<p>soccer [2] 117/12 117/13 sole [1] 83/10 solicitation [3] 2/11 67/15 67/16 solicited [1] 67/19 Solutions [1] 25/14 some [50] 4/18 6/13 7/9 9/23 11/11 19/25 25/17 27/2 30/6 33/22 36/17 43/15 44/5 46/18 48/2 51/25 54/3 54/24 59/12 59/17 59/21 61/12 62/2 62/3 65/6 67/4 68/15 71/25 72/17 72/20 74/10 74/13 77/16 78/14 79/13 80/11 80/13 80/19 80/20 82/1 83/14 83/21 86/7 92/10 97/23 98/16 100/19 102/24 108/3 108/14 somebody [6] 15/20 21/4 57/12 74/15 97/3 97/8 somebody's [1] 14/16 someone [10] 6/12 55/4 57/9 68/12 72/3 72/25 73/17 89/14 89/15 101/6 someone's [1] 74/3 something [20] 13/21 14/17 15/3 24/8 32/12 47/5 47/6 47/9 47/22 52/13 55/21 62/22 72/4 72/10 73/14 91/13 91/15 99/25 102/10 115/10 sometimes [3] 72/5 72/8 89/7 somewhere [2] 48/20 77/21 son [1] 75/6 soon [2] 49/4 118/18 sorry [10] 8/13 12/16 23/25 25/19 46/10 75/23 82/21 88/22 104/12 111/11 sort [12] 10/7 10/20 21/12 26/8 27/9 33/19 33/22 39/16 42/15 47/16 92/10 100/19 sound [2] 67/7 67/11 sounds [2] 85/24 109/14 source [1] 83/10 south [6] 10/10 25/24 28/14 28/24 40/22 41/16 South Ponte Vedra [1] 10/10 southeast [4] 58/10 66/1 79/16 85/18 Southeast Aero [1] 66/1</p>	<p>space [16] 14/23 18/23 19/1 19/17 19/22 23/20 50/23 55/9 59/6 61/24 61/25 62/20 65/11 65/14 113/14 113/16 spaces [1] 13/11 speak [6] 25/20 90/1 95/10 104/3 106/13 110/25 speaker [1] 93/1 speaking [4] 17/12 35/15 96/4 104/5 specializes [1] 79/12 specializing [1] 87/17 specialties [1] 89/7 specialty [2] 78/17 98/24 specific [3] 39/21 64/25 89/9 Specifically [1] 90/19 specifics [1] 6/13 speed [2] 38/6 119/8 spend [1] 85/13 spent [4] 20/15 67/10 88/4 88/9 split [1] 65/20 spoke [2] 97/4 97/8 spot [2] 101/20 105/18 spots [1] 47/4 spread [3] 21/6 86/1 108/11 square [1] 50/19 ST [7] 1/1 1/5 1/17 1/18 1/23 1/24 121/4 St. [22] 10/12 45/12 45/16 45/16 51/18 75/5 75/8 75/9 80/7 81/2 81/7 87/6 87/7 93/14 93/16 93/19 93/21 100/15 100/16 100/25 115/4 115/7 St. Augustine [5] 45/16 51/18 75/8 81/2 81/7 St. Augustine Beach [1] 10/12 St. Johns [4] 75/5 93/16 100/15 100/25 St. Johns County [12] 45/12 45/16 75/9 80/7 87/6 87/7 93/14 93/19 93/21 100/16 115/4 115/7 staff [17] 2/7 5/4 5/5 5/10 5/14 6/7 8/4 8/7 8/10 8/12 10/3 10/7 19/25 37/23 60/4 106/3 108/14 staff's [1] 24/10 stakeholder [1] 116/12 stand [3] 3/21 3/22 111/22 standard [4] 51/8 52/7 54/21 55/22 standardized [1] 64/22</p>
--	---	--	---	---

<p>S</p> <p>standards [4] 35/1 51/2 51/4 113/17</p> <p>standpoint [1] 18/3</p> <p>stands [1] 50/10</p> <p>start [11] 5/19 28/20 30/15 33/24 34/14 35/8 68/20 68/22 85/11 91/18 102/6</p> <p>started [7] 28/18 36/25 49/3 69/21 79/24 85/15 91/20</p> <p>starts [1] 39/15</p> <p>state [25] 27/15 27/24 27/25 28/2 34/15 34/21 34/23 34/25 38/15 43/8 45/12 45/21 76/20 79/23 79/24 80/4 82/2 82/6 83/5 84/1 91/6 91/12 98/24 114/24 121/3</p> <p>state-chartered [1] 80/4</p> <p>stated [2] 106/18 113/22</p> <p>states [3] 79/17 85/19 113/10</p> <p>statute [1] 72/6</p> <p>statutes [1] 73/11</p> <p>stay [2] 28/17 75/12</p> <p>staying [1] 74/9</p> <p>stays [4] 73/10 73/11 73/17 103/23</p> <p>steep [1] 52/2</p> <p>stenographic [1] 121/9</p> <p>stenographically [1] 121/7</p> <p>step [6] 28/19 30/23 34/1 39/4 46/23 108/25</p> <p>stick [1] 19/3</p> <p>sticks [1] 110/3</p> <p>still [12] 14/5 15/22 19/22 21/23 28/11 31/19 34/6 51/25 63/5 84/3 105/11 114/19</p> <p>stone [1] 26/13</p> <p>stop [1] 95/13</p> <p>storm [1] 83/16</p> <p>stormwater [2] 34/20 34/24</p> <p>straight [2] 22/5 31/7</p> <p>strategic [2] 29/13 115/21</p> <p>strategically [1] 26/7</p> <p>strategy [1] 34/17</p> <p>street [6] 1/18 1/24 31/24 31/25 114/24 115/9</p> <p>strength [1] 60/8</p> <p>stretch [1] 10/15</p> <p>strictly [2] 34/9 89/19</p> <p>structure [5] 60/25 61/3 65/16 65/17 110/8</p> <p>structured [1] 6/20</p> <p>structures [1] 66/17</p>	<p>students [1] 88/11</p> <p>study [6] 45/22 45/22 45/24 45/25 46/2 47/2</p> <p>stuff [3] 23/23 42/21 96/6</p> <p>subject [5] 14/21 14/24 106/7 113/12 113/20</p> <p>submit [5] 29/2 29/11 29/13 29/17 37/16</p> <p>submittal [1] 42/19</p> <p>subpart [2] 51/1 51/4</p> <p>succeed [1] 75/9</p> <p>successful [3] 10/18 36/10 115/14</p> <p>such [4] 48/23 52/17 72/15 110/13</p> <p>sudden [1] 56/11</p> <p>suffer [1] 58/1</p> <p>suggesting [1] 102/1</p> <p>suitable [1] 36/7</p> <p>Suite [1] 1/24</p> <p>summarily [1] 119/4</p> <p>sunshine [4] 69/1 71/8 89/19 105/14</p> <p>Sunshine Law [1] 89/19</p> <p>supplemental [2] 25/4 48/10</p> <p>supplied [1] 56/24</p> <p>supplies [1] 74/20</p> <p>support [7] 43/17 43/21 93/21 98/21 99/4 101/21 101/23</p> <p>supporting [2] 81/23 83/11</p> <p>supportive [1] 18/6</p> <p>supposed [2] 37/19 59/18</p> <p>sure [24] 5/11 5/14 15/8 21/10 24/2 25/6 28/22 29/25 32/10 38/21 41/20 53/19 64/23 65/12 65/20 71/9 80/16 82/23 82/25 84/12 99/2 110/22 111/9 112/13</p> <p>surely [1] 70/20</p> <p>surface [1] 42/2</p> <p>survey [1] 55/19</p> <p>surveys [1] 33/18</p> <p>SUZANNE [8] 1/10 53/11 112/2 112/3 112/4 112/13 117/2 118/25</p> <p>Suzanne's [1] 112/14</p> <p>switched [1] 88/5</p> <p>sworn [1] 93/6</p> <p>syndicated [1] 95/16</p> <p>system [1] 91/9</p> <hr/> <p>T</p> <p>T-hangar [2] 64/9 94/24</p> <p>T-hangars [6] 52/17 54/21 55/22 64/11</p>	<p>64/17 64/19</p> <p>table [4] 15/7 67/14 73/8 104/12</p> <p>tabling [2] 109/15 109/20</p> <p>take [14] 9/1 9/25 29/21 37/11 37/17 42/4 61/1 72/14 74/20 77/13 79/4 92/6 92/19 109/2</p> <p>takeaway [2] 26/1 26/10</p> <p>takeaways [1] 27/5</p> <p>taken [1] 74/6</p> <p>taking [3] 41/7 60/17 77/7</p> <p>talk [11] 13/22 17/11 27/2 35/10 35/11 85/12 92/16 96/1 103/9 112/5 112/10</p> <p>talked [4] 16/16 25/9 36/17 46/15</p> <p>talking [10] 7/7 9/7 17/12 41/14 58/3 58/5 81/9 85/11 85/14 107/17</p> <p>Tallahassee [1] 73/17</p> <p>Tampa [3] 77/12 78/4 85/21</p> <p>tangent [1] 24/1</p> <p>tax [2] 86/10 91/13</p> <p>taxing [1] 96/3</p> <p>taxiway [7] 5/16 8/17 8/22 9/2 9/11 61/12 61/18</p> <p>Taxiway B [1] 8/17</p> <p>Taxiway Bravo [2] 5/16 9/2</p> <p>teaching [1] 15/13</p> <p>team [5] 76/23 79/16 79/20 117/13 117/13</p> <p>tech [1] 13/15</p> <p>tell [7] 29/14 29/20 30/13 47/19 63/25 64/3 71/12</p> <p>tempered [1] 62/16</p> <p>ten [1] 73/1</p> <p>tenant [26] 14/23 16/20 56/18 56/25 57/15 57/17 57/20 57/24 58/1 59/17 60/6 60/20 60/22 61/5 61/6 61/16 61/20 62/8 62/9 62/20 63/2 63/9 63/19 64/4 64/15 65/10</p> <p>tenant's [5] 16/22 23/14 57/17 60/9 60/10</p> <p>tenanting [1] 40/4</p> <p>tenants [14] 16/19 18/4 20/24 21/5 40/19 42/21 55/11 59/12 60/15 60/16 61/4 64/5 66/10 66/18</p> <p>tenants' [1] 18/18</p> <p>tend [1] 77/15</p> <p>tens [1] 59/19</p>	<p>term [6] 50/18 61/11 61/24 65/9 65/10 71/18</p> <p>terminate [2] 62/8 62/19</p> <p>termination [16] 52/11 55/3 55/5 55/10 55/20 60/14 61/9 62/4 62/25 63/4 63/18 63/24 64/1 64/2 65/1 73/2</p> <p>terminologies [1] 33/5</p> <p>terms [10] 9/17 19/5 20/1 22/5 23/13 50/15 64/22 64/25 66/9 67/5</p> <p>Texas [1] 78/13</p> <p>than [22] 12/22 16/21 19/6 19/18 19/19 40/11 48/17 54/7 56/23 61/2 64/17 65/10 81/9 93/10 93/24 94/2 94/11 94/24 102/21 105/16 106/10 120/7</p> <p>thank [40] 12/13 16/4 18/9 44/7 51/19 53/4 53/19 70/19 70/20 75/11 78/25 79/5 79/6 82/12 82/18 84/8 84/9 89/25 91/1 95/9 107/2 108/17 108/19 109/2 109/13 109/14 111/14 111/14 112/13 112/25 114/4 118/22 118/24 118/25 119/11 119/12 120/8 120/9 120/10 120/11</p> <p>thanks [9] 5/14 7/24 8/3 16/24 24/5 45/6 48/8 95/3 112/3</p> <p>that [485]</p> <p>that's [107] 6/4 6/11 8/3 9/3 9/7 11/18 12/12 13/17 15/4 16/16 17/22 18/8 20/14 21/2 28/8 29/22 30/1 30/15 30/18 30/21 30/23 33/23 33/25 35/9 35/10 35/22 36/7 36/7 36/16 37/22 37/23 38/6 39/13 39/14 39/17 40/6 40/7 42/10 42/22 44/10 45/4 47/9 47/18 47/19 48/6 52/7 52/9 52/16 52/16 53/9 54/5 54/6 54/13 55/13 57/4 57/9 61/3 62/9 62/22 63/3 63/3 65/11 66/11 66/11 67/1 67/3 69/3 69/21 70/10 70/10 73/4 74/5 74/16 74/24 76/1 76/23 77/12 81/20 83/6 83/10 84/15 91/13 95/4 95/16 96/2 96/19 98/3 98/18 98/19 99/3 100/17 101/24 102/1 102/2 102/4 103/1 106/24 107/15 109/11 110/14 111/10 115/15</p>	<p>117/1 117/17 118/1 118/4 120/12</p> <p>their [40] 10/7 15/6 15/9 15/23 17/19 17/24 19/2 21/6 29/9 35/1 38/10 38/11 38/12 46/13 58/11 65/8 67/1 67/3 70/9 76/22 78/15 83/10 83/20 88/7 90/13 91/22 94/20 97/12 97/15 98/4 98/21 98/25 102/19 103/9 106/21 107/1 107/12 109/22 110/8 112/16</p> <p>them [42] 4/12 4/12 4/13 8/14 17/16 18/23 29/8 29/12 29/14 30/2 38/8 42/14 46/17 51/25 54/1 55/23 61/7 61/15 68/1 68/7 69/25 70/5 73/13 74/9 75/20 76/8 77/16 84/11 86/4 92/4 92/5 100/7 102/4 102/8 103/8 103/9 104/4 106/6 108/5 116/7 117/14 119/20</p> <p>themselves [3] 66/19 70/5 108/1</p> <p>then [68] 3/25 4/2 4/3 4/17 7/6 8/14 15/23 17/8 17/23 18/5 21/7 21/21 25/24 27/12 27/16 30/10 30/12 34/5 34/19 41/1 42/11 43/1 43/24 47/16 49/20 51/5 52/6 55/14 61/7 61/15 63/2 63/8 63/10 63/20 65/1 65/22 65/25 66/16 67/3 68/10 69/18 69/21 70/6 70/12 72/23 72/23 74/2 77/15 79/2 82/17 85/3 85/12 85/13 92/9 92/20 92/21 97/9 97/19 101/11 101/20 101/22 109/21 110/11 110/20 110/20 112/15 112/19 118/13</p> <p>there [91] 4/5 4/8 4/10 6/8 6/17 7/12 8/1 9/17 11/18 13/3 13/11 16/24 18/21 20/15 22/12 26/2 26/2 27/3 27/5 27/23 28/18 32/10 34/1 35/18 36/11 37/5 37/5 38/14 40/24 42/18 43/21 43/21 44/12 44/17 45/16 46/11 46/22 47/7 47/21 48/3 48/12 49/10 50/16 50/24 51/22 52/9 54/24 59/11 59/21 60/11 60/24 61/3 61/17 62/2 62/4 62/5 62/5 63/5 65/15 66/2 66/11 66/17 68/5 69/6 69/8 69/9 71/17 71/20 72/24</p>
--	---	--	--	---

<p>T there... [22] 76/21 79/2 85/17 86/4 89/4 97/18 98/17 100/20 102/2 102/15 108/3 108/11 109/5 110/25 112/17 114/11 114/22 115/1 115/8 116/15 117/11 119/14 there's [38] 6/10 9/15 27/15 27/16 29/12 30/20 31/1 35/12 38/5 38/18 42/7 42/18 44/8 46/18 46/19 47/10 48/2 53/25 55/17 59/11 60/18 60/25 61/24 62/21 65/17 66/22 74/11 74/11 74/14 93/5 104/2 104/25 106/3 107/23 110/10 110/11 110/19 112/19 therefore [2] 61/22 113/20 these [19] 4/18 28/5 30/1 31/10 32/2 42/7 45/2 53/2 54/3 57/20 60/2 64/22 68/14 76/14 87/20 98/5 99/9 101/19 108/13 they [114] 4/11 6/14 8/25 10/21 13/6 14/23 15/1 15/5 15/22 17/16 17/17 17/19 18/19 18/21 19/1 19/25 20/21 20/22 20/23 20/25 21/1 21/4 21/6 21/7 21/7 21/21 22/7 22/16 22/23 22/24 22/25 23/11 23/11 23/19 23/21 23/23 26/4 26/6 26/16 26/18 29/16 29/25 31/22 31/22 32/21 33/10 33/11 33/13 33/13 35/2 37/22 38/11 38/16 38/21 38/21 38/22 39/5 39/11 46/5 46/7 46/7 46/25 47/3 47/3 47/4 47/5 47/6 47/22 49/3 52/15 53/24 57/10 57/10 57/10 59/18 65/7 66/18 68/6 68/6 68/17 68/18 69/1 73/2 73/6 73/13 74/22 75/2 75/12 77/15 78/14 84/11 94/14 94/15 94/17 94/18 94/18 94/22 95/1 97/12 97/13 97/22 98/21 98/24 99/3 99/3 99/4 99/15 104/3 105/5 105/9 109/19 115/4 115/5 115/13 they'll [7] 3/21 3/22 38/11 109/21 109/22 110/20 111/7 they're [19] 15/1 17/14</p>	<p>29/17 30/3 33/4 34/24 36/2 36/10 37/19 46/3 46/25 57/2 62/10 75/20 76/22 107/17 110/21 115/9 115/9 they've [6] 25/17 26/18 38/10 43/15 94/16 107/12 thing [29] 7/6 26/9 31/5 31/20 33/5 33/19 34/17 35/10 36/6 39/3 39/16 51/24 56/14 57/2 57/14 58/7 62/5 78/20 93/13 94/21 96/9 98/14 100/9 102/3 103/25 110/3 111/20 115/4 115/14 things [31] 5/23 10/2 13/6 13/17 15/14 20/12 33/7 40/17 41/11 42/3 42/8 47/21 56/17 57/1 57/11 58/25 67/6 72/8 73/20 74/16 77/15 79/19 80/16 83/16 83/23 83/24 84/2 87/1 94/19 100/1 120/8 think [95] 7/18 7/19 11/11 13/2 16/16 16/18 18/3 19/4 19/20 19/23 20/14 20/17 21/22 23/12 26/1 34/8 36/16 44/4 46/3 48/11 51/20 52/17 52/19 52/24 54/1 54/20 55/1 55/17 58/4 58/7 58/13 58/16 58/16 58/17 59/13 59/23 61/6 62/22 65/12 67/3 69/23 72/11 75/2 75/17 78/13 78/13 79/15 80/22 81/6 86/4 89/4 89/12 89/24 92/5 93/4 93/13 93/18 93/23 94/4 94/14 94/15 94/21 94/25 94/25 96/25 99/8 99/11 99/20 99/20 99/20 101/6 102/3 102/5 102/18 103/4 103/11 103/13 103/16 103/22 104/1 104/22 105/3 105/17 106/20 106/24 107/11 107/18 108/13 108/23 110/9 110/14 110/17 114/17 116/25 117/9 thinking [1] 102/6 Thinks [1] 54/1 third [1] 14/11 this [154] thorny [1] 71/4 thoroughly [1] 106/16 those [57] 3/20 4/17 7/3 11/9 12/10 14/1 14/19 26/7 26/11 26/12 26/16 26/18 26/19 27/5 28/21 29/25 30/5 30/10 31/21 32/3 33/23 35/20</p>	<p>36/19 37/25 42/12 44/16 46/19 48/3 53/3 53/24 55/11 60/11 62/15 63/7 66/1 66/2 67/6 67/21 71/11 71/22 76/8 83/7 83/7 83/24 85/19 86/2 86/18 86/19 90/12 90/12 94/4 96/2 99/17 101/1 106/1 108/10 116/21 though [9] 32/6 53/6 59/12 60/3 63/18 66/7 86/1 111/7 114/18 thought [6] 7/12 59/20 60/1 61/5 62/2 97/21 thousands [1] 59/19 three [39] 14/3 19/13 37/12 37/22 39/5 46/15 46/17 47/16 47/24 48/15 60/23 67/22 68/4 68/15 79/24 80/24 93/1 95/8 96/24 96/25 97/20 97/25 99/9 100/11 101/11 101/19 102/18 104/7 106/8 106/18 107/1 107/11 108/19 110/1 110/7 111/2 111/3 115/8 115/15 three-month [1] 48/15 threw [1] 23/16 through [20] 27/4 27/8 27/9 29/15 30/10 31/8 32/7 32/16 33/2 33/8 34/16 35/4 40/1 44/9 56/12 71/4 76/18 91/6 99/25 107/8 throughout [2] 80/1 83/25 throw [1] 84/17 Ti [2] 65/6 65/7 tidal [1] 28/11 tiers [1] 19/13 till [3] 43/9 46/13 84/11 time [47] 4/12 19/5 19/25 20/16 23/17 23/24 26/5 37/8 37/9 40/5 43/19 44/5 44/13 46/8 46/12 53/6 53/15 53/17 53/21 64/3 66/6 67/6 67/10 68/8 71/24 72/1 73/22 75/5 77/9 81/16 85/14 86/3 88/16 89/8 89/15 90/3 90/4 96/16 103/16 106/25 107/13 108/14 109/2 109/23 110/12 115/24 119/5 time's [1] 16/15 timeline [4] 36/23 45/8 48/15 48/16 timely [1] 22/17 times [5] 37/3 53/16 54/4 89/3 98/20 timing [1] 99/23 today [4] 4/12 9/24</p>	<p>12/23 108/16 together [5] 36/25 73/5 76/9 79/16 102/12 told [3] 29/19 42/11 113/16 tomorrow [2] 10/3 115/22 tomorrow's [1] 117/22 ton [3] 5/12 5/12 45/16 tonight [14] 5/7 68/17 85/2 85/3 93/12 95/10 95/18 100/8 100/10 105/23 107/11 107/13 107/18 108/20 tonight's [3] 4/24 69/12 109/15 tons [1] 94/15 too [8] 21/1 52/16 61/9 61/19 75/7 101/19 116/10 118/1 took [2] 87/23 97/19 top [3] 68/20 106/19 107/2 topic [3] 95/10 111/24 112/7 torch [1] 110/25 total [2] 23/10 48/13 totally [2] 19/7 20/9 touch [1] 74/15 tough [1] 52/20 town [4] 20/25 21/5 21/5 117/13 TPO [3] 114/20 115/11 115/15 track [4] 40/1 43/6 43/25 51/21 tracks [1] 26/6 traditional [1] 46/3 traditionally [1] 110/10 traffic [1] 62/11 training [1] 50/25 transactions [1] 79/13 transcript [1] 121/8 transmission [1] 4/6 traveling [1] 74/11 treated [4] 16/19 17/13 18/4 26/3 trek [1] 114/25 tremendously [1] 44/15 trial [3] 78/23 118/9 119/24 tricky [1] 32/6 troubleshooter [1] 72/2 true [2] 21/10 121/8 try [1] 25/20 trying [8] 18/3 48/1 56/11 56/12 66/7 66/9 78/12 97/25 turnover [1] 11/4 two [48] 4/10 6/1 10/12 25/19 26/2 26/3 26/10 26/22 27/3 27/12 27/13 27/23 28/16 28/16 33/5</p>	<p>40/10 41/14 42/20 43/1 47/2 47/11 50/24 51/13 51/15 53/2 53/5 55/4 56/13 59/5 61/15 61/21 63/7 63/20 65/17 65/18 65/20 65/21 65/22 70/13 70/13 74/18 83/19 99/12 101/6 103/18 105/16 110/24 115/8 two-week [1] 6/1 type [5] 32/24 32/24 45/3 97/13 102/22 types [6] 26/23 28/7 28/8 65/4 79/12 83/24 typically [4] 29/16 29/23 37/18 119/17</p> <hr/> <p>U uh [10] 7/8 7/11 8/19 18/24 56/7 98/13 102/16 102/20 104/8 110/5 uh-huh [10] 7/8 7/11 8/19 18/24 56/7 98/13 102/16 102/20 104/8 110/5 ultimate [1] 96/5 ultimately [2] 27/10 51/9 UMAM [2] 30/6 30/6 unable [1] 74/14 uncommon [2] 102/23 103/1 under [8] 6/7 6/7 13/8 27/19 51/4 56/17 64/21 68/25 underdressed [1] 9/24 understand [17] 18/17 20/12 22/6 23/6 64/23 69/13 76/12 89/17 89/18 94/4 97/25 98/2 103/7 103/23 110/8 112/17 114/12 understanding [1] 55/12 understands [1] 71/10 unfair [2] 20/24 21/2 Unfortunately [2] 36/19 67/9 uniform [5] 30/7 54/21 64/18 64/19 64/19 uniformity [1] 72/17 Union [1] 114/24 unique [3] 80/3 83/21 83/22 United [1] 85/19 United States [1] 85/19 units [2] 50/22 65/16 unlawful [1] 57/23 unless [3] 15/16 47/17 89/24 unlike [2] 80/3 94/10 unreasonable [1] 57/5</p>
---	--	---	--	--

<p>U</p> <p>unsure [1] 51/25</p> <p>unthinkable [1] 99/11</p> <p>until [9] 13/17 38/16 39/24 59/10 75/19 95/10 103/23 103/23 109/21</p> <p>unusual [1] 55/7</p> <p>up [56] 10/13 13/5 13/6 17/18 18/5 20/13 20/18 20/20 21/1 21/20 21/23 23/17 29/12 30/11 30/11 30/24 32/12 35/22 37/6 42/21 43/8 48/12 48/22 49/14 50/16 53/5 55/2 56/9 56/14 59/14 59/19 63/20 68/5 68/15 69/3 71/17 73/9 73/10 73/11 73/17 73/20 75/18 76/15 80/3 81/1 87/23 92/8 92/20 95/11 96/2 101/15 104/6 104/11 111/21 114/15 119/8</p> <p>update [2] 10/8 12/20</p> <p>updated [1] 13/17</p> <p>updates [4] 2/8 9/20 9/21 48/24</p> <p>upon [2] 57/15 91/8</p> <p>us [49] 3/3 5/12 7/14 16/21 19/5 22/24 25/17 29/9 29/19 29/20 30/13 31/12 36/15 41/10 42/11 42/13 42/15 43/9 44/2 46/17 51/19 52/16 54/7 55/11 67/8 67/11 69/4 73/13 74/14 76/17 82/24 83/6 85/10 94/10 96/20 99/15 102/4 103/21 106/24 106/25 107/12 107/15 108/16 112/3 112/16 114/3 116/25 117/16 120/5</p> <p>usable [1] 13/13</p> <p>USACE [1] 27/20</p> <p>usage [1] 108/15</p> <p>use [41] 2/10 12/24 13/1 13/19 14/16 14/23 15/18 15/22 16/1 16/2 16/22 16/23 17/16 17/23 17/24 18/18 18/23 19/14 20/22 21/1 21/11 21/14 23/6 23/8 23/11 24/12 24/16 26/17 32/19 35/16 36/19 51/8 56/19 56/22 56/24 61/18 64/20 67/3 87/17 93/19 99/3</p> <p>used [7] 50/25 54/23 54/23 76/13 98/18 101/24 116/22</p> <p>user [4] 32/23 39/14 67/1 67/2</p> <p>users [2] 14/4 38/3</p> <p>uses [7] 14/1 14/3</p>	<p>14/10 16/20 31/21 33/6 33/6</p> <p>using [6] 14/5 20/10 20/17 30/5 30/19 35/23</p> <p>usually [7] 22/6 34/11 37/20 37/24 38/19 56/24 72/4</p> <p>utilities [2] 56/18 84/2</p> <p>utility [1] 9/17</p> <p>utmost [1] 95/19</p> <hr/> <p>V</p> <p>valid [1] 42/23</p> <p>variety [1] 93/16</p> <p>various [2] 108/4 108/12</p> <p>vastly [2] 94/2 94/20</p> <p>Vedra [1] 10/10</p> <p>versed [4] 91/5 91/10 91/14 91/17</p> <p>versus [3] 19/2 97/24 98/9</p> <p>very [55] 5/6 5/10 5/22 16/7 16/7 27/8 31/21 32/8 32/17 32/18 34/15 35/9 36/10 36/20 37/24 39/21 46/1 46/4 47/22 47/24 52/25 57/4 71/4 72/16 73/4 76/7 76/11 76/11 76/17 80/3 82/24 83/12 83/21 84/9 85/7 85/25 89/9 89/14 89/21 91/10 91/14 106/17 106/22 107/19 107/23 108/21 111/17 111/17 114/20 115/2 115/14 116/13 116/21 117/12 119/11</p> <p>veterans [2] 111/6 111/8</p> <p>view [4] 18/8 41/8 41/17 43/4</p> <p>Vilano [1] 10/13</p> <p>Vinny [1] 11/25</p> <p>vision [1] 61/11</p> <p>visit [2] 33/10 34/18</p> <p>visiting [1] 98/16</p> <p>voicing [1] 104/5</p> <p>Volato [1] 51/7</p> <p>volts [4] 56/20 56/21 56/23 57/3</p> <p>Volusia [2] 100/17 100/18</p> <p>vote [7] 22/19 24/15 63/16 85/3 106/21 107/11 108/17</p> <hr/> <p>W</p> <p>Wagstaff [1] 58/9</p> <p>wait [5] 38/18 75/19 79/1 84/11 92/3</p> <p>waive [1] 64/1</p> <p>waiving [2] 60/12 63/23</p> <p>walks [1] 60/22</p>	<p>want [56] 5/16 11/8 12/9 22/8 22/25 23/11 29/20 35/10 35/21 38/21 39/2 42/17 43/1 44/4 47/12 49/12 51/18 51/22 53/19 58/11 58/18 58/20 65/6 69/4 69/21 70/4 72/13 72/14 72/25 75/9 75/19 76/17 80/8 80/8 80/16 83/1 84/10 85/11 85/12 95/11 104/6 106/6 106/8 106/8 106/9 107/7 108/18 109/2 109/24 111/20 112/10 112/12 118/22 119/5 119/12 120/2</p> <p>wanted [12] 8/17 10/3 11/1 14/23 17/11 21/6 27/8 39/12 39/17 61/5 72/12 75/24</p> <p>wanting [3] 21/11 87/2 96/12</p> <p>wants [1] 61/7</p> <p>warrant [1] 60/12</p> <p>was [87] 3/25 3/25 4/6 4/10 5/9 5/18 6/9 9/7 10/15 10/23 11/13 17/12 17/15 18/18 19/16 19/18 20/16 27/23 41/14 47/7 49/1 49/8 57/2 59/20 59/21 60/1 60/1 60/21 61/5 61/6 61/17 62/2 66/14 66/21 78/13 78/13 78/13 81/6 84/16 84/17 85/7 86/19 86/24 87/8 87/16 87/22 88/2 88/11 90/3 90/4 90/10 90/19 90/20 91/4 91/21 96/5 96/10 97/6 97/14 99/18 101/5 102/1 102/11 108/3 108/5 108/6 110/4 110/4 111/20 111/21 112/14 112/18 113/24 114/10 114/20 114/21 115/14 115/16 116/15 116/18 117/4 117/5 117/11 117/12 117/22 120/1 121/7</p> <p>Washington, [1] 79/18</p> <p>Washington, D.C [1] 79/18</p> <p>wasn't [4] 95/10 98/10 101/25 117/18</p> <p>waste [2] 58/2 58/3</p> <p>watch [1] 96/13</p> <p>watching [1] 68/24</p> <p>water [17] 11/23 27/18 27/19 31/8 31/10 31/11 34/10 35/1 37/17 38/9 38/13 38/15 38/17 38/20 38/24 40/25 57/1</p> <p>waters [1] 28/1</p> <p>way [21] 1/4 6/17 6/17</p>	<p>14/12 18/5 20/4 22/9 29/20 31/11 35/13 35/22 58/14 69/19 77/23 95/19 100/6 105/22 112/17 114/23 118/15 120/7</p> <p>ways [3] 27/4 42/7 60/18</p> <p>we [331]</p> <p>we'd [5] 22/19 52/25 71/8 76/24 104/13</p> <p>we'll [16] 4/16 13/3 16/3 17/8 27/1 28/17 28/22 29/24 33/16 51/12 67/13 92/24 105/15 109/20 111/4 111/4</p> <p>we're [59] 6/14 7/7 7/18 8/1 8/21 10/7 13/2 16/5 17/12 18/16 20/9 23/5 23/12 25/14 27/13 28/15 30/5 30/13 30/18 30/24 31/8 32/18 34/25 41/25 42/5 43/6 44/15 44/21 51/24 52/24 57/9 58/4 63/17 65/3 69/5 73/15 74/7 74/13 75/10 76/17 76/21 77/12 79/16 79/17 86/1 89/6 89/21 89/22 89/22 96/23 97/25 103/3 105/5 109/14 111/8 112/4 115/11 115/12 116/24</p> <p>we've [13] 16/16 24/16 33/2 42/13 42/16 42/20 44/16 51/23 56/12 67/9 89/1 104/22 107/15</p> <p>weather [1] 7/2</p> <p>wedding [2] 14/17 15/21</p> <p>weeds [1] 89/12</p> <p>week [5] 6/1 11/13 20/16 74/9 117/14</p> <p>weekday [1] 82/20</p> <p>weekend [1] 105/16</p> <p>weeks [3] 5/9 37/12 37/22</p> <p>welcome [2] 67/24 68/8</p> <p>well [41] 7/21 11/12 14/2 21/9 22/6 32/22 37/4 37/8 41/20 52/14 52/15 58/4 61/7 61/21 62/24 68/19 73/1 74/2 76/22 80/23 80/24 91/5 91/14 91/17 91/17 93/5 98/3 103/4 103/15 103/25 104/14 105/15 108/18 108/21 109/13 111/10 116/13 116/21 117/9 117/19 119/12</p> <p>well-versed [3] 91/5 91/14 91/17</p> <p>went [10] 69/24 84/18</p>	<p>95/17 100/14 100/16 100/18 100/21 100/25 101/1 116/21</p> <p>were [33] 4/5 4/8 4/18 9/5 18/21 18/21 31/14 51/22 58/23 59/8 59/18 60/20 61/18 66/13 71/25 72/18 74/23 78/8 81/3 81/4 88/18 96/24 98/11 99/14 99/15 101/3 106/18 107/9 109/1 110/19 111/23 113/16 117/3</p> <p>weren't [1] 18/19</p> <p>wetland [18] 25/10 26/11 26/12 26/13 26/16 28/11 28/21 29/24 29/25 30/2 30/4 30/9 30/11 31/18 32/14 32/15 36/9 42/12</p> <p>wetlands [8] 26/18 26/24 28/7 28/8 35/20 36/8 36/10 42/12</p> <p>what [97] 9/7 14/6 15/21 17/12 17/13 18/25 19/2 20/7 20/20 20/20 20/24 21/4 21/23 23/15 25/8 25/22 25/24 26/14 26/23 27/16 29/8 29/17 30/17 30/24 39/8 39/9 39/14 40/7 40/21 42/12 42/17 44/15 45/18 45/20 45/24 46/2 47/7 53/9 53/23 54/13 55/18 56/5 57/8 57/8 58/4 62/8 63/1 63/9 63/11 68/3 70/2 70/10 71/6 71/16 72/24 73/7 74/24 75/2 75/3 80/9 80/10 80/14 81/22 84/15 88/19 90/3 90/6 90/19 92/2 94/2 94/22 95/3 96/24 97/12 97/21 99/10 101/2 101/9 101/12 101/22 102/1 102/18 107/16 108/1 108/1 108/10 110/8 110/15 110/18 110/19 110/21 111/25 111/25 112/5 112/14 120/5</p> <p>what's [11] 10/9 11/9 29/14 31/6 39/22 47/1 73/18 73/18 73/19 99/22 106/10</p> <p>whatever [15] 16/2 17/20 30/12 52/22 65/1 68/6 68/8 68/12 69/20 74/22 77/8 101/3 104/24 112/23 115/16</p> <p>when [40] 6/19 7/1 8/20 9/10 17/17 17/18 19/1 19/16 21/20 26/25 28/21 29/1 30/15 30/23 33/24 35/11 38/25</p>
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<p>W</p> <p>when... [23] 39/14 39/20 42/10 55/2 55/22 56/9 56/12 57/4 59/8 64/16 74/18 75/20 78/12 84/18 85/6 87/8 89/8 90/23 90/24 91/18 93/11 109/5 112/21</p> <p>where [32] 9/4 9/5 9/13 21/2 26/16 28/5 31/12 32/5 32/11 37/5 39/21 40/22 44/12 44/17 47/4 48/21 48/22 59/16 61/2 61/2 61/17 62/7 62/19 66/14 68/10 75/4 78/14 86/24 93/14 100/22 102/18 111/22</p> <p>whether [15] 6/10 10/8 22/4 22/10 29/13 30/18 31/2 34/10 35/21 63/21 66/18 71/18 83/14 97/13 106/3</p> <p>which [32] 22/14 23/23 25/23 26/15 27/17 28/22 29/18 30/8 33/3 33/9 33/16 33/17 35/5 38/19 47/2 56/23 57/19 59/13 62/6 62/12 75/1 78/12 80/3 83/20 87/22 94/9 97/14 98/23 100/11 102/23 115/14 117/22</p> <p>whichever [1] 69/23</p> <p>while [6] 42/25 60/11 87/21 89/12 89/14 89/19</p> <p>Whitehurst [1] 11/14</p> <p>who [27] 11/9 12/3 12/11 22/7 39/14 40/3 40/3 51/16 57/18 57/18 57/20 57/22 57/23 58/2 72/3 73/8 73/11 73/17 79/20 79/20 80/10 80/21 86/13 95/1 98/2 105/5 108/25</p> <p>who's [6] 25/6 39/8 73/3 89/14 98/2 113/8</p> <p>whoever [3] 69/25 93/7 107/18</p> <p>whole [7] 20/16 27/14 27/15 33/18 34/17 75/3 76/4</p> <p>why [11] 6/8 20/25 32/21 53/8 54/5 54/9 54/9 56/11 57/12 64/23 114/21</p> <p>widen [1] 61/12</p> <p>wife [2] 9/24 81/3</p> <p>will [60] 4/16 5/4 5/21 5/22 6/2 8/14 10/18 10/19 11/12 11/15 14/20 19/14 23/17 26/2 26/3 26/7 28/24 28/25 31/11 31/21 31/22 31/22 32/23 33/13</p>	<p>33/15 34/4 34/16 36/4 36/11 37/11 37/17 38/11 42/1 45/13 46/24 49/20 61/9 62/16 63/25 64/3 70/7 74/12 77/2 77/2 77/5 77/6 82/25 96/7 106/15 106/23 107/6 107/19 107/21 109/15 112/1 112/15 112/23 114/14 116/22 118/9</p> <p>willing [1] 108/25</p> <p>wise [4] 36/12 58/17 106/20 106/24</p> <p>wish [7] 12/9 23/21 43/6 68/11 74/8 120/6 120/7</p> <p>wished [1] 68/6</p> <p>within [6] 28/7 28/10 74/18 78/11 91/8 91/20</p> <p>without [5] 39/7 40/14 56/18 60/6 103/5</p> <p>won't [2] 58/4 119/16</p> <p>wonderful [1] 115/4</p> <p>words [2] 13/13 49/4</p> <p>work [33] 11/10 21/22 29/15 32/8 32/16 39/20 41/8 43/13 46/17 46/24 47/14 48/4 56/12 71/8 71/13 79/13 80/12 80/19 80/20 80/20 82/1 84/18 85/25 87/5 91/8 93/15 94/5 97/9 99/1 107/19 110/11 112/6 112/16</p> <p>workable [1] 32/13</p> <p>worked [4] 79/19 80/23 89/3 119/6</p> <p>working [13] 25/14 27/14 33/16 37/24 38/2 83/4 83/18 87/21 91/15 93/7 115/9 115/9 116/25</p> <p>works [2] 76/2 99/2</p> <p>workshop [1] 115/22</p> <p>world [4] 40/9 40/17 52/19 55/14</p> <p>world's [1] 94/12</p> <p>worry [2] 30/2 94/19</p> <p>worst [1] 47/16</p> <p>would [80] 3/3 4/11 13/18 14/19 14/20 14/22 14/23 15/1 15/3 17/21 21/4 22/17 22/20 22/20 25/5 39/2 39/25 41/17 41/19 44/4 44/18 46/3 48/13 49/2 50/22 50/25 51/5 51/9 54/5 56/14 61/1 62/3 62/18 62/23 64/6 64/9 64/9 64/24 65/1 65/8 68/10 68/13 69/24 70/12 70/21 72/10 75/4 77/16 79/20 79/20 82/7 84/23 85/2 85/7 86/13 88/14</p>	<p>88/17 90/12 92/6 92/13 93/8 94/2 94/22 97/21 99/7 99/11 103/4 103/25 104/4 104/11 105/9 106/2 106/20 108/2 110/1 110/8 113/12 113/14 118/10 118/14</p> <p>wouldn't [3] 21/7 61/20 77/15</p> <p>write [3] 35/24 46/7 53/15</p> <p>writing [2] 73/23 91/12</p> <p>written [5] 22/13 35/14 56/18 57/7 60/5</p> <p>wrong [2] 20/17 53/24</p> <p>wrote [1] 100/6</p> <p>WUELLNER [4] 1/19 101/4 110/6 113/13</p> <p>Y</p> <p>y'all [1] 7/18</p> <p>yeah [38] 7/4 7/23 9/9 10/24 15/8 17/11 25/7 25/13 39/13 40/8 40/15 41/2 41/5 41/15 42/1 45/4 45/6 54/16 56/7 65/19 65/24 66/23 75/15 77/25 82/24 83/2 92/24 101/25 103/19 104/11 104/21 104/23 105/17 110/14 115/20 116/3 119/2 119/17</p> <p>year [12] 5/15 12/10 21/21 22/12 22/24 36/12 42/24 50/18 61/21 61/22 79/11 88/9</p> <p>years [24] 11/7 27/23 43/22 53/6 56/13 61/21 61/23 71/2 79/22 81/2 81/3 82/15 83/19 86/17 86/18 86/19 88/8 89/2 90/11 90/12 95/15 96/9 102/9 109/9</p> <p>yelled [1] 102/24</p> <p>yellow [1] 47/20</p> <p>Yep [1] 15/11</p> <p>yes [50] 3/10 3/15 4/18 6/6 13/2 15/1 15/14 23/3 41/24 44/25 50/14 56/2 56/8 73/1 77/5 77/19 78/3 81/19 82/9 82/11 82/24 90/9 90/22 91/2 91/10 91/24 91/24 92/17 97/7 98/7 99/7 104/13 111/3 111/5 111/16 111/16 112/7 112/8 112/16 113/7 113/16 114/16 116/11 116/14 116/17 117/15 117/15 117/24 118/2 119/1</p> <p>yet [1] 8/1</p> <p>yield [1] 53/21</p> <p>you [381]</p>	<p>you'd [1] 44/4</p> <p>you'll [2] 17/6 93/2</p> <p>you're [50] 14/4 23/15 23/25 35/25 39/19 39/20 41/20 42/25 47/17 47/19 48/20 53/3 60/7 60/24 61/2 61/22 63/11 63/22 65/13 66/7 66/8 66/13 66/14 66/17 67/2 68/8 69/20 70/2 72/22 74/14 75/4 76/11 81/15 93/12 101/10 101/14 101/15 101/17 103/8 105/7 105/25 111/6 111/8 111/25 112/5 114/15 117/9 117/11 119/22 120/7</p> <p>you've [12] 44/13 44/17 54/3 60/24 61/4 72/15 79/15 80/9 80/24 100/10 100/11 109/4</p> <p>you-all [4] 77/4 79/21 81/9 119/7</p> <p>young [1] 96/4</p> <p>your [42] 39/19 39/20 45/23 51/1 51/1 51/3 53/2 53/8 60/4 60/5 68/1 70/20 71/10 73/14 73/24 75/25 75/25 77/6 77/18 78/17 83/3 84/24 88/19 90/7 90/14 91/5 91/5 93/19 93/22 95/1 95/2 95/18 96/7 101/20 102/25 104/13 106/3 109/4 109/13 109/16 109/20 119/13</p> <p>yours [3] 69/18 83/1 119/3</p> <p>yourself [1] 62/18</p> <p>yourselves [1] 70/15</p> <p>Z</p> <p>Zach [4] 79/11 79/11 79/21 81/11</p> <p>zero [3] 5/10 24/25 50/9</p> <p>zoning [1] 87/17</p>	
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