

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, August 22, 2022

from 4:00 p.m. to 7:06 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

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

\* \* \* \* \*

ALSO PRESENT:

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

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

\* \* \* \* \*

JANET M. BEASON, RPR, RMR, CRR  
St. Augustine Court Reporters  
17 Pacific Street, Suite B  
St. Augustine, FL 32084  
(904) 825-0570

1	I N D E X	
2		PAGE
3	PLEDGE OF ALLEGIANCE	3
4	MEETING MINUTES	3
5	FINANCIAL REPORT ACCEPTANCE	4
6	AGENDA APPROVAL	5
7	STAFF REPORT	8
8	BUSINESS PARTNER UPDATES	11
9	BUSINESS ITEMS	
10	Strategic/Business Plan Update	12
	T-Hangar Development Update	31
11	ARFF Options	73
	FY2022-23 Prelim Staff Budget Presentation	91
12	Modern Aero Lease Status	93
13	PUBLIC COMMENT - GENERAL	167
14	AUTHORITY MEMBER COMMENTS AND REPORTS	165
15	ADJOURNMENT	171
16	REPORTER'S CERTIFICATE	172
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN MAGUIRE: Okay. Suzanne, will you  
3 lead us in the Pledge?

4 MS. GREEN: Sure.

5 (Pledge of Allegiance.)

6 MINUTES & FINANCIAL REPORT

7 CHAIRMAN MAGUIRE: All right. Looking at the  
8 minutes and the financial report, does anybody have  
9 any modifications to the minutes?

10 MR. OLSON: No.

11 MS. GREEN: No, sir.

12 CHAIRMAN MAGUIRE: None?

13 MS. GREEN: No, sir.

14 CHAIRMAN MAGUIRE: Okay. They will be  
15 accepted as they were presented.

16 How about the financial report?

17 MS. LUDLOW: I've got --

18 CHAIRMAN MAGUIRE: Any comments or questions?  
19 Okay.

20 MS. LUDLOW: I'm sorry, I jumped --

21 CHAIRMAN MAGUIRE: Before I get there because  
22 we know she is.

23 (None.)

24 CHAIRMAN MAGUIRE: Okay. Go ahead, Reba.

25 MS. LUDLOW: I -- I don't have a -- a question

1 about that; I just jumped to agenda approval.

2 CHAIRMAN MAGUIRE: Oh. You don't have --

3 MS. LUDLOW: I was so happy to be back, you  
4 know, I just --

5 CHAIRMAN MAGUIRE: Okay.

6 MS. LUDLOW: -- jumped right in there.

7 CHAIRMAN MAGUIRE: Financial report will  
8 stand.

9 MR. OLSON: I have --

10 CHAIRMAN MAGUIRE: Yes, sir. Do you have  
11 something?

12 MR. OLSON: I just want to observe that we're  
13 nicely ahead on fuel flowage income for the  
14 Authority beyond what was anticipated in the  
15 budget. It's significant. So -- and that's not  
16 related to fuel pricing because it's per gallon,  
17 not -- unfortunately.

18 CHAIRMAN MAGUIRE: Uh-huh.

19 MR. OLSON: So that's very good. I'll just --

20 CHAIRMAN MAGUIRE: Okay.

21 MR. OLSON: I'll make that observation from  
22 our financials.

23 MS. GREEN: We're ahead on a lot of them.

24 MR. OLSON: Pardon?

25 MS. GREEN: We're ahead on a lot of things

1           there.

2           CHAIRMAN MAGUIRE:  A lot of things.

3           MS. GREEN:  Yeah.

4           CHAIRMAN MAGUIRE:  And I saw expenses went up  
5           but not as much as revenue went up.

6           MS. GREEN:  Right.

7           CHAIRMAN MAGUIRE:  That was nice.

8                               AGENDA APPROVAL

9           CHAIRMAN MAGUIRE:  Okay.  Agenda approval.  
10          Anybody want to add/delete to the agenda?

11          MS. LUDLOW:  Yes.  I would like to have the  
12          conference center discussion added.  It was added  
13          preliminarily and it's been removed, and I think  
14          that's a very big thing that needs to be discussed.

15          CHAIRMAN MAGUIRE:  The conference center.

16          MS. LUDLOW:  Yes.

17          MR. WUELLNER:  Mr. Chairman, we're not  
18          prepared to talk about that today.  It was a next  
19          item -- next month's meeting item already.

20          MS. LUDLOW:  Pardon?

21          CHAIRMAN MAGUIRE:  Okay.  You're not prepared  
22          to talk?

23          MR. WUELLNER:  No.  We're not -- we're not  
24          prepared to talk about the policy; didn't even  
25          bring a copy with us.

1           CHAIRMAN MAGUIRE:   Okay.

2           MS. LUDLOW:   Oh, we have one.   I have one.

3           Also --

4           CHAIRMAN MAGUIRE:   Well, wait a minute.   Back  
5           up now.   If staff is not prepared --

6           MR. WUELLNER:   It was already planned to be on  
7           the agenda next month.

8           CHAIRMAN MAGUIRE:   Next month.   Okay.

9           MS. LUDLOW:   Well, the preliminary one I  
10          got -- yeah, you're right -- from Cindy, it did  
11          have it on it.

12          CHAIRMAN MAGUIRE:   But there's not -- did  
13          anybody get --

14          MR. WUELLNER:   I don't think so.

15          CHAIRMAN MAGUIRE:   -- a copy of any report on  
16          the conference center?

17          MS. GREEN:   No.

18          MR. MIRGEAUX:   I'm not aware.

19          CHAIRMAN MAGUIRE:   Okay.   Then we'll wait till  
20          next month.

21          MS. LUDLOW:   Okay.   I have one more.

22          CHAIRMAN MAGUIRE:   Go ahead.

23          MS. LUDLOW:   I think I would -- I think it  
24          would be proper to Robert's Rules that we need to  
25          add old business as a category and in front of the

1 business items because then we can get an update on  
2 the projects every month.

3 The projects -- because what's happening is  
4 that we talk about them last -- or talk about them  
5 this month and then we have another meeting and we  
6 never talk about them again. So I think we should  
7 have old business.

8 CHAIRMAN MAGUIRE: Okay. Does anybody have  
9 any conflict with -- with having old business?

10 MR. MIRGEAUX: I -- I agree. It's -- actually  
11 it's in line -- I don't have a conflict. I agree  
12 with --

13 CHAIRMAN MAGUIRE: Oh, that's what I mean.  
14 Conflict?

15 MS. GREEN: No, no conflict whatsoever.

16 CHAIRMAN MAGUIRE: I don't have a problem with  
17 that.

18 MS. LUDLOW: Thank you.

19 CHAIRMAN MAGUIRE: We'll do that.

20 MS. GREEN: Just as long as we know what's on  
21 there ahead of time so staff is prepared if  
22 something else comes up.

23 CHAIRMAN MAGUIRE: Well --

24 MS. LUDLOW: Exactly.

25 CHAIRMAN MAGUIRE: -- that's going to be the

1 issue --

2 MS. GREEN: Yeah.

3 CHAIRMAN MAGUIRE: -- is staff has to know  
4 what old business is going to be discussed. And  
5 you'll probably end up having to talk to the  
6 chairman as it goes forward so the chairman can be  
7 apprised and between the two of you figure out so  
8 we don't leave anything off, okay?

9 MS. LUDLOW: Thank you.

10 CHAIRMAN MAGUIRE: Anything else?

11 MS. LUDLOW: No, that's it.

12 CHAIRMAN MAGUIRE: Okay. Any other agenda  
13 approval items?

14 (None.)

15 CHAIRMAN MAGUIRE: Okay. Otherwise that, the  
16 agenda will stand as -- accepted as is.

17 STAFF REPORT

18 CHAIRMAN MAGUIRE: Jump into staff report.

19 Ed?

20 MR. WUELLNER: Just a couple of items to  
21 mention.

22 The terminal access road or terminal entrance  
23 road phase one is complete, as you know. Phase two  
24 is out for bid currently. It will be opened on  
25 September 22nd, the bids for that.



1           As far as other projects, Taxiway B, we -- we  
2 were told by FAA the other day that to expect a  
3 grant by the end of August at this point. They  
4 also confirmed that we'd be able to just go ahead  
5 and execute that and bring -- and get it back to  
6 them by the 8th of September.

7           I told them that our -- our policy up to this  
8 point was we accept those grants and then we ratify  
9 them at the following meeting. So it should be --  
10 it should be just consistent with what we normally  
11 do.

12           Fencing and gates, looks like it's not  
13 competing for funding at this moment, but given the  
14 number of programs and the number of things out  
15 there on the FAA side, not just the AIP program,  
16 we -- we stand hopeful that over the next several  
17 months something will free up there for that  
18 project. Otherwise, it's already a programmed AIP  
19 project for next year. So, either way, the project  
20 is -- will go forward here shortly.

21           CHAIRMAN MAGUIRE: Okay.

22           MR. WUELLNER: Strategic business plan, just  
23 up -- my portion of this is just to update you that  
24 the FDOT grant has been executed now. So that any  
25 work effort at this point can be matched with DOT

1 dollars, FDOT dollars.

2 And lastly, just to bring you up to date, the  
3 deputy director search is underway full blown now.  
4 The -- it's out and advertised and ADK, your firm  
5 handling that, is accepting application packages at  
6 this point.

7 As of Thursday or Friday, they already had  
8 nearly 40 application packages received, and that  
9 remains open for another several weeks at least.  
10 So we'll update you that. We do not currently have  
11 access to those applications, but I would expect by  
12 the end of this week, we'll begin to be able to see  
13 those.

14 CHAIRMAN MAGUIRE: Okay. Where do -- where do  
15 we advertise in that?

16 MR. WUELLNER: They actually advertise -- they  
17 have a website and -- as well as an extensive,  
18 something like 40,000 e-mail addresses that they --  
19 they have corporately.

20 I've seen it in AAAE already. I've seen it in  
21 ACI. I've seen it in FAC. I've seen it in  
22 somewhere else just the other day. But it's also  
23 (phone interruption) -- Kevin tells me it's being  
24 picked up by private job searches that they're  
25 picking up those jobs as available, too. So it's

1 out there pretty broadly right now.

2 MS. GREEN: I've seen it come over on some of  
3 the e-mails we get from --

4 MR. WUELLNER: There you go.

5 CHAIRMAN MAGUIRE: Okay. Since I violated my  
6 rule, everybody turn off their telephones. Okay.  
7 Is that it?

8 MR. WUELLNER: Yes, sir.

9 BUSINESS PARTNER UPDATES

10 CHAIRMAN MAGUIRE: All right. Let's go to the  
11 business partner updates.

12 County Commission Henry Dean is not here  
13 today, so Atlantic Aviation?

14 MS. HARTMAN: We're good.

15 CHAIRMAN MAGUIRE: Pardon?

16 MS. HARTMAN: No comment, we're good.

17 CHAIRMAN MAGUIRE: No comment? Okay. Jaime  
18 Topp. I have -- did I get something from you --

19 MR. TOPP: Well, I --

20 CHAIRMAN MAGUIRE: -- for the SAAPA?

21 MR. TOPP: Yeah, at the end of the meeting,  
22 I'll talk.

23 CHAIRMAN MAGUIRE: Okay. So is there a  
24 representative from the Pilots Association?

25 MR. RIERA: No, sir, I don't have anything.

1 CHAIRMAN MAGUIRE: You don't have anything?

2 Okay. Mr. McKendrick, National Guard (sic),  
3 anything?

4 All right. Mr. Doug Burnett, I understand you  
5 have something you want to discuss.

6 MR. BURNETT: No, sir. I'm just going to  
7 speak on one agenda item when we get there today.

8 CHAIRMAN MAGUIRE: Okay. Okay. Sounds good.  
9 Let's go to the next issue, strategic business  
10 plan.

11 STRATEGIC BUSINESS PLAN UPDATE

12 MR. WUELLNER: I think Mr. Olson might have a  
13 few opening comments to that.

14 CHAIRMAN MAGUIRE: Okay.

15 MR. OLSON: Well, thank you, Ed. I just -- I  
16 guess I'd like to say that I think we have really  
17 one of the top firms available to do it and to work  
18 with us on the business plan.

19 You'll see in the presentation that it's being  
20 scheduled to be completed over a nine-month period.  
21 And I was sort of reflecting on that, and I think  
22 it's very positive because it will both engage this  
23 board and give this board an opportunity to input  
24 into the plan, but it will -- it will also be --  
25 not be completed under this board or this

1 composition due to the elections, so it will have  
2 the opportunity for input from whatever board this  
3 looks like after the beginning of next year, also.

4 And I think that's really good because it will  
5 have both the sort of perspective of -- of people  
6 here now and the buy-in from who will be here next  
7 year. So I think it's --

8 CHAIRMAN MAGUIRE: Okay.

9 MR. OLSON: -- very good timing, actually.

10 CHAIRMAN MAGUIRE: Is that all?

11 MR. OLSON: Oh --

12 MS. LUDLOW: Are you going to introduce the --

13 CHAIRMAN MAGUIRE: Who's talking about it?

14 MR. OLSON: -- yes.

15 Remy is the lead, has been the lead. We've  
16 had very good sessions with him working through  
17 the -- the plan -- the plan to plan, and he's got  
18 some slides. So, Remy, fully introduce yourself  
19 and your partner and your firm and have at it.

20 MR. LUCETTE: Thank you, Bob. Can you hear  
21 me? Is this working yet? So Remy Lucette with  
22 Ricondo & Associates. I've been with this -- with  
23 this firm for just over 15 years.

24 We're an airport planning firm. That's --  
25 that's all we do, airport planning services,

1 ranging from financial planning to environmental to  
2 just master planning services, but also internal  
3 facility planning, airport support facility  
4 planning, and we also do strategic plannings for  
5 airports.

6 Our office is in Miami, Florida. We're  
7 headquartered in Chicago, Illinois. And for this  
8 project, we'd like to thank Mr. Olson for reaching  
9 out to us. We met with Mr. Olson in Orlando. I  
10 think we had a great meeting where he explained to  
11 us that the St. Johns County Authority was looking  
12 to prepare a strategic business plan for the  
13 airport.

14 So we talked about the scope a little bit and  
15 I think we -- we came to an agreement that it would  
16 be beneficial for the Authority, both for the board  
17 and for airport staff, to prepare a strategic plan.  
18 So I will be assisted for this project by Ryan  
19 Lenda. Ryan, if you want to introduce yourself.

20 MR. LENDA: Good afternoon. Ryan Lenda with  
21 Ricondo & Associates. I've been with Ricondo for  
22 probably going on about six years now and about 18  
23 years in the industry. I'm also a private pilot.

24 MR. LUCETTE: Thank you, Ryan.

25 And we are -- we're just at the beginning of

1           this effort, so today we would like to introduce a  
2           little bit of the strategic business planning  
3           process. Here if you have any questions about the  
4           plan that we are -- we're getting ready to kick  
5           off, and if there are any questions, we'll be --  
6           we'll be happy to answer those questions.

7                        So the reason I think Mr. Olson found us is  
8           recently we prepared a couple of both strategic  
9           plans, but also business plans for general aviation  
10          airports in Florida.

11                      Back in 2008/2009, we worked with the Airport  
12          Cooperative Research Program, ACRP, to prepare a  
13          guideline for the preparation of strategic plans  
14          for commercial and general aviation purports. At  
15          the time, a lot of airport staff would bring up to  
16          the ACRP that they were missing a tool in their --  
17          in their toolbox of plans that exist for airports.

18                      We'll go over those different plans a little  
19          later, but generally speaking, the ACRP which falls  
20          under the TRB, the Transportation Research Board,  
21          agreed that we -- airports should have access to a  
22          plan that allows them to integrate the different  
23          plans that -- that they usually prepare and that  
24          got funded both by state governments and by the  
25          federal government. And the -- the strategic plans

1 and some guidance for strategic planning was born  
2 out of this -- out of the discussion between the  
3 different entities.

4 So why -- why do we do a strategic business  
5 plan? And I'm just going to highlight some of the  
6 key benefits of strategic planning at airports, and  
7 in this specific case, it's really strategic  
8 business planning. It's -- it's going to be  
9 marrying the strategic plan with some business  
10 planning items.

11 So the way we see it, it's really a tool both  
12 for the airport staff to manage the day-to-day  
13 operation of the airport by providing some -- some  
14 day-to-day guidelines in terms of priorities, but  
15 it's also a tool that's available to the board of  
16 the airport to understand what should be the  
17 priorities for the airport.

18 There are a lot of competing interests in an  
19 airport and there's a lot of competing priorities.  
20 So through the process, we try to meet with the  
21 different groups that make an airport and  
22 understand, you know, how -- how to best move the  
23 different projects at the airport to benefit most  
24 of the users. So it will provide some guiding  
25 policies for airport staff and for the board.



1           It also helps sometimes to have a -- a common  
2 focus on the different initiatives. This is --  
3 this is going to be a process where we engage with  
4 various stakeholders, external stakeholders,  
5 internal stakeholders to the airport. We'll engage  
6 with the board and with airport staff.

7           And really what we want to get out of it is  
8 understanding the full perspective on the  
9 different -- the different initiatives that those  
10 groups would like to work on and try to bring that  
11 together, and working with the board, we'll go  
12 through processes to prioritize those different  
13 projects. Thank you.

14           So, as I mentioned, this -- this one's a -- is  
15 a variation of a strategic plan because we're going  
16 to be integrating some business planning metrics  
17 and a strategic plan. Those two can -- can be  
18 prepared as stand-alone plans, but we've also seen  
19 a lot of airports benefit from having a business  
20 plan integrated with a strategic plan.

21           The reason they do that is financial  
22 self-sustainability is very important usually for  
23 the local airport staff, but it's also something  
24 that the FAA will look into. Every once in a  
25 while, I'm sure this staff has discussed it with

1           FAA before.

2                   So in 2020, the airport completed its  
3           master plan. The master plan included an outreach  
4           to the different airport groups, and it really  
5           focused on the infrastructure of the airport. The  
6           strategic plan and the business plan will go a  
7           little further. It's going to build off of that  
8           plan.

9                   As part of the strategic plan, we can look at  
10          airport resources. Does the airport have the  
11          resources it needs to complete the project that are  
12          in the strategic plan? It's going to be looking at  
13          priorities for airport development.

14                   The master plan often looks at projects with  
15          triggers and that are very often demand driven.  
16          The strategic plan can help bring a little -- bring  
17          a little bit of color to that. Not everything is  
18          necessarily driven by the demand. Sometimes  
19          there's a project that come up as having a high  
20          priority because of X, Y, and Z. So this is  
21          something the strategic plan can discuss both with  
22          the stakeholders and with airport staff.

23                   Something that we found beneficial in the  
24          strategic plan as well is that by bringing the  
25          different opinions and thoughts on the projects, we

1 try to get some consensus on -- on the future for  
2 the airport. It's not always going to have all the  
3 projects going to be a consensus for everyone, but  
4 we really try to provide a roadmap that the  
5 different groups have had a chance to provide some  
6 input on.

7 So, as I mentioned before, you see that the  
8 bottom three plans here on this list -- the  
9 master plan, capital improvement program, and then  
10 the business plan -- these plans have existed for a  
11 long time at airports.

12 And when we spoke with the ACRP group and with  
13 TRB back in 2006/7, the strategic plan was brought  
14 up as essentially a plan that would go hand in hand  
15 with the master plan but that would address the  
16 different items that are not typically included in  
17 a master plan.

18 The master plan is very development-focused  
19 and it's all about implementing capital projects.  
20 The strategic plan is going to look at those  
21 capital projects and add a layer of color on those  
22 plans as you wish. Just like the master plan, a  
23 strategic plan is going to have a long outlook.  
24 It's going to be a 20-year outlook.

25 Now, the actions that are going to be in plan

1 are not good for 20 years. In order to prepare the  
2 actions, we need to have a long-term vision for the  
3 airport, but those actions are probably going to  
4 have a two- to five-year horizon. So every so  
5 often, the actions that are included in the  
6 strategic plan will need to be revisited. Some  
7 airports do it as an internal workshop with their  
8 board and sometimes it's an update to the strategic  
9 plan.

10 So, as I mentioned, out of this plan, that --  
11 the outcome of the strategic plan will slowly feed  
12 into the CIP if anything needs to change in the  
13 capital improvement program, and it will also  
14 provide some guidelines for the airport staff to  
15 prepare their annual budget and to update their  
16 business planning actions.

17 So, something that we wanted to bring up early  
18 on -- again, we have not started the process, but  
19 understanding what is going to make this plan an  
20 effective plan. If we make a plan that does not  
21 serve its purpose, does not help the airport staff  
22 and the board to -- to achieve their mission, then  
23 it's not a plan that's really -- that you get all  
24 the benefits from.

25 So, early on in the process when we come back,

1 and we'll meet with the board and with some  
2 stakeholder groups, we'll want to talk about the  
3 key outcomes that the different interests have in  
4 this plan, understanding what will make this plan a  
5 successful plan in their view.

6 We will be engaging with stakeholders through  
7 the process. We'll start as early as possible.  
8 It's not going to be immediately when we start the  
9 plan because we have some data that we need to  
10 review, some -- both some development data and data  
11 on the airport finances, to understand how the  
12 development of the airport is being currently  
13 perceived. But soon after we start, we'll start  
14 reaching out to the different groups.

15 Coming out of the strategic plan, there will  
16 be an action plan. The action plan is essentially  
17 a subset of the full strategic business plan.  
18 It's -- it's almost like a worksheet. And that's  
19 something that we'll spend time working on with the  
20 strategic planning team, the core team of the plan,  
21 to talk about how does this -- how do these actions  
22 get implemented here at the airport? Who can take  
23 the lead on this?

24 Sometimes it's going to be -- it could be the  
25 board. Sometimes it's going to be the airport

1 staff. Sometimes some external stakeholders may  
2 have input on some of those actions. So this is  
3 also something that we'll make sure is included in  
4 the plan. It's not necessarily just airport.

5 All of these actions, we'll want those actions  
6 to be actions -- that that are realistic, that can  
7 be achieved. We're not necessarily interested in  
8 creating actions that cannot be completed by the  
9 airport staff or by the board if it does not really  
10 serve their purpose.

11 As I mentioned, the actions coming out of the  
12 strategic plans are not going to be 20 years out.  
13 It's typically going to be two to five years, so  
14 they are fairly short-term actions.

15 And with that, I'll let Ryan take over.

16 MR. LENDA: Thank you, Remy. And thank you  
17 again to the board for the opportunity to present  
18 for you today.

19 I just want to give a quick 50,000-foot  
20 overview of our scope of work for the strategic  
21 plan business plan. It's comprised of about eight  
22 different tasks, the first task really being the  
23 most important task of it that Remy had mentioned,  
24 and that's that stakeholder engagement piece of it.  
25 The plan is to engage not only the board but also a

1 strategic planning group as well as other  
2 stakeholders such as airport tenants and lessees  
3 throughout the process.

4 Following that, we'll do a managerial  
5 environmental assessment. It's really to assess  
6 the existing conditions of the airport, how the  
7 airport exists today. And that will roll right  
8 into the next task, the mission vision and values  
9 for the airport.

10 We'll go ahead and confirm and/or update those  
11 based on the unique conditions of the airport. And  
12 really we want to answer three questions: How the  
13 airport provides service today, how the airport can  
14 provide service tomorrow, and as well as provide  
15 service through the foreseeable horizon.

16 Following that, we'll do some benchmarking.  
17 We'll compare the existing airport to other  
18 airports, peer airports of -- of similar size as  
19 well as operations, and then we'll prepare an  
20 airport -- some airport development scenarios that  
21 are really tests that identify mission and values  
22 to -- to different scenarios.

23 Then we'll really enter into the second phase  
24 of the business plan. We'll do some strategic  
25 initiatives and objectives based on the identified

1 scenarios from task number four.

2 Following that, we'll roll it all together  
3 into an action plan. And that's really based on  
4 all of the other tasks previous to it, and that  
5 really provides the roadmap for the business plan  
6 moving forward.

7 Coordination and communication kind of goes  
8 hand in hand with the stakeholder engagement. That  
9 will occur throughout the business plan process.  
10 And then we'll summarize it with the final  
11 deliverable at end of the business planning  
12 process.

13 So stakeholder engagement, can't really stress  
14 it enough that is the most important part of the  
15 process. And the reason why, we want to make sure  
16 that all vested stakeholders are on board  
17 specifically with the alignment of any revised or  
18 confirmed vision and goals. And that will lead  
19 into the assignment of long-term objectives which  
20 will then guide our recommendations.

21 So, overall we anticipate about a nine-month  
22 schedule with -- with stakeholder engagement  
23 throughout that process, not only again with the  
24 stakeholder engagement team, but also with you, the  
25 board, and that -- and that strategic planning



1 group.

2 So, then next steps. Really next steps is to  
3 finalize the paperwork with Passero and then we'll  
4 develop the project schedule, complete with all the  
5 milestones for that schedule, and then schedule a  
6 kickoff meeting with the strategic planning.

7 MR. LUCETTE: So, I don't know if we should  
8 answer questions now or later --

9 CHAIRMAN MAGUIRE: Okay. Any questions of  
10 Ricondo?

11 MS. LUDLOW: Are you Remy?

12 MR. LUCETTE: Yes.

13 MS. LUDLOW: Okay. First --

14 CHAIRMAN MAGUIRE: Microphone.

15 MS. LUDLOW: I'm sorry?

16 CHAIRMAN MAGUIRE: Microphone.

17 MS. LUDLOW: Oh, I'm sorry. And this is a  
18 valid question. First, you better learn how to say  
19 "Passero."

20 CHAIRMAN MAGUIRE: Thank you. Any other  
21 comments or questions?

22 MS. GREEN: I just have one question. Ed,  
23 with our budget, was this focused in our budget --

24 MR. WUELLNER: Yes.

25 MS. GREEN: -- the \$224,000?

1 MR. WUELLNER: Yes, ma'am.

2 MS. GREEN: I just wanted to make sure that  
3 was within what we had talked about.

4 MR. OLSON: It's 50/50 with the State --

5 MS. GREEN: I understand there's a --

6 MR. OLSON: -- FDOT.

7 MS. GREEN: Right. I just wanted to make sure  
8 the total was about right.

9 MR. OLSON: I'm wondering if you might be able  
10 to talk about some of your stakeholder --  
11 anticipated ways that you might be engaging  
12 stakeholders.

13 I think we have a number of people in the room  
14 today that will probably be very interested in  
15 knowing how they -- how they can input into the  
16 advancement of the plan.

17 MR. LUCETTE: Absolutely I can do. Great  
18 question.

19 So what we've done usually in the past is for  
20 the stakeholders, including here, it's a fairly  
21 large group, so we do a couple of things. The very  
22 first thing is, there might be some online surveys  
23 that we distribute to collect as much feedback as  
24 we can from people who may not be able to join us  
25 for working meetings. That will be one -- one way

1           that's usually fairly effective to get a lot of  
2           feedback in a short amount of time.

3                     And then second, we will be holding some  
4           working meetings with stakeholder groups. Again,  
5           we're going to have to break the stakeholders into  
6           different groups to make those meetings as  
7           effective as possible. The -- the composition of  
8           those groups is something we're going to be working  
9           with the strategic planning team on defining what  
10          will make those groups as efficient as possible.

11                    The meetings with the groups will be mostly  
12          the same, so it's not -- it's not going to be  
13          different meetings for different groups. We want  
14          to hear about the same type of information from all  
15          of the different groups. We just want to reduce  
16          the size of the groups to get as much feedback as  
17          possible during those working sessions.

18                    Typically what we'll do is we're going to be  
19          working with the planning team to get some -- to  
20          collect some data in the first two -- two month  
21          maybe of the process, understanding what's been  
22          done, what are the projects that are coming in  
23          under the capital program, reviewing what's being  
24          done in the master plan, and making sure we  
25          understand how the master plan arrived at the

1 conclusion they included in the plan, and then  
2 we'll have to meeting with the -- the stakeholder  
3 groups.

4 So the stakeholder groups meetings will be  
5 important because that feedback will be rolled into  
6 the definition of the strategic initiatives and the  
7 objectives when we discuss it with the board. So  
8 we'll be meeting with the stakeholder groups.  
9 We'll be getting some of that feedback. We'll  
10 summarize it so that when we meet with the board,  
11 the board has a full perspective on the feedback  
12 that's been provided and we can talk about again  
13 how the different strategic initiatives should be  
14 prioritized for the airport.

15 Once we've done this part -- I mean, the board  
16 workshop will be public. But once we've done that,  
17 we will also do a follow-up with the stakeholders  
18 and understand how some initiatives may or may not  
19 align with what was discussed and get some more of  
20 that feedback. So that's roughly what we're  
21 expecting the -- the engagement to be.

22 In addition to that, we will be coming to this  
23 board to provide some briefings at the end of each  
24 task. So there is I think five briefings that are  
25 included. So almost every month, maybe with a

1 couple of months that we skip, we'll be here  
2 speaking with the board and answering comments as  
3 well.

4 MR. OLSON: And, Remy, when will this board  
5 be -- need to open up its calendars and look for --  
6 look at when the board workshop kickoff gets  
7 started?

8 MR. LUCETTE: So let us look into the  
9 schedule. I think we want to review the schedule.  
10 We -- I need to finalize everything for the  
11 onboarding.

12 We're anticipating one workshop here in the  
13 fall, the first workshop. That first workshop is  
14 going to be talking a lot about mission, vision,  
15 values, and we're going to start talking about  
16 priorities, but it won't be initiatives just yet.

17 So we'll have this first workshop with the  
18 board. Then we'll go and meet with the different  
19 stakeholder groups. And then we'll come back once  
20 we have that input and the benefit of the first  
21 workshop to meet again with the board for a second  
22 workshop, so a hands-on workshop. Most likely a  
23 half day workshop, three hours or so, to talk about  
24 the definition of initiatives, objectives, and  
25 sometimes even starting to talk about some of the

1 actions that could fall under those different  
2 initiatives.

3 CHAIRMAN MAGUIRE: Okay.

4 MR. LUCETTE: So it's a nine-months process.  
5 We do want to get some feedback in the first  
6 three-, four-month because that's going to start  
7 driving where we spend our time in the second half  
8 of the project.

9 CHAIRMAN MAGUIRE: Okay. Good. Any other  
10 questions?

11 MS. LUDLOW: Where are you located physically?

12 MR. LUCETTE: I'm in Miami, Florida.

13 MS. GREEN: Chicago.

14 MS. LUDLOW: Where are you located?

15 MR. LUCETTE: I'm in Miami, Florida --

16 MS. LUDLOW: Okay. Thank you.

17 MR. LUCETTE: -- and Ryan is in -- is in  
18 Charleston, South Carolina.

19 MS. LUDLOW: Okay. Miami and Charleston.

20 CHAIRMAN MAGUIRE: Any other questions?

21 MR. MIRGEAUX: Obviously you've done work in  
22 the state of Florida, and this is an elected board  
23 and you mentioned that the records from the board  
24 workshop will be made public.

25 Would any other records, minutes, would be

1           made public as well, or are those going to be kind  
2           of like a working -- working papers type  
3           need-to-know-only type by basis?

4           MR. LUCETTE: No. Typically -- typically, the  
5           way we've done it before in Florida with the laws,  
6           the -- those will be public and we'll distribute  
7           the minutes. And I'm not sure if the minutes will  
8           be shared with this board or -- but a lot of times,  
9           a lot of the supporting materials will also be  
10          attached to the strategic business plan so when the  
11          report get published, it's included. I think we'll  
12          discuss with the airport, you know, how best to  
13          provide those -- that information. But usually  
14          we'll report -- we'll report on that information.

15          MR. MIRGEAUX: Understood.

16          CHAIRMAN MAGUIRE: Thank you, very much.

17          MR. LUCETTE: You're welcome. And thank you  
18          for your -- for your consideration. Thank you  
19          again for Mr. Olson visiting us and we're looking  
20          forward to this.

21          CHAIRMAN MAGUIRE: Sounds good. Okay. Next  
22          is T-hangar development update.

23                         T-HANGAR DEVELOPMENT UPDATE

24          MR. WUELLNER: Yes, sir. I wanted to bring  
25          everybody up to date on just kind of where T-hangar

1 development is.

2           There's -- I know I've personally heard quite  
3 a bit of rumor and misinformation out there  
4 relative to the future of T-hangars and how we go  
5 about them. But I wanted to kind of walk through  
6 that real quickly with you ahead of the budget  
7 because there are certainly going to be some  
8 outstanding questions as we move through this year  
9 and future years as it pertains to facilitating  
10 those T-hangars.

11           Anyway, we're looking for guidance at the end  
12 of the day. Not necessarily, you know, action  
13 items, so to speak, but just some general ideas of  
14 what we can -- we can include in budget-related  
15 preparations.

16           First, I've got -- let me go on to the first  
17 slide there. There we go. This is directly out of  
18 your airport master plan. Just wanted to point out  
19 the two -- the two arrows basically point to two  
20 separate areas where T-hangars are proposed or  
21 planned in the T-hangar -- in the master plan  
22 itself.

23           The one pointing upward is really a  
24 replacement project, if you will, for Hangar Row J  
25 that exists out -- or used to exist out there, was



1 the last row of port-a-ports. It abuts the  
2 50 x 60s and 65s that make up H -- H and I rows.  
3 It also abuts the first T-hangar row of the 2001  
4 series, the Hangar Row K.

5 It's unlikely because of the location of a --  
6 of an FAA facility on the southern end of that --  
7 I'll point to it. Right about the tip of the  
8 arrow, just above the tip of the arrow.

9 There's an FAA communications facility there  
10 that is basically permanent to the airport, if  
11 you're not aware of what that particular one is,  
12 but it's a backup transmitter and receiver site for  
13 the Jacksonville center. So it's -- it's kind of  
14 fixed by function at this point and wouldn't really  
15 be disturbed or proposed for disturbing or  
16 relocating in any way.

17 It will probably result in a slightly smaller  
18 or fewer number of T-hangars built into that  
19 building. Best guess is somewhere between eight  
20 and ten hangars will probably instead of 12. Until  
21 it's laid out permanently, we don't really know  
22 yet. But that would be likely the very first  
23 T-hangar project that would be accomplished. It is  
24 kind of a redo of that.

25 That's the easiest one to get accomplished.

1 The majority of infrastructure's already in place  
2 to support it. You may be aware as you watched  
3 T -- or Taxiway Delta go in, that we provisioned in  
4 that project an entrance or an exit, if you will,  
5 off of Delta to allow that row. So the connecting  
6 portions already to Delta have been accomplished.  
7 So it's just really now a matter of filling in that  
8 area, compensating for the drainage, and beginning  
9 that -- that design effort, that effort.

10 So unless you are, you know, going to provide  
11 direction at some point in the future, we're not  
12 there today, about a different location, that's  
13 the -- the most likely and easy low-hanging fruit,  
14 if you will, of the next T-hangar project.

15 The arrows that point to the left kind of show  
16 where future T-hangar development is likely to go  
17 in the future. Doesn't necessarily need to mirror  
18 that layout, but it's just showing that if you put  
19 sort of maximum density development of T-hangars,  
20 you could -- you could get into that neighborhood  
21 and get quite a few of them built.

22 There are a couple of roadblocks still there.  
23 You do not own all of the property that connects  
24 what we own to what is existing T-hangars on the  
25 east side. If you come right out of here to

1           this -- the road you entered the conference center  
2           off of, you'll notice there's still a couple of  
3           homes in that block there.

4                     We do not own those homes. We own one of the  
5           three homes that still exist. Two of those homes,  
6           we would still need to acquire. The board made a  
7           promise many years ago not to do those as  
8           eminent domain. We've been waiting that out at  
9           this point.

10                    We've acquired over half of the ones that were  
11           residual from 2004 or '5, I believe it was, from --  
12           from there. So we've got to -- got a little built  
13           of property to get through there in order to really  
14           go full board.

15                    Hopefully something will occur in the next  
16           couple of years or the board may want to revisit  
17           the idea of taking those properties, those couple  
18           of homes, or one or two or whatever might be  
19           necessary to begin opening that -- that balance of  
20           that property which you do already own for T-hangar  
21           development.

22                    Now, as has been our custom over the years, we  
23           go out, we program with Florida DOT for T-hangars.  
24           It's been a continuing -- on a continual basis  
25           really for over 20 years now as we are able to get

1           those grants lined up and we get a project of  
2           sufficient scale, we go ahead and launch it.

3           I think you'd find that we built -- I think  
4           the smallest cluster of hangars we built was 36 at  
5           one time, and that would be the K-L-M row hangars.  
6           From there, we went up from there 32 -- excuse me,  
7           42 was the next chunk, plus there were some  
8           additional slightly larger 50 x 50 units in that  
9           development also. That's the area you see kind of  
10          on your way in. Nice -- nice area landscape  
11          layout. We were able to preserve a lot of old  
12          trees in that mix. It's really a nice way to go  
13          about T-hangar development.

14          The next phase will really be up in the air as  
15          to how many we build at one time. We have some  
16          infrastructure challenges as we move west, as you  
17          may be aware. Did you put up the slide before  
18          that? Thank you.

19          To give you an idea of the money that's  
20          currently programmed out there, ignore the  
21          Authority share primarily because there's a  
22          decision-making item in that. But I put it out  
23          here to give you an idea on the worst-case scenario  
24          for the Authority, the Authority would be paying  
25          50 percent of the development cost of T-hangars

1 going forward, just so you know that. There is an  
2 opportunity to do a little better than that, and  
3 I'll get to that in just a second, but you can see  
4 it's up to about \$8,320,000 will be available over  
5 the next five years for T-hangar development  
6 projects.

7 So that's a significant amount of money that's  
8 been programmed and has been programmed with  
9 Florida DOT. Keeping in mind the DOT framework for  
10 funding is about five years. So we can add  
11 projects, we can keep extending those, we're in --  
12 until we add the next year of the DOT work program,  
13 you can't -- we can't really count on those being  
14 in the DOT budget.

15 Plus, historically, the board has always tried  
16 to balance T-hangar projects against other airfield  
17 needs and other projects out there to determine.  
18 Not all of them are revenue proceeding. Some are,  
19 some aren't. And just determine what, you know,  
20 are of the most importance to the board or the  
21 airport at that time.

22 I would point -- I think we'd be remiss if we  
23 didn't at least bring it onto the table -- you guys  
24 can decide what you want to do with that or not do  
25 with that -- but there is always an option out

1           there that the Airport Authority could create a  
2           land lease environment or a development agreement  
3           with some private sector developer over time or  
4           solicit bids to that extent, whatever, and allow a  
5           private sector company to come in and develop that  
6           site with as dense of T-hangar development as they  
7           would like to do, whatever that would be.

8           Obviously you would kind of control that project,  
9           when you wanted to do it, if you wanted to do it.  
10          But the plus side to that is that you would free up  
11          the DOT dollars for other projects down the road.

12                 So that money could be freed up. You'd be  
13          simply putting into a lease agreement with a  
14          private developer and perhaps a percentage of the  
15          rent, depending on how you structure that  
16          agreement. But ultimately the capital would free  
17          up and be available for other projects.

18                 The thing here with DOT dollars is you don't  
19          get new dollars. You know, we can reallocate those  
20          dollars, we can change the descriptions, we can  
21          change the percentages that are applied to projects  
22          in some cases, but ultimately we're not getting  
23          additional dollars on these projects.

24                 It's extremely rare to get some sort of an  
25          augmented funding for a project. It just

1 doesn't -- it just doesn't happen. Next slide,  
2 Cindy.

3 MR. OLSON: Oh, Ed, before -- before you leave  
4 that slide, could you go back?

5 MR. WUELLNER: Uh-huh.

6 MR. OLSON: A couple of questions -- or first,  
7 a comment on what you just said.

8 The matter of whether it's a ground lease  
9 for -- and private T-hangar development next phase  
10 or whether it's Authority using -- utilizing the  
11 FDOT support, that seems like an ideal issue to  
12 fold into the strategic business plan.

13 MR. WUELLNER: I don't disagree.

14 MR. OLSON: It seems like it would really be  
15 good to do in that context. But I -- the question  
16 of -- you have the design funds becoming available  
17 in 20- -- FY '23 state fiscal year. Are we in that  
18 now?

19 MR. WUELLNER: We are.

20 MR. OLSON: So we presumably -- and the  
21 Authority's share is budgeted or it's in the budget  
22 that we're looking at for approval?

23 MR. WUELLNER: It is not currently in the  
24 budget.

25 MR. OLSON: Okay. It's the 25,000.

1           So we could actually -- or the Authority could  
2 actually proceed with that and -- now and give a  
3 lot of definition as to what that next phase of  
4 T-hangar construction could be.

5           MR. WUELLNER: We can once we have the grant  
6 in place, yes.

7           MR. OLSON: Okay.

8           MR. WUELLNER: Because you're going to want to  
9 have that reimbursed at some percentage.

10          MR. OLSON: Right. So we can do it now.

11          MR. WUELLNER: We can request it.

12          MR. OLSON: We can actually start --

13          MR. WUELLNER: We can request it. We can  
14 request the grant and then begin that.

15          MR. OLSON: Okay. I'm sorry I'm going in the  
16 middle of your --

17          MR. WUELLNER: That's fine.

18          MR. OLSON: -- you were continuing.

19                 I guess without knowing what you're -- how  
20 you're going to conclude the T-hangar discussion,  
21 it seems like something we should just proceed with  
22 now, that -- to initiate the FDOT-supported design  
23 planning.

24          MR. WUELLNER: Well, keep -- and that's all --  
25 that's all great, but it's probably going to sit --



1 sit idle for a significant period of time until  
2 fall of next year in terms of construction because  
3 as you point out, that's strictly design money --

4 MR. OLSON: Yeah.

5 MR. WUELLNER: -- and no matter what we do, we  
6 can't incur charges or -- or expenditures against  
7 the construction component of this until the second  
8 grant is issued. That will not even be available  
9 until --

10 MR. OLSON: That's --

11 MR. WUELLNER: The earliest is July next year.  
12 Realistically, you're looking at end of August or  
13 September before the grant is executed.

14 MR. OLSON: A year from now. Well, it seems  
15 like it's a logical thing to proceed with.

16 MR. WUELLNER: But moving -- moving forward  
17 design, just realize it's going to sit there for a  
18 little while once it's designed.

19 MR. OLSON: Okay.

20 MR. WUELLNER: And we don't hold bids till we  
21 got close. Yes, ma'am?

22 MS. LUDLOW: Okay. You said you could build  
23 eight to ten, right? Well --

24 MR. WUELLNER: For J row, yes.

25 MS. LUDLOW: Yeah. Yeah, not 12, right,

1           because of the transmitter there.

2           MR. WUELLNER: Uh-huh.

3           MS. LUDLOW: But we still have property where  
4           A hangar was --

5           MR. WUELLNER: Uh-huh.

6           MS. LUDLOW: -- and we have property right  
7           here on Estrella that could be used immediately  
8           to -- to build hangars. I want to point out and  
9           make sure you know that -- that everybody knows  
10          that.

11          But the other thing, on our waiting list, do  
12          you know what size is the most prevalent? Because  
13          wouldn't that determine what size you built?

14          MR. WUELLNER: It -- it is. We build  
15          essentially the same -- the T-hangar is pretty  
16          consistent across here as well as other airports.  
17          They range between a thousand and 1,200 square  
18          foot, is pretty typical for a T-hangar. Closer to  
19          1,200 these days.

20          MS. LUDLOW: Uh-huh.

21          MR. WUELLNER: Where you get the oddball sizes  
22          are what we refer to as the end units --

23          MS. LUDLOW: Uh-huh.

24          MR. WUELLNER: -- where the T design of the  
25          inside doesn't come out even at the end of the

1 buildings. So you get a -- an enhanced square  
2 footage footprint there that of course is leasable  
3 space or it could be made into storage or something  
4 else. We've done both of those over the years.

5 All the ones that used to be storage for the  
6 most part, with the exception of K-L-M, are gone.  
7 The oldest hangars that were taken down for Bravo  
8 through Echo all had end units.

9 MS. LUDLOW: Okay. Those are bigger hangars  
10 than K-L-M, right?

11 MR. WUELLNER: They are slightly bigger, yes.

12 MS. LUDLOW: Yes. What is their square  
13 footage?

14 MR. WUELLNER: Those are 1,240 I want to say.

15 MS. LUDLOW: Okay. Wouldn't it be feasible to  
16 find out how many people on our waiting list wanted  
17 big hangars and how many wanted little hangars?

18 MR. WUELLNER: I'm not sure what your  
19 distinction of big and little.

20 MS. LUDLOW: Well, like a small corporate.

21 MR. WUELLNER: Oh, I see.

22 MS. LUDLOW: Yeah.

23 MR. WUELLNER: We have -- we have an  
24 independent list for that.

25 MS. LUDLOW: Oh, okay. So that --

1 MR. WUELLNER: So we already know that answer.

2 MS. LUDLOW: So that tells you what size --

3 MR. WUELLNER: Yes, ma'am.

4 MS. LUDLOW: -- you need. Okay. Then going  
5 back to where Hangar Row A is and the property on  
6 Estrella --

7 MR. WUELLNER: Uh-huh.

8 MS. LUDLOW: -- why can't we use that? Isn't  
9 that a more -- at least we could get --

10 MR. OLSON: Where is that?

11 MS. LUDLOW: Right there is Hangar Row A.

12 MR. OLSON: Oh, okay.

13 MS. LUDLOW: He tore down Hangar Row A, but we  
14 didn't get it rebuilt. And then also right here on  
15 Estrella in front of right out there, there is room  
16 to build like ten hangars.

17 There's room to build there. It has been  
18 pointed out --

19 MR. WUELLNER: Uh-huh.

20 MS. LUDLOW: -- that there is room to build.  
21 Of course you know there's room to build where  
22 Hangar Row A was because you took it down. But  
23 then this would be a new site right here on  
24 Estrella. But still you could get eight or ten  
25 hangars in there, I don't know, depending on how

1 big.

2 MR. WUELLNER: That potentially -- that site  
3 definitely does work. It's another row that is --  
4 can only be a partial row based on its location.

5 You may have noticed again with the  
6 Taxiway Delta project that the ultimate design of  
7 the pavement as it comes off of what is Bravo, the  
8 north end of Bravo hangar diagonals a bit off of  
9 there now. That was FAA's insistence that we stay  
10 out of the runway protection zone associated with  
11 Runway 2/20. So that has -- has impacted the total  
12 number of units.

13 So when you combine those units, based on a  
14 quick run of the math and the total project  
15 available dollars, it looks like a grand total of  
16 about 15 units on the high side could potentially  
17 be built between A row and J row, what --  
18 accumulation of those two. So no more than 15, and  
19 that's probably a little high. It will probably  
20 end up around 13 units.

21 MS. LUDLOW: Well, I don't see where -- where  
22 you're going to build them on J row. That's not  
23 having any problem with taxiway.

24 MR. WUELLNER: No, no, no. A row.

25 MS. LUDLOW: A.

1 MR. WUELLNER: A row has the taxiway --

2 MS. LUDLOW: Oh, you're talking about A row,  
3 okay. But J row doesn't have any problem, where  
4 J row was.

5 MR. WUELLNER: Correct. Other than the  
6 shortness with the FAA facility.

7 MS. LUDLOW: Okay.

8 MR. WUELLNER: So they're -- they're basically  
9 two short -- shorter rows of hangars. Either --

10 MS. LUDLOW: Right.

11 MR. WUELLNER: Either row would support 12  
12 hangars.

13 MS. LUDLOW: Either one would be. But on  
14 Estrella, that would hold like 10 or 12.

15 MR. WUELLNER: On Estrella?

16 MS. LUDLOW: Right in front of where our  
17 clubhouse is.

18 MR. WUELLNER: On the other side of the  
19 street?

20 MS. LUDLOW: Yeah.

21 MR. WUELLNER: Potentially. But that was site  
22 that wasn't set up for T-hangars originally, but it  
23 could be reviewed again.

24 MS. LUDLOW: Well, there's room because it's  
25 pointed out on our map.

1 MR. WUELLNER: It could be reviewed again.

2 MS. LUDLOW: Yeah, I know, it is, because that  
3 was pointed out as potential hangar space right  
4 there.

5 MR. WUELLNER: Keep in mind we're just talking  
6 about the number of units and the funding  
7 available, not the site layouts at this point.

8 MS. LUDLOW: Well, if --

9 MR. WUELLNER: But we can --

10 MS. LUDLOW: -- we don't talk about it,  
11 something might happen that it gets --

12 MR. OLSON: Well, I guess we have -- we would  
13 be able to do that in -- during the coming 12  
14 months based on that seems like a logical thing to  
15 put into the design and planning work, would be the  
16 infill sites you're talking about. I mean, to  
17 study that and determine what's the optimal -- is  
18 the -- does the optimal next phase of T-hangars  
19 include those sites?

20 MS. LUDLOW: Right.

21 MR. OLSON: Some of them --

22 MS. LUDLOW: I think that would be good on  
23 your report.

24 The other thing is that when we get grant  
25 money, I understand that you can transfer some of

1 the grant money to other things that are similar.

2 MR. WUELLNER: Sometimes. Depends on where --

3 MS. LUDLOW: Do we have any grant money like  
4 that?

5 MR. WUELLNER: We have no open grants with  
6 money like that.

7 MS. LUDLOW: Well, I'm sure of that. But  
8 it's -- I think we should look into that. Isn't  
9 there --

10 MR. WUELLNER: Specifically what are you  
11 trying to -- what's of interest to you?

12 MS. LUDLOW: I'm trying to get money to build  
13 hangars.

14 MR. WUELLNER: Yeah, you've got \$8 million.

15 MS. LUDLOW: Yeah, in five years.

16 MR. WUELLNER: Over five years, yes.

17 MS. LUDLOW: Yeah.

18 MR. WUELLNER: Yeah.

19 MS. LUDLOW: Well, when's the first one?

20 MR. WUELLNER: Next year.

21 MS. GREEN: Next year.

22 MR. WUELLNER: The summer.

23 MS. LUDLOW: Okay.

24 MR. WUELLNER: Regardless, even if we release  
25 design now and went into it, you're still 15 to 16



1 months at least till you can occupy something.

2 MS. LUDLOW: Okay. Well, we still like Bob  
3 said should look into the Estrella and --

4 MR. OLSON: Yeah.

5 MS. LUDLOW: -- the two short ones and the  
6 Estrella property because --

7 MR. WUELLNER: That's fine.

8 MS. LUDLOW: Just have to cut down some of  
9 Jack's trees.

10 MR. WUELLNER: We weren't -- you know, to be  
11 clear, we weren't -- we aren't ruling out any  
12 areas; I was simply pointing out the two primary  
13 areas for development.

14 MS. LUDLOW: Okay. Well, I'm just bringing it  
15 up so it will be on record. Okay. That's it.

16 CHAIRMAN MAGUIRE: Is that it?

17 MS. LUDLOW: Uh-huh. Thank you.

18 CHAIRMAN MAGUIRE: Okay. Go ahead.

19 MR. WUELLNER: Can I get the next slide?

20 With the DOT funding, we are eligible now for  
21 80 percent match on DOT for these kind of projects.  
22 Now, keep in mind what I said earlier. We don't  
23 get any additional money, but the relationship of  
24 the project, the total dollars would change  
25 available for a project.

1           So instead of it being 50/50, an example being  
2           each put a hundred dollars in, we'd have \$200  
3           available for the project. If we did 80/20,  
4           we'd -- we'd only have \$40,000 to put in the  
5           project, but you'd have a smaller project in total  
6           dollars. You can build fewer hangars, but the  
7           advantage is there's less Authority cash flow going  
8           into this. It's a slow -- little slower pace, but  
9           in terms of effects, potential effects on rental  
10          rates, development costs, things of that nature, it  
11          might be more palatable in the long term.

12           That's not a decision for today, but it is  
13          certainly something that you're going to need to  
14          think about and weigh as we go forward with  
15          projects when these projects get to grant time.

16           We have the -- we will let them know what your  
17          decision is. We can do that project by project of  
18          those ones on the previous slide. You can mix it  
19          up, even. But we do have to know at the point  
20          we're accepting the grant or just ahead of it so  
21          that the appropriate percentage is applied in the  
22          grant documents.

23           CHAIRMAN MAGUIRE: Go ahead.

24           MR. OLSON: Yeah. And following up on what  
25          you just said, Ed, I also think that looking at

1 variables as to how much of the public -- how much  
2 public subsidy goes into T-hangar development  
3 versus private financing and maybe amortizing --

4 MR. WUELLNER: Uh-huh.

5 MR. OLSON: -- borrowing to do part of it and  
6 that being a function of what the ultimate rent  
7 schedule is for those T-hangars, presumably if you  
8 have -- if you have -- if you want to build more  
9 T-hangars and you have a finite amount of public  
10 subsidy to go into it, you can build more if you  
11 have a higher rent structure because your -- part  
12 of it -- more of it is being financed against the  
13 rental stream.

14 MR. WUELLNER: Right.

15 MR. OLSON: So those kind of things, again,  
16 I -- we're talking -- I mean, I've been talking  
17 business plan in this meeting, but I think that's  
18 also an ideal thing to visit in the business plan.  
19 Essentially we can build more T-hangars if we  
20 adjust the rent structure --

21 MR. WUELLNER: Agreed.

22 MR. OLSON: -- and whether that's feasible or  
23 not.

24 MR. WUELLNER: Correct. And that's perfect  
25 use for that planning.

1 MR. MIRGEAUX: I have a quick question.

2 This slide here, what -- what is driving the  
3 difference between the number of units on the  
4 80 percent side versus the 50 percent side?

5 MR. WUELLNER: The total available funds.  
6 Keep -- keep in mind the DOT share is a finite  
7 amount of dollars. So if we're -- if that dollar  
8 represents 80 percent or 50 percent means there's a  
9 larger project at 50/50. There's more total  
10 project available.

11 MR. MIRGEAUX: And that's just --

12 MR. WUELLNER: So it's --

13 MR. MIRGEAUX: These numbers here, the 55 and  
14 35, you're just looking what? Everything we see on  
15 the map, the overlay there, or is that --

16 MR. WUELLNER: No, no, no. Just -- just  
17 what's programmed for the five years.

18 MR. MIRGEAUX: Okay. I mean --

19 CHAIRMAN MAGUIRE: Okay.

20 MR. WUELLNER: So the difference is if you  
21 take this -- the \$8 million -- the \$8.3 million  
22 number that was on the previous slide would  
23 represent us building at 50/50.

24 If we only build -- if we build it 80 percent,  
25 that number is significantly less. It's about one

1 point -- I -- my memory, but I think about  
2 \$1.2 million less available to build T-hangars. So  
3 the number of units that get built is less because  
4 the total dollars are different. Does that make  
5 sense? Everybody follow that bouncing ball?

6 CHAIRMAN MAGUIRE: To -- to put it another  
7 way. If the left hand's 50 percent, the airport  
8 puts in 50 percent and DOT puts in 50 percent equal  
9 match, you can build 55 units. But if we decide to  
10 cut our money back and only use as much as we can  
11 of DOT money, their percentage goes up to 80 and  
12 ours drops down to 20 percent participation.

13 MR. MIRGEAUX: But the top line and the bottom  
14 line number, wouldn't it stay the same so it would  
15 be --

16 CHAIRMAN MAGUIRE: No.

17 MR. WUELLNER: It would not.

18 MR. MIRGEAUX: It doesn't stay the same.

19 MR. WUELLNER: Total dollars does not stay the  
20 same. About two slides away you can see them  
21 compared. It might make more sense.

22 CHAIRMAN MAGUIRE: Yeah.

23 MR. MIRGEAUX: Okay. I'll wait then.

24 CHAIRMAN MAGUIRE: Okay.

25 MR. WUELLNER: Next I wanted to point out

1 the -- we did a -- just as we periodically do, went  
2 out and did a T-hangar rates survey again of area  
3 airports so that you have some idea of what market  
4 is these days on T-hangars, and you can see it's  
5 kind of all over the place, as usual.

6 We are aware of someone finally breaking  
7 the -- the rental barrier that's been in place in  
8 Northeast Florida for a while. Fernandina Beach  
9 opened new -- some new T-hangar units in the last  
10 four weeks. They went to their waiting list.  
11 They're essentially the same size as ours. They  
12 went out at a \$650 a month rental rate and they --  
13 no one objected and they were all leased instantly.

14 So I think you're going to see a slow but  
15 steady pace toward those kinds of monthly rent  
16 numbers over time. Probably long overdue relative  
17 to the cost to build. So something you're going to  
18 have to wrestle with going forward in setting rates  
19 and determining how these projects get done and  
20 funded.

21 At this point, we don't borrow money to build  
22 T-hangars. But when you do borrow money or should  
23 you borrow money to do T-hangars, not only do you  
24 have a repayment schedule, but there's also some  
25 sort of interest related to that, and that would

1           also affect what your rate of return would likely  
2           be.

3                        So the rate setting will be a great deal or a  
4           good deal more complicated than it is today when  
5           you're paying your share typically in a single  
6           budget here and you're not financing or funding or  
7           carrying that, it's just an internal exercise.

8                        All right. These two things might help you  
9           see what -- the next two slides. And then I think  
10          I'm pretty well done with just helping you  
11          understand where we're going.

12                       At 50 percent, you could build 55 units today.  
13          And that's using an average construction rate of  
14          about \$150,000 a unit. The units we built over  
15          here ended up being about \$123,000 a unit. Those  
16          are on pretty well prepared sites. Keep in mind,  
17          with the exception of the two Estrella Avenue  
18          T-hangars, you're looking at developing the site or  
19          infrastructure with it, extending taxilanes, doing  
20          those kinds of things.

21                        I think 150 is probably quite low in terms of  
22          a per-unit cost once you're into the new -- the new  
23          ground. It's probably more than adequate for the  
24          J row replacement and the A row replacement, but  
25          once you start getting into new area and have to

1 extend infrastructure, it -- those numbers are  
2 going to go up significantly. Would not shock me  
3 to see 180, even 200 a unit when you get into that  
4 new neighborhood. So that's got a -- that's got a  
5 big impact on the number of units you're ultimately  
6 going to build.

7           Keep in mind the money you put into  
8 infrastructure is not generally recoverable through  
9 rent. So by putting it into the cost per unit, you  
10 kind of de facto make it somewhat recoverable by  
11 adjusting -- if you look at the rates in that -- in  
12 that exercise.

13           This is what it looks like at the current \$400  
14 a month rent for an average T-hangar here. We'd be  
15 able to build 55 and -- and/or 35. And at  
16 50 percent dollars, it would take a little more  
17 than 18 years of dedicating all of the money from  
18 all of our T-hangars to paying that back. So  
19 that's, significant. And it would take of course  
20 significantly less if we bring it down to 35 units  
21 if we're only building -- putting 20 percent of the  
22 Authority's money in there. So it's significant.  
23 It's a lot of money to recover out of T-hangar  
24 rents. Very difficult.

25           And you see it goes up. If we sort of



1 allocate only 75 percent of that rental equation,  
2 we get less time involved. Can I get the next  
3 slide?

4 You see it improves quite a bit when you get  
5 up to 65 -- excuse me, 650 a month. I'm not  
6 suggesting that's the rate; I'm just using it for  
7 an illustration since Fernandina is already there.  
8 The 35 units, you could recover that within 3.2  
9 years, which is certainly a better recovery for us.

10 Again, keep in mind unless we're borrowing  
11 money, more often than not, we're paying as we go,  
12 so we're not really financing money. This is an  
13 exercise to help you understand the magnitude of  
14 the cost more than it is the actual effect on  
15 revenue.

16 If you remember, most of our capital's being  
17 funded by what -- it may be in a layman's term  
18 could be referred to as profit off the airport, but  
19 profit from operations is what funds the capital  
20 program. So you're not really affecting the  
21 day-to-day operations when we do it that way. And  
22 we stay -- also stay out of debt. We don't have  
23 any debt at that point.

24 Okay. That's really it. We're just trying to  
25 figure out where you think you might want to go

1 over time. No decision-making you have to do  
2 today. I do it -- I'm doing it ahead of the budget  
3 because I want you to understand where things are  
4 going.

5 You also need to -- I don't know that we'll  
6 point it out during the budget, but remember that  
7 based on CPI right now, and we used an 8 percent  
8 CPI adjustment, T-hangar rents are going up an  
9 average of about \$32 or more a unit just based on  
10 the normal CPI adjustment that would occur on those  
11 units.

12 So it's -- while we did a five-year \$25  
13 increase to construct the previous two T-hangars --  
14 or, excuse me, the four hangar units, B, C, D and  
15 E, to get the rents up to cover those costs, this  
16 is going to be \$30 just because of inflation  
17 changes, CPI adjustment. So, just a heads-up there  
18 for everyone.

19 CHAIRMAN MAGUIRE: Okay. Board discussion,  
20 comments? Any further comments?

21 (None.)

22 CHAIRMAN MAGUIRE: Okay. We have one public  
23 speaker.

24 MR. BURNETT: If --

25 CHAIRMAN MAGUIRE: Go ahead.

1           MR. BURNETT: I just wanted to share one thing  
2 with you. Cindy, could you go back to the site  
3 plan where it shows the hangars?

4           If you see the red boxes that are on there,  
5 those are the properties I believe that the  
6 Airport Authority does not own. The box on the far  
7 south is Mary Tarver Willis, who many times has  
8 come to the Airport Authority meetings over the  
9 years. It's her home. It's homesteaded, according  
10 to the Property Appraiser's database.

11           The one north of that sort of in the middle,  
12 that would be directly in the area of where you  
13 would want to put hangars probably first, that is  
14 owned by Mr. Ortagus. It looks like it is not  
15 homesteaded property. It is a house, but it looks  
16 like it's not a homestead.

17           And then of course the other one that's on the  
18 far left is the Joe Pacetti property. It doesn't  
19 look like it's homesteaded. That's where the  
20 business is operated out of. That's the one that's  
21 probably the most complicated than any of them in  
22 negotiating an acquisition or to actually exercise  
23 powers of eminent domain because there's a business  
24 attached to it.

25           Obviously the one on the south is Ms. Willis'

1           home, but the one in the middle is non-homesteaded  
2           property. Just so you know if you're looking at  
3           maybe having to exercise the power of eminent  
4           domain in the future, that one's obviously a  
5           logical target as to the first one that would need  
6           to do that, and it appears to not be homesteaded.

7                     As far as how your staff handles that,  
8           normally I think the folks in that area know that  
9           the Airport Authority is a ready, willing and  
10          buyer -- ready, willing, capable buyer and usually  
11          they contact the Airport Authority staff and that's  
12          how it gets brought to you for consideration for  
13          acquisition. So I assume if one of those comes up,  
14          it would come to you, but otherwise that's where  
15          they stand right now.

16                    CHAIRMAN MAGUIRE: All right. Go ahead.

17                    MS. LUDLOW: I -- I have something to say,  
18          Doug. Where the arrow's pointed where Mary --  
19          what's her last name?

20                    MR. BURNETT: Willis.

21                    MR. WUELLNER: Willis.

22                    MS. LUDLOW: I see her come out to her  
23          mailbox. She's still kicking.

24                    MR. WUELLNER: Uh-huh.

25                    MS. LUDLOW: She's really nice. But it would

1 be much more difficult to develop that than it  
2 would be like 10 or 12 on Estrella, or the A row  
3 would be a lot more difficult to develop that even  
4 if it were available. But it's not available, so  
5 you've still got A row that could be available and  
6 J row and Estrella.

7 MR. BURNETT: The one -- the one thing, the  
8 comment related to this is where the road comes out  
9 right now --

10 MS. LUDLOW: Uh-huh.

11 MR. BURNETT: -- if this property were to be  
12 taken by the airport or acquired by the airport,  
13 the right-of-way could be vacated because  
14 Ms. Willis doesn't connect. You know, she has  
15 access to the road below Araquay, I guess it is.

16 And so, what's good about that is you would be  
17 able to vacate this road, so you could have  
18 development through a good portion of this area  
19 without impacting her home if you chose to do it in  
20 steps.

21 MS. LUDLOW: I see. Thank you.

22 CHAIRMAN MAGUIRE: Okay. Any other comments?

23 (None.)

24 CHAIRMAN MAGUIRE: Okay. Mr. Liotta, you have  
25 comments? And you have three minutes.

1           MR. LIOTTA: Matt Liotta, 93 Lake Mist,  
2 St. Johns.

3           So in regard to the T-hangar development, you  
4 probably know that private aviation post COVID has  
5 increased by 40 percent and the hangars here have  
6 decreased since that time, not increased. So the  
7 airport needs to respond to the demand that has  
8 changed and needs to do so much more aggressively.

9           This is very underwhelming as a plan goes that  
10 you might be able to maybe get a few hangars in the  
11 next five years. You need to be able to respond to  
12 your seven-year hangar list now.

13           That means you need to look at much more  
14 aggressive options than what's on the table, not  
15 just aggressive options in terms of timing and  
16 numbers of hangars, but if you've got to raise the  
17 hangar rate to pay for it, then that's what you've  
18 got to do. If you have to work with private  
19 developers, that's what you have to do.

20           You're here for the public's good and the  
21 public needs this space at this airport. And I'll  
22 also remind you that this is not done in a silo,  
23 right? All the monies that the airport has has to  
24 go across all the projects.

25           We recently talked about the 21 acres of land

1           that I offered to lease. The board talked about  
2           going after a \$7-, \$9 million project for that.  
3           Are you going to be able to afford to do that and  
4           this at the same time? Where are you going to  
5           prioritize?

6                     On the other hand, as my letter laid out,  
7           leasing that property for \$320,000 a year, that  
8           pays for four T-hangars every year at the current  
9           numbers right here. Every year. Think about it.

10                    CHAIRMAN MAGUIRE: Okay. Thank you, very  
11           much.

12                    MS. LUDLOW: I have one --

13                    CHAIRMAN MAGUIRE: Any other public comment?

14    (None.)

15                    CHAIRMAN MAGUIRE: Okay. Bring it back to the  
16           board.

17                    MS. LUDLOW: Thank you.

18                    Ed, speaking of that 21 acres, nothing has  
19           been done on that at all. And what about, you  
20           know, the Solano or people that offered to lease  
21           it? Why haven't we worked out something so they  
22           could lease it?

23                    MR. WUELLNER: I think you may have missed.  
24           We did some action last month in order to move some  
25           preliminary engineering ahead so that we'll have

1 numbers on which to even have a discussion with  
2 those people.

3 MS. LUDLOW: Okay.

4 MR. WUELLNER: So that data is due at the end  
5 of October. That should provide additional meat on  
6 the bone for conversation.

7 CHAIRMAN MAGUIRE: Okay. Any other comment?

8 MR. MIRGEAUX: I agree with the sentiment that  
9 it -- we're not keeping up with the rate of demand  
10 and with the rate of growth and that's it's --  
11 it's -- it's beyond the point of pain anymore.  
12 It's a -- It's something that needs to be  
13 addressed. I appreciate the steps that the staff  
14 did to put this together.

15 I will ask what's, I guess, I don't know, the  
16 burn-through rate when you go to the first name on  
17 the list and you say, hey, we have a T-hangar  
18 available? How many names do you have to go  
19 through before you get -- get to a name typically  
20 usually? What's the average where they say, oh,  
21 I'm ready to take the hangar right now?

22 MR. WUELLNER: Based on the number of units,  
23 historically we -- we -- about 40 percent of the  
24 list actually takes a hangar.

25 MR. MIRGEAUX: Okay. So we have --



1 MR. WUELLNER: When they're available.

2 MR. MIRGEAUX: Our list is 285 right now --

3 MR. WUELLNER: Uh-huh.

4 MR. MIRGEAUX: -- but presumably, 40 percent  
5 are ready for a hangar today, so by -- by that  
6 logic.

7 So, you know, whether we're building 35 units  
8 or 55 units, you know, it's not 40 percent of 285;  
9 it's -- within the next five years. It's just --  
10 it's not meeting the demand.

11 Like I think we need to really start looking  
12 at -- and whether it's part of the executive plan  
13 or whether it's revisiting what we did with the  
14 work on the master plan, but anywhere in that  
15 South GA area where we can fit a building safely  
16 for GA operations, we need to consider doing that.

17 MR. WUELLNER: Getting hangars is not the  
18 problem; it's paying for hangars.

19 MS. GREEN: Which is another reason why the  
20 rents have to be commensurate with what the market  
21 is bearing right now.

22 MR. WUELLNER: It's -- a -- there are multiple  
23 pieces to that puzzle.

24 MR. MIRGEAUX: Well, so --

25 MR. WUELLNER: And you -- there is no --

1           MR. MIRGEAUX:  -- there's not a lot of room  
2 for us to move up from where we're at right now.  
3 So in terms of where -- if you say the market is  
4 650 in Fernandina, I mean, we're the third highest  
5 on that list of seven there --

6           MR. WUELLNER:  Uh-huh.

7           MR. MIRGEAUX:  -- and you even have Herlong on  
8 there.  So it's like, okay.  Which I -- I would not  
9 consider that within the group that you've got  
10 there, but...

11           So you've got, you know, in terms of like  
12 there is some -- some room potentially to move up.  
13 You mentioned if we were in line with CPI, \$30 per  
14 year per unit.  Again --

15           MR. WUELLNER:  Well, that's not the intent of  
16 CPI, of course.  CPI is just keeping us whole.

17           MR. MIRGEAUX:  Correct.  So -- but then, you  
18 know, part of this also is -- and, you know,  
19 it's -- is the balancing act between managing the  
20 space here as a public resource, something that  
21 belongs to the county through the residents,  
22 versus, you know, promoting the business of general  
23 aviation, whether it's commercial business or a  
24 hobby.

25           MR. OLSON:  And, Justin, I think that there's

1 a -- as we've heard, there's an immediate  
2 opportunity to do both. There's an immediate  
3 opportunity to proceed with the -- with the  
4 physical planning for the next phase of T-hangar  
5 construction and there's an immediate opportunity  
6 to dig into the financial -- the financing  
7 strategies that will maximize the number of  
8 T-hangars that can go on.

9 So, both physical and business planning are  
10 ready to proceed now. We just need to -- as we or  
11 this board are inputting into where we go next, we  
12 can -- we can make that a priority.

13 CHAIRMAN MAGUIRE: But don't forget the issue  
14 that Ed pointed out. The bottom line is dollars.

15 MR. OLSON: Yes.

16 CHAIRMAN MAGUIRE: If we don't get money from  
17 DOT or somebody else in grants, that means we have  
18 to fund the entire project.

19 MR. OLSON: Well --

20 CHAIRMAN MAGUIRE: So financing is critical.

21 MR. OLSON: Yes.

22 CHAIRMAN MAGUIRE: Location is critical,  
23 timing. It all has to be done together. You can't  
24 say just because of this, we move forward. It's a  
25 compilation of all the issues together.

1 MR. OLSON: Exactly.

2 CHAIRMAN MAGUIRE: It has to meld together.

3 MR. OLSON: That's right.

4 MR. WUELLNER: Well, and at some point, the  
5 board has to decide you're going to manage the  
6 occupancy by rate. Because you will never  
7 physically -- there's no mirrors or magic that can  
8 be applied to this that will let us build 285  
9 T-hangars on the footprint of the property. It --

10 MS. LUDLOW: We only need 40 percent of it.

11 MR. WUELLNER: -- physically can't be done. I  
12 mean, just there's not enough land there to do  
13 that. And the constraints are real. It's, you  
14 know, the -- the wetlands and marsh on the south  
15 side and U.S. 1 on the other.

16 MR. MIRGEAUX: But 40 percent of 285 is really  
17 the target based on --

18 MR. WUELLNER: That's actual occupancy,  
19 correct.

20 MR. MIRGEAUX: Right. So you're looking at  
21 110 units.

22 MR. WUELLNER: Correct.

23 MR. BURNETT: 114.

24 MR. MIRGEAUX: 114 units.

25 MR. WUELLNER: Yeah. And to tell you 285 is a

1 real number would be -- I think you're -- that's  
2 just not right. That's the number on paper, but I  
3 can tell you every time we start a T-hangar project  
4 or announce a T-hangar project, it's good for a  
5 hundred-plus names added to the list within 30 days  
6 from folks that occupy lists at other airports,  
7 wherever they come from. It's just the way it is.  
8 And --

9 MR. MIRGEAUX: You know, it's frustrating for  
10 the people on the list. I've spoken --

11 MR. WUELLNER: Oh, I get it.

12 MR. MIRGEAUX: -- to some of them. It's  
13 frustrating to our -- our GA stakeholders. I've  
14 spoken to many of them.

15 MR. WUELLNER: This is --

16 MR. MIRGEAUX: From an Authority standpoint,  
17 it's kind of a good problem to have, is that you're  
18 in a place that people want to be, so...

19 But again, we can't -- you know, it's -- we  
20 need to meet demand, so...

21 MR. WUELLNER: Yeah. Well, it's the same  
22 problem we have all over the state. I mean, we  
23 have built more hangars than any other airport and  
24 we are, you know, still woefully behind here.

25 And the state only allocates so many dollars.

1 We're extremely competitive in getting those  
2 dollars. You know, I don't --

3 MR. MIRGEAUX: Show me again --

4 MR. WUELLNER: Short of funding them at a  
5 hundred percent and making sure you're getting an  
6 ROI off the -- off the building them on somebody  
7 else's -- you know, building them on borrowed  
8 money, you know, but what's that number? It's  
9 probably well north of a thousand dollars a month.

10 MR. MIRGEAUX: Right.

11 MR. WUELLNER: You know, is that -- is that  
12 actually -- is there actually a market to lease it?  
13 I don't know.

14 MR. MIRGEAUX: The --

15 MR. WUELLNER: Private development could help  
16 us figure that out, too.

17 MR. MIRGEAUX: Specifically about J row and  
18 then replacement for A row, what's the holdup with  
19 either of those? Like just --

20 MR. WUELLNER: Money.

21 MR. MIRGEAUX: Money. It's --

22 MR. WUELLNER: We're waiting on the grant.  
23 The grant will be here next month -- next summer to  
24 build. The money will be here next July.

25 MR. MIRGEAUX: FDOT grant, right?

1 MR. WUELLNER: Correct.

2 MR. MIRGEAUX: Okay.

3 MR. WUELLNER: And then the decision-making  
4 over the next few months is, are you going to build  
5 that at 80/20 money or 50/50? Which will affect  
6 the total amount of units that could be built  
7 immediately. But that's -- that's where you are  
8 right now.

9 MR. MIRGEAUX: And typically normally when  
10 you're talking about construction, you know, the  
11 more units you build, the estimated cost per unit  
12 goes down. But I see it in our mockups here,  
13 the -- it doesn't, actually. It's the same for  
14 both. Is there --

15 MR. WUELLNER: Correct.

16 MR. MIRGEAUX: -- a reason why --

17 MR. WUELLNER: Well, the model we're doing  
18 basically flat -- flatlines it against the 150 per  
19 unit.

20 My -- my point is, we might be able to build  
21 the J and A rows maybe for 135, but when we cross  
22 over what is Casa Cola and into that neighborhood,  
23 that per-unit cost is going to escalate to 180 or  
24 more because there's no infrastructure back there.  
25 There's no taxiway access. There's no water lines

1 to support fire protection back there. There's --  
2 there's basically nothing back there to help you in  
3 that, so the cost per unit will go up.

4 And it will keep going up based on what's  
5 going on with inflation and other things. I  
6 wouldn't even -- I'm not really comfortable saying  
7 135 right this minute based on what's going on in  
8 construction industry in the last few months.  
9 Might work, might not.

10 I could, you know, let Andrew tell you, but I  
11 know they've opened bids -- was it Flagler County  
12 recently? What were those numbers?

13 MR. HOLESKO: 150-plus.

14 MR. WUELLNER: And that's -- was that for a  
15 prepared site or not?

16 MR. HOLESKO: I don't know.

17 MR. WUELLNER: You don't know.

18 So, you know, the numbers are pretty close. I  
19 mean, what we're estimating the unit cost, that's  
20 today's dollars. What it is in five years, you  
21 know, somewhat is affected by are we getting a  
22 handle on inflation or, you know, where the rent's  
23 going, you name it.

24 CHAIRMAN MAGUIRE: Okay.

25 MR. WUELLNER: It's not an easy answer.



1 MR. MIRGEAUX: Thank you.

2 CHAIRMAN MAGUIRE: Any other comments from the  
3 board?

4 (None.)

5 CHAIRMAN MAGUIRE: All right. Ed, let's move  
6 on to the next one.

7 ARFF OPTIONS

8 MR. WUELLNER: Last kind of pre-budget item I  
9 have is just I wanted to walk you or walk through  
10 what we've -- we have found out so far on the idea  
11 of fire rescue. I'm only throwing this out at this  
12 point because again, not a decision, but trying to  
13 understand what you would like us to try to make  
14 available in terms of resources in the budget  
15 process, if any.

16 You know, we had a lot of conversation, a lot  
17 of input over the last few months over what we  
18 believe to be the needs, being a 24/7 kind of  
19 coverage or what the like. We've gone out and done  
20 some groundwork for you at your request including  
21 St. Johns County Fire Rescue.

22 Their preference is to have two people here  
23 full time. They want to get to that point at some  
24 point looking at doing a joint community airport  
25 station that should dramatically reduce our overall

1 operating costs. But that's still a number of  
2 years out.

3 Single staff, they've -- they've not really  
4 agreed but they're open to the idea of pursuing a  
5 single-staff person here for the first year or so.  
6 But you're still looking at somewhere in the  
7 neighborhood of about \$350,000 a year to get that  
8 covered by one person. Keeping in mind that the  
9 typical response at the airport is anywhere from  
10 four to -- four to nine minutes. So it's not a  
11 long lead to have community fire responses.

12 This would provide flexibility in how we  
13 contract for services as they're required under  
14 Part 121. We looked at private sector contractors,  
15 a private fire department, if you will, contracted.  
16 That could be done for about \$690,000 a year. Just  
17 these are big numbers.

18 You could form your own department. I'm not  
19 at all recommending that approach. But you could  
20 create that as a department under the airport and  
21 staff it that way. The numbers aren't dramatically  
22 different than anywhere else and they're going to  
23 escalate because you're not equipped for that  
24 stuff. You're not currently in a training mode.  
25 You're not paying for a lot of the things that are

1 already in place with, say, St. Johns County Fire  
2 Rescue district. This is what they do. So we'd  
3 have to -- a big curve to get to that point.

4 Just a reminder that our current services, the  
5 GA response, whenever they respond to a GA  
6 incident, there is no cost to the airport. So  
7 those responses, albeit whether you agree to the  
8 timeliness of it, it still doesn't cost us anything  
9 to have those guys respond from St. Johns County.

10 We do pay a per diem when we have -- which is  
11 about \$120 a flight minimum to have a fire rescue  
12 person available during scheduled service  
13 operations. So, you know, there's always been that  
14 cost in every -- every airline flight we've ever  
15 had over the years.

16 So it's -- the current level is not a big  
17 number, but the next step up is significant. It's  
18 about 350. Can it be accommodated in your budget?  
19 Yeah. But is it -- is it accommodated -- can we  
20 accommodate it at the 7-something level in future  
21 years? You have to do something with overall rates  
22 and charges.

23 You know, to sort of give you a -- it's not  
24 exact match, so don't hold me to this, but in  
25 order -- if you just use the T-hangar rent base as

1 a comparative to what it costs to operate full-time  
2 fire rescue, you'd almost have to double T-hangar  
3 rents to cover fire rescue. That's an absurd  
4 proposition. But the order of magnitude of the  
5 dollars of \$750,000, that's -- that's a big number.  
6 It's a big number in our budget. You're looking at  
7 30 -- almost 30 percent of our operating budget,  
8 maybe more.

9 CHAIRMAN MAGUIRE: Okay. Questions, comments?

10 MS. LUDLOW: Question.

11 CHAIRMAN MAGUIRE: Uh-huh.

12 MS. LUDLOW: I thought this -- that the county  
13 airport had already been approved by the county. I  
14 thought they -- I mean --

15 MS. GREEN: St. Johns County?

16 MS. LUDLOW: I mean fire station, sorry. I  
17 think my ankle injured my brain. Yes, where  
18 exactly is that fire station going to be?

19 MR. WUELLNER: It would be really right across  
20 the street just up here toward the fire rescue.

21 MS. LUDLOW: You mean where we were going to  
22 have the park?

23 MR. WUELLNER: Past it.

24 MS. LUDLOW: Okay. But was it --

25 MR. WUELLNER: It's basically where the

1 existing is.

2 MS. LUDLOW: Wasn't that already approved by  
3 the county?

4 MR. WUELLNER: No, ma'am.

5 MS. LUDLOW: Okay. All right. Then I  
6 misunderstood that and I'll go back and look it up.

7 But the other thing is why -- why in the world  
8 are you throwing out these numbers? I mean, I just  
9 don't get it, because what do we have on this  
10 airport that's staffed 24/7? Nothing. The tower's  
11 not staffed. Atlantic's not staffed. Nothing is  
12 staffed 24/7. Why -- you took -- that's a scare  
13 tactic.

14 MR. WUELLNER: I have no dog in this fight.  
15 You --

16 MS. LUDLOW: Well --

17 MR. WUELLNER: =This -- this was the  
18 conversation --

19 MS. LUDLOW: You put the worst-case scenario.

20 MR. WUELLNER: -- that occurred immediately  
21 following the --

22 CHAIRMAN MAGUIRE: Well, no, I don't believe  
23 that's the worst-case scenario. I believe --

24 MS. LUDLOW: 24/7.

25 CHAIRMAN MAGUIRE: -- it forces the issue.

1           You have to make a decision of why do we want -- if  
2           we want, why do we want our own fire rescue  
3           services.

4           MS. LUDLOW:   Okay.

5           CHAIRMAN MAGUIRE:   Why are we willing to pay a  
6           lot of money for all of this on an annual basis  
7           every year?   Because once you start, it's here  
8           forever and it's going to cost more every single  
9           year.

10          MS. GREEN:   After the March incident, we asked  
11          staff to give us all the parameters.   So you have  
12          the high end up here of 24/7 and then staff has  
13          given us one staff member I guess at  
14          St. Johns County, which I guess would be the lower  
15          one.

16          CHAIRMAN MAGUIRE:   So -- so it begs the  
17          question:   Why do we believe, if we do, why do we  
18          believe we need our own fire service?   If the  
19          response time -- what did you say the response time  
20          is now?

21          MS. GREEN:   Four to nine.

22          MR. WUELLNER:   Four to nine minutes.

23          CHAIRMAN MAGUIRE:   Four to nine minutes.   Are  
24          we willing to spend \$350-, \$700,000 whatever it is,  
25          to get better than a four- to five-minute --

1 nine-minute response time? Is it -- is it worth  
2 it? That's the decision the board is going to have  
3 to make.

4 MS. LUDLOW: Okay. Is that fire station only  
5 for us? No, it isn't.

6 MR. WUELLNER: The post --

7 MS. LUDLOW: It's for the county.

8 CHAIRMAN MAGUIRE: It doesn't matter. If the  
9 money comes out of our pocket --

10 MS. LUDLOW: Okay. How much is that green  
11 building sitting over there worth, that fire  
12 station we have here? We've had for years sitting  
13 there empty. What is that worth? What's the value  
14 of that property and why don't we rent that to  
15 somebody?

16 MR. WUELLNER: For what purpose?

17 MS. LUDLOW: The green -- the green fire  
18 station.

19 MR. WUELLNER: It's not green, but what --

20 MS. LUDLOW: Oh, well.

21 MR. WUELLNER: -- nonetheless, but --

22 MS. LUDLOW: Yeah. Okay. So it's never been  
23 used.

24 MR. WUELLNER: It's used --

25 MS. LUDLOW: It's a brand new building.

1 MR. WUELLNER: It's used --

2 MS. LUDLOW: You put -- you store the airboat  
3 there.

4 MR. WUELLNER: You have an airboat. You have  
5 two fire vehicles that are staffed by a contracted  
6 fire rescue during operations that are required --

7 MS. LUDLOW: By -- by Grumman?

8 MR. WUELLNER: Not by Grumman.

9 MS. LUDLOW: Yes.

10 MR. WUELLNER: Although Grumman would like to  
11 use it.

12 MS. LUDLOW: Yeah. Well, I would say we  
13 wouldn't think of getting another one until, you  
14 know, we know what to do with that one.

15 MR. WUELLNER: Well, this -- this wouldn't be  
16 our station.

17 MS. LUDLOW: No, it certainly wouldn't.

18 MR. WUELLNER: This would be a community fire  
19 station.

20 MS. LUDLOW: Right. Okay. And we have  
21 nothing 24/7. That was...

22 Okay. I'm done.

23 MS. GREEN: Uh-huh.

24 CHAIRMAN MAGUIRE: Any other comments?

25 MR. MIRGEAUX: I understood this to be a --



1           just staffing costs, an annual staffing cost, not  
2           building a new fire station. Is this building a  
3           new fire --

4           MR. OLSON: No.

5           MR. WUELLNER: This is staffing.

6           MR. MIRGEAUX: This is just staffing.

7           MR. OLSON: Yeah.

8           MS. LUDLOW: So -- and who builds the fire  
9           station?

10          MR. WUELLNER: The station exists.

11          MR. OLSON: So as we heard, the county has a  
12          plan --

13          MS. LUDLOW: Yes.

14          MR. OLSON: -- to join with the airport to  
15          build a new fire station. Likely it will be needed  
16          fairly soon because of all the development  
17          happening in this area. So, you know, that's --

18          MS. LUDLOW: I understand.

19          MR. OLSON: -- in the long -- you know --

20          MR. MIRGEAUX: So if the county has a plan to  
21          build a new fire station, that --

22          MS. LUDLOW: Anyway.

23          MR. MIRGEAUX: -- new fire station presumably  
24          is going to be within our current overlay district.

25          MR. WUELLNER: It's -- it's a replacement of

1 Station 12, which is the station that currently  
2 responds or more often than not --

3 MR. MIRGEAUX: Which has a response rate of  
4 seven to nine minutes, six to nine minutes?

5 MR. WUELLNER: Four to nine minutes,  
6 typically.

7 MR. MIRGEAUX: So then it will be closer than  
8 that one, hopefully.

9 MR. WUELLNER: Absolutely. And they would  
10 keep at least a dedicated person at that location  
11 to -- to be available when they respond to other  
12 calls. So you would always be covered out of that  
13 station.

14 MR. MIRGEAUX: And that's just part of the  
15 county -- it's setting --

16 MR. WUELLNER: Well, their conditions are --  
17 you know, one of the timeline issues the county is  
18 communicating is it's very much tied to how -- the  
19 results of the sales tax referendum, in terms of  
20 the speed of this kind of a project.

21 MR. MIRGEAUX: The -- related to this, because  
22 I think it's the key driver, the reason why this is  
23 on the agenda today, but where are we at with  
24 the -- well, where do you think the NTSB is at with  
25 the mishap?

1 MS. GREEN: I just followed up on that. They  
2 do it anywhere from six months to a year. It  
3 occurred in March and the only thing that's been  
4 published out is the initial finding which we  
5 received a while ago.

6 Nothing's out since been come from that point.  
7 But it's up to NTSB. It's usually six months to a  
8 year. So it's been since March 2nd. First part of  
9 March is when it occurred.

10 MR. MIRGEAUX: Okay.

11 MS. LUDLOW: I have a question.

12 CHAIRMAN MAGUIRE: Go ahead.

13 MS. LUDLOW: I just forgot what it was.

14 MR. OLSON: I was going to ask Reba. Has  
15 the -- you're involved with the safety committee,  
16 right?

17 MS. LUDLOW: Yes. That's what it was, thank  
18 you.

19 MR. OLSON: So my question is, has the safety  
20 committee met to discuss the broad issue of  
21 increased safety and rescue?

22 And -- and the reason I ask it is that I may  
23 be completely off base here, but one of the  
24 possible -- the -- we've had two recent accidents  
25 where the aircraft has gone down into the marsh.

1           The last one, a very tragic one, was one where the  
2           actual site was not easy to locate.

3           So, I thought about one way to incrementally  
4           increase safety would be to have a system installed  
5           here, not a -- necessarily a human -- a system that  
6           would help -- would identify more precisely where  
7           these planes are if they are in the marsh. Has --  
8           is that a possibility? I don't know.

9           MS. LUDLOW: I think yes, it is. But what I  
10          was going to say is we should table this because I  
11          finally -- we have a hard time getting a conference  
12          room, which, you know, I -- well, that's for public  
13          comment, I'll say. But the safety committee review  
14          is scheduled for the first week in -- of September.

15          MR. OLSON: Okay.

16          MS. LUDLOW: And we had some setbacks on it,  
17          but we had the hierarchy in order, and they're the  
18          ones that should be telling us this.

19          MR. OLSON: Okay.

20          MS. LUDLOW: So I think we should table it.

21          CHAIRMAN MAGUIRE: You said table. I didn't  
22          think this was brought forth for --

23          MR. WUELLNER: It isn't.

24          CHAIRMAN MAGUIRE: -- for a vote or anything.

25          MR. WUELLNER: I want to make the same point.

1           CHAIRMAN MAGUIRE: This is for information  
2 only; is that correct?

3           MR. WUELLNER: Yeah. All -- all we were  
4 trying to do today is give you an idea what the  
5 order of magnitude --

6           CHAIRMAN MAGUIRE: Yes.

7           MR. WUELLNER: -- to provide the service would  
8 be and to see if there is an appetite. We're not  
9 recommending anything. Is there an appetite to  
10 include any or all of this into your budget going  
11 forward for next year?

12          MS. LUDLOW: Gotcha.

13          MR. WUELLNER: That's your call.

14          CHAIRMAN MAGUIRE: Yeah.

15          MS. LUDLOW: I understand.

16          MS. GREEN: Uh-huh.

17          CHAIRMAN MAGUIRE: All right. Okay. Before  
18 we do that, we have Mr. Liotta again.

19          MR. LIOTTA: I think that was a really great  
20 discussion.

21                 I appreciate Reba's point of view that the  
22 tower is not 24/7, so, you know, having some  
23 service that's less than 24/7 may be something that  
24 is less onerous. But I also think we all know that  
25 the combined efforts with the county is the

1 long-term right answer. The airport shouldn't have  
2 to operate this or budget for this itself.

3 And I think that Bob's point is, if that's the  
4 ultimate answer, what is the things that we can do  
5 to address safety issues between now and then that  
6 do make sense financially that could help? Because  
7 we know that it wasn't the response time, the four  
8 to nine minutes, that was the issue at this last  
9 one. It was finding where in the marsh Marianne  
10 was and then ultimately being able to access her  
11 with the airboat that are the big issues there,  
12 right?

13 So, if there's anything that we can do to  
14 improve that, I think that would be something that  
15 the community wants to hear. And I think that's  
16 really what the community wants, is they want to  
17 hear somebody is doing something to make it better.  
18 And I'm sure there's something that we can do to  
19 make it better that's not all the way to 24/7 fire  
20 safety staff.

21 CHAIRMAN MAGUIRE: Okay. Bring it back to the  
22 board. Any other comments?

23 MR. MIRGEAUX: Again, I'll wait for the -- the  
24 NTSB is going to be the definitive investigation on  
25 this, will look into it, and then obviously the

1 work, Reba, that you and the safety committee are  
2 doing I think is going to shed a lot of good light  
3 on this.

4 But as a pilot, I will say if you have an  
5 emergency, declare it -- and I don't know who our  
6 tower representative is in here today, we didn't  
7 hear from them -- but if they declare an emergency,  
8 you should be getting on with the local fire  
9 protection and fire services right then and there.  
10 I'm not sure that that happened this time.

11 MS. LUDLOW: She --

12 MR. WUELLNER: It did.

13 MS. LUDLOW: -- declare an emergency.

14 MR. MIRGEAUX: So if she declared an  
15 emergency, that -- you know, that's the green light  
16 for, you know, let's get the fire department out  
17 and ready. And I think that that -- that may be a  
18 contributing factor. I don't know and --

19 MS. GREEN: That's why I reached out to NTSB  
20 to see when that was coming. And I don't know if  
21 we want to wait another six months. I don't. I  
22 think we need to -- what Mr. Liotta said, we need  
23 to start the planning and move forward and put some  
24 fire maybe under St. Johns County fire department  
25 so we can get that planning.

1 MS. LUDLOW: And that is the hierarchy of the  
2 safety review committee. It is TSA. It's fire  
3 marshal. It's Sheriff's Office. It's everybody  
4 that can tell us what we can do best.

5 MS. GREEN: Maybe you can bring us some  
6 information after the first -- you said the first  
7 week of September for our next meeting?

8 MS. LUDLOW: Well, yeah, might be second week.

9 MS. GREEN: Okay.

10 MS. LUDLOW: Because the first week is  
11 Labor Day.

12 MS. GREEN: Okay.

13 MS. LUDLOW: So they might have to move it to  
14 the second.

15 MR. MIRGEAUX: I'd be interested to find  
16 out -- story to interrupt, but --

17 MS. LUDLOW: No.

18 MR. MIRGEAUX: -- I'd be interested to find  
19 out like accidents rates, mishap rates --

20 MS. LUDLOW: Uh-huh.

21 MR. MIRGEAUX: -- in terms of if there's -- I  
22 don't know how they do it on a GSI. In the  
23 military, there's class -- it basically comes down  
24 to how expensive it was to replace whatever it was  
25 that got broken, everything from, you know, taxiing



1           into, you know, a fixed object and you've got wing  
2           damage or something like that versus, you know, the  
3           high -- the high end of the scale is, you know, a  
4           fatality.

5           MS. LUDLOW:   Yes.

6           MR. MIRGEAUX:   So, you know, what are the  
7           rates of our airport?  Because I don't think we're  
8           out of line.  I think we're probably one of the  
9           safer ones in fact, but I don't know.  It might be  
10          interesting to find that out.

11          MS. LUDLOW:   Well, they will come to a  
12          meeting -- we'll have them come to a meeting.  Like  
13          I say, it was a matter of getting it set up.

14          CHAIRMAN MAGUIRE:  Okay.  Further comment?  
15          Okay.

16          MR. WUELLNER:  To be clear now, I just want to  
17          make sure we're not -- we are or we are not  
18          including anything into the current proposed budget  
19          for next year, that's all --

20          CHAIRMAN MAGUIRE:  My preference is do not  
21          include.

22          MR. MIRGEAUX:  Do not.

23          MS. GREEN:   Not at this moment.  We're going  
24          to know something pretty quickly --

25          CHAIRMAN MAGUIRE:  Yes.

1 MR. WUELLNER: Okay.

2 MS. GREEN: -- for discussion.

3 CHAIRMAN MAGUIRE: For discussion, yeah.

4 Okay?

5 MR. WUELLNER: And since the -- just for your  
6 edification, since the dollars you're ultimately  
7 talking about here would end up in reserve --

8 MS. GREEN: I was going to say we have the  
9 reserves.

10 MR. WUELLNER: -- you have the ability to  
11 amend that --

12 MS. GREEN: Right.

13 MR. WUELLNER: -- later should you choose to  
14 do that --

15 MS. GREEN: Right.

16 MR. WUELLNER: -- or create some other  
17 conclusion later.

18 MS. LUDLOW: I think it should be tabled until  
19 the safety review committee meets.

20 CHAIRMAN MAGUIRE: You're talking very  
21 quietly. Say that again.

22 MS. LUDLOW: I think this should be tabled  
23 until the safety review committee meets and then  
24 they will come here and talk to the board.

25 CHAIRMAN MAGUIRE: It was never brought to us

1 to be -- to be decided upon, just to make  
2 recommendations, so tabling isn't the correct word.  
3 We're going to wait for him to bring it back and  
4 wait for the -- the NTSB.

5 MS. LUDLOW: Thank you.

6 MS. GREEN: And we're not going to put it in  
7 the budget at this moment because we do have those  
8 millions of dollars of reserves that are there that  
9 we can jump on it if we needed to.

10 MS. LUDLOW: I got it.

11 CHAIRMAN MAGUIRE: All right, Ed.

12 FY2022-23 PRELIMINARY STAFF BUDGET PRESENTATION

13 MR. WUELLNER: Okay. Just brief overview of  
14 the budget. We passed out copies. I think the  
15 audience has copies of it, too. We've adjusted a  
16 few numbers going forward as we have actual factual  
17 data on a few things going into the September  
18 public hearings.

19 The two big items we wanted to make you aware  
20 of of course was where CPI was, and then of course  
21 we had the conversation just about the T-hangars.  
22 So just so you're aware, the CPI adjustment's going  
23 to change -- or it will be what it is going into  
24 September. And then of course you made the  
25 decision a second ago we're not pursuing anything

1 for the ARFF.

2 So you're -- you're looking at on the -- on  
3 the budget sheet we just put out there a relatively  
4 complete look of what you'll see in September for  
5 the first public hearing. We'll take a last look  
6 at it over the next day or so and get you a copy.  
7 That will be largely what you consider for adoption  
8 at your Sept- -- your two September public  
9 hearings.

10 Of course in September the first meeting is  
11 just that, a public hearing on the budget. You  
12 have opportunities at that meeting to still make  
13 some adjustments and/or corrections. If there's  
14 something you see that isn't getting accomplished  
15 or accommodated, there still is an opportunity, a  
16 short window there to get it done. But then that  
17 will move on to the final public hearing about a  
18 week later and you'll adopt your budget for the  
19 next fiscal year at that point.

20 But the budget you're looking at, based on the  
21 information you provided me in the last hour, is  
22 going to be awfully darn close to what the final  
23 number is for the budget.

24 It includes all known capital projects,  
25 includes all known revenue sources, all known or

1 expected expenditures for the next year.  
2 Accommodates everything that we know is likely to  
3 happen going into next year.

4 I will point out these budget's aren't  
5 perfect, as they never have been. Probably the  
6 biggest contributing item in our budgets will be  
7 the -- really the un -- inability to ever do a  
8 capital project that stays within a single fiscal  
9 year. It's just the nature of these jobs, and  
10 sometimes it's the nature of the funding to where  
11 it straddles multiple fiscal years. So don't be  
12 shocked. Most of the projects take longer than the  
13 one year, one fiscal year to complete.

14 CHAIRMAN MAGUIRE: Okay. Board comments?

15 (None.)

16 CHAIRMAN MAGUIRE: Okay. Let's move on to the  
17 next one.

18 MODERN AERO LEASE STATUS

19 MR. WUELLNER: Last item I have for you is  
20 just we promised you to provide a brief update on  
21 the Modern Aero lease, and at this point, we're as  
22 I understand it down to two issues that are -- that  
23 ultimately will probably be decided by -- by you  
24 folks when we get there.

25 The 30-day termination clause is currently in

1           your form lease. And the last is there's a  
2           personal guarantee requirement that's long been a  
3           part of Authority policy that at this point they're  
4           asking to waive. So you'll have to make that  
5           decision at the point of lease.

6                     Still optimistic that the September meeting  
7           would result in a lease that we can bring forward.  
8           We're still waiting on a significant amount of  
9           information that allows me by your policy to bring  
10          it forward for your consideration. So that's for  
11          the most part where I am with it.

12                    MS. GREEN: So hopefully we'll get something,  
13          board direction in September, maybe a lease?

14                    MR. WUELLNER: I'm hoping.

15                    MS. GREEN: Okay.

16                    MR. WUELLNER: At this point it's really up to  
17          them to provide.

18                    MS. GREEN: Okay.

19                    CHAIRMAN MAGUIRE: Okay. Go ahead.

20                    MS. LUDLOW: I'd like to say something about  
21          that. Tell me exactly. A 30-day lease or they can  
22          cancel or you can cancel in 30 days, but you're  
23          giving them an eight- or ten-year lease or  
24          somebody? How long a lease are you giving them?

25                    MR. BURNETT: I think that's a good segue.

1 Mr. Chair, if I might in response to Ms. Ludlow's  
2 question --

3 CHAIRMAN MAGUIRE: Go right ahead.

4 MR. BURNETT: -- I've got a presentation just  
5 to go through some of the issues and give the board  
6 some of the background on the issues so you get a  
7 good picture of where we're at, and I'll -- I'll  
8 address that question as well.

9 MS. LUDLOW: Okay. The -- okay.

10 CHAIRMAN MAGUIRE: Okay.

11 MR. BURNETT: Just get this up and running.

12 You know, I'll start by saying that having  
13 been here around the airport now for serving in  
14 legal capacity as either the head attorney or  
15 associate attorney working for the airport for  
16 20 years now, right at, we've just never had this  
17 kind of lease issue where there was so much  
18 consternation and back and forth related to a  
19 lease.

20 And you're talking about big leases we've  
21 negotiated. Redoing the FBO lease, for example,  
22 with Atlantic Aviation. Northrop Grumman's various  
23 lease amendments, changes to its lease. The  
24 North 40, big issues related to maintenance and  
25 additional funds on the North 40.

1           And then all of the different users we have  
2 here, whether it's Ring Power, you know, Florida  
3 Flyers, Roberts Aviation, Southeast Aero, Rivkin  
4 Aviation, Customs, St. Johns County  
5 Sheriff's Office, all of those things, just never  
6 had this kind of problem.

7           But I think it's worth going through some of  
8 the history so you know why we've been at it for  
9 over a year and why some of the issues are out  
10 there.

11           Just looking at an aerial of the facility, if  
12 you look and break that down into an exhibit from  
13 one of the lease documents, you can see this is the  
14 2010 lease, Unit B and part of Unit C. Unit C is  
15 the middle part. So they have part of the middle  
16 portion. And then the 2012 lease is Unit A shown  
17 in purple.

18           Looking at that middle section, approximately  
19 this is their leasehold what's shown in blue.  
20 They're allowed to use some of the common area as  
21 well. That's part of the 2010 lease. Mapping that  
22 out on an aerial loosely, it's this amount of the  
23 building.

24           If you look at the 2010 lease, again, this is  
25 one that was with Jacksonville Aviation, this is



1 the 2010 that's for Unit B and part of C term of  
2 lease that was renewed for five years but then  
3 subsequently was not renewed in -- in 2020, so  
4 currently it's on a month-to-month basis.

5 Uses. Just to pull out the main primary use  
6 that's in here, it's aircraft maintenance and  
7 repair. 2012, same form lease document. This is  
8 the one for Unit A and a similar kind of use.

9 Both of these leases do have the lease  
10 amendment which I'll come back and talk to you  
11 about. You know, again circling, this is to get  
12 into that realm of being a nonfuel FBO. So both  
13 leases have an amendment associated with it.

14 A note on form lease amendments. They were  
15 created to help the tenants, the two documents I  
16 just showed you, because FBOs are exempt from  
17 ad valorem taxation in Florida law and it's a  
18 criteria for recognizing nonfuel FBOs, really to  
19 level the playing field. And when you look at how  
20 these were adopted in the minutes, you get a good  
21 flavor for why they -- why that was done.

22 If you look at the 2017 minutes, Mr. Burnett,  
23 The issue there is we actually help our tenants  
24 because right now the Property Appraiser's  
25 subjecting them to ad valorem taxation if they're

1 not an FBO. If you're an FBO by Florida law, you  
2 don't have to pay ad valorem taxes. And so, the  
3 Florida Statutes do not define what an FBO is.  
4 Florida Statute doesn't say an FBO is this. The  
5 FAA gives you guidance to say an FBO this, but it  
6 doesn't tell you how to define it. Even in their  
7 circular, a full-blown FBO -- FBO does all of these  
8 things or they can do some of these things, and  
9 then it says SASOs bundled service can be special  
10 FBOs.

11 The bottom line, we met with the Property  
12 Appraiser to say, hey, do you have a problem with  
13 us defining an FBO in our policy and then issuing a  
14 lease based on a nonfuel FBO?

15 And there was a balancing act to this because  
16 we have an FBO obviously, Atlantic Aviation, and if  
17 we go and make FBOs recognized as an FBO that are  
18 substandard to Atlantic, it causes a problem under  
19 our FBO lease with Atlantic Aviation. Has to have  
20 matching services if they're going to be a  
21 full-blown FBO. So this was a creative way to deal  
22 with it.

23 In 2018, came back in for the adoption. Again  
24 talking about there was three, four, five users on  
25 the property where they just needed a balance.

1           Some weren't paying ad valorem taxation because  
2           they were a maintenance shop underneath the FBO,  
3           but the same type of maintenance shop outside of  
4           the FBO would be paying ad valorem taxes. So  
5           you've got two businesses almost identical in an  
6           unfair plane.

7                        So we came up with this form. A big portion  
8           of it, though, was we still to this day, I will  
9           tell you, if this was challenged by the tax  
10          collector or challenged by the Property Appraiser,  
11          if we get a different Property Appraiser, for  
12          example, somewhere down the road -- whether  
13          Mr. Creamer was not reelected or if he retired and  
14          a different Property Appraiser or maybe the Florida  
15          Association of Property Appraisers, you know, views  
16          this issue differently or there's a change in  
17          Florida law.

18                       So we put language in here specifically to  
19          say, hey, this can be automatically terminated by a  
20          change of the policy. So we didn't change the  
21          underlying leases, they stayed the same, but the  
22          amendment gave them this ability.

23                       And they automatically term -- terminate,  
24          expire, and be of no legal import should the  
25          landlord determine in its sole and absolute

1 discretion to delete the category of -- of nonfuel  
2 FBO. And then it goes on to say that no one can  
3 detrimentally rely on this. So as best that we  
4 could protect the airport in trying this process,  
5 that's what was done.

6 I will segue for a moment and tell you that  
7 this is where some of the first consternation  
8 started, was when Modern Aero's Indiana lawyer  
9 contacted us regarding the lease to say that his  
10 client had an FBO, they could do what they wanted,  
11 and cited specifically to this amendment.

12 And I asked him if he had read the Section 3  
13 and whether or not he understood why this came  
14 about, that it's not actually an FBO, it's a  
15 mechanism for them to be recognized as a nonfuel  
16 FBO for ad valorem taxation purposes.

17 And then I went on to explain that, you know,  
18 one of the leases is a month-to-month, this  
19 needs -- overall needs to be addressed, which then  
20 was accusatory back to me that somehow or another I  
21 was going to impose ad valorem taxation and the  
22 like.

23 So, anyways, to -- the tenant's proposed  
24 changes to the form lease. You have a form lease.  
25 I'm going to come back and tell you -- show you

1 that you have a form lease that you adopted. But  
2 their changes to the lease started out with a  
3 letter with Mr. Ludwig, he doesn't think that a  
4 standard -- that the standard form lease really  
5 addresses his client's use and it didn't anticipate  
6 the fact -- the fact that Modern intended to  
7 operate through an affiliated company a Part 135  
8 charter. The airport's in a monopoly position.

9 They go on to say, Doug, my client only wants  
10 to be treated fairly without any discrimination.  
11 And then please know that our redline comments are  
12 made in good faith in an effort to come to fair and  
13 reasonable terms.

14 And then this is the redline comments, just to  
15 give you a flavor for it. It is page after page of  
16 enormous rewrites of your form lease document. And  
17 I'll go through these a little bit -- for the sake  
18 of time, I'm not going to go through in great  
19 detail, but I'll go this in a little -- in a little  
20 bit of detail.

21 But I just -- to give you the general  
22 observation, if you went to get a driver's license  
23 renewed and you said, I don't want to sign your  
24 form, I've got a redline for it, let me get the  
25 redlines negotiated out before I sign the form,

1           you're not going to get a driver's license. 1040,  
2           the same thing. You are -- the airport is a  
3           government entity. This is a form you've adopted.

4           My response back to Mr. Ludwig's revisions, I  
5           went and pulled each section of the revised  
6           language and explained how it impacted the lease,  
7           how it changed the lease, and asked for questions  
8           like, why would this be different for your client?  
9           Some of the things, I acknowledge that, okay, two  
10          tie-downs, if that's the way it's been in the past,  
11          two tie-downs seems reasonable.

12          And then another letter came back in  
13          December 7th in response to that to say, okay,  
14          we'll compromise on some of these things, but  
15          here's the issues we still have outstanding. To  
16          which then I took my former letter, revised it, and  
17          I have my prior comments and updated comments --  
18          prior comments and updated comments all the way  
19          through the revisions they were seeking.

20          And then it kind of sat for a while, but I'll  
21          show you some of these changes. For example, on  
22          vehicular parking, it eliminated the ability -- the  
23          airport's ability to designate parking spaces. And  
24          for example, it says, if they run out of parking,  
25          you may need to build them more parking spaces.



1           There's the alterations language. Even damage and  
2           destruction, you may decide that if a hangar  
3           reached its end of life or if it was completely  
4           destroyed through some event, that either don't --  
5           you don't rebuild that hangar, you don't rebuild  
6           that hangar immediately, you may focus priorities  
7           on something else on the airport. So those things  
8           are drafted for the Airport Authority's benefit a  
9           lot of the times for very good reasons.

10                   Give me one moment. We're almost there. When  
11           we get to Paragraph 35, I'll show you what's still  
12           outstanding. And this is part of Ms. Ludlow's  
13           question, Paragraph 35. This is part of your form  
14           document. Basically says that either party can  
15           terminate the lease on 30 days' notice.

16                   The background on that was knowing things such  
17           as airport expansion, airport change of direction,  
18           other things that may necessitate terminating a  
19           lease. And two other big ones: If the hangar  
20           reaches its end of life or if there's a lawsuit, or  
21           as part of the lawsuit or to stop leases from being  
22           monetized, you have a 30-day termination provision.

23                   The thought process, and I think maybe this  
24           was mentioned in one of the meetings, I think  
25           Mr. Wuellner's thought process also is to make it



1 reciprocal, not just the airport be able to  
2 terminate, but to make it to where the tenant could  
3 terminate as well. Because we have so many people  
4 on the waiting list, if a tenant wants to get out  
5 of a hangar lease, why not let them because you've  
6 got all of these other tenants standing in line  
7 wanting a hangar? They shouldn't feel a pressure  
8 to have to stay in the hangar if they want out of  
9 the agreement.

10 From your standpoint, it made good sense,  
11 because when you have a waiting list, so that  
12 people can't monetize leases to turn around and  
13 sell them, typically one of the things they would  
14 look at is how long's the lease? Can it be  
15 terminated? And if you violate a policy, are you  
16 going to be fighting about it in court or is there  
17 an easy out for the airport? So that was the  
18 thought process behind this language.

19 I'll come back to that in a little more detail  
20 here in a minute, but that is the re -- that is one  
21 of the remaining items, it's one of the remaining  
22 items, please know that if you change this, this is  
23 a form that would need to be changed for the other  
24 tenants that have these leases, and I'll show you  
25 those. They wanted to delete attorney's fees being

1 recoverable. They wanted to make it to where they  
2 could sue in federal court.

3 You know, this is a -- and just to speak to  
4 this very briefly, this is something we've talked  
5 about over the years. You know, you look at what  
6 went on with the Boomerang litigation where they  
7 removed it to federal court and it was state court  
8 issues and ultimately it was going to be remanded  
9 back to state court, the state court issues.

10 This is clearly state court issues. Leases  
11 are in Chapter 83 of the Florida Statutes,  
12 commercial and residential, and this is a creature  
13 of Florida law, so...

14 Another outstanding issue, and this is for you  
15 to decide, the tenant wanting to delete the  
16 personal guarantee. There's our form language that  
17 they've redlined through, and this is one that it's  
18 either in there or not based on your policy.  
19 Section 35, they're claiming's unfair. Let me come  
20 back to that in a moment.

21 One thing, I will hit the -- the 30-day issue  
22 in more detail, but let me -- let me also get to  
23 this issue, which is basically they claim that we  
24 made up a no jet policy in south area.

25 And it's in the letter that the lawyer sent.

1 They even drafted this lawsuit back in September of  
2 2021 almost a year ago now, and one of the things  
3 that was stated in there was that, you know,  
4 blanketly prohibited jet on any portion of the  
5 airport, it's without any factual, scientific,  
6 historic, or legal rational basis.

7 Problems with the argument, for what its  
8 worth, is it ignores the history of the south area,  
9 they refused to sign the lease, and there's  
10 something sovereign immunity. But I'll -- I'll hit  
11 on some of this real quickly.

12 You can see in here they say it's not true  
13 that the south area was no jets and the director  
14 made unsubstantiated claims and there's never been  
15 anything related to power plant discussed in the  
16 south area.

17 You have to know the history, though, on these  
18 issues. From 2004 to 2010, noise was a regular  
19 item of discussion at all the Airport Authority  
20 meetings. If you were sitting in this room in 2004  
21 through 2010, the noise was continually discussed  
22 during those meetings.

23 Why? Because there what a citizen noise  
24 committee. There was a concern that the FAA may  
25 require a noise study or noise abatement. There

1 was concerns about noise mitigation and noise  
2 contours or something that was discussed.

3 The south area development and 13/31 south  
4 expansion put a spotlight on noise. In fact,  
5 that's 13/31, the expansion plan that, you know,  
6 obviously exists today, but it was a concept back  
7 in that time period.

8 And then that south area development design,  
9 when you go back to the minutes from May of 2004,  
10 this was the master plan update, it was being done  
11 by the LPA Group, a predecessor entity that the  
12 Airport Authority had as a consultant prior to  
13 Passero.

14 The main person there, I guess their version  
15 of Andrew Holesko, was Mr. Jeffco (phonetic). And  
16 during his presentation, he said, As we get into  
17 somewhere like the south GA area in Araquay Park,  
18 that area has been shown as a concept.

19 The technical advisory committee -- so back  
20 when you were passing your master plan back in  
21 those days, you had a technical advisory committee.  
22 It was best felt that if we could separate and a  
23 keep a lot of the corporate-type hangars up in this  
24 end of the airport and keep some of the smaller  
25 hangars and tie-down areas down in the south end,

1 T-hangars, that would be a better use of the area.

2 I'll go back to later 2004, development  
3 alternatives for Araquay Park. You know, another  
4 meeting that same year. Again, another meeting  
5 August of 2004, master plan preferred alternative  
6 selection.

7 And in this preferred alternative selection,  
8 again Mr. Jeffco, We have three alternatives which  
9 we have indeed have gone back and tweaked as a  
10 result of the workshop. The technical advisory  
11 committee resounding comment from the public during  
12 our meeting in terms of noise, proximity to  
13 facilities, notice that there is land to the south  
14 here. That is in direct response to the comments  
15 that come out of public meeting to reserve those  
16 lands for land use compatible as a buffer.  
17 Alternative B now gives us that open atmosphere.  
18 The Airport Authority decided in the future that  
19 you would like to kind of slow down the density,  
20 reduce the density of hangar development in this  
21 area.

22 Fast forward to May of 2005, and we've got  
23 Mr. Roderick -- I think Mr. Roderick was a SAAPA  
24 representative at this point in time. I could be  
25 mistaken. He's talking and he says, We discussed

1 going to the north and keeping the large jets to  
2 the north and reduce the noise. It was discussed,  
3 but, too, also keeping that indust- -- industrial  
4 area up there -- up that way to minimize the impact  
5 on the community.

6 Again, August 2005, south area discussion on  
7 the agenda. October 20th, 2008, south development  
8 site plan discussion. I'm going to show you some  
9 exhibits here real quick.

10 Mr. Wuellner, We had several people who were  
11 interested in using it, but frankly they were  
12 trying to place some sort of jet in that type of  
13 hangar and we -- we told them that that wasn't the  
14 area for that activity. Jet's probably just not a  
15 good mix down in that area. We've -- we've  
16 developed that space and I think everybody's in  
17 agreement that that area needs to stay prop. Might  
18 get away with a King Air back there, but I don't  
19 think you want to go a true jet back in there.

20 Same meeting, Mr. Wuellner, But that brings up  
21 again the issue, is that the kind of aircraft you  
22 want down in the south area? He's -- he's a piston  
23 guy. Mr. George, You've got a point there.

24 Mr. Gorman, That Sabrejet has tremendous thrust and  
25 just -- and Mr. George and Mr. Gorman at that time

1 were both Airport Authority members, as you can see  
2 on the left. Suzanne Green's also the chairman at  
3 that point in time.

4 Mr. George, Yeah, I know. Mr. George, Yeah,  
5 we would not want it facing Vilano Beach.  
6 Ms. Barrera who was on the Airport Authority at  
7 that time, Or any of the other neighbors, any of  
8 the other neighbors. Talking about a jet down in  
9 the south area.

10 And here's specifically the agenda for that  
11 meeting, and looking at the south area, you can see  
12 even at that point in time, the building we're  
13 sitting in today doesn't exist, and the hangar in  
14 question, A, B, C, D and E, doesn't exist either.  
15 They're conceptual.

16 Here's the actual concept. You can see rather  
17 than that Boomerang design that we have out there  
18 today for the hangar next door to us and also for  
19 the building we're in right now, it doesn't show it  
20 as a two-story building combined facility.

21 Going to December of 2008, south area  
22 ratification. This is where you're actually  
23 ratifying -- the Airport Authority's ratifying the  
24 plan for the south area. Mr. Wuellner, We have not  
25 leased them to jets, determined aircraft back there

1 in the proximity to the neighborhood.

2 And Mr. Wuellner, The other six, you know,  
3 we're limiting those that are more willing to spend  
4 significant amounts on rent are turbojet customers  
5 and by not putting those back in the area, you've  
6 limited perhaps a segment of the market that would  
7 normally be rented. Mr. George, Okay.

8 There was no objection to that, nothing from  
9 the Authority that was saying, Mr. Wuellner, you're  
10 headed in the wrong direction. In fact, here's  
11 what we're looking at, at that area, the T-hangars  
12 in the south area were complete and you can see the  
13 project area where we're sitting is just nothing  
14 more than a project area. And here's the schematic  
15 drawing of actually where we sit today on the far  
16 right, and the boomerang hangar didn't have a  
17 connecting piece in the morning -- in the middle,  
18 but it was obviously conceptual.

19 February 24th of 2010, Chairman Kelly Barrera,  
20 Changing the south area development so that it was  
21 for lighter GA planes but not for jet engines, and  
22 we changed our development so that we could be more  
23 neighborhood sensitive. Chairman Barrera, South  
24 development, keep that neighborhood friendly.

25 On that agenda that day, you can see the



1 agenda report it's actually this building that  
2 we're sitting in was conceptual. Seeing  
3 elevations -- seeing elevations for the hangar  
4 that's there today. And also looking at the park  
5 development because obviously there was a big  
6 buffer area that was developed as part of the park.  
7 And it was from the beginning designed to be or  
8 thought of being a maintenance facility, the  
9 building next door.

10 November 30th, 2010, Mr. Werter, he's  
11 referring to City Helicopters -- Mr. Werter was a  
12 board member at the time. Mr. Werter, City  
13 Helicopters was once interested in a stand-alone  
14 operation.

15 Mr. Wuellner, At first blush, the south area  
16 sounds like a great idea until you start running a  
17 helicopter 45 times a day over the neighbors.  
18 Mr. Werter, Yeah. Mr. Wuellner, So we -- we kind  
19 of kept him from getting back in this part of the  
20 airport. The idea long term is that we would  
21 redevelop what are the equivalents. I think we did  
22 this three or four years ago in discussion phase  
23 hangars A, B, C, D, and F essentially redeveloped  
24 that at some point more commercial -- commercial  
25 area. That provides U.S. frontage and provides a

1 barrier and the buffer kind of location.

2 That was in connection with acquisition of  
3 lots -- excuse me, land 7.1 acres, and you can see  
4 very clearly what the south area was defined as at  
5 that point in time.

6 A couple of more examples in here. This is an  
7 interesting thing on noise. This is September  
8 meeting in 2011. To show you that the  
9 Airport Authority was headed in the right direction  
10 at that time, 2011, Mr. Yeoman who's on the  
11 Authority says, Have we had any noise complaints?  
12 Mr. Burnett, Ms. Hollingsworth is shaking her head  
13 no. Mr. Yeoman, When is the last time we had a  
14 noise complaint? Ms. Hollingsworth, April.  
15 Mr. Yeoman, That's -- that's phenomenal.

16 Because you really were at that -- back in  
17 those time periods before this constantly hearing  
18 about noise. It was an issue. You developed a  
19 system for taking noise complaints, how you were  
20 going to deal with the noise complaints, how you  
21 were going to record them and the like because  
22 there was concern about this south area.

23 Your website today still to this day has a  
24 guide to airport noise policies and it provides how  
25 to get further assistance. You can write. You can

1 contact the airport. You can re -- you can click  
2 on the link and file a report related to airport  
3 noise.

4 2012, just a comment in there that says,  
5 Related to the noise, other than -- for whatever  
6 reasons dropped off significantly. So we know in  
7 this time period the airport's gone in a good  
8 direction as to that area.

9 2013 comments, Ms. Barrera, again  
10 Airport Authority member, From my viewpoint, just  
11 looking at compatible land use and noise  
12 mitigation, the price that we've been able to get  
13 those two pieces of property would be a good value.

14 Mr. Cox, an Airport Authority member, No, I  
15 agree with you. And Kelly actually brought up a  
16 very good point for noise mitigation and all the  
17 other issues that we may concern as far as we'd  
18 like to encapsulate the airport, I mean, from my  
19 perspective and kind of put a bubble around it.  
20 Again, talking about the south area and acquisition  
21 of these two lots known as 4778 and 4742.

22 March of 2013, Mr. Burnett, Can I add one  
23 thing? Having now been here for a while, I  
24 think -- and this is me being here roughly ten  
25 years at that stage -- I think there was a plan

1           that showed this being more corporate hangar and  
2           lighter.

3           Mr. Slingluff -- I'm not sure at this stage  
4           whether Mr. Slingluff was still affiliated with  
5           Galaxy or Atlantic Aviation or whether he's retired  
6           at that point in time, but he was the former  
7           manager of the FBO here. Mr. Slingluff, Yes.  
8           Mr. Burnett, GA hangars back in this range.  
9           Mr. Slingluff, Yes, that's correct. Mr. Wuellner,  
10          That's probably correct.

11          Mr. Burnett, In the idea of Hangars 8, 9, and  
12          10 that happened over on by the North 40, remove  
13          that from this location and put it over there and  
14          that's how these lighter GA hangars got built.

15          Mr. Wuellner, That's actually a really good  
16          point, Doug. After the last master plan in the  
17          south area that you're seeing out a window here, we  
18          earmarked, designated, committed basically by the  
19          Authority to light general aviation. So when you  
20          look at how we developed back here, it's not with  
21          an eye towards as many corporate jets as we can get  
22          back here for anything like that. We committed  
23          that activity to another part of the airport so  
24          that like users could enjoy similar operating  
25          parameters. We don't have jets blowing, you know,

1 singles off -- off the tarmac or hangars and it  
2 allowed a much more flexible design as we moved  
3 through the development in particular out the  
4 window here. You couldn't do that with corporate  
5 jets and get away with it. And then Mr. Slingluff  
6 just basically confirmed the same sentiment.  
7 Again, acquisition was still on the list.

8           Why did this become an issue? Why did the  
9 issue of no jets back there become an issue? When  
10 the lease was acquired by Modern Aero or its  
11 principals, one of the things that happened was  
12 they seemed to change the use from aircraft  
13 maintenance. That use changed.

14           But the other thing is, NetJets inquired to  
15 your airport staff about use of the south area,  
16 since they had never use that area. They had an  
17 operational concern. They actually contact --  
18 NetJets contacted your staff to say, hey, we're  
19 going to go in and out of the south area. Is that  
20 okay? I didn't take the call. I'm just repeating  
21 to you what I've understood has gone on, transpired  
22 from -- with your staff.

23           And another thing was a fuel company inquired  
24 to your airport staff about a tenant ordering  
25 self-fuel capability at Hangar A, B, and C. That

1 would take some pretty special approval from the  
2 Authority, to have self-fuel at Hangar A, B, and C,  
3 the ones we're talking about, and that triggered an  
4 issue of what's the fuel for.

5 And then again, the tenant claims no written  
6 policy related to the south area so it's not  
7 enforceable.

8 Just looking at aerial very briefly, you can  
9 see the south area. You can see the residences to  
10 the south of it. A little closer view.

11 If I go one step further, though, and I  
12 actually take -- this was done on the Property  
13 Appraiser's website where you can click a grid to  
14 measure distance. I didn't go physically measure  
15 this; I'm just taking it from the aerial, assuming  
16 it's roughly accurate from the Property Appraiser.

17 You can see the top width of the pavement is  
18 about 75 feet. The other width of the pavement is  
19 about 70. But when you get right past our building  
20 here, just past our building to the west, the  
21 pavement width drops to 35 feet.

22 So it is a different operational width  
23 parameter going back there. I'm not the aviation  
24 person; it's not for me to make this. Ultimately  
25 you're the -- the determining person, but I'm

1 giving you some of the facts related to it. And  
2 obviously this is the hangar that we're talking  
3 about in this location.

4 The tenant says we're not using a form lease.  
5 I'll just show you very briefly, walk you through  
6 this. On the Airport Authority's website, there's  
7 your policies.

8 In the policies, it is a link to click for  
9 lease policy. When you click that, you get to the  
10 lease policy. You open it up, there's a table of  
11 contents. You can see over here on the top right,  
12 that's an appendices and in there are your form  
13 lease documents.

14 In August of 2006, the Airport Authority went  
15 through and had a workshop and revised its minimum  
16 operating standards and also lease policy through  
17 that process. Again, all the way back in 2006.

18 In '17, though -- this is more relevant to the  
19 lease that you're considering -- let me hit the  
20 highlights on the new T-hangar lease. In -- in  
21 '17, we're talking about T-hangar leases and my  
22 comments, It has been about ten years since this  
23 document's been updated. The 16-pager that Ed  
24 referred you to, you'll see that come back to you  
25 in the future for the corporate hangars on what

1 will be the lease form there.

2 So we had that already at this stage before  
3 you're looking at the T-hangar lease. Obviously we  
4 get the T-hangar lease as short and as sweet and  
5 concise as we can, down to, you know, four pages  
6 roughly. But at this stage, we're talking about  
7 coming back.

8 December of '18, we come back with the  
9 Passero Associates lease agreement and the Rivkin  
10 aircraft lease agreement. In there, in that  
11 meeting, Mr. Wuellner, We have worked extensively  
12 with Passero and my thanks to Doug. We have -- he  
13 has developed a newer lease form that's more I'll  
14 call it landlord friendly in these circumstances in  
15 this lease is on that form.

16 Same meeting, Mr. Burnett, One more. Just a  
17 repeat that as to this item, this will be the new  
18 hangar for commercial lease form. Again, this will  
19 become your new form, and again, part of your -- as  
20 part of your standard policy. To make sure that  
21 the Airport Authority understood that in approving  
22 these two leases that were on the agenda, that they  
23 would be approving the leases and making them the  
24 new lease form for policy.

25 And on that day, you can see -- by the way,



1 I'm pointing this out because this Section 35 on  
2 termination is the big hot button issue that's  
3 still out there, I suppose. It is the same form  
4 that Passero has. Rivkin has. That form has gone  
5 on. JaxJets has the same form. Florida Flyers,  
6 same form. I've condensed it to three pages just  
7 for space of the presentation, but you can see it's  
8 in there.

9           You know, the tenant has multiple  
10 miscellaneous other claims. Just the  
11 discrimination and unfairness, I would just submit  
12 to you that the only -- the only thing you're  
13 trying to do or your staff's trying to do is here's  
14 the form lease. It's been adopted by the  
15 Authority, other tenants have used it. This  
16 isn't -- hasn't been a problem. You're being  
17 treated fairly. You're not being discriminated  
18 against.

19           And then of course I just want to touch on  
20 this briefly. We've had the tax fraud allegations  
21 from February of '22. Mr. Liotta, I have some  
22 impropriety related to taxes. Commercial operating  
23 agreements are charging tenants sales tax  
24 improperly. Second, the airport is taking a  
25 position as it's related to a free lodging fringe

1 benefit that is not covered in the IRS safe harbor.

2 I just want to address this, and I'll come  
3 back to it in my conclusion, but these two issues,  
4 let's look at them very briefly. The sales tax,  
5 while all of this is going on with your lease,  
6 Mr. Liotta needed for -- a commercial operating  
7 agreement for Volato. The form was provided. It  
8 was executed. It was signed by Mr. Wuellner in the  
9 normal course of business because it's on the form.  
10 It gets taken care of.

11 One thing that happens, though, and Mr. Liotta  
12 brought this to your staff's attention, was he said  
13 the sales tax isn't supposed to be charged. To  
14 make an allegation here to say that there's tax  
15 fraud or some kind of impropriety related to taxes,  
16 it makes it sounds like your staff's doing  
17 something inappropriate.

18 The reality is your staff was charging sales  
19 tax on something they believed sales tax needed to  
20 be charged. Typically on leases and other  
21 contracts, we -- like that, we have sales tax. The  
22 invoice has been updated now. Sales tax isn't  
23 being charged on operating agreements. Your staff  
24 understands that.

25 The second thing that's alleged is something

1 related to taxation on the residence requirement of  
2 Mr. Wuellner's employment agreement. The  
3 interesting thing about this employment agreement  
4 is it was adopted by resolution at the Authority  
5 meeting, so it was fully vetted and reviewed by the  
6 Airport Authority.

7 And although I believe Ms. Green was not on  
8 the Authority during this time, Matt Mercer, a  
9 local attorney, was on the Authority at this time  
10 and he had reviewed this lease independent of my  
11 efforts, and on top of that, he had an opinion from  
12 Richard Waler, a CPA, before this approval. And  
13 then subsequent to that, in March of this year, the  
14 Authority's, I guess, accountants reviewed this  
15 again and specifically said that we are giving a  
16 tax opinion that your housing allowance is not  
17 taxable as income to you for U.S. income tax  
18 purposes.

19 And, you know, we have all of this  
20 consternation related to this lease, but the  
21 reality is it's a form document. And if there's  
22 some minor reason that something needs to be  
23 revised, let's point that out and talk about it.  
24 Seems like it would be brought to your attention,  
25 but a rewrite would seem inappropriate. That's why

1 I think this is now teed up for you because you do  
2 have minor issues.

3 Let's look at the business plan. I touched on  
4 this. We have two lease issues that are  
5 outstanding as far as the language, the  
6 paragraph 35 and the personal guarantee. But the  
7 business plan is an issue I think that as a policy  
8 matter, Mr. Wuellner needs those documents to  
9 support the lease in order to move this forward to  
10 you.

11 To look at that, we have two things. We've  
12 got a letter and an e-mail. Here's the letter from  
13 May of 2021 which I think was in response to  
14 Mr. Wuellner's request for a business plan. And  
15 you see the proposed amendment wanting to have  
16 these services.

17 Maintenance is not listed as one of the  
18 services. Whether that matters to you or not, I'm  
19 just pointing it out. The organizational chart,  
20 which I think this Aregone (phonetic) is now no  
21 longer a part of it, or AeroGo. And given the  
22 leases are in good standing and ready to be  
23 approved, this letter only addresses how we meet  
24 any of the additional minimum standards required by  
25 the added services.

1           The interesting thing is the lease wasn't  
2 assigned to them. They bought the -- they bought  
3 the tenant -- interest in the tenant. So you still  
4 have the same tenant entity. They appear to be  
5 requesting a brand new lease in a different entity.  
6 To the extent that's the case, then you have to  
7 evaluate whether or not it requires a new business  
8 plan.

9           From June 21st, 2021 -- now, this letter, by  
10 the way, is May of 2021. So you look back at the  
11 contemporaneous time frame when they've said what  
12 their services are, and then in June of 2021,  
13 Mrs. Liotta stands up in public comment at the  
14 Airport Authority and says, Hi, I'm Jennifer  
15 Liotta. I'm with Modern Aero. We're a company  
16 that just purchased Jax Aviation in March.  
17 Jacksonville is a tenant on the field. We're  
18 working with Ed and the Authority on adjusting the  
19 lease. We're looking forward to putting a flight  
20 school that's going to focus on the Cirrus  
21 aircraft. So two things. They purchase Jax  
22 Aviation and they want a flight school.

23           Again, the lease says aircraft maintenance and  
24 repair, but look at August of 2021. Mr. Liotta  
25 comes in -- for whatever reason, this has got a --

1           like a protection on it that it says draft and so I  
2           couldn't highlight the text the same as I could the  
3           other, so bear with me.

4                     This is Mr. Liotta's comments and this says,  
5           Most recently I decided to invest in the area of  
6           building a new type of charter business and my  
7           family office has committed over 30 million to the  
8           endeavor. He says, As part of that, we've ordered  
9           10 HondaJets. A HondaJet charter business is  
10          what's stated.

11                    I'll skip this Ludwig, Mr. Ludwig letter, but  
12          he does say in this letter, Modern intends to  
13          provide flight training to its customers with  
14          certified flight instructors as allowed by  
15          FAR Part 61. It does not intend to operate a  
16          Part 40 -- 141 flight school. So it is a little  
17          different school than a true flight school what  
18          they intend to operate, the -- to the best of my  
19          understanding.

20                    Then January 2022, I asked for clarification  
21          from Mr. Ludwig, the lawyer, who gave me those four  
22          same points from the May 2021 letter. And we wind  
23          up getting an e-mail from Mr. Ludwig, but what was  
24          forwarded, it was actually, I think -- I could be  
25          incorrect, but I think the information came from

1 Mr. Liotta. Clarification of Modern Aero, LLC's  
2 operations.

3 It says, As discussed in our meeting, we have  
4 two entities that wish to provide commercial  
5 aviation services at the field. The two entities  
6 are Modern Aero and Volato. Modern Aero is focused  
7 on the Cirrus aviation market. It is now a Cirrus  
8 training center, so it provides flight instruction  
9 services to the Cirrus community.

10 Additionally, Modern Aero provides Cirrus  
11 management services for Cirrus aircraft. Finally,  
12 Modern Aero is in the process of acquiring  
13 Southeast Aero, a Cirrus service center, to support  
14 Cirrus owners with maintenance. Modern Aero's  
15 flight instruction and aircraft maintenance will be  
16 made available to the public.

17 And then the last two things is just to show  
18 you the most recent exchange was July 14th, 2012  
19 (sic) between me and Mr. Ludwig, which greatly I  
20 think reduced the outstanding issues.

21 The only thing to note here is they have said  
22 that despite your form saying there's a 30-day  
23 termination provision, we're going to interpret  
24 that as a five-year lease with renewal options, so  
25 you can't terminate them on 30 days' notice because

1           this would be a month-to-month tenancy, or just go  
2           ahead and send us a month-to-month lease. I'm not  
3           sure why that would be. And -- because we don't  
4           have a month-to-month lease; they just happen to be  
5           on a month-to-month basis right now tenancy because  
6           of A -- B and C having expired. A still is an  
7           active lease, as I understand it.

8                     Closing comments and -- and a very short  
9           wrapping up here. You know, I'm not sure why the  
10          Modern Aero lease has become a problem other than  
11          it seems like we started off on the wrong foot  
12          where they apparently assumed things that weren't  
13          quite what they were, made an issue about the south  
14          area, assumed we weren't working off of a policy  
15          document.

16                    And, you know, it's interesting, when I look  
17          at it -- when I look at Ed, knowing his involvement  
18          in the EDC and his interest in economic development  
19          and so often the times it's excitement about growth  
20          of the airport and those things, I think this  
21          really goes back to, similar to the helicopter user  
22          where they weren't putting them in the south area  
23          but waiting to put them in the correct facility.  
24          This is one of those situations where Ed's excited,  
25          I think, for this user. There's no reason to not



1 have this user.

2 The issue was the location of the use, if it's  
3 jet -- if it's charter. 135 charter is a different  
4 operation than what's been in the south area and --  
5 and really something that is timing driven.

6 And speaking of timing, this one has taken an  
7 enormous amount of time to deal with over the last  
8 year. Where I think you're at -- and I'm going to  
9 ask Mr. Wuellner to weigh in. I took a stab to try  
10 and figure out. At the end of all of that, Doug,  
11 that's great, you've got a presentation, where are  
12 we at?

13 I think this is where you're at. Are the  
14 business plans detail sufficient? You know, do you  
15 deviate from the lease policy requirements if -- if  
16 they're not sufficient? If so, what's the  
17 justification? Do you have a form lease? Well, I  
18 think pretty clearly on this one you've got a form  
19 lease. Do you deviate from the form lease and if  
20 so, what's the justification on that?

21 I think if you address this issue with  
22 Section 35 to where you can't really terminate, you  
23 know, the purpose in drafting it obviously is to  
24 protect -- the lease is drafted in a way to protect  
25 the Airport Authority as the landlord. They're

1 drafted this way and that language is there, and  
2 it's also there to support the lease policy. That  
3 was part of the background on it.

4 Personal guarantee, do you deviate from the  
5 policy requirements? And if so, is there  
6 justification or is there already no need for a  
7 personal guarantee because the current tenant  
8 entity is known to the airport? Meaning,  
9 Jacksonville Aviation doing business as Premier  
10 Aviation.

11 Four, uses. Current uses for A, B, and C is  
12 aircraft maintenance and repair facility. B, is it  
13 charter? Is it Part 135? Is it jet? These are  
14 the lease -- the uses they're listing. This is the  
15 language that's now in the lease. Some of that  
16 lang- -- draft language I believe is objectionable  
17 to your staff when it includes HondaJet-related  
18 aircraft and it also talks about maintenance for  
19 HondaJet and Part 135. It looks like nonscheduled,  
20 but...

21 And then finally, nonfuel FBO criteria, have  
22 those been met? Because obviously those list of  
23 services, you have to go back to the amendment,  
24 look at the amendment and see which one of those  
25 services are being fully met, whether it's flight

1 school, flight training, the difference between,  
2 you know, 61 and 141 and those kinds of things.

3 And I guess as to the those issues in general,  
4 I'm the drafter of the doc -- of the lease  
5 documents, reviser on your behalf, but I can't make  
6 the calls on these things because they're outside  
7 of my expertise. That's really something for you  
8 relying on your staff.

9 But I think that's where it sort of tees up to  
10 where it's at at this stage. And maybe you'll get  
11 more information on that prior to the next meeting  
12 if you're I'm assuming going to see the lease  
13 itself at the next meeting based on Mr. Wuellner's  
14 comments.

15 CHAIRMAN MAGUIRE: Okay. Comments from the  
16 board?

17 MR. OLSON: That's quite a bit.

18 MS. LUDLOW: Yes.

19 MR. OLSON: I guess I just have a summary  
20 thought.

21 Isn't it unusual that we're in a situation  
22 where there isn't a greater need for one or both  
23 parties to complete a lease? Isn't -- doesn't that  
24 typically bring people together if there's an  
25 urgent need to bring something to conclusion?

1           CHAIRMAN MAGUIRE: Robert, I don't understand  
2 the question.

3           MR. OLSON: Well, I mean, by --

4           CHAIRMAN MAGUIRE: Could you rephrase it?

5           MR. OLSON: This has really gone on for a long  
6 time. I mean, I'm just -- it's a thought in my  
7 head, looking at the --

8           CHAIRMAN MAGUIRE: Okay. So I don't  
9 understand --

10          MR. OLSON: Because I'm -- I'm wondering  
11 why -- what -- what's the arrangement now that  
12 there really doesn't appear to be a need to bring  
13 this to a conclusion? I don't know if I'm  
14 expressing myself clearly or not, but --

15          CHAIRMAN MAGUIRE: Are you asking -- they're  
16 continuing to operate in some fashion right now --

17          MR. OLSON: Yeah.

18          CHAIRMAN MAGUIRE: -- under a --

19          MR. OLSON: Yeah.

20          CHAIRMAN MAGUIRE: -- month-to-month expired  
21 lease and a unexpired written lease.

22                 So the question is -- are you asking is, why  
23 don't we just continue it the way it is or what is  
24 it about this arrangement that doesn't work?

25          MR. OLSON: Well, those are good questions,

1           also. I guess there's just no point looking in the  
2           future as to this either has to be done or  
3           something really bad happens?

4           CHAIRMAN MAGUIRE: Can I make a comment,  
5           though? A little bit not related to what you're  
6           saying.

7           My position as a landlord is that I generate a  
8           lease to protect my company, my business, because  
9           I'm the landlord. I have an investment. I don't  
10          want to assume certain liabilities. I do not want  
11          to assume certain risks. I want to keep good  
12          relations with my neighbors and other businesses,  
13          whatever the case is. So I have created this  
14          lease, it's my standard lease, and if you want to  
15          come into my facility, then you sign my lease.

16          That hasn't happened. To me, that's the  
17          number one issue. We have a lease, they've refused  
18          to accept it as is, but they want to come in  
19          mandating that we change our lease to the way they  
20          want it.

21          MR. OLSON: Yeah, good point.

22          CHAIRMAN MAGUIRE: We don't change our lease  
23          to the way other people want it.

24          If we decide to change our lease, it's based  
25          on the five people here making a decision that

1 changing the lease is a benefit to the landlord,  
2 the airport, either financially, futuristically  
3 according to the plans, whatever it is, but we make  
4 decisions to change our leases based on our needs,  
5 our decisions, not on the decisions, needs --  
6 that's important -- not on the needs or what the  
7 perceived needs of the tenant is, okay?

8 So my position is, if they want to stay where  
9 they are, then they accept our lease the way it is  
10 and they change their operation to what our lease  
11 allows, period.

12 MR. OLSON: Well -- okay. I guess also a  
13 question in my mind, how does our standard lease as  
14 you've outlined, how does that compare with other  
15 airports that are in -- essentially doing the same  
16 kind of business we're doing?

17 I mean, like Craig, what is -- is there a  
18 30-day cancellation for commercial tenants at  
19 Craig? I don't know. I -- that's something  
20 that's -- I'm very -- wondering how we compare. Is  
21 it unusual to have a 30-day cancellation for  
22 commercial tenants for businesses? I -- I'm very  
23 interested in knowing, just since we're talking  
24 about it, what other -- how airports, other  
25 airports handle that.

1           I can see probably there's a difference  
2 between a T-hangar storing an airplane versus  
3 actually a company being located. Now I know I'm  
4 asking -- I'm not addressing some of the more  
5 complex things you brought up, but -- but I'm just  
6 curious about that.

7           MR. BURNETT: Yeah, in -- to answer that, let  
8 me put a little framework to it.

9           I think we've been however long we've been  
10 with all of the different revisions, but now it's  
11 pretty narrow. They -- they've narrowed down  
12 what's outstanding as far as what they want to  
13 address.

14           How does the lease compare to other airports?  
15 I can't really answer that other than generally I'm  
16 fam- -- I've seen other airport leases, I've  
17 reviewed other airport leases in connection with  
18 this back contemporaneous with that time period  
19 obviously now from '18 now. It's been a little  
20 while.

21           You have some leases that are equally as  
22 sophisticated and some leases that are not. I  
23 think the T-hangar leases generally are as short  
24 and as sweet and as simple as you possibly can get  
25 them while protecting the tenant.

1           But the corporate commercial, there's a higher  
2 level of sophistication that you're dealing with  
3 with anyone who's operating any kind of commercial  
4 corporate activity, and they're usually more able  
5 to, if you will, read the longer lease. And so,  
6 you have longer provisions in there, bigger  
7 provisions in there for a number of reasons.

8           If you're asking if there's provisions in here  
9 that I know of that are out of line, I don't know  
10 of anything that's over the top or too onerous. It  
11 is very -- it is very draft -- very clearly drafted  
12 to the landlord's favor, no different than as  
13 Mr. Maguire I think alludes to is a typical  
14 shopping center lease where you have an asset, a  
15 significant asset that the landlord has built and  
16 constructed and needs to protect.

17           You know, another example is hospitals. You  
18 know, doctors are clearly good, responsible  
19 tenants, but I would say the lease that we're using  
20 for this purpose today is maybe even light --

21           MR. OLSON: Yeah.

22           MR. BURNETT: -- compared to that.

23           So, you know, but in the same field, I think  
24 there's plenty of leases out there by other  
25 airport authorities that are as involved as this



1 one is.

2 MR. OLSON: Yeah. No, my -- my focus now, I  
3 mean, in asking you is that I understand that it's  
4 the termination provision --

5 MR. BURNETT: Yes.

6 MR. OLSON: -- is one of two major things, and  
7 I guess I'm curious what other -- how other  
8 airports handle commercial business tenants,  
9 whether they also have such short termination  
10 provisions in their leases typically.

11 MR. BURNETT: I'm not sure.

12 MR. OLSON: Okay.

13 MR. BURNETT: The only factors that I can  
14 share to you is to repeat what I said earlier,  
15 which is that the airport wanted to make sure that  
16 leases weren't monetized.

17 You know, a great example of that is a lease  
18 for -- for one of the retail locations on  
19 St. George Street. If you've got five to ten years  
20 on your lease, just the lease itself may go for  
21 200,000.

22 MR. OLSON: You mean being able to assign the  
23 lease.

24 MR. BURNETT: Yes, sir.

25 MR. OLSON: So that could be an assignment

1 issue.

2 MR. BURNETT: So -- so, in our world, one of  
3 the things that the airport has been really keyed  
4 in on is making sure that the waiting lists are  
5 administered fairly. And so, it gives some pause  
6 if you're going to go buy an asset where the length  
7 of the term may only be a short period of time.

8 It also addresses things like we encountered  
9 with the new access road where we needed to go to  
10 Atlantic Aviation and negotiate with them to be  
11 able to tear down part of the leasehold and take  
12 back part of the leasehold. So it makes that type  
13 of situation rather easy to deal with.

14 And then from a pure per -- protect the  
15 Airport Authority litigation standpoint, whatever  
16 goes wrong, it's easy to address because the lease  
17 could be terminated.

18 The added final thing is, we have such a long  
19 waiting list for users, I think your staff viewed  
20 it as if a tenant wants reciprocal right, we might  
21 as well just put it in there and let them be able  
22 to terminate it as well.

23 That second piece I think is what causes it to  
24 be looked at from a pure legal mind that this is a  
25 month-to-month tenancy rather than a longer term

1 lease. If you take away the re -- the reciprocal  
2 nature of Paragraph 35, that it changes it.

3 One final comment on it. 30 days is a short  
4 period of time -- time. I'll mention for example,  
5 the doctor world. Doctors' locations have to be  
6 licensed, and so it takes them longer than 30 days  
7 to get with the state regulatory body to say I'm  
8 going to a new location. So 30 days could be  
9 short, 90 days could be reasonable, but to do it,  
10 it's a policy issue that needs to be adjusted for  
11 the other tenants as well.

12 MR. OLSON: How do -- how does this work if a  
13 tenant is doing leasehold improvements that need --  
14 that are significant and can't justify them on a  
15 rapid -- or a short-range termination?

16 MR. BURNETT: Sure. That's -- that is an  
17 interesting thing, because right now the way the  
18 leases are drafted because I think, whether it's  
19 been in the corporate hangar world or the T-hangar  
20 world, you have had some unauthorized improvements  
21 not-to-code improvements over the years that caused  
22 the leases to be needing language in them  
23 specifically to address alterations, that there are  
24 no alterations made unless it's brought to the  
25 Authority's attention, or that recent policy change

1           that was made to where authorization can be made --  
2           application can be made for that to be reviewed and  
3           approved by the Authority and what needs to go  
4           along with it.

5           If you're talking about, for example, a ground  
6           lease, that's a whole other world --

7           MR. OLSON: No.

8           MR. BURNETT: -- because once we get into a  
9           ground lease, then obviously the tenant can have  
10          stronger terms as far as what they do with the  
11          structure because we're not getting it back for 20  
12          years typically.

13          MR. OLSON: Right. No, I'm thinking about a  
14          tenant that is doing -- has a building, we're  
15          leasing to them and they're doing a significant  
16          approved by the Authority adaptation of the  
17          interior space for whatever, installing equipment  
18          that needs special systems to support it.

19          MR. BURNETT: If -- if it was beyond the  
20          current policy on how that takes place, then it  
21          would be a lease amendment that would come to you  
22          for review.

23          I would presume that that would include a  
24          package of the -- the plans or overview of what  
25          they intended to do, and that amendment would say

1           that they're going to use -- do it in conformance  
2           with all applicable codes and permitting, you know,  
3           whether it's the Water Management District or DEP,  
4           the county, whatever permitting they're required to  
5           have --

6           MR. OLSON:   Right.

7           MR. BURNETT:  -- those kind of things, and it  
8           would come to you in the form of an amendment so we  
9           knew what they were doing and how much they were  
10          spending.

11          MR. OLSON:  And would that be practical under  
12          a 30-day termination?

13          MR. BURNETT:  That's -- I think that would be  
14          open for revision based on -- I think the 30-day  
15          termination maybe a tenant could ask for that to be  
16          revised in connection with this.

17          MR. OLSON:  Okay.  Because when the Passero  
18          lease was done -- I wasn't on the board here, but  
19          when the Passero lease was done, there was a  
20          significant amount of TI done to accommodate.  I'm  
21          not sure whether the Authority funded that and is  
22          amortizing it out of the lease or whether Passero  
23          did it, but would they do it for a 30-day  
24          termination?

25          MR. BURNETT:  I know that was -- a significant

1 amount of discussion was had related to that and it  
2 was reviewed quite extensively here, not in this  
3 room, though. It was reviewed there because this  
4 was all one big room --

5 MR. OLSON: Right.

6 MR. BURNETT: -- we weren't partitioned off.  
7 We were actually sitting over there in that space.

8 MR. OLSON: Yeah.

9 MR. BURNETT: And so, it was pretty big to the  
10 Authority on that negotiation how that would work  
11 and that these meetings would be fine in this  
12 amount of space.

13 And so, I'm -- you'd have to ask Mr. Wuellner  
14 as far as the detail. I'm not sure that -- he may  
15 not know off the top of his head on how that  
16 worked, but I can tell you they signed that same  
17 form lease.

18 MR. OLSON: Okay. So they're under a 30-day,  
19 okay. Thank you.

20 MR. BURNETT: Yes, sir.

21 CHAIRMAN MAGUIRE: Yep?

22 MS. LUDLOW: Yes. Saved the best for last.

23 Number one, it was a very well researched  
24 presentation, even though the airplanes made me a  
25 little air sick. Plus it was too long and we

1           were -- and appalled that we were not notified  
2           somehow that we were going to have to sit through a  
3           40-minute video. You know, we are not prepared, so  
4           that's not fair at all.

5                     And -- oh, on the noise abatement, that --  
6           that noise abatement committee had not one thing to  
7           do with noise back here. I was on that committee,  
8           Sacha was on that committee, and we determined it  
9           was after hours that military jets from NAS were  
10          using our runway. So that's where the noise came  
11          in. Not one thing about noise, jet noise back  
12          there. And I have the minutes from that, too.

13                    So, how long are -- my question again, how  
14          long a lease are you giving him?

15                    MR. BURNETT: I'm not sure that it's me  
16          necessarily giving him. I think the term is -- I  
17          don't have it in front of me, but I think it's five  
18          years with two five-year renewals.

19                    MS. LUDLOW: Okay. Five -- but if you had a  
20          five-year lease -- if your tenants signed a  
21          five-year lease for you and they had a 30-day  
22          termination clause, they could move out in 30 days.

23                    CHAIRMAN MAGUIRE: They could.

24                    MS. LUDLOW: Would you be happy?

25                    CHAIRMAN MAGUIRE: As a landlord or a tenant?

1 MS. LUDLOW: As a -- yeah, as a landlord.

2 CHAIRMAN MAGUIRE: Yes, I would be.

3 MS. LUDLOW: Oh. Well, anybody that would  
4 have a -- have a 30-day termination lease, I think  
5 is just absolutely ludicrous.

6 And I want to say one more thing. And if you  
7 came up with this now, this 40-minute video, why  
8 didn't you do it a year ago? Why did you and Ed  
9 take one whole year to come to some kind of  
10 solution? What you're doing is saying Liotta was  
11 smarter than you guys because you couldn't come to  
12 a solution. I mean, I would be embarrassed  
13 frankly.

14 CHAIRMAN MAGUIRE: Okay. Any other comment?

15 MS. GREEN: No, I just -- I'm like  
16 Mr. Maguire. I have tenants and I have a 60-day  
17 with my commercial tenants. But we also, the board  
18 and the airport, had litigation involved in this  
19 and that doesn't go away overnight. So a lot of  
20 times that drags things.

21 I don't know. I wasn't involved in the  
22 litigation, but when you see two lawsuits involved  
23 and all that and how many lawyers in this? I don't  
24 know, a few. It just -- it does, it takes time to  
25 go through it all.



1           So I understand it's a long time, way too  
2 long, but there was extenuating circumstances in  
3 this one in particular, I guess.

4           MS. LUDLOW: Well, I would say that one of  
5 them need to be or both of them need to be replaced  
6 if they take a year to come up with it. All you  
7 did is research back to 2004 and 2005. I mean --

8           CHAIRMAN MAGUIRE: What'd you say about being  
9 replaced?

10          MS. LUDLOW: I say either one of them -- if I  
11 took a year to come to a solution, then -- then  
12 maybe we need to make --

13          CHAIRMAN MAGUIRE: I dis- --

14          MS. LUDLOW: -- some changes.

15          CHAIRMAN MAGUIRE: I disagree. I have had  
16 tenant/landlord arrangements that have taken five  
17 years.

18          We're talking about an issue now that's not --  
19 not involved with just state and a landlord. I'm  
20 involved with state landlord tenant acts, which is  
21 complicated, but it drags on.

22          When you get involved with the federal  
23 government and FAA and all of their limitations or  
24 restrictions and other issues that have been  
25 presented and brought forward, I'm surprised that

1           you got it done so fast. I -- I would have  
2           expected a lot longer. I'm impressed.

3           MS. LUDLOW: He's got a whole law firm. 15  
4           lawyers, how many lawyers do you have?

5           CHAIRMAN MAGUIRE: That -- this is not one of  
6           those law firms where you bring everybody in, sit  
7           them down at the table, I assume, and say, okay,  
8           we're going to handle this like Morgan & Morgan,  
9           you know, and charge exorbitant fees.

10          MS. LUDLOW: Well, I think it was handled  
11          poorly.

12          CHAIRMAN MAGUIRE: So --

13          MR. MIRGEAUX: I -- this is the first time I'm  
14          seeing the presentation, so I just want to make  
15          sure that it gets added to the meeting minutes.

16          MR. BURNETT: I'll add it.

17          MR. MIRGEAUX: Okay. So that just was an  
18          administrative point.

19                 Thank you for a very succinct and very  
20                 thoroughly discussion of where we are and how we  
21                 got here. I get it. It's a difficult client. Not  
22                 all of our customers are going to be easy to deal  
23                 with all the time and, you know -- but congrats,  
24                 Ed, to -- or, you know, kudos to you and to your  
25                 staff for, you know, keeping -- keeping the

1 perspective of what's important in your sights.

2 I will say this. With respect to the -- the  
3 layout that you went through where you said that  
4 the tightest area of the layout of the taxiway back  
5 there is 35 feet, the HondaJets that they're  
6 looking to operate back there, they have a wing  
7 span of about 39, almost 40 feet. There's going to  
8 be some overlay there presumably, but it's only  
9 going to be a couple of feet. I'm assuming that  
10 there's no -- there's no problem getting in and out  
11 because they have no problem getting in and out  
12 now.

13 Tax -- the landing gear, they're -- each of  
14 the main landing gear is five feet of centerline,  
15 so you're looking at a ten-foot clearance, which is  
16 well within the -- the 35 foot, which is the  
17 tightest area back there.

18 And I'll talk about noise because while we  
19 don't specifically have a lot of definitions on  
20 what type of power plants can operate in the south  
21 GA area, the thing that it does directly relate to  
22 is aircraft engine noise, which is your -- your  
23 review on past minutes and the noise committee and  
24 all that really puts a lot of color on what type  
25 of -- what the character of the south GA area is

1 to -- for lack of a better word.

2 I'll say this, though. About the type of jets  
3 that our customer is looking to operate down there,  
4 it's the HondaJet, and it was first certified by  
5 the FAA in 2015. And I'll -- you know, a lot of  
6 the discussion about noise predates 2015. And the  
7 engine that they use is the HA-420 and it's  
8 considered a Stage 4 noise aircraft, and the noise  
9 limitations on Stage 4 aircraft, the lateral EPNL,  
10 which is the measure of aircraft and air frame  
11 decibel levels, the -- the limit is 94 and it  
12 operates at 85.

13 So if I look up it and say, you know, is 85  
14 decibels safe? Between 80 and 90 decibels, 90  
15 decibels is considered very loud. It's a power  
16 tool, or a sporting event is a 110 decibels. Loud  
17 is -- loud traffic is 70 decibels. 80 decibels  
18 would be an alarm clock.

19 They say that a prolonged exposure to decibel  
20 levels above 85 -- and they consider prolonged  
21 exposure something like eight hours a day  
22 continuous exposure, so consider that somebody's  
23 normal working environment. And that wouldn't be  
24 the case for the people that live in the  
25 surrounding areas down here because it's not going

1 to be quite that loud to operate these jets in that  
2 area.

3 It's for those reasons I think that, you know,  
4 they meet the size limitations in terms of the wing  
5 span and taxiing in and out, the landing gear. I  
6 think it's fine. The limitation that they're going  
7 to run into is really the size of the footprint and  
8 how many aircraft you can get in the hangars down  
9 there.

10 So, this is -- I've read some of the news  
11 articles and some of the information that's  
12 publicly available on the type of operation that  
13 Mr. Liotta wants to grow here in St. Augustine and  
14 I'm actually excited for it. I think it's -- I  
15 think it's going to be a key positive addition to  
16 not just the airport, but to the residents of the  
17 county and, you know, to the economic development  
18 in general. And I don't think that that building  
19 is going to be able to house what he aspires to  
20 become. I think that that's the east aircraft  
21 area, the 21-acre plan, the development up there.

22 In terms of the details here with the 30-day  
23 cancellation or the personal guarantee, you know,  
24 without looking into it and I'm not trained in  
25 these things at all -- you are and you're well

1           aware and you've been in the trenches with this for  
2           the better part of the last year and, you know, I  
3           would just say do we get personal guarantees for  
4           all of our commercial leases from our commercial  
5           lease tenants?

6           MR. WUELLNER:  It depends on the lease.  You  
7           have provisions in your policy where they don't  
8           require it in certain circumstances.

9           MR. MIRGEAUX:  And so, like the personal  
10          guarantees that I'm familiar with have to do with  
11          like banking and finance personal guarantees and,  
12          you know, if you owe money and then you're  
13          personally liable for that if you abscond and you  
14          don't --

15          MR. WUELLNER:  It's the -- it's the same  
16          general idea --

17          MR. BURNETT:  Uh-huh.

18          MR. MIRGEAUX:  Okay.

19          MR. WUELLNER:  -- if you walk away from the  
20          lease or whatever.

21          MR. MIRGEAUX:  And then so -- and then the  
22          other thing is like the 30-day guarantee, you're  
23          talking about somebody who's aspiring to, you know,  
24          build a -- you know, a business and a relatively  
25          new industry here.

1           And, you know, pushing for a 30-day -- again,  
2           the devil's in the details there. You know,  
3           Suzanne mentioned that you have 60-day with your  
4           commercial clients. Again, you know, without  
5           getting into the specifics of those -- those  
6           things, obviously, you know, your tenants, they're  
7           not just somebody that you have an agreement with;  
8           they're also -- they're your customers. So it's  
9           like, okay, well --

10           MS. LUDLOW: Can --

11           MR. MIRGEAUX: And it's something that we need  
12           to keep that in mind and meeting their needs as our  
13           customer.

14           MR. WUELLNER: It also might be helpful to  
15           know you've only had one eviction on the airport in  
16           26 years. This is not something we --

17           CHAIRMAN MAGUIRE: And -- and also in relation  
18           to on the commercial side, you don't see 30-day  
19           notices come up out of the clear blue sky.

20           MR. MIRGEAUX: Right. There's justification.

21           CHAIRMAN MAGUIRE: It -- no, it's like an  
22           airport action. It builds and builds and builds  
23           and you have problems and the problems keep getting  
24           worse until finally they can't go any further. And  
25           that's when you say you have 30 days. Prior to

1 that, you have notices, you have conversations, you  
2 have whatever it is building up to that point.

3 MR. WUELLNER: And a reminder, too, it's not a  
4 staff-driven determination that somebody has 30  
5 days to leave. That's a board action.

6 MR. MIRGEAUX: It's a board action.

7 CHAIRMAN MAGUIRE: Yeah.

8 MR. WUELLNER: That's a board action.

9 MS. LUDLOW: Okay. And -- and I don't know if  
10 you're aware that he now has two facilities on the  
11 other side of the airport that totally handle big  
12 airplanes. They won't be over here anyway. That's  
13 a moot point.

14 MS. GREEN: That's why I think it's not a  
15 point. I think we're only coming down to what  
16 staff told us. It's the 30-day and the owner --  
17 and the guarantee. I think those are the only two  
18 issues.

19 MR. MIRGEAUX: So that what you're saying is  
20 that work-around has been worked around.

21 MS. GREEN: Yeah.

22 MS. LUDLOW: Well --

23 CHAIRMAN MAGUIRE: Okay.

24 MS. LUDLOW: -- I think you should figure out  
25 another way than a 30-day termination lease.



1           CHAIRMAN MAGUIRE:   Okay.  Do we have any  
2           comments?  Do you want more than 30 days?

3           MR. WUELLNER:  It's not really an action item.

4           CHAIRMAN MAGUIRE:  It's not.

5           MS. GREEN:  They're going to bring it back to  
6           us if they --

7           CHAIRMAN MAGUIRE:  Okay.  Bring it back.

8           MS. GREEN:  Hopefully they'll bring it back  
9           and they'll have an agreement.

10          CHAIRMAN MAGUIRE:  Okay.

11          MR. MIRGEAUX:  Yeah, I -- I appreciate the  
12          yeoman's work that you've done to get to where you  
13          are, and -- and both of your efforts, and I  
14          understand that, you know, not everybody's easy to  
15          deal with all the time, and that's just the nature  
16          of, you know, human beings in this business and I  
17          get that.  And so -- but I encourage, you know,  
18          let's -- let's forge ahead and get to an agreement.

19          MR. BURNETT:  Mr. -- Mr. Chair, may I ask  
20          Mr. Mirgeaux a question?

21          CHAIRMAN MAGUIRE:  Yes.

22          MR. BURNETT:  Mr. Mirgeaux, looking at the jet  
23          issue, Cirrus even has a jet as well.  Would it --  
24          is your vision that it wouldn't address jets in  
25          general or that it would limit it to Cirrus

1 Honda -- and Honda?

2 MR. MIRGEAUX: So the class of jet is -- I  
3 mean, if I -- memory serves, is very light jet.  
4 And again, that's a weight limitation; it's not  
5 really a noise limitation. And I just think that  
6 the very light jet category as a class of aircraft,  
7 it does fit within -- it's a GA aircraft and it  
8 does fit within what is normally operated in that  
9 area.

10 That's -- you know, again, I -- that's coming  
11 from looking at the other types of aircraft that  
12 are operating down there. We have a helicopter  
13 down there. We have large seaplanes that operate  
14 down there with much much louder engines. We've  
15 got World War II trainers that operate from that  
16 area and they're -- those piston engines can be  
17 much louder for sure.

18 MS. LUDLOW: And -- and there was a TMB (sic)  
19 there which is louder and bigger and everything.  
20 And there was never one complaint about the TMB,  
21 but he was required to move.

22 To be able to get the hangar he wanted, he had  
23 to move -- and he has three or four hangars there.  
24 He had to move the TMB so that they could really go  
25 after Liotta's planes. They couldn't very well go

1 after Liotta's planes when the TMB is sitting there  
2 making more noise, so they made him move.

3 MR. OLSON: And I guess the point that -- or  
4 the information that you brought forward to the --  
5 to the discussion, Justin, the Honda and the Cirrus  
6 aircraft weren't around when some of the history of  
7 the discussion of this site being not suitable for  
8 jets occurred.

9 I assume that, as you said, Honda is 2015, and  
10 I don't know when Cirrus was introduced, but  
11 perhaps these lighter jets were not around at the  
12 time that that policy was shaped for this, and  
13 perhaps that's another reason to think -- another  
14 thing to think about now when we're looking at it.

15 MR. MIRGEAUX: I do think that it's going to  
16 hamstring future board members if you just say, no,  
17 no jets, that's a jet engine, because it's not --  
18 the technology is outpacing the --

19 MR. OLSON: Yeah.

20 MR. MIRGEAUX: -- the standard setting.

21 MR. OLSON: Yeah.

22 MR. MIRGEAUX: So -- and we should be looking  
23 to err on the side of encouraging more aviation  
24 operations and not less. That's my take on it.

25 CHAIRMAN MAGUIRE: I don't think anybody

1 disagrees with that. Of course it's where do we --  
2 where do we do all that?

3 MR. MIRGEAUX: Sure.

4 CHAIRMAN MAGUIRE: Okay. It's -- I -- I would  
5 like to see Mr. Liotta come in and build a  
6 magnificent business from the ground up. The  
7 question is, where on this airport do we as a board  
8 member willing to let them do that?

9 It's not an issue of not doing it. Is it  
10 better up on north end? If it's better on the  
11 north end, why are we even talking about the south  
12 end? Okay.

13 MS. LUDLOW: That's right. He's got two  
14 places over there.

15 CHAIRMAN MAGUIRE: But why? That's -- if  
16 we're going to create an environment that's best  
17 for the airport, why are we spreading people around  
18 to say here's one, here's another, whatever it is?  
19 That's our job.

20 Our job is not to sit here and have other  
21 people come in and say, I want to put one here and  
22 I want to put one there and expect us to  
23 accommodate them. We design the airport to the  
24 best ability of the airport.

25 And let him come in and make a billion

1           dollars. Great. And I think it would be a benefit  
2           to the community to have these -- these jets here.  
3           But that has -- that has nothing to do with the  
4           location on the airport. And that's what we have  
5           to look at.

6                     Okay. Having said that, any other board  
7           comments?

8                     MS. GREEN: No. I agree with Mr. Mirgeaux. I  
9           wholeheartedly want the business and the airport  
10          business to grow, it's just location.

11                    CHAIRMAN MAGUIRE: Yeah, I want it to grow --

12                    MS. GREEN: No problem.

13                    CHAIRMAN MAGUIRE: -- okay? I'm a  
14          businessman. I'd love to see it grow.

15                    Okay. Going through, is Jaime Topp still  
16          here?

17                    MR. TOPP: You guys covered everything.

18                    CHAIRMAN MAGUIRE: Covered? Okay. Bruce  
19          Kreis?

20                    MR. KREIS: Kreis, yes, sir.

21                    CHAIRMAN MAGUIRE: Okay. You have three  
22          minutes, Bruce.

23                    MR. KREIS: Thank you. My name's Bruce Kreis,  
24          68 North St. Augustine Boulevard.

25                    I am the general manager for Modern Aero, and

1           maybe it will be helpful if I give you a little  
2           description of what Modern Aero really is.

3                       We are -- as it was said earlier, we are a  
4           flight school. We focus primarily on the Cirrus  
5           aircraft and we give lessons in the Cirrus  
6           aircraft.

7                       The air -- the Cirrus is the best-selling  
8           aircraft for the last 19 years or something as far  
9           as the piston aircraft go, the small piston  
10          aircraft. They've got -- it's the airplane that  
11          has the parachute the lets the entire airplane come  
12          down on the parachute. It's saved hundreds of  
13          lives. You know, very -- one of the safest ones  
14          out there and they're very technically advanced.

15                      We are a Cirrus certified training center, so  
16          we're endorsed by Cirrus. We've gone through the  
17          process of getting checked out and they've given us  
18          the green light saying you're doing all the right  
19          stuff and you've got all right the people and  
20          you're all trained up to be able to be a certified  
21          Cirrus training center. And all of our instructors  
22          are also certified trainers from the Cirrus  
23          perspective.

24                      We are the only Cirrus training center in all  
25          of northeast Florida and southeast Georgia. There

1 was an enormous gap down here and -- and people are  
2 ringing our bell -- you know, ringing our phone  
3 saying, hey, you know, really glad to see you guys  
4 here.

5 We're getting a lot of activity. Things have  
6 been going very well. We've got any number of --  
7 quite a few students actually that are currently in  
8 the middle of doing programs right now with us.  
9 And we've got -- we do primary trainings for your  
10 private pilot. We do instrument and commercial and  
11 we also deliver the Cirrus specific training  
12 curriculum that they developed to our clients.

13 And that's to help people transition from  
14 another type of aircraft into a Cirrus, because  
15 it's so much more technically advanced than many of  
16 them are coming from, it takes a lot of extra  
17 training to understand what you're -- what you're  
18 stepping up to. The avionics are different and  
19 they have avionics differences courses.

20 There's recurrence training they -- they  
21 offer. They propose, you know, that everyone does  
22 recurrent training every 90 days just so that  
23 you're on top of your game and really know what  
24 you're doing, and it just makes you a safer pilot.  
25 So we do do maintenance on our planes in those

1 hangars as well.

2 We've got a few employees now. We're probably  
3 going to be adding a few more employees. We're  
4 adding some good-paying jobs to the airport. And I  
5 think by having us here, the people that come to  
6 fly with us and train in Cirrus, it's not the  
7 cheapest aircraft out there, they're usually  
8 business owners.

9 They're people out there, you know, in the  
10 economic world that are -- that are growing the  
11 community. And bringing them to this airport and  
12 giving them access to training and, you know,  
13 something they're looking for kind of helps the  
14 whole environment of economic growth.

15 So we're very happy to be here, we're proud to  
16 be part of Northeast Florida Regional, and I think  
17 what we're doing here is -- is really supporting  
18 the economic growth and -- at the airport. So  
19 thank you.

20 CHAIRMAN MAGUIRE: Thank you, very much.  
21 Jennifer Liotta next.

22 MS. LIOTTA: Jennifer Liotta, 93 Lake Mist  
23 Court.

24 Bruce did an excellent job giving the overview  
25 of the business, so a lot of what I'd say I don't



1 need to anymore, thank you, Bruce.

2 I just wanted to reiterate how proud I am to  
3 have -- be involved in Modern Aero and to have  
4 brought it to the airport to fill a huge need in  
5 the market. Locally even regionally we're getting  
6 people here that we weren't getting before.

7 We -- when we came in last March, we bought a  
8 business that was failing. I left my job at the  
9 time and devoted my full-time efforts to going in  
10 there, going through the books, you know, cleaning  
11 out a hangar that hadn't probably been touched in  
12 ten years.

13 I personally filled up most of two dumpsters  
14 to clean out that hangar and bring it up to the  
15 standards of a good operating business. We've paid  
16 our bills on time. You know, we are bringing in  
17 new employees. You know, we've been a good tenant  
18 and we look forward to continuing to be a good  
19 tenant. That's all I want to say. Thank you.

20 CHAIRMAN MAGUIRE: Thank you, very much. Matt  
21 Liotta is next.

22 MR. LIOTTA: Well, I wasn't given any notice  
23 that there would be a one-sided presentation given  
24 on Modern Aero. So if I had known, I would have  
25 brought a shovel to help continuing to dig the hole

1 here, but here we are.

2 I think it's pretty disappointing and I  
3 frankly think that the board should be embarrassed  
4 that you have a situation like that where such a  
5 presentation is given that's clearly one-sided  
6 without any opportunity for rebuttal or cross.  
7 That's just ridiculous.

8 We know that there was many carefully  
9 cherrypicked statements there that also avoided  
10 other facts. For example, how many times did you  
11 hear about the form lease that the board has  
12 adopted? What's in that form lease? Do you know,  
13 Bob, Reba, Justin, Suzanne? Do you know what's in  
14 there?

15 Well, the very board meeting that Doug said  
16 you approved the form lease, you were the chairman,  
17 Suzanne, and you stated to Doug at the time, which  
18 is on the record, you didn't even look at it. So  
19 all of this over something that is so important to  
20 Doug, that is the form lease, hasn't even been  
21 reviewed. Wow. That's terrible governance.

22 He goes on to say things like that area was  
23 never designed for jets. We never intended jets.  
24 The first tenant you leased in that building had a  
25 Citation jet. Bigger than a HondaJet. Bigger than

1 a Cirrus jet.

2 MR. WUELLNER: Never happened.

3 MR. HARVEY: Not true.

4 MR. LIOTTA: Read the minutes, Ed.

5 MR. WUELLNER: Never happened.

6 MR. LIOTTA: You approved a lease with the  
7 Citation jet. We have pictures of it.

8 MR. WUELLNER: Never happened.

9 MR. LIOTTA: It's ridiculous. It was in  
10 there.

11 MR. WUELLNER: Never happened.

12 MR. LIOTTA: I'll happily give you the board  
13 meeting minutes.

14 MR. WUELLNER: Knock yourself out.

15 MR. LIOTTA: Of course.

16 What I see here is a huge disconnect between  
17 the needs of the community and the people who are  
18 here to provide. Because that's what it is. This  
19 is not a landlord/tenant situation that's for  
20 profit.

21 You don't get to do whatever you want. The  
22 FAA actually has a big stake in what you do and  
23 don't do. You said that we can't come here and  
24 tell you what you can do. You're wrong. The FAA  
25 does tell you that. And what the actions today

1 have invited is really a Part 16 compliant action.

2 MR. WUELLNER: Then file it.

3 MR. LIOTTA: That seems to be what -- what's  
4 needed.

5 MR. WUELLNER: Then file it.

6 MR. LIOTTA: Of course.

7 MR. WUELLNER: You're so wrong all the time.

8 MR. LIOTTA: Of course. This is my point.  
9 The end of the day, this is not people who want to  
10 work out things in a mutual way. This is  
11 arrogance.

12 MR. WUELLNER: Again --

13 MR. LIOTTA: I've entered into leases in  
14 Opa-locka, here with Atlantic, Houston Hobby,  
15 Carlsbad California, Atlanta PDK, Baltimore Martin  
16 State, and other places. I have all of these  
17 leases. Not one has a 30-day termination for  
18 cause. Not one has an airport that tries to  
19 restrict you by power plant. Not one requires a  
20 personal guarantee.

21 All of them expect you to be financially  
22 worthy and they do the necessary due diligence to  
23 find that out. It's really straightforward. But  
24 that's not what's happening here. I think this is  
25 all wrong --

1 CHAIRMAN MAGUIRE: Okay.

2 MR. LIOTTA: -- and there's no need for it.

3 CHAIRMAN MAGUIRE: Three minutes are up, sir.

4 MR. LIOTTA: I understand. Thank you.

5 CHAIRMAN MAGUIRE: Thank you very much. Okay.

6 Bring it back to the board. Any further discussion  
7 on this issue?

8 MS. GREEN: No.

9 CHAIRMAN MAGUIRE: No?

10 MEMBER COMMENTS AND REPORTS

11 CHAIRMAN MAGUIRE: All right. Let's go  
12 through the board real quick. Reba Rudlow --  
13 Ludlow with Aerospace, TPO, and safety review.

14 MS. LUDLOW: Yes. Aerospace Academy is  
15 finally cranking up. We have our first meeting  
16 scheduled for the -- a couple of weeks. I didn't  
17 look up the date.

18 TPO -- I have some papers for Ed. TPO has a  
19 meeting coming up in another week, and then the  
20 safety review committee is coming up in, what --  
21 in --

22 MS. GREEN: September?

23 MS. LUDLOW: Yeah, in September. I knew that.  
24 Yeah. So thank goodness everybody is cranking up.  
25 And the TPO has the new smart coalition that I

1 signed up for, too, for more information.

2 CHAIRMAN MAGUIRE: Okay.

3 MS. GREEN: Mr. Chairman, may I jump real  
4 quick? I have to pick up a child at the airport at  
5 8:00. Not this airport, unfortunately.

6 CHAIRMAN MAGUIRE: Go ahead.

7 MS. GREEN: Just on the EDC, our next meeting  
8 is September 23rd for the breakfast meeting.

9 CHAIRMAN MAGUIRE: Okay.

10 MS. GREEN: It's regarding labor crisis and  
11 lack of labor personnel that -- and the growth  
12 that's going on here. So that's going to be on the  
13 23rd.

14 CHAIRMAN MAGUIRE: Okay.

15 MS. GREEN: Okay. Thank you.

16 CHAIRMAN MAGUIRE: Before you leave --

17 MS. GREEN: Yes, sir.

18 CHAIRMAN MAGUIRE: Go ahead, you can get ready  
19 to go. The -- in a week and a few days, football  
20 season starts, so everybody root for Auburn and  
21 Florida.

22 MS. GREEN: War Eagle. We need it.

23 CHAIRMAN MAGUIRE: I don't know where  
24 everybody else went to school. Okay. Robert?

25 MR. OLSON: Nothing really. I attended the --

1 a day of the Florida Airports Council on  
2 August 2nd, and very informative just talking to  
3 the vendors and other airports.

4 Many airports are going to very automized  
5 (sic) -- automized (sic) methods for keeping track  
6 of aircraft, all the movement of aircraft for user  
7 fee purposes and other things, and that seems to be  
8 a -- a big new thing that's coming to GA airports  
9 as well.

10 CHAIRMAN MAGUIRE: Good. Thank you, very  
11 much. Justin?

12 MR. MIRGEAUX: Nothing further.

13 CHAIRMAN MAGUIRE: Okay. The only thing I  
14 have, so I don't forget, is proposed meeting dates.  
15 It's on the back of your calendar if it's not on  
16 the e-mail. Don't forget. The next one is  
17 September 12th at 4 -- at 5:01, okay?

18 MR. NEWSTEDER: No general comments?

19 CHAIRMAN MAGUIRE: Did I not do general  
20 comments? Okay. We'll open it up for general  
21 comments. Make sure you give your name and  
22 address.

23 PUBLIC COMMENTS - GENERAL

24 MR. NEWSTEDER: You've got it.

25 CHAIRMAN MAGUIRE: And you'll have three

1 minutes.

2 MR. NEWSTEDER: Without interruption, correct?

3 Thank you.

4 Hey, my name's Josh Newsteder. I am the VP of  
5 operations for Volato. I'm also a captain on the  
6 HondaJet. 23 years in the military.

7 I took a bunch of notes. What -- first of  
8 all, a big question about -- and I hope someone can  
9 answer. Have there been any noise complaints since  
10 we occupied the hangar on Casa Cola?

11 (No response.)

12 MR. NEWSTEDER: Okay. For the record, that  
13 sounds like a no.

14 Everything I heard, it was a barrage, it was a  
15 filibuster of loosely-threaded facts that were I  
16 believe one-sided. I couldn't keep up with how  
17 many things I could have rebutted if I had 40  
18 minutes. You know, right down to the fact that  
19 there's never been an aircraft there that were 135.  
20 Yes, there have. There's been turboprops there.  
21 There's been jets there. The TBM that Reba  
22 referred to, the 900 series, much louder than a  
23 HondaJet.

24 Trying to say that there's an argument because  
25 the taxiway is too thin is ridiculous. I've taxied



1 by there in the jet. It's got a 40-foot wingspan  
2 and I've got room on either side. So there -- it  
3 goes on and on and on, and I wish I had as -- you  
4 know, 40 minutes like these guys did.

5 Yeah. And while we were talking, I -- I  
6 called out three friends. None of them have 30-day  
7 limits on their leases. This is at Craig. I  
8 managed two hangars in Miami and three up at  
9 Fort Lauderdale. No 30-day limits at all when I  
10 was the VP of an airline down there. Same thing  
11 with Opa-locka.

12 Like I said, if I had more time to comment and  
13 I could see the presentation before this, I think I  
14 could have helped out the argument and made a good  
15 point for our side, so thank you, very much.

16 CHAIRMAN MAGUIRE: Okay. Any other public  
17 comment?

18 MR. LIOTTA: Now I'll take the time.

19 October 18, 2010 meeting minutes, Mr. Youman,  
20 Jet Elite and Rhumb Runner, are these large  
21 corporate jets? Mr. Wuellner, No. One is a  
22 Pilatus, which is a single-engine turboprop  
23 aircraft and the other is what, a Citation? A  
24 Cessna Citation. But they have agreed to tow the  
25 aircraft out of the apron area prior to start. So

1 that's it in the lease agreement --

2 CHAIRMAN MAGUIRE: Okay.

3 MR. LIOTTA: -- minutes.

4 CHAIRMAN MAGUIRE: Okay. Any other public  
5 comment?

6 (None.)

7 CHAIRMAN MAGUIRE: Bring it back to the board.  
8 Any comment here?

9 MS. LUDLOW: I do. I do. And this is off  
10 that subject, but it's a very important subject and  
11 it's use of the conference room. And this was  
12 built as a community endeavor.

13 You know, we already lost half of it to  
14 Passero. But I've gotten calls from the  
15 St. Johns County Civic Round Table which I'm a  
16 member, and the Coast Guard Auxiliary of which I'm  
17 a member, and they used to meet here, but now when  
18 they call for the meeting room, they're not allowed  
19 to have it anymore.

20 So -- but yet I called Kevin and I got it  
21 for -- for the safety review committee. So, what's  
22 going on with the -- why the confer- -- why we're  
23 not being user friendly? Why did we stop?

24 CHAIRMAN MAGUIRE: I don't know. Can we get a  
25 report next meeting on that?

1 MR. WUELLNER: You had it as a topic already.

2 CHAIRMAN MAGUIRE: Okay. It's already a  
3 topic.

4 MR. WUELLNER: We did this at the beginning of  
5 the meeting, as I recall.

6 CHAIRMAN MAGUIRE: Okay. We did. Okay.  
7 We'll discuss it at the next meeting and find out.

8 MS. LUDLOW: Okay.

9 CHAIRMAN MAGUIRE: All right?

10 MS. LUDLOW: Thank you.

11 CHAIRMAN MAGUIRE: It's over.

12 (Meeting adjourned at 7:06 p.m.)

13

14

15

16

17

18

19

20

21

22

23

24

25

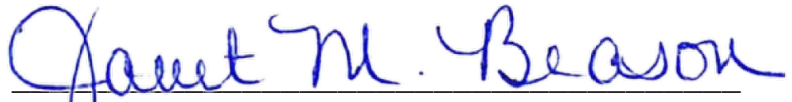
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 5th day of September, 2022.

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

<p><b>CHAIRMAN MAGUIRE: [177]</b>  <b>MR. BURNETT: [31]</b>  12/6 58/24 59/1 60/20  61/7 61/11 68/23 94/25  95/4 95/11 135/7  136/22 137/5 137/11  137/13 137/24 138/2  139/16 140/8 140/19  141/7 141/13 141/25  142/6 142/9 142/20  143/15 146/16 150/17  153/19 153/22  <b>MR. HARVEY: [1]</b>  163/3  <b>MR. HOLESKO: [2]</b>  72/13 72/16  <b>MR. KREIS: [2]</b>  157/20 157/23  <b>MR. LENDA: [2]</b> 14/20  22/16  <b>MR. LIOTTA: [16]</b> 62/1  85/19 161/22 163/4  163/6 163/9 163/12  163/15 164/3 164/6  164/8 164/13 165/2  165/4 169/18 170/3  <b>MR. LUCETTE: [12]</b>  13/20 14/24 25/7 25/12  26/17 29/8 30/4 30/12  30/15 30/17 31/4 31/17  <b>MR. MIRGEAUX: [67]</b>  6/18 7/10 30/21 31/15  52/1 52/11 52/13 52/18  53/13 53/18 53/23 64/8  64/25 65/2 65/4 65/24  66/1 66/7 66/17 68/16  68/20 68/24 69/9 69/12  69/16 70/3 70/10 70/14  70/17 70/21 70/25 71/2  71/9 71/16 73/1 80/25  81/6 81/20 81/23 82/3  82/7 82/14 82/21 83/10  86/23 87/14 88/15  88/18 88/21 89/6 89/22  146/13 146/17 150/9  150/18 150/21 151/11  151/20 152/6 152/19  153/11 154/2 155/15  155/20 155/22 156/3  167/12  <b>MR. NEWSTEDER: [4]</b>  167/18 167/24 168/2  168/12  <b>MR. OLSON: [81]</b> 3/10  4/9 4/12 4/19 4/21 4/24  12/15 13/9 13/11 13/14  26/4 26/6 26/9 29/4  39/3 39/6 39/14 39/20  39/25 40/7 40/10 40/12  40/15 40/18 41/4 41/10  41/14 41/19 44/10  44/12 47/12 47/21 49/4  50/24 51/5 51/15 51/22</p>	<p>66/25 67/15 67/19  67/21 68/1 68/3 81/4  81/7 81/11 81/14 81/19  83/14 83/19 84/15  84/19 131/17 131/19  132/3 132/5 132/10  132/17 132/19 132/25  133/21 134/12 136/21  137/2 137/6 137/12  137/22 137/25 139/12  140/7 140/13 141/6  141/11 141/17 142/5  142/8 142/18 155/3  155/19 155/21 166/25  <b>MR. RIERA: [1]</b> 11/25  <b>MR. TOPP: [3]</b> 11/19  11/21 157/17  <b>MR. WUELLNER:</b>  <b>[169]</b> 5/17 5/23 6/6  6/14 8/20 9/22 10/16  11/4 11/8 12/12 25/24  26/1 31/24 39/5 39/13  39/19 39/23 40/5 40/8  40/11 40/13 40/17  40/24 41/5 41/11 41/16  41/20 41/24 42/2 42/5  42/14 42/21 42/24  43/11 43/14 43/18  43/21 43/23 44/1 44/3  44/7 44/19 45/2 45/24  46/1 46/5 46/8 46/11  46/15 46/18 46/21 47/1  47/5 47/9 48/2 48/5  48/10 48/14 48/16  48/18 48/20 48/22  48/24 49/7 49/10 49/19  51/4 51/14 51/21 51/24  52/5 52/12 52/16 52/20  53/17 53/19 53/25  60/21 60/24 63/23 64/4  64/22 65/1 65/3 65/17  65/22 65/25 66/6 66/15  68/4 68/11 68/18 68/22  68/25 69/11 69/15  69/21 70/4 70/11 70/15  70/20 70/22 71/1 71/3  71/15 71/17 72/14  72/17 72/25 73/8 76/19  76/23 76/25 77/4 77/14  77/17 77/20 78/22 79/6  79/16 79/19 79/21  79/24 80/1 80/4 80/8  80/10 80/15 80/18 81/5  81/10 81/25 82/5 82/9  82/16 84/23 84/25 85/3  85/7 85/13 87/12 89/16  90/1 90/5 90/10 90/13  90/16 91/13 93/19  94/14 94/16 150/6  150/15 150/19 151/14  152/3 152/8 153/3  163/2 163/5 163/8  163/11 163/14 164/2  164/5 164/7 164/12  171/1 171/4</p>	<p><b>MS. GREEN: [54]</b> 3/4  3/11 3/13 4/23 4/25 5/3  5/6 6/17 7/15 7/20 8/2  11/2 25/22 25/25 26/2  26/5 26/7 30/13 48/21  65/19 76/15 78/10  78/21 80/23 83/1 85/16  87/19 88/5 88/9 88/12  89/23 90/2 90/8 90/12  90/15 91/6 94/12 94/15  94/18 144/15 152/14  152/21 153/5 153/8  157/8 157/12 165/8  165/22 166/3 166/7  166/10 166/15 166/17  166/22  <b>MS. HARTMAN: [2]</b>  11/14 11/16  <b>MS. LIOTTA: [1]</b>  160/22  <b>MS. LUDLOW: [152]</b>  3/17 3/20 3/25 4/3 4/6  5/11 5/16 5/20 6/2 6/9  6/21 6/23 7/18 7/24 8/9  8/11 13/12 25/11 25/13  25/15 25/17 30/11  30/14 30/16 30/19  41/22 41/25 42/3 42/6  42/20 42/23 43/9 43/12  43/15 43/20 43/22  43/25 44/2 44/4 44/8  44/11 44/13 44/20  45/21 45/25 46/2 46/7  46/10 46/13 46/16  46/20 46/24 47/2 47/8  47/10 47/20 47/22 48/3  48/7 48/12 48/15 48/17  48/19 48/23 49/2 49/5  49/8 49/14 49/17 60/17  60/22 60/25 61/10  61/21 63/12 63/17 64/3  68/10 76/10 76/12  76/16 76/21 76/24 77/2  77/5 77/16 77/19 77/24  78/4 79/4 79/7 79/10  79/17 79/20 79/22  79/25 80/2 80/7 80/9  80/12 80/17 80/20 81/8  81/13 81/18 81/22  83/11 83/13 83/17 84/9  84/16 84/20 85/12  85/15 87/11 87/13 88/1  88/8 88/10 88/13 88/17  88/20 89/5 89/11 90/18  90/22 91/5 91/10 94/20  95/9 131/18 142/22  143/19 143/24 144/1  144/3 145/4 145/10  145/14 146/3 146/10  151/10 152/9 152/22  152/24 154/18 156/13  165/14 165/23 170/9  171/8 171/10</p>	<p><b>\$</b>  <b>\$1.2 [1]</b> 53/2  <b>\$120 [1]</b> 75/11  <b>\$123,000 [1]</b> 55/15  <b>\$150,000 [1]</b> 55/14  <b>\$200 [1]</b> 50/2  <b>\$224,000 [1]</b> 25/25  <b>\$25 [1]</b> 58/12  <b>\$30 [2]</b> 58/16 66/13  <b>\$32 [1]</b> 58/9  <b>\$320,000 [1]</b> 63/7  <b>\$350 [1]</b> 78/24  <b>\$350,000 [1]</b> 74/7  <b>\$40,000 [1]</b> 50/4  <b>\$400 [1]</b> 56/13  <b>\$650 [1]</b> 54/12  <b>\$690,000 [1]</b> 74/16  <b>\$7 [1]</b> 63/2  <b>\$700,000 [1]</b> 78/24  <b>\$750,000 [1]</b> 76/5  <b>\$8 [2]</b> 48/14 52/21  <b>\$8,320,000 [1]</b> 37/4  <b>\$8.3 [1]</b> 52/21  <b>\$9 [1]</b> 63/2    '<b>17 [2]</b> 119/18 119/21  '<b>18 [2]</b> 120/8 135/19  '<b>22 [1]</b> 121/21  '<b>23 [1]</b> 39/17  '<b>5 [1]</b> 35/11    <b>0</b>  <b>0570 [1]</b> 1/24    <b>1</b>  <b>1,200 [2]</b> 42/17 42/19  <b>1,240 [1]</b> 43/14  <b>10 [4]</b> 46/14 61/2  116/12 126/9  <b>104 [1]</b> 1/15  <b>1040 [1]</b> 102/1  <b>11 [1]</b> 2/8  <b>110 [2]</b> 68/21 148/16  <b>114 [2]</b> 68/23 68/24  <b>12 [8]</b> 2/10 33/20 41/25  46/11 46/14 47/13 61/2  82/1  <b>121 [1]</b> 74/14  <b>12th [1]</b> 167/17  <b>13 [1]</b> 45/20  <b>13/31 [2]</b> 108/3 108/5  <b>135 [7]</b> 71/21 72/7  101/7 129/3 130/13  130/19 168/19  <b>141 [2]</b> 126/16 131/2  <b>14th [1]</b> 127/18  <b>15 [5]</b> 13/23 45/16  45/18 48/25 146/3  <b>150 [2]</b> 55/21 71/18  <b>150-plus [1]</b> 72/13  <b>16 [2]</b> 48/25 164/1  <b>16-pager [1]</b> 119/23  <b>165 [1]</b> 2/14  <b>167 [1]</b> 2/13</p>	<p><b>17 [1]</b> 1/23  <b>171 [1]</b> 2/15  <b>172 [1]</b> 2/16  <b>18 [3]</b> 14/22 56/17  169/19  <b>180 [2]</b> 56/3 71/23  <b>19 [1]</b> 158/8    <b>2</b>  <b>20 [9]</b> 20/1 22/12 35/25  39/17 45/11 50/3 71/5  95/16 140/11  <b>20 percent [2]</b> 53/12  56/21  <b>20-year [1]</b> 19/24  <b>200 [1]</b> 56/3  <b>200,000 [1]</b> 137/21  <b>2001 [1]</b> 33/3  <b>2004 [7]</b> 35/11 107/18  107/20 108/9 109/2  109/5 145/7  <b>2005 [3]</b> 109/22 110/6  145/7  <b>2006 [2]</b> 119/14 119/17  <b>2006/7 [1]</b> 19/13  <b>2008 [2]</b> 110/7 111/21  <b>2008/2009 [1]</b> 15/11  <b>2009 [1]</b> 15/11  <b>2010 [9]</b> 96/14 96/21  96/24 97/1 107/18  107/21 112/19 113/10  169/19  <b>2011 [2]</b> 114/8 114/10  <b>2012 [4]</b> 96/16 97/7  115/4 127/18  <b>2013 [2]</b> 115/9 115/22  <b>2015 [3]</b> 148/5 148/6  155/9  <b>2017 [1]</b> 97/22  <b>2018 [1]</b> 98/23  <b>2020 [2]</b> 18/2 97/3  <b>2021 [7]</b> 107/2 124/13  125/9 125/10 125/12  125/24 126/22  <b>2022 [3]</b> 1/6 126/20  172/10  <b>20th [1]</b> 110/7  <b>21 [3]</b> 62/25 63/18  103/15  <b>21-acre [1]</b> 149/21  <b>21st [1]</b> 125/9  <b>22 [3]</b> 1/6 103/13  103/14  <b>22nd [1]</b> 8/25  <b>23 [4]</b> 2/11 91/12  103/15 168/6  <b>23rd [2]</b> 166/8 166/13  <b>24/7 [9]</b> 73/18 77/10  77/12 77/24 78/12  80/21 85/22 85/23  86/19  <b>24th [1]</b> 112/19  <b>25,000 [1]</b> 39/25  <b>26 [1]</b> 151/16  <b>285 [5]</b> 65/2 65/8 68/8</p>
---	--	---	---	---

<p><b>2</b> 285... [2] 68/16 68/25 2nd [2] 83/8 167/2</p> <p><b>3</b> 3.2 [1] 57/8 30 [13] 69/5 76/7 94/22 104/15 126/7 127/25 139/3 139/6 139/8 143/22 151/25 152/4 153/2 30 percent [1] 76/7 30-day [22] 93/25 94/21 104/22 106/21 127/22 134/18 134/21 141/12 141/14 141/23 142/18 143/21 144/4 149/22 150/22 151/1 151/18 152/16 152/25 164/17 169/6 169/9 30th [1] 113/10 31 [3] 2/10 108/3 108/5 32 [1] 36/6 32080 [1] 1/15 32084 [1] 1/23 35 [16] 52/14 56/15 56/20 57/8 65/7 103/16 104/11 104/13 106/19 118/21 121/1 124/6 129/22 139/2 147/5 147/16 350 [1] 75/18 36 [1] 36/4 39 [1] 147/7</p>	<p>56/15 65/8 5:01 [1] 167/17 5th [1] 172/10</p> <p><b>6</b> 60-day [2] 144/16 151/3 60s [1] 33/2 61 [2] 126/15 131/2 65 [1] 57/5 650 [2] 57/5 66/4 65s [1] 33/2 68 [1] 157/24</p> <p><b>7</b> 7-something [1] 75/20 7.1 [1] 114/3 70 [2] 118/19 148/17 73 [1] 2/11 75 [1] 118/18 75 percent [1] 57/1 7:06 [2] 1/7 171/12 7th [1] 102/13</p> <p><b>8</b> 80 [3] 53/11 148/14 148/17 80 percent [4] 49/21 52/4 52/8 52/24 80/20 [2] 50/3 71/5 825-0570 [1] 1/24 83 [1] 106/11 85 [3] 148/12 148/13 148/20 8:00 [1] 166/5 8th [1] 9/6</p>	<p>21/21 22/21 24/21 26/3 26/8 26/10 27/14 28/12 29/14 29/15 29/23 29/25 32/5 33/7 34/12 36/13 37/4 37/10 45/16 46/2 47/6 47/10 47/16 50/14 52/25 53/1 53/20 55/14 55/15 58/9 61/16 62/25 63/1 63/9 63/19 64/23 70/17 71/10 74/7 74/16 75/11 75/18 84/3 90/7 91/21 92/17 94/20 95/20 97/11 98/24 100/14 105/16 106/5 108/1 111/8 114/18 114/22 115/20 117/15 117/24 118/3 118/18 118/19 119/3 119/21 119/22 120/6 123/3 123/23 128/13 128/19 130/18 132/24 134/24 135/6 140/5 140/13 143/11 145/8 145/18 147/7 147/18 148/2 148/6 150/23 154/20 155/14 156/11 162/11 168/8 above [2] 33/8 148/20 abscond [1] 150/13 absolute [1] 99/25 absolutely [3] 26/17 82/9 144/5 absurd [1] 76/3 abuts [2] 33/1 33/3 Academy [1] 165/14 accept [3] 9/8 133/18 134/9 ACCEPTANCE [1] 2/5 accepted [2] 3/15 8/16 accepting [2] 10/5 50/20 access [8] 8/22 10/11 15/21 61/15 71/25 86/10 138/9 160/12 accidents [2] 83/24 88/19 accommodate [3] 75/20 141/20 156/23 accommodated [3] 75/18 75/19 92/15 Accommodates [1] 93/2 accomplished [4] 33/23 33/25 34/6 92/14 according [2] 59/9 134/3 accountants [1] 123/14 accumulation [1] 45/18 accurate [1] 118/16 accusatory [1] 100/20 achieve [1] 20/22 achieved [1] 22/7 ACI [1] 10/21</p>	<p>acknowledge [1] 102/9 acquire [1] 35/6 acquired [3] 35/10 61/12 117/10 acquiring [1] 127/12 acquisition [5] 59/22 60/13 114/2 115/20 117/7 acre [1] 149/21 acres [3] 62/25 63/18 114/3 across [3] 42/16 62/24 76/19 ACRP [4] 15/12 15/16 15/19 19/12 act [2] 66/19 98/15 action [11] 21/16 21/16 24/3 32/12 63/24 151/22 152/5 152/6 152/8 153/3 164/1 actions [15] 19/25 20/2 20/3 20/5 20/16 21/21 22/2 22/5 22/5 22/6 22/8 22/11 22/14 30/1 163/25 active [1] 128/7 activity [4] 110/14 116/23 136/4 159/5 acts [1] 145/20 actual [5] 57/14 68/18 84/2 91/16 111/16 actually [26] 7/10 10/16 13/9 40/1 40/2 40/12 59/22 64/24 70/12 70/12 71/13 97/23 100/14 111/22 112/15 113/1 115/15 116/15 117/17 118/12 126/24 135/3 142/7 149/14 159/7 163/22 ad [7] 97/17 97/25 98/2 99/1 99/4 100/16 100/21 ad valorem [6] 97/25 98/2 99/1 99/4 100/16 100/21 adaptation [1] 140/16 add [7] 5/10 6/25 19/21 37/10 37/12 115/22 146/16 add/delete [1] 5/10 added [6] 5/12 5/12 69/5 124/25 138/18 146/15 adding [2] 160/3 160/4 addition [2] 28/22 149/15 additional [6] 36/8 38/23 49/23 64/5 95/25 124/24 Additionally [1] 127/10 address [10] 19/15 86/5 95/8 122/2 129/21 135/13 138/16 139/23 153/24 167/22</p>	<p>addressed [2] 64/13 100/19 addresses [4] 10/18 101/5 124/23 138/8 addressing [1] 135/4 adequate [1] 55/23 adjourned [1] 171/12 ADJOURNMENT [1] 2/15 adjust [1] 51/20 adjusted [2] 91/15 139/10 adjusting [2] 56/11 125/18 adjustment [3] 58/8 58/10 58/17 adjustment's [1] 91/22 adjustments [1] 92/13 ADK [1] 10/4 administer [1] 103/12 administered [1] 138/5 administrative [1] 146/18 adopt [1] 92/18 adopted [6] 97/20 101/1 102/3 121/14 123/4 162/12 adoption [2] 92/7 98/23 advanced [2] 158/14 159/15 advancement [1] 26/16 advantage [1] 50/7 advertise [2] 10/15 10/16 advertised [1] 10/4 advisory [3] 108/19 108/21 109/10 aerial [4] 96/11 96/22 118/8 118/15 Aero [17] 2/12 93/18 93/21 96/3 117/10 125/15 127/1 127/6 127/6 127/10 127/12 127/13 128/10 157/25 158/2 161/3 161/24 Aero's [2] 100/8 127/14 AeroGo [1] 124/21 Aerospace [2] 165/13 165/14 affect [2] 55/1 71/5 affected [1] 72/21 affecting [1] 57/20 affiliated [2] 101/7 116/4 afford [1] 63/3 after [10] 13/3 21/13 63/2 78/10 88/6 101/15 116/16 143/9 154/25 155/1 afternoon [1] 14/20 again [43] 7/6 20/18 22/17 24/23 27/4 28/12</p>
(2) 285... - again				

<p><b>A</b></p> <p><b>again... [37]</b> 29/21 31/19 45/5 46/23 47/1 51/15 54/2 57/10 66/14 69/19 70/3 73/12 85/18 86/23 90/21 96/24 97/11 98/23 109/4 109/8 110/6 110/21 115/9 115/20 117/7 118/5 119/17 120/18 120/19 123/15 125/23 143/13 151/1 151/4 154/4 154/10 164/12</p> <p><b>against [5]</b> 37/16 41/6 51/12 71/18 121/18</p> <p><b>agenda [15]</b> 2/6 4/1 5/8 5/9 5/10 6/7 8/12 8/16 12/7 82/23 110/7 111/10 112/25 113/1 120/22</p> <p><b>aggressive [2]</b> 62/14 62/15</p> <p><b>aggressively [1]</b> 62/8</p> <p><b>ago [6]</b> 35/7 83/5 91/25 107/2 113/22 144/8</p> <p><b>agree [6]</b> 7/10 7/11 64/8 75/7 115/15 157/8</p> <p><b>agreed [4]</b> 15/21 51/21 74/4 169/24</p> <p><b>agreement [15]</b> 14/15 38/2 38/13 38/16 105/9 110/17 120/9 120/10 122/7 123/2 123/3 151/7 153/9 153/18 170/1</p> <p><b>agreements [2]</b> 121/23 122/23</p> <p><b>ahead [24]</b> 3/24 4/13 4/23 4/25 6/22 7/21 9/4 23/10 32/6 36/2 49/18 50/20 50/23 58/2 58/25 60/16 63/25 83/12 94/19 95/3 128/2 153/18 166/6 166/18</p> <p><b>AIP [2]</b> 9/15 9/18</p> <p><b>air [5]</b> 36/14 110/18 142/25 148/10 158/7</p> <p><b>airboat [3]</b> 80/2 80/4 86/11</p> <p><b>aircraft [34]</b> 83/25 97/6 110/21 111/25 117/12 120/10 125/21 125/23 127/11 127/15 130/12 130/18 147/22 148/8 148/9 148/10 149/8 149/20 154/6 154/7 154/11 155/6 158/5 158/6 158/8 158/9 158/10 159/14 160/7 167/6 167/6 168/19 169/23 169/25</p> <p><b>airfield [1]</b> 37/16</p> <p><b>airline [2]</b> 75/14 169/10</p> <p><b>airplane [3]</b> 135/2 158/10 158/11</p>	<p><b>airplanes [2]</b> 142/24 152/12</p> <p><b>airport [137]</b> 1/1 1/16 13/24 13/25 14/3 14/13 14/17 15/11 15/15 16/12 16/13 16/16 16/17 16/19 16/21 16/23 16/25 17/5 17/6 17/23 18/2 18/4 18/5 18/10 18/10 18/13 18/22 19/2 20/3 20/14 20/21 21/11 21/12 21/22 21/25 22/4 22/9 23/2 23/6 23/7 23/9 23/11 23/13 23/13 23/17 23/20 23/20 28/14 31/12 32/18 33/10 37/21 38/1 53/7 57/18 59/6 59/8 60/9 60/11 61/12 61/12 62/7 62/21 62/23 69/23 73/24 74/9 74/20 75/6 76/13 77/10 81/14 86/1 89/7 95/13 95/15 100/4 102/2 104/7 104/8 104/17 104/17 105/1 105/17 107/5 107/19 108/12 108/24 109/18 111/1 111/6 111/23 113/20 114/9 114/24 115/1 115/2 115/10 115/14 115/18 116/23 117/15 117/24 119/6 119/14 120/21 121/24 123/6 125/14 128/20 129/25 130/8 134/2 135/16 135/17 136/25 137/15 138/3 138/15 144/18 149/16 151/15 151/22 152/11 156/7 156/17 156/23 156/24 157/4 157/9 160/4 160/11 160/18 161/4 164/18 166/4 166/5</p> <p><b>airport authorities [1]</b> 136/25</p> <p><b>Airport Authority [19]</b> 38/1 59/6 59/8 60/9 60/11 107/19 108/12 109/18 111/1 111/6 114/9 115/10 115/14 119/14 120/21 123/6 125/14 129/25 138/15</p> <p><b>Airport Authority's [3]</b> 104/8 111/23 119/6</p> <p><b>airport's [3]</b> 101/8 102/23 115/7</p> <p><b>airports [22]</b> 14/5 15/10 15/17 15/21 16/6 17/19 19/11 20/7 23/18 23/18 42/16 54/3 69/6 134/15 134/24 134/25 135/14 137/8 167/1 167/3 167/4 167/8</p> <p><b>alarm [1]</b> 148/18</p>	<p><b>albeit [1]</b> 75/7</p> <p><b>align [1]</b> 28/19</p> <p><b>alignment [1]</b> 24/17</p> <p><b>all [93]</b> 3/7 11/10 12/4 13/10 13/25 19/2 19/19 20/23 22/5 24/2 24/4 24/16 25/4 27/14 34/23 37/18 40/24 40/25 43/5 43/8 54/5 54/13 55/8 56/17 56/18 60/16 62/23 62/24 63/19 67/23 67/25 69/22 73/5 74/19 77/5 78/6 78/11 81/16 85/3 85/3 85/10 85/17 85/24 86/19 89/19 91/11 92/24 92/25 92/25 96/1 96/5 98/7 102/18 103/11 103/13 105/6 107/19 115/16 119/17 122/5 123/19 129/10 135/10 141/2 142/4 143/4 144/23 144/25 145/6 145/23 146/22 146/23 147/24 149/25 150/4 153/15 156/2 158/18 158/19 158/20 158/21 158/24 161/19 162/19 164/7 164/16 164/21 164/25 165/11 167/6 168/8 169/9 171/9</p> <p><b>All right [9]</b> 3/7 11/10 12/4 55/8 60/16 73/5 85/17 91/11 165/11</p> <p><b>allegation [1]</b> 122/14</p> <p><b>allegations [1]</b> 121/20</p> <p><b>alleged [1]</b> 122/25</p> <p><b>ALLEGIANCE [2]</b> 2/3 3/5</p> <p><b>allocate [1]</b> 57/1</p> <p><b>allocates [1]</b> 69/25</p> <p><b>allow [2]</b> 34/5 38/4</p> <p><b>allowance [1]</b> 123/16</p> <p><b>allowed [4]</b> 96/20 117/2 126/14 170/18</p> <p><b>allows [3]</b> 15/22 94/9 134/11</p> <p><b>alludes [1]</b> 136/13</p> <p><b>almost [9]</b> 21/18 28/25 76/2 76/7 99/5 103/25 104/10 107/2 147/7</p> <p><b>alone [2]</b> 17/18 113/13</p> <p><b>along [1]</b> 140/4</p> <p><b>already [18]</b> 5/19 6/6 9/18 10/7 10/20 34/1 34/6 35/20 44/1 57/7 75/1 76/13 77/2 120/2 130/6 170/13 171/1 171/2</p> <p><b>also [53]</b> 1/14 6/3 9/4 10/22 12/24 13/3 14/2 14/4 14/23 15/9 16/15 17/1 17/18 17/23 20/13 22/3 22/25 24/24 28/17 31/9 33/3 36/9 44/14</p>	<p>50/25 51/18 54/24 55/1 57/22 58/5 62/22 66/18 85/24 104/25 106/22 110/3 111/2 111/18 113/4 119/16 130/2 130/18 133/1 134/12 137/9 138/8 144/17 151/8 151/14 151/17 158/22 159/11 162/9 168/5</p> <p><b>alterations [4]</b> 103/22 104/1 139/23 139/24</p> <p><b>alternative [3]</b> 109/5 109/7 109/17</p> <p><b>alternatives [2]</b> 109/3 109/8</p> <p><b>although [2]</b> 80/10 123/7</p> <p><b>always [5]</b> 19/2 37/15 37/25 75/13 82/12</p> <p><b>am [4]</b> 94/11 157/25 161/2 168/4</p> <p><b>amend [1]</b> 90/11</p> <p><b>amendment [10]</b> 97/10 97/13 99/22 100/11 124/15 130/23 130/24 140/21 140/25 141/8</p> <p><b>amendments [2]</b> 95/23 97/14</p> <p><b>amortizing [2]</b> 51/3 141/22</p> <p><b>amount [11]</b> 27/2 37/7 51/9 52/7 71/6 94/8 96/22 129/7 141/20 142/1 142/12</p> <p><b>amounts [1]</b> 112/4</p> <p><b>Andrew [2]</b> 72/10 108/15</p> <p><b>ankle [1]</b> 76/17</p> <p><b>announce [1]</b> 69/4</p> <p><b>annual [3]</b> 20/15 78/6 81/1</p> <p><b>another [21]</b> 7/5 10/9 45/3 53/6 65/19 80/13 87/21 100/20 102/12 106/14 109/3 109/4 116/23 117/23 136/17 152/25 155/13 155/13 156/18 159/14 165/19</p> <p><b>answer [10]</b> 15/6 23/12 25/8 44/1 72/25 86/1 86/4 135/7 135/15 168/9</p> <p><b>answering [1]</b> 29/2</p> <p><b>anticipate [2]</b> 24/21 101/5</p> <p><b>anticipated [2]</b> 4/14 26/11</p> <p><b>anticipating [1]</b> 29/12</p> <p><b>any [52]</b> 3/9 3/18 6/15 7/9 8/12 9/24 15/3 15/5 24/17 25/9 25/20 30/9 30/20 30/25 33/16 45/23 46/3 48/3 49/11 49/23 57/23 58/20</p>	<p>59/21 61/22 63/13 64/7 69/23 73/2 73/15 80/24 85/10 86/22 101/10 107/4 107/5 111/7 111/7 114/11 124/24 136/3 144/14 151/24 153/1 157/6 159/6 161/22 162/6 165/6 168/9 169/16 170/4 170/8</p> <p><b>anybody [6]</b> 3/8 5/10 6/13 7/8 144/3 155/25</p> <p><b>anymore [3]</b> 64/11 161/1 170/19</p> <p><b>anyone [1]</b> 136/3</p> <p><b>anything [15]</b> 8/8 8/10 11/25 12/1 12/3 20/12 75/8 84/24 85/9 86/13 89/18 91/25 107/15 116/22 136/10</p> <p><b>anyway [3]</b> 32/11 81/22 152/12</p> <p><b>anyways [1]</b> 100/23</p> <p><b>anywhere [4]</b> 65/14 74/9 74/22 83/2</p> <p><b>appalled [1]</b> 143/1</p> <p><b>apparently [1]</b> 128/12</p> <p><b>appear [2]</b> 125/4 132/12</p> <p><b>appears [1]</b> 60/6</p> <p><b>appendices [1]</b> 119/12</p> <p><b>appetite [2]</b> 85/8 85/9</p> <p><b>applicable [1]</b> 141/2</p> <p><b>application [3]</b> 10/5 10/8 140/2</p> <p><b>applications [1]</b> 10/11</p> <p><b>applied [3]</b> 38/21 50/21 68/8</p> <p><b>Appraiser [5]</b> 98/12 99/10 99/11 99/14 118/16</p> <p><b>Appraiser's [3]</b> 59/10 97/24 118/13</p> <p><b>Appraisers [1]</b> 99/15</p> <p><b>appreciate [3]</b> 64/13 85/21 153/11</p> <p><b>apprised [1]</b> 8/7</p> <p><b>approach [1]</b> 74/19</p> <p><b>appropriate [1]</b> 50/21</p> <p><b>approval [8]</b> 2/6 4/1 5/8 5/9 8/13 39/22 118/1 123/12</p> <p><b>approved [7]</b> 76/13 77/2 124/23 140/3 140/16 162/16 163/6</p> <p><b>approving [2]</b> 120/21 120/23</p> <p><b>approximately [1]</b> 96/18</p> <p><b>April [1]</b> 114/14</p> <p><b>apron [1]</b> 169/25</p> <p><b>Araquay [3]</b> 61/15 108/17 109/3</p> <p><b>Araquay Park [1]</b> 109/3</p>
---	--	--	--	---

<p><b>A</b></p> <p><b>are</b> [151] 13/12 14/25 15/4 15/5 16/18 18/11 18/15 19/16 19/25 20/1 20/3 20/5 22/6 22/12 22/14 23/21 24/16 25/11 27/22 27/22 28/24 30/11 30/14 31/1 32/7 32/20 34/10 34/22 35/25 37/18 37/18 37/20 38/21 39/17 39/19 42/22 43/6 43/9 43/11 43/14 48/1 48/10 49/20 53/4 54/6 55/16 56/1 58/3 58/8 59/4 59/5 63/3 63/4 65/5 65/22 67/9 67/11 68/13 69/24 71/4 71/7 72/18 72/21 74/17 74/25 77/8 78/5 78/23 80/5 80/6 82/16 82/23 84/7 84/7 86/11 87/1 89/6 89/17 89/17 91/8 93/22 94/24 96/9 97/16 98/17 101/11 102/2 103/7 103/9 103/17 103/19 104/8 105/15 106/11 112/3 112/4 113/21 119/12 121/23 123/15 124/4 124/22 125/12 127/6 129/11 129/13 130/13 130/25 132/15 132/22 132/25 134/9 134/15 135/21 135/22 135/23 136/9 136/18 136/25 138/4 139/14 139/18 139/23 143/3 143/13 143/14 146/20 146/22 149/25 152/17 153/13 154/12 156/11 156/17 158/3 158/3 158/15 158/22 158/24 159/1 159/7 159/16 159/18 160/10 160/10 161/16 162/1 163/17 165/3 167/4 169/20 <b>area</b> [64] 34/8 36/9 36/10 54/2 55/25 59/12 60/8 61/18 65/15 81/17 96/20 106/24 107/8 107/13 107/16 108/3 108/8 108/17 108/18 109/1 109/21 110/4 110/6 110/14 110/15 110/17 110/22 111/9 111/11 111/21 111/24 112/5 112/11 112/12 112/13 112/14 112/20 113/6 113/15 113/25 114/4 114/22 115/8 115/20 116/17 117/15 117/16 117/19 118/6 118/9 126/5 128/14 128/22 129/4 147/4 147/17 147/21 147/25</p>	<p>149/2 149/21 154/9 154/16 162/22 169/25 <b>areas</b> [5] 32/20 49/12 49/13 108/25 148/25 <b>Aregone</b> [1] 124/20 <b>aren't</b> [4] 37/19 49/11 74/21 93/4 <b>ARFF</b> [3] 2/11 73/7 92/1 <b>argument</b> [3] 107/7 168/24 169/14 <b>around</b> [9] 45/20 95/13 105/12 115/19 152/20 152/20 155/6 155/11 156/17 <b>arrangement</b> [2] 132/11 132/24 <b>arrangements</b> [1] 145/16 <b>arrived</b> [1] 27/25 <b>arrogance</b> [1] 164/11 <b>arrow</b> [2] 33/8 33/8 <b>arrow's</b> [1] 60/18 <b>arrows</b> [2] 32/19 34/15 <b>articles</b> [1] 149/11 <b>as</b> [173] <b>ask</b> [7] 64/15 83/14 83/22 129/9 141/15 142/13 153/19 <b>asked</b> [4] 78/10 100/12 102/7 126/20 <b>asking</b> [6] 94/4 132/15 132/22 135/4 136/8 137/3 <b>aspires</b> [1] 149/19 <b>aspiring</b> [1] 150/23 <b>assess</b> [1] 23/5 <b>assessment</b> [1] 23/5 <b>asset</b> [3] 136/14 136/15 138/6 <b>assign</b> [1] 137/22 <b>assigned</b> [1] 125/2 <b>assignment</b> [2] 24/19 137/25 <b>assistance</b> [1] 114/25 <b>assisted</b> [1] 14/18 <b>associate</b> [1] 95/15 <b>associated</b> [2] 45/10 97/13 <b>Associates</b> [3] 13/22 14/21 120/9 <b>Association</b> [2] 11/24 99/15 <b>assume</b> [5] 60/13 133/10 133/11 146/7 155/9 <b>assumed</b> [2] 128/12 128/14 <b>assuming</b> [3] 118/15 131/12 147/9 <b>Atlanta</b> [1] 164/15 <b>Atlantic</b> [8] 11/13 95/22 98/16 98/18 98/19 116/5 138/10 164/14</p>	<p><b>Atlantic Aviation</b> [6] 11/13 95/22 98/16 98/19 116/5 138/10 <b>Atlantic's</b> [1] 77/11 <b>atmosphere</b> [1] 109/17 <b>attached</b> [2] 31/10 59/24 <b>attended</b> [1] 166/25 <b>attention</b> [3] 122/12 123/24 139/25 <b>attorney</b> [4] 1/16 95/14 95/15 123/9 <b>attorney's</b> [1] 105/25 <b>Auburn</b> [1] 166/20 <b>audience</b> [1] 91/15 <b>augmented</b> [1] 38/25 <b>August</b> [8] 1/6 9/3 41/12 109/5 110/6 119/14 125/24 167/2 <b>August 2nd</b> [1] 167/2 <b>Augustine</b> [6] 1/5 1/15 1/22 1/23 149/13 157/24 <b>authorities</b> [1] 136/25 <b>AUTHORITY</b> [46] 1/1 1/16 2/14 4/14 14/11 14/16 36/21 36/24 36/24 38/1 39/10 40/1 50/7 59/6 59/8 60/9 60/11 69/16 94/3 107/19 108/12 109/18 111/1 111/6 112/9 114/9 114/11 115/10 115/14 116/19 118/2 119/14 120/21 121/15 123/4 123/6 123/8 123/9 125/14 125/18 129/25 138/15 140/3 140/16 141/21 142/10 <b>Authority's</b> [7] 39/21 56/22 104/8 111/23 119/6 123/14 139/25 <b>authorization</b> [1] 140/1 <b>authorized</b> [1] 172/7 <b>automatically</b> [2] 99/19 99/23 <b>automized</b> [2] 167/4 167/5 <b>Auxiliary</b> [1] 170/16 <b>available</b> [24] 10/25 12/17 16/15 37/4 38/17 39/16 41/8 45/15 47/7 49/25 50/3 52/5 52/10 53/2 61/4 61/4 61/5 64/18 65/1 73/14 75/12 82/11 127/16 149/12 <b>Avenue</b> [1] 55/17 <b>average</b> [4] 55/13 56/14 58/9 64/20 <b>aviation</b> [22] 11/13 15/9 15/14 62/4 66/23 95/22 96/3 96/4 96/25 98/16 98/19 116/5 116/19 118/23 125/16 125/22 127/5 127/7</p>	<p>130/9 130/10 138/10 155/23 <b>avionics</b> [2] 159/18 159/19 <b>avoided</b> [1] 162/9 <b>aware</b> [9] 6/18 33/11 34/2 36/17 54/6 91/19 91/22 150/1 152/10 <b>away</b> [6] 53/20 110/18 117/5 139/1 144/19 150/19 <b>awfully</b> [1] 92/22</p> <p><b>B</b></p> <p><b>back</b> [70] 4/3 6/4 9/5 15/11 19/13 20/25 29/19 39/4 44/5 53/10 56/18 59/2 63/15 71/24 72/1 72/2 77/6 86/21 91/3 95/18 97/10 98/23 100/20 100/25 102/4 102/12 105/19 106/9 106/20 107/1 108/6 108/9 108/19 108/20 109/2 109/9 110/18 110/19 111/25 112/5 113/19 114/16 116/8 116/20 116/22 117/9 118/23 119/17 119/24 120/7 120/8 122/3 125/10 128/21 130/23 135/18 138/12 140/11 143/7 143/11 145/7 147/4 147/6 147/17 153/5 153/7 153/8 165/6 167/15 170/7 <b>background</b> [3] 95/6 104/16 130/3 <b>backup</b> [1] 33/12 <b>bad</b> [1] 133/3 <b>balance</b> [3] 35/19 37/16 98/25 <b>balancing</b> [2] 66/19 98/15 <b>ball</b> [1] 53/5 <b>Baltimore</b> [1] 164/15 <b>banking</b> [1] 150/11 <b>barrage</b> [1] 168/14 <b>Barrera</b> [4] 111/6 112/19 112/23 115/9 <b>barrier</b> [2] 54/7 114/1 <b>base</b> [2] 75/25 83/23 <b>based</b> [19] 23/11 23/25 24/3 45/4 45/13 47/14 58/7 58/9 64/22 68/17 72/4 72/7 92/20 98/14 106/18 131/13 133/24 134/4 141/14 <b>basically</b> [11] 32/19 33/10 46/8 71/18 72/2 76/25 88/23 104/14 106/23 116/18 117/6 <b>basis</b> [6] 31/3 35/24 78/6 97/4 107/6 128/5 <b>be</b> [266]</p>	<p><b>Beach</b> [2] 54/8 111/5 <b>bear</b> [1] 126/3 <b>bearing</b> [1] 65/21 <b>BEASON</b> [3] 1/22 172/6 172/13 <b>because</b> [79] 3/21 4/16 7/1 7/3 12/22 13/4 17/15 18/20 21/9 28/5 30/6 32/7 33/5 36/21 40/8 41/2 42/1 42/12 44/22 46/24 47/2 49/6 51/11 53/3 58/3 58/16 59/23 61/13 67/24 68/6 71/24 73/12 74/23 77/9 78/7 81/16 82/21 84/10 86/6 88/10 89/7 91/7 97/16 97/24 98/15 99/1 105/3 105/5 105/11 107/23 113/5 114/16 114/21 121/1 122/9 124/1 127/25 128/3 128/5 130/7 130/22 131/6 132/10 133/8 138/16 139/17 139/18 140/8 140/11 141/17 142/3 144/11 147/11 147/18 148/25 155/17 159/14 163/18 168/24 <b>become</b> [5] 117/8 117/9 120/19 128/10 149/20 <b>becoming</b> [1] 39/16 <b>been</b> [55] 5/13 9/24 13/15 13/22 14/21 27/21 28/12 34/6 35/8 35/22 35/24 37/8 37/8 44/17 51/16 54/7 63/19 75/13 76/13 79/22 83/3 83/6 83/8 93/5 94/2 95/13 96/8 102/10 107/14 108/18 115/12 115/23 119/22 119/23 121/14 121/16 122/22 129/4 130/22 135/9 135/9 135/19 138/3 139/19 145/24 150/1 152/20 159/6 161/11 161/17 162/20 168/9 168/19 168/20 168/21 <b>before</b> [17] 3/21 18/1 19/7 31/5 36/17 39/3 39/3 41/13 64/19 85/17 101/25 114/17 120/2 123/12 161/6 166/16 169/13 <b>begin</b> [3] 10/12 35/19 40/14 <b>beginning</b> [5] 13/3 14/25 34/8 113/7 171/4 <b>begs</b> [1] 78/16 <b>behalf</b> [1] 131/5 <b>behind</b> [2] 69/24 105/18 <b>being</b> [32] 10/23 12/19 21/12 22/22 27/23</p>
--	---	---	--	--



<p><b>B</b>  <b>being...</b> [27] 37/13 50/1 50/1 51/6 51/12 55/15 57/16 73/18 86/10 97/12 103/2 103/3 104/21 105/25 108/10 113/8 115/24 116/1 121/16 121/17 122/23 130/25 135/3 137/22 145/8 155/7 170/23  <b>beings</b> [1] 153/16  <b>believe</b> [10] 35/11 59/5 73/18 77/22 77/23 78/17 78/18 123/7 130/16 168/16  <b>believed</b> [1] 122/19  <b>bell</b> [1] 159/2  <b>belongs</b> [1] 66/21  <b>below</b> [1] 61/15  <b>benchmarking</b> [1] 23/16  <b>beneficial</b> [2] 14/16 18/23  <b>benefit</b> [7] 16/23 17/19 29/20 104/8 122/1 134/1 157/1  <b>benefits</b> [2] 16/6 20/24  <b>best</b> [11] 16/22 31/12 33/19 88/4 100/3 108/22 126/18 142/22 156/16 156/24 158/7  <b>best-selling</b> [1] 158/7  <b>better</b> [11] 25/18 37/2 57/9 78/25 86/17 86/19 109/1 148/1 150/2 156/10 156/10  <b>between</b> [13] 8/7 16/2 33/19 42/17 45/17 52/3 66/19 86/5 127/19 131/1 135/2 148/14 163/16  <b>beyond</b> [3] 4/14 64/11 140/19  <b>bid</b> [1] 8/24  <b>bids</b> [4] 8/25 38/4 41/20 72/11  <b>big</b> [24] 5/14 43/17 43/19 45/1 56/5 74/17 75/3 75/16 76/5 76/6 86/11 91/19 95/20 95/24 99/7 104/19 113/5 121/2 142/4 142/9 152/11 163/22 167/8 168/8  <b>bigger</b> [6] 43/9 43/11 136/6 154/19 162/25 162/25  <b>biggest</b> [1] 93/6  <b>billion</b> [1] 156/25  <b>bills</b> [1] 161/16  <b>bit</b> [10] 14/14 15/2 18/17 32/3 45/8 57/4 101/17 101/20 131/17 133/5  <b>blanketly</b> [1] 107/4</p>	<p><b>block</b> [1] 35/3  <b>blowing</b> [1] 116/25  <b>blown</b> [3] 10/3 98/7 98/21  <b>blue</b> [2] 96/19 151/19  <b>blush</b> [1] 113/15  <b>board</b> [67] 1/9 12/23 12/23 12/25 13/2 14/16 15/20 16/15 16/25 17/6 17/11 20/8 20/22 21/1 21/25 22/9 22/17 22/25 24/16 24/25 28/7 28/10 28/11 28/15 28/23 29/2 29/4 29/6 29/18 29/21 30/22 30/23 31/8 35/6 35/14 35/16 37/15 37/20 58/19 63/1 63/16 67/11 68/5 73/3 79/2 86/22 90/24 93/14 94/13 95/5 113/12 131/16 141/18 144/17 152/5 152/6 152/8 155/16 156/7 157/6 162/3 162/11 162/15 163/12 165/6 165/12 170/7  <b>Bob</b> [3] 13/20 49/2 162/13  <b>Bob's</b> [1] 86/3  <b>body</b> [1] 139/7  <b>bone</b> [1] 64/6  <b>books</b> [1] 161/10  <b>boomerang</b> [3] 106/6 111/17 112/16  <b>born</b> [1] 16/1  <b>borrow</b> [3] 54/21 54/22 54/23  <b>borrowed</b> [1] 70/7  <b>borrowing</b> [2] 51/5 57/10  <b>both</b> [18] 12/22 13/5 14/16 15/8 15/24 16/11 18/21 21/10 43/4 67/2 67/9 71/14 97/9 97/12 111/1 131/22 145/5 153/13  <b>bottom</b> [4] 19/8 53/13 67/14 98/11  <b>bought</b> [3] 125/2 125/2 161/7  <b>Boulevard</b> [1] 157/24  <b>bouncing</b> [1] 53/5  <b>box</b> [1] 59/6  <b>boxes</b> [1] 59/4  <b>brain</b> [1] 76/17  <b>brand</b> [2] 79/25 125/5  <b>Bravo</b> [3] 43/7 45/7 45/8  <b>break</b> [2] 27/5 96/12  <b>breakfast</b> [1] 166/8  <b>breaking</b> [1] 54/6  <b>brief</b> [2] 91/13 93/20  <b>briefings</b> [2] 28/23 28/24  <b>briefly</b> [5] 106/4 118/8</p>	<p>119/5 121/20 122/4  <b>bring</b> [27] 5/25 9/5 10/2 15/15 17/10 18/16 18/16 20/17 31/24 37/23 56/20 63/15 86/21 88/5 91/3 94/7 94/9 131/24 131/25 132/12 146/6 153/5 153/7 153/8 161/14 165/6 170/7  <b>bringing</b> [4] 18/24 49/14 160/11 161/16  <b>brings</b> [1] 110/20  <b>broad</b> [1] 83/20  <b>broadly</b> [1] 11/1  <b>broken</b> [1] 88/25  <b>brought</b> [13] 19/13 60/12 84/22 90/25 115/15 122/12 123/24 135/5 139/24 145/25 155/4 161/4 161/25  <b>BRUCE</b> [6] 1/10 157/18 157/22 157/23 160/24 161/1  <b>bubble</b> [1] 115/19  <b>budget</b> [29] 2/11 4/15 20/15 25/23 25/23 32/6 32/14 37/14 39/21 39/24 55/6 58/2 58/6 73/8 73/14 75/18 76/6 76/7 85/10 86/2 89/18 91/7 91/12 91/14 92/3 92/11 92/18 92/20 92/23  <b>budget's</b> [1] 93/4  <b>budget-related</b> [1] 32/14  <b>budgeted</b> [1] 39/21  <b>budgets</b> [1] 93/6  <b>buffer</b> [3] 109/16 113/6 114/1  <b>build</b> [34] 18/7 36/15 41/22 42/8 42/14 44/16 44/17 44/20 44/21 45/22 48/12 50/6 51/8 51/10 51/19 52/24 52/24 53/2 53/9 54/17 54/21 55/12 56/6 56/15 68/8 70/24 71/4 71/11 71/20 81/15 81/21 102/25 150/24 156/5  <b>building</b> [24] 33/19 52/23 56/21 65/7 65/15 70/6 70/7 79/11 79/25 81/2 81/2 96/23 111/12 111/19 111/20 113/1 113/9 118/19 118/20 126/6 140/14 149/18 152/2 162/24  <b>buildings</b> [1] 43/1  <b>builds</b> [4] 81/8 151/22 151/22 151/22  <b>built</b> [14] 33/18 34/21 35/12 36/3 36/4 42/13 45/17 53/3 55/14 69/23</p>	<p>71/6 116/14 136/15 170/12  <b>bunch</b> [1] 168/7  <b>bundled</b> [1] 98/9  <b>burn</b> [1] 64/16  <b>burn-through</b> [1] 64/16  <b>BURNETT</b> [8] 1/15 12/4 97/22 114/12 115/22 116/8 116/11 120/16  <b>business</b> [61] 2/8 2/9 2/10 6/25 7/1 7/7 7/9 8/4 9/22 11/9 11/11 12/9 12/11 12/18 14/12 15/2 15/9 16/4 16/8 16/9 17/16 17/19 18/6 19/10 20/16 21/17 22/21 23/24 24/5 24/9 24/11 31/10 39/12 51/17 51/18 59/20 59/23 66/22 66/23 67/9 122/9 124/3 124/7 124/14 125/7 126/6 126/9 129/14 130/9 133/8 134/16 137/8 150/24 153/16 156/6 157/9 157/10 160/8 160/25 161/8 161/15  <b>businesses</b> [3] 99/5 133/12 134/22  <b>businessman</b> [1] 157/14  <b>button</b> [1] 121/2  <b>buy</b> [2] 13/6 138/6  <b>buy-in</b> [1] 13/6  <b>buyer</b> [2] 60/10 60/10</p>	<p>75/18 75/19 86/4 86/13 86/18 87/25 88/4 88/4 88/5 91/9 94/7 94/21 94/22 96/13 98/8 98/9 99/19 100/2 104/14 105/14 107/12 111/1 111/11 111/16 112/12 112/25 114/3 114/25 114/25 115/1 115/1 115/22 116/21 118/8 118/9 118/13 118/17 119/11 120/5 120/25 121/7 133/4 135/1 135/24 137/13 140/1 140/2 140/9 142/16 147/20 149/8 151/10 154/16 163/24 166/18 168/8 170/24  <b>can't</b> [16] 24/13 37/13 37/13 41/6 44/8 67/23 68/11 69/19 105/12 127/25 129/22 131/5 135/15 139/14 151/24 163/23  <b>cancel</b> [2] 94/22 94/22  <b>cancellation</b> [3] 134/18 134/21 149/23  <b>cannot</b> [1] 22/8  <b>capability</b> [1] 117/25  <b>capable</b> [1] 60/10  <b>capacity</b> [1] 95/14  <b>capital</b> [9] 19/9 19/19 19/21 20/13 27/23 38/16 57/19 92/24 93/8  <b>capital's</b> [1] 57/16  <b>captain</b> [1] 168/5  <b>care</b> [1] 122/10  <b>carefully</b> [1] 162/8  <b>Carlsbad</b> [1] 164/15  <b>Carolina</b> [1] 30/18  <b>carrying</b> [1] 55/7  <b>Casa</b> [3] 1/4 71/22 168/10  <b>Casa Cola</b> [2] 71/22 168/10  <b>case</b> [8] 16/7 36/23 77/19 77/23 103/15 125/6 133/13 148/24  <b>cases</b> [1] 38/22  <b>cash</b> [1] 50/7  <b>category</b> [3] 6/25 100/1 154/6  <b>cause</b> [1] 164/18  <b>caused</b> [1] 139/21  <b>causes</b> [2] 98/18 138/23  <b>center</b> [12] 1/3 5/12 5/15 6/16 33/13 35/1 127/8 127/13 136/14 158/15 158/21 158/24  <b>centerline</b> [1] 147/14  <b>certain</b> [3] 133/10 133/11 150/8  <b>certainly</b> [4] 32/7 50/13 57/9 80/17</p>
---	---	---	--	---

<p><b>C</b>  <b>CERTIFICATE [2]</b> 2/16  172/1  <b>certified [5]</b> 126/14  148/4 158/15 158/20  158/22  <b>certify [1]</b> 172/6  <b>Cessna [1]</b> 169/24  <b>Chair [2]</b> 95/1 153/19  <b>chairman [9]</b> 1/10 5/17  8/6 8/6 111/2 112/19  112/23 162/16 166/3  <b>challenged [2]</b> 99/9  99/10  <b>challenges [1]</b> 36/16  <b>chance [1]</b> 19/5  <b>change [20]</b> 20/12  38/20 38/21 49/24  91/23 99/16 99/20  99/20 103/10 103/19  103/20 104/17 105/22  117/12 133/19 133/22  133/24 134/4 134/10  139/25  <b>changed [7]</b> 62/8 102/7  103/2 103/23 105/23  112/22 117/13  <b>changes [7]</b> 58/17  95/23 100/24 101/2  102/21 139/2 145/14  <b>changing [2]</b> 112/20  134/1  <b>Chapter [1]</b> 106/11  <b>Chapter 83 [1]</b> 106/11  <b>character [1]</b> 147/25  <b>charge [1]</b> 146/9  <b>charged [3]</b> 122/13  122/20 122/23  <b>charges [2]</b> 41/6 75/22  <b>charging [2]</b> 121/23  122/18  <b>Charleston [2]</b> 30/18  30/19  <b>chart [1]</b> 124/19  <b>charter [6]</b> 101/8 126/6  126/9 129/3 129/3  130/13  <b>cheapest [1]</b> 160/7  <b>checked [1]</b> 158/17  <b>cherrypicked [1]</b> 162/9  <b>Chicago [2]</b> 14/7 30/13  <b>child [1]</b> 166/4  <b>choose [1]</b> 90/13  <b>chose [1]</b> 61/19  <b>chunk [1]</b> 36/7  <b>Cindy [3]</b> 6/10 39/2  59/2  <b>CIP [1]</b> 20/12  <b>circling [1]</b> 97/11  <b>circular [1]</b> 98/7  <b>circumstances [3]</b>  120/14 145/2 150/8  <b>Cirrus [24]</b> 125/20  127/7 127/7 127/9  127/10 127/11 127/13</p>	<p>127/14 153/23 153/25  155/5 155/10 158/4  158/5 158/7 158/15  158/16 158/21 158/22  158/24 159/11 159/14  160/6 163/1  <b>Citation [4]</b> 162/25  163/7 169/23 169/24  <b>cited [1]</b> 100/11  <b>citizen [1]</b> 107/23  <b>City [2]</b> 113/11 113/12  <b>Civic [1]</b> 170/15  <b>claim [1]</b> 106/23  <b>claiming's [1]</b> 106/19  <b>claims [3]</b> 107/14  118/5 121/10  <b>clarification [2]</b> 126/20  127/1  <b>class [3]</b> 88/23 154/2  154/6  <b>clause [2]</b> 93/25  143/22  <b>clean [1]</b> 161/14  <b>cleaning [1]</b> 161/10  <b>clear [3]</b> 49/11 89/16  151/19  <b>clearance [1]</b> 147/15  <b>clearly [7]</b> 106/10  114/4 129/18 132/14  136/11 136/18 162/5  <b>click [4]</b> 115/1 118/13  119/8 119/9  <b>client [4]</b> 100/10 101/9  102/8 146/21  <b>client's [1]</b> 101/5  <b>clients [2]</b> 151/4  159/12  <b>clock [1]</b> 148/18  <b>close [3]</b> 41/21 72/18  92/22  <b>closer [3]</b> 42/18 82/7  118/10  <b>Closing [1]</b> 128/8  <b>clubhouse [1]</b> 46/17  <b>cluster [1]</b> 36/4  <b>coalition [1]</b> 165/25  <b>Coast [1]</b> 170/16  <b>Coast Guard [1]</b>  170/16  <b>code [1]</b> 139/21  <b>codes [1]</b> 141/2  <b>Cola [3]</b> 1/4 71/22  168/10  <b>collect [2]</b> 26/23 27/20  <b>collector [1]</b> 99/10  <b>color [3]</b> 18/17 19/21  147/24  <b>combine [1]</b> 45/13  <b>combined [2]</b> 85/25  111/20  <b>come [39]</b> 11/2 18/19  20/25 29/19 34/25 38/5  42/25 59/8 60/14 60/22  69/7 83/6 89/11 89/12  90/24 97/10 100/25</p>	<p>101/12 105/19 106/19  109/15 119/24 120/8  122/2 133/15 133/18  140/21 141/8 144/9  144/11 145/6 145/11  151/19 156/5 156/21  156/25 158/11 160/5  163/23  <b>comes [7]</b> 7/22 45/7  60/13 61/8 79/9 88/23  125/25  <b>comfortable [1]</b> 72/6  <b>coming [13]</b> 21/15  22/11 27/22 28/22  47/13 87/20 120/7  152/15 154/10 159/16  165/19 165/20 167/8  <b>commensurate [1]</b>  65/20  <b>comment [19]</b> 2/13  11/16 11/17 39/7 61/8  63/13 64/7 84/13 89/14  109/11 115/4 125/13  133/4 139/3 144/14  169/12 169/17 170/5  170/8  <b>comments [34]</b> 2/14  3/18 12/13 25/21 29/2  58/20 58/20 61/22  61/25 73/2 76/9 80/24  86/22 93/14 101/11  101/14 102/17 102/17  102/18 102/18 109/14  115/9 119/22 126/4  128/8 131/14 131/15  153/2 157/7 165/10  167/18 167/20 167/21  167/23  <b>commercial [20]</b> 15/14  66/23 106/12 113/24  113/24 120/18 121/22  122/6 127/4 134/18  134/22 136/1 136/3  137/8 144/17 150/4  150/4 151/4 151/18  159/10  <b>Commission [1]</b> 11/12  <b>committed [3]</b> 116/18  116/22 126/7  <b>committee [17]</b> 83/15  83/20 84/13 87/1 88/2  90/19 90/23 107/24  108/19 108/21 109/11  143/6 143/7 143/8  147/23 165/20 170/21  <b>common [2]</b> 17/1  96/20  <b>communicating [1]</b>  82/18  <b>communication [1]</b>  24/7  <b>communications [1]</b>  33/9  <b>community [11]</b> 73/24  74/11 80/18 86/15</p>	<p>86/16 110/5 127/9  157/2 160/11 163/17  170/12  <b>company [6]</b> 38/5  101/7 117/23 125/15  133/8 135/3  <b>comparative [1]</b> 76/1  <b>compare [4]</b> 23/17  134/14 134/20 135/14  <b>compared [2]</b> 53/21  136/22  <b>compatible [2]</b> 109/16  115/11  <b>compensating [1]</b> 34/8  <b>competing [3]</b> 9/13  16/18 16/19  <b>competitive [1]</b> 70/1  <b>compilation [1]</b> 67/25  <b>complaint [2]</b> 114/14  154/20  <b>complaints [4]</b> 114/11  114/19 114/20 168/9  <b>complete [7]</b> 8/23  18/11 25/4 92/4 93/13  112/12 131/23  <b>completed [4]</b> 12/20  12/25 18/2 22/8  <b>completely [2]</b> 83/23  104/3  <b>complex [1]</b> 135/5  <b>compliant [1]</b> 164/1  <b>complicated [3]</b> 55/4  59/21 145/21  <b>component [1]</b> 41/7  <b>composition [2]</b> 13/1  27/7  <b>comprised [1]</b> 22/21  <b>compromise [1]</b>  102/14  <b>concept [3]</b> 108/6  108/18 111/16  <b>conceptual [3]</b> 111/15  112/18 113/2  <b>concern [4]</b> 107/24  114/22 115/17 117/17  <b>concerns [1]</b> 108/1  <b>concise [1]</b> 120/5  <b>conclude [1]</b> 40/20  <b>conclusion [5]</b> 28/1  90/17 122/3 131/25  132/13  <b>condensed [1]</b> 121/6  <b>conditions [3]</b> 23/6  23/11 82/16  <b>confer [1]</b> 170/22  <b>conference [7]</b> 1/3  5/12 5/15 6/16 35/1  84/11 170/11  <b>confirm [1]</b> 23/10  <b>confirmed [3]</b> 9/4  24/18 117/6  <b>conflict [4]</b> 7/9 7/11  7/14 7/15  <b>conformance [1]</b> 141/1  <b>congrats [1]</b> 146/23</p>	<p><b>connect [1]</b> 61/14  <b>connecting [2]</b> 34/5  112/17  <b>connection [3]</b> 114/2  135/17 141/16  <b>connects [1]</b> 34/23  <b>consensus [2]</b> 19/1  19/3  <b>consider [5]</b> 65/16  66/9 92/7 148/20  148/22  <b>consideration [3]</b>  31/18 60/12 94/10  <b>considered [2]</b> 148/8  148/15  <b>considering [1]</b> 119/19  <b>consistent [2]</b> 9/10  42/16  <b>constantly [1]</b> 114/17  <b>consternation [3]</b>  95/18 100/7 123/20  <b>constraints [1]</b> 68/13  <b>construct [1]</b> 58/13  <b>constructed [1]</b> 136/16  <b>construction [7]</b> 40/4  41/2 41/7 55/13 67/5  71/10 72/8  <b>consultant [1]</b> 108/12  <b>contact [3]</b> 60/11 115/1  117/17  <b>contacted [2]</b> 100/9  117/18  <b>contemporaneous [2]</b>  125/11 135/18  <b>contents [1]</b> 119/11  <b>context [1]</b> 39/15  <b>continual [1]</b> 35/24  <b>continually [1]</b> 107/21  <b>continue [1]</b> 132/23  <b>continuing [5]</b> 35/24  40/18 132/16 161/18  161/25  <b>continuous [1]</b> 148/22  <b>contours [1]</b> 108/2  <b>contract [1]</b> 74/13  <b>contracted [2]</b> 74/15  80/5  <b>contractors [1]</b> 74/14  <b>contracts [1]</b> 122/21  <b>contributing [2]</b> 87/18  93/6  <b>control [1]</b> 38/8  <b>conversation [4]</b> 64/6  73/16 77/18 91/21  <b>conversations [1]</b>  152/1  <b>Cooperative [1]</b> 15/12  <b>Coordination [1]</b> 24/7  <b>copies [2]</b> 91/14 91/15  <b>copy [3]</b> 5/25 6/15 92/6  <b>core [1]</b> 21/20  <b>corporate [10]</b> 43/20  108/23 116/1 116/21  117/4 119/25 136/1  136/4 139/19 169/21</p>
---	---	---	---	--

<p><b>C</b></p> <p><b>corporate-type [1]</b> 108/23</p> <p><b>corporately [1]</b> 10/19</p> <p><b>correct [13]</b> 46/5 51/24 66/17 68/19 68/22 71/1 71/15 85/2 91/2 116/9 116/10 128/23 168/2</p> <p><b>corrections [1]</b> 92/13</p> <p><b>cost [14]</b> 36/25 54/17 55/22 56/9 57/14 71/11 71/23 72/3 72/19 75/6 75/8 75/14 78/8 81/1</p> <p><b>costs [5]</b> 50/10 58/15 74/1 76/1 81/1</p> <p><b>could [56]</b> 21/24 30/1 34/20 34/20 38/1 38/12 39/4 40/1 40/1 40/4 41/22 42/7 43/3 44/9 44/24 45/16 46/23 47/1 55/12 57/8 57/18 59/2 61/5 61/13 61/17 63/22 70/15 71/6 72/10 74/16 74/18 74/19 86/6 100/4 100/10 103/22 105/2 106/2 108/22 109/24 112/22 116/24 126/2 126/24 132/4 137/25 138/17 139/8 139/9 141/15 143/22 143/23 154/24 168/17 169/13 169/14</p> <p><b>couldn't [5]</b> 117/4 126/2 144/11 154/25 168/16</p> <p><b>Council [1]</b> 167/1</p> <p><b>count [1]</b> 37/13</p> <p><b>county [24]</b> 11/12 14/11 66/21 72/11 73/21 75/1 75/9 76/12 76/13 76/15 77/3 78/14 79/7 81/11 81/20 82/15 82/17 85/25 87/24 96/4 141/4 149/17 170/15 172/4</p> <p><b>couple [12]</b> 8/20 15/8 26/21 29/1 34/22 35/2 35/16 35/17 39/6 114/6 147/9 165/16</p> <p><b>course [16]</b> 43/2 44/21 56/19 59/17 66/16 91/20 91/20 91/24 92/10 103/4 121/19 122/9 156/1 163/15 164/6 164/8</p> <p><b>courses [1]</b> 159/19</p> <p><b>court [9]</b> 1/22 105/16 106/2 106/7 106/7 106/9 106/9 106/10 160/23</p> <p><b>cover [2]</b> 58/15 76/3</p> <p><b>coverage [1]</b> 73/19</p> <p><b>covered [5]</b> 74/8 82/12 122/1 157/17 157/18</p> <p><b>COVID [1]</b> 62/4</p>	<p><b>Cox [1]</b> 115/14</p> <p><b>CP [2]</b> 172/6 172/13</p> <p><b>CPA [1]</b> 123/12</p> <p><b>CPI [9]</b> 58/7 58/8 58/10 58/17 66/13 66/16 66/16 91/20 91/22</p> <p><b>Craig [3]</b> 134/17 134/19 169/7</p> <p><b>cranking [2]</b> 165/15 165/24</p> <p><b>Creamer [1]</b> 99/13</p> <p><b>create [4]</b> 38/1 74/20 90/16 156/16</p> <p><b>created [2]</b> 97/15 133/13</p> <p><b>creating [1]</b> 22/8</p> <p><b>creative [1]</b> 98/21</p> <p><b>creature [1]</b> 106/12</p> <p><b>crisis [1]</b> 166/10</p> <p><b>criteria [2]</b> 97/18 130/21</p> <p><b>critical [2]</b> 67/20 67/22</p> <p><b>cross [2]</b> 71/21 162/6</p> <p><b>CRR [3]</b> 1/22 172/6 172/13</p> <p><b>curious [2]</b> 135/6 137/7</p> <p><b>current [9]</b> 56/13 63/8 75/4 75/16 81/24 89/18 130/7 130/11 140/20</p> <p><b>currently [10]</b> 8/24 10/10 21/12 36/20 39/23 74/24 82/1 93/25 97/4 159/7</p> <p><b>curriculum [1]</b> 159/12</p> <p><b>curve [1]</b> 75/3</p> <p><b>custom [1]</b> 35/22</p> <p><b>customer [2]</b> 148/3 151/13</p> <p><b>customers [4]</b> 112/4 126/13 146/22 151/8</p> <p><b>Customs [1]</b> 96/4</p> <p><b>cut [2]</b> 49/8 53/10</p> <hr/> <p><b>D</b></p> <p><b>damage [2]</b> 89/2 104/1</p> <p><b>darn [1]</b> 92/22</p> <p><b>data [6]</b> 21/9 21/10 21/10 27/20 64/4 91/17</p> <p><b>database [1]</b> 59/10</p> <p><b>date [3]</b> 10/2 31/25 165/17</p> <p><b>Dated [1]</b> 172/10</p> <p><b>dates [1]</b> 167/14</p> <p><b>day [45]</b> 9/2 10/22 16/12 16/12 16/14 16/14 29/23 32/12 57/21 57/21 88/11 92/6 93/25 94/21 99/8 104/22 106/21 112/25 113/17 114/23 120/25 127/22 134/18 134/21 141/12 141/14 141/23 142/18 143/21 144/4 144/16 148/21 149/22</p>	<p>150/22 151/1 151/3 151/18 152/16 152/25 164/9 164/17 167/1 169/6 169/9 172/10</p> <p><b>days [15]</b> 42/19 54/4 69/5 94/22 108/21 139/3 139/6 139/8 139/9 143/22 151/25 152/5 153/2 159/22 166/19</p> <p><b>days' [2]</b> 104/15 127/25</p> <p><b>de [1]</b> 56/10</p> <p><b>de facto [1]</b> 56/10</p> <p><b>deal [8]</b> 55/3 55/4 98/21 114/20 129/7 138/13 146/22 153/15</p> <p><b>dealing [2]</b> 103/15 136/2</p> <p><b>Dean [1]</b> 11/12</p> <p><b>debt [2]</b> 57/22 57/23</p> <p><b>December [3]</b> 102/13 111/21 120/8</p> <p><b>December 7th [1]</b> 102/13</p> <p><b>decibel [2]</b> 148/11 148/19</p> <p><b>decibels [6]</b> 148/14 148/14 148/15 148/16 148/17 148/17</p> <p><b>decide [6]</b> 37/24 53/9 68/5 104/2 106/15 133/24</p> <p><b>decided [4]</b> 91/1 93/23 109/18 126/5</p> <p><b>decision [11]</b> 36/22 50/12 50/17 58/1 71/3 73/12 78/1 79/2 91/25 94/5 133/25</p> <p><b>decision-making [3]</b> 36/22 58/1 71/3</p> <p><b>decisions [3]</b> 134/4 134/5 134/5</p> <p><b>declare [3]</b> 87/5 87/7 87/13</p> <p><b>declared [1]</b> 87/14</p> <p><b>decreased [1]</b> 62/6</p> <p><b>dedicated [1]</b> 82/10</p> <p><b>dedicating [1]</b> 56/17</p> <p><b>define [2]</b> 98/3 98/6</p> <p><b>defined [1]</b> 114/4</p> <p><b>defining [2]</b> 27/9 98/13</p> <p><b>definitely [1]</b> 45/3</p> <p><b>definition [3]</b> 28/6 29/24 40/3</p> <p><b>definitions [1]</b> 147/19</p> <p><b>definitive [1]</b> 86/24</p> <p><b>delete [4]</b> 5/10 100/1 105/25 106/15</p> <p><b>deliver [1]</b> 159/11</p> <p><b>deliverable [1]</b> 24/11</p> <p><b>Delta [4]</b> 34/3 34/5 34/6 45/6</p> <p><b>demand [6]</b> 18/15 18/18 62/7 64/9 65/10</p>	<p>69/20</p> <p><b>dense [1]</b> 38/6</p> <p><b>density [3]</b> 34/19 109/19 109/20</p> <p><b>DEP [1]</b> 141/3</p> <p><b>department [5]</b> 74/15 74/18 74/20 87/16 87/24</p> <p><b>depending [2]</b> 38/15 44/25</p> <p><b>depends [2]</b> 48/2 150/6</p> <p><b>deputy [1]</b> 10/3</p> <p><b>description [1]</b> 158/2</p> <p><b>descriptions [1]</b> 38/20</p> <p><b>design [13]</b> 34/9 39/16 40/22 41/3 41/17 42/24 45/6 47/15 48/25 108/8 111/17 117/2 156/23</p> <p><b>designate [1]</b> 102/23</p> <p><b>designated [1]</b> 116/18</p> <p><b>designed [3]</b> 41/18 113/7 162/23</p> <p><b>despite [1]</b> 127/22</p> <p><b>destroyed [1]</b> 104/4</p> <p><b>destruction [1]</b> 104/2</p> <p><b>detail [6]</b> 101/19 101/20 105/19 106/22 129/14 142/14</p> <p><b>details [2]</b> 149/22 151/2</p> <p><b>determination [1]</b> 152/4</p> <p><b>determine [5]</b> 37/17 37/19 42/13 47/17 99/25</p> <p><b>determined [2]</b> 111/25 143/8</p> <p><b>determining [2]</b> 54/19 118/25</p> <p><b>detrimentally [1]</b> 100/3</p> <p><b>develop [4]</b> 25/4 38/5 61/1 61/3</p> <p><b>developed [6]</b> 110/16 113/6 114/18 116/20 120/13 159/12</p> <p><b>developer [2]</b> 38/3 38/14</p> <p><b>developers [1]</b> 62/19</p> <p><b>developing [1]</b> 55/18</p> <p><b>development [39]</b> 2/10 18/13 19/18 21/10 21/12 23/20 31/22 31/23 32/1 34/16 34/19 35/21 36/9 36/13 36/25 37/5 38/2 38/6 39/9 49/13 50/10 51/2 61/18 62/3 70/15 81/16 108/3 108/8 109/2 109/20 110/7 112/20 112/22 112/24 113/5 117/3 128/18 149/17 149/21</p> <p><b>development-focused [1]</b> 19/18</p> <p><b>deviate [3]</b> 129/15 129/19 130/4</p>	<p><b>devil's [1]</b> 151/2</p> <p><b>devoted [1]</b> 161/9</p> <p><b>diagonals [1]</b> 45/8</p> <p><b>did [29]</b> 6/10 6/12 11/18 36/17 50/3 54/1 54/2 58/12 63/24 64/14 65/13 78/19 87/12 103/5 103/19 113/21 117/8 117/8 141/23 144/8 145/7 160/24 162/10 167/19 169/4 170/23 171/4 171/6 172/7</p> <p><b>didn't [13]</b> 5/24 37/23 44/14 84/21 87/6 99/20 101/5 112/16 117/20 118/14 144/8 162/18 165/16</p> <p><b>diem [1]</b> 75/10</p> <p><b>difference [4]</b> 52/3 52/20 131/1 135/1</p> <p><b>differences [1]</b> 159/19</p> <p><b>different [38]</b> 15/18 15/22 16/3 16/21 16/23 17/2 17/9 17/9 17/12 18/4 18/25 19/5 19/16 21/3 21/14 22/22 23/22 27/6 27/13 27/13 27/15 28/13 29/18 30/1 34/12 53/4 74/22 96/1 99/11 99/14 102/8 118/22 125/5 126/17 129/3 135/10 136/12 159/18</p> <p><b>differently [1]</b> 99/16</p> <p><b>difficult [4]</b> 56/24 61/1 61/3 146/21</p> <p><b>dig [2]</b> 67/6 161/25</p> <p><b>diligence [1]</b> 164/22</p> <p><b>direct [1]</b> 109/14</p> <p><b>direction [6]</b> 34/11 94/13 104/17 112/10 114/9 115/8</p> <p><b>directly [3]</b> 32/17 59/12 147/21</p> <p><b>director [3]</b> 1/17 10/3 107/13</p> <p><b>dis [1]</b> 145/13</p> <p><b>disagree [2]</b> 39/13 145/15</p> <p><b>disagrees [1]</b> 156/1</p> <p><b>disappointing [1]</b> 162/2</p> <p><b>disconnect [1]</b> 163/16</p> <p><b>discretion [1]</b> 100/1</p> <p><b>discriminated [1]</b> 121/17</p> <p><b>discrimination [2]</b> 101/10 121/11</p> <p><b>discuss [6]</b> 12/5 18/21 28/7 31/12 83/20 171/7</p> <p><b>discussed [10]</b> 5/14 8/4 17/25 28/19 107/15 107/21 108/2 109/25 110/2 127/3</p> <p><b>discussion [18]</b> 5/12</p>
--	--	---	---	---

<p><b>D</b></p> <p><b>discussion...</b> [17] 16/2 40/20 58/19 64/1 85/20 90/2 90/3 107/19 110/6 110/8 113/22 142/1 146/20 148/6 155/5 155/7 165/6</p> <p><b>distance</b> [1] 118/14</p> <p><b>distinction</b> [1] 43/19</p> <p><b>distribute</b> [2] 26/23 31/6</p> <p><b>district</b> [3] 75/2 81/24 141/3</p> <p><b>disturbed</b> [1] 33/15</p> <p><b>disturbing</b> [1] 33/15</p> <p><b>do</b> [131] 4/10 7/19 9/11 10/10 10/14 10/14 12/17 13/25 14/4 16/4 16/4 17/21 20/7 21/21 23/4 23/16 23/24 26/17 26/21 27/18 28/17 30/5 34/23 35/4 35/7 35/20 37/2 37/24 37/24 38/7 38/9 38/9 39/15 40/10 41/5 42/11 47/13 48/3 50/17 50/19 51/5 54/1 54/22 54/23 54/23 57/21 58/1 58/2 60/6 61/19 62/8 62/18 62/19 63/3 64/18 67/2 68/12 75/2 75/10 75/21 77/9 78/1 78/2 78/17 78/17 78/17 80/14 82/24 83/2 85/4 85/18 86/4 86/6 86/13 86/18 88/4 88/22 89/20 89/22 90/14 91/7 93/7 97/9 98/3 98/8 98/12 100/10 103/13 117/4 121/13 121/13 124/1 129/14 129/17 129/19 130/4 133/10 139/9 139/12 140/10 140/25 141/1 141/23 143/7 144/8 146/4 150/3 150/10 153/1 153/2 155/15 156/1 156/2 156/2 156/7 156/8 157/3 159/9 159/10 159/25 159/25 162/12 162/13 163/21 163/22 163/23 163/24 164/22 167/19 170/9 170/9</p> <p><b>doc</b> [1] 131/4</p> <p><b>doctor</b> [1] 139/5</p> <p><b>doctors</b> [1] 136/18</p> <p><b>Doctors'</b> [1] 139/5</p> <p><b>document</b> [6] 97/7 101/16 103/24 104/14 123/21 128/15</p> <p><b>document's</b> [1] 119/23</p> <p><b>documents</b> [6] 50/22 96/13 97/15 119/13 124/8 131/5</p> <p><b>does</b> [25] 3/8 7/8 18/10</p>	<p>20/20 20/21 21/21 22/9 45/3 47/18 53/4 53/19 59/6 98/7 126/12 126/15 134/13 134/14 135/14 139/12 144/24 147/21 154/7 154/8 159/21 163/25</p> <p><b>doesn't</b> [21] 34/17 39/1 39/1 42/25 46/3 53/18 59/18 61/14 71/13 75/8 79/8 98/4 98/6 101/3 111/13 111/14 111/19 131/23 132/12 132/24 144/19</p> <p><b>dog</b> [1] 77/14</p> <p><b>doing</b> [21] 55/19 58/2 65/16 71/17 73/24 86/17 87/2 122/16 130/9 134/15 134/16 139/13 140/14 140/15 141/9 144/10 156/9 158/18 159/8 159/24 160/17</p> <p><b>dollar</b> [1] 52/7</p> <p><b>dollars</b> [24] 10/1 10/1 38/11 38/18 38/19 38/20 38/23 45/15 49/24 50/2 50/6 52/7 53/4 53/19 56/16 67/14 69/25 70/2 70/9 72/20 76/5 90/6 91/8 157/1</p> <p><b>domain</b> [3] 35/8 59/23 60/4</p> <p><b>don't</b> [74] 3/25 4/2 6/14 7/11 7/16 8/8 11/25 12/1 25/7 33/21 38/18 39/13 41/20 44/25 45/21 47/10 49/22 54/21 57/22 58/5 64/15 67/13 67/16 70/2 70/13 72/16 72/17 75/24 77/9 77/22 79/14 84/8 87/5 87/18 87/20 87/21 88/22 89/7 89/9 93/11 98/2 101/23 104/4 104/5 104/5 110/18 116/25 128/3 132/1 132/8 132/13 132/23 133/9 133/22 134/19 136/9 143/17 144/21 144/23 147/19 149/18 150/7 150/14 151/18 152/9 155/10 155/25 160/25 163/21 163/23 166/23 167/14 167/16 170/24</p> <p><b>done</b> [28] 26/19 27/22 27/24 28/15 28/16 30/21 31/5 43/4 54/19 55/10 62/22 63/19 67/23 68/11 73/19 74/16 80/22 92/16 97/21 100/5 108/10 118/12 133/2 141/18 141/19 141/20 146/1</p>	<p>153/12</p> <p><b>door</b> [2] 111/18 113/9</p> <p><b>DOT</b> [14] 9/25 35/23 37/9 37/9 37/12 37/14 38/11 38/18 49/20 49/21 52/6 53/8 53/11 67/17</p> <p><b>double</b> [1] 76/2</p> <p><b>Doug</b> [9] 12/4 60/18 101/9 116/16 120/12 129/10 162/15 162/17 162/20</p> <p><b>DOUGLAS</b> [1] 1/15</p> <p><b>down</b> [34] 38/11 43/7 44/13 44/22 49/8 53/12 56/20 71/12 83/25 88/23 93/22 96/12 99/12 108/25 108/25 109/19 110/15 110/22 111/8 120/5 135/11 138/11 146/7 148/3 148/25 149/8 152/15 154/12 154/13 154/14 158/12 159/1 168/18 169/10</p> <p><b>downs</b> [2] 102/10 102/11</p> <p><b>draft</b> [3] 126/1 130/16 136/11</p> <p><b>drafted</b> [6] 104/8 107/1 129/24 130/1 136/11 139/18</p> <p><b>drafter</b> [1] 131/4</p> <p><b>drafting</b> [1] 129/23</p> <p><b>drags</b> [2] 144/20 145/21</p> <p><b>drainage</b> [1] 34/8</p> <p><b>dramatically</b> [2] 73/25 74/21</p> <p><b>drawing</b> [1] 112/15</p> <p><b>driven</b> [4] 18/15 18/18 129/5 152/4</p> <p><b>driver</b> [1] 82/22</p> <p><b>driver's</b> [2] 101/22 102/1</p> <p><b>driving</b> [2] 30/7 52/2</p> <p><b>dropped</b> [1] 115/6</p> <p><b>drops</b> [2] 53/12 118/21</p> <p><b>due</b> [3] 13/1 64/4 164/22</p> <p><b>dumpsters</b> [1] 161/13</p> <p><b>during</b> [9] 27/17 47/13 58/6 75/12 80/6 107/22 108/16 109/11 123/8</p> <hr/> <p><b>E</b></p> <p><b>e-mail</b> [4] 10/18 124/12 126/23 167/16</p> <p><b>e-mails</b> [1] 11/3</p> <p><b>each</b> [4] 28/23 50/2 102/5 147/13</p> <p><b>Eagle</b> [1] 166/22</p> <p><b>earlier</b> [3] 49/22 137/14 158/3</p> <p><b>earliest</b> [1] 41/11</p>	<p><b>early</b> [3] 20/17 20/25 21/7</p> <p><b>earmarked</b> [1] 116/18</p> <p><b>easiest</b> [1] 33/25</p> <p><b>east</b> [2] 34/25 149/20</p> <p><b>easy</b> [8] 34/13 72/25 84/2 105/17 138/13 138/16 146/22 153/14</p> <p><b>Echo</b> [1] 43/8</p> <p><b>economic</b> [5] 128/18 149/17 160/10 160/14 160/18</p> <p><b>Ed</b> [17] 8/19 12/15 25/22 39/3 50/25 63/18 67/14 73/5 91/11 103/17 119/23 125/18 128/17 144/8 146/24 163/4 165/18</p> <p><b>Ed's</b> [1] 128/24</p> <p><b>EDC</b> [2] 128/18 166/7</p> <p><b>edification</b> [1] 90/6</p> <p><b>EDWARD</b> [1] 1/17</p> <p><b>effect</b> [1] 57/14</p> <p><b>effective</b> [3] 20/20 27/1 27/7</p> <p><b>effects</b> [2] 50/9 50/9</p> <p><b>efficient</b> [1] 27/10</p> <p><b>effort</b> [5] 9/25 15/1 34/9 34/9 101/12</p> <p><b>efforts</b> [4] 85/25 123/11 153/13 161/9</p> <p><b>eight</b> [6] 22/21 33/19 41/23 44/24 94/23 148/21</p> <p><b>either</b> [14] 9/19 46/9 46/11 46/13 70/19 95/14 104/4 104/14 106/18 111/14 133/2 134/2 145/10 169/2</p> <p><b>elected</b> [1] 30/22</p> <p><b>elections</b> [1] 13/1</p> <p><b>elevations</b> [2] 113/3 113/3</p> <p><b>eligible</b> [1] 49/20</p> <p><b>eliminated</b> [1] 102/22</p> <p><b>Elite</b> [1] 169/20</p> <p><b>else</b> [8] 7/22 8/10 10/22 43/4 67/17 74/22 104/7 166/24</p> <p><b>else's</b> [1] 70/7</p> <p><b>embarrassed</b> [2] 144/12 162/3</p> <p><b>emergency</b> [4] 87/5 87/7 87/13 87/15</p> <p><b>eminent</b> [3] 35/8 59/23 60/3</p> <p><b>eminent domain</b> [2] 35/8 59/23</p> <p><b>employees</b> [3] 160/2 160/3 161/17</p> <p><b>employment</b> [2] 123/2 123/3</p> <p><b>empty</b> [1] 79/13</p> <p><b>encapsulate</b> [1] 115/18</p> <p><b>encountered</b> [1] 138/8</p>	<p><b>encourage</b> [1] 153/17</p> <p><b>encouraging</b> [1] 155/23</p> <p><b>end</b> [27] 8/5 9/3 10/12 11/21 24/11 28/23 32/11 33/6 41/12 42/22 42/25 43/8 45/8 45/20 64/4 78/12 89/3 90/7 104/3 104/20 108/24 108/25 129/10 156/10 156/11 156/12 164/9</p> <p><b>endeavor</b> [2] 126/8 170/12</p> <p><b>ended</b> [1] 55/15</p> <p><b>endorsed</b> [1] 158/16</p> <p><b>enforceable</b> [1] 118/7</p> <p><b>engage</b> [4] 12/22 17/3 17/5 22/25</p> <p><b>engagement</b> [6] 22/24 24/8 24/13 24/22 24/24 28/21</p> <p><b>engaging</b> [2] 21/6 26/11</p> <p><b>engine</b> [4] 147/22 148/7 155/17 169/22</p> <p><b>engineering</b> [1] 63/25</p> <p><b>engines</b> [3] 112/21 154/14 154/16</p> <p><b>enhanced</b> [1] 43/1</p> <p><b>enjoy</b> [1] 116/24</p> <p><b>enormous</b> [3] 101/16 129/7 159/1</p> <p><b>enough</b> [2] 24/14 68/12</p> <p><b>enter</b> [1] 23/23</p> <p><b>entered</b> [2] 35/1 164/13</p> <p><b>entire</b> [2] 67/18 158/11</p> <p><b>entities</b> [3] 16/3 127/4 127/5</p> <p><b>entity</b> [5] 102/3 108/11 125/4 125/5 130/8</p> <p><b>entrance</b> [2] 8/22 34/4</p> <p><b>environment</b> [4] 38/2 148/23 156/16 160/14</p> <p><b>environmental</b> [2] 14/1 23/5</p> <p><b>EPNL</b> [1] 148/9</p> <p><b>equal</b> [1] 53/8</p> <p><b>equally</b> [1] 135/21</p> <p><b>equation</b> [1] 57/1</p> <p><b>equipment</b> [1] 140/17</p> <p><b>equipped</b> [1] 74/23</p> <p><b>equivalents</b> [1] 113/21</p> <p><b>err</b> [1] 155/23</p> <p><b>escalate</b> [2] 71/23 74/23</p> <p><b>Esquire</b> [1] 1/15</p> <p><b>essentially</b> [7] 19/14 21/16 42/15 51/19 54/11 113/23 134/15</p> <p><b>estimated</b> [1] 71/11</p> <p><b>estimating</b> [1] 72/19</p> <p><b>Estrella</b> [11] 42/7 44/6 44/15 44/24 46/14</p>
--	---	--	--	--

<p><b>E</b></p> <p><b>Estrella...</b> [6] 46/15 49/3 49/6 55/17 61/2 61/6</p> <p><b>evaluate</b> [1] 125/7</p> <p><b>even</b> [22] 5/24 29/25 41/8 42/25 48/24 50/19 56/3 61/3 64/1 66/7 72/6 98/6 104/1 107/1 111/12 136/20 142/24 153/23 156/11 161/5 162/18 162/20</p> <p><b>event</b> [2] 104/4 148/16</p> <p><b>ever</b> [2] 75/14 93/7</p> <p><b>every</b> [12] 7/2 17/24 20/4 28/25 63/8 63/9 69/3 75/14 75/14 78/7 78/8 159/22</p> <p><b>everybody</b> [9] 11/6 31/25 42/9 53/5 88/3 146/6 165/24 166/20 166/24</p> <p><b>everybody's</b> [2] 110/16 153/14</p> <p><b>everyone</b> [3] 19/3 58/18 159/21</p> <p><b>everything</b> [8] 18/17 29/10 52/14 88/25 93/2 154/19 157/17 168/14</p> <p><b>eviction</b> [1] 151/15</p> <p><b>exact</b> [1] 75/24</p> <p><b>exactly</b> [4] 7/24 68/1 76/18 94/21</p> <p><b>example</b> [10] 50/1 95/21 99/12 102/21 102/24 136/17 137/17 139/4 140/5 162/10</p> <p><b>examples</b> [1] 114/6</p> <p><b>excellent</b> [1] 160/24</p> <p><b>exception</b> [2] 43/6 55/17</p> <p><b>exchange</b> [1] 127/18</p> <p><b>excited</b> [2] 128/24 149/14</p> <p><b>excitement</b> [1] 128/19</p> <p><b>excuse</b> [4] 36/6 57/5 58/14 114/3</p> <p><b>execute</b> [1] 9/5</p> <p><b>executed</b> [3] 9/24 41/13 122/8</p> <p><b>executive</b> [2] 1/17 65/12</p> <p><b>exempt</b> [1] 97/16</p> <p><b>exercise</b> [5] 55/7 56/12 57/13 59/22 60/3</p> <p><b>exhibit</b> [1] 96/12</p> <p><b>exhibits</b> [1] 110/9</p> <p><b>exist</b> [5] 15/17 32/25 35/5 111/13 111/14</p> <p><b>existed</b> [1] 19/10</p> <p><b>existing</b> [4] 23/6 23/17 34/24 77/1</p> <p><b>exists</b> [4] 23/7 32/25 81/10 108/6</p> <p><b>exit</b> [1] 34/4</p>	<p><b>exorbitant</b> [1] 146/9</p> <p><b>expansion</b> [3] 104/17 108/4 108/5</p> <p><b>expect</b> [4] 9/2 10/11 156/22 164/21</p> <p><b>expected</b> [2] 93/1 146/2</p> <p><b>expecting</b> [1] 28/21</p> <p><b>expenditures</b> [2] 41/6 93/1</p> <p><b>expenses</b> [1] 5/4</p> <p><b>expensive</b> [1] 88/24</p> <p><b>expertise</b> [1] 131/7</p> <p><b>expire</b> [1] 99/24</p> <p><b>expired</b> [2] 128/6 132/20</p> <p><b>explain</b> [1] 100/17</p> <p><b>explained</b> [2] 14/10 102/6</p> <p><b>exposure</b> [3] 148/19 148/21 148/22</p> <p><b>expressing</b> [1] 132/14</p> <p><b>extend</b> [1] 56/1</p> <p><b>extending</b> [2] 37/11 55/19</p> <p><b>extensive</b> [1] 10/17</p> <p><b>extensively</b> [2] 120/11 142/2</p> <p><b>extent</b> [2] 38/4 125/6</p> <p><b>extenuating</b> [1] 145/2</p> <p><b>external</b> [2] 17/4 22/1</p> <p><b>extra</b> [1] 159/16</p> <p><b>extremely</b> [2] 38/24 70/1</p> <p><b>eye</b> [1] 116/21</p>	<p><b>F</b></p> <p><b>FAA</b> [13] 9/2 9/15 17/24 18/1 33/6 33/9 46/6 98/5 107/24 145/23 148/5 163/22 163/24</p> <p><b>FAA's</b> [1] 45/9</p> <p><b>FAC</b> [1] 10/21</p> <p><b>facilitating</b> [1] 32/9</p> <p><b>facilities</b> [2] 109/13 152/10</p> <p><b>facility</b> [11] 14/3 14/3 33/6 33/9 46/6 96/11 111/20 113/8 128/23 130/12 133/15</p> <p><b>facing</b> [1] 111/5</p> <p><b>fact</b> [6] 89/9 101/6 101/6 108/4 112/10 168/18</p> <p><b>facto</b> [1] 56/10</p> <p><b>factor</b> [1] 87/18</p> <p><b>factors</b> [1] 137/13</p> <p><b>facts</b> [3] 119/1 162/10 168/15</p> <p><b>factual</b> [2] 91/16 107/5</p> <p><b>failing</b> [1] 161/8</p> <p><b>fair</b> [2] 101/12 143/4</p> <p><b>fairly</b> [7] 22/14 26/20 27/1 81/16 101/10</p> <p>121/17 138/5</p> <p><b>faith</b> [1] 101/12</p> <p><b>fall</b> [3] 29/13 30/1 41/2</p> <p><b>falls</b> [1] 15/19</p> <p><b>fam</b> [1] 135/16</p> <p><b>familiar</b> [1] 150/10</p> <p><b>family</b> [1] 126/7</p> <p><b>far</b> [13] 9/1 59/6 59/18 60/7 73/10 112/15 115/17 124/5 126/15 135/12 140/10 142/14 158/8</p> <p><b>FAR Part 61</b> [1] 126/15</p> <p><b>fashion</b> [1] 132/16</p> <p><b>fast</b> [2] 109/22 146/1</p> <p><b>fatality</b> [1] 89/4</p> <p><b>favor</b> [1] 136/12</p> <p><b>FBO</b> [24] 95/21 97/12 98/1 98/1 98/3 98/4 98/5 98/7 98/7 98/13 98/14 98/16 98/17 98/19 98/21 99/2 99/4 100/2 100/10 100/14 100/16 103/6 116/7 130/21</p> <p><b>FBOs</b> [4] 97/16 97/18 98/10 98/17</p> <p><b>FDOT</b> [6] 9/24 10/1 26/6 39/11 40/22 70/25</p> <p><b>FDOT-supported</b> [1] 40/22</p> <p><b>feasible</b> [2] 43/15 51/22</p> <p><b>February</b> [2] 112/19 121/21</p> <p><b>February 24th</b> [1] 112/19</p> <p><b>federal</b> [4] 15/25 106/2 106/7 145/22</p> <p><b>fee</b> [1] 167/7</p> <p><b>feed</b> [1] 20/11</p> <p><b>feedback</b> [8] 26/23 27/2 27/16 28/5 28/9 28/11 28/20 30/5</p> <p><b>feel</b> [1] 105/7</p> <p><b>fees</b> [2] 105/25 146/9</p> <p><b>feet</b> [6] 118/18 118/21 147/5 147/7 147/9 147/14</p> <p><b>felt</b> [1] 108/22</p> <p><b>Fencing</b> [1] 9/12</p> <p><b>Fernandina</b> [3] 54/8 57/7 66/4</p> <p><b>Fernandina Beach</b> [1] 54/8</p> <p><b>few</b> [13] 12/13 34/21 62/10 71/4 72/8 73/17 91/16 91/17 144/24 159/7 160/2 160/3 166/19</p> <p><b>fewer</b> [2] 33/18 50/6</p> <p><b>field</b> [4] 97/19 125/17 127/5 136/23</p> <p><b>fight</b> [1] 77/14</p> <p><b>fighting</b> [1] 105/16</p>	<p><b>figure</b> [5] 8/7 57/25 70/16 129/10 152/24</p> <p><b>file</b> [3] 115/2 164/2 164/5</p> <p><b>filibuster</b> [1] 168/15</p> <p><b>fill</b> [1] 161/4</p> <p><b>filled</b> [1] 161/13</p> <p><b>filling</b> [1] 34/7</p> <p><b>final</b> [5] 24/10 92/17 92/22 138/18 139/3</p> <p><b>finalize</b> [2] 25/3 29/10</p> <p><b>finally</b> [6] 54/6 84/11 127/11 130/21 151/24 165/15</p> <p><b>finance</b> [1] 150/11</p> <p><b>financed</b> [1] 51/12</p> <p><b>finances</b> [1] 21/11</p> <p><b>financial</b> [8] 2/5 3/6 3/8 3/16 4/7 14/1 17/21 67/6</p> <p><b>financially</b> [3] 86/6 134/2 164/21</p> <p><b>financials</b> [1] 4/22</p> <p><b>financing</b> [5] 51/3 55/6 57/12 67/6 67/20</p> <p><b>find</b> [7] 36/3 43/16 88/15 88/18 89/10 164/23 171/7</p> <p><b>finding</b> [2] 83/4 86/9</p> <p><b>fine</b> [4] 40/17 49/7 142/11 149/6</p> <p><b>finite</b> [2] 51/9 52/6</p> <p><b>fire</b> [33] 72/1 73/11 73/21 74/11 74/15 75/1 75/11 76/2 76/3 76/16 76/18 76/20 78/2 78/18 79/4 79/11 79/17 80/5 80/6 80/18 81/2 81/3 81/8 81/15 81/21 81/23 86/19 87/8 87/9 87/16 87/24 87/24 88/2</p> <p><b>firm</b> [5] 10/4 13/19 13/23 13/24 146/3</p> <p><b>firms</b> [2] 12/17 146/6</p> <p><b>first</b> [34] 22/22 25/13 25/18 26/22 27/20 29/13 29/13 29/17 29/20 30/5 32/16 32/16 33/3 33/22 39/6 48/19 59/13 60/5 64/16 74/5 83/8 84/14 88/6 88/6 88/10 92/5 92/10 100/7 113/15 146/13 148/4 162/24 165/15 168/7</p> <p><b>fiscal</b> [5] 39/17 92/19 93/8 93/11 93/13</p> <p><b>fit</b> [3] 65/15 154/7 154/8</p> <p><b>five</b> [25] 20/4 22/13 28/24 37/5 37/10 48/15 48/16 52/17 58/12 62/11 65/9 72/20 78/25 97/2 98/24 127/24 133/25 137/19 143/17 143/18 143/19 143/20</p>	<p>143/21 145/16 147/14</p> <p><b>five-minute</b> [1] 78/25</p> <p><b>five-year</b> [6] 20/4 58/12 127/24 143/18 143/20 143/21</p> <p><b>fixed</b> [2] 33/14 89/1</p> <p><b>FL</b> [2] 1/15 1/23</p> <p><b>Flagler</b> [1] 72/11</p> <p><b>Flagler County</b> [1] 72/11</p> <p><b>flat</b> [1] 71/18</p> <p><b>flatlines</b> [1] 71/18</p> <p><b>flavor</b> [4] 97/21 101/15 103/1 103/23</p> <p><b>flexibility</b> [1] 74/12</p> <p><b>flexible</b> [1] 117/2</p> <p><b>flight</b> [13] 75/11 75/14 125/19 125/22 126/13 126/14 126/16 126/17 127/8 127/15 130/25 131/1 158/4</p> <p><b>Florida</b> [25] 1/5 14/6 15/10 30/12 30/15 30/22 31/5 35/23 37/9 54/8 96/2 97/17 98/1 98/3 98/4 99/14 99/17 106/11 106/13 121/5 158/25 160/16 166/21 167/1 172/3</p> <p><b>Florida DOT</b> [2] 35/23 37/9</p> <p><b>Florida Statute</b> [1] 98/4</p> <p><b>Florida Statutes</b> [2] 98/3 106/11</p> <p><b>flow</b> [1] 50/7</p> <p><b>flowage</b> [1] 4/13</p> <p><b>fly</b> [1] 160/6</p> <p><b>Flyers</b> [2] 96/3 121/5</p> <p><b>focus</b> [5] 17/2 104/6 125/20 137/2 158/4</p> <p><b>focused</b> [4] 18/5 19/18 25/23 127/6</p> <p><b>fold</b> [1] 39/12</p> <p><b>folks</b> [3] 60/8 69/6 93/24</p> <p><b>follow</b> [2] 28/17 53/5</p> <p><b>follow-up</b> [1] 28/17</p> <p><b>followed</b> [1] 83/1</p> <p><b>following</b> [6] 9/9 23/4 23/16 24/2 50/24 77/21</p> <p><b>foot</b> [6] 22/19 42/18 128/11 147/15 147/16 169/1</p> <p><b>footage</b> [2] 43/2 43/13</p> <p><b>football</b> [1] 166/19</p> <p><b>footprint</b> [3] 43/2 68/9 149/7</p> <p><b>forces</b> [1] 77/25</p> <p><b>foregoing</b> [1] 172/8</p> <p><b>foreseeable</b> [1] 23/15</p> <p><b>forever</b> [1] 78/8</p> <p><b>forge</b> [1] 153/18</p> <p><b>forget</b> [3] 67/13 167/14 167/16</p>
--	--	---	--	---

<p><b>F</b>  <b>forgot [1]</b> 83/13  <b>form [43]</b> 74/18 94/1  97/7 97/14 99/7 100/24  100/24 101/1 101/4  101/16 101/24 101/25  102/3 103/10 104/13  105/23 106/16 119/4  119/12 120/1 120/13  120/15 120/18 120/19  120/24 121/3 121/4  121/5 121/6 121/14  122/7 122/9 123/21  127/22 129/17 129/18  129/19 141/8 142/17  162/11 162/12 162/16  162/20  <b>former [2]</b> 102/16  116/6  <b>forms [1]</b> 103/11  <b>Fort [1]</b> 169/9  <b>Fort Lauderdale [1]</b>  169/9  <b>forth [2]</b> 84/22 95/18  <b>forward [20]</b> 8/6 9/20  24/6 31/20 37/1 41/16  50/14 54/18 67/24  85/11 87/23 91/16 94/7  94/10 109/22 124/9  125/19 145/25 155/4  161/18  <b>forwarded [1]</b> 126/24  <b>found [3]</b> 15/7 18/23  73/10  <b>four [19]</b> 24/1 30/6  54/10 58/14 63/8 74/10  74/10 78/21 78/22  78/23 78/25 82/5 86/7  98/24 113/22 120/5  126/21 130/11 154/23  <b>four-month [1]</b> 30/6  <b>frame [2]</b> 125/11  148/10  <b>framework [2]</b> 37/9  135/8  <b>frankly [3]</b> 110/11  144/13 162/3  <b>fraud [2]</b> 121/20  122/15  <b>free [4]</b> 9/17 38/10  38/16 121/25  <b>freed [1]</b> 38/12  <b>Friday [1]</b> 10/7  <b>friendly [3]</b> 112/24  120/14 170/23  <b>friends [1]</b> 169/6  <b>fringe [1]</b> 121/25  <b>front [4]</b> 6/25 44/15  46/16 143/17  <b>frontage [1]</b> 113/25  <b>fruit [1]</b> 34/13  <b>frustrating [2]</b> 69/9  69/13  <b>fuel [6]</b> 4/13 4/16  117/23 117/25 118/2</p>	<p>118/4  <b>full [10]</b> 10/3 17/8  21/17 28/11 35/14  73/23 76/1 98/7 98/21  161/9  <b>full-blown [2]</b> 98/7  98/21  <b>full-time [2]</b> 76/1 161/9  <b>fully [3]</b> 13/18 123/5  130/25  <b>function [2]</b> 33/14 51/6  <b>fund [1]</b> 67/18  <b>funded [4]</b> 15/24 54/20  57/17 141/21  <b>funding [8]</b> 9/13 37/10  38/25 47/6 49/20 55/6  70/4 93/10  <b>funds [4]</b> 39/16 52/5  57/19 95/25  <b>further [8]</b> 18/7 58/20  89/14 114/25 118/11  151/24 165/6 167/12  <b>future [12]</b> 19/1 32/4  32/9 34/11 34/16 34/17  60/4 75/20 109/18  119/25 133/2 155/16  <b>futuristically [1]</b> 134/2  <b>FY [1]</b> 39/17  <b>FY2022 [2]</b> 2/11 91/12  <b>FY2022-23 [2]</b> 2/11  91/12</p> <p><b>G</b>  <b>GA [13]</b> 65/15 65/16  69/13 75/5 75/5 108/17  112/21 116/8 116/14  147/21 147/25 154/7  167/8  <b>Galaxy [1]</b> 116/5  <b>gallon [1]</b> 4/16  <b>game [1]</b> 159/23  <b>gap [1]</b> 159/1  <b>gates [1]</b> 9/12  <b>gave [2]</b> 99/22 126/21  <b>gear [3]</b> 147/13 147/14  149/5  <b>general [16]</b> 2/13 15/9  15/14 32/13 66/22  101/21 116/19 131/3  149/18 150/16 153/25  157/25 167/18 167/19  167/20 167/23  <b>generally [4]</b> 15/19  56/8 135/15 135/23  <b>generate [1]</b> 133/7  <b>George [6]</b> 110/23  110/25 111/4 111/4  112/7 137/19  <b>Georgia [1]</b> 158/25  <b>get [94]</b> 3/21 6/13 7/1  9/5 11/3 11/18 12/7  17/7 19/1 20/23 21/22  27/1 27/16 27/19 28/19  30/5 31/11 33/25 34/20  34/21 35/13 35/25 36/1</p>	<p>37/3 38/19 38/24 42/21  43/1 44/9 44/14 44/24  47/24 48/12 49/19  49/23 50/15 53/3 54/19  56/3 57/2 57/2 57/4  58/15 62/10 64/19  64/19 67/16 69/11  73/23 74/7 75/3 77/9  78/25 87/16 87/25 92/6  92/16 93/24 94/12 95/6  95/11 97/11 97/20  99/11 101/22 101/24  102/1 104/11 105/4  106/22 108/16 110/18  114/25 115/12 116/21  117/5 118/19 119/9  120/4 131/10 135/24  139/7 140/8 145/22  146/21 149/8 150/3  153/12 153/17 153/18  154/22 163/21 166/18  170/24  <b>gets [5]</b> 29/6 47/11  60/12 122/10 146/15  <b>getting [24]</b> 15/4 28/9  38/22 55/25 65/17 70/1  70/5 72/21 80/13 84/11  87/8 89/13 92/14  113/19 126/23 140/11  147/10 147/11 151/5  151/23 158/17 159/5  161/5 161/6  <b>give [17]</b> 12/23 22/19  36/19 36/23 40/2 75/23  78/11 85/4 95/5 101/15  101/21 103/25 104/10  158/1 158/5 163/12  167/21  <b>given [7]</b> 9/13 78/13  124/21 158/17 161/22  161/23 162/5  <b>gives [3]</b> 98/5 109/17  138/5  <b>giving [8]</b> 94/23 94/24  119/1 123/15 143/14  143/16 160/12 160/24  <b>glad [1]</b> 159/3  <b>go [72]</b> 3/24 6/22 9/4  9/20 11/4 11/10 12/9  15/18 17/11 18/6 19/14  23/10 29/18 32/4 32/16  32/17 34/3 34/16 35/14  35/23 36/2 36/12 39/4  49/18 50/14 50/23  51/10 56/2 57/11 57/25  58/25 59/2 60/16 62/24  64/16 64/18 67/8 67/11  72/3 77/6 83/12 94/19  95/3 95/5 98/17 101/9  101/17 101/18 101/19  103/14 108/9 109/2  110/19 117/19 118/11  118/14 128/1 130/23  137/20 138/6 138/9  140/3 144/19 144/25</p>	<p>151/24 154/24 154/25  158/9 165/11 166/6  166/18 166/19  <b>goals [1]</b> 24/18  <b>goes [12]</b> 8/6 24/7 51/2  53/11 56/25 62/9 71/12  100/2 128/21 138/16  162/22 169/3  <b>going [129]</b> 7/25 8/4  12/6 13/12 14/22 16/5  16/8 17/3 17/15 18/7  18/12 19/2 19/3 19/20  19/23 19/24 19/25 20/3  20/19 21/8 21/24 21/25  22/12 22/13 27/5 27/8  27/12 27/18 29/14  29/15 30/6 31/1 32/7  34/10 37/1 40/8 40/15  40/20 40/25 41/17 44/4  45/22 50/7 50/13 54/14  54/17 54/18 55/11 56/2  56/6 58/4 58/8 58/16  63/2 63/3 63/4 68/5  71/4 71/23 72/4 72/5  72/7 72/23 74/22 76/18  76/21 78/8 79/2 81/24  83/14 84/10 85/10  86/24 87/2 89/23 90/8  91/3 91/6 91/16 91/17  91/22 91/23 92/22 93/3  96/7 98/20 100/21  100/25 101/18 102/1  103/8 105/16 106/8  110/1 110/8 111/21  114/20 114/21 117/19  118/23 122/5 125/20  127/23 129/8 131/12  138/6 139/8 141/1  143/2 146/8 146/22  147/7 147/9 148/25  149/6 149/15 149/19  153/5 155/15 156/16  157/15 159/6 160/3  161/9 161/10 166/12  166/12 167/4 170/22  <b>gone [9]</b> 43/6 73/19  83/25 109/9 115/7  117/21 121/4 132/5  158/16  <b>good [42]</b> 4/19 11/14  11/16 12/8 13/4 13/9  13/16 14/20 20/1 30/9  31/21 39/15 47/22 55/4  61/16 61/18 62/20 69/4  69/17 87/2 94/25 95/7  97/20 101/12 104/9  105/10 110/15 115/7  115/13 115/16 116/15  124/22 132/25 133/11  133/21 136/18 160/4  161/15 161/17 161/18  167/10 169/14  <b>good-paying [1]</b> 160/4  <b>goodness [1]</b> 165/24  <b>Gorman [2]</b> 110/24</p>	<p>110/25  <b>got [46]</b> 3/17 6/10  13/17 15/24 32/16  35/12 35/12 41/21  48/14 56/4 56/4 61/5  62/16 62/18 66/9 66/11  88/25 89/1 91/10 95/4  99/5 101/24 103/18  105/6 109/22 110/23  116/14 124/12 125/25  129/11 129/18 137/19  146/1 146/3 146/21  154/15 156/13 158/10  158/19 159/6 159/9  160/2 167/24 169/1  169/2 170/20  <b>Gotcha [1]</b> 85/12  <b>gotten [1]</b> 170/14  <b>governance [1]</b> 162/21  <b>government [3]</b> 15/25  102/3 145/23  <b>governments [1]</b> 15/24  <b>grand [1]</b> 45/15  <b>grant [15]</b> 9/3 9/24  40/5 40/14 41/8 41/13  47/24 48/1 48/3 50/15  50/20 50/22 70/22  70/23 70/25  <b>grants [4]</b> 9/8 36/1  48/5 67/17  <b>great [10]</b> 14/10 26/17  40/25 55/3 85/19  101/18 113/16 129/11  137/17 157/1  <b>greater [1]</b> 131/22  <b>greatly [1]</b> 127/19  <b>green [8]</b> 1/10 79/10  79/17 79/17 79/19  87/15 123/7 158/18  <b>Green's [1]</b> 111/2  <b>grid [1]</b> 118/13  <b>ground [5]</b> 39/8 55/23  140/5 140/9 156/6  <b>groundwork [1]</b> 73/20  <b>group [7]</b> 1/15 19/12  23/1 25/1 26/21 66/9  108/11  <b>groups [18]</b> 16/21  17/10 18/4 19/5 21/2  21/14 27/4 27/6 27/8  27/10 27/11 27/13  27/15 27/16 28/3 28/4  28/8 29/19  <b>Grove [1]</b> 1/15  <b>grow [4]</b> 149/13 157/10  157/11 157/14  <b>growing [1]</b> 160/10  <b>growth [5]</b> 64/10  128/19 160/14 160/18  166/11  <b>Grumman [3]</b> 80/7  80/8 80/10  <b>Grumman's [1]</b> 95/22  <b>GSI [1]</b> 88/22  <b>guarantee [9]</b> 94/2</p>
--	--	---	--	---

<p><b>G</b></p> <p><b>guarantee... [8]</b> 106/16 124/6 130/4 130/7 149/23 150/22 152/17 164/20</p> <p><b>guarantees [3]</b> 150/3 150/10 150/11</p> <p><b>Guard [2]</b> 12/2 170/16</p> <p><b>guess [17]</b> 12/16 33/19 40/19 47/12 61/15 64/15 78/13 78/14 108/14 123/14 131/3 131/19 133/1 134/12 137/7 145/3 155/3</p> <p><b>guidance [3]</b> 16/1 32/11 98/5</p> <p><b>guide [2]</b> 24/20 114/24</p> <p><b>guideline [1]</b> 15/13</p> <p><b>guidelines [2]</b> 16/14 20/14</p> <p><b>guiding [1]</b> 16/24</p> <p><b>guy [1]</b> 110/23</p> <p><b>guys [6]</b> 37/23 75/9 144/11 157/17 159/3 169/4</p>	<p>36/13 37/5 37/16 38/6 39/9 40/4 40/20 42/4 42/15 42/18 44/5 44/11 44/13 44/22 45/8 47/3 51/2 54/2 54/9 56/14 56/23 58/8 58/14 62/3 62/12 62/17 64/17 64/21 64/24 65/5 67/4 69/3 69/4 75/25 76/2 104/2 104/5 104/6 104/19 105/5 105/7 105/8 109/20 110/13 111/13 111/18 112/16 113/3 116/1 117/25 118/2 119/2 119/20 119/21 120/3 120/4 120/18 135/2 135/23 139/19 139/19 154/22 161/11 161/14 168/10</p> <p><b>Hangar A [2]</b> 117/25 118/2</p> <p><b>hangars [60]</b> 32/4 32/10 32/20 33/18 33/20 34/19 34/24 35/23 36/4 36/5 36/25 42/8 43/7 43/9 43/17 43/17 44/16 44/25 46/9 46/12 46/22 47/18 48/13 50/6 51/7 51/9 51/19 53/2 54/4 54/22 54/23 55/18 56/18 58/13 59/3 59/13 62/5 62/10 62/16 63/8 65/17 65/18 67/8 68/9 69/23 91/21 108/23 108/25 109/1 112/11 113/23 116/8 116/11 116/14 117/1 119/25 149/8 154/23 160/1 169/8</p> <p><b>hanging [1]</b> 34/13</p> <p><b>happen [4]</b> 39/1 47/11 93/3 128/4</p> <p><b>happened [8]</b> 87/10 116/12 117/11 133/16 163/2 163/5 163/8 163/11</p> <p><b>happening [3]</b> 7/3 81/17 164/24</p> <p><b>happens [2]</b> 122/11 133/3</p> <p><b>happily [1]</b> 163/12</p> <p><b>happy [4]</b> 4/3 15/6 143/24 160/15</p> <p><b>harbor [1]</b> 122/1</p> <p><b>hard [1]</b> 84/11</p> <p><b>has [67]</b> 8/3 9/24 13/15 17/25 28/11 35/22 37/8 37/15 44/17 45/11 45/11 46/1 59/7 61/14 62/4 62/7 62/23 62/23 63/18 67/23 68/2 68/5 78/12 81/11 81/20 82/3 83/14 83/19 83/25 84/7 91/15 98/19 108/18 110/24 114/23 117/21</p>	<p>119/22 120/13 121/4 121/4 121/4 121/5 121/9 122/22 125/25 126/7 128/10 129/6 132/5 133/2 136/15 138/3 140/14 152/4 152/10 152/20 153/23 154/23 157/3 157/3 158/11 162/11 163/22 164/17 164/18 165/18 165/25</p> <p><b>hasn't [3]</b> 121/16 133/16 162/20</p> <p><b>have [250]</b></p> <p><b>haven't [1]</b> 63/21</p> <p><b>having [12]</b> 7/9 8/5 17/19 18/19 45/23 60/3 85/22 95/12 115/23 128/6 157/6 160/5</p> <p><b>he [24]</b> 14/10 44/13 99/13 100/12 100/13 101/3 108/16 109/25 116/6 120/12 122/12 123/10 123/11 126/8 126/12 142/14 149/19 152/10 154/21 154/22 154/22 154/23 154/24 162/22</p> <p><b>he's [8]</b> 13/17 109/25 110/22 110/22 113/10 116/5 146/3 156/13</p> <p><b>head [4]</b> 95/14 114/12 132/7 142/15</p> <p><b>headed [2]</b> 112/10 114/9</p> <p><b>headquartered [1]</b> 14/7</p> <p><b>heads [1]</b> 58/17</p> <p><b>heads-up [1]</b> 58/17</p> <p><b>hear [6]</b> 13/20 27/14 86/15 86/17 87/7 162/11</p> <p><b>heard [4]</b> 32/2 67/1 81/11 168/14</p> <p><b>hearing [4]</b> 92/5 92/11 92/17 114/17</p> <p><b>hearings [2]</b> 91/18 92/9</p> <p><b>held [1]</b> 1/3</p> <p><b>helicopter [3]</b> 113/17 128/21 154/12</p> <p><b>Helicopters [2]</b> 113/11 113/13</p> <p><b>help [12]</b> 18/16 20/21 55/8 57/13 70/15 72/2 84/6 86/6 97/15 97/23 159/13 161/25</p> <p><b>helped [1]</b> 169/14</p> <p><b>helpful [2]</b> 151/14 158/1</p> <p><b>helping [1]</b> 55/10</p> <p><b>helps [2]</b> 17/1 160/13</p> <p><b>Henry [1]</b> 11/12</p> <p><b>her [7]</b> 59/9 60/19 60/22 60/22 61/19</p>	<p>86/10 114/12</p> <p><b>here [94]</b> 9/20 11/12 13/6 13/6 15/3 19/8 21/22 26/20 29/1 29/12 34/25 36/23 38/18 42/7 42/16 44/14 44/23 52/2 52/13 55/6 55/15 56/14 62/5 62/20 63/9 66/20 69/24 70/23 70/24 71/12 73/22 74/5 76/20 78/7 78/12 79/12 83/23 84/5 87/6 90/7 90/24 95/13 96/2 97/6 99/18 103/17 105/20 107/12 109/14 110/9 114/6 115/23 115/24 116/7 116/17 116/20 116/22 117/4 118/20 119/11 122/14 127/21 128/9 133/25 136/8 141/18 142/2 143/7 146/21 148/25 149/13 149/22 150/25 152/12 156/20 156/21 157/2 157/16 159/1 159/4 160/5 160/15 160/17 161/6 162/1 162/1 163/16 163/18 163/23 164/14 164/24 166/12 170/8 170/17</p> <p><b>here's [9]</b> 102/15 111/10 111/16 112/10 112/14 121/13 124/12 156/18 156/18</p> <p><b>Herlong [1]</b> 66/7</p> <p><b>hey [6]</b> 64/17 98/12 99/19 117/18 159/3 168/4</p> <p><b>Hi [1]</b> 125/14</p> <p><b>hierarchy [2]</b> 84/17 88/1</p> <p><b>high [6]</b> 18/19 45/16 45/19 78/12 89/3 89/3 <b>higher [2]</b> 51/11 136/1</p> <p><b>highest [1]</b> 66/4</p> <p><b>highlight [3]</b> 16/5 103/9 126/2</p> <p><b>highlights [1]</b> 119/20</p> <p><b>him [8]</b> 13/16 91/3 100/12 113/19 143/14 143/16 155/2 156/25</p> <p><b>his [6]</b> 100/9 101/5 108/16 128/17 128/18 142/15</p> <p><b>historic [1]</b> 107/6</p> <p><b>historically [2]</b> 37/15 64/23</p> <p><b>history [4]</b> 96/8 107/8 107/17 155/6</p> <p><b>hit [3]</b> 106/21 107/10 119/19</p> <p><b>hobby [2]</b> 66/24 164/14</p> <p><b>hold [3]</b> 41/20 46/14 75/24</p> <p><b>holding [1]</b> 27/3</p>	<p><b>holdup [1]</b> 70/18</p> <p><b>hole [1]</b> 161/25</p> <p><b>Holesko [1]</b> 108/15</p> <p><b>Hollingsworth [2]</b> 114/12 114/14</p> <p><b>home [3]</b> 59/9 60/1 61/19</p> <p><b>homes [5]</b> 35/3 35/4 35/5 35/5 35/18</p> <p><b>homestead [1]</b> 59/16</p> <p><b>homesteaded [5]</b> 59/9 59/15 59/19 60/1 60/6</p> <p><b>Honda [4]</b> 154/1 154/1 155/5 155/9</p> <p><b>HondaJet [7]</b> 126/9 130/17 130/19 148/4 162/25 168/6 168/23</p> <p><b>HondaJet-related [1]</b> 130/17</p> <p><b>HondaJets [2]</b> 126/9 147/5</p> <p><b>hope [1]</b> 168/8</p> <p><b>hopeful [1]</b> 9/16</p> <p><b>hopefully [4]</b> 35/15 82/8 94/12 153/8</p> <p><b>hoping [1]</b> 94/14</p> <p><b>horizon [2]</b> 20/4 23/15</p> <p><b>hospitals [1]</b> 136/17</p> <p><b>hot [1]</b> 121/2</p> <p><b>hour [1]</b> 92/21</p> <p><b>hours [3]</b> 29/23 143/9 148/21</p> <p><b>house [2]</b> 59/15 149/19</p> <p><b>housing [1]</b> 123/16</p> <p><b>Houston [1]</b> 164/14</p> <p><b>how [68]</b> 3/16 16/22 16/22 21/11 21/21 21/21 23/6 23/12 23/13 25/18 26/15 26/15 27/25 28/13 28/18 31/12 32/4 36/15 38/15 40/19 43/16 43/17 44/25 51/1 51/1 54/19 60/7 60/12 64/18 74/12 79/10 82/18 88/22 88/24 94/24 97/19 98/6 102/6 102/7 103/21 105/14 114/19 114/20 114/24 116/14 116/20 124/23 134/13 134/14 134/20 134/24 135/14 137/7 139/12 139/12 140/20 141/9 142/10 142/15 143/13 143/13 144/23 146/4 146/20 149/8 161/2 162/10 168/16</p> <p><b>however [1]</b> 135/9</p> <p><b>huge [2]</b> 161/4 163/16</p> <p><b>huh [19]</b> 4/18 39/5 42/2 42/5 42/20 42/23 44/7 44/19 49/17 51/4 60/24 61/10 65/3 66/6 76/11 80/23 85/16 88/20 150/17</p>
---	--	---	--	---

<p><b>H</b></p> <p><b>human</b> [2] 84/5 153/16</p> <p><b>human beings</b> [1] 153/16</p> <p><b>hundred</b> [3] 50/2 69/5 70/5</p> <p><b>hundred-plus</b> [1] 69/5</p> <p><b>hundreds</b> [1] 158/12</p>	<p><b>identified</b> [1] 23/25</p> <p><b>identify</b> [2] 23/21 84/6</p> <p><b>idle</b> [1] 41/1</p> <p><b>ignore</b> [1] 36/20</p> <p><b>ignores</b> [1] 107/8</p> <p><b>il</b> [1] 154/15</p> <p><b>Illinois</b> [1] 14/7</p> <p><b>illustration</b> [1] 57/7</p> <p><b>immediate</b> [3] 67/1 67/2 67/5</p>	<p><b>infill</b> [1] 47/16</p> <p><b>inflation</b> [3] 58/16 72/5 72/22</p> <p><b>information</b> [12] 27/14 31/13 31/14 85/1 88/6 92/21 94/9 126/25 131/11 149/11 155/4 166/1</p> <p><b>informative</b> [1] 167/2</p> <p><b>infrastructure</b> [6] 18/5 36/16 55/19 56/1 56/8 71/24</p> <p><b>infrastructure's</b> [1] 34/1</p> <p><b>initial</b> [1] 83/4</p> <p><b>initiate</b> [1] 40/22</p> <p><b>initiatives</b> [9] 17/2 17/9 23/25 28/6 28/13 28/18 29/16 29/24 30/2</p> <p><b>injured</b> [1] 76/17</p> <p><b>input</b> [7] 12/23 13/2 19/6 22/2 26/15 29/20 73/17</p> <p><b>inputting</b> [1] 67/11</p> <p><b>inquired</b> [2] 117/14 117/23</p> <p><b>inside</b> [1] 42/25</p> <p><b>insistence</b> [1] 45/9</p> <p><b>installed</b> [1] 84/4</p> <p><b>installing</b> [1] 140/17</p> <p><b>instantly</b> [1] 54/13</p> <p><b>instead</b> [2] 33/20 50/1</p> <p><b>instruction</b> [2] 127/8 127/15</p> <p><b>instructors</b> [2] 126/14 158/21</p> <p><b>instrument</b> [1] 159/10</p> <p><b>integrate</b> [1] 15/22</p> <p><b>integrated</b> [1] 17/20</p> <p><b>integrating</b> [1] 17/16</p> <p><b>intend</b> [2] 126/15 126/18</p> <p><b>intended</b> [3] 101/6 140/25 162/23</p> <p><b>intends</b> [1] 126/12</p> <p><b>intent</b> [1] 66/15</p> <p><b>interest</b> [4] 48/11 54/25 125/3 128/18</p> <p><b>interested</b> [7] 22/7 26/14 88/15 88/18 110/11 113/13 134/23</p> <p><b>interesting</b> [6] 89/10 114/7 123/3 125/1 128/16 139/17</p> <p><b>interests</b> [2] 16/18 21/3</p> <p><b>interior</b> [1] 140/17</p> <p><b>internal</b> [4] 14/2 17/5 20/7 55/7</p> <p><b>interpret</b> [1] 127/23</p> <p><b>interrupt</b> [1] 88/16</p> <p><b>interruption</b> [2] 10/23 168/2</p> <p><b>introduce</b> [4] 13/12 13/18 14/19 15/1</p>	<p><b>introduced</b> [1] 155/10</p> <p><b>invest</b> [1] 126/5</p> <p><b>investigation</b> [1] 86/24</p> <p><b>investment</b> [1] 133/9</p> <p><b>invited</b> [1] 164/1</p> <p><b>invoice</b> [1] 122/22</p> <p><b>involved</b> [10] 57/2 83/15 136/25 144/18 144/21 144/22 145/19 145/20 145/22 161/3</p> <p><b>involvement</b> [1] 128/17</p> <p><b>IRS</b> [1] 122/1</p> <p><b>is</b> [428]</p> <p><b>isn't</b> [12] 44/8 48/8 79/5 84/23 91/2 92/14 121/16 122/13 122/22 131/21 131/22 131/23</p> <p><b>issue</b> [32] 8/1 12/9 39/11 67/13 77/25 83/20 86/8 95/17 97/23 99/16 103/7 106/14 106/21 106/23 110/21 114/18 117/8 117/9 117/9 118/4 121/2 124/7 128/13 129/2 129/21 133/17 138/1 139/10 145/18 153/23 156/9 165/7</p> <p><b>issued</b> [1] 41/8</p> <p><b>issues</b> [23] 67/25 82/17 86/5 86/11 93/22 95/5 95/6 95/24 96/9 102/15 103/18 106/8 106/9 106/10 107/18 115/17 122/3 124/2 124/4 127/20 131/3 145/24 152/18</p> <p><b>issuing</b> [1] 98/13</p> <p><b>it</b> [440]</p> <p><b>it's</b> [226]</p> <p><b>item</b> [10] 5/19 5/19 12/7 36/22 73/8 93/6 93/19 107/19 120/17 153/3</p> <p><b>items</b> [10] 2/9 7/1 8/13 8/20 16/10 19/16 32/13 91/19 105/21 105/22</p> <p><b>its</b> [12] 18/2 20/21 29/5 45/4 95/23 99/25 104/3 104/20 107/7 117/10 119/15 126/13</p> <p><b>itself</b> [4] 32/22 86/2 131/13 137/20</p>	<p><b>Jennifer</b> [3] 125/14 160/21 160/22</p> <p><b>jet</b> [20] 106/24 107/4 110/12 110/19 111/8 112/21 129/3 130/13 143/11 153/22 153/23 154/2 154/3 154/6 155/17 162/25 163/1 163/7 169/1 169/20</p> <p><b>Jet's</b> [1] 110/14</p> <p><b>jets</b> [19] 107/13 110/1 111/25 116/21 116/25 117/5 117/9 143/9 148/2 149/1 153/24 155/8 155/11 155/17 157/2 162/23 162/23 168/21 169/21</p> <p><b>job</b> [5] 10/24 156/19 156/20 160/24 161/8</p> <p><b>jobs</b> [3] 10/25 93/9 160/4</p> <p><b>Joe</b> [1] 59/18</p> <p><b>JOHNS</b> [13] 1/1 1/15 14/11 62/2 73/21 75/1 75/9 76/15 78/14 87/24 96/4 170/15 172/4</p> <p><b>join</b> [2] 26/24 81/14</p> <p><b>joint</b> [1] 73/24</p> <p><b>Josh</b> [1] 168/4</p> <p><b>July</b> [3] 41/11 70/24 127/18</p> <p><b>July 14th</b> [1] 127/18</p> <p><b>jump</b> [3] 8/18 91/9 166/3</p> <p><b>jumped</b> [3] 3/20 4/1 4/6</p> <p><b>June</b> [2] 125/9 125/12</p> <p><b>June 21st</b> [1] 125/9</p> <p><b>just</b> [153] 4/1 4/4 4/12 4/19 7/20 8/20 9/4 9/10 9/15 9/22 9/23 10/2 10/22 12/6 12/15 13/23 14/2 14/25 16/5 19/22 22/4 22/19 25/22 26/2 26/7 27/15 29/16 31/25 32/13 32/18 33/8 34/7 34/18 37/1 37/3 37/19 38/25 39/1 39/7 40/21 41/17 47/5 49/8 49/14 50/20 50/25 52/11 52/14 52/16 52/16 54/1 55/7 55/10 57/6 57/24 58/9 58/16 58/17 59/1 60/2 62/15 65/9 66/16 67/10 67/24 68/12 69/2 69/7 70/19 73/9 74/16 75/4 75/25 76/20 77/8 81/1 81/6 82/14 83/1 83/13 89/16 90/5 91/1 91/13 91/21 91/22 92/3 92/11 93/9 93/20 95/4 95/11 95/16 96/5 96/11 97/5 97/16 98/25 101/14 101/21 103/1 103/9 105/1 106/3 110/14 110/25 112/13</p>
<p><b>I</b></p> <p><b>I'd</b> [6] 12/16 88/15 88/18 94/20 157/14 160/25</p> <p><b>I'll</b> [37] 4/19 4/21 11/22 22/15 33/7 37/3 53/23 62/21 77/6 84/13 86/23 95/7 95/7 95/12 97/10 101/17 101/19 102/20 103/8 103/18 104/11 105/19 105/24 107/10 107/10 109/2 119/5 120/13 122/2 126/11 139/4 146/16 147/18 148/2 148/5 163/12 169/18</p> <p><b>I'm</b> [80] 3/20 6/18 12/6 14/23 16/5 17/25 25/15 25/17 26/9 30/12 30/15 31/7 40/15 40/15 43/18 48/7 48/12 49/14 55/10 57/5 57/6 58/2 64/21 72/6 73/11 74/18 80/22 86/18 87/10 94/14 100/25 101/18 103/8 110/8 116/3 117/20 118/15 118/23 118/25 121/1 124/18 125/14 125/15 128/2 128/9 129/8 131/4 131/12 132/6 132/10 132/10 132/13 133/9 134/20 134/22 135/3 135/4 135/5 135/15 137/7 137/11 139/7 140/13 141/20 142/13 142/14 143/15 144/15 145/19 145/25 146/2 146/13 147/9 149/14 149/24 150/10 157/13 168/5 170/15 170/16</p> <p><b>I've</b> [24] 3/17 10/20 10/20 10/21 10/21 11/2 13/22 14/21 32/2 32/16 51/16 69/10 69/13 95/4 101/24 117/21 121/6 135/16 135/16 149/10 164/13 168/25 169/2 170/14</p> <p><b>idea</b> [11] 35/17 36/19 36/23 54/3 73/10 74/4 85/4 113/16 113/20 116/11 150/16</p> <p><b>ideal</b> [2] 39/11 51/18</p> <p><b>ideas</b> [1] 32/13</p> <p><b>identical</b> [1] 99/5</p>	<p><b>immediately</b> [5] 21/8 42/7 71/7 77/20 104/6</p> <p><b>immunity</b> [1] 107/10</p> <p><b>impact</b> [2] 56/5 110/4</p> <p><b>impacted</b> [2] 45/11 102/6</p> <p><b>impacting</b> [1] 61/19</p> <p><b>implemented</b> [1] 21/22</p> <p><b>implementing</b> [1] 19/19</p> <p><b>import</b> [1] 99/24</p> <p><b>importance</b> [1] 37/20</p> <p><b>important</b> [8] 17/22 22/23 24/14 28/5 134/6 147/1 162/19 170/10</p> <p><b>impose</b> [1] 100/21</p> <p><b>impressed</b> [1] 146/2</p> <p><b>improperly</b> [1] 121/24</p> <p><b>impropriety</b> [2] 121/22 122/15</p> <p><b>improve</b> [1] 86/14</p> <p><b>improvement</b> [2] 19/9 20/13</p> <p><b>improvements</b> [3] 139/13 139/20 139/21</p> <p><b>improves</b> [1] 57/4</p> <p><b>inability</b> [1] 93/7</p> <p><b>inappropriate</b> [2] 122/17 123/25</p> <p><b>incident</b> [2] 75/6 78/10</p> <p><b>include</b> [5] 32/14 47/19 85/10 89/21 140/23</p> <p><b>included</b> [7] 18/3 19/16 20/5 22/3 28/1 28/25 31/11</p> <p><b>includes</b> [3] 92/24 92/25 130/17</p> <p><b>including</b> [3] 26/20 73/20 89/18</p> <p><b>income</b> [3] 4/13 123/17 123/17</p> <p><b>incorrect</b> [1] 126/25</p> <p><b>increase</b> [2] 58/13 84/4</p> <p><b>increased</b> [3] 62/5 62/6 83/21</p> <p><b>incrementally</b> [1] 84/3</p> <p><b>incur</b> [1] 41/6</p> <p><b>indeed</b> [1] 109/9</p> <p><b>independent</b> [2] 43/24 123/10</p> <p><b>Indiana</b> [1] 100/8</p> <p><b>indust</b> [1] 110/3</p> <p><b>industrial</b> [1] 110/3</p> <p><b>industry</b> [3] 14/23 72/8 150/25</p>	<p><b>infrastructure's</b> [1] 34/1</p> <p><b>initial</b> [1] 83/4</p> <p><b>initiate</b> [1] 40/22</p> <p><b>initiatives</b> [9] 17/2 17/9 23/25 28/6 28/13 28/18 29/16 29/24 30/2</p> <p><b>injured</b> [1] 76/17</p> <p><b>input</b> [7] 12/23 13/2 19/6 22/2 26/15 29/20 73/17</p> <p><b>inputting</b> [1] 67/11</p> <p><b>inquired</b> [2] 117/14 117/23</p> <p><b>inside</b> [1] 42/25</p> <p><b>insistence</b> [1] 45/9</p> <p><b>installed</b> [1] 84/4</p> <p><b>installing</b> [1] 140/17</p> <p><b>instantly</b> [1] 54/13</p> <p><b>instead</b> [2] 33/20 50/1</p> <p><b>instruction</b> [2] 127/8 127/15</p> <p><b>instructors</b> [2] 126/14 158/21</p> <p><b>instrument</b> [1] 159/10</p> <p><b>integrate</b> [1] 15/22</p> <p><b>integrated</b> [1] 17/20</p> <p><b>integrating</b> [1] 17/16</p> <p><b>intend</b> [2] 126/15 126/18</p> <p><b>intended</b> [3] 101/6 140/25 162/23</p> <p><b>intends</b> [1] 126/12</p> <p><b>intent</b> [1] 66/15</p> <p><b>interest</b> [4] 48/11 54/25 125/3 128/18</p> <p><b>interested</b> [7] 22/7 26/14 88/15 88/18 110/11 113/13 134/23</p> <p><b>interesting</b> [6] 89/10 114/7 123/3 125/1 128/16 139/17</p> <p><b>interests</b> [2] 16/18 21/3</p> <p><b>interior</b> [1] 140/17</p> <p><b>internal</b> [4] 14/2 17/5 20/7 55/7</p> <p><b>interpret</b> [1] 127/23</p> <p><b>interrupt</b> [1] 88/16</p> <p><b>interruption</b> [2] 10/23 168/2</p> <p><b>introduce</b> [4] 13/12 13/18 14/19 15/1</p>	<p><b>introduced</b> [1] 155/10</p> <p><b>invest</b> [1] 126/5</p> <p><b>investigation</b> [1] 86/24</p> <p><b>investment</b> [1] 133/9</p> <p><b>invited</b> [1] 164/1</p> <p><b>invoice</b> [1] 122/22</p> <p><b>involved</b> [10] 57/2 83/15 136/25 144/18 144/21 144/22 145/19 145/20 145/22 161/3</p> <p><b>involvement</b> [1] 128/17</p> <p><b>IRS</b> [1] 122/1</p> <p><b>is</b> [428]</p> <p><b>isn't</b> [12] 44/8 48/8 79/5 84/23 91/2 92/14 121/16 122/13 122/22 131/21 131/22 131/23</p> <p><b>issue</b> [32] 8/1 12/9 39/11 67/13 77/25 83/20 86/8 95/17 97/23 99/16 103/7 106/14 106/21 106/23 110/21 114/18 117/8 117/9 117/9 118/4 121/2 124/7 128/13 129/2 129/21 133/17 138/1 139/10 145/18 153/23 156/9 165/7</p> <p><b>issued</b> [1] 41/8</p> <p><b>issues</b> [23] 67/25 82/17 86/5 86/11 93/22 95/5 95/6 95/24 96/9 102/15 103/18 106/8 106/9 106/10 107/18 115/17 122/3 124/2 124/4 127/20 131/3 145/24 152/18</p> <p><b>issuing</b> [1] 98/13</p> <p><b>it</b> [440]</p> <p><b>it's</b> [226]</p> <p><b>item</b> [10] 5/19 5/19 12/7 36/22 73/8 93/6 93/19 107/19 120/17 153/3</p> <p><b>items</b> [10] 2/9 7/1 8/13 8/20 16/10 19/16 32/13 91/19 105/21 105/22</p> <p><b>its</b> [12] 18/2 20/21 29/5 45/4 95/23 99/25 104/3 104/20 107/7 117/10 119/15 126/13</p> <p><b>itself</b> [4] 32/22 86/2 131/13 137/20</p> <p><b>J</b></p> <p><b>Jack's</b> [1] 49/9</p> <p><b>Jacksonville</b> [4] 33/13 96/25 125/17 130/9</p> <p><b>Jaime</b> [2] 11/17 157/15</p> <p><b>JANET</b> [3] 1/22 172/6 172/13</p> <p><b>January</b> [1] 126/20</p> <p><b>Jax</b> [2] 125/16 125/21</p> <p><b>JaxJets</b> [1] 121/5</p> <p><b>Jeffco</b> [2] 108/15 109/8</p>	<p><b>Jennifer</b> [3] 125/14 160/21 160/22</p> <p><b>jet</b> [20] 106/24 107/4 110/12 110/19 111/8 112/21 129/3 130/13 143/11 153/22 153/23 154/2 154/3 154/6 155/17 162/25 163/1 163/7 169/1 169/20</p> <p><b>Jet's</b> [1] 110/14</p> <p><b>jets</b> [19] 107/13 110/1 111/25 116/21 116/25 117/5 117/9 143/9 148/2 149/1 153/24 155/8 155/11 155/17 157/2 162/23 162/23 168/21 169/21</p> <p><b>job</b> [5] 10/24 156/19 156/20 160/24 161/8</p> <p><b>jobs</b> [3] 10/25 93/9 160/4</p> <p><b>Joe</b> [1] 59/18</p> <p><b>JOHNS</b> [13] 1/1 1/15 14/11 62/2 73/21 75/1 75/9 76/15 78/14 87/24 96/4 170/15 172/4</p> <p><b>join</b> [2] 26/24 81/14</p> <p><b>joint</b> [1] 73/24</p> <p><b>Josh</b> [1] 168/4</p> <p><b>July</b> [3] 41/11 70/24 127/18</p> <p><b>July 14th</b> [1] 127/18</p> <p><b>jump</b> [3] 8/18 91/9 166/3</p> <p><b>jumped</b> [3] 3/20 4/1 4/6</p> <p><b>June</b> [2] 125/9 125/12</p> <p><b>June 21st</b> [1] 125/9</p> <p><b>just</b> [153] 4/1 4/4 4/12 4/19 7/20 8/20 9/4 9/10 9/15 9/22 9/23 10/2 10/22 12/6 12/15 13/23 14/2 14/25 16/5 19/22 22/4 22/19 25/22 26/2 26/7 27/15 29/16 31/25 32/13 32/18 33/8 34/7 34/18 37/1 37/3 37/19 38/25 39/1 39/7 40/21 41/17 47/5 49/8 49/14 50/20 50/25 52/11 52/14 52/16 52/16 54/1 55/7 55/10 57/6 57/24 58/9 58/16 58/17 59/1 60/2 62/15 65/9 66/16 67/10 67/24 68/12 69/2 69/7 70/19 73/9 74/16 75/4 75/25 76/20 77/8 81/1 81/6 82/14 83/1 83/13 89/16 90/5 91/1 91/13 91/21 91/22 92/3 92/11 93/9 93/20 95/4 95/11 95/16 96/5 96/11 97/5 97/16 98/25 101/14 101/21 103/1 103/9 105/1 106/3 110/14 110/25 112/13</p>



<p><b>J</b></p> <p><b>just... [46]</b> 115/4 115/10 117/6 117/20 118/8 118/15 118/20 119/5 120/16 121/6 121/10 121/11 121/19 122/2 124/19 125/16 127/17 128/1 128/4 131/19 132/6 132/23 133/1 134/23 135/5 137/20 138/21 144/5 144/15 144/24 145/19 146/14 146/17 149/16 150/3 151/7 153/15 154/5 155/16 157/10 159/22 159/24 161/2 162/7 166/7 167/2</p> <p><b>justification [4]</b> 129/17 129/20 130/6 151/20</p> <p><b>justify [1]</b> 139/14</p> <p><b>JUSTIN [5]</b> 1/11 66/25 155/5 162/13 167/11</p>	<p>44/1 44/21 44/25 47/2 49/10 50/16 50/19 58/5 60/2 60/8 61/14 62/4 63/20 64/15 65/7 65/8 66/11 66/18 66/18 66/22 68/14 69/9 69/19 69/24 70/2 70/7 70/8 70/11 70/13 71/10 72/10 72/11 72/16 72/17 72/18 72/21 72/22 73/16 75/13 75/23 80/14 80/14 81/17 81/19 82/17 84/8 84/12 85/22 85/24 86/7 87/5 87/15 87/16 87/18 87/20 88/22 88/25 89/1 89/2 89/3 89/6 89/9 89/24 93/2 95/12 96/2 96/8 97/11 99/15 100/17 101/11 103/1 105/22 106/3 106/5 107/3 107/17 108/5 109/3 111/4 112/2 115/6 116/25 120/5 121/9 123/19 128/9 128/16 129/14 129/23 131/2 132/13 134/19 135/3 136/9 136/9 136/17 136/18 136/23 137/17 141/2 141/25 142/15 143/3 144/21 144/24 146/9 146/23 146/24 146/25 148/5 148/13 149/3 149/17 149/23 150/2 150/12 150/23 150/24 151/1 151/2 151/4 151/6 151/15 152/9 153/14 153/16 153/17 154/10 155/10 158/13 159/2 159/3 159/21 159/23 160/9 160/12 161/10 161/16 161/17 162/8 162/12 162/13 166/23 168/18 169/4 170/13 170/24</p> <p><b>knowing [5]</b> 26/15 40/19 104/16 128/17 134/23</p> <p><b>known [6]</b> 92/24 92/25 92/25 115/21 130/8 161/24</p> <p><b>knows [1]</b> 42/9</p> <p><b>Kreis [3]</b> 157/19 157/20 157/23</p> <p><b>kudos [1]</b> 146/24</p>	<p><b>land [7]</b> 38/2 62/25 68/12 109/13 109/16 114/3 115/11</p> <p><b>landing [3]</b> 147/13 147/14 149/5</p> <p><b>landlord [14]</b> 99/25 103/2 120/14 129/25 133/7 133/9 134/1 136/15 143/25 144/1 145/16 145/19 145/20 163/19</p> <p><b>landlord's [1]</b> 136/12</p> <p><b>landlord-slanted [1]</b> 103/2</p> <p><b>landlord/tenant [1]</b> 163/19</p> <p><b>lands [1]</b> 109/16</p> <p><b>landscape [1]</b> 36/10</p> <p><b>lang [1]</b> 130/16</p> <p><b>language [10]</b> 99/18 102/6 104/1 105/18 106/16 124/5 130/1 130/15 130/16 139/22</p> <p><b>large [4]</b> 26/21 110/1 154/13 169/20</p> <p><b>largely [1]</b> 92/7</p> <p><b>larger [2]</b> 36/8 52/9</p> <p><b>last [22]</b> 7/4 33/1 54/9 60/19 63/24 72/8 73/8 73/17 84/1 86/8 92/5 92/21 93/19 94/1 114/13 116/16 127/17 129/7 142/22 150/2 158/8 161/7</p> <p><b>lastly [1]</b> 10/2</p> <p><b>later [6]</b> 15/19 25/8 90/13 90/17 92/18 109/2</p> <p><b>lateral [1]</b> 148/9</p> <p><b>Lauderdale [1]</b> 169/9</p> <p><b>launch [1]</b> 36/2</p> <p><b>law [7]</b> 1/15 97/17 98/1 99/17 106/13 146/3 146/6</p> <p><b>laws [1]</b> 31/5</p> <p><b>lawsuit [3]</b> 104/20 104/21 107/1</p> <p><b>lawsuits [1]</b> 144/22</p> <p><b>lawyer [3]</b> 100/8 106/25 126/21</p> <p><b>lawyers [3]</b> 144/23 146/4 146/4</p> <p><b>layer [1]</b> 19/21</p> <p><b>layman's [1]</b> 57/17</p> <p><b>layout [4]</b> 34/18 36/11 147/3 147/4</p> <p><b>layouts [1]</b> 47/7</p> <p><b>lead [6]</b> 3/3 13/15 13/15 21/23 24/18 74/11</p> <p><b>learn [1]</b> 25/18</p> <p><b>leasable [1]</b> 43/2</p> <p><b>lease [139]</b> 2/12 38/2 38/13 39/8 63/1 63/20 63/22 70/12 93/18</p>	<p>93/21 94/1 94/5 94/7 94/13 94/21 94/23 94/24 95/17 95/19 95/21 95/23 95/23 96/13 96/14 96/16 96/21 96/24 97/2 97/7 97/9 97/14 98/14 98/19 100/9 100/24 100/24 101/1 101/2 101/4 101/16 102/6 102/7 103/2 103/10 103/12 103/24 104/15 104/19 105/5 105/14 107/9 117/10 119/4 119/9 119/10 119/13 119/16 119/19 119/20 120/1 120/3 120/4 120/9 120/10 120/13 120/15 120/18 120/24 121/14 122/5 123/10 123/20 124/4 124/9 125/1 125/5 125/19 125/23 127/24 128/2 128/4 128/7 128/10 129/15 129/17 129/19 129/19 129/24 130/2 130/14 130/15 131/4 131/12 131/23 132/21 132/21 133/8 133/14 133/14 133/15 133/17 133/19 133/22 133/24 134/1 134/9 134/10 134/13 135/14 136/5 136/14 136/19 137/17 137/20 137/20 137/23 138/16 139/1 140/6 140/9 140/21 141/18 141/19 141/22 142/17 143/14 143/20 143/21 144/4 150/5 150/6 150/20 152/25 162/11 162/12 162/16 162/20 163/6 170/1</p> <p><b>leased [3]</b> 54/13 111/25 162/24</p> <p><b>leasehold [4]</b> 96/19 138/11 138/12 139/13</p> <p><b>leases [29]</b> 95/20 97/9 97/13 99/21 100/18 104/21 105/12 105/24 106/10 119/21 120/22 120/23 122/20 124/22 134/4 135/16 135/17 135/21 135/22 135/23 136/24 137/10 137/16 139/18 139/22 150/4 164/13 164/17 169/7</p> <p><b>leasing [2]</b> 63/7 140/15</p> <p><b>least [5]</b> 10/9 37/23 44/9 49/1 82/10</p> <p><b>leave [4]</b> 8/8 39/3 152/5 166/16</p> <p><b>left [5]</b> 34/15 53/7 59/18 111/2 161/8</p> <p><b>legal [4]</b> 95/14 99/24</p>	<p>107/6 138/24</p> <p><b>Lenda [2]</b> 14/19 14/20</p> <p><b>length [1]</b> 138/6</p> <p><b>less [9]</b> 50/7 52/25 53/2 53/3 56/20 57/2 85/23 85/24 155/24</p> <p><b>lessees [1]</b> 23/2</p> <p><b>lessons [1]</b> 158/5</p> <p><b>let [16]</b> 22/15 29/8 32/16 50/16 68/8 72/10 101/24 105/5 106/19 106/22 106/22 119/19 135/7 138/21 156/8 156/25</p> <p><b>let's [11]</b> 11/10 12/9 73/5 87/16 93/16 122/4 123/23 124/3 153/18 153/18 165/11</p> <p><b>lets [1]</b> 158/11</p> <p><b>letter [12]</b> 63/6 101/3 102/12 102/16 106/25 124/12 124/12 124/23 125/9 126/11 126/12 126/22</p> <p><b>level [4]</b> 75/16 75/20 97/19 136/2</p> <p><b>levels [2]</b> 148/11 148/20</p> <p><b>liabilities [1]</b> 133/10</p> <p><b>liable [1]</b> 150/13</p> <p><b>license [2]</b> 101/22 102/1</p> <p><b>licensed [1]</b> 139/6</p> <p><b>life [2]</b> 104/3 104/20</p> <p><b>light [7]</b> 87/2 87/15 116/19 136/20 154/3 154/6 158/18</p> <p><b>lighter [4]</b> 112/21 116/2 116/14 155/11</p> <p><b>like [73]</b> 5/11 9/12 10/18 12/16 13/3 14/8 15/1 17/10 19/22 21/18 31/2 38/7 39/11 39/14 40/21 41/15 43/20 44/16 45/15 46/14 47/14 48/3 48/6 49/2 56/13 59/14 59/16 59/19 61/2 65/11 66/8 66/11 70/19 73/13 73/19 80/10 88/19 89/2 89/12 94/20 100/22 102/8 103/17 103/19 108/17 109/19 113/16 114/21 115/18 116/22 116/24 122/16 122/21 123/24 126/1 128/11 130/19 134/17 138/8 144/15 146/8 148/21 150/9 150/11 150/22 151/9 151/21 156/5 162/4 162/22 168/13 169/4 169/12</p> <p><b>likely [7]</b> 29/22 33/22 34/13 34/16 55/1 81/15 93/2</p>
<p><b>K</b></p> <p><b>K-L-M [3]</b> 36/5 43/6 43/10</p> <p><b>keep [18]</b> 37/11 40/24 47/5 49/22 52/6 52/6 55/16 56/7 57/10 72/4 82/10 108/23 108/24 112/24 133/11 151/12 151/23 168/16</p> <p><b>keeping [9]</b> 37/9 64/9 66/16 74/8 110/1 110/3 146/25 146/25 167/5</p> <p><b>Kelly [2]</b> 112/19 115/15</p> <p><b>kept [1]</b> 113/19</p> <p><b>Kevin [2]</b> 10/23 170/20</p> <p><b>key [4]</b> 16/6 21/3 82/22 149/15</p> <p><b>keyed [1]</b> 138/3</p> <p><b>kick [1]</b> 15/4</p> <p><b>kicking [1]</b> 60/23</p> <p><b>kickoff [2]</b> 25/6 29/6</p> <p><b>kind [32]</b> 24/7 31/1 31/25 32/5 33/13 33/24 34/15 36/9 38/8 49/21 51/15 54/5 56/10 69/17 73/8 73/18 82/20 95/17 96/6 97/8 102/20 109/19 110/21 113/18 114/1 115/19 122/15 134/16 136/3 141/7 144/9 160/13</p> <p><b>kinds [3]</b> 54/15 55/20 131/2</p> <p><b>King [1]</b> 110/18</p> <p><b>King Air [1]</b> 110/18</p> <p><b>knew [2]</b> 141/9 165/23</p> <p><b>Knock [1]</b> 163/14</p> <p><b>know [166]</b> 3/22 4/4 7/20 8/3 8/23 16/22 25/7 31/3 31/12 32/2 32/12 33/21 34/10 37/1 37/19 38/19 42/9 42/12</p>	<p><b>L</b></p> <p><b>labor [3]</b> 88/11 166/10 166/11</p> <p><b>Labor Day [1]</b> 88/11</p> <p><b>lack [2]</b> 148/1 166/11</p> <p><b>laid [2]</b> 33/21 63/6</p> <p><b>Lake [2]</b> 62/1 160/22</p> <p><b>Lake Mist [1]</b> 62/1</p>	<p><b>land [7]</b> 38/2 62/25 68/12 109/13 109/16 114/3 115/11</p> <p><b>landing [3]</b> 147/13 147/14 149/5</p> <p><b>landlord [14]</b> 99/25 103/2 120/14 129/25 133/7 133/9 134/1 136/15 143/25 144/1 145/16 145/19 145/20 163/19</p> <p><b>landlord's [1]</b> 136/12</p> <p><b>landlord-slanted [1]</b> 103/2</p> <p><b>landlord/tenant [1]</b> 163/19</p> <p><b>lands [1]</b> 109/16</p> <p><b>landscape [1]</b> 36/10</p> <p><b>lang [1]</b> 130/16</p> <p><b>language [10]</b> 99/18 102/6 104/1 105/18 106/16 124/5 130/1 130/15 130/16 139/22</p> <p><b>large [4]</b> 26/21 110/1 154/13 169/20</p> <p><b>largely [1]</b> 92/7</p> <p><b>larger [2]</b> 36/8 52/9</p> <p><b>last [22]</b> 7/4 33/1 54/9 60/19 63/24 72/8 73/8 73/17 84/1 86/8 92/5 92/21 93/19 94/1 114/13 116/16 127/17 129/7 142/22 150/2 158/8 161/7</p> <p><b>lastly [1]</b> 10/2</p> <p><b>later [6]</b> 15/19 25/8 90/13 90/17 92/18 109/2</p> <p><b>lateral [1]</b> 148/9</p> <p><b>Lauderdale [1]</b> 169/9</p> <p><b>launch [1]</b> 36/2</p> <p><b>law [7]</b> 1/15 97/17 98/1 99/17 106/13 146/3 146/6</p> <p><b>laws [1]</b> 31/5</p> <p><b>lawsuit [3]</b> 104/20 104/21 107/1</p> <p><b>lawsuits [1]</b> 144/22</p> <p><b>lawyer [3]</b> 100/8 106/25 126/21</p> <p><b>lawyers [3]</b> 144/23 146/4 146/4</p> <p><b>layer [1]</b> 19/21</p> <p><b>layman's [1]</b> 57/17</p> <p><b>layout [4]</b> 34/18 36/11 147/3 147/4</p> <p><b>layouts [1]</b> 47/7</p> <p><b>lead [6]</b> 3/3 13/15 13/15 21/23 24/18 74/11</p> <p><b>learn [1]</b> 25/18</p> <p><b>leasable [1]</b> 43/2</p> <p><b>lease [139]</b> 2/12 38/2 38/13 39/8 63/1 63/20 63/22 70/12 93/18</p>	<p>93/21 94/1 94/5 94/7 94/13 94/21 94/23 94/24 95/17 95/19 95/21 95/23 95/23 96/13 96/14 96/16 96/21 96/24 97/2 97/7 97/9 97/14 98/14 98/19 100/9 100/24 100/24 101/1 101/2 101/4 101/16 102/6 102/7 103/2 103/10 103/12 103/24 104/15 104/19 105/5 105/14 107/9 117/10 119/4 119/9 119/10 119/13 119/16 119/19 119/20 120/1 120/3 120/4 120/9 120/10 120/13 120/15 120/18 120/24 121/14 122/5 123/10 123/20 124/4 124/9 125/1 125/5 125/19 125/23 127/24 128/2 128/4 128/7 128/10 129/15 129/17 129/19 129/19 129/24 130/2 130/14 130/15 131/4 131/12 131/23 132/21 132/21 133/8 133/14 133/14 133/15 133/17 133/19 133/22 133/24 134/1 134/9 134/10 134/13 135/14 136/5 136/14 136/19 137/17 137/20 137/20 137/23 138/16 139/1 140/6 140/9 140/21 141/18 141/19 141/22 142/17 143/14 143/20 143/21 144/4 150/5 150/6 150/20 152/25 162/11 162/12 162/16 162/20 163/6 170/1</p> <p><b>leased [3]</b> 54/13 111/25 162/24</p> <p><b>leasehold [4]</b> 96/19 138/11 138/12 139/13</p> <p><b>leases [29]</b> 95/20 97/9 97/13 99/21 100/18 104/21 105/12 105/24 106/10 119/21 120/22 120/23 122/20 124/22 134/4 135/16 135/17 135/21 135/22 135/23 136/24 137/10 137/16 139/18 139/22 150/4 164/13 164/17 169/7</p> <p><b>leasing [2]</b> 63/7 140/15</p> <p><b>least [5]</b> 10/9 37/23 44/9 49/1 82/10</p> <p><b>leave [4]</b> 8/8 39/3 152/5 166/16</p> <p><b>left [5]</b> 34/15 53/7 59/18 111/2 161/8</p> <p><b>legal [4]</b> 95/14 99/24</p>	<p>107/6 138/24</p> <p><b>Lenda [2]</b> 14/19 14/20</p> <p><b>length [1]</b> 138/6</p> <p><b>less [9]</b> 50/7 52/25 53/2 53/3 56/20 57/2 85/23 85/24 155/24</p> <p><b>lessees [1]</b> 23/2</p> <p><b>lessons [1]</b> 158/5</p> <p><b>let [16]</b> 22/15 29/8 32/16 50/16 68/8 72/10 101/24 105/5 106/19 106/22 106/22 119/19 135/7 138/21 156/8 156/25</p> <p><b>let's [11]</b> 11/10 12/9 73/5 87/16 93/16 122/4 123/23 124/3 153/18 153/18 165/11</p> <p><b>lets [1]</b> 158/11</p> <p><b>letter [12]</b> 63/6 101/3 102/12 102/16 106/25 124/12 124/12 124/23 125/9 126/11 126/12 126/22</p> <p><b>level [4]</b> 75/16 75/20 97/19 136/2</p> <p><b>levels [2]</b> 148/11 148/20</p> <p><b>liabilities [1]</b> 133/10</p> <p><b>liable [1]</b> 150/13</p> <p><b>license [2]</b> 101/22 102/1</p> <p><b>licensed [1]</b> 139/6</p> <p><b>life [2]</b> 104/3 104/20</p> <p><b>light [7]</b> 87/2 87/15 116/19 136/20 154/3 154/6 158/18</p> <p><b>lighter [4]</b> 112/21 116/2 116/14 155/11</p> <p><b>like [73]</b> 5/11 9/12 10/18 12/16 13/3 14/8 15/1 17/10 19/22 21/18 31/2 38/7 39/11 39/14 40/21 41/15 43/20 44/16 45/15 46/14 47/14 48/3 48/6 49/2 56/13 59/14 59/16 59/19 61/2 65/11 66/8 66/11 70/19 73/13 73/19 80/10 88/19 89/2 89/12 94/20 100/22 102/8 103/17 103/19 108/17 109/19 113/16 114/21 115/18 116/22 116/24 122/16 122/21 123/24 126/1 128/11 130/19 134/17 138/8 144/15 146/8 148/21 150/9 150/11 150/22 151/9 151/21 156/5 162/4 162/22 168/13 169/4 169/12</p> <p><b>likely [7]</b> 29/22 33/22 34/13 34/16 55/1 81/15 93/2</p>

<p><b>L</b></p> <p><b>limit [2]</b> 148/11 153/25</p> <p><b>limitation [3]</b> 149/6 154/4 154/5</p> <p><b>limitations [3]</b> 145/23 148/9 149/4</p> <p><b>limited [1]</b> 112/6</p> <p><b>limiting [1]</b> 112/3</p> <p><b>limits [2]</b> 169/7 169/9</p> <p><b>line [9]</b> 7/11 53/13 53/14 66/13 67/14 89/8 98/11 105/6 136/9</p> <p><b>lined [1]</b> 36/1</p> <p><b>lines [1]</b> 71/25</p> <p><b>link [2]</b> 115/2 119/8</p> <p><b>Liotta [17]</b> 61/24 62/1 85/18 87/22 121/21 122/6 122/11 125/13 125/15 125/24 127/1 144/10 149/13 156/5 160/21 160/22 161/21</p> <p><b>Liotta's [3]</b> 126/4 154/25 155/1</p> <p><b>list [17]</b> 19/8 42/11 43/16 43/24 54/10 62/12 64/17 64/24 65/2 66/5 69/5 69/10 105/4 105/11 117/7 130/22 138/19</p> <p><b>listed [1]</b> 124/17</p> <p><b>listing [1]</b> 130/14</p> <p><b>lists [2]</b> 69/6 138/4</p> <p><b>litigation [4]</b> 106/6 138/15 144/18 144/22</p> <p><b>little [25]</b> 14/14 15/2 15/18 18/7 18/16 18/17 35/12 37/2 41/18 43/17 43/19 45/19 50/8 56/16 101/17 101/19 101/19 105/19 118/10 126/16 133/5 135/8 135/19 142/25 158/1</p> <p><b>live [1]</b> 148/24</p> <p><b>lives [1]</b> 158/13</p> <p><b>LLC's [1]</b> 127/1</p> <p><b>local [3]</b> 17/23 87/8 123/9</p> <p><b>Locally [1]</b> 161/5</p> <p><b>locate [1]</b> 84/2</p> <p><b>located [3]</b> 30/11 30/14 135/3</p> <p><b>location [12]</b> 33/5 34/12 45/4 67/22 82/10 114/1 116/13 119/3 129/2 139/8 157/4 157/10</p> <p><b>locations [2]</b> 137/18 139/5</p> <p><b>locka [2]</b> 164/14 169/11</p> <p><b>lodging [1]</b> 121/25</p> <p><b>logic [1]</b> 65/6</p> <p><b>logical [3]</b> 41/15 47/14 60/5</p> <p><b>long [21]</b> 7/20 19/11</p>	<p>19/23 20/2 24/19 50/11 54/16 74/11 81/19 86/1 94/2 94/24 113/20 132/5 135/9 138/18 142/25 143/13 143/14 145/1 145/2</p> <p><b>long's [1]</b> 105/14</p> <p><b>long-term [3]</b> 20/2 24/19 86/1</p> <p><b>longer [7]</b> 93/12 124/21 136/5 136/6 138/25 139/6 146/2</p> <p><b>look [35]</b> 17/24 18/9 19/20 29/5 29/6 29/8 48/8 49/3 56/11 59/19 62/13 77/6 86/25 92/4 92/5 96/12 96/24 97/19 97/22 105/14 106/5 116/20 122/4 124/3 124/11 125/10 125/24 128/16 128/17 130/24 148/13 157/5 161/18 162/18 165/17</p> <p><b>looked [2]</b> 74/14 138/24</p> <p><b>looking [38]</b> 3/7 14/11 18/12 31/19 32/11 39/22 41/12 50/25 52/14 55/18 60/2 65/11 68/20 73/24 74/6 76/6 92/2 92/20 96/11 96/18 111/11 112/11 113/4 115/11 118/8 120/3 125/19 132/7 133/1 147/6 147/15 148/3 149/24 153/22 154/11 155/14 155/22 160/13</p> <p><b>looks [8]</b> 9/12 13/3 18/14 45/15 56/13 59/14 59/15 130/19</p> <p><b>loosely [2]</b> 96/22 168/15</p> <p><b>loosely-threaded [1]</b> 168/15</p> <p><b>lost [1]</b> 170/13</p> <p><b>lot [31]</b> 4/23 4/25 5/2 15/15 16/18 16/19 17/19 27/1 29/14 31/8 31/9 36/11 40/3 56/23 61/3 66/1 73/16 73/16 74/25 78/6 87/2 104/9 108/23 144/19 146/2 147/19 147/24 148/5 159/5 159/16 160/25</p> <p><b>lots [2]</b> 114/3 115/21</p> <p><b>loud [4]</b> 148/15 148/16 148/17 149/1</p> <p><b>louder [4]</b> 154/14 154/17 154/19 168/22</p> <p><b>love [1]</b> 157/14</p> <p><b>low [2]</b> 34/13 55/21</p> <p><b>low-hanging [1]</b> 34/13</p> <p><b>lower [1]</b> 78/14</p> <p><b>LPA [1]</b> 108/11</p> <p><b>Lucette [1]</b> 13/21</p>	<p><b>ludicrous [1]</b> 144/5</p> <p><b>LUDLOW [2]</b> 1/11 165/13</p> <p><b>Ludlow's [2]</b> 95/1 104/12</p> <p><b>Ludwig [6]</b> 101/3 126/11 126/11 126/21 126/23 127/19</p> <p><b>Ludwig's [1]</b> 102/4</p> <p><b>M</b></p> <p><b>ma'am [4]</b> 26/1 41/21 44/3 77/4</p> <p><b>made [19]</b> 30/24 31/1 35/6 43/3 91/24 101/12 103/22 105/10 106/24 107/14 127/16 128/13 139/24 140/1 140/1 140/2 142/24 155/2 169/14</p> <p><b>magic [1]</b> 68/7</p> <p><b>magnificent [1]</b> 156/6</p> <p><b>magnitude [3]</b> 57/13 76/4 85/5</p> <p><b>MAGUIRE [3]</b> 1/10 136/13 144/16</p> <p><b>mail [4]</b> 10/18 124/12 126/23 167/16</p> <p><b>mailbox [1]</b> 60/23</p> <p><b>mails [1]</b> 11/3</p> <p><b>main [4]</b> 1/15 97/5 108/14 147/14</p> <p><b>maintenance [13]</b> 95/24 97/6 99/2 99/3 113/8 117/13 124/17 125/23 127/14 127/15 130/12 130/18 159/25</p> <p><b>major [1]</b> 137/6</p> <p><b>majority [1]</b> 34/1</p> <p><b>make [45]</b> 4/21 16/21 20/19 20/20 21/4 22/3 24/15 26/2 26/7 27/6 27/10 33/2 42/9 53/4 53/21 56/10 67/12 73/13 78/1 79/3 84/25 86/6 86/17 86/19 89/17 91/1 91/19 92/12 94/4 98/17 103/23 104/25 105/2 106/1 118/24 120/20 122/14 131/5 133/4 134/3 137/15 145/12 146/14 156/25 167/21</p> <p><b>makes [3]</b> 122/16 138/12 159/24</p> <p><b>making [9]</b> 27/24 36/22 58/1 70/5 71/3 120/23 133/25 138/4 155/2</p> <p><b>manage [2]</b> 16/12 68/5</p> <p><b>managed [1]</b> 169/8</p> <p><b>management [2]</b> 127/11 141/3</p> <p><b>manager [2]</b> 116/7 157/25</p> <p><b>managerial [1]</b> 23/4</p>	<p><b>managing [1]</b> 66/19</p> <p><b>mandating [1]</b> 133/19</p> <p><b>many [18]</b> 35/7 36/15 43/16 43/17 59/7 64/18 69/14 69/25 105/3 116/21 144/23 146/4 149/8 159/15 162/8 162/10 167/4 168/17</p> <p><b>map [2]</b> 46/25 52/15</p> <p><b>Mapping [1]</b> 96/21</p> <p><b>March [8]</b> 78/10 83/3 83/8 83/9 115/22 123/13 125/16 161/7</p> <p><b>March 2nd [1]</b> 83/8</p> <p><b>Marianne [1]</b> 86/9</p> <p><b>market [7]</b> 54/3 65/20 66/3 70/12 112/6 127/7 161/5</p> <p><b>marrying [1]</b> 16/9</p> <p><b>marsh [4]</b> 68/14 83/25 84/7 86/9</p> <p><b>marshal [1]</b> 88/3</p> <p><b>Martin [1]</b> 164/15</p> <p><b>Mary [2]</b> 59/7 60/18</p> <p><b>master [18]</b> 14/2 18/3 18/3 18/14 19/9 19/15 19/17 19/18 19/22 27/24 27/25 32/18 32/21 65/14 108/10 108/20 109/5 116/16</p> <p><b>master plan [16]</b> 18/3 18/3 18/14 19/9 19/15 19/17 19/22 27/24 27/25 32/18 32/21 65/14 108/10 108/20 109/5 116/16</p> <p><b>master planning [1]</b> 14/2</p> <p><b>match [3]</b> 49/21 53/9 75/24</p> <p><b>matched [1]</b> 9/25</p> <p><b>matching [1]</b> 98/20</p> <p><b>materials [1]</b> 31/9</p> <p><b>math [1]</b> 45/14</p> <p><b>Matt [3]</b> 62/1 123/8 161/20</p> <p><b>matter [6]</b> 34/7 39/8 41/5 79/8 89/13 124/8</p> <p><b>matters [1]</b> 124/18</p> <p><b>maximize [1]</b> 67/7</p> <p><b>maximum [1]</b> 34/19</p> <p><b>may [29]</b> 22/1 26/24 28/18 28/18 34/2 35/16 36/17 45/5 57/17 63/23 83/22 85/23 87/17 102/25 104/2 104/6 104/18 107/24 108/9 109/22 115/17 124/13 125/10 126/22 137/20 138/7 142/14 153/19 166/3</p> <p><b>maybe [17]</b> 27/21 28/25 51/3 60/3 62/10 71/21 76/8 87/24 88/5 94/13 99/14 104/23</p>	<p>131/10 136/20 141/15 145/12 158/1</p> <p><b>McKendrick [1]</b> 12/2</p> <p><b>me [31]</b> 10/23 13/21 32/16 36/6 56/2 57/5 58/14 70/3 75/24 92/21 94/9 94/21 100/20 101/24 103/25 104/10 106/19 106/22 106/22 114/3 115/24 118/24 119/19 126/3 126/21 127/19 133/16 135/8 142/24 143/15 143/17</p> <p><b>mean [22]</b> 7/13 28/15 47/16 51/16 52/18 66/4 68/12 69/22 72/19 76/14 76/16 76/21 77/8 115/18 132/3 132/6 134/17 137/3 137/22 144/12 145/7 154/3</p> <p><b>Meaning [1]</b> 130/8</p> <p><b>means [3]</b> 52/8 62/13 67/17</p> <p><b>measure [3]</b> 118/14 118/14 148/10</p> <p><b>meat [1]</b> 64/5</p> <p><b>mechanism [1]</b> 100/15</p> <p><b>meet [9]</b> 16/20 21/1 28/10 29/18 29/21 69/20 124/23 149/4 170/17</p> <p><b>meeting [47]</b> 1/2 1/3 2/4 5/19 7/5 9/9 11/21 14/10 25/6 28/2 28/8 51/17 65/10 88/7 89/12 89/12 92/10 92/12 94/6 109/4 109/4 109/12 109/15 110/20 111/11 114/8 120/11 120/16 123/5 127/3 131/11 131/13 146/15 151/12 162/15 163/13 165/15 165/19 166/7 166/8 167/14 169/19 170/18 170/25 171/5 171/7 171/12</p> <p><b>meetings [11]</b> 26/25 27/4 27/6 27/11 27/13 28/4 59/8 104/24 107/20 107/22 142/11</p> <p><b>meets [2]</b> 90/19 90/23</p> <p><b>meld [1]</b> 68/2</p> <p><b>member [9]</b> 2/14 78/13 113/12 115/10 115/14 156/8 165/10 170/16 170/17</p> <p><b>members [3]</b> 1/9 111/1 155/16</p> <p><b>memory [2]</b> 53/1 154/3</p> <p><b>mention [2]</b> 8/21 139/4</p> <p><b>mentioned [9]</b> 17/14 19/7 20/10 22/11 22/23 30/23 66/13 104/24 151/3</p> <p><b>Mercer [1]</b> 123/8</p>
---	---	--	---	--

<p><b>M</b></p> <p><b>met</b> [5] 14/9 83/20 98/11 130/22 130/25</p> <p><b>methods</b> [1] 167/5</p> <p><b>metrics</b> [1] 17/16</p> <p><b>Miami</b> [5] 14/6 30/12 30/15 30/19 169/8</p> <p><b>Microphone</b> [2] 25/14 25/16</p> <p><b>middle</b> [8] 40/16 59/11 60/1 96/15 96/15 96/18 112/17 159/8</p> <p><b>might</b> [23] 12/12 26/9 26/11 26/22 35/18 47/11 50/11 53/21 55/8 57/25 62/10 71/20 72/9 72/9 88/8 88/13 89/9 95/1 103/14 103/15 110/17 138/20 151/14</p> <p><b>milestones</b> [1] 25/5</p> <p><b>military</b> [3] 88/23 143/9 168/6</p> <p><b>million</b> [6] 48/14 52/21 52/21 53/2 63/2 126/7</p> <p><b>millions</b> [1] 91/8</p> <p><b>mind</b> [11] 37/9 47/5 49/22 52/6 55/16 56/7 57/10 74/8 134/13 138/24 151/12</p> <p><b>minimize</b> [1] 110/4</p> <p><b>minimum</b> [3] 75/11 119/15 124/24</p> <p><b>minor</b> [3] 103/18 123/22 124/2</p> <p><b>minute</b> [8] 6/4 72/7 78/25 79/1 103/25 105/20 143/3 144/7</p> <p><b>minutes</b> [30] 2/4 3/6 3/8 3/9 30/25 31/7 31/7 61/25 74/10 78/22 78/23 82/4 82/4 82/5 86/8 97/20 97/22 108/9 143/12 146/15 147/23 157/22 163/4 163/13 165/3 168/1 168/18 169/4 169/19 170/3</p> <p><b>MIRGEAUX</b> [4] 1/11 153/20 153/22 157/8</p> <p><b>mirror</b> [1] 34/17</p> <p><b>mirrors</b> [1] 68/7</p> <p><b>miscellaneous</b> [1] 121/10</p> <p><b>mishap</b> [2] 82/25 88/19</p> <p><b>misinformation</b> [1] 32/3</p> <p><b>missed</b> [1] 63/23</p> <p><b>missing</b> [1] 15/16</p> <p><b>mission</b> [4] 20/22 23/8 23/21 29/14</p> <p><b>Mist</b> [2] 62/1 160/22</p> <p><b>mistaken</b> [1] 109/25</p> <p><b>misunderstood</b> [1] 77/6</p> <p><b>mitigation</b> [3] 108/1 115/12 115/16</p>	<p><b>mix</b> [3] 36/12 50/18 110/15</p> <p><b>mockups</b> [1] 71/12</p> <p><b>mode</b> [1] 74/24</p> <p><b>model</b> [1] 71/17</p> <p><b>Modern</b> [19] 2/12 93/18 93/21 100/8 101/6 117/10 125/15 126/12 127/1 127/6 127/6 127/10 127/12 127/14 128/10 157/25 158/2 161/3 161/24</p> <p><b>Modern Aero</b> [12] 93/21 117/10 125/15 127/1 127/6 127/10 127/12 128/10 157/25 158/2 161/3 161/24</p> <p><b>Modern Aero's</b> [2] 100/8 127/14</p> <p><b>modifications</b> [1] 3/9</p> <p><b>moment</b> [6] 9/13 89/23 91/7 100/6 104/10 106/20</p> <p><b>Monday</b> [1] 1/6</p> <p><b>monetize</b> [1] 105/12</p> <p><b>monetized</b> [2] 104/22 137/16</p> <p><b>money</b> [30] 36/19 37/7 38/12 41/3 47/25 48/1 48/3 48/6 48/12 49/23 53/10 53/11 54/21 54/22 54/23 56/7 56/17 56/22 56/23 57/11 57/12 67/16 70/8 70/20 70/21 70/24 71/5 78/6 79/9 150/12</p> <p><b>monies</b> [1] 62/23</p> <p><b>monopoly</b> [1] 101/8</p> <p><b>month</b> [32] 6/7 6/8 6/20 7/2 7/5 12/20 24/21 27/20 28/25 30/6 54/12 56/14 57/5 63/24 70/9 70/23 97/4 97/4 100/18 100/18 128/1 128/1 128/2 128/2 128/4 128/4 128/5 128/5 132/20 132/20 138/25 138/25</p> <p><b>month's</b> [1] 5/19</p> <p><b>monthly</b> [1] 54/15</p> <p><b>months</b> [11] 9/17 29/1 30/4 47/14 49/1 71/4 72/8 73/17 83/2 83/7 87/21</p> <p><b>moot</b> [1] 152/13</p> <p><b>more</b> [52] 6/21 28/19 44/9 45/18 50/11 51/8 51/10 51/12 51/19 52/9 53/21 55/4 55/23 56/16 57/11 57/14 58/9 61/1 61/3 62/8 62/13 69/23 71/11 71/24 76/8 78/8 82/2 84/6 102/25 105/19 106/22 112/3 112/14 112/22 113/24</p>	<p>114/6 116/1 117/2 119/18 120/13 120/16 131/11 135/4 136/4 144/6 153/2 155/2 155/23 159/15 160/3 166/1 169/12</p> <p><b>Morgan</b> [2] 146/8 146/8</p> <p><b>morning</b> [1] 112/17</p> <p><b>most</b> [17] 16/23 22/23 24/14 29/22 34/13 37/20 42/12 43/6 57/16 59/21 93/12 94/11 103/6 103/17 126/5 127/18 161/13</p> <p><b>mostly</b> [1] 27/11</p> <p><b>move</b> [18] 16/22 32/8 36/16 63/24 66/2 66/12 67/24 73/5 87/23 88/13 92/17 93/16 124/9 143/22 154/21 154/23 154/24 155/2</p> <p><b>moved</b> [1] 117/2</p> <p><b>movement</b> [1] 167/6</p> <p><b>moving</b> [3] 24/6 41/16 41/16</p> <p><b>Mr</b> [7] 113/18 114/13 116/4 116/8 153/19 153/20 166/3</p> <p><b>Mr.</b> [79] 5/17 12/2 12/4 12/12 14/8 14/9 15/7 31/19 59/14 61/24 85/18 87/22 95/1 97/22 99/13 101/3 102/4 104/25 108/15 109/8 109/23 109/23 110/10 110/20 110/23 110/24 110/25 110/25 111/4 111/4 111/24 112/2 112/7 112/9 113/10 113/11 113/12 113/15 113/18 114/10 114/12 114/15 115/14 115/22 116/3 116/7 116/9 116/9 116/11 116/15 117/5 120/11 120/16 121/21 122/6 122/8 122/11 123/2 124/8 124/14 125/24 126/4 126/11 126/21 126/23 127/1 127/19 129/9 131/13 136/13 142/13 144/16 149/13 153/19 153/22 156/5 157/8 169/19 169/21</p> <p><b>Mr. Burnett</b> [5] 97/22 114/12 115/22 116/11 120/16</p> <p><b>Mr. Chair</b> [2] 95/1 153/19</p> <p><b>Mr. Chairman</b> [1] 5/17</p> <p><b>Mr. Cox</b> [1] 115/14</p> <p><b>Mr. Creamer</b> [1] 99/13</p> <p><b>Mr. Doug</b> [1] 12/4</p> <p><b>Mr. George</b> [5] 110/23</p>	<p>110/25 111/4 111/4 112/7</p> <p><b>Mr. Gorman</b> [2] 110/24 110/25</p> <p><b>Mr. Jeffco</b> [2] 108/15 109/8</p> <p><b>Mr. Liotta</b> [10] 61/24 85/18 87/22 121/21 122/6 122/11 125/24 127/1 149/13 156/5</p> <p><b>Mr. Liotta's</b> [1] 126/4</p> <p><b>Mr. Ludwig</b> [5] 101/3 126/11 126/21 126/23 127/19</p> <p><b>Mr. Ludwig's</b> [1] 102/4</p> <p><b>Mr. Maguire</b> [2] 136/13 144/16</p> <p><b>Mr. McKendrick</b> [1] 12/2</p> <p><b>Mr. Mirgeaux</b> [2] 153/22 157/8</p> <p><b>Mr. Olson</b> [5] 12/12 14/8 14/9 15/7 31/19</p> <p><b>Mr. Ortagus</b> [1] 59/14</p> <p><b>Mr. Roderick</b> [2] 109/23 109/23</p> <p><b>Mr. Slingluff</b> [4] 116/3 116/7 116/9 117/5</p> <p><b>Mr. Werter</b> [4] 113/10 113/11 113/12 113/18</p> <p><b>Mr. Wuellner</b> [14] 110/10 110/20 111/24 112/2 112/9 113/15 116/9 116/15 120/11 122/8 124/8 129/9 142/13 169/21</p> <p><b>Mr. Wuellner's</b> [4] 104/25 123/2 124/14 131/13</p> <p><b>Mr. Yeoman</b> [2] 114/10 114/15</p> <p><b>Mr. Youman</b> [1] 169/19</p> <p><b>Mrs.</b> [1] 125/13</p> <p><b>Mrs. Liotta</b> [1] 125/13</p> <p><b>Ms</b> [1] 114/14</p> <p><b>Ms.</b> [8] 59/25 61/14 95/1 104/12 111/6 114/12 115/9 123/7</p> <p><b>Ms. Barrera</b> [2] 111/6 115/9</p> <p><b>Ms. Green</b> [1] 123/7</p> <p><b>Ms. Hollingsworth</b> [1] 114/12</p> <p><b>Ms. Ludlow's</b> [2] 95/1 104/12</p> <p><b>Ms. Willis</b> [1] 61/14</p> <p><b>Ms. Willis'</b> [1] 59/25</p> <p><b>much</b> [26] 5/5 26/23 27/16 31/16 51/1 51/1 53/10 61/1 62/8 62/13 63/11 79/10 82/18 95/17 117/2 141/9 154/14 154/14 154/17 159/15 160/20 161/20 165/5 167/11 168/22</p>	<p>169/15</p> <p><b>multiple</b> [3] 65/22 93/11 121/9</p> <p><b>mutual</b> [1] 164/10</p> <p><b>my</b> [44] 9/23 11/5 53/1 63/6 71/20 71/20 76/17 76/17 83/19 89/20 101/9 102/4 102/16 102/17 115/10 115/18 119/21 120/12 122/3 123/10 126/6 126/18 131/7 132/6 133/7 133/8 133/8 133/12 133/14 133/15 133/15 134/8 134/13 137/2 137/2 143/13 144/17 155/24 157/23 161/8 161/9 164/8 168/4 172/9</p> <p><b>myself</b> [1] 132/14</p> <hr/> <p><b>N</b></p> <p><b>name</b> [5] 60/19 64/16 64/19 72/23 167/21</p> <p><b>name's</b> [2] 157/23 168/4</p> <p><b>names</b> [2] 64/18 69/5</p> <p><b>narrow</b> [1] 135/11</p> <p><b>narrowed</b> [1] 135/11</p> <p><b>NAS</b> [1] 143/9</p> <p><b>National</b> [1] 12/2</p> <p><b>nature</b> [5] 50/10 93/9 93/10 139/2 153/15</p> <p><b>nearly</b> [1] 10/8</p> <p><b>necessarily</b> [7] 18/18 22/4 22/7 32/12 34/17 84/5 143/16</p> <p><b>necessary</b> [2] 35/19 164/22</p> <p><b>necessitate</b> [1] 104/18</p> <p><b>need</b> [38] 6/24 20/2 20/6 21/9 29/5 29/10 31/3 34/17 35/6 44/4 50/13 58/5 60/5 62/11 62/13 65/11 65/16 67/10 68/10 69/20 78/18 87/22 87/22 102/25 105/23 130/6 131/22 131/25 132/12 139/13 145/5 145/5 145/12 151/11 161/1 161/4 165/2 166/22</p> <p><b>need-to-know-only</b> [1] 31/3</p> <p><b>needed</b> [7] 81/15 91/9 98/25 122/6 122/19 138/9 164/4</p> <p><b>needing</b> [1] 139/22</p> <p><b>needs</b> [24] 5/14 18/11 20/12 37/17 62/7 62/8 62/21 64/12 73/18 100/19 100/19 110/17 123/22 124/8 134/4 134/5 134/6 134/7 136/16 139/10 140/3</p>
--	---	--	--	---

<p><b>N</b></p> <p><b>needs...</b> [3] 140/18 151/12 163/17</p> <p><b>negotiate</b> [1] 138/10</p> <p><b>negotiated</b> [2] 95/21 101/25</p> <p><b>negotiating</b> [1] 59/22</p> <p><b>negotiation</b> [1] 142/10</p> <p><b>neighborhood</b> [7] 34/20 56/4 71/22 74/7 112/1 112/23 112/24</p> <p><b>neighbors</b> [4] 111/7 111/8 113/17 133/12</p> <p><b>NetJets</b> [2] 117/14 117/18</p> <p><b>never</b> [17] 7/6 68/6 79/22 90/25 93/5 95/16 96/5 107/14 117/16 154/20 162/23 162/23 163/2 163/5 163/8 163/11 168/19</p> <p><b>new</b> [27] 38/19 44/23 54/9 54/9 55/22 55/22 55/25 56/4 79/25 81/2 81/3 81/15 81/21 81/23 119/20 120/17 120/19 120/24 125/5 125/7 126/6 138/9 139/8 150/25 161/17 165/25 167/8</p> <p><b>newer</b> [1] 120/13</p> <p><b>news</b> [1] 149/10</p> <p><b>Newstader</b> [1] 168/4</p> <p><b>next</b> [60] 5/18 5/19 6/7 6/8 6/20 9/16 9/19 12/9 13/3 13/6 23/8 25/2 25/2 31/21 34/14 35/15 36/7 36/14 37/5 37/12 39/1 39/9 40/3 41/2 41/11 47/18 48/20 48/21 49/19 53/25 55/9 57/2 62/11 65/9 67/4 67/11 70/23 70/23 70/24 71/4 73/6 75/17 85/11 88/7 89/19 92/6 92/19 93/1 93/3 93/17 111/18 113/9 131/11 131/13 160/21 161/21 166/7 167/16 170/25 171/7</p> <p><b>nice</b> [5] 5/7 36/10 36/10 36/12 60/25</p> <p><b>nicely</b> [1] 4/13</p> <p><b>nine</b> [12] 12/20 24/21 30/4 74/10 78/21 78/22 78/23 79/1 82/4 82/4 82/5 86/8</p> <p><b>nine-minute</b> [1] 79/1</p> <p><b>nine-month</b> [2] 12/20 24/21</p> <p><b>nine-months</b> [1] 30/4</p> <p><b>no</b> [73] 3/10 3/11 3/13 5/23 6/17 7/15 7/15 8/11 11/16 11/17 11/25 12/6 31/4 41/5 45/18</p>	<p>45/24 45/24 45/24 48/5 52/16 52/16 52/16 53/16 54/13 58/1 65/25 68/7 71/24 71/25 71/25 75/6 77/4 77/14 77/22 79/5 80/17 81/4 88/17 99/24 100/2 106/24 107/13 112/8 114/13 115/14 117/9 118/5 124/20 128/25 130/6 133/1 136/12 137/2 139/24 140/7 140/13 144/15 147/10 147/10 147/11 151/21 155/16 155/17 157/8 157/12 165/2 165/8 165/9 167/18 168/11 168/13 169/9 169/21</p> <p><b>noise</b> [36] 107/18 107/21 107/23 107/25 107/25 108/1 108/1 108/4 109/12 110/2 114/7 114/11 114/14 114/18 114/19 114/20 114/24 115/3 115/5 115/11 115/16 143/5 143/6 143/7 143/10 143/11 143/11 147/18 147/22 147/23 148/6 148/8 148/8 154/5 155/2 168/9</p> <p><b>non</b> [1] 60/1</p> <p><b>non-homesteaded</b> [1] 60/1</p> <p><b>None</b> [10] 3/12 3/23 8/14 58/21 61/23 63/14 73/4 93/15 169/6 170/6</p> <p><b>nonetheless</b> [1] 79/21</p> <p><b>nonfuel</b> [6] 97/12 97/18 98/14 100/1 100/15 130/21</p> <p><b>nonscheduled</b> [1] 130/19</p> <p><b>normal</b> [3] 58/10 122/9 148/23</p> <p><b>normally</b> [5] 9/10 60/8 71/9 112/7 154/8</p> <p><b>north</b> [11] 45/8 59/11 70/9 95/24 95/25 110/1 110/2 116/12 156/10 156/11 157/24</p> <p><b>North 40</b> [3] 95/24 95/25 116/12</p> <p><b>northeast</b> [3] 54/8 158/25 160/16</p> <p><b>northeast Florida</b> [3] 54/8 158/25 160/16</p> <p><b>Northrop</b> [1] 95/22</p> <p><b>Northrop Grumman's</b> [1] 95/22</p> <p><b>not</b> [204]</p> <p><b>note</b> [2] 97/14 127/21</p> <p><b>notes</b> [2] 168/7 172/9</p> <p><b>nothing</b> [10] 63/18 72/2 77/10 77/11 80/21</p>	<p>112/8 112/13 157/3 166/25 167/12</p> <p><b>Nothing's</b> [1] 83/6</p> <p><b>notice</b> [5] 35/2 104/15 109/13 127/25 161/22</p> <p><b>noticed</b> [1] 45/5</p> <p><b>notices</b> [2] 151/19 152/1</p> <p><b>notified</b> [1] 143/1</p> <p><b>November</b> [1] 113/10</p> <p><b>November 30th</b> [1] 113/10</p> <p><b>now</b> [65] 6/5 9/24 10/3 11/1 13/6 14/22 19/25 25/8 34/7 35/22 35/25 39/18 40/2 40/10 40/22 41/14 45/9 48/25 49/20 49/22 58/7 60/15 61/9 62/12 64/21 65/2 65/21 66/2 67/10 71/8 78/20 86/5 89/16 95/13 95/16 97/24 103/7 107/2 109/17 111/19 115/23 122/22 124/1 124/20 125/9 127/7 128/5 130/15 132/11 132/16 135/3 135/10 135/19 135/19 137/2 139/17 144/7 145/18 147/12 152/10 155/14 159/8 160/2 169/18 170/17</p> <p><b>NTSB</b> [5] 82/24 83/7 86/24 87/19 91/4</p> <p><b>number</b> [27] 9/14 9/14 24/1 26/13 33/18 45/12 47/6 52/3 52/22 52/25 53/3 53/14 56/5 64/22 67/7 69/1 69/2 70/8 74/1 75/17 76/5 76/6 92/23 133/17 136/7 142/23 159/6</p> <p><b>number four</b> [1] 24/1</p> <p><b>numbering</b> [1] 103/11</p> <p><b>numbers</b> [12] 52/13 54/16 56/1 62/16 63/9 64/1 72/12 72/18 74/17 74/21 77/8 91/16</p>	<p><b>occupancy</b> [2] 68/6 68/18</p> <p><b>occupied</b> [1] 168/10</p> <p><b>occupy</b> [2] 49/1 69/6</p> <p><b>occur</b> [3] 24/9 35/15 58/10</p> <p><b>occurred</b> [4] 77/20 83/3 83/9 155/8</p> <p><b>October</b> [3] 64/5 110/7 169/19</p> <p><b>October 18</b> [1] 169/19</p> <p><b>October 20th</b> [1] 110/7</p> <p><b>oddball</b> [1] 42/21</p> <p><b>off</b> [20] 8/8 11/6 15/5 18/7 34/5 35/2 45/7 45/8 57/18 70/6 70/6 83/23 115/6 117/1 117/1 128/11 128/14 142/6 142/15 170/9</p> <p><b>offer</b> [1] 159/21</p> <p><b>offered</b> [2] 63/1 63/20</p> <p><b>office</b> [4] 14/6 88/3 96/5 126/7</p> <p><b>often</b> [6] 18/14 18/15 20/5 57/11 82/2 128/19</p> <p><b>oh</b> [15] 4/2 6/2 7/13 13/11 25/17 39/3 43/21 43/25 44/12 46/2 64/20 69/11 79/20 143/5 144/3</p> <p><b>okay</b> [145] 3/2 3/14 3/19 3/24 4/5 4/20 5/9 5/21 6/1 6/8 6/19 6/21 7/8 8/8 8/12 8/15 9/21 10/14 11/5 11/6 11/17 11/23 12/2 12/8 12/8 12/14 13/8 25/9 25/13 30/3 30/9 30/16 30/19 31/21 39/25 40/7 40/15 41/19 41/22 43/9 43/15 43/25 44/4 44/12 46/3 46/7 48/23 49/2 49/14 49/15 49/18 52/18 52/19 53/23 53/24 57/24 58/19 58/22 61/22 61/24 63/10 63/15 64/3 64/7 64/25 66/8 71/2 72/24 76/9 76/24 77/5 78/4 79/4 79/10 79/22 80/20 80/22 83/10 84/15 84/19 85/17 86/21 88/9 88/12 89/14 89/15 90/1 90/4 91/13 93/14 93/16 94/15 94/18 94/19 95/9 95/9 95/10 102/9 102/13 112/7 117/20 131/15 132/8 134/7 134/12 137/12 141/17 142/18 142/19 143/19 144/14 146/7 146/17 150/18 151/9 152/9 152/23 153/1 153/7 153/10 156/4 156/12 157/6 157/13 157/15</p>	<p>157/18 157/21 165/1 165/5 166/2 166/9 166/14 166/15 166/24 167/13 167/17 167/20 168/12 169/16 170/2 170/4 171/2 171/6 171/6 171/8</p> <p><b>old</b> [5] 6/25 7/7 7/9 8/4 36/11</p> <p><b>oldest</b> [1] 43/7</p> <p><b>OLSON</b> [6] 1/12 12/12 14/8 14/9 15/7 31/19</p> <p><b>onboarding</b> [1] 29/11</p> <p><b>once</b> [11] 17/24 28/15 28/16 29/19 40/5 41/18 55/22 55/25 78/7 113/13 140/8</p> <p><b>one</b> [109] 6/2 6/2 6/9 6/21 8/23 12/7 12/17 25/22 26/25 26/25 29/12 32/23 33/11 33/25 35/4 35/18 36/5 36/15 46/13 48/19 52/25 54/13 58/22 59/1 59/11 59/17 59/20 59/25 60/1 60/5 60/13 61/7 61/7 63/12 73/6 74/8 78/13 78/15 80/13 80/14 82/8 82/17 83/23 84/1 84/1 84/1 84/3 86/9 89/8 93/13 93/13 93/17 96/13 96/25 97/8 100/2 100/18 103/4 103/8 103/25 104/10 104/24 105/13 105/20 105/21 106/17 106/21 107/2 115/22 117/11 118/11 120/16 122/11 124/17 128/24 129/6 129/18 130/24 131/22 133/17 137/1 137/6 137/18 138/2 139/3 142/4 142/23 143/6 143/11 144/6 144/9 145/3 145/4 145/10 146/5 151/15 154/20 156/18 156/21 156/22 158/13 161/23 162/5 164/17 164/18 164/19 167/16 168/16 169/21</p> <p><b>one's</b> [2] 17/14 60/4</p> <p><b>one-sided</b> [3] 161/23 162/5 168/16</p> <p><b>onerous</b> [2] 85/24 136/10</p> <p><b>ones</b> [9] 35/10 43/5 49/5 50/18 84/18 89/9 104/19 118/3 158/13</p> <p><b>online</b> [1] 26/22</p> <p><b>only</b> [29] 22/25 24/23 31/3 45/4 50/4 52/24 53/10 54/23 56/21 57/1 68/10 69/25 73/11 79/4 83/3 85/2 101/9 121/12 121/12 124/23 127/21</p>
--	--	---	---	--

<p><b>O</b>  <b>only...</b> [8] 137/13 138/7  147/8 151/15 152/15  152/17 158/24 167/13  <b>Opa</b> [2] 164/14 169/11  <b>Opa-locka</b> [2] 164/14  169/11  <b>open</b> [8] 10/9 29/5 48/5  74/4 109/17 119/10  141/14 167/20  <b>opened</b> [3] 8/24 54/9  72/11  <b>opening</b> [2] 12/13  35/19  <b>operate</b> [12] 76/1 86/2  101/7 126/15 126/18  132/16 147/6 147/20  148/3 149/1 154/13  154/15  <b>operated</b> [2] 59/20  154/8  <b>operates</b> [1] 148/12  <b>operating</b> [10] 74/1  76/7 116/24 119/16  121/22 122/6 122/23  136/3 154/12 161/15  <b>operation</b> [5] 16/13  113/14 129/4 134/10  149/12  <b>operational</b> [2] 117/17  118/22  <b>operations</b> [9] 23/19  57/19 57/21 65/16  75/13 80/6 127/2  155/24 168/5  <b>opinion</b> [2] 123/11  123/16  <b>opinions</b> [1] 18/25  <b>opportunities</b> [1]  92/12  <b>opportunity</b> [9] 12/23  13/2 22/17 37/2 67/2  67/3 67/5 92/15 162/6  <b>optimal</b> [2] 47/17 47/18  <b>optimistic</b> [1] 94/6  <b>option</b> [1] 37/25  <b>options</b> [5] 2/11 62/14  62/15 73/7 127/24  <b>order</b> [8] 20/1 35/13  63/24 75/25 76/4 84/17  85/5 124/9  <b>ordered</b> [1] 126/8  <b>ordering</b> [1] 117/24  <b>organizational</b> [1]  124/19  <b>originally</b> [1] 46/22  <b>Orlando</b> [1] 14/9  <b>Ortagus</b> [1] 59/14  <b>other</b> [80] 8/12 9/1 9/2  10/22 23/1 23/17 24/4  25/20 30/9 30/20 30/25  37/16 37/17 38/11  38/17 42/11 42/16 46/5  46/18 47/24 48/1 59/17  61/22 63/6 63/13 64/7</p>	<p>68/15 69/6 69/23 72/5  73/2 77/7 80/24 82/11  86/22 90/16 104/18  104/19 105/6 105/23  111/7 111/8 112/2  115/5 115/17 117/14  118/18 121/10 121/15  122/20 126/3 128/10  133/12 133/23 134/14  134/24 134/24 135/14  135/15 135/16 135/17  136/24 137/7 137/7  139/11 140/6 144/14  145/24 150/22 152/11  154/11 156/20 157/6  162/10 164/16 167/3  167/7 169/16 169/23  170/4  <b>otherwise</b> [3] 8/15  9/18 60/14  <b>our</b> [71] 4/22 9/7 9/7  14/6 22/20 24/20 25/23  25/23 30/7 35/22 42/11  43/16 46/16 46/25  53/10 56/18 57/16 65/2  69/13 69/13 71/12  73/25 75/4 76/6 76/7  78/2 78/18 79/9 80/16  81/24 87/5 88/7 89/7  93/6 97/23 98/13 98/19  101/11 106/16 109/12  112/22 118/19 118/20  127/3 133/19 133/22  133/24 134/4 134/4  134/5 134/9 134/10  134/13 138/2 143/10  146/22 148/3 150/4  150/4 151/12 156/19  156/20 158/21 159/2  159/2 159/12 159/25  161/16 165/15 166/7  169/15  <b>ours</b> [2] 53/12 54/11  <b>out</b> [113] 8/7 8/24 9/14  10/4 11/1 14/9 16/2  16/2 17/7 20/10 21/14  21/15 22/11 22/12 32/3  32/17 32/18 32/25  32/25 33/21 34/25 35/8  35/23 36/20 36/22  37/17 37/25 41/3 42/8  42/25 43/16 44/15  44/18 45/10 46/25 47/3  49/11 49/12 53/25 54/2  54/12 56/23 57/22  57/25 58/6 59/20 60/22  61/8 63/6 63/21 67/14  70/16 73/10 73/11  73/19 74/2 77/8 79/9  82/12 83/4 83/6 87/16  87/19 88/16 88/19 89/8  89/10 91/14 92/3 93/4  96/9 96/22 97/5 101/2  101/25 102/24 103/7  103/17 105/4 105/8</p>	<p>105/17 109/15 111/17  116/17 117/3 117/19  121/1 121/3 123/23  124/19 129/10 136/9  136/24 141/22 143/22  147/10 147/11 149/5  151/19 152/24 158/14  158/17 160/7 160/9  161/11 161/14 163/14  164/10 164/23 169/6  169/14 169/25 171/7  <b>outcome</b> [1] 20/11  <b>outcomes</b> [1] 21/3  <b>outlined</b> [1] 134/14  <b>outlook</b> [2] 19/23  19/24  <b>outpacing</b> [1] 155/18  <b>outreach</b> [1] 18/3  <b>outside</b> [2] 99/3 131/6  <b>outstanding</b> [8] 32/8  102/15 103/18 104/12  106/14 124/5 127/20  135/12  <b>over</b> [41] 9/16 11/2  12/20 13/23 15/18  22/15 35/10 35/22  35/25 37/4 38/3 43/4  48/16 54/5 54/16 55/14  58/1 59/8 69/22 71/4  71/22 73/17 73/17  75/15 79/11 92/6 96/9  106/5 113/17 116/12  116/13 119/11 126/7  129/7 136/10 139/21  142/7 152/12 156/14  162/19 171/11  <b>overall</b> [4] 24/21 73/25  75/21 100/19  <b>overdue</b> [1] 54/16  <b>overlay</b> [3] 52/15 81/24  147/8  <b>overnight</b> [1] 144/19  <b>overview</b> [4] 22/20  91/13 140/24 160/24  <b>owe</b> [1] 150/12  <b>own</b> [9] 34/23 34/24  35/4 35/4 35/20 59/6  74/18 78/2 78/18  <b>owned</b> [1] 59/14  <b>owner</b> [1] 152/16  <b>owners</b> [2] 127/14  160/8</p> <p><b>P</b>  <b>p.m</b> [3] 1/7 1/7 171/12  <b>pace</b> [2] 50/8 54/15  <b>Pacetti</b> [1] 59/18  <b>Pacific</b> [1] 1/23  <b>package</b> [1] 140/24  <b>packages</b> [2] 10/5 10/8  <b>page</b> [3] 2/2 101/15  101/15  <b>pager</b> [1] 119/23  <b>pages</b> [2] 120/5 121/6  <b>paid</b> [1] 161/15</p>	<p><b>pain</b> [1] 64/11  <b>palatable</b> [1] 50/11  <b>paper</b> [1] 69/2  <b>papers</b> [2] 31/2 165/18  <b>paperwork</b> [1] 25/3  <b>parachute</b> [2] 158/11  158/12  <b>paragraph</b> [7] 103/13  103/14 103/16 104/11  104/13 124/6 139/2  <b>Paragraph 22</b> [2]  103/13 103/14  <b>paragraph 35</b> [5]  103/16 104/11 104/13  124/6 139/2  <b>parameter</b> [1] 118/23  <b>parameters</b> [2] 78/11  116/25  <b>Pardon</b> [3] 4/24 5/20  11/15  <b>park</b> [5] 76/22 108/17  109/3 113/4 113/6  <b>parking</b> [4] 102/22  102/23 102/24 102/25  <b>part</b> [39] 18/9 24/14  28/15 43/6 51/5 51/11  65/12 66/18 74/14  82/14 83/8 94/3 94/11  96/14 96/15 96/15  96/21 97/1 101/7  104/12 104/13 104/21  113/6 113/19 116/23  120/19 120/20 124/21  126/8 126/15 126/16  130/3 130/13 130/19  138/11 138/12 150/2  160/16 164/1  <b>Part 121</b> [1] 74/14  <b>Part 135</b> [3] 101/7  130/13 130/19  <b>partial</b> [1] 45/4  <b>participation</b> [1] 53/12  <b>particular</b> [3] 33/11  117/3 145/3  <b>parties</b> [1] 131/23  <b>partitioned</b> [1] 142/6  <b>partner</b> [4] 2/8 11/9  11/11 13/19  <b>party</b> [1] 104/14  <b>passed</b> [1] 91/14  <b>Passero</b> [10] 25/3  25/19 108/13 120/9  120/12 121/4 141/17  141/19 141/22 170/14  <b>Passero Associates</b> [1]  120/9  <b>passing</b> [1] 108/20  <b>past</b> [6] 26/19 76/23  102/10 118/19 118/20  147/23  <b>pause</b> [1] 138/5  <b>pavement</b> [4] 45/7  118/17 118/18 118/21  <b>pay</b> [4] 62/17 75/10  78/5 98/2</p>	<p><b>paying</b> [9] 36/24 55/5  56/18 57/11 65/18  74/25 99/1 99/4 160/4  <b>pays</b> [1] 63/8  <b>PDK</b> [1] 164/15  <b>peer</b> [1] 23/18  <b>people</b> [26] 13/5 26/13  26/24 43/16 63/20 64/2  69/10 69/18 73/22  105/3 105/12 110/10  131/24 133/23 133/25  148/24 156/17 156/21  158/19 159/1 159/13  160/5 160/9 161/6  163/17 164/9  <b>per</b> [11] 4/16 55/22  56/9 66/13 66/14 71/11  71/18 71/23 72/3 75/10  138/14  <b>per diem</b> [1] 75/10  <b>per-unit</b> [2] 55/22  71/23  <b>perceived</b> [2] 21/13  134/7  <b>percent</b> [24] 36/25  49/21 52/4 52/4 52/8  52/8 52/24 53/7 53/8  53/8 53/12 55/12 56/16  56/21 57/1 58/7 62/5  64/23 65/4 65/8 68/10  68/16 70/5 76/7  <b>percentage</b> [4] 38/14  40/9 50/21 53/11  <b>percentages</b> [1] 38/21  <b>perfect</b> [2] 51/24 93/5  <b>perhaps</b> [4] 38/14  112/6 155/11 155/13  <b>period</b> [8] 12/20 41/1  108/7 115/7 134/11  135/18 138/7 139/4  <b>periodically</b> [1] 54/1  <b>periods</b> [1] 114/17  <b>permanent</b> [1] 33/10  <b>permanently</b> [1] 33/21  <b>permitting</b> [2] 141/2  141/4  <b>person</b> [7] 74/5 74/8  75/12 82/10 108/14  118/24 118/25  <b>personal</b> [10] 94/2  106/16 124/6 130/4  130/7 149/23 150/3  150/9 150/11 164/20  <b>personally</b> [3] 32/2  150/13 161/13  <b>personnel</b> [1] 166/11  <b>perspective</b> [6] 13/5  17/8 28/11 115/19  147/1 158/23  <b>pertains</b> [1] 32/9  <b>phase</b> [9] 8/23 8/23  23/23 36/14 39/9 40/3  47/18 67/4 113/22  <b>phenomenal</b> [1]  114/15</p>
---	--	--	---	--

<p><b>P</b></p> <p><b>phone [2]</b> 10/23 159/2</p> <p><b>phonetic [2]</b> 108/15 124/20</p> <p><b>physical [2]</b> 67/4 67/9</p> <p><b>physically [4]</b> 30/11 68/7 68/11 118/14</p> <p><b>pick [1]</b> 166/4</p> <p><b>picked [1]</b> 10/24</p> <p><b>picking [1]</b> 10/25</p> <p><b>picture [1]</b> 95/7</p> <p><b>pictures [1]</b> 163/7</p> <p><b>piece [3]</b> 22/24 112/17 138/23</p> <p><b>pieces [2]</b> 65/23 115/13</p> <p><b>Pilatus [1]</b> 169/22</p> <p><b>pilot [4]</b> 14/23 87/4 159/10 159/24</p> <p><b>Pilots [1]</b> 11/24</p> <p><b>Pilots Association [1]</b> 11/24</p> <p><b>piston [4]</b> 110/22 154/16 158/9 158/9</p> <p><b>place [8]</b> 34/1 40/6 54/5 54/7 69/18 75/1 110/12 140/20</p> <p><b>places [2]</b> 156/14 164/16</p> <p><b>plan [95]</b> 2/10 9/22 12/10 12/11 12/18 12/24 13/17 13/17 13/17 14/12 14/17 15/4 15/22 16/5 16/9 17/15 17/17 17/20 17/20 18/3 18/3 18/6 18/6 18/8 18/9 18/12 18/14 18/16 18/21 18/24 19/9 19/10 19/13 19/14 19/15 19/17 19/18 19/20 19/22 19/23 19/25 20/6 20/9 20/10 20/11 20/19 20/20 20/20 20/23 21/4 21/4 21/5 21/9 21/15 21/16 21/16 21/17 21/20 22/4 22/21 22/21 22/25 23/24 24/3 24/5 24/9 26/16 27/24 27/25 28/1 31/10 32/18 32/21 39/12 51/17 51/18 59/3 62/9 65/12 65/14 81/12 81/20 108/5 108/10 108/20 109/5 110/8 111/24 115/25 116/16 124/3 124/7 124/14 125/8 149/21</p> <p><b>plane [1]</b> 99/6</p> <p><b>planes [5]</b> 84/7 112/21 154/25 155/1 159/25</p> <p><b>planned [2]</b> 6/6 32/21</p> <p><b>planning [27]</b> 13/24 13/25 14/1 14/2 14/3 14/4 15/2 16/1 16/6 16/8 16/10 17/16 20/16 21/20 23/1 24/11 24/25</p>	<p>25/6 27/9 27/19 40/23 47/15 51/25 67/4 67/9 87/23 87/25</p> <p><b>plannings [1]</b> 14/4</p> <p><b>plans [15]</b> 15/9 15/9 15/13 15/17 15/18 15/23 15/25 17/18 19/8 19/10 19/22 22/12 129/14 134/3 140/24</p> <p><b>plant [2]</b> 107/15 164/19</p> <p><b>plants [1]</b> 147/20</p> <p><b>playing [1]</b> 97/19</p> <p><b>please [2]</b> 101/11 105/22</p> <p><b>PLEDGE [3]</b> 2/3 3/3 3/5</p> <p><b>plenty [1]</b> 136/24</p> <p><b>plus [6]</b> 36/7 37/15 38/10 69/5 72/13 142/25</p> <p><b>pocket [1]</b> 79/9</p> <p><b>point [57]</b> 9/3 9/8 9/25 10/6 32/18 32/19 33/7 33/14 34/11 34/15 35/9 37/22 41/3 42/8 47/7 50/19 53/1 53/25 54/21 57/23 58/6 64/11 68/4 71/20 73/12 73/23 73/24 75/3 83/6 84/25 85/21 86/3 92/19 93/4 93/21 94/3 94/5 94/16 109/24 110/23 111/3 111/12 113/24 114/5 115/16 116/6 116/16 123/23 133/1 133/21 146/18 152/2 152/13 152/15 155/3 164/8 169/15</p> <p><b>pointed [5]</b> 44/18 46/25 47/3 60/18 67/14</p> <p><b>pointing [4]</b> 32/23 49/12 121/1 124/19</p> <p><b>points [1]</b> 126/22</p> <p><b>policies [4]</b> 16/25 114/24 119/7 119/8</p> <p><b>policy [25]</b> 5/24 9/7 94/3 94/9 98/13 99/20 105/15 106/18 106/24 118/6 119/9 119/10 119/16 120/20 120/24 124/7 128/14 129/15 130/2 130/5 139/10 139/25 140/20 150/7 155/12</p> <p><b>poorly [1]</b> 146/11</p> <p><b>port [1]</b> 33/1</p> <p><b>portion [5]</b> 9/23 61/18 96/16 99/7 107/4</p> <p><b>portions [1]</b> 34/6</p> <p><b>ports [1]</b> 33/1</p> <p><b>position [4]</b> 101/8 121/25 133/7 134/8</p> <p><b>positive [2]</b> 12/22 149/15</p> <p><b>possibility [1]</b> 84/8</p>	<p><b>possible [5]</b> 21/7 27/7 27/10 27/17 83/24</p> <p><b>possibly [1]</b> 135/24</p> <p><b>post [2]</b> 62/4 79/6</p> <p><b>potential [2]</b> 47/3 50/9 45/16 46/21 66/12</p> <p><b>potentially [4]</b> 45/2 45/16 46/21 66/12</p> <p><b>power [6]</b> 60/3 96/2 107/15 147/20 148/15 164/19</p> <p><b>powers [1]</b> 59/23</p> <p><b>practical [1]</b> 141/11</p> <p><b>pre [1]</b> 73/8</p> <p><b>pre-budget [1]</b> 73/8</p> <p><b>precisely [1]</b> 84/6</p> <p><b>predates [1]</b> 148/6</p> <p><b>predecessor [1]</b> 108/11</p> <p><b>preference [2]</b> 73/22 89/20</p> <p><b>preferred [2]</b> 109/5 109/7</p> <p><b>Prelim [1]</b> 2/11</p> <p><b>preliminarily [1]</b> 5/13</p> <p><b>preliminary [3]</b> 6/9 63/25 91/12</p> <p><b>Premier [1]</b> 130/9</p> <p><b>preparation [1]</b> 15/13</p> <p><b>preparations [1]</b> 32/15</p> <p><b>prepare [7]</b> 14/12 14/17 15/12 15/23 20/1 20/15 23/19</p> <p><b>prepared [10]</b> 5/18 5/21 5/24 6/5 7/21 15/8 17/18 55/16 72/15 143/3</p> <p><b>present [3]</b> 1/9 1/14 22/17</p> <p><b>presentation [12]</b> 2/11 12/19 91/12 95/4 108/16 121/7 129/11 142/24 146/14 161/23 162/5 169/13</p> <p><b>presented [2]</b> 3/15 145/25</p> <p><b>preserve [1]</b> 36/11</p> <p><b>pressure [1]</b> 105/7</p> <p><b>presumably [5]</b> 39/20 51/7 65/4 81/23 147/8</p> <p><b>presume [1]</b> 140/23</p> <p><b>pretty [12]</b> 11/1 42/15 42/18 55/10 55/16 72/18 89/24 118/1 129/18 135/11 142/9 162/2</p> <p><b>prevalent [1]</b> 42/12</p> <p><b>previous [4]</b> 24/4 50/18 52/22 58/13</p> <p><b>price [1]</b> 115/12</p> <p><b>pricing [1]</b> 4/16</p> <p><b>primarily [2]</b> 36/21 158/4</p> <p><b>primary [3]</b> 49/12 97/5 159/9</p> <p><b>principals [1]</b> 117/11</p>	<p><b>prior [6]</b> 102/17 102/18 108/12 131/11 151/25 169/25</p> <p><b>priorities [6]</b> 16/14 16/17 16/19 18/13 29/16 104/6</p> <p><b>prioritize [2]</b> 17/12 63/5</p> <p><b>prioritized [1]</b> 28/14</p> <p><b>priority [2]</b> 18/20 67/12</p> <p><b>private [13]</b> 10/24 14/23 38/3 38/5 38/14 39/9 51/3 62/4 62/18 70/15 74/14 74/15 159/10</p> <p><b>probably [24]</b> 8/5 14/22 20/3 26/14 33/17 33/20 40/25 45/19 45/19 54/16 55/21 55/23 59/13 59/21 62/4 70/9 89/8 93/5 93/23 110/14 116/10 135/1 160/2 161/11</p> <p><b>problem [14]</b> 7/16 45/23 46/3 65/18 69/17 69/22 96/6 98/12 98/18 121/16 128/10 147/10 147/11 157/12</p> <p><b>problematic [1]</b> 103/9</p> <p><b>problems [3]</b> 107/7 151/23 151/23</p> <p><b>proceed [5]</b> 40/2 40/21 41/15 67/3 67/10</p> <p><b>proceeding [1]</b> 37/18</p> <p><b>proceedings [1]</b> 172/8</p> <p><b>process [21]</b> 15/3 16/20 17/3 20/18 20/25 21/7 23/3 24/9 24/12 24/15 24/23 27/21 30/4 73/15 100/4 104/23 104/25 105/18 119/17 127/12 158/17</p> <p><b>processes [1]</b> 17/12</p> <p><b>profit [3]</b> 57/18 57/19 163/20</p> <p><b>program [8]</b> 9/15 15/12 19/9 20/13 27/23 35/23 37/12 57/20</p> <p><b>programmed [5]</b> 9/18 36/20 37/8 37/8 52/17</p> <p><b>programs [2]</b> 9/14 159/8</p> <p><b>prohibited [1]</b> 107/4</p> <p><b>project [35]</b> 9/18 9/19 9/19 14/8 14/18 18/11 18/19 25/4 30/8 32/24 33/23 34/4 34/14 36/1 38/8 38/25 45/6 45/14 49/24 49/25 50/3 50/5 50/5 50/17 50/17 52/9 52/10 63/2 67/18 69/3 69/4 82/20 93/8 112/13 112/14</p> <p><b>projects [26]</b> 7/2 7/3 9/1 16/23 17/13 18/14</p>	<p>18/25 19/3 19/19 19/21 27/22 37/6 37/11 37/16 37/17 38/11 38/17 38/21 38/23 49/21 50/15 50/15 54/19 62/24 92/24 93/12</p> <p><b>prolonged [2]</b> 148/19 148/20</p> <p><b>promise [1]</b> 35/7</p> <p><b>promised [1]</b> 93/20</p> <p><b>promoting [1]</b> 66/22</p> <p><b>prop [1]</b> 110/17</p> <p><b>proper [1]</b> 6/24</p> <p><b>properties [2]</b> 35/17 59/5</p> <p><b>property [25]</b> 34/23 35/13 35/20 42/3 42/6 44/5 49/6 59/10 59/15 59/18 60/2 61/11 63/7 68/9 79/14 97/24 98/11 98/25 99/10 99/11 99/14 99/15 115/13 118/12 118/16</p> <p><b>propose [1]</b> 159/21</p> <p><b>proposed [6]</b> 32/20 33/15 89/18 100/23 124/15 167/14</p> <p><b>proposition [1]</b> 76/4</p> <p><b>protect [6]</b> 100/4 129/24 129/24 133/8 136/16 138/14</p> <p><b>protecting [1]</b> 135/25</p> <p><b>protection [4]</b> 45/10 72/1 87/9 126/1</p> <p><b>proud [2]</b> 160/15 161/2</p> <p><b>provide [17]</b> 16/24 19/4 19/5 20/14 23/14 23/14 28/23 31/13 34/10 64/5 74/12 85/7 93/20 94/17 126/13 127/4 163/18</p> <p><b>provided [3]</b> 28/12 92/21 122/7</p> <p><b>provides [7]</b> 23/13 24/5 113/25 113/25 114/24 127/8 127/10</p> <p><b>providing [1]</b> 16/13</p> <p><b>provision [3]</b> 104/22 127/23 137/4</p> <p><b>provisioned [1]</b> 34/3</p> <p><b>provisions [5]</b> 136/6 136/7 136/8 137/10 150/7</p> <p><b>proximity [2]</b> 109/12 112/1</p> <p><b>public [25]</b> 2/13 28/16 30/24 31/1 31/6 51/1 51/2 51/9 58/22 62/21 63/13 66/20 84/12 91/18 92/5 92/8 92/11 92/17 109/11 109/15 125/13 127/16 167/23 169/16 170/4</p> <p><b>public's [1]</b> 62/20</p> <p><b>publicly [1]</b> 149/12</p>
--	---	--	--	---

<p><b>P</b></p> <p><b>published</b> [2] 31/11 83/4</p> <p><b>pull</b> [1] 97/5</p> <p><b>pulled</b> [1] 102/5</p> <p><b>purchase</b> [1] 125/21</p> <p><b>purchased</b> [1] 125/16</p> <p><b>pure</b> [2] 138/14 138/24</p> <p><b>purple</b> [1] 96/17</p> <p><b>purports</b> [1] 15/14</p> <p><b>purpose</b> [5] 20/21 22/10 79/16 129/23 136/20</p> <p><b>purposes</b> [3] 100/16 123/18 167/7</p> <p><b>pursuing</b> [2] 74/4 91/25</p> <p><b>pushing</b> [1] 151/1</p> <p><b>put</b> [24] 34/18 36/17 36/22 47/15 50/2 50/4 53/6 56/7 59/13 64/14 77/19 80/2 87/23 91/6 92/3 99/18 108/4 115/19 116/13 128/23 135/8 138/21 156/21 156/22</p> <p><b>puts</b> [3] 53/8 53/8 147/24</p> <p><b>putting</b> [6] 38/13 56/9 56/21 112/5 125/19 128/22</p> <p><b>puzzle</b> [1] 65/23</p>	<p>55/3 55/13 57/6 62/17 64/9 64/10 64/16 68/6 82/3</p> <p><b>rates</b> [8] 50/10 54/2 54/18 56/11 75/21 88/19 88/19 89/7</p> <p><b>rather</b> [3] 111/16 138/13 138/25</p> <p><b>ratification</b> [1] 111/22</p> <p><b>ratify</b> [1] 9/8</p> <p><b>ratifying</b> [2] 111/23 111/23</p> <p><b>rational</b> [1] 107/6</p> <p><b>re</b> [3] 105/20 115/1 139/1</p> <p><b>reached</b> [2] 87/19 104/3</p> <p><b>reaches</b> [1] 104/20</p> <p><b>reaching</b> [2] 14/8 21/14</p> <p><b>read</b> [4] 100/12 136/5 149/10 163/4</p> <p><b>ready</b> [9] 15/4 60/9 60/10 64/21 65/5 67/10 87/17 124/22 166/18</p> <p><b>real</b> [7] 32/6 68/13 69/1 107/11 110/9 165/12 166/3</p> <p><b>realistic</b> [1] 22/6</p> <p><b>Realistically</b> [1] 41/12</p> <p><b>reality</b> [2] 122/18 123/21</p> <p><b>realize</b> [1] 41/17</p> <p><b>reallocate</b> [1] 38/19</p> <p><b>really</b> [67] 12/16 13/4 16/7 16/11 17/7 18/4 19/4 20/23 22/9 22/22 23/5 23/12 23/21 23/23 24/3 24/5 24/13 25/2 32/23 33/14 33/21 34/7 35/13 35/25 36/12 36/14 37/13 39/14 57/12 57/20 57/24 60/25 65/11 68/16 72/6 74/3 76/19 85/19 86/16 93/7 94/16 97/18 101/4 103/23 114/16 116/15 128/21 129/5 129/22 131/7 132/5 132/12 133/3 135/15 138/3 147/24 149/7 153/3 154/5 154/24 158/2 159/3 159/23 160/17 164/1 164/23 166/25</p> <p><b>realm</b> [1] 97/12</p> <p><b>reason</b> [11] 15/7 17/21 24/15 65/19 71/16 82/22 83/22 123/22 125/25 128/25 155/13</p> <p><b>reasonable</b> [3] 101/13 102/11 139/9</p> <p><b>reasons</b> [4] 104/9 115/6 136/7 149/3</p> <p><b>REBA</b> [7] 1/11 3/24 83/14 87/1 162/13</p>	<p>165/12 168/21</p> <p><b>Reba's</b> [1] 85/21</p> <p><b>rebuild</b> [2] 104/5 104/5</p> <p><b>rebuilt</b> [1] 44/14</p> <p><b>rebuttal</b> [1] 162/6</p> <p><b>rebutted</b> [1] 168/17</p> <p><b>recall</b> [1] 171/5</p> <p><b>received</b> [2] 10/8 83/5</p> <p><b>receiver</b> [1] 33/12</p> <p><b>recent</b> [3] 83/24 127/18 139/25</p> <p><b>recently</b> [4] 15/8 62/25 72/12 126/5</p> <p><b>reciprocal</b> [3] 105/1 138/20 139/1</p> <p><b>recognized</b> [2] 98/17 100/15</p> <p><b>recognizing</b> [2] 97/18 103/6</p> <p><b>recommendations</b> [2] 24/20 91/2</p> <p><b>recommending</b> [2] 74/19 85/9</p> <p><b>record</b> [5] 49/15 114/21 162/18 168/12 172/9</p> <p><b>records</b> [2] 30/23 30/25</p> <p><b>recover</b> [2] 56/23 57/8</p> <p><b>recoverable</b> [3] 56/8 56/10 106/1</p> <p><b>recovery</b> [1] 57/9</p> <p><b>recurrence</b> [1] 159/20</p> <p><b>recurrent</b> [1] 159/22</p> <p><b>red</b> [1] 59/4</p> <p><b>redevelop</b> [1] 113/21</p> <p><b>redeveloped</b> [1] 113/23</p> <p><b>redline</b> [3] 101/11 101/14 101/24</p> <p><b>redlined</b> [1] 106/17</p> <p><b>redlines</b> [1] 101/25</p> <p><b>redo</b> [1] 33/24</p> <p><b>Redoing</b> [1] 95/21</p> <p><b>reduce</b> [4] 27/15 73/25 109/20 110/2</p> <p><b>reduced</b> [1] 127/20</p> <p><b>reelected</b> [1] 99/13</p> <p><b>refer</b> [1] 42/22</p> <p><b>referendum</b> [1] 82/19</p> <p><b>referred</b> [3] 57/18 119/24 168/22</p> <p><b>referring</b> [1] 113/11</p> <p><b>reflecting</b> [1] 12/21</p> <p><b>refused</b> [2] 107/9 133/17</p> <p><b>regard</b> [1] 62/3</p> <p><b>regarding</b> [2] 100/9 166/10</p> <p><b>Regardless</b> [1] 48/24</p> <p><b>Regional</b> [1] 160/16</p> <p><b>regionally</b> [1] 161/5</p> <p><b>regular</b> [2] 1/2 107/18</p> <p><b>regulatory</b> [1] 139/7</p> <p><b>reimbursed</b> [1] 40/9</p>	<p><b>reiterate</b> [1] 161/2</p> <p><b>relate</b> [1] 147/21</p> <p><b>related</b> [20] 4/16 32/14 54/25 61/8 82/21 95/18 95/24 107/15 115/2 115/5 118/6 119/1 121/22 121/25 122/15 123/1 123/20 130/17 133/5 142/1</p> <p><b>relation</b> [1] 151/17</p> <p><b>relations</b> [1] 133/12</p> <p><b>relationship</b> [1] 49/23</p> <p><b>relative</b> [2] 32/4 54/16</p> <p><b>relatively</b> [2] 92/3 150/24</p> <p><b>release</b> [1] 48/24</p> <p><b>relevant</b> [1] 119/18</p> <p><b>relocating</b> [1] 33/16</p> <p><b>rely</b> [1] 100/3</p> <p><b>relying</b> [1] 131/8</p> <p><b>remaining</b> [2] 105/21 105/21</p> <p><b>remains</b> [1] 10/9</p> <p><b>remanded</b> [1] 106/8</p> <p><b>remember</b> [2] 57/16 58/6</p> <p><b>remind</b> [1] 62/22</p> <p><b>reminder</b> [2] 75/4 152/3</p> <p><b>remiss</b> [1] 37/22</p> <p><b>remove</b> [1] 116/12</p> <p><b>removed</b> [2] 5/13 106/7</p> <p><b>Remy</b> [7] 13/15 13/18 13/21 22/16 22/23 25/11 29/4</p> <p><b>renewal</b> [1] 127/24</p> <p><b>renewals</b> [1] 143/18</p> <p><b>renewed</b> [3] 97/2 97/3 101/23</p> <p><b>rent</b> [10] 38/15 51/6 51/11 51/20 54/15 56/9 56/14 75/25 79/14 112/4</p> <p><b>rent's</b> [1] 72/22</p> <p><b>rental</b> [5] 50/9 51/13 54/7 54/12 57/1</p> <p><b>rented</b> [1] 112/7</p> <p><b>rents</b> [5] 56/24 58/8 58/15 65/20 76/3</p> <p><b>repair</b> [3] 97/7 125/24 130/12</p> <p><b>repayment</b> [1] 54/24</p> <p><b>repeat</b> [2] 120/17 137/14</p> <p><b>repeating</b> [1] 117/20</p> <p><b>rephrase</b> [1] 132/4</p> <p><b>replace</b> [1] 88/24</p> <p><b>replaced</b> [2] 145/5 145/9</p> <p><b>replacement</b> [5] 32/24 55/24 55/24 70/18 81/25</p> <p><b>report</b> [17] 2/5 2/7 3/6 3/8 3/16 4/7 6/15 8/17</p>	<p>8/18 31/11 31/14 31/14 47/23 113/1 115/2 170/25 172/7</p> <p><b>REPORTER'S</b> [2] 2/16 171/13</p> <p><b>Reporters</b> [1] 1/22</p> <p><b>REPORTS</b> [2] 2/14 165/10</p> <p><b>represent</b> [1] 52/23</p> <p><b>representative</b> [3] 11/24 87/6 109/24</p> <p><b>represents</b> [1] 52/8</p> <p><b>request</b> [5] 40/11 40/13 40/14 73/20 124/14</p> <p><b>requesting</b> [1] 125/5</p> <p><b>require</b> [2] 107/25 150/8</p> <p><b>required</b> [5] 74/13 80/6 124/24 141/4 154/21</p> <p><b>requirement</b> [2] 94/2 123/1</p> <p><b>requirements</b> [2] 129/15 130/5</p> <p><b>requires</b> [3] 103/13 125/7 164/19</p> <p><b>rescue</b> [10] 73/11 73/21 75/2 75/11 76/2 76/3 76/20 78/2 80/6 83/21</p> <p><b>research</b> [3] 15/12 15/20 145/7</p> <p><b>researched</b> [1] 142/23</p> <p><b>reserve</b> [2] 90/7 109/15</p> <p><b>reserves</b> [2] 90/9 91/8</p> <p><b>residence</b> [1] 123/1</p> <p><b>residences</b> [1] 118/9</p> <p><b>residential</b> [1] 106/12</p> <p><b>residents</b> [2] 66/21 149/16</p> <p><b>residual</b> [1] 35/11</p> <p><b>resolution</b> [1] 123/4</p> <p><b>resounding</b> [1] 109/11</p> <p><b>resourcing</b> [1] 66/20</p> <p><b>resources</b> [3] 18/10 18/11 73/14</p> <p><b>respect</b> [1] 147/2</p> <p><b>respond</b> [5] 62/7 62/11 75/5 75/9 82/11</p> <p><b>responds</b> [1] 82/2</p> <p><b>response</b> [13] 74/9 75/5 78/19 78/19 79/1 82/3 86/7 95/1 102/4 102/13 109/14 124/13 168/11</p> <p><b>responses</b> [2] 74/11 75/7</p> <p><b>responsible</b> [1] 136/18</p> <p><b>restrict</b> [1] 164/19</p> <p><b>restrictions</b> [1] 145/24</p> <p><b>result</b> [3] 33/17 94/7 109/10</p> <p><b>results</b> [1] 82/19</p> <p><b>retail</b> [1] 137/18</p> <p><b>retired</b> [2] 99/13 116/5</p>
<p><b>Q</b></p> <p><b>question</b> [21] 3/25 25/18 25/22 26/18 39/15 52/1 76/10 78/17 83/11 83/19 95/2 95/8 104/13 111/14 132/2 132/22 134/13 143/13 153/20 156/7 168/8</p> <p><b>questions</b> [15] 3/18 15/3 15/5 15/6 23/12 25/8 25/9 25/21 30/10 30/20 32/8 39/6 76/9 102/7 132/25</p> <p><b>quick</b> [6] 22/19 45/14 52/1 110/9 165/12 166/4</p> <p><b>quickly</b> [3] 32/6 89/24 107/11</p> <p><b>quietly</b> [1] 90/21</p> <p><b>quite</b> [9] 32/2 34/21 55/21 57/4 128/13 131/17 142/2 149/1 159/7</p> <p><b>R</b></p> <p><b>raise</b> [1] 62/16</p> <p><b>range</b> [3] 42/17 116/8 139/15</p> <p><b>ranging</b> [1] 14/1</p> <p><b>rapid</b> [1] 139/15</p> <p><b>rare</b> [1] 38/24</p> <p><b>rate</b> [11] 54/12 55/1</p>	<p>165/12 168/21</p> <p><b>Reba's</b> [1] 85/21</p> <p><b>rebuild</b> [2] 104/5 104/5</p> <p><b>rebuilt</b> [1] 44/14</p> <p><b>rebuttal</b> [1] 162/6</p> <p><b>rebutted</b> [1] 168/17</p> <p><b>recall</b> [1] 171/5</p> <p><b>received</b> [2] 10/8 83/5</p> <p><b>receiver</b> [1] 33/12</p> <p><b>recent</b> [3] 83/24 127/18 139/25</p> <p><b>recently</b> [4] 15/8 62/25 72/12 126/5</p> <p><b>reciprocal</b> [3] 105/1 138/20 139/1</p> <p><b>recognized</b> [2] 98/17 100/15</p> <p><b>recognizing</b> [2] 97/18 103/6</p> <p><b>recommendations</b> [2] 24/20 91/2</p> <p><b>recommending</b> [2] 74/19 85/9</p> <p><b>record</b> [5] 49/15 114/21 162/18 168/12 172/9</p> <p><b>records</b> [2] 30/23 30/25</p> <p><b>recover</b> [2] 56/23 57/8</p> <p><b>recoverable</b> [3] 56/8 56/10 106/1</p> <p><b>recovery</b> [1] 57/9</p> <p><b>recurrence</b> [1] 159/20</p> <p><b>recurrent</b> [1] 159/22</p> <p><b>red</b> [1] 59/4</p> <p><b>redevelop</b> [1] 113/21</p> <p><b>redeveloped</b> [1] 113/23</p> <p><b>redline</b> [3] 101/11 101/14 101/24</p> <p><b>redlined</b> [1] 106/17</p> <p><b>redlines</b> [1] 101/25</p> <p><b>redo</b> [1] 33/24</p> <p><b>Redoing</b> [1] 95/21</p> <p><b>reduce</b> [4] 27/15 73/25 109/20 110/2</p> <p><b>reduced</b> [1] 127/20</p> <p><b>reelected</b> [1] 99/13</p> <p><b>refer</b> [1] 42/22</p> <p><b>referendum</b> [1] 82/19</p> <p><b>referred</b> [3] 57/18 119/24 168/22</p> <p><b>referring</b> [1] 113/11</p> <p><b>reflecting</b> [1] 12/21</p> <p><b>refused</b> [2] 107/9 133/17</p> <p><b>regard</b> [1] 62/3</p> <p><b>regarding</b> [2] 100/9 166/10</p> <p><b>Regardless</b> [1] 48/24</p> <p><b>Regional</b> [1] 160/16</p> <p><b>regionally</b> [1] 161/5</p> <p><b>regular</b> [2] 1/2 107/18</p> <p><b>regulatory</b> [1] 139/7</p> <p><b>reimbursed</b> [1] 40/9</p>	<p><b>reiterate</b> [1] 161/2</p> <p><b>relate</b> [1] 147/21</p> <p><b>related</b> [20] 4/16 32/14 54/25 61/8 82/21 95/18 95/24 107/15 115/2 115/5 118/6 119/1 121/22 121/25 122/15 123/1 123/20 130/17 133/5 142/1</p> <p><b>relation</b> [1] 151/17</p> <p><b>relations</b> [1] 133/12</p> <p><b>relationship</b> [1] 49/23</p> <p><b>relative</b> [2] 32/4 54/16</p> <p><b>relatively</b> [2] 92/3 150/24</p> <p><b>release</b> [1] 48/24</p> <p><b>relevant</b> [1] 119/18</p> <p><b>relocating</b> [1] 33/16</p> <p><b>rely</b> [1] 100/3</p> <p><b>relying</b> [1] 131/8</p> <p><b>remaining</b> [2] 105/21 105/21</p> <p><b>remains</b> [1] 10/9</p> <p><b>remanded</b> [1] 106/8</p> <p><b>remember</b> [2] 57/16 58/6</p> <p><b>remind</b> [1] 62/22</p> <p><b>reminder</b> [2] 75/4 152/3</p> <p><b>remiss</b> [1] 37/22</p> <p><b>remove</b> [1] 116/12</p> <p><b>removed</b> [2] 5/13 106/7</p> <p><b>Remy</b> [7] 13/15 13/18 13/21 22/16 22/23 25/11 29/4</p> <p><b>renewal</b> [1] 127/24</p> <p><b>renewals</b> [1] 143/18</p> <p><b>renewed</b> [3] 97/2 97/3 101/23</p> <p><b>rent</b> [10] 38/15 51/6 51/11 51/20 54/15 56/9 56/14 75/25 79/14 112/4</p> <p><b>rent's</b> [1] 72/22</p> <p><b>rental</b> [5] 50/9 51/13 54/7 54/12 57/1</p> <p><b>rented</b> [1] 112/7</p> <p><b>rents</b> [5] 56/24 58/8 58/15 65/20 76/3</p> <p><b>repair</b> [3] 97/7 125/24 130/12</p> <p><b>repayment</b> [1] 54/24</p> <p><b>repeat</b> [2] 120/17 137/14</p> <p><b>repeating</b> [1] 117/20</p> <p><b>rephrase</b> [1] 132/4</p> <p><b>replace</b> [1] 88/24</p> <p><b>replaced</b> [2] 145/5 145/9</p> <p><b>replacement</b> [5] 32/24 55/24 55/24 70/18 81/25</p> <p><b>report</b> [17] 2/5 2/7 3/6 3/8 3/16 4/7 6/15 8/17</p>	<p>8/18 31/11 31/14 31/14 47/23 113/1 115/2 170/25 172/7</p> <p><b>REPORTER'S</b> [2] 2/16 171/13</p> <p><b>Reporters</b> [1] 1/22</p> <p><b>REPORTS</b> [2] 2/14 165/10</p> <p><b>represent</b> [1] 52/23</p> <p><b>representative</b> [3] 11/24 87/6 109/24</p> <p><b>represents</b> [1] 52/8</p> <p><b>request</b> [5] 40/11 40/13 40/14 73/20 124/14</p> <p><b>requesting</b> [1] 125/5</p> <p><b>require</b> [2] 107/25 150/8</p> <p><b>required</b> [5] 74/13 80/6 124/24 141/4 154/21</p> <p><b>requirement</b> [2] 94/2 123/1</p> <p><b>requirements</b> [2] 129/15 130/5</p> <p><b>requires</b> [3] 103/13 125/7 164/19</p> <p><b>rescue</b> [10] 73/11 73/21 75/2 75/11 76/2 76/3 76/20 78/2 80/6 83/21</p> <p><b>research</b> [3] 15/12 15/20 145/7</p> <p><b>researched</b> [1] 142/23</p> <p><b>reserve</b> [2] 90/7 109/15</p> <p><b>reserves</b> [2] 90/9 91/8</p> <p><b>residence</b> [1] 123/1</p> <p><b>residences</b> [1] 118/9</p> <p><b>residential</b> [1] 106/12</p> <p><b>residents</b> [2] 66/21 149/16</p> <p><b>residual</b> [1] 35/11</p> <p><b>resolution</b> [1] 123/4</p> <p><b>resounding</b> [1] 109/11</p> <p><b>resourcing</b> [1] 66/20</p> <p><b>resources</b> [3] 18/10 18/11 73/14</p> <p><b>respect</b> [1] 147/2</p> <p><b>respond</b> [5] 62/7 62/11 75/5 75/9 82/11</p> <p><b>responds</b> [1] 82/2</p> <p><b>response</b> [13] 74/9 75/5 78/19 78/19 79/1 82/3 86/7 95/1 102/4 102/13 109/14 124/13 168/11</p> <p><b>responses</b> [2] 74/11 75/7</p> <p><b>responsible</b> [1] 136/18</p> <p><b>restrict</b> [1] 164/19</p> <p><b>restrictions</b> [1] 145/24</p> <p><b>result</b> [3] 33/17 94/7 109/10</p> <p><b>results</b> [1] 82/19</p> <p><b>retail</b> [1] 137/18</p> <p><b>retired</b> [2] 99/13 116/5</p>	<p>165/12 168/21</p> <p><b>Reba's</b> [1] 85/21</p> <p><b>rebuild</b> [2] 104/5 104/5</p> <p><b>rebuilt</b> [1] 44/14</p> <p><b>rebuttal</b> [1] 162/6</p> <p><b>rebutted</b> [1] 168/17</p> <p><b>recall</b> [1] 171/5</p> <p><b>received</b> [2] 10/8 83/5</p> <p><b>receiver</b> [1] 33/12</p> <p><b>recent</b> [3] 83/24 127/18 139/25</p> <p><b>recently</b> [4] 15/8 62/25 72/12 126/5</p> <p><b>reciprocal</b> [3] 105/1 138/20 139/1</p> <p><b>recognized</b> [2] 98/17 100/15</p> <p><b>recognizing</b> [2] 97/18 103/6</p> <p><b>recommendations</b> [2] 24/20 91/2</p> <p><b>recommending</b> [2] 74/19 85/9</p> <p><b>record</b> [5] 49/15 114/21 162/18 168/12 172/9</p> <p><b>records</b> [2] 30/23 30/25</p> <p><b>recover</b> [2] 56/23 57/8</p> <p><b>recoverable</b> [3] 56/8 56/10 106/1</p> <p><b>recovery</b> [1] 57/9</p> <p><b>recurrence</b> [1] 159/20</p> <p><b>recurrent</b> [1] 159/22</p> <p><b>red</b> [1] 59/4</p> <p><b>redevelop</b> [1] 113/21</p> <p><b>redeveloped</b> [1] 113/23</p> <p><b>redline</b> [3] 101/11 101/14 101/24</p> <p><b>redlined</b> [1] 106/17</p> <p><b>redlines</b> [1] 101/25</p> <p><b>redo</b> [1] 33/24</p> <p><b>Redoing</b> [1] 95/21</p> <p><b>reduce</b> [4] 27/15 73/25 109/20 110/2</p> <p><b>reduced</b> [1] 127/20</p> <p><b>reelected</b> [1] 99/13</p> <p><b>refer</b> [1] 42/22</p> <p><b>referendum</b> [1] 82/19</p> <p><b>referred</b> [3] 57/18 119/24 168/22</p> <p><b>referring</b> [1] 113/11</p> <p><b>reflecting</b> [1] 12/21</p> <p><b>refused</b> [2] 107/9 133/17</p> <p><b>regard</b> [1] 62/3</p> <p><b>regarding</b> [2] 100/9 166/10</p> <p><b>Regardless</b> [1] 48/24</p> <p><b>Regional</b> [1] 160/16</p> <p><b>regionally</b> [1] 161/5</p> <p><b>regular</b> [2] 1/2 107/18</p> <p><b>regulatory</b> [1] 139/7</p> <p><b>reimbursed</b> [1] 40/9</p>

<p><b>R</b></p> <p><b>return [1]</b> 55/1</p> <p><b>revenue [4]</b> 5/5 37/18 57/15 92/25</p> <p><b>review [11]</b> 21/10 29/9 84/13 88/2 90/19 90/23 140/22 147/23 165/13 165/20 170/21</p> <p><b>reviewed [10]</b> 46/23 47/1 123/5 123/10 123/14 135/17 140/2 142/2 142/3 162/21</p> <p><b>reviewing [1]</b> 27/23</p> <p><b>revised [6]</b> 24/17 102/5 102/16 119/15 123/23 141/16</p> <p><b>reviser [1]</b> 131/5</p> <p><b>revision [1]</b> 141/14</p> <p><b>revisions [3]</b> 102/4 102/19 135/10</p> <p><b>revisit [1]</b> 35/16</p> <p><b>revisited [1]</b> 20/6</p> <p><b>revisiting [1]</b> 65/13</p> <p><b>rewrite [1]</b> 123/25</p> <p><b>rewrites [1]</b> 101/16</p> <p><b>Rhumb [1]</b> 169/20</p> <p><b>Richard [1]</b> 123/12</p> <p><b>Ricondo [4]</b> 13/22 14/21 14/21 25/10</p> <p><b>ridiculous [3]</b> 162/7 163/9 168/25</p> <p><b>right [80]</b> 3/7 4/6 5/6 6/10 11/1 11/10 12/4 23/7 26/7 26/8 33/7 34/25 40/10 41/23 41/25 42/6 43/10 44/11 44/14 44/15 44/23 46/10 46/16 47/3 47/20 51/14 55/8 58/7 60/15 60/16 61/9 61/13 62/23 63/9 64/21 65/2 65/21 66/2 68/3 68/20 69/2 70/10 70/25 71/8 72/7 73/5 76/19 77/5 80/20 83/16 85/17 86/1 86/12 87/9 90/12 90/15 91/11 95/3 95/16 97/24 111/19 112/16 114/9 118/19 119/11 128/5 132/16 138/20 139/17 140/13 141/6 142/5 151/20 156/13 158/18 158/19 159/8 165/11 168/18 171/9</p> <p><b>Ring [1]</b> 96/2</p> <p><b>Ring Power [1]</b> 96/2</p> <p><b>ringing [2]</b> 159/2 159/2</p> <p><b>risks [1]</b> 133/11</p> <p><b>Rivkin [3]</b> 96/3 120/9 121/4</p> <p><b>RMR [3]</b> 1/22 172/6 172/13</p> <p><b>road [9]</b> 8/22 8/23 35/1 38/11 61/8 61/15 61/17 99/12 138/9</p>	<p><b>roadblocks [1]</b> 34/22</p> <p><b>roadmap [2]</b> 19/4 24/5</p> <p><b>ROBERT [3]</b> 1/12 132/1 166/24</p> <p><b>Robert's [1]</b> 6/24</p> <p><b>Roberts [1]</b> 96/3</p> <p><b>Roderick [2]</b> 109/23 109/23</p> <p><b>ROI [1]</b> 70/6</p> <p><b>roll [2]</b> 23/7 24/2</p> <p><b>rolled [1]</b> 28/5</p> <p><b>room [16]</b> 1/3 26/13 44/15 44/17 44/20 44/21 46/24 66/1 66/12 84/12 107/20 142/3 142/4 169/2 170/11 170/18</p> <p><b>root [1]</b> 166/20</p> <p><b>roughly [4]</b> 28/20 115/24 118/16 120/6</p> <p><b>Round [1]</b> 170/15</p> <p><b>row [29]</b> 32/24 33/1 33/3 33/4 34/5 36/5 41/24 44/5 44/11 44/13 44/22 45/3 45/4 45/17 45/17 45/22 45/24 46/1 46/2 46/3 46/4 46/11 55/24 55/24 61/2 61/5 61/6 70/17 70/18</p> <p><b>Row A [3]</b> 44/5 44/11 44/22</p> <p><b>Row K [1]</b> 33/4</p> <p><b>rows [3]</b> 33/2 46/9 71/21</p> <p><b>RPR [3]</b> 1/22 172/6 172/13</p> <p><b>RPR-CP [2]</b> 172/6 172/13</p> <p><b>Rudlow [1]</b> 165/12</p> <p><b>rule [1]</b> 11/6</p> <p><b>Rules [1]</b> 6/24</p> <p><b>ruling [1]</b> 49/11</p> <p><b>rumor [1]</b> 32/3</p> <p><b>run [3]</b> 45/14 102/24 149/7</p> <p><b>Runner [1]</b> 169/20</p> <p><b>running [2]</b> 95/11 113/16</p> <p><b>runway [3]</b> 45/10 45/11 143/10</p> <p><b>Runway 2/20 [1]</b> 45/11</p> <p><b>Ryan [6]</b> 14/18 14/19 14/20 14/24 22/15 30/17</p>	<p><b>S</b></p> <p><b>SAAPA [2]</b> 11/20 109/23</p> <p><b>Sabrejet [1]</b> 110/24</p> <p><b>Sacha [1]</b> 143/8</p> <p><b>safe [2]</b> 122/1 148/14</p> <p><b>safely [1]</b> 65/15</p> <p><b>safer [2]</b> 89/9 159/24</p> <p><b>safest [1]</b> 158/13</p> <p><b>safety [14]</b> 83/15 83/19 83/21 84/4 84/13 86/5 86/20 87/1 88/2 90/19 90/23 165/13 165/20 170/21</p> <p><b>said [23]</b> 39/7 41/22 49/3 49/22 50/25 84/21 87/22 88/6 101/23 103/17 108/16 122/12 123/15 125/11 127/21 137/14 147/3 155/9 157/6 158/3 162/15 163/23 169/12</p> <p><b>sake [1]</b> 101/17</p> <p><b>sales [8]</b> 82/19 121/23 122/4 122/13 122/18 122/19 122/21 122/22</p> <p><b>same [30]</b> 27/12 27/14 42/15 53/14 53/18 53/20 54/11 63/4 69/21 71/13 84/25 97/7 99/3 99/21 102/2 109/4 110/20 117/6 120/16 121/3 121/5 121/6 125/4 126/2 126/22 134/15 136/23 142/16 150/15 169/10</p> <p><b>SASOs [1]</b> 98/9</p> <p><b>sat [1]</b> 102/20</p> <p><b>saved [2]</b> 142/22 158/12</p> <p><b>saw [1]</b> 5/4</p> <p><b>say [53]</b> 12/16 25/18 43/14 60/17 64/17 64/20 66/3 67/24 75/1 78/19 80/12 84/10 84/13 87/4 89/13 90/8 90/21 94/20 98/4 98/5 98/12 99/19 100/2 100/9 101/9 102/13 103/12 103/22 107/12 117/18 122/14 126/12 136/19 139/7 140/25 144/6 145/4 145/8 145/10 146/7 147/2 148/2 148/13 148/19 150/3 151/25 155/16 156/18 156/21 160/25 161/19 162/22 168/24</p> <p><b>saying [9]</b> 72/6 95/12 112/9 127/22 133/6 144/10 152/19 158/18 159/3</p> <p><b>says [13]</b> 98/9 102/24 104/14 109/25 114/11 115/4 119/4 125/14 125/23 126/1 126/4 126/8 127/3</p> <p><b>scale [2]</b> 36/2 89/3</p> <p><b>scare [1]</b> 77/12</p> <p><b>scenario [3]</b> 36/23 77/19 77/23</p> <p><b>scenarios [3]</b> 23/20 23/22 24/1</p> <p><b>schedule [8]</b> 24/22 25/4 25/5 25/5 29/9</p>	<p>29/9 51/7 54/24</p> <p><b>scheduled [4]</b> 12/20 75/12 84/14 165/16</p> <p><b>schematic [1]</b> 112/14</p> <p><b>school [8]</b> 125/20 125/22 126/16 126/17 126/17 131/1 158/4 166/24</p> <p><b>scientific [1]</b> 107/5</p> <p><b>scope [2]</b> 14/14 22/20</p> <p><b>Sea [1]</b> 1/15</p> <p><b>seaplanes [1]</b> 154/13</p> <p><b>search [1]</b> 10/3</p> <p><b>searches [1]</b> 10/24</p> <p><b>season [1]</b> 166/20</p> <p><b>second [12]</b> 23/23 27/3 29/21 30/7 37/3 41/7 88/8 88/14 91/25 121/24 122/25 138/23</p> <p><b>section [6]</b> 96/18 100/12 102/5 106/19 121/1 129/22</p> <p><b>Section 3 [1]</b> 100/12</p> <p><b>Section 35 [2]</b> 121/1 129/22</p> <p><b>sector [3]</b> 38/3 38/5 74/14</p> <p><b>see [50]</b> 10/12 12/19 16/11 19/7 36/9 37/3 43/21 45/21 52/14 53/20 54/4 54/14 55/9 56/3 56/25 57/4 59/4 60/22 61/21 71/12 85/8 87/20 92/4 92/14 96/13 107/12 111/1 111/11 111/16 112/12 112/25 114/3 118/9 118/9 118/17 119/11 119/24 120/25 121/7 124/15 130/24 131/12 135/1 144/22 151/18 156/5 157/14 159/3 163/16 169/13</p> <p><b>seeing [4]</b> 113/2 113/3 116/17 146/14</p> <p><b>seeking [1]</b> 102/19</p> <p><b>seem [1]</b> 123/25</p> <p><b>seemed [1]</b> 117/12</p> <p><b>seems [10]</b> 39/11 39/14 40/21 41/14 47/14 102/11 123/24 128/11 164/3 167/7</p> <p><b>seen [7]</b> 10/20 10/20 10/21 10/21 11/2 17/18 135/16</p> <p><b>segment [1]</b> 112/6</p> <p><b>segue [2]</b> 94/25 100/6</p> <p><b>selection [2]</b> 109/6 109/7</p> <p><b>self [3]</b> 17/22 117/25 118/2</p> <p><b>self-fuel [2]</b> 117/25 118/2</p> <p><b>self-sustainability [1]</b> 17/22</p>	<p><b>sell [1]</b> 105/13</p> <p><b>selling [1]</b> 158/7</p> <p><b>send [1]</b> 128/2</p> <p><b>sense [4]</b> 53/5 53/21 86/6 105/10</p> <p><b>sensitive [1]</b> 112/23</p> <p><b>sent [1]</b> 106/25</p> <p><b>sentiment [2]</b> 64/8 117/6</p> <p><b>separate [2]</b> 32/20 108/22</p> <p><b>Sept [1]</b> 92/8</p> <p><b>September [19]</b> 8/25 9/6 41/13 84/14 88/7 91/17 91/24 92/4 92/8 92/10 94/6 94/13 107/1 114/7 165/22 165/23 166/8 167/17 172/10</p> <p><b>September 12th [1]</b> 167/17</p> <p><b>September 22nd [1]</b> 8/25</p> <p><b>September 23rd [1]</b> 166/8</p> <p><b>series [2]</b> 33/4 168/22</p> <p><b>serve [2]</b> 20/21 22/10</p> <p><b>serves [1]</b> 154/3</p> <p><b>service [9]</b> 23/13 23/14 23/15 75/12 78/18 85/7 85/23 98/9 127/13</p> <p><b>services [16]</b> 13/25 14/2 74/13 75/4 78/3 87/9 98/20 124/16 124/18 124/25 125/12 127/5 127/9 127/11 130/23 130/25</p> <p><b>serving [1]</b> 95/13</p> <p><b>sessions [2]</b> 13/16 27/17</p> <p><b>set [2]</b> 46/22 89/13</p> <p><b>setbacks [1]</b> 84/16</p> <p><b>setting [4]</b> 54/18 55/3 82/15 155/20</p> <p><b>seven [3]</b> 62/12 66/5 82/4</p> <p><b>seven-year [1]</b> 62/12</p> <p><b>several [3]</b> 9/16 10/9 110/10</p> <p><b>shaking [1]</b> 114/12</p> <p><b>shaped [1]</b> 155/12</p> <p><b>share [6]</b> 36/21 39/21 52/6 55/5 59/1 137/14</p> <p><b>shared [1]</b> 31/8</p> <p><b>she [4]</b> 3/22 61/14 87/11 87/14</p> <p><b>She's [2]</b> 60/23 60/25</p> <p><b>shed [1]</b> 87/2</p> <p><b>sheet [1]</b> 92/3</p> <p><b>Sheriff's [2]</b> 88/3 96/5</p> <p><b>Sheriff's Office [2]</b> 88/3 96/5</p> <p><b>shock [1]</b> 56/2</p> <p><b>shocked [1]</b> 93/12</p> <p><b>shop [2]</b> 99/2 99/3</p> <p><b>shopping [1]</b> 136/14</p>
---	---	--	--	--



<p><b>S</b></p> <p><b>short [14]</b> 22/14 27/2 46/9 49/5 70/4 92/16 120/4 128/8 135/23 137/9 138/7 139/3 139/9 139/15</p> <p><b>short-range [1]</b> 139/15</p> <p><b>short-term [1]</b> 22/14</p> <p><b>shorter [1]</b> 46/9</p> <p><b>shortly [1]</b> 9/20</p> <p><b>shortness [1]</b> 46/6</p> <p><b>should [24]</b> 7/6 9/9 9/10 15/21 16/16 25/7 28/13 40/21 48/8 49/3 54/22 64/5 73/25 84/10 84/18 84/20 87/8 90/13 90/18 90/22 99/24 152/24 155/22 162/3</p> <p><b>shouldn't [2]</b> 86/1 105/7</p> <p><b>shovel [1]</b> 161/25</p> <p><b>show [13]</b> 34/15 70/3 100/25 102/21 103/8 103/18 104/11 105/24 110/8 111/19 114/8 119/5 127/17</p> <p><b>showed [2]</b> 97/16 116/1</p> <p><b>showing [1]</b> 34/18</p> <p><b>shown [3]</b> 96/16 96/19 108/18</p> <p><b>shows [1]</b> 59/3</p> <p><b>sic [5]</b> 12/2 127/19 154/18 167/5 167/5</p> <p><b>sick [1]</b> 142/25</p> <p><b>side [13]</b> 9/15 34/25 38/10 45/16 46/18 52/4 52/4 68/15 151/18 152/11 155/23 169/2 169/15</p> <p><b>sided [3]</b> 161/23 162/5 168/16</p> <p><b>sights [1]</b> 147/1</p> <p><b>sign [4]</b> 101/23 101/25 107/9 133/15</p> <p><b>signed [4]</b> 122/8 142/16 143/20 166/1</p> <p><b>significant [13]</b> 4/15 37/7 41/1 56/19 56/22 75/17 94/8 112/4 136/15 139/14 140/15 141/20 141/25</p> <p><b>significantly [4]</b> 52/25 56/2 56/20 115/6</p> <p><b>silo [1]</b> 62/22</p> <p><b>similar [5]</b> 23/18 48/1 97/8 116/24 128/21</p> <p><b>simple [1]</b> 135/24</p> <p><b>simply [2]</b> 38/13 49/12</p> <p><b>since [11]</b> 11/5 57/7 62/6 83/6 83/8 90/5 90/6 117/16 119/22 134/23 168/9</p> <p><b>single [6]</b> 55/5 74/3 74/5 78/8 93/8 169/22</p>	<p><b>single-engine [1]</b> 169/22</p> <p><b>single-staff [1]</b> 74/5</p> <p><b>singles [1]</b> 117/1</p> <p><b>sir [12]</b> 3/11 3/13 4/10 11/8 11/25 12/6 31/24 137/24 142/20 157/20 165/3 166/17</p> <p><b>sit [7]</b> 40/25 41/1 41/17 112/15 143/2 146/6 156/20</p> <p><b>site [12]</b> 33/12 38/6 44/23 45/2 46/21 47/7 55/18 59/2 72/15 84/2 110/8 155/7</p> <p><b>sites [3]</b> 47/16 47/19 55/16</p> <p><b>sitting [8]</b> 79/11 79/12 107/20 111/13 112/13 113/2 142/7 155/1</p> <p><b>situation [4]</b> 131/21 138/13 162/4 163/19</p> <p><b>situations [1]</b> 128/24</p> <p><b>six [6]</b> 14/22 82/4 83/2 83/7 87/21 112/2</p> <p><b>size [8]</b> 23/18 27/16 42/12 42/13 44/2 54/11 149/4 149/7</p> <p><b>sizes [1]</b> 42/21</p> <p><b>skip [3]</b> 29/1 103/8 126/11</p> <p><b>sky [1]</b> 151/19</p> <p><b>slanted [2]</b> 103/2 103/3</p> <p><b>slide [9]</b> 32/17 36/17 39/1 39/4 49/19 50/18 52/2 52/22 57/3</p> <p><b>slides [3]</b> 13/18 53/20 55/9</p> <p><b>slightly [3]</b> 33/17 36/8 43/11</p> <p><b>Slingluff [5]</b> 116/3 116/4 116/7 116/9 117/5</p> <p><b>slow [3]</b> 50/8 54/14 109/19</p> <p><b>slower [1]</b> 50/8</p> <p><b>slowly [1]</b> 20/11</p> <p><b>small [2]</b> 43/20 158/9</p> <p><b>smaller [3]</b> 33/17 50/5 108/24</p> <p><b>smallest [1]</b> 36/4</p> <p><b>smart [1]</b> 165/25</p> <p><b>smarter [1]</b> 144/11</p> <p><b>so [266]</b></p> <p><b>Solano [1]</b> 63/20</p> <p><b>sole [1]</b> 99/25</p> <p><b>solicit [1]</b> 38/4</p> <p><b>solution [3]</b> 144/10 144/12 145/11</p> <p><b>some [101]</b> 11/2 13/18 16/1 16/5 16/9 16/13 16/13 16/24 17/16 19/1 19/5 20/6 20/14 21/1 21/9 21/10 21/10 22/1 22/2 23/16 23/20 23/24</p>	<p>26/10 26/22 27/3 27/19 27/20 28/9 28/18 28/19 28/23 29/25 30/5 32/7 32/13 34/11 36/7 36/15 37/18 37/19 38/3 38/22 38/24 40/9 47/21 47/25 49/8 54/3 54/9 54/24 63/24 63/24 66/12 66/12 68/4 69/12 73/20 73/23 84/16 85/22 87/23 88/5 90/16 92/13 95/5 95/6 96/7 96/9 96/20 98/8 99/1 100/7 102/9 102/14 102/21 104/4 107/11 108/24 110/8 110/12 113/24 118/1 119/1 121/21 122/15 123/22 130/15 132/16 135/4 135/21 135/22 138/5 139/20 144/9 145/14 147/8 149/10 149/11 155/6 160/4 165/18</p> <p><b>somebody [8]</b> 67/17 70/6 79/15 86/17 94/24 150/23 151/7 152/4</p> <p><b>somebody's [1]</b> 148/22</p> <p><b>somehow [2]</b> 100/20 143/2</p> <p><b>someone [2]</b> 54/6 168/8</p> <p><b>something [54]</b> 4/11 7/22 9/17 10/18 11/18 12/5 17/23 18/21 18/23 20/17 21/19 22/3 27/8 35/15 40/21 43/3 47/11 49/1 50/13 54/17 60/17 63/21 64/12 66/20 75/20 75/21 85/23 86/14 86/17 86/18 89/2 89/24 92/14 94/12 94/20 104/7 106/4 107/10 108/2 122/17 122/19 122/25 123/22 129/5 131/7 131/25 133/3 134/19 148/21 151/11 151/16 158/8 160/13 162/19</p> <p><b>sometimes [9]</b> 17/1 18/18 20/8 21/24 21/25 22/1 29/25 48/2 93/10</p> <p><b>somewhat [2]</b> 56/10 72/21</p> <p><b>somewhere [5]</b> 10/22 33/19 74/6 99/12 108/17</p> <p><b>soon [2]</b> 21/13 81/16</p> <p><b>sophisticated [1]</b> 135/22</p> <p><b>sophistication [1]</b> 136/2</p> <p><b>sorry [5]</b> 3/20 25/15 25/17 40/15 76/16</p> <p><b>sort [10]</b> 12/21 13/5 34/19 38/24 54/25</p>	<p>56/25 59/11 75/23 110/12 131/9</p> <p><b>sounds [5]</b> 12/8 31/21 113/16 122/16 168/13</p> <p><b>sources [1]</b> 92/25</p> <p><b>south [41]</b> 30/18 59/7 59/25 65/15 68/14 106/24 107/8 107/13 107/16 108/3 108/3 108/8 108/17 108/25 109/13 110/6 110/7 110/22 111/9 111/11 111/21 111/24 112/12 112/20 112/23 113/15 114/4 114/22 115/20 116/17 117/15 117/19 118/6 118/9 118/10 128/13 128/22 129/4 147/20 147/25 156/11</p> <p><b>South Carolina [1]</b> 30/18</p> <p><b>South GA [1]</b> 65/15</p> <p><b>southeast [3]</b> 96/3 127/13 158/25</p> <p><b>Southeast Aero [1]</b> 127/13</p> <p><b>southern [1]</b> 33/6</p> <p><b>sovereign [1]</b> 107/10</p> <p><b>space [9]</b> 43/3 47/3 62/21 66/20 110/16 121/7 140/17 142/7 142/12</p> <p><b>spaces [2]</b> 102/23 102/25</p> <p><b>span [2]</b> 147/7 149/5</p> <p><b>speak [3]</b> 12/7 32/13 106/3</p> <p><b>speaker [1]</b> 58/23</p> <p><b>speaking [4]</b> 15/19 29/2 63/18 129/6</p> <p><b>special [3]</b> 98/9 118/1 140/18</p> <p><b>specific [2]</b> 16/7 159/11</p> <p><b>specifically [10]</b> 24/17 48/10 70/17 99/18 100/11 103/5 111/10 123/15 139/23 147/19</p> <p><b>specifics [1]</b> 151/5</p> <p><b>speed [1]</b> 82/20</p> <p><b>spend [4]</b> 21/19 30/7 78/24 112/3</p> <p><b>spending [1]</b> 141/10</p> <p><b>spoke [1]</b> 19/12</p> <p><b>spoken [2]</b> 69/10 69/14</p> <p><b>sporting [1]</b> 148/16</p> <p><b>spotlight [1]</b> 108/4</p> <p><b>spreading [1]</b> 156/17</p> <p><b>square [3]</b> 42/17 43/1 43/12</p> <p><b>ST [8]</b> 1/1 1/5 1/15 1/15 1/22 1/23 157/24 172/4</p> <p><b>St. [12]</b> 14/11 62/2 73/21 75/1 75/9 76/15 78/14 87/24 96/4</p>	<p>137/19 149/13 170/15</p> <p><b>St. Augustine [1]</b> 149/13</p> <p><b>St. George Street [1]</b> 137/19</p> <p><b>St. Johns [1]</b> 62/2</p> <p><b>St. Johns County [9]</b> 14/11 73/21 75/1 75/9 76/15 78/14 87/24 96/4 170/15</p> <p><b>stab [1]</b> 129/9</p> <p><b>staff [42]</b> 2/7 2/11 6/5 7/21 8/3 8/17 8/18 14/17 15/15 16/12 16/25 17/6 17/23 17/25 18/22 20/14 20/21 22/1 22/9 60/7 60/11 64/13 74/3 74/5 74/21 78/11 78/12 78/13 86/20 91/12 117/15 117/18 117/22 117/24 122/18 122/23 130/17 131/8 138/19 146/25 152/4 152/16</p> <p><b>staff's [4]</b> 103/12 121/13 122/12 122/16</p> <p><b>staff-driven [1]</b> 152/4</p> <p><b>staffed [5]</b> 77/10 77/11 77/11 77/12 80/5</p> <p><b>staffing [4]</b> 81/1 81/1 81/5 81/6</p> <p><b>stage [7]</b> 115/25 116/3 120/2 120/6 131/10 148/8 148/9</p> <p><b>stake [1]</b> 163/22</p> <p><b>stakeholder [12]</b> 21/2 22/24 24/8 24/13 24/22 24/24 26/10 27/4 28/2 28/4 28/8 29/19</p> <p><b>stakeholders [13]</b> 17/4 17/4 17/5 18/22 21/6 22/1 23/2 24/16 26/12 26/20 27/5 28/17 69/13</p> <p><b>stand [6]</b> 4/8 8/16 9/16 17/18 60/15 113/13</p> <p><b>stand-alone [2]</b> 17/18 113/13</p> <p><b>standard [6]</b> 101/4 101/4 120/20 133/14 134/13 155/20</p> <p><b>standards [3]</b> 119/16 124/24 161/15</p> <p><b>standing [2]</b> 105/6 124/22</p> <p><b>standpoint [3]</b> 69/16 105/10 138/15</p> <p><b>stands [1]</b> 125/13</p> <p><b>start [15]</b> 21/7 21/8 21/13 21/13 29/15 30/6 40/12 55/25 65/11 69/3 78/7 87/23 95/12 113/16 169/25</p> <p><b>started [5]</b> 20/18 29/7 100/8 101/2 128/11</p> <p><b>starting [1]</b> 29/25</p>
--	---	---	---	---

<p><b>S</b></p> <p><b>starts [1]</b> 166/20</p> <p><b>state [15]</b> 15/24 26/4 30/22 39/17 69/22 69/25 106/7 106/9 106/9 106/10 139/7 145/19 145/20 164/16 172/3</p> <p><b>stated [3]</b> 107/3 126/10 162/17</p> <p><b>statements [1]</b> 162/9</p> <p><b>station [17]</b> 73/25 76/16 76/18 79/4 79/12 79/18 80/16 80/19 81/2 81/9 81/10 81/15 81/21 81/23 82/1 82/1 82/13</p> <p><b>Status [2]</b> 2/12 93/18</p> <p><b>Statute [1]</b> 98/4</p> <p><b>Statutes [2]</b> 98/3 106/11</p> <p><b>stay [9]</b> 45/9 53/14 53/18 53/19 57/22 57/22 105/8 110/17 134/8</p> <p><b>stayed [1]</b> 99/21</p> <p><b>stays [1]</b> 93/8</p> <p><b>steady [1]</b> 54/15</p> <p><b>stenographic [1]</b> 172/9</p> <p><b>stenographically [1]</b> 172/7</p> <p><b>step [2]</b> 75/17 118/11</p> <p><b>stepping [1]</b> 159/18</p> <p><b>steps [4]</b> 25/2 25/2 61/20 64/13</p> <p><b>still [28]</b> 34/22 35/2 35/5 35/6 42/3 44/24 48/25 49/2 60/23 61/5 69/24 74/1 74/6 75/8 92/12 92/15 94/6 94/8 99/8 102/15 104/11 114/23 116/4 117/7 121/3 125/3 128/6 157/15</p> <p><b>stop [2]</b> 104/21 170/23</p> <p><b>storage [2]</b> 43/3 43/5</p> <p><b>store [1]</b> 80/2</p> <p><b>storing [1]</b> 135/2</p> <p><b>story [2]</b> 88/16 111/20</p> <p><b>straddles [1]</b> 93/11</p> <p><b>straightforward [1]</b> 164/23</p> <p><b>strategic [45]</b> 2/10 9/22 12/9 12/11 14/4 14/12 14/17 15/2 15/8 15/13 15/25 16/1 16/4 16/6 16/7 16/9 17/15 17/17 17/20 18/6 18/9 18/12 18/16 18/21 18/24 19/13 19/20 19/23 20/6 20/8 20/11 21/15 21/17 21/20 22/12 22/20 23/1 23/24 24/25 25/6 27/9 28/6 28/13 31/10 39/12</p> <p><b>Strategic/Business [1]</b></p>	<p>2/10</p> <p><b>strategies [1]</b> 67/7</p> <p><b>stream [1]</b> 51/13</p> <p><b>street [5]</b> 1/15 1/23 46/19 76/20 137/19</p> <p><b>stress [1]</b> 24/13</p> <p><b>strictly [1]</b> 41/3</p> <p><b>stronger [1]</b> 140/10</p> <p><b>structure [4]</b> 38/15 51/11 51/20 140/11</p> <p><b>students [1]</b> 159/7</p> <p><b>study [2]</b> 47/17 107/25</p> <p><b>stuff [2]</b> 74/24 158/19</p> <p><b>subject [2]</b> 170/10 170/10</p> <p><b>subjecting [1]</b> 97/25</p> <p><b>submit [1]</b> 121/11</p> <p><b>subsequent [1]</b> 123/13</p> <p><b>subsequently [1]</b> 97/3</p> <p><b>subset [1]</b> 21/17</p> <p><b>subsidy [2]</b> 51/2 51/10</p> <p><b>substandard [1]</b> 98/18</p> <p><b>successful [1]</b> 21/5</p> <p><b>succinct [1]</b> 146/19</p> <p><b>such [5]</b> 23/2 104/16 137/9 138/18 162/4</p> <p><b>sue [1]</b> 106/2</p> <p><b>sufficient [3]</b> 36/2 129/14 129/16</p> <p><b>suggesting [1]</b> 57/6</p> <p><b>suitable [1]</b> 155/7</p> <p><b>Suite [1]</b> 1/23</p> <p><b>summarize [2]</b> 24/10 28/10</p> <p><b>summary [1]</b> 131/19</p> <p><b>summer [2]</b> 48/22 70/23</p> <p><b>support [9]</b> 14/3 34/2 39/11 46/11 72/1 124/9 127/13 130/2 140/18</p> <p><b>supported [1]</b> 40/22</p> <p><b>supporting [2]</b> 31/9 160/17</p> <p><b>suppose [1]</b> 121/3</p> <p><b>supposed [1]</b> 122/13</p> <p><b>sure [30]</b> 3/4 17/25 22/3 24/15 26/2 26/7 27/24 31/7 42/9 43/18 48/7 70/5 86/18 87/10 89/17 116/3 120/20 128/3 128/9 137/11 137/15 138/4 139/16 141/21 142/14 143/15 146/15 154/17 156/3 167/21</p> <p><b>surprised [1]</b> 145/25</p> <p><b>surrounding [1]</b> 148/25</p> <p><b>survey [1]</b> 54/2</p> <p><b>surveys [1]</b> 26/22</p> <p><b>sustainability [1]</b> 17/22</p> <p><b>SUZANNE [6]</b> 1/10 3/2 111/2 151/3 162/13 162/17</p>	<p><b>sweet [2]</b> 120/4 135/24</p> <p><b>system [3]</b> 84/4 84/5 114/19</p> <p><b>systems [1]</b> 140/18</p> <p><b>T</b></p> <p><b>T-Hangar [39]</b> 2/10 31/22 31/23 31/25 32/21 33/3 33/23 34/14 34/16 35/20 36/13 37/5 37/16 38/6 39/9 40/4 40/20 42/15 42/18 51/2 54/2 54/9 56/14 56/23 58/8 62/3 64/17 67/4 69/3 69/4 75/25 76/2 119/20 119/21 120/3 120/4 135/2 135/23 139/19</p> <p><b>T-hangars [26]</b> 32/4 32/10 32/20 33/18 34/19 34/24 35/23 36/25 46/22 47/18 51/7 51/9 51/19 53/2 54/4 54/22 54/23 55/18 56/18 58/13 63/8 67/8 68/9 91/21 109/1 112/11</p> <p><b>table [8]</b> 37/23 62/14 84/10 84/20 84/21 119/10 146/7 170/15</p> <p><b>tabled [2]</b> 90/18 90/22</p> <p><b>tabling [1]</b> 91/2</p> <p><b>tactic [1]</b> 77/13</p> <p><b>take [17]</b> 21/22 22/15 52/21 56/16 56/19 64/21 92/5 93/12 117/20 118/1 118/12 138/11 139/1 144/9 145/6 155/24 169/18</p> <p><b>taken [5]</b> 43/7 61/12 122/10 129/6 145/16</p> <p><b>takes [5]</b> 64/24 139/6 140/20 144/24 159/16</p> <p><b>taking [4]</b> 35/17 114/19 118/15 121/24</p> <p><b>talk [19]</b> 5/18 5/22 5/24 7/4 7/4 7/6 8/5 11/22 21/2 21/21 26/10 28/12 29/23 29/25 47/10 90/24 97/10 123/23 147/18</p> <p><b>talked [5]</b> 14/14 26/3 62/25 63/1 106/4</p> <p><b>talking [27]</b> 13/13 29/14 29/15 46/2 47/5 47/16 51/16 51/16 71/10 90/7 90/20 95/20 98/24 109/25 111/8 115/20 118/3 119/2 119/21 120/6 134/23 140/5 145/18 150/23 156/11 167/2 169/5</p> <p><b>talks [1]</b> 130/18</p> <p><b>target [2]</b> 60/5 68/17</p> <p><b>tarmac [1]</b> 117/1</p>	<p><b>Tarver [1]</b> 59/7</p> <p><b>task [5]</b> 22/22 22/23 23/8 24/1 28/24</p> <p><b>tasks [2]</b> 22/22 24/4</p> <p><b>tax [14]</b> 82/19 99/9 121/20 121/23 122/4 122/13 122/14 122/19 122/19 122/21 122/22 123/16 123/17 147/13</p> <p><b>taxable [1]</b> 123/17</p> <p><b>taxation [6]</b> 97/17 97/25 99/1 100/16 100/21 123/1</p> <p><b>taxes [4]</b> 98/2 99/4 121/22 122/15</p> <p><b>taxied [1]</b> 168/25</p> <p><b>taxiing [2]</b> 88/25 149/5</p> <p><b>taxilanes [1]</b> 55/19</p> <p><b>taxiway [8]</b> 9/1 34/3 45/6 45/23 46/1 71/25 147/4 168/25</p> <p><b>Taxiway B [1]</b> 9/1</p> <p><b>Taxiway Delta [2]</b> 34/3 45/6</p> <p><b>TBM [1]</b> 168/21</p> <p><b>team [5]</b> 21/20 21/20 24/24 27/9 27/19</p> <p><b>tear [1]</b> 138/11</p> <p><b>technical [3]</b> 108/19 108/21 109/10</p> <p><b>technically [2]</b> 158/14 159/15</p> <p><b>technology [1]</b> 155/18</p> <p><b>teed [1]</b> 124/1</p> <p><b>tees [1]</b> 131/9</p> <p><b>telephones [1]</b> 11/6</p> <p><b>tell [12]</b> 68/25 69/3 72/10 88/4 94/21 98/6 99/9 100/6 100/25 142/16 163/24 163/25</p> <p><b>telling [1]</b> 84/18</p> <p><b>tells [2]</b> 10/23 44/2</p> <p><b>ten [10]</b> 33/20 41/23 44/16 44/24 94/23 115/24 119/22 137/19 147/15 161/12</p> <p><b>ten-foot [1]</b> 147/15</p> <p><b>ten-year [1]</b> 94/23</p> <p><b>tenancy [3]</b> 128/1 128/5 138/25</p> <p><b>tenant [27]</b> 103/3 105/2 105/4 106/15 117/24 118/5 119/4 121/9 125/3 125/3 125/4 125/17 130/7 134/7 135/25 138/20 139/13 140/9 140/14 141/15 143/25 145/16 145/20 161/17 161/19 162/24 163/19</p> <p><b>tenant's [1]</b> 100/23</p> <p><b>tenant-slanted [1]</b> 103/3</p> <p><b>tenant/landlord [1]</b> 145/16</p>	<p><b>tenants [18]</b> 23/2 97/15 97/23 103/13 105/6 105/24 121/15 121/23 134/18 134/22 136/19 137/8 139/11 143/20 144/16 144/17 150/5 151/6</p> <p><b>term [12]</b> 20/2 22/14 24/19 50/11 57/17 86/1 97/1 99/23 113/20 138/7 138/25 143/16</p> <p><b>terminal [2]</b> 8/22 8/22</p> <p><b>terminate [7]</b> 99/23 104/15 105/2 105/3 127/25 129/22 138/22</p> <p><b>terminated [3]</b> 99/19 105/15 138/17</p> <p><b>terminating [1]</b> 104/18</p> <p><b>termination [14]</b> 93/25 104/22 121/2 127/23 137/4 137/9 139/15 141/12 141/15 141/24 143/22 144/4 152/25 164/17</p> <p><b>terms [15]</b> 16/14 41/2 50/9 55/21 62/15 66/3 66/11 73/14 82/19 88/21 101/13 109/12 140/10 149/4 149/22</p> <p><b>terrible [1]</b> 162/21</p> <p><b>tests [1]</b> 23/21</p> <p><b>text [1]</b> 126/2</p> <p><b>than [36]</b> 37/2 43/10 45/18 46/5 55/4 55/23 56/17 57/11 57/14 59/21 61/1 62/14 69/23 74/22 78/25 82/2 82/7 85/23 93/12 111/17 112/14 115/5 126/17 128/10 129/4 135/15 136/12 138/25 139/6 144/11 152/25 153/2 159/15 162/25 162/25 168/22</p> <p><b>thank [38]</b> 7/18 8/9 12/15 13/20 14/8 14/24 17/13 22/16 22/16 25/20 30/16 31/16 31/17 31/18 36/18 49/17 61/21 63/10 63/17 73/1 83/17 91/5 142/19 146/19 157/23 160/19 160/20 161/1 161/19 161/20 165/4 165/5 165/24 166/15 167/10 168/3 169/15 171/10</p> <p><b>thanks [1]</b> 120/12</p> <p><b>that [762]</b></p> <p><b>that's [154]</b> 4/15 4/19 5/14 7/13 7/25 8/11 13/4 13/24 13/25 16/15 20/23 21/18 22/24 24/3 27/1 28/12 28/20 30/6 33/25 34/12 36/9 36/19</p>
---	---	---	---	---

<p><b>T</b>  <b>that's...</b> [132] 37/7 37/7  40/17 40/24 40/25 41/3  41/10 45/19 45/22 49/7  49/15 50/12 51/17  51/22 51/24 52/11 54/7  55/13 56/4 56/4 56/19  57/6 57/24 59/17 59/19  59/20 59/20 60/11  60/14 62/17 62/19  64/10 66/15 68/3 68/18  69/1 69/2 71/7 71/7  72/14 72/19 74/1 76/3  76/5 76/5 77/10 77/12  77/23 79/2 81/17 82/14  83/3 83/17 84/12 85/13  85/23 86/3 86/15 86/19  87/15 87/19 89/19 94/2  94/10 94/25 96/21 97/1  97/6 100/5 102/10  108/5 113/4 114/15  114/15 116/9 116/10  116/14 116/15 119/12  120/13 121/2 122/25  123/25 125/6 125/20  129/11 130/15 131/7  131/9 131/17 133/16  134/6 134/19 134/20  136/10 139/16 140/6  141/13 143/4 143/10  145/18 149/11 149/20  151/25 152/5 152/8  152/12 152/14 153/15  154/4 154/10 154/10  155/13 155/17 155/24  156/13 156/15 156/16  156/19 157/4 159/13  161/19 162/5 162/7  162/21 163/18 163/19  164/24 166/12 166/12  167/8 170/1  <b>their</b> [24] 11/6 15/16  15/17 20/7 20/15 20/15  20/22 21/5 22/10 43/12  53/11 54/10 73/22  82/16 96/19 98/6 101/2  108/14 125/12 134/10  137/10 145/23 151/12  169/7  <b>them</b> [60] 4/23 7/4 7/4  7/6 9/6 9/7 9/9 15/22  32/5 34/21 37/18 45/22  47/21 50/16 53/20  59/21 69/12 69/14 70/4  70/6 70/7 87/7 89/12  94/17 94/23 94/24  97/25 99/22 100/15  102/25 103/8 105/5  105/13 110/13 111/25  114/21 120/23 122/4  125/2 127/25 128/22  128/23 135/25 138/10  138/21 139/6 139/14  139/22 140/15 145/5  145/5 145/10 146/7</p>	<p>156/8 156/23 159/16  160/11 160/12 164/21  169/6  <b>then</b> [76] 6/19 7/1 7/5  9/8 19/9 20/22 23/19  23/23 24/10 24/20 25/2  25/3 25/5 27/3 28/1  29/18 29/19 40/14 44/4  44/14 44/23 53/23 55/9  59/17 62/17 66/17  70/18 71/3 77/5 78/12  82/7 86/5 86/10 86/25  87/9 90/23 91/20 91/24  92/16 96/1 96/16 97/2  98/9 98/13 100/2  100/17 100/19 101/11  101/14 102/12 102/16  102/20 103/11 108/8  117/5 118/5 121/19  123/13 125/6 125/12  126/20 127/17 130/21  133/15 134/9 138/14  140/9 140/20 145/11  145/11 150/12 150/21  150/21 164/2 164/5  165/19  <b>there</b> [166] 3/21 4/6 5/1  7/21 9/15 9/17 11/1  11/4 11/23 12/7 15/5  16/18 21/15 26/22  28/24 32/3 32/7 32/17  32/17 32/25 33/9 34/12  34/22 34/22 35/3 35/12  35/13 36/6 36/6 36/7  36/20 37/1 37/17 37/25  38/1 41/17 42/1 43/2  44/11 44/15 44/15  44/17 44/20 44/25 45/9  47/4 48/9 52/15 56/22  57/7 58/17 59/4 65/22  65/25 66/5 66/8 66/10  66/12 68/12 70/12  71/14 71/24 72/1 72/2  75/6 79/11 79/13 80/3  85/8 85/9 86/11 87/9  91/8 92/3 92/15 92/16  93/24 95/17 96/10  97/23 98/15 98/24  103/14 103/25 104/10  105/16 106/18 107/3  107/23 107/24 107/25  108/14 109/13 110/4  110/18 110/19 110/23  111/17 111/25 112/8  113/4 113/5 114/22  115/4 115/25 116/13  117/9 118/23 119/12  120/1 120/10 121/3  121/8 130/1 130/2  130/5 130/6 131/22  132/12 134/17 136/6  136/7 136/24 138/21  139/23 141/19 142/3  142/7 143/12 145/2  147/5 147/6 147/8</p>	<p>147/17 148/3 149/9  149/21 151/2 154/12  154/13 154/14 154/18  154/19 154/20 154/23  155/1 156/14 156/22  158/14 158/25 160/7  160/9 161/10 161/23  162/8 162/9 162/14  163/10 168/9 168/19  168/20 168/20 168/21  169/1 169/2 169/10  <b>there's</b> [63] 6/12 16/19  18/19 26/5 32/2 33/9  35/2 36/21 44/17 44/21  46/24 50/7 52/8 52/9  54/24 59/23 66/1 66/25  67/1 67/2 67/5 68/7  68/12 71/24 71/25  71/25 72/1 72/2 75/13  86/13 86/18 88/21  88/23 92/13 94/1 99/16  104/1 104/20 106/16  107/9 107/14 119/6  119/10 122/14 123/21  127/22 128/25 131/24  133/1 135/1 136/1  136/8 136/24 147/7  147/10 147/10 151/20  159/20 165/2 168/19  168/20 168/21 168/24  <b>these</b> [45] 19/10 21/21  22/5 38/23 42/19 49/21  50/15 52/13 54/4 54/19  55/8 74/17 77/8 84/7  93/4 93/9 97/9 97/20  98/7 98/8 101/17  102/14 102/21 103/7  103/17 105/6 105/24  107/17 115/21 116/14  120/14 120/22 122/3  124/16 130/13 131/6  142/11 149/1 149/25  155/11 157/2 157/2  164/16 169/4 169/20  <b>they</b> [130] 3/14 3/15  9/3 10/7 10/16 10/16  10/18 10/19 15/16  15/23 17/21 22/14  26/15 26/15 28/1 38/6  42/17 43/11 54/10  54/11 54/12 54/13  60/11 60/15 63/21  64/20 69/7 73/23 75/2  75/5 76/14 82/9 82/11  83/1 84/7 86/16 87/7  88/13 88/22 89/11  90/24 93/5 94/21 96/15  97/14 97/21 98/8 98/25  99/2 99/21 99/23  100/10 100/10 101/9  102/19 102/24 103/6  103/19 103/21 103/22  105/7 105/8 105/13  105/25 106/1 106/1  106/6 106/23 107/1</p>	<p>107/9 107/12 110/11  117/12 117/16 117/16  117/17 120/22 122/19  125/2 125/2 125/4  125/21 125/22 126/18  127/21 128/4 128/12  128/13 128/22 133/18  133/19 134/8 134/9  134/9 134/10 135/11  135/12 137/9 140/10  140/25 141/9 141/9  141/23 142/16 143/21  143/22 143/23 145/6  147/6 147/11 148/7  148/19 148/20 149/4  150/7 151/24 152/12  153/6 154/24 154/25  155/2 159/12 159/19  159/20 159/20 159/21  164/22 169/24 170/17  170/18  <b>they'll</b> [2] 153/8 153/9  <b>they're</b> [39] 10/24 46/8  46/8 54/11 65/1 74/4  74/13 74/22 84/17 94/3  96/20 97/25 98/20  103/7 106/19 111/15  129/16 129/25 130/14  131/6 132/15 136/4  140/15 141/1 141/4  142/18 147/5 147/13  149/6 151/6 151/8  151/8 153/5 154/16  158/14 160/7 160/9  160/13 170/18  <b>they've</b> [9] 72/11 74/3  74/3 106/17 125/11  133/17 135/11 158/10  158/17  <b>thin</b> [1] 168/25  <b>thing</b> [36] 5/14 26/22  38/18 41/15 42/11  47/14 47/24 51/18 59/1  61/7 77/7 83/3 102/2  103/9 106/21 114/7  115/23 117/14 117/23  121/12 122/11 122/25  123/3 125/1 127/21  138/18 139/17 143/6  143/11 144/6 147/21  150/22 155/14 167/8  167/13 169/10  <b>things</b> [50] 4/25 5/2  9/14 26/21 48/1 50/10  51/15 55/8 55/20 58/3  72/5 74/25 86/4 91/17  96/5 98/8 98/8 102/9  102/14 103/5 103/7  103/9 103/19 103/20  104/7 104/16 104/18  105/13 107/2 117/11  124/11 125/21 127/17  128/12 128/20 131/2  131/6 135/5 137/6  138/3 138/8 141/7</p>	<p>144/20 149/25 151/6  159/5 162/22 164/10  167/7 168/17  <b>think</b> [116] 5/13 6/14  6/23 6/23 7/6 12/12  12/16 12/21 13/4 13/7  14/10 14/15 15/7 26/13  28/24 29/9 31/11 36/3  36/3 37/22 47/22 48/8  50/14 50/25 51/17 53/1  54/14 55/9 55/21 57/25  60/8 63/9 63/23 65/11  66/25 69/1 76/17 80/13  82/22 82/24 84/9 84/20  84/22 85/19 85/24 86/3  86/14 86/15 87/2 87/17  87/22 89/7 89/8 90/18  90/22 91/14 94/25 96/7  101/3 104/23 104/24  109/23 110/16 110/19  113/21 115/24 115/25  124/1 124/7 124/13  124/20 126/24 126/25  127/20 128/20 128/25  129/8 129/13 129/18  129/21 131/9 135/9  135/23 136/13 136/23  138/19 138/23 139/18  141/13 141/14 143/16  143/17 144/4 146/10  149/3 149/6 149/14  149/15 149/18 149/20  152/14 152/15 152/17  152/24 154/5 155/13  155/14 155/15 155/25  157/1 160/5 160/16  162/2 162/3 164/24  169/13  <b>thinking</b> [1] 140/13  <b>third</b> [1] 66/4  <b>this</b> [284]  <b>thoroughly</b> [1] 146/20  <b>those</b> [86] 9/8 10/11  10/13 10/25 15/6 15/18  17/9 17/12 17/17 19/20  19/21 20/3 22/2 22/5  23/10 27/6 27/8 27/10  27/17 30/1 31/1 31/6  31/13 32/10 35/4 35/5  35/7 35/17 35/17 36/1  37/11 37/13 38/19 43/4  43/9 43/14 45/13 45/18  47/19 50/18 51/7 51/15  54/15 55/15 55/20 56/1  58/10 58/15 59/5 60/13  64/2 70/1 70/19 72/12  75/7 75/9 91/7 96/5  103/19 104/7 105/25  107/22 108/21 109/15  112/3 112/5 114/17  115/13 124/8 126/21  128/20 128/24 130/22  130/22 130/24 131/2  131/3 132/25 141/7  146/6 149/3 151/5</p>
--	---	--	--	---

<p><b>T</b>  <b>those...</b> [4] 151/5  152/17 154/16 159/25  <b>though</b> [9] 99/8 107/17  118/11 119/18 122/11  133/5 142/3 142/24  148/2  <b>thought</b> [9] 76/12  76/14 84/3 104/23  104/25 105/18 113/8  131/20 132/6  <b>thoughts</b> [1] 18/25  <b>thousand</b> [2] 42/17  70/9  <b>threaded</b> [1] 168/15  <b>three</b> [16] 19/8 23/12  29/23 30/6 35/5 61/25  98/24 109/8 113/22  121/6 154/23 157/21  165/3 167/25 169/6  169/8  <b>through</b> [35] 13/16  16/20 17/12 21/6 23/15  32/5 32/8 35/13 43/8  56/8 61/18 64/16 64/19  66/21 73/9 95/5 96/7  101/7 101/17 101/18  102/19 104/4 106/17  107/21 117/3 119/5  119/15 119/16 143/2  144/25 147/3 157/15  158/16 161/10 165/12  <b>throughout</b> [3] 23/3  24/9 24/23  <b>throwing</b> [2] 73/11  77/8  <b>thrust</b> [1] 110/24  <b>Thursday</b> [1] 10/7  <b>TI</b> [1] 141/20  <b>tie</b> [3] 102/10 102/11  108/25  <b>tie-down</b> [1] 108/25  <b>tie-downs</b> [2] 102/10  102/11  <b>tied</b> [1] 82/18  <b>tightest</b> [2] 147/4  147/17  <b>till</b> [3] 6/19 41/20 49/1  <b>time</b> [62] 7/21 15/15  19/11 21/19 27/2 30/7  36/5 36/15 37/21 38/3  41/1 50/15 54/16 57/2  58/1 62/6 63/4 69/3  73/23 76/1 78/19 78/19  79/1 84/11 86/7 87/10  101/18 108/7 109/24  110/25 111/3 111/7  111/12 113/12 114/5  114/10 114/13 114/17  115/7 116/6 123/8  123/9 125/11 129/7  132/6 135/18 138/7  139/4 139/4 144/24  145/1 146/13 146/23  153/15 155/12 161/9</p>	<p>161/9 161/16 162/17  164/7 169/12 169/18  <b>timeline</b> [1] 82/17  <b>timeliness</b> [1] 75/8  <b>times</b> [7] 31/8 59/7  104/9 113/17 128/19  144/20 162/10  <b>timing</b> [5] 13/9 62/15  67/23 129/5 129/6  <b>tip</b> [2] 33/7 33/8  <b>TMB</b> [4] 154/18 154/20  154/24 155/1  <b>today</b> [25] 5/18 11/13  12/7 15/1 22/18 23/7  23/13 26/14 34/12  50/12 55/4 55/12 58/2  65/5 82/23 85/4 87/6  108/6 111/13 111/18  112/15 113/4 114/23  136/20 163/25  <b>today's</b> [1] 72/20  <b>together</b> [7] 17/11 24/2  64/14 67/23 67/25 68/2  131/24  <b>told</b> [4] 9/2 9/7 110/13  152/16  <b>tomorrow</b> [1] 23/14  <b>too</b> [11] 10/25 70/16  91/15 110/3 136/10  142/25 143/12 145/1  152/3 166/1 168/25  <b>took</b> [7] 44/22 77/12  102/16 103/1 129/9  145/11 168/7  <b>tool</b> [4] 15/16 16/11  16/15 148/16  <b>toolbox</b> [1] 15/17  <b>top</b> [8] 12/17 53/13  118/17 119/11 123/11  136/10 142/15 159/23  <b>topic</b> [2] 171/1 171/3  <b>Topp</b> [2] 11/18 157/15  <b>tore</b> [1] 44/13  <b>total</b> [11] 26/8 45/11  45/14 45/15 49/24 50/5  52/5 52/9 53/4 53/19  71/6  <b>totally</b> [1] 152/11  <b>touch</b> [1] 121/19  <b>touched</b> [2] 124/3  161/11  <b>tow</b> [1] 169/24  <b>toward</b> [2] 54/15 76/20  <b>towards</b> [1] 116/21  <b>towers</b> [2] 85/22 87/6  <b>tower's</b> [1] 77/10  <b>TPO</b> [4] 165/13 165/18  165/18 165/25  <b>track</b> [1] 167/5  <b>traffic</b> [1] 148/17  <b>tragic</b> [1] 84/1  <b>train</b> [1] 160/6  <b>trained</b> [2] 149/24  158/20  <b>trainers</b> [2] 154/15</p>	<p>158/22  <b>training</b> [12] 74/24  126/13 127/8 131/1  158/15 158/21 158/24  159/11 159/17 159/20  159/22 160/12  <b>trainings</b> [1] 159/9  <b>transcript</b> [1] 172/8  <b>transfer</b> [1] 47/25  <b>transition</b> [1] 159/13  <b>transmitter</b> [2] 33/12  42/1  <b>transpired</b> [1] 117/21  <b>Transportation</b> [1]  15/20  <b>TRB</b> [2] 15/20 19/13  <b>treated</b> [2] 101/10  121/17  <b>trees</b> [2] 36/12 49/9  <b>tremendous</b> [1] 110/24  <b>trenches</b> [1] 150/1  <b>tried</b> [3] 37/15 103/20  103/21  <b>tries</b> [1] 164/18  <b>triggered</b> [1] 118/3  <b>triggers</b> [1] 18/15  <b>true</b> [5] 107/12 110/19  126/17 163/3 172/8  <b>try</b> [6] 16/20 17/10 19/1  19/4 73/13 129/9  <b>trying</b> [11] 48/11 48/12  57/24 73/12 85/4 100/4  103/12 110/12 121/13  121/13 168/24  <b>TSA</b> [1] 88/2  <b>turbojet</b> [1] 112/4  <b>turboprop</b> [1] 169/22  <b>turboprops</b> [1] 168/20  <b>turn</b> [2] 11/6 105/12  <b>tweaked</b> [1] 109/9  <b>two</b> [51] 8/7 8/23 17/17  20/4 22/13 27/20 27/20  32/19 32/19 32/19 35/5  35/18 45/18 46/9 49/5  49/12 53/20 55/8 55/9  55/17 58/13 73/22 80/5  83/24 91/19 92/8 93/22  97/15 99/5 102/9  102/11 104/19 111/20  115/13 115/21 120/22  122/3 124/4 124/11  125/21 127/4 127/5  127/17 137/6 143/18  144/22 152/10 152/17  156/13 161/13 169/8  <b>two-story</b> [1] 111/20  <b>type</b> [13] 27/14 31/2  31/3 99/3 108/23  110/12 126/6 138/12  147/20 147/24 148/2  149/12 159/14  <b>types</b> [1] 154/11  <b>typical</b> [3] 42/18 74/9  136/13  <b>typically</b> [14] 19/16</p>	<p>22/13 27/18 31/4 31/4  55/5 64/19 71/9 82/6  105/13 122/20 131/24  137/10 140/12  <b>U</b>  <b>U.S</b> [2] 113/25 123/17  <b>U.S.</b> [1] 68/15  <b>U.S. 1</b> [1] 68/15  <b>Uh</b> [19] 4/18 39/5 42/2  42/5 42/20 42/23 44/7  44/19 49/17 51/4 60/24  61/10 65/3 66/6 76/11  80/23 85/16 88/20  150/17  <b>Uh-huh</b> [19] 4/18 39/5  42/2 42/5 42/20 42/23  44/7 44/19 49/17 51/4  60/24 61/10 65/3 66/6  76/11 80/23 85/16  88/20 150/17  <b>ultimate</b> [3] 45/6 51/6  86/4  <b>ultimately</b> [8] 38/16  38/22 56/5 86/10 90/6  93/23 106/8 118/24  <b>un</b> [1] 93/7  <b>unauthorized</b> [1]  139/20  <b>under</b> [11] 12/25 15/20  27/23 30/1 74/13 74/20  87/24 98/18 132/18  141/11 142/18  <b>underlying</b> [1] 99/21  <b>underneath</b> [1] 99/2  <b>understand</b> [23] 12/4  16/16 16/22 21/11 26/5  27/25 28/18 47/25  55/11 57/13 58/3 73/13  81/18 85/15 93/22  128/7 132/1 132/9  137/3 145/1 153/14  159/17 165/4  <b>understanding</b> [5]  17/8 20/19 21/4 27/21  126/19  <b>understands</b> [1]  122/24  <b>understood</b> [5] 31/15  80/25 100/13 117/21  120/21  <b>underway</b> [1] 10/3  <b>underwhelming</b> [1]  62/9  <b>unexpired</b> [1] 132/21  <b>unfair</b> [2] 99/6 106/19  <b>unfairness</b> [1] 121/11  <b>unfortunately</b> [2] 4/17  166/5  <b>unique</b> [1] 23/11  <b>unit</b> [18] 55/14 55/15  55/22 56/3 56/9 58/9  66/14 71/11 71/19  71/23 72/3 72/19 96/14  96/14 96/14 96/16 97/1</p>	<p>97/8  <b>Unit A</b> [2] 96/16 97/8  <b>Unit B</b> [2] 96/14 97/1  <b>Unit C</b> [2] 96/14 96/14  <b>units</b> [26] 36/8 42/22  43/8 45/12 45/13 45/16  45/20 47/6 52/3 53/3  53/9 54/9 55/12 55/14  56/5 56/20 57/8 58/11  58/14 64/22 65/7 65/8  68/21 68/24 71/6 71/11  <b>unless</b> [3] 34/10 57/10  139/24  <b>unlikely</b> [1] 33/5  <b>unsubstantiated</b> [1]  107/14  <b>until</b> [10] 33/20 37/12  41/1 41/7 41/9 80/13  90/18 90/23 113/16  151/24  <b>unusual</b> [2] 131/21  134/21  <b>up</b> [93] 5/4 5/5 6/5 7/22  8/5 9/7 9/17 9/23 10/2  10/24 10/25 15/15  18/19 19/14 20/17  28/17 29/5 31/25 33/2  36/1 36/6 36/14 36/17  37/4 38/10 38/12 38/17  45/20 46/22 49/15  50/19 50/24 53/11  55/15 56/2 56/25 57/5  58/8 58/15 58/17 60/13  64/9 66/2 66/12 72/3  72/4 75/17 76/20 77/6  78/12 83/1 83/7 89/13  90/7 94/16 95/11 99/7  106/24 108/23 110/4  110/4 110/20 115/15  119/10 124/1 125/13  126/23 128/9 131/9  135/5 144/7 145/6  148/13 149/21 151/19  152/2 156/6 156/10  158/20 159/18 161/13  161/14 165/3 165/15  165/17 165/19 165/20  165/24 166/1 166/4  167/20 168/16 169/8  <b>update</b> [13] 2/10 2/10  7/1 9/23 10/10 12/11  20/8 20/15 23/10 31/22  31/23 93/20 108/10  <b>updated</b> [4] 102/17  102/18 119/23 122/22  <b>updates</b> [3] 2/8 11/9  11/11  <b>upon</b> [1] 91/1  <b>upward</b> [1] 32/23  <b>urgent</b> [1] 131/25  <b>us</b> [36] 3/3 5/25 12/18  14/9 14/11 15/7 26/24  29/8 31/19 52/23 57/9  66/2 66/16 68/8 70/16  73/13 75/8 78/11 78/13</p>
--	--	---	---	---

<p><b>U</b></p> <p><b>us...</b> [17] 79/5 84/18 88/4 88/5 90/25 98/13 100/9 109/17 111/18 128/2 152/16 153/6 156/22 158/17 159/8 160/5 160/6</p> <p><b>use</b> [20] 44/8 51/25 53/10 75/25 80/11 96/20 97/5 97/8 101/5 109/1 109/16 115/11 117/12 117/13 117/15 117/16 129/2 141/1 148/7 170/11</p> <p><b>used</b> [9] 32/25 42/7 43/5 58/7 79/23 79/24 80/1 121/15 170/17</p> <p><b>user</b> [5] 128/21 128/25 129/1 167/6 170/23</p> <p><b>users</b> [5] 16/24 96/1 98/24 116/24 138/19</p> <p><b>uses</b> [4] 97/5 130/11 130/11 130/14</p> <p><b>using</b> [7] 39/10 55/13 57/6 110/11 119/4 136/19 143/10</p> <p><b>usual</b> [1] 54/5</p> <p><b>usually</b> [10] 15/23 17/22 26/19 27/1 31/13 60/10 64/20 83/7 136/4 160/7</p> <p><b>utilities</b> [2] 103/20 103/21</p> <p><b>utilizing</b> [1] 39/10</p>	<p>154/3 154/6 154/25 158/13 158/14 159/6 160/15 160/20 161/20 162/15 165/5 167/2 167/4 167/10 169/15 170/10</p> <p><b>vested</b> [1] 24/16</p> <p><b>vetted</b> [1] 123/5</p> <p><b>video</b> [2] 143/3 144/7</p> <p><b>view</b> [3] 21/5 85/21 118/10</p> <p><b>viewed</b> [1] 138/19</p> <p><b>viewpoint</b> [1] 115/10</p> <p><b>views</b> [1] 99/15</p> <p><b>Vilano</b> [1] 111/5</p> <p><b>Vilano Beach</b> [1] 111/5</p> <p><b>violate</b> [1] 105/15</p> <p><b>violated</b> [1] 11/5</p> <p><b>vision</b> [5] 20/2 23/8 24/18 29/14 153/24</p> <p><b>visit</b> [1] 51/18</p> <p><b>visiting</b> [1] 31/19</p> <p><b>Volato</b> [3] 122/7 127/6 168/5</p> <p><b>vote</b> [1] 84/24</p> <p><b>VP</b> [2] 168/4 169/10</p>	<p><b>wants</b> [6] 86/15 86/16 101/9 105/4 138/20 149/13</p> <p><b>War</b> [2] 154/15 166/22</p> <p><b>was</b> [164] 4/3 4/14 5/7 5/12 5/18 6/6 9/8 12/21 14/11 16/1 19/13 25/23 26/3 26/8 28/19 32/25 35/11 36/4 36/7 42/4 44/22 45/9 46/4 46/21 47/3 49/12 52/22 72/11 72/14 76/24 77/17 80/21 83/13 83/14 83/17 84/1 84/2 84/10 84/22 85/19 86/8 86/9 86/10 87/20 88/24 88/24 89/13 90/8 90/25 91/20 91/20 95/17 96/25 97/2 97/3 97/21 98/15 98/21 98/24 99/8 99/9 99/13 100/5 100/8 100/20 100/21 103/5 104/3 104/16 104/24 105/17 106/7 106/8 107/3 107/3 107/13 107/18 107/21 107/24 108/1 108/2 108/6 108/10 108/10 108/15 108/22 109/23 110/2 111/6 112/8 112/9 112/18 112/20 113/2 113/5 113/6 113/7 113/11 113/13 114/2 114/4 114/9 114/18 114/22 115/25 116/4 116/6 117/7 117/10 117/11 117/23 118/12 122/7 122/8 122/8 122/12 122/18 123/4 123/5 123/7 123/9 124/13 126/23 126/24 127/18 129/2 130/3 140/1 140/19 141/18 141/19 141/19 141/25 142/1 142/2 142/3 142/4 142/9 142/23 142/25 143/7 143/8 143/9 144/10 145/2 146/10 146/17 148/4 154/18 154/20 154/21 155/10 155/12 158/3 159/1 161/8 162/8 162/22 163/9 168/14 168/14 169/10 170/11 172/7</p> <p><b>wasn't</b> [8] 46/22 77/2 86/7 110/13 125/1 141/18 144/21 161/22</p> <p><b>watched</b> [1] 34/2</p> <p><b>water</b> [2] 71/25 141/3</p> <p><b>way</b> [33] 1/4 9/19 16/11 26/25 31/5 33/16 36/10 36/12 53/7 57/21 61/13 69/7 74/21 84/3 86/19 98/21 102/10</p>	<p>102/18 103/4 110/4 119/17 120/25 125/10 129/24 130/1 132/23 133/19 133/23 134/9 139/17 145/1 152/25 164/10</p> <p><b>ways</b> [1] 26/11</p> <p><b>we</b> [403]</p> <p><b>we'd</b> [9] 9/4 14/8 37/22 50/2 50/4 50/4 56/14 75/2 115/17</p> <p><b>we'll</b> [47] 6/19 7/19 10/10 10/12 15/5 15/6 15/18 17/5 17/11 21/1 21/2 21/7 21/13 21/19 22/3 22/5 23/4 23/10 23/16 23/17 23/19 23/23 23/24 24/2 24/10 25/3 27/18 28/2 28/8 28/9 28/9 29/1 29/17 29/18 29/19 31/6 31/11 31/14 31/14 58/5 63/25 89/12 92/5 94/12 102/14 167/20 171/7</p> <p><b>we're</b> [94] 4/12 4/23 4/25 5/17 5/23 5/23 11/14 11/16 13/24 14/6 14/25 15/4 17/15 22/7 27/5 27/8 27/18 28/20 29/12 29/15 31/19 32/11 34/11 37/11 38/22 39/22 47/5 50/20 51/16 52/7 55/11 56/21 57/10 57/11 57/12 57/24 64/9 65/7 66/2 66/4 70/1 70/22 71/17 72/19 85/8 89/7 89/8 89/17 89/23 91/3 91/6 91/25 93/21 94/8 95/7 103/15 103/25 104/10 111/12 111/19 112/3 112/11 112/13 113/2 117/18 118/3 119/2 119/4 119/21 120/6 125/15 125/17 125/19 127/23 131/21 134/16 134/23 136/19 140/11 140/14 145/18 146/8 152/15 155/14 156/16 158/16 159/5 160/2 160/3 160/15 160/15 160/17 161/5 170/22</p> <p><b>we've</b> [38] 13/15 17/18 26/19 28/15 28/16 31/5 35/8 35/10 35/12 43/4 67/1 73/10 73/19 75/14 79/12 83/24 91/15 95/16 95/20 96/8 103/18 106/4 109/22 110/15 110/15 115/12 121/20 124/11 126/8 135/9 135/9 154/14 158/16 159/6 159/9 160/2 161/15 161/17</p> <p><b>website</b> [4] 10/17</p>	<p>114/23 118/13 119/6</p> <p><b>week</b> [8] 10/12 84/14 88/7 88/8 88/10 92/18 165/19 166/19</p> <p><b>weeks</b> [3] 10/9 54/10 165/16</p> <p><b>weigh</b> [2] 50/14 129/9</p> <p><b>weight</b> [1] 154/4</p> <p><b>welcome</b> [1] 31/17</p> <p><b>well</b> [69] 6/4 6/9 7/23 10/17 11/19 12/15 18/24 23/1 23/14 23/19 29/3 31/1 40/24 41/14 41/23 42/16 43/20 45/21 46/24 47/8 47/12 48/7 48/19 49/2 49/14 55/10 55/16 65/24 66/15 67/19 68/4 69/21 70/9 71/17 77/16 77/22 79/20 80/12 80/15 82/16 82/24 84/12 88/8 89/11 95/8 96/21 105/3 129/17 132/3 132/25 134/12 138/21 138/22 139/11 142/23 144/3 145/4 146/10 147/16 149/25 151/9 152/22 153/23 154/25 159/6 160/1 161/22 162/15 167/9</p> <p><b>went</b> [14] 5/4 5/5 36/6 48/25 54/1 54/10 54/12 100/17 101/22 102/5 106/6 119/14 147/3 166/24</p> <p><b>were</b> [44] 3/15 9/2 15/16 35/10 36/7 36/11 40/18 43/7 54/13 61/4 61/11 66/13 72/12 76/21 85/3 97/14 97/20 99/2 102/19 103/6 103/21 107/20 108/20 110/10 110/11 111/1 112/12 114/16 114/19 114/21 120/22 128/13 141/9 141/9 142/7 143/1 143/1 143/2 143/9 155/11 162/16 168/15 168/19 169/5</p> <p><b>weren't</b> [10] 49/10 49/11 99/1 128/12 128/14 128/22 137/16 142/6 155/6 161/6</p> <p><b>Werter</b> [4] 113/10 113/11 113/12 113/18</p> <p><b>west</b> [2] 36/16 118/20</p> <p><b>wetlands</b> [1] 68/14</p> <p><b>what</b> [135] 4/14 7/13 8/4 9/10 16/16 17/7 20/19 21/4 26/3 26/19 27/9 27/18 27/22 28/19 28/20 32/14 33/11 34/24 34/24 37/19 37/24 39/7 40/3 40/19 41/5 42/12 42/13 42/22</p>
--	--	--	---	---

<p><b>W</b>  <b>what...</b> [107] 43/12  43/18 44/2 45/7 45/17  48/10 49/22 50/16  50/24 51/6 52/2 52/2  52/14 54/3 55/1 55/9  56/13 57/17 57/19  62/17 62/19 63/19  65/13 65/20 71/22  72/12 72/19 72/20  73/10 73/13 73/17  73/19 75/2 76/1 77/9  78/19 79/13 79/16  79/19 80/14 83/13  83/17 84/9 85/4 86/4  87/22 88/4 89/6 91/23  92/4 92/7 92/22 98/3  100/5 100/10 103/19  106/5 107/7 107/23  112/11 113/21 114/4  117/21 119/25 125/11  126/17 126/23 128/13  132/11 132/23 133/5  134/6 134/10 134/17  134/24 135/12 137/7  137/14 138/23 140/3  140/10 140/24 141/9  144/10 147/20 147/24  147/25 149/19 152/15  152/19 154/8 157/4  158/2 159/17 159/17  159/23 160/17 160/25  163/16 163/18 163/22  163/24 163/25 164/3  165/20 168/7 169/23  <b>What'd</b> [1] 145/8  <b>what's</b> [32] 7/3 7/20  27/21 27/23 47/17  48/11 52/17 60/19  61/16 62/14 64/15  64/20 70/8 70/18 72/4  72/7 79/13 96/19  104/11 118/4 126/10  129/4 129/16 129/20  132/11 135/12 147/1  162/12 162/13 164/3  164/24 170/21  <b>whatever</b> [17] 13/2  35/18 38/4 38/7 78/24  88/24 115/5 125/25  133/13 134/3 138/15  140/17 141/4 150/20  152/2 156/18 163/21  <b>whatsoever</b> [1] 7/15  <b>when</b> [55] 12/7 19/12  20/25 21/8 28/7 28/10  29/4 29/6 31/10 38/9  45/13 47/24 50/15  54/22 55/4 56/3 57/4  57/21 64/16 65/1 71/9  71/21 75/10 82/11 83/9  87/20 93/24 97/19  100/8 103/11 104/10  105/11 108/9 108/20  114/13 116/19 117/9</p>	<p>118/19 119/9 125/11  128/16 128/17 130/17  141/17 141/19 144/22  145/22 151/25 155/1  155/6 155/10 155/14  161/7 169/9 170/17  <b>when's</b> [1] 48/19  <b>whenever</b> [1] 75/5  <b>where</b> [88] 10/14 10/14  14/10 17/3 30/7 30/11  30/14 31/25 32/20  34/16 42/3 42/21 42/24  44/5 44/10 44/21 45/21  45/21 46/3 46/16 48/2  55/11 57/25 58/3 59/3  59/12 59/19 60/14  60/18 60/18 61/8 63/4  64/20 65/15 66/2 66/3  67/11 71/7 72/22 76/17  76/21 76/25 82/23  82/24 83/25 84/1 84/6  86/9 91/20 93/10 94/11  95/7 95/17 98/25 100/7  105/2 106/1 106/6  111/22 112/13 112/15  118/13 128/12 128/22  128/24 129/8 129/11  129/13 129/22 131/9  131/10 131/22 134/8  136/14 138/6 138/9  140/1 143/10 146/6  146/20 147/3 150/7  153/12 156/1 156/2  156/7 162/4 166/23  <b>wherever</b> [1] 69/7  <b>whether</b> [21] 39/8  39/10 51/22 65/7 65/12  65/13 66/23 75/7 96/2  99/12 100/13 116/4  116/5 124/18 125/7  130/25 137/9 139/18  141/3 141/21 141/22  <b>which</b> [34] 15/19 24/19  35/20 57/9 64/1 65/19  66/8 71/5 75/10 78/14  82/1 82/3 83/4 84/12  97/10 100/19 102/16  106/23 109/8 124/13  124/20 127/19 130/24  137/15 145/20 147/15  147/16 147/22 148/10  154/19 162/17 169/22  170/15 170/16  <b>while</b> [12] 17/25 41/18  54/8 58/12 83/5 102/20  115/23 122/5 135/20  135/25 147/18 169/5  <b>who</b> [12] 13/6 21/22  26/24 59/7 81/8 87/5  103/21 110/10 111/6  126/21 163/17 164/9  <b>who's</b> [4] 13/13 114/10  136/3 150/23  <b>whole</b> [6] 66/16 103/1  140/6 144/9 146/3</p>	<p>160/14  <b>wholeheartedly</b> [1]  157/9  <b>why</b> [43] 16/4 16/4  24/15 44/8 63/21 65/19  71/16 77/7 77/7 77/12  78/1 78/2 78/5 78/17  78/17 79/14 82/22  87/19 96/8 96/9 97/21  97/21 100/13 102/8  103/9 105/5 107/23  117/8 117/8 123/25  128/3 128/9 132/11  132/22 144/7 144/8  152/14 156/11 156/15  156/17 170/22 170/22  170/23  <b>width</b> [4] 118/17  118/18 118/21 118/22  <b>will</b> [87] 3/2 3/14 4/7  8/16 8/24 9/17 9/20  12/22 12/24 12/24 13/1  13/4 13/6 14/18 16/24  17/24 18/6 20/6 20/11  20/13 21/4 21/6 21/15  23/7 24/9 24/18 24/20  26/14 26/25 27/3 27/10  27/11 28/4 28/5 28/16  28/17 28/22 29/4 30/24  31/6 31/7 31/9 32/24  33/17 33/20 34/4 34/14  35/15 36/14 37/4 41/8  45/19 49/15 50/16 55/3  64/15 67/7 68/6 68/8  70/23 70/24 71/5 72/3  72/4 74/15 81/15 82/7  86/25 87/4 89/11 90/24  91/23 92/7 92/17 93/4  93/6 93/23 99/8 100/6  106/21 120/1 120/17  120/18 127/15 136/5  147/2 158/1  <b>willing</b> [6] 60/9 60/10  78/5 78/24 112/3 156/8  <b>Willis</b> [4] 59/7 60/20  60/21 61/14  <b>Willis'</b> [1] 59/25  <b>wind</b> [1] 126/22  <b>window</b> [3] 92/16  116/17 117/4  <b>wing</b> [3] 89/1 147/6  149/4  <b>wingspan</b> [1] 169/1  <b>wish</b> [3] 19/22 127/4  169/3  <b>within</b> [10] 26/3 57/8  65/9 66/9 69/5 81/24  93/8 147/16 154/7  154/8  <b>without</b> [8] 40/19  61/19 101/10 107/5  149/24 151/4 162/6  168/2  <b>woefully</b> [1] 69/24  <b>won't</b> [2] 29/16 152/12</p>	<p><b>wondering</b> [3] 26/9  132/10 134/20  <b>word</b> [2] 91/2 148/1  <b>work</b> [18] 9/25 12/17  17/10 22/20 30/21  37/12 45/3 47/15 62/18  65/14 72/9 87/1 132/24  139/12 142/10 152/20  153/12 164/10  <b>work-around</b> [1]  152/20  <b>worked</b> [5] 15/11 63/21  120/11 142/16 152/20  <b>working</b> [15] 13/16  13/21 17/11 21/19  26/25 27/4 27/8 27/17  27/19 31/2 31/2 95/15  125/18 128/14 148/23  <b>worksheet</b> [1] 21/18  <b>workshop</b> [14] 20/7  28/16 29/6 29/12 29/13  29/13 29/17 29/21  29/22 29/22 29/23  30/24 109/10 119/15  <b>world</b> [8] 77/7 138/2  139/5 139/19 139/20  140/6 154/15 160/10  <b>World War II</b> [1]  154/15  <b>worse</b> [1] 151/24  <b>worst</b> [3] 36/23 77/19  77/23  <b>worst-case</b> [3] 36/23  77/19 77/23  <b>worth</b> [5] 79/1 79/11  79/13 96/7 107/8  <b>worthy</b> [1] 164/22  <b>would</b> [110] 5/11 6/23  6/24 10/11 14/15 15/1  15/15 17/10 19/14  19/15 30/25 30/25  33/22 33/23 35/6 36/5  36/24 37/22 38/7 38/7  38/8 38/10 38/16 39/14  44/23 46/11 46/13  46/14 47/12 47/15  47/22 49/24 52/22  53/14 53/17 54/25 55/1  56/2 56/16 56/19 58/10  59/12 59/13 60/5 60/14  60/25 61/2 61/3 61/16  66/8 69/1 73/13 74/12  76/19 78/14 80/10  80/12 80/18 82/9 82/12  84/4 84/6 84/6 85/7  86/14 90/7 94/7 99/4  102/8 105/13 105/23  109/1 109/19 111/5  112/6 113/20 115/13  118/1 120/23 121/11  123/24 123/25 128/1  128/3 136/19 140/21  140/21 140/23 140/23  140/25 141/8 141/11  141/13 141/23 142/10</p>	<p>142/11 143/24 144/2  144/3 144/12 145/4  146/1 148/18 150/3  153/23 153/25 156/4  157/1 161/23 161/24  <b>wouldn't</b> [10] 33/14  42/13 43/15 53/14 72/6  80/13 80/15 80/17  148/23 153/24  <b>Wow</b> [1] 162/21  <b>wrapping</b> [1] 128/9  <b>wrestle</b> [1] 54/18  <b>write</b> [1] 114/25  <b>written</b> [2] 118/5  132/21  <b>wrong</b> [6] 112/10  128/11 138/16 163/24  164/7 164/25  <b>WUELLNER</b> [16] 1/17  110/10 110/20 111/24  112/2 112/9 113/15  113/18 116/9 116/15  120/11 122/8 124/8  129/9 142/13 169/21  <b>Wuellner's</b> [4] 104/25  123/2 124/14 131/13</p> <hr/> <p><b>Y</b>  <b>yeah</b> [47] 5/3 6/10 8/2  11/21 41/4 41/25 41/25  43/22 46/20 47/2 48/14  48/15 48/17 48/18 49/4  50/24 53/22 68/25  69/21 75/19 79/22  80/12 81/7 85/3 85/14  88/8 90/3 111/4 111/4  113/18 132/17 132/19  133/21 135/7 136/21  137/2 142/8 144/1  152/7 152/21 153/11  155/19 155/21 157/11  165/23 165/24 169/5  <b>year</b> [49] 9/19 13/3  13/7 19/24 20/4 32/8  37/12 39/17 41/2 41/11  41/14 48/20 48/21  58/12 62/12 63/7 63/8  63/9 66/14 74/5 74/7  74/16 78/7 78/9 83/2  83/8 85/11 89/19 92/19  93/1 93/3 93/9 93/13  93/13 94/23 96/9 107/2  109/4 123/13 127/24  129/8 143/18 143/20  143/21 144/8 144/9  145/6 145/11 150/2  <b>years</b> [43] 13/23 14/22  14/23 20/1 22/12 22/13  32/9 35/7 35/16 35/22  35/25 37/5 37/10 43/4  48/15 48/16 52/17  56/17 57/9 59/9 62/11  65/9 72/20 74/2 75/15  75/21 79/12 93/11  95/16 97/2 106/5</p>
---	---	---	--	--

<p><b>Y</b></p> <p><b>years... [12]</b> 113/22 115/25 119/22 137/19 139/21 140/12 143/18 145/17 151/16 158/8 161/12 168/6</p> <p><b>Yeoman [3]</b> 114/10 114/13 114/15</p> <p><b>yeoman's [1]</b> 153/12</p> <p><b>Yep [1]</b> 142/21</p> <p><b>yes [39]</b> 4/10 5/11 5/16 11/8 13/14 25/12 25/24 26/1 31/24 40/6 41/21 41/24 43/11 43/12 44/3 48/16 67/15 67/21 76/17 80/9 81/13 83/17 84/9 85/6 89/5 89/25 116/7 116/9 131/18 137/5 137/24 142/20 142/22 144/2 153/21 157/20 165/14 166/17 168/20</p> <p><b>yet [4]</b> 13/21 29/16 33/22 170/20</p> <p><b>you [551]</b></p> <p><b>you'd [5]</b> 36/3 38/12 50/5 76/2 142/13</p> <p><b>you'll [9]</b> 8/5 12/19 35/2 92/4 92/18 94/4 119/24 131/10 167/25</p> <p><b>you're [79]</b> 5/21 6/10 31/17 33/11 40/8 40/19 40/20 41/12 45/22 46/2 47/16 48/25 50/13 52/14 54/14 54/17 55/5 55/6 55/18 55/22 56/5 57/20 60/2 62/20 68/5 68/20 69/1 69/17 70/5 71/10 74/6 74/23 74/24 74/25 76/6 83/15 90/6 90/20 91/22 92/2 92/2 92/20 94/22 95/20 98/1 102/1 103/11 111/22 112/9 116/17 118/25 119/19 120/3 121/12 121/16 121/17 129/8 129/13 131/12 133/5 136/2 136/8 138/6 140/5 144/10 147/15 149/25 150/12 150/22 152/10 152/19 158/18 158/20 159/17 159/17 159/23 159/24 163/24 164/7</p> <p><b>you've [22]</b> 30/21 48/14 61/5 62/16 62/17 66/9 66/11 89/1 99/5 102/3 105/5 110/23 112/5 129/11 129/18 134/14 137/19 150/1 151/15 153/12 158/19 167/24</p> <p><b>Youman [1]</b> 169/19</p> <p><b>your [76]</b> 10/4 13/19 13/19 26/10 31/18</p>	<p>31/18 32/18 36/10 40/16 43/18 47/23 50/16 51/11 55/1 55/5 60/7 62/12 73/20 74/18 75/18 85/10 85/13 90/5 92/8 92/8 92/18 94/1 94/9 94/10 101/16 101/23 102/8 103/11 104/13 105/10 106/18 108/20 114/23 117/15 117/18 117/22 117/24 119/7 119/12 120/19 120/19 120/20 121/13 122/5 122/12 122/16 122/18 122/23 123/16 123/24 127/22 130/17 131/5 131/8 137/20 138/19 143/20 146/24 147/1 147/22 147/22 150/7 151/3 151/6 151/8 153/13 153/24 159/9 159/23 167/15 167/21</p> <p><b>yourself [3]</b> 13/18 14/19 163/14</p> <hr/> <p><b>Z</b></p> <p><b>zone [1]</b> 45/10</p>			
--	---	--	--	--