

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, August 28, 2023

from 4:00 p.m. to 6:48 p.m.

* * * * *

BOARD MEMBERS PRESENT:

REBA LUDLOW
ROBERT OLSON, Chairman
MICHELLE CASH-CHAPMAN
DENNIS CLARKE, Treasurer
JENNIFER LIOTTA

* * * * *

ALSO PRESENT:

JEREMIAH R. BLOCKER, ESQUIRE, Douglas Law Firm,
100 Southpark Boulevard, Suite 414, St. Augustine,
Florida, 32086, General Counsel for Airport Authority.

CHAD S. ROBERTS, ESQUIRE, The Roberts Firm, PLLC,
1633 Challen Avenue, Jacksonville, Florida, 32205,
Aviation Counsel for Airport Authority.

JAIME TOPP, Interim Executive Director.

* * * * *

JANET M. BEASON, FPR-C, RMR, CRR
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I N D E X

1		
2		PAGE
3	PLEDGE OF ALLEGIANCE	3
4	MEETING MINUTES	3
5	AGENDA APPROVAL	4
6	STAFF REPORT	6
7	BUSINESS PARTNER UPDATES	42
8	OLD BUSINESS ITEMS	
9	360J North Boulevard House	46
	Executive Director Search	49
10		
	NEW BUSINESS	
11		
	Resolution Delegating Signing Authority	66
12	Solano's Land Lease Proposal	72
	July 2023 Financial Report	126
13	FY 2023-2024 Budget Review	128
14	PUBLIC COMMENT - GENERAL	151
15	MEMBER COMMENTS AND REPORTS	152
16	ADJOURNMENT	157
17	REPORTER'S CERTIFICATE	158
18		
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN CLARKE: All right. It's 4 p.m.
3 I'll call the meeting of the St. Johns County
4 Airport Authority to order. We'll begin with the
5 Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 CHAIRMAN CLARKE: All right. Thank you, one
8 and all for being here on this -- we've got a
9 hurricane bearing down on us.

10 And just one comment before we start is,
11 Major Blocker has been called for National Guard
12 duty, so we're going to try to expedite the meeting
13 a little bit so he can report to his duty
14 assignment at the National Guard. And so we'll try
15 to keep our comments brief, to the point.

16 MEETING MINUTES

17 CHAIRMAN CLARKE: We'll start it with the --
18 with the meeting minutes. Members have any
19 comments or -- on the meeting minutes or the --
20 really, the transcript of the July 24th, 2023
21 meeting?

22 MS. LUDLOW: I read -- read them and I move
23 they be approved as stated.

24 CHAIRMAN CLARKE: Any discussion?

25 MS. LIOTTA: Second.

1 CHAIRMAN CLARKE: There's a motion and a
2 second. Are there any comments from the public
3 regarding the motion?

4 (None.)

5 CHAIRMAN CLARKE: Hearing none, we'll vote by
6 saying aye if -- if you agree.

7 MR. OLSON: Aye.

8 MS. LUDLOW: Aye.

9 MS. LIOTTA: Aye.

10 MS. CASH-CHAPMAN: Aye.

11 CHAIRMAN CLARKE: Aye. All right. The motion
12 passed.

13 AGENDA APPROVAL

14 CHAIRMAN CLARKE: We need to approve the
15 agenda. Are there any modifications to the agenda?

16 MS. CASH-CHAPMAN: I would like to add to
17 Old Business an executive director search update.

18 MR. TOPP: What were you adding? I'm sorry, I
19 didn't hear.

20 MS. CASH-CHAPMAN: An executive director
21 search update.

22 MR. TOPP: Okay.

23 MS. LIOTTA: Second.

24 CHAIRMAN CLARKE: We have a motion and a
25 second. All in favor?

1 MR. OLSON: Aye.

2 MS. LUDLOW: Aye.

3 MS. LIOTTA: Aye.

4 MS. CASH-CHAPMAN: Aye.

5 CHAIRMAN CLARKE: Aye. Motion passed. Are
6 there any --

7 MS. LIOTTA: Yeah, I think I heard that
8 there's an e-mail saying that Joyce was not able to
9 make it, and so it looks like it's still on the
10 agenda, if we can strike that.

11 CHAIRMAN CLARKE: Yeah, let's strike that.
12 That was my mistake for not striking that from --

13 MR. OLSON: So Joyce Development is not on
14 there.

15 MS. LIOTTA: Yeah, they're --

16 CHAIRMAN CLARKE: Yeah, they asked -- they
17 asked for a postponement.

18 MR. OLSON: Okay.

19 CHAIRMAN CLARKE: So that will be on a future
20 meeting agenda.

21 MR. OLSON: Okay.

22 MS. LUDLOW: But the new agenda did come out.

23 CHAIRMAN CLARKE: It did, but --

24 MS. LIOTTA: It just --

25 MS. LUDLOW: It came out.

1 CHAIRMAN CLARKE: Yeah, it did -- it didn't
2 have the -- the details from the Joyce Development
3 Group.

4 Any comments from the public about the adding
5 the director search to the agenda?

6 (None.)

7 CHAIRMAN CLARKE: All right. Hearing none,
8 have we voted on this already? We did, okay.
9 That's added to the agenda.

10 STAFF REPORT

11 CHAIRMAN CLARKE: We'll hear staff reports.
12 Mr. Topp?

13 MR. TOPP: All right. Great.

14 We did some promotions. We -- Chloe Fischbach
15 has been promoted to take the security position for
16 the badges and also managing the hangar leases and
17 all things that go along with that. And also,
18 she's going to be doing some -- help us with going
19 through the leases.

20 And one of the things that Mr. Roberts pointed
21 out, and it's not a bad idea, we're going to try to
22 understand what each lease -- when there's
23 deadlines within a lease, you know, if there's a
24 renewal, if people have to renew or if they have to
25 send us a notice, any of those kind of things, then

1 we'll do a chart and we'll be able to keep track of
2 anything that goes on with any of the leases.

3 Dana, who was here with her daughter a minute
4 ago, has taken on the -- a lot more than just the
5 accounting. She's pretty much become like the
6 office manager. She's really blossomed in these
7 last four weeks, and I really appreciate it.

8 She's helped Dennis a lot in helping us put
9 these budgets together and doing those kind of
10 things. And she's going with it, and I think we'll
11 be fine there. And we hired a lady named Roxanne
12 for the front desk to cover that.

13 And one last thing we'll probably be looking
14 at is possibly bringing on a paralegal for helping
15 us with contracts -- not a full-time situation, but
16 just to help us with contracts and to be able to
17 look at things and not to repeat every time we have
18 to have a new contract -- this again is one of
19 Mr. Roberts' ideas -- not to have to repeat the
20 lease and to send it to legal.

21 I don't want to take money away from you guys,
22 but too bad, we're going to do that anyway. We're
23 going to make it so that we have some form leases,
24 and if there's any changes, then we'll send it on
25 to legal and have them look at it.

1 The engineering services RFQ, we have them in.
2 I'm reviewing them and I'll report on the 11th of
3 my findings on that.

4 MR. OLSON: How many, sir, did we get?

5 MR. TOPP: Five.

6 MR. OLSON: Five, okay.

7 MR. TOPP: Right.

8 There was a fence grant that was floating
9 around to redo the fence. The regulators said we
10 needed to raise the fence, so we're going to have
11 to raise the fence.

12 And we've gotten that signed -- it's been
13 floating around for a couple of years, but we've
14 gotten that signed and we have a grant for just
15 under \$2 million that has been signed and approved
16 to get that done.

17 We've already sat down and talked with Grumman
18 to make sure that there's no infringement on their
19 property and fences. And there is some moving
20 around of some fences we're working with Passero --
21 did I say that right? Yeah, Passero -- and to make
22 sure that the fences go in the right places and do
23 what we need to do.

24 So that's going to be started here in the next
25 couple of months. The engineering is done. The --

1 the contract for the contractor is already signed,
2 and we'll pass that around and get that going.

3 MR. OLSON: Is that a new fence or is it
4 adding height to it?

5 MR. TOPP: No, they have to replace the whole
6 thing.

7 MR. OLSON: Okay. And that was part of the
8 original plan. So the need for increasing the
9 height was not a change order.

10 MR. TOPP: Well, no. It's -- that's why we
11 have to change it.

12 MR. OLSON: Okay. Okay.

13 MR. TOPP: Exactly.

14 MR. OLSON: And I think we had -- we had
15 some -- someone from a -- a use -- airport tenant
16 asking about when the new fence goes in, something
17 about an entrance on the east side, east corporate
18 side.

19 MS. LIOTTA: I think that was Hangar 5 --

20 MR. OLSON: Yeah.

21 MS. LIOTTA: -- to reroute it so that people,
22 the public could get to the front of the
23 building --

24 MR. OLSON: Yeah, is that --

25 MS. LIOTTA: -- and not have to be -- and I

1 think my recollection was, at that meeting, Passero
2 confirmed that that was going to happen.

3 MR. TOPP: Right.

4 MR. OLSON: Okay. Good. Thank you.

5 MR. TOPP: Exactly.

6 The other grant that we did was there's a --
7 that got held up because I think there was a
8 misunderstanding, was a small grant, a little bit
9 over a quarter of a million dollars, for the tower
10 equipment, phone equipment.

11 I don't know how many people have been up to
12 the tower lately, but their whole -- their shades
13 they have to put down, especially with the sun in
14 the morning in the east, they've got tape all over
15 them. You know, it's bad. So they're gonna re --
16 we're going to replace the -- the shades for them.

17 And also the light gun is very intermittent.
18 We're replacing that. And then the phone switch is
19 going to be modernized and it's going to be
20 digital, and that's all taken care of. We've
21 already got that.

22 The same folks that are taking care of our ILS
23 and glideslope and all that are who's going to be
24 doing those installations. And the only holdup
25 that we found on that grant to get that signed was,

1 is there was a couple of boxes, check boxes that
2 they put into the grant that said we wouldn't buy
3 the telephone equipment from certain companies in
4 Communist China. So I checked the boxes, I
5 initialed them, signed it, and we're done, okay?

6 And to the -- just as a side note, there was a
7 lot of questions since February or -- January or
8 February from the tower on whether our ILS system
9 was working properly, especially the glideslope.
10 Two things about that is -- everybody hearing me
11 all right?

12 Okay. Two things about that is that the --
13 there's an antenna under the ground by the
14 glideslope by the runway there, and it's filled
15 with gas to keep it dry, okay? And we're going to
16 pump that out, clear it, try to get some of the
17 moisture out of it -- obviously after this week,
18 not before.

19 And -- but I did fly -- I went out to one of
20 the club 172s on Saturday morning and flew the ILS
21 right down to minimums. Had a lot of help from the
22 tower because the -- they were landing the other
23 direction. But flew it down to minimums, and the
24 glideslope and the ILS worked perfectly. So I
25 reported that to Courtney and he's made a change.

1 He's also reported it to Jacksonville approach and
2 so we're good to go on that.

3 The IT and phone infra- -- infrastructure and
4 condition, one of the first meetings I had was with
5 our IT department, iVenture. And the first thing
6 that their senior individual that sat down with us
7 said to me was -- and I'm very sensitive to this
8 because of the business I came from as far as IT
9 and security and all of those things -- our IT
10 security needs a lot of work.

11 So we're going to be looking at that. I'll
12 quote him, all right? Our security is like Swiss
13 cheese, and that's a problem. And I will tell you
14 that I've had companies hacked and it's not a
15 pretty thing.

16 To that note, however, the good news is
17 whatever our previous administrators did was good
18 because they insisted upon us having backups in the
19 cloud and not wired, so that we don't have a
20 problem if it -- we lose a day, is what happens,
21 then we just back up a day.

22 The phone system in our offices, I went ahead
23 and we're -- we're looking at that, and I'll have a
24 quote for the board here in about -- probably not
25 the next meeting because we have a lot to do the

1 next meeting, but the one after that, to redo the
2 IT infrastructure and also the phone systems to
3 bring it up to date.

4 But I did change -- we have all Macs in the
5 office, and I went ahead and bought -- it wasn't a
6 lot of money. I bought -- we're going to laptops
7 and screens for everybody and using a Windows
8 environment.

9 And I did find a way through my IT friend that
10 I have in Miami -- and you and I talked about this,
11 Bruce -- that there is a piece of software that we
12 can wipe the data completely off of our existing
13 Macs, and then I would like the board to look into
14 who we want to donate those Macs to. Maybe a
15 school or a college or something. You know,
16 something to think about. And I'll have more on
17 that the end of next week. But I think it would be
18 nice to be able to donate those out. Just the Mac
19 environment is really -- doesn't work for us and
20 we're going to a Windows environment.

21 MR. OLSON: Just -- does any of this equipment
22 replacement require competitive bidding?

23 MR. TOPP: I can't hear you.

24 MR. OLSON: Does any of the equipment re --
25 you're speaking to replacing require competitive

1 bidding?

2 MR. TOPP: No. It's only -- it wasn't a lot
3 of money.

4 MR. OLSON: Okay.

5 MS. CASH-CHAPMAN: Can I just ask why -- why
6 we switched all of the -- was that like something
7 urgent that had to be done for security or was that
8 a convenience thing?

9 MR. TOPP: Both. It's because when I -- when
10 I -- when I took over, the day after I took over,
11 there were some changes in management and I was
12 left without any passwords or user names. And we
13 had to spend a lot of time working with iVenture
14 getting those up.

15 And some of the machines were straight -- were
16 working strictly under the Apple environment. So
17 without the Apple user name, it took a day, day and
18 a half to get that machine up. And I don't want to
19 have that situation happen again.

20 And also, by having a laptop instead of a
21 desktop, except for the front desk, that gives us
22 the advantage to be able to work on this and work
23 with it on a day-to-day basis, whether at home or
24 away or something like that when we're traveling.

25 MS. LIOTTA: Did the IT consultant recommend

1 going away from Apple to Windows? Because it's --

2 MR. TOPP: Yes.

3 MS. LIOTTA: -- my understanding that Apple is
4 generally secured a more secure environment than
5 Windows.

6 MR. TOPP: They don't feel that way.

7 MR. HERNANDEZ: Not anymore.

8 MR. TOPP: So we made that change.

9 Volaire Aviation con -- contracts and Avelo
10 Airlines, I talked to Volaire a few times and
11 they're in the process of trying to get Avelo back
12 to the table, and there's been zero response from
13 them at all.

14 And I think that we should take a hard look at
15 the Volaire Aviation contract before January when
16 it runs out to try to evaluate if we should be
17 spending that money or not.

18 I am -- as I had mentioned one time to
19 Mr. Olson, that I used to fly for Cape Air, and I
20 reached out to them and I'm waiting for a response.
21 The new CEO is a woman. I know of her; I don't
22 know her personally. The old CEO is retired.

23 They would be perfect for day-to-day,
24 spot-to-spot college games, flying in and out of
25 our -- our airport, and going to Tallahassee, going

1 to Auburn, going to Alabama, going to Gainesville,
2 going to wherever and the Bahamas. So that might
3 be a good use for right now.

4 And then there's a few other airlines that I'm
5 going to push Volaire about, but right now we don't
6 have any major airlines or even Class B airlines
7 that have expressed any interest.

8 MR. OLSON: Okay. Avelo made a public
9 statement after our last board meeting that they
10 were ready to talk to us when we wanted to talk to
11 them. I believe that was the -- basically the gist
12 of what their statement was, so --

13 MR. TOPP: I know that. And you are correct.
14 And I brought that up to Volaire, and he agreed,
15 but nothing's happened since then. You know, so he
16 has reached out to them and reached out to them and
17 there's been no response.

18 MR. OLSON: Okay.

19 MR. TOPP: So I'm going to quite frankly reach
20 out to what -- what contacts we have at Avelo and
21 maybe go direct and talk to hem.

22 MS. LUDLOW: Do you want Chloe up here?

23 MR. TOPP: No, we're okay. We're okay.

24 Thanks, Chloe. This is Chloe, everybody, who is
25 now -- you probably have met her now because of

1 badges.

2 MS. FISCHBACH: Nice to see you all.

3 MR. TOPP: Part 139, James and I have started
4 working on that and we've got a checklist put
5 together. We're going to go through it. We're
6 going to look at the previous 139 inspections.

7 As far as I can tell, on the surface looking
8 at it, James is very capable, and he's been trained
9 very well by the previous administration and he's
10 been here a long time. But we're going to go
11 through that and make sure we're ready. It's
12 probably going to happen in October, is from what
13 we can see. So I'll keep you abreast of that
14 Part 139 test.

15 And in public relations, we have started
16 talking to some public PR firms to talk about just
17 getting out to the air -- to the social media and
18 to the public about our airport and all the good
19 things that we have for the county, for the people
20 that live here.

21 I've -- we've actually -- Chloe took a phone
22 call from some folks that are going into their
23 Eagle Scouts, and they're going to come out
24 tomorrow and we're going to talk to them about
25 giving them some work to do so they can get the

1 aviation merit badge. I got it when I was a
2 Life Scout and I know what it takes.

3 And then we've got a bunch of Boy Scouts that
4 want to go up and see the tower, so I've already
5 cleared that with Courtney to go up there. And he
6 can only take 10 or 12 -- he said it depends on how
7 old they are, you know. =10 or 12 for about 25
8 minutes up in the tower.

9 And, you know, we had the Wings n' Wheels and
10 we should do more of that and we should advertise
11 all of the good things that are happening, you
12 know, and growing.

13 And Mr. Roberts is going to be talking about
14 some growth and so is Andrew from Passero today --
15 Passero, sorry. I never pronounce that well.

16 So that's the plan on the public relations;
17 just to get the message out that we're here for the
18 public and some of the good things that are
19 happening.

20 That's all I've got. There's a lot more, but
21 that's the high points.

22 MS. LIOTTA: So did you reach out to my -- my
23 daughter's troop?

24 MR. TOPP: Yes, I did. I left them a message
25 and I'm waiting for them to call back, yes. By the

1 way, sorry about that, I didn't mention that.

2 MS. LIOTTA: Because I've been doing e-mails
3 and trying to coordinate that, so I didn't realize
4 you were doing that.

5 MR. TOPP: I appreciate. Jennifer --
6 Ms. Liotta was nice enough to connect me with the
7 gentleman that, a Jerry Brienta -- Brient --
8 Brienta (sic) is his name, and he's -- he was
9 somebody that we looked at for being, you know,
10 this job, but he passed because he wanted to stay
11 with his wife up in the Carolinas, I guess, because
12 she had a better position.

13 So he's become a contractor, and one of the
14 things he's done is helped airports with putting
15 hotels and office buildings on the property. So I
16 think he can be a resource for us in the future
17 when we -- if and when we decide to go with that
18 program with Joyce or whoever, right? And to help
19 us negotiate the best deal for the airport.

20 MS. LIOTTA: So there's a contract with him?

21 MR. TOPP: What's that? That's as far as
22 we've gotten. You know, I'm basing that on what
23 you told me.

24 MS. LIOTTA: Well, I gave you his phone
25 number --

1 MR. TOPP: Yeah, I called him.

2 MS. LIOTTA: -- thinking that that -- if we --

3 MR. TOPP: I called him and I'm waiting --

4 MS. LIOTTA: -- go into to serious
5 negotiations --

6 MR. TOPP: -- for him to call me back. But
7 that's my idea.

8 MS. LIOTTA: Oh, okay.

9 MR. OLSON: That's -- that's good because
10 he -- we're talking about the candidate you were --

11 MS. LIOTTA: Mr. Brienza, yes.

12 MR. OLSON: Yeah. Because he's gone through
13 a -- our whole RFP process for recruiting hotel
14 development. They got three different proposals.
15 The one they selected was above the minimum lease
16 and great terms. So he'd be a great person to
17 assist us.

18 MR. TOPP: Yeah. So I left him a message this
19 morning and told him that we're a little busy today
20 between what's happening -- you know, we have a
21 board meeting and we're getting ready for the
22 hurricane.

23 And I want to say one more thing and then I'll
24 shut up about the staff. Everybody has really
25 really stepped up. I've got tell you everybody

1 stepped up.

2 Chloe has been staying until 5:00, 6:00. 6:30
3 when I leave, I've got to throw her out. I try but
4 she won't go. James is really working hard. He
5 came in this morning and told me that he had all
6 the saws sharpened and all the trucks had gas in it
7 and all the equipment had gas in it and we're ready
8 to go for the storm.

9 So it's a good group of guys and gals. So I'm
10 happy to have that team there. And we've been
11 doing -- and by the way, anybody that wants to stop
12 by, I do pizza on Fridays at noon for everybody,
13 so...

14 MS. LUDLOW: About Dana's absence.

15 MR. TOPP: What's that?

16 MS. LUDLOW: You didn't mention Dana.

17 MR. TOPP: Yeah, I did.

18 MS. LUDLOW: Okay. About her absence.

19 MR. TOPP: I brought her up earlier. Dana's
20 doing a fantastic job, also. She's really stepped
21 up. Both Dana and Chloe have really stepped up to
22 the things that we have to do. No hiccups.

23 Dan -- I mean, Chloe just had a nice
24 inspection by the TSA guy David today. How did
25 that go?

1 MS. FISCHBACH: It went well. You know, he's
2 fair and he helped me learn a lot of things, too.

3 MR. TOPP: Retired master chief from the
4 Marines. Do I need to say anything else? Yeah,
5 he's a good guy. Shut up. I saw you over there.
6 Coast Guard guys, you know. Customs.

7 That's all I have. Anybody else have anything
8 else for me?

9 (None.)

10 MR. TOPP: No? Okay. Thank you. Jeremiah.

11 MR. BLOCKER: Yes, sir. So, thank you. I
12 just want to highlight each of y'all a couple of
13 things before we get into the agenda.

14 Just this obviously didn't make it to the
15 agenda, but as far as the hurricane prep, Mr. Topp
16 was on top of it today. We talked about whatever
17 the local county and state of Florida, as those --
18 as those updates come out, we'll make sure that
19 we're responsive and following that and go one from
20 there. So obviously this always prevents --
21 presents some unique challenges.

22 It -- just kind of one caveat as well, just we
23 have -- Mr. Topp and I have not had a chance to
24 talk about this yet, and that's because of -- I
25 kind of -- my work tempo right now.

1 But going back to kind of some of the -- there
2 are some state laws as far as donating property
3 that local governments procure, so we're going to
4 work together on that and make sure that we're
5 following those the requirements with the laptops
6 and all that.

7 Again, that's on me. He had reached out to me
8 about that. We haven't had a chance to talk, but
9 we'll make sure that we interface and get covered
10 on that.

11 MR. TOPP: I'd hate to grind them up if we
12 don't have to.

13 MR. BLOCKER: Yeah, for sure.

14 As far as the property at
15 360J North Boulevard, I reached out to several
16 different tax attorneys. We talked to -- I spoke
17 with Attorney Brandon Mourges. He is a tax
18 attorney that specializes specifically in real
19 estate.

20 So he has been retained and he is going
21 through the documents and will provide us with --
22 the board with a opinion letter as far as how we
23 need to proceed with that property as far as what
24 the options are going forward. This is the
25 property related to the -- to Mr. Wuellner's -- his

1 contract.

2 I completed drafting the employment contract
3 for Mr. Topp for his interim executive director.
4 He is reviewing that now with his attorney and
5 will -- once we -- you know, we go from that, we'll
6 have a product to deliver to the board. I'll reach
7 out to each of you and make sure we go over it and
8 see if y'all have any specific input before it's
9 brought to the board as a whole.

10 So are there any specific questions on any of
11 these items or anything else?

12 MR. OLSON: The North Boulevard question is
13 mainly determining whether there's taxable
14 benefits, okay? Is that right, that's the
15 question?

16 MR. TOPP: Can't hear. Bob, can you speak up?
17 I'm sorry. Blame Mother Nature.

18 MR. OLSON: I think -- I thought I'm speaking
19 pretty well, but my question was the
20 360J North Boulevard property, whether -- just to
21 clarify that that's a question, is whether there is
22 taxable benefits associated with the occupancy of
23 that house.

24 MR. BLOCKER: That -- that's correct, yes,
25 sir.

1 MR. TOPP: One other thing I saw -- I saw but
2 I think it's from the previous -- one of the
3 previous meetings about whether it's -- if we
4 should pay off the grant that we have if we sell it
5 or what happens to that money. I think, Chad, do
6 you have something, an input on that? No?

7 MR. BLOCKER: Well, he may have. As far as --
8 as far as what we have the tax attorney looking
9 into is specifically as to the tax implications to
10 the Authority in going forward and make sure.

11 There may be also some grant-related questions
12 as well. That was not within the scope of what
13 this attorney did, but we -- Mr. Roberts and I can
14 make sure that we cover whatever those questions
15 are as well.

16 MR. OLSON: My other question, then, under
17 what you said is the employment contract, is that
18 more than a letter of engagement? Is it -- it's a
19 full contract?

20 Because two months ago, we were suggesting
21 that our permanent executive director would come
22 under an employment letter. So I'm interested why
23 are we shifting to a contract now for an interim
24 director?

25 MR. BLOCKER: Well, I think my advice has

1 always been that a contract is preferable.

2 MR. OLSON: In all cases. Okay. Thank you.

3 MR. BLOCKER: Yes, sir.

4 MR. OLSON: Okay.

5 MR. BLOCKER: And -- and again, this is the
6 discretion of the board. If the board wants to do
7 a letter, only my advice would be --

8 MR. OLSON: No, I was just curious and you
9 answered my question.

10 MR. BLOCKER: Yes, sir.

11 MR. OLSON: Thank you.

12 MR. BLOCKER: Thank you.

13 CHAIRMAN CLARKE: Anybody else? Mr. Roberts?

14 MR. ROBERTS: Me?

15 MR. TOPP: You're up.

16 MR. ROBERTS: Can you throw up that little
17 diagram? I'm just going to do this really quick.

18 So I just wanted to apprise the board on
19 generally the developments that are going on on
20 what we're just calling the east side, the east
21 side of --

22 MR. TOPP: It is this the east side
23 PowerPoint?

24 MR. ROBERTS: Yeah, uh-huh. So -- and then
25 the Part 16 proceeding, which now is kind of

1 bundled into it. Let's just do a speed tour. If
2 you could get through those -- just so we know.

3 And I'm sorry I don't have a pointer, but, you
4 know, we're talking about this is the 21-acre
5 parcel. This is what we call the -- the middle
6 parcel. This right in here is the proposed
7 Gun Club purchase. If you could flip through
8 those.

9 MR. TOPP: Next one?

10 MR. ROBERTS: Yeah.

11 This is what it looks like on our Airport
12 Layout Plan. It's this area right here is --
13 that's good -- is the 21 acres. And this is what
14 the proposal looks like with the Gun Club parcel
15 superimposed on it.

16 Okay? Next. Let's just zoom in. You zoomed
17 in already. Next. Next slide, I guess.

18 MR. TOPP: This one?

19 MR. ROBERTS: Yes, please, sir.

20 This is just the Google Earth topographical so
21 you can see the proximity to the river, and that,
22 as will be evident on the environmental side
23 there -- can you slide some -- yeah, keep going
24 that way. Yeah.

25 So there are two -- there are two sloughs that

1 come in. You can see low water marshland sloughs
2 that come in here, low water marshland slough that
3 comes in here, and those both are going to impact
4 how much of this is developable. Next slide.

5 This is just -- you can go to the next one.
6 That's just -- everything's superimposed. Next
7 slide. Next one. Yeah. Next one.

8 This, for interesting purposes in terms of the
9 property, is a 1947 photograph of this area. If
10 you love this airport, it's fascinating, the
11 environmental study. I thought I knew a lot about
12 the airport. I thought all of those trees out
13 there were old growth trees.

14 This was the Casa Cola Plantation, why
15 Casa Cola is named Casa Cola, and it was all a big
16 cow pasture. And there's foundation remains out
17 there, part of the cultural study, and there's a
18 remarkable tower silo out there in the woods that
19 some day when the weather is cooler would be a
20 great bucket list item for us to go visit. Next or
21 last one. Last slide.

22 It's just a closeup of the old plantation.
23 And then finally, the elevation right -- the next
24 one right here. I'm sorry, the next slide. This
25 is a lidar of the elevation. You can see how much

1 of the low country comes into the -- to the
2 property. The yellow is the higher locations. The
3 darker areas are more depressed and more subject to
4 flooding.

5 If you could circle up to the top slide. You
6 can just leave that on. Perfect.

7 Okay. So the Part 16 matter is framed. All
8 of the pleadings have been submitted. All of the
9 parties have said what they wanted to say. It's
10 now in the hands of the FAA.

11 Pursuant to some motion practice, the FAA
12 entered an order about two weeks ago that
13 recommended the Authority not enter into a lease on
14 the 21 acres until they had had a chance to decide
15 on the Part 16 property.

16 We may need to revisit that. If we get ahead
17 of the FAA and all the stakeholders have come up
18 with a good amicable solution, we may want to go
19 back to the FAA and say, You're now slowing us up,
20 so release us from that. But that's for another
21 day.

22 The right of first refusal notice was issued
23 to Grumman. Their response date is September 8th.
24 That's in 11 days. So they have to make their
25 election on whether they want to express an

1 interest in developing that parcel or not.

2 What I call the last-call notice that was
3 published, that went out by an e-mail blast to
4 14,000 -- a marketing company with 14,000 contacts
5 in the airport land business, and direct contacts
6 were made to a number of regional and national FBO
7 chains making everybody aware that September 15th
8 is last call for this particular property.

9 So that deadline is September 15th. So, after
10 that date, a lot of the chess pieces on the board
11 are going to become more understandable for all the
12 parties and -- and how many folks have expressed an
13 interest in how the board can find a way to
14 accommodate all of those.

15 In terms of who has made a formal submission
16 so far, Volato has made a conforming formal
17 submission. That's in the house. And a group led
18 by Mr. Bock -- I'm just going to call it the
19 Mr. Bock group for now -- to develop this parcel
20 here, this little corner for hangars only. Not --
21 not as an FBO, but just to alleviate some of our
22 hangar backlog. Just a pure play hangar, build it,
23 rent it, that's what we do thing.

24 MR. TOPP: It's called Titan Enterprises of
25 SVP, LLC.

1 MR. ROBERTS: Right. Okay. We'll call it the
2 Titan proposal.

3 That is not in the house yet. We could bring
4 it in the house today if the board were inclined,
5 or the next board meeting before the 15th would be
6 the last prudent time to do it, but we have given
7 that group an opportunity to make a presentation at
8 the next board meeting.

9 And at that point, we just need to be mindful
10 of all the critical path items. The big one: Do
11 you want to be mindful of -- after all these chess
12 moves play out and however you decide to allocate
13 land resources, do you want to be mindful of making
14 sure if a second FBO is not in the mix, that we
15 reserve a place for a second FBO or we have a place
16 in mind for a second FBO?

17 And then other than that, the critical path
18 items, and Andrew can correct me if I miss -- if I
19 miss one, but the Gun Club purchase is going to
20 create -- there's some -- some kinds of -- some
21 kinds of uses would fit on that parcel if it were
22 large and contiguous enough that included the
23 Gun Club purchase.

24 Without the Gun Club purchase, some of the
25 options available for that area just don't work.

1 So critical path items, just generally for the
2 board to keep that project moving, the Gun Club
3 land purchase, I think that certain -- the
4 appraisal has come in, right?

5 MR. TOPP: It's -- we had a couple of
6 clarifications to do --

7 MR. ROBERTS: Right.

8 MR. TOPP: -- but we should have it by next
9 week.

10 MR. ROBERTS: Right.

11 And then generally, the wetland mitigation
12 plan is in the agencies for approval. Not to pay
13 for it or spend money, but to approve the plan,
14 right, all right? And then once there are more
15 specifics, the FAA would also have to give their
16 blessing to whatever we did that way. So that's
17 just where things stand right now.

18 And I'll just -- and this is for another day,
19 but when you -- when you look at all the things
20 that we're trying to get and find a place for and
21 trying to accommodate on the east side potentially,
22 it -- what drives a lot of things is where -- is if
23 we have to reserve an FBO on the east side or not.

24 If there were a way to accommodate a second
25 FBO on the west side, you're going to have a lot

1 more options when the time comes. So that's that,
2 if there are any questions. Yes, sir?

3 MR. OLSON: The -- just a couple of questions.

4 The Bock proposal is tied -- it relates to the
5 notice that we issued? That doesn't cover -- so
6 that's unrelated to the notice --

7 MR. ROBERTS: Unrelated. The notice was
8 specific --

9 MR. OLSON: Right to the 21 acres.

10 MR. ROBERTS: -- to the 21 acres.

11 MR. OLSON: Okay.

12 MR. ROBERTS: Yes, sir.

13 MR. OLSON: I understand the update on the
14 Part 16. And of course part of the latest filing
15 is that the Authority is seeking dismissal of the
16 Part 16, which would simplify a lot of things.

17 But when does the work under aviation law end
18 and the just the real estate thing takes over?
19 Because as I understand it, Jeremiah's firm is --
20 at least when we retained attorneys, is taking the
21 lead on real estate transactions, and we've got a
22 lot of -- apparently a lot -- we're facing a lot of
23 real estate transactions.

24 We have not -- this Authority, from my
25 understanding, has not had -- done a ground lease

1 with a private entity for like 15 years.

2 MR. ROBERTS: A commercial?

3 MR. OLSON: Yeah, the --

4 MR. ROBERTS: You mean a commercial --

5 MR. OLSON: -- last one was Nimbus. So, I
6 mean, it's a new thing for this board, and we're
7 going to be very dependent on real estate support
8 to help us through that.

9 MR. ROBERTS: Indeed. And let me just add
10 that the Part 16 does not give us a pass to suspend
11 our grant assurance obligation to develop the
12 airport in -- in a reasonably prompt way.

13 MR. OLSON: Correct.

14 MR. ROBERTS: So --

15 MR. OLSON: Correct. Yeah, understood.

16 MR. ROBERTS: You know what I mean?

17 MR. OLSON: Yes, understood.

18 MR. ROBERTS: If the -- if we don't hear from
19 the FAA for a year, we're going to continue to work
20 with Volato to try to find an accommodation, and
21 anybody else that shows up, we're going to try to
22 find an accommodation.

23 MR. BLOCKER: And just to answer your
24 question, Mr. Olson, once we've reached a stage
25 where we're ready to move forward with a real

1 estate transaction, we'll be ready to make sure the
2 board has full coverage and is prepared.

3 And just the uniqueness of the
4 Airport Authority, there's that aviation as well as
5 real estate component --

6 MR. OLSON: And you're --

7 MR. BLOCKER: -- so we'll make sure --

8 MR. OLSON: You're handling the ROFR, also,
9 right?

10 MR. BLOCKER: That's, correct.

11 MR. OLSON: Because that's a real estate
12 thing.

13 MR. BLOCKER: That is correct, yes, sir.

14 MR. OLSON: There's nothing related to FAA on
15 the ROFR, other than they have to, I guess, concur
16 that the ROFR was proper --

17 MR. BLOCKER: Yes, sir.

18 MR. OLSON: -- when it was done. Okay.

19 MR. BLOCKER: Yes, sir, that's correct.

20 MR. OLSON: Okay. Thank you.

21 CHAIRMAN CLARKE: Did you mention the
22 Modern Aero lease that's on?

23 MR. ROBERTS: The ping pong of the Modern Aero
24 lease --

25 MR. TOPP: I'm going to talk about that.

1 MR. ROBERTS: -- was on the Modern Aero side,
2 but I think it came back yesterday --

3 MR. TOPP: Came back yesterday.

4 MR. ROBERTS: -- with some proposed red
5 lines --

6 MR. TOPP: Today, yeah.

7 MR. ROBERTS: -- and I -- we just haven't had
8 a chance to --

9 MR. TOPP: Because I -- I glanced through it
10 real quickly and there's nothing in there that I
11 could see that was unreasonable, but I'm not an
12 attorney. So you look at it and let me know.

13 MR. ROBERTS: We're just -- we're down to
14 wordsmithing --

15 MR. TOPP: Yes.

16 MR. ROBERTS: -- I think at this point.

17 MR. TOPP: Right. Exactly.

18 CHAIRMAN CLARKE: So we'll be talking about
19 that at the next meeting.

20 MR. TOPP: Correct.

21 MR. ROBERTS: And I don't think that requires
22 any board --

23 MR. TOPP: No.

24 MR. ROBERTS: -- action or anything like that.

25 CHAIRMAN CLARKE: Anyone else? Any more

1 questions?

2 MS. LUDLOW: No, but we'd like to celebrate,
3 so you might let us know.

4 MR. TOPP: What?

5 MS. LUDLOW: We'd like to celebrate when that
6 happens, so you might let us know.

7 MR. TOPP: We will.

8 MR. SINGLETARY: Do you have this on PDF or
9 no?

10 MR. TOPP: Yeah, I'd like to get it on PDF one
11 day.

12 MR. SINGLETARY: Did you want one, too?

13 Yeah, we just wanted to follow up with Chad,
14 talking about the east side development, to give
15 you an update from Passero on the engineering side
16 of things, which Chad did touch on just now in
17 summary.

18 But what I've just passed out is a map that
19 shows obviously the same, similar areas that we
20 were just talking about with the properties, but
21 related to the work that has been completed
22 engineering-wise since about a year ago last --
23 starting last year, a lot of it
24 environmental-related. So I'm just going to give
25 you a quick recap and update.

1 So, starting last year, a lot of it, the
2 environmental had to do with wetlands and still
3 does. So we did what this map is showing, and
4 we've showed it to you before, the orange and the
5 green are wetlands that were delineated. So those
6 are the same boundaries of wetlands we're working
7 with now.

8 And then there was also with
9 environmental-wise a Phase 1 environmental
10 assessment and an endangered species study
11 completed. And then -- and on top of that, also
12 some data collection work to help in aid and once
13 we're ready to start design, what's collected such
14 as topographic survey and geotechnical soil
15 borings. So we have that on hand as well from last
16 year. And so, that is a summary of the work that
17 was completed from about mid last year through the
18 end of last year. And then, so where we stand
19 today is what I would call the Phase 2 of this work
20 that we've been tasked to do.

21 And I should also say, so in case it's unclear
22 to anyone, you know, this was a scope that was
23 authorized so that we could get a head start on
24 this required environmental clearance and
25 permitting so once it came time to be ready to

1 construct any of these proposed developments, we
2 would already be a step ahead on all of that.

3 So where we're at now, the second phase that I
4 was saying it started this year, is the
5 environmental permitting part of it. So a lot of
6 that is related to the wetlands, which that's part
7 one. And then part two, which Chad also touched
8 on, was the cultural resources assessment, which is
9 related to determining if there's any historical
10 significance with the sites. Just kind of like an
11 archaeological investigation so if there's
12 artifacts.

13 And Chad also mentioned the dairy, 1800s era,
14 the plantation was one of the things that they
15 considered significant. And then also -- so they
16 did find that and then also some Native American
17 artifacts. So there is some stuff that's
18 considered significant.

19 So what that means is there will need to be a
20 little further investigation of the site done, a
21 Phase 2 of that cultural resources assessment.
22 We're trying to work with the FDOT now to see if
23 they could potentially fund that second phase of
24 that work, and we'll let you know about that once
25 we figure something out on the funding.

1 But as far as the wetland permitting, the main
2 part I'm talking about that we're in process, Chad
3 mentioned right on the spot we've submitted to the
4 regulatory agencies, there's two of them, Water
5 Management District and the Army Corps of
6 Engineers, who permit wetland impacts.

7 So we've submitted basically this plan you're
8 looking at. We had to assume a development that
9 this, you know, plan for wetland impacts would be
10 based on. So the red boundary you see on the plan
11 is an assumed footprint of development.

12 We're not showing -- you know, we had some
13 conceptual buildings and pavement that we were
14 required to include with that -- I'm not showing it
15 here; I didn't want to muddy the waters on what's
16 being proposed because the main takeaway here is --
17 part of the permitting is just that we have this
18 footprint of development.

19 So anything inside that red boundary, there's
20 a certain amount of wetlands that we are planning
21 to mitigate for. So, they're coming up with a plan
22 on how that process is going to work, what the cost
23 is going to be. And as far as I understand it
24 right now, they expect to have all that done by the
25 end of this year.

1 So the next step, as far as having the full
2 authorization and permitting with the environmental
3 stuff completed with -- to know what you're
4 developing, put the constructions plans together
5 for that development that you want to build to
6 start off with, you submit that to the regulatory
7 agencies along with the stormwater design and
8 calculations and then they can -- you can have
9 correspondence back and forth on any comments they
10 have and that will give you your final approval.

11 So that's kind of the recap of what Passero
12 has been involved with related to this east side
13 since middle of last year through now. And as I
14 said, we're expecting it to be done by the end of
15 this year to where the wetland permitting will have
16 been taken as far as it could without knowing what
17 the actual development will be. So if you have any
18 questions for me, I'll try to answer them.

19 CHAIRMAN CLARKE: End of the calendar year?

20 MR. SINGLETARY: End of calendar year, yes.

21 CHAIRMAN CLARKE: Okay.

22 MR. SINGLETARY: That's what our
23 environmental --

24 MS. LUDLOW: It all looks like wetland.

25 MR. SINGLETARY: Yeah, there's a good amount

1 of wetlands, so that's why a big focus of this
2 study has been on the wetlands.

3 MS. LUDLOW: Good, good.

4 CHAIRMAN CLARKE: Thank you, Matt.

5 MR. SINGLETARY: All right.

6 BUSINESS PARTNER UPDATES

7 CHAIRMAN CLARKE: All right. Our item next is
8 business partner updates.

9 I believe Commissioner Dean is -- is
10 Commissioner Dean in the audience?

11 MR. TOPP: You know, I -- there was one thing
12 from the staff report, Mr. Chairman --

13 CHAIRMAN CLARKE: Oh, I'm sorry.

14 MR. TOPP: -- I'm sorry that I left out. The
15 sheet that's up here, the --

16 CHAIRMAN CLARKE: Operations.

17 MR. TOPP: -- one interesting thing, and I'm
18 waiting for some reports from our friends over
19 there at Atlantic, but our Jet A fuel sales in
20 July, a large portion of that went to Volato. And
21 I'm going to get you a percentage of that and show
22 you what they've done, but they're moving a lot of
23 jet fuel and they're flying a lot of jets. So
24 that's a good thing for us.

25 There's nothing really extraordinary on the

1 fuel report other than that and you can review it,
2 it's in the package --

3 MR. OLSON: It's interesting. Our overall
4 ac- -- activity of fuel is up, but our -- our
5 revenue from our fuel flowage is down --

6 MR. TOPP: Price of fuel.

7 MR. OLSON: -- compared to last year.

8 MR. TOPP: Yeah.

9 MR. OLSON: And I'm just assuming that's the
10 process of when they actually deliver the fuel and
11 when they reimburse the Authority for it --

12 MR. TOPP: That's correct.

13 MR. OLSON: -- is that correct?

14 MR. TOPP: That's that. And also the price,
15 we just raised the price of fuel at the
16 self-service pump because the price from Titan went
17 up, also.

18 MR. OLSON: Well, should be higher, then,
19 yeah.

20 MR. TOPP: That's right. Hopefully it will go
21 back down. We'll see. I'm sorry about that,
22 Mr. Chairman.

23 CHAIRMAN CLARKE: No, quite all right.

24 All right. We're -- yeah, we're to the
25 business partner updates and Commissioner Dean is

1 not present. Mr. Beyers from Atlantic, any report?

2 MS. HARTMANN: Nothing from Atlantic.

3 CHAIRMAN CLARKE: Nothing from Atlantic.

4 Mr. Riera, SAAPA liaison.

5 MR. RIERA: Just very quickly. We are
6 preparing for the Young Eagles flight on
7 October 21st. That is something coming up that
8 we're working with the Airport Authority on that.

9 Other than that, just a couple of comments.
10 Has the board thought about the unleaded fuel issue
11 and how that is going to affect future operations?
12 That's something you may want to starting thinking
13 about --

14 MR. TOPP: Yes.

15 MR. RIERA: -- you know, because you're going
16 to have to set up tankage and storage and all of
17 that. You cannot use the leaded fuel because it
18 may can contaminate it. So I just want to bring
19 that up.

20 One of the airport tenants has asked for an
21 F-O-D, FOD sweeper because they bring jets out here
22 and he says he is all the time picking up a lot of
23 stuff. So that's another item that we should
24 consider.

25 MR. TOPP: Noted.

1 MR. RIERA: And the last item is everybody get
2 ready for the storm; this is just the beginning.
3 Thank you.

4 MS. LUDLOW: Be sure to put the stoppers down.

5 CHAIRMAN CLARKE: All right. Thank you, Jose.
6 Good point about looking into the FOD sweeper.
7 Mr. McKendrick?

8 MS. BEAN: Alexia Bean here for
9 Northrop Grumman.

10 CHAIRMAN CLARKE: Oh, Alexia.

11 MS. BEAN: No updates. Yes, but thank you for
12 all the updates, we appreciate that. And, yes,
13 stay safe during the storm.

14 CHAIRMAN CLARKE: Okay. Thank you. And
15 Mr. Pittman is not here. All right.

16 MR. TOPP: By the way, I met with Mr. Pittman
17 this evening -- or this morning, and they are
18 prepared.

19 There was a pretty interesting checklist that
20 he shared with us as far as the levels of -- and he
21 walked away with it and I didn't make a copy of it,
22 so we'll make a copy of that and I'll circulate it
23 for everybody. It's pretty neat how they decide
24 what they're going to do. One thing he did say is
25 that if St. Augustine gets an evacuation, the city

1 downtown, they cut it off; they're done.

2 360J NORTH BOULEVARD HOUSE

3 CHAIRMAN CLARKE: All right. We're to old
4 business items. I believe we've already addressed
5 the 360 North Boulevard house adequately.

6 MR. OLSON: Well, have we made a decision
7 about the demo? Because I think that's --

8 CHAIRMAN CLARKE: Oh, no, we -- no. Thank
9 you. We have not.

10 MR. ROBERTS: Mr. Chairman?

11 CHAIRMAN CLARKE: Mr. Topp, maybe you can --

12 MR. ROBERTS: I was just going to say. We did
13 have a conference call with our ADO --

14 MR. TOPP: Yes.

15 MR. ROBERTS: -- and they're very familiar
16 with the airport. And one of the few emphatic --
17 tactful but emphatic things was that they did not
18 favor -- on a long-term basis, they did not favor
19 any residential use within the airport property,
20 that that had just historically been a -- a source
21 of conflict and disruption. So they were emphatic
22 in their suggestion to us that any residential --
23 we not have any residential use inside the airport
24 land going forward.

25 CHAIRMAN CLARKE: Right. Okay. Thank you.

1 Any -- any additions to that, Mr. Topp, about
2 our --

3 MR. TOPP: No. I just -- Margaret was very,
4 like he said, politically correct about it. But
5 basically the only place that they allow it
6 essentially is in Alaska if the guy needs to be
7 on-site to mow -- to not mow -- to plow the runway.
8 But they don't -- they frown on it very strongly.
9 No residential people on the airport, period.

10 CHAIRMAN CLARKE: I can add to -- a little bit
11 to the discussion.

12 The property, there are I believe 11 parcels
13 that in the aggregate are about 9 1/4 acres. And
14 going forward, we'll probably look for a
15 recommendation from staff as to how -- what to do
16 with that property.

17 We -- we met and we discussed it with
18 Commissioner Dean and, you know, the -- of the
19 county. There is a chance that we may be able to
20 donate, swap, or sell the property to the county
21 for -- it would be a beautiful park.

22 It's probably not a good parcel to develop for
23 anything other than, you know, a park and we did
24 make sure that if they -- if they do use it for a
25 park, we would make sure that a marina is not built

1 there.

2 MR. TOPP: That's correct. We don't need --

3 CHAIRMAN CLARKE: It would not be a -- mass
4 would not be compatible with landing gear. So, you
5 know, we'll look for an update, you know, for going
6 forward --

7 MR. TOPP: Yeah.

8 CHAIRMAN CLARKE: -- for recommendations as to
9 what --

10 MR. TOPP: And to --

11 CHAIRMAN CLARKE: -- what to do with the
12 property.

13 MR. TOPP: And to that point, we will have a
14 quote for demo of that house --

15 CHAIRMAN CLARKE: Right.

16 MR. TOPP: -- shortly.

17 MR. OLSON: Is -- is the house concrete block
18 construction?

19 MR. TOPP: It's a mixture.

20 MR. OLSON: Because, you know, if it's framed,
21 you know, it might have value just being moved --
22 moved and relocated --

23 MR. TOPP: That's a good point.

24 MR. OLSON: -- by someone.

25 MR. TOPP: We'll look at it.

1 MR. OLSON: I mean, it could zero out a lot --
2 it might zero out the demo costs. I don't --

3 MR. TOPP: Could be.

4 MR. OLSON: Maybe not completely, but, you
5 know, materials cost a lot. And it's got a new
6 roof on it --

7 MR. TOPP: Yeah.

8 MR. OLSON: -- so people are interested in new
9 roofs. Lower in -- lower insurance costs.

10 MR. TOPP: Yeah, we told Mr. -- we told
11 Mr. Dean that he should -- in fact, he plans after
12 the September -- after the September 11th meeting,
13 to go out with us and look at that piece of
14 property. It's really a nice piece of property.

15 EXECUTIVE DIRECTOR SEARCH

16 CHAIRMAN CLARKE: All right. The next item we
17 have in addition to old business items is the
18 director search. I believe Ms. Cash-Chapman
19 brought that up.

20 MS. CASH-CHAPMAN: Thank you.

21 So, I know that our last meeting, we had
22 chosen some dates to go through applications and
23 things like that. Clearly that was not able to
24 happen, so I would just like to set a date that we
25 can get back to this.

1 We do have applications coming in. I'm not,
2 you know, going through them right now because
3 that's what we are meant to do together. But I can
4 tell you that applications are coming in, so that's
5 exciting.

6 So, yeah, if we can just get a couple of dates
7 or one good date that maybe works for all of us so
8 that we can sit down and go through these
9 applications and get the ball rolling here, that
10 would be very helpful.

11 MS. LIOTTA: So it was my understanding that
12 the August 31st workshop was still on the books.

13 MS. CASH-CHAPMAN: I don't know that it was
14 posted. That was the --

15 MS. LIOTTA: I know that the other -- the
16 first one wasn't.

17 MS. CASH-CHAPMAN: Right, but --

18 MR. TOPP: And the 31st one is posted, but I
19 don't know if we're going to have that, right,
20 Dennis?

21 CHAIRMAN CLARKE: Yeah, I --

22 MR. TOPP: I had some questions about it.

23 CHAIRMAN CLARKE: Yeah, I don't see how that
24 we -- we can make it. I think --

25 MS. LIOTTA: Why not? I guess my question

1 would be why not?

2 MR. OLSON: The storm.

3 MS. LIOTTA: Ah, that would -- that would make
4 a difference.

5 CHAIRMAN CLARKE: Yeah, the storm --

6 MS. CASH-CHAPMAN: I appreciate your
7 dedication.

8 MS. LIOTTA: Like I'm all for workshops in a
9 hurricane -- nevermind.

10 MS. CASH-CHAPMAN: It might be fine by then,
11 but I would think we'd be safer choosing a date
12 maybe in the next --

13 MR. TOPP: Ms. Chapman, I've seen two
14 additional --

15 MS. CASH-CHAPMAN: Yes.

16 MR. TOPP: -- ones that have come in, right?

17 MS. CASH-CHAPMAN: Yeah.

18 MS. LIOTTA: So what's the total now?

19 MR. TOPP: Six.

20 MS. CASH-CHAPMAN: Well, we're actually closer
21 to 60.

22 MS. LIOTTA: 6-0?

23 MS. CASH-CHAPMAN: 65, yes.

24 MS. LIOTTA: Oh.

25 MS. CASH-CHAPMAN: So...

1 MR. TOPP: Yeah, because I have -- I have the
2 file that I got from Cindy and it only has six
3 resumes in it.

4 MS. CASH-CHAPMAN: Yeah. And I've got about
5 60 more.

6 MR. TOPP: Yeah.

7 MR. OLSON: Good.

8 MS. CASH-CHAPMAN: So we've got a solid amount
9 to go through.

10 MR. OLSON: Good.

11 MS. LIOTTA: So with the ten-day requirement,
12 we'd be looking at like the week of the 11th?

13 CHAIRMAN CLARKE: Well, I'd like to add --
14 just chime in a little bit on this.

15 From what I've observed since -- in the last
16 four weeks, there -- you know, we're approaching
17 the end of the fiscal year, and there -- there's a
18 considerable amount of learning curve for Mr. Topp
19 to get up and running.

20 He's up -- he's done a good job. He's up and
21 running. I mean, we're very fortunate. The -- the
22 files that were left were in great order. We
23 didn't really have an issue with, you know, making
24 the transition. Procedures are in place. But
25 there's still -- there's still some -- we'd be

1 cramming quite a lot of work in between now and the
2 11th in order to do that.

3 So I would suggest that we wait till the new
4 fiscal year which begins on October 1st is
5 underway, you know, before we resume this, you
6 know, search for the executive director.

7 MS. CASH-CHAPMAN: I think that's far too long
8 out. We already have 70 -- or 60-some-odd
9 applicants. To wait longer, they're going to move
10 on. They're not going to wait months for us.

11 And we don't have to have someone -- the
12 amount of time it takes to -- all of us go through
13 the applications, to organize, interview -- or
14 candidates coming in to interview, getting all of
15 that together, putting a contract together, all of
16 that is going to take a bit of time. So the
17 onboarding process really wouldn't take place until
18 that time, anyway --

19 CHAIRMAN CLARKE: Yeah.

20 MS. CASH-CHAPMAN: -- the fiscal year.

21 MS. LIOTTA: Yeah. And I think this initial
22 workshop should be minimal to -- to almost no
23 burden on the staff because it's really for the
24 board members to sort through --

25 MS. CASH-CHAPMAN: Right.

1 MS. LIOTTA: -- the initial stack.

2 MS. CASH-CHAPMAN: So, again, our goal is we
3 will go through all of the applications, we'll make
4 some determinations together as far as who we would
5 like to see us move forward with or not.

6 If we can narrow it down to two or three then
7 or if we need to reconvene and do it again later,
8 but it really shouldn't take -- I mean, quite
9 frankly, it shouldn't be the staff there; it should
10 be us, and someone to take notes for that and that
11 would cover us with the Sunshine Law. So --

12 MS. LUDLOW: But that's only four weeks.

13 MR. OLSON: Well, I mean, I think that we
14 should be --

15 MS. LUDLOW: October 1st.

16 MR. OLSON: We should -- I don't think there's
17 a good reason to wait --

18 MS. LIOTTA: Yeah.

19 MR. OLSON: -- with the initial screening. Do
20 you have dates you want to propose right now?

21 MS. LUDLOW: Screening?

22 MS. CASH-CHAPMAN: I can be fairly flexible,
23 so it's really --

24 MR. OLSON: I can be quite flexible, except
25 I've just got a few things here and there, but I

1 mean --

2 MS. CASH-CHAPMAN: I think the earlier in the
3 day we do it, the better. Because if we have to go
4 through a lot, I don't know that we want to be
5 spending dinner together.

6 MS. LIOTTA: So the week of the 11th -- the
7 week of the 11th looks like it would be the
8 earliest date.

9 MS. LUDLOW: I can't do it the 11th.

10 MS. LIOTTA: No, the week of the 11th.

11 MS. LUDLOW: Oh.

12 MS. LIOTTA: That Monday's a board meeting.

13 MS. LUDLOW: I have a funeral in Oregon, so...

14 CHAIRMAN CLARKE: And I'll actually be out of
15 town that week, except I'll be returning for the
16 meeting and then leaving again the next morning.

17 MS. CASH-CHAPMAN: So that brings us to the
18 week of the 17th. We have our -- we have a meeting
19 on the 18th for the --

20 MS. LIOTTA: Yeah.

21 CHAIRMAN CLARKE: The 19th. We have a
22 meeting -- there will be a master planning
23 committee meeting on the 19th.

24 MS. CASH-CHAPMAN: But the final public
25 hearing meeting, is that not scheduled for the

1 18th?

2 CHAIRMAN CLARKE: The 11th.

3 MS. CASH-CHAPMAN: I thought there were two.

4 MS. LIOTTA: Well, I think we've got a board
5 meeting on the 11th and the 18th, I think, because
6 of the Labor Day Monday. So that shifted.

7 CHAIRMAN CLARKE: I don't have anything for
8 the --

9 MS. LIOTTA: So it looks like maybe the 20th,
10 which is a Wednesday, or the -- or the 21st or
11 22nd.

12 MR. OLSON: The 21st and 22nd are best for me.

13 MS. CASH-CHAPMAN: The 21st is best for me as
14 well. That's a Thursday.

15 MS. LIOTTA: 21st works for me.

16 MR. OLSON: Yeah, the 21st, Thursday.

17 MS. LIOTTA: And say start at 10:00?

18 MR. OLSON: Or 9:00.

19 CHAIRMAN CLARKE: 21st or 22nd? I can't make
20 the 21st. I can make the 22nd.

21 MS. CASH-CHAPMAN: How about the 22nd, Friday
22 the 22nd?

23 MR. OLSON: Fine with me.

24 MS. LIOTTA: The 22nd of September?

25 CHAIRMAN CLARKE: Yeah.

1 MS. LUDLOW: The AOPA aviation summit.

2 MS. LIOTTA: I -- I can do that. 9:30 would
3 be better for me than 9:00 just because of some
4 traffic issues.

5 MR. OLSON: Okay. 9:30 on the 22nd.

6 MS. LUDLOW: 9:30?

7 MR. OLSON: Yeah.

8 MS. CASH-CHAPMAN: 70 applications to go
9 through.

10 MS. LUDLOW: Okay. Well, I was thinking they
11 could provide lunch, so...

12 MS. CASH-CHAPMAN: Who could provide lunch?

13 MS. LUDLOW: The admin could bring lunch for
14 us.

15 CHAIRMAN CLARKE: How many -- how many
16 sessions do you think we're going to require to go
17 through?

18 MS. CASH-CHAPMAN: I'm hopeful for just the
19 one. We scheduled two previously in case we didn't
20 have enough applications or we wanted to wait a
21 little bit longer. That's why we scheduled two
22 initially, knowing that we could cancel one of them
23 if we didn't need it.

24 So I think that we should start with this one
25 and then if we decide in that meeting that we need

1 another one, we can schedule another one.

2 MR. OLSON: Will we have the applications in
3 advance of the meeting for us to --

4 MS. CASH-CHAPMAN: I don't think we should. I
5 don't think that's appropriate --

6 MR. OLSON: Okay.

7 MS. CASH-CHAPMAN: -- because I think it's too
8 much out there.

9 MR. OLSON: Okay. Will we have hard copies --

10 MS. CASH-CHAPMAN: Yes.

11 MR. OLSON: -- available for the meeting?

12 MS. CASH-CHAPMAN: Yes, a hundred percent.

13 MR. OLSON: Okay.

14 MS. CASH-CHAPMAN: That's kind of goal, so
15 that we'll all have the hard copies, it will be in
16 the same matching order, and we can go right down
17 them --

18 MR. OLSON: Okay.

19 MS. CASH-CHAPMAN: -- and we'll have some time
20 to look by ourselves, figure out -- kind of --

21 MR. OLSON: So --

22 MS. CASH-CHAPMAN: -- make our own --

23 MR. OLSON: -- just based on the comments, it
24 sounds like 9:30 on the 22nd is probably best.

25 CHAIRMAN CLARKE: You know what? That is --

1 that's really a tight schedule for me. And the
2 following week, I'm out of town. How about the
3 first week of October? Is that -- is that -- I'm
4 wide open that day.

5 MS. LIOTTA: Chairman, can you find a date in
6 September?

7 CHAIRMAN CLARKE: I -- well, I'm gone the --

8 MS. CASH-CHAPMAN: Is there any date that
9 works for you.

10 CHAIRMAN CLARKE: -- following week. The 22nd
11 the only day open.

12 MS. LIOTTA: How about Friday September 8th?

13 MR. OLSON: Well, Dennis says the 22nd is
14 open.

15 CHAIRMAN CLARKE: No. I'm out of town that
16 week.

17 MS. CASH-CHAPMAN: Well, you said you're
18 available on the 22nd, right?

19 CHAIRMAN CLARKE: The 22nd is --

20 MS. CASH-CHAPMAN: And we're all available the
21 22nd --

22 MR. OLSON: Yeah.

23 MS. CASH-CHAPMAN: -- at 9:30.

24 MR. OLSON: Yeah. Yeah.

25 MS. CASH-CHAPMAN: So are we good to do that?

1 MR. OLSON: Yeah.

2 MS. LUDLOW: Can you do that? I thought you
3 said that was tight.

4 CHAIRMAN CLARKE: Well, it's the only -- it's
5 the only day I have available in September. I'm
6 thinking we're going to have to -- I can't see us
7 getting through 70 --

8 MS. CASH-CHAPMAN: I think --

9 CHAIRMAN CLARKE: -- resumes in one --

10 MS. CASH-CHAPMAN: -- that you'll find some of
11 them, we'll be able to move through pretty quickly.

12 CHAIRMAN CLARKE: We're not going to be
13 able --

14 MS. CASH-CHAPMAN: I think some people see --

15 CHAIRMAN CLARKE: -- to give them justice.

16 MS. CASH-CHAPMAN: -- a salary attachment
17 and --

18 CHAIRMAN CLARKE: You know, it's going to
19 require --

20 MS. CASH-CHAPMAN: -- submit.

21 CHAIRMAN CLARKE: It's going to require more
22 than one -- more than one session.

23 MR. OLSON: Yeah. And this is a bring our own
24 lunch thing or how do we -- I mean, if we are going
25 to work through the middle of the day, as someone

1 mentioned, asked about, we just --

2 MS. CASH-CHAPMAN: Well, I'm sure we can -- we
3 can order something. I don't -- we don't need to
4 put that on the administration to figure that out.
5 I think that --

6 MR. OLSON: I know. That's why I'm saying
7 just brown bag it.

8 MR. TOPP: What time is that on
9 September 22nd?

10 MS. CASH-CHAPMAN: We're going to start at
11 9:30.

12 MR. TOPP: 9:30. And want to call it what
13 when we make the notice?

14 MS. CASH-CHAPMAN: I would call it a candidate
15 review -- hold on.

16 MS. LIOTTA: A workshop.

17 MR. TOPP: Workshop?

18 MR. BLOCKER: And through the Chair, madam,
19 just to make sure, is this going to be at the admin
20 offices? We just want to make sure we're --

21 CHAIRMAN CLARKE: It will have to be here.

22 MS. CASH-CHAPMAN: It would have to be here
23 because it's public, right? So anyone can come and
24 watch us sift through these.

25 MR. BLOCKER: It could be at the admin

1 offices. We would just need to make room so the
2 public, if they decide to be there. We also need
3 to make sure that we have procedures where the
4 public at the end can make public comment.

5 MS. LIOTTA: I think --

6 MS. CASH-CHAPMAN: I think here --

7 MS. LIOTTA: I think here is going to be
8 better because I think that will give the admin
9 staff --

10 MR. BLOCKER: Understood.

11 MS. LIOTTA: If for some reason there's
12 actually interest in that --

13 MR. BLOCKER: Absolutely.

14 MS. LIOTTA: -- the admin people can still
15 work.

16 MR. BLOCKER: Mr. -- Mr. Chairman, we just
17 want to make sure it's clear where it's going to be
18 so the public can be here, and we just need to make
19 sure, again, that we have someone --

20 MR. TOPP: Be here in this building.

21 MR. BLOCKER: That's correct.

22 MS. CASH-CHAPMAN: Correct.

23 MR. BLOCKER: We need to make sure that we
24 have a court reporter or someone to take notes.

25 MS. LIOTTA: Notes.

1 MR. TOPP: There was some mention about a --
2 we have a meeting on the 11th of September, but
3 somebody said something about another meeting on
4 the 19th?

5 CHAIRMAN CLARKE: That's that master plan --

6 MR. TOPP: That's the master planning --

7 CHAIRMAN CLARKE: Right.

8 MR. TOPP: -- right?

9 CHAIRMAN CLARKE: I don't have -- the next one
10 I have is the 25th.

11 MR. TOPP: And then the next board meeting
12 would be the 25th --

13 CHAIRMAN CLARKE: Correct.

14 MR. TOPP: -- of the board?

15 CHAIRMAN CLARKE: Right. Okay. Does anyone
16 have any different -- any different dates on their
17 schedule?

18 MS. LIOTTA: My calendar -- I'll -- I'll
19 double check. I might have put it on the wrong day
20 accidentally. So, the regular meeting.

21 CHAIRMAN CLARKE: Do you have it on the 18th?

22 MS. LIOTTA: I have the 18th instead of the
23 25th, but that's probably my mistake.

24 MR. TOPP: That's just seven days after the --

25 MR. OLSON: I have the 18th, also.

1 MS. CASH-CHAPMAN: I have the 18th. I have --
2 so for the 11th, I have public hearing at 5:01, and
3 then for the 18th, I have final public hearing
4 meeting. So I don't know if that's two --

5 MR. OLSON: At 5 p.m. I have 5 p.m. down for
6 the 18th.

7 MS. CASH-CHAPMAN: I do as well.

8 MR. OLSON: So I think it's --

9 MS. CASH-CHAPMAN: We'll have to go back and
10 figure that out.

11 MR. OLSON: One of these -- typically one of
12 these two meetings in September is a formality of
13 approving the budget. Because I think we have to
14 have two hearings or something like that. So...

15 MR. BLOCKER: And also through the Chair, I
16 think because we had the holiday, it shifted a
17 meeting.

18 CHAIRMAN CLARKE: Right. Okay.

19 MS. LIOTTA: Because Monday the 4th is
20 Labor Day.

21 CHAIRMAN CLARKE: Okay. So the 22nd, we're
22 going to meet at 9:30 a.m.?

23 MS. CASH-CHAPMAN: Yes.

24 CHAIRMAN CLARKE: If we need to schedule
25 anything in advance, we'll do it at that time --

1 additional meetings, we'll do it at that time.

2 MS. LUDLOW: And you'll take care of the
3 notice.

4 MS. CASH-CHAPMAN: Yeah. And then just a
5 reminder, start thinking now if you would about
6 some -- a presentation question that we would be
7 asking our candidates to prepare prior to the
8 interview.

9 MR. OLSON: We would, I guess, on the 22nd
10 decide how many we want to look at more closely?

11 MS. CASH-CHAPMAN: Correct.

12 MR. OLSON: And there might actually -- we
13 might want to do other steps of screening before we
14 actually interview them perhaps.

15 MS. CASH-CHAPMAN: Sure. Yeah.

16 MR. OLSON: Yeah, okay.

17 MS. CASH-CHAPMAN: So -- and we can talk. I
18 don't want to take up too much time here tonight,
19 but we can -- at that workshop, we'll work through
20 all of the rest of it and what we're all
21 comfortable doing --

22 MR. OLSON: Yeah.

23 MS. CASH-CHAPMAN: -- and go from there.

24 MR. OLSON: Sounds good.

25 MS. CASH-CHAPMAN: Thanks.

1 MS. LUDLOW: Good work.

2 MR. OLSON: Thank you.

3 RESOLUTION DELEGATING SIGNING AUTHORITY TO EXEC. DIR.

4 CHAIRMAN CLARKE: Okay. We're -- we're under
5 new business items.

6 Do we -- we didn't have it available in the
7 package, but we were -- have been asked to approve
8 a resolution that would designate signing authority
9 to the executive director for Florida DOT and FAA
10 matters.

11 MR. ROBERTS: Right. I don't think it needs
12 to be written --

13 CHAIRMAN CLARKE: It doesn't.

14 MR. ROBERTS: -- but the specific motion would
15 be to give authority to Mr. Topp for the grant
16 applications and paperwork that he has executed to
17 date since his appointment as well as into the
18 future. And so I would describe the motion that
19 way.

20 MS. LUDLOW: I make that motion, what he just
21 said.

22 MS. LIOTTA: I can -- I can take a crack at
23 it.

24 MR. OLSON: Go ahead.

25 MR. ROBERTS: It's a nunc pro tunc thing.

1 MR. OLSON: I have a question --

2 MS. LUDLOW: You got that, Janet.

3 MR. OLSON: -- about what is meant by -- I
4 understand the need to administer existing grants
5 that have been approved, but grants into the future
6 could mean which grants we applied for? I mean, if
7 there -- there's a bunch of ambiguity about "into
8 the future" in your --

9 MR. ROBERTS: So --

10 MR. OLSON: -- in your proposed --

11 MR. ROBERTS: I understand. Let me clear it
12 up.

13 So with each package, there comes with it not
14 only "Sign here," but then it requires the
15 execution of an addendum that says, "And do you
16 have authority to sign here"?

17 MR. OLSON: Yes.

18 MR. ROBERTS: So -- so it is that authority to
19 sign --

20 MR. OLSON: Yes, understood.

21 MR. ROBERTS: -- that is the subject of the
22 motion.

23 MR. OLSON: Understood.

24 MR. BLOCKER: And just to clarify through the
25 Chair, the prior documents or resolutions that the

1 board had approved listed by name the former
2 executive director, Mr. Wuellner.

3 So because he's no longer here, and his name
4 he's designated as the individual, so it would
5 require -- so the -- the drafts I presented to the
6 Chair for approval today designate the executive
7 director. So if a new executive director is hired
8 or if Mr. Topp continues or whoever, someone into
9 the future for those specific grants, it's -- it's
10 the executive director. So it's not named to the
11 specific person.

12 CHAIRMAN CLARKE: So just the position.

13 MR. BLOCKER: Just the position.

14 MR. OLSON: So we're talking about grants that
15 have already either now or in the future have board
16 approval.

17 MR. BLOCKER: No, sir. These are just -- for
18 now, these are just the current existing grants.
19 In the future, though, we'd want to carry forward
20 the same practice of identifying the position,
21 whoever fills the position of executive director.

22 MR. OLSON: Okay. So it isn't into the
23 future, then.

24 MR. BLOCKER: Well, as -- as associate to
25 those grants, there may be -- there may be

1 continued ongoing work associated with those
2 specific resolutions and grants.

3 Whether there's a new one and this board goes
4 forward and approves a different grant, a different
5 project, there will be a different -- so think of
6 it this way. Whenever the original resolutions
7 were drafted by the legal team at the time, they
8 did not -- they identified an individual.

9 MR. OLSON: Yes, I understand.

10 MR. BLOCKER: So that's who the --

11 MR. OLSON: Yeah.

12 MR. BLOCKER: That's who the -- that's who the
13 authority was granted to. That individual no
14 longer being here --

15 MR. OLSON: Yes.

16 MR. BLOCKER: -- it's a better practice to tie
17 it to the position.

18 MR. OLSON: No, I completely understand the
19 need for this -- this authority for administering
20 existing grants that have already been approved.

21 What I'm curious about -- well, actually,
22 since I've been serving on the board, this board
23 has had disagreement about grants that have already
24 been approved by prior boards.

25 MR. BLOCKER: Yes, sir.

1 MR. OLSON: The -- if -- if the board hadn't
2 wished otherwise, we probably would have put all
3 our resources behind the terminal access road right
4 now and that would be under construction.

5 So, you know, I'm -- I think there -- if it's
6 administering grants that have already been
7 approved and authorized, I can understand the need
8 for this authority to be assigned. But I --

9 MR. BLOCKER: Yes, sir, and it is. It lists
10 the actual specific grants.

11 MR. OLSON: But for determining future FDOT
12 and FAA grants I'm thinking this board meets every
13 two weeks; we ought to be able to be on top of that
14 as a board rather than --

15 CHAIRMAN CLARKE: Would that include
16 applications or, I mean, the authority to -- to --
17 for the executive director to sign? Applications
18 for grants, would that --

19 MR. BLOCKER: So the specific authority that
20 we're changing is just to those grants. This -- to
21 my knowledge, what was drafted does not apply to
22 future.

23 So if there's a future grant that comes here,
24 the board would make a decision of who they
25 believe, whether it's the executive director or a

1 different party, the chairman.

2 But this is the existing -- the issue is with
3 the existing documents need to be corrected. So
4 this is really a formality to correct the existing,
5 for existing --

6 MR. OLSON: Okay.

7 MR. BLOCKER: -- not future grants.

8 MR. OLSON: Well, maybe the resolution could
9 be stated in the way you described it.

10 MR. BLOCKER: Yes, sir.

11 MS. LIOTTA: So this is administration of
12 existing grants --

13 MR. OLSON: Yes.

14 MS. LIOTTA: -- only.

15 MR. BLOCKER: Thank you, Mr. Olson.

16 MR. OLSON: Okay. Thank you.

17 MS. LUDLOW: I make the motion. I need a
18 second.

19 MR. OLSON: I'll second it based on what's
20 just been said.

21 CHAIRMAN CLARKE: All right. Any comments
22 from the public?

23 (None.)

24 CHAIRMAN CLARKE: Hearing none, we have a
25 motion and a second. All in favor?

1 MR. OLSON: Aye.

2 MS. LUDLOW: Aye.

3 MS. LIOTTA: Aye.

4 MS. CASH-CHAPMAN: Aye.

5 CHAIRMAN CLARKE: Aye. All right. Opposed?

6 (None.)

7 SOLANO'S LAND LEASE PROPOSAL

8 CHAIRMAN CLARKE: All right. The next item of
9 business is Mr. Solano's land lease proposal. And
10 I believe what we're -- we're going to discuss,
11 everybody's already seen the -- the detail on this,
12 but we're looking for a consensus. Am I --

13 MR. OLSON: I thought that we were postponing
14 that. Oh, that's the Joyce one.

15 CHAIRMAN CLARKE: That's the Joyce.

16 MR. OLSON: Oh, okay.

17 CHAIRMAN CLARKE: I believe we're looking for
18 consensus to -- for our executive director and
19 legal counsel to move forward and negotiate the
20 final terms of the -- the land lease.

21 MS. LIOTTA: I have -- I reviewed the package,
22 and I do have some questions and some concerns. Is
23 there -- is there going to be a presentation -- a
24 further presentation to this?

25 CHAIRMAN CLARKE: Mr. Booth?

1 MR. BOOTH: I'm here today to answer any
2 questions. Ed Booth, Marks Gray law firm,
3 Jacksonville, Florida.

4 Chairman Clarke, members of the board,
5 Director Topp, I represent Tom Solano and his
6 company, Ballyduff Consulting, LLC. Seeks to build
7 about a 12,000 square foot hangar on property that
8 has been well-defined just outside the window here.

9 And we are in receipt of the appraisal,
10 haven't had a chance to review it in great detail
11 yet, but I believe we're at a point where,
12 consistent with grant assurance obligations, that
13 it would be time for Mr. Solano, his
14 representatives, and whoever you designate as the
15 negotiating committee, to talk about the terms of a
16 long-term land lease, the length of the term, the
17 amount of compensation, construction schedules,
18 engineering, architecture. We have a list, but my
19 client is excited about the opportunity and is
20 ready to move forward immediately with this.

21 MS. LUDLOW: All we really need to do today is
22 really not go into all of it, is just to vote to
23 let it move forward so we get all of the
24 information.

25 MR. BOOTH: I believe the motion would be to

1 move forward with lease negotiations with --

2 MS. LUDLOW: Okay. To move forward --

3 MR. BOOTH: -- my client.

4 MS. LUDLOW: -- with lease negotiations.

5 MS. LIOTTA: Okay. Yeah, all right. Thank
6 you.

7 So I had two primary concerns when I was
8 looking at the -- the package, and I think it --
9 granted, everybody is very high level right now and
10 we've had proposals come before us that had, you
11 know, detailed renderings, working with -- with --
12 with engineers and other professionals to show the
13 board what it would look like so we'd have a better
14 idea. I understand we don't have that here. So I
15 was looking at the --

16 MR. BOOTH: That's -- with all due respect,
17 that's incorrect. I have submitted some detailed
18 drawings of what the hangar will look like.

19 MS. LIOTTA: The hangar, but not what it would
20 look like on the lot. And so, my -- when I looked
21 at the -- at the lot, the -- and maybe I just
22 missed it, so bear with me, please -- the lot is
23 on -- faces Casa Cola, so it's between this
24 building and the hangars -- you know, there's that
25 empty spot. So that's where it would go.

1 And there's a sidewalk that connects on the --
2 the entire side of Casa Cola, and -- but that lot,
3 the way it's outlined, goes all the way to the
4 street.

5 So my concern is, is the -- Mr. Solano's
6 intention to want to build such that we lose the
7 sidewalk and we lose any public access from that
8 side of the road and so that it would -- you know,
9 I would not be in favor of that, frankly. I think
10 that -- and I just don't know.

11 And also, the -- these buildings on the side
12 of the road have public access from the street.
13 And so, is the -- and I would think it would be
14 best for the airport long term to have a facility
15 there where the public can enter from that side so
16 that future tenants, you know, after Mr. Solano's
17 had his -- his lease, we could -- it could be
18 leased to a commercial operator where the public
19 could go in from the street side, from the -- with
20 a sidewalk. And there's also some trees right
21 there along the edge of the lot.

22 So, for me, the questions are more about how
23 the lot would be developed, not whether it should
24 be developed and, you know, long-term highest best
25 use for the airport.

1 So those are my concerns. I think those can
2 be addressed in a negotiation, but I think those
3 are important questions for the airport to
4 consider.

5 MR. BOOTH: I can assure you my client's
6 overriding interest is for the common good of this
7 airport, and I cannot see a situation where we
8 would want to close off a public sidewalk that
9 exists right now.

10 And, you know, that's part of the lease
11 negotiations as you've identified. But I just want
12 to assure everyone that Mr. Solano, who's been a
13 presence at the airport for a decade or more and is
14 well known, is going to work with everyone to do
15 what's right for the long-term goals of the
16 airport.

17 MS. LUDLOW: And -- and we make no decisions
18 at this point except -- and that's very good to
19 bring up the things that are bothering us, so as
20 you continue, we just vote that you can continue
21 with negotiations.

22 MR. OLSON: Mr. Chairman?

23 MS. LUDLOW: Cause there's a lot to be
24 negotiated.

25 CHAIRMAN CLARKE: No, I -- no, thank you,

1 those are -- I agree with Mrs. -- Ms. Ludlow, those
2 are points. And I believe that in discussions I've
3 had with engineers in the past and Mr. Solano, the
4 intent was to have public access from here. So
5 that -- that's a real good point. So --

6 MS. CASH-CHAPMAN: Just so you know, when we
7 got one of the initial things, if you look at the
8 bottom of the e-mail, there are -- I know it's just
9 a drawing on the thing, but you can still see like
10 all of our public access up there. I don't know
11 how --

12 MS. LIOTTA: So this is an attachment in an
13 e-mail, is --

14 MS. CASH-CHAPMAN: -- how accurate that is
15 moving forward, but for right now, it's on there.

16 CHAIRMAN CLARKE: Yeah, it may even be in our
17 agenda.

18 MS. LIOTTA: Well, when I looked through the
19 meeting packet, I didn't see it, so --

20 MS. CASH-CHAPMAN: This is from --

21 MS. LIOTTA: Yeah, this was a prior e-mail
22 that I --

23 MS. CASH-CHAPMAN: Like may 17th. So, again,
24 things could change from there --

25 MS. LIOTTA: Fallen off my radar --

1 MS. CASH-CHAPMAN: -- but it's there if you
2 need it.

3 CHAIRMAN CLARKE: All right. Well, if there
4 are any other -- any other comments on this?

5 MR. OLSON: Yeah, I -- actually I have a lot
6 of comments that I'll have -- I'll go through
7 rather I hope quickly.

8 And I really don't have any questions for you,
9 Mr. Booth. I think it's a very appropriate use for
10 the site, more hangars at our airport and the site
11 seems ideal for that, so I don't have any questions
12 for you.

13 I do have a question for our board that I'll
14 get to. Just again, remarking that this is the
15 first ground lease that the airport would have done
16 with a private entity that I know of since Nimbus.

17 I have this ongoing concern -- it's not new to
18 my colleagues on this board. I have concern about
19 the fact that we are a governmental authority and
20 we're considering doing a no-bid award of airport
21 land to a private entity.

22 I feel that we hold the public trust to the
23 citizens of this county to be stewards of a public
24 asset, our airport. And I know that I brought this
25 up before, the RFP thing.

1 There's not sufficient support -- wasn't --
2 hasn't been sufficient support on this board to
3 issue a full RFP for land on this airport, at least
4 in past discussions.

5 But I'm -- with regards to the Solano
6 proposal, I'm asking our board if we can consider
7 meeting halfway and at least issue a notice of land
8 lease opportunity for this situation as we did --
9 as we're doing for the Volato.

10 We -- we -- we justified it for Volato. We do
11 it for this -- other airports do competitive
12 bidding and propose -- seek competitive proposals,
13 and I feel we should at the very least do that.

14 It's -- it's a -- it serves transparency and
15 accountability, which I know a lot of people on
16 this board have vocalized at various times as to an
17 important part of our work. So that's my hope,
18 that we can actually take that step here.

19 Again, Solano, what they're proposing seems
20 very appropriate for this site, and I hope they
21 would not mind this Authority and would understand
22 taking this additional step based on what our trust
23 is here. So that's my comments.

24 MS. LUDLOW: I'd like to say we know how you
25 feel about those RFQs, you know, and RFPs; however,

1 I think that's for the next meeting. Right now, we
2 just need to let them continue.

3 MR. OLSON: Well, we're talking about
4 authorizing proceeding into negotiations.

5 MS. LUDLOW: Yes.

6 MR. OLSON: So that would happen after the
7 notice process.

8 MR. BOOTH: Can I make a brief response,
9 Chairman Clarke?

10 CHAIRMAN CLARKE: Please do.

11 MR. BOOTH: I'd submit to the board that under
12 the grant assurance program, that once you accept
13 federal funds for your airport, that when a
14 qualified individual comes and identifies a parcel
15 of land that they want to develop and otherwise
16 meets all the qualifications, you're duty-bound to
17 at least sit down and engage in lease negotiations
18 with them. And putting it outside for bids is not
19 part of what the FAA regulatory scheme
20 contemplates.

21 MR. OLSON: Mr. Booth, I just want to respond
22 to what you just said.

23 I was -- within the last several months, I was
24 in a meeting with the area ADO, FAA, and they cited
25 the preferred way to establish long-term land

1 leases at our airport, airports like ours, would be
2 through a competitive bidding RFP process. And
3 Mr. Roberts, I believe, can attest I asked the
4 question of them and that was their answer. And
5 those are two key people that we depend on
6 regularly.

7 MR. ROBERTS: I -- if I could, Mr. Chairman.

8 And so, Mr. Booth and I are -- are
9 professional colleagues, so we -- we have a lot of
10 candor between us. So, I want you to get a
11 balanced assessment of that issue.

12 You have a great deal of discretion, so I'll
13 just leave it like that. You can still comply with
14 your grant assurance obligations, and you have a
15 great deal of discretion to do this or not to do
16 this.

17 So I would not be too concerned about like a
18 Part 16 or a Part 13 complaint if you wanted to do
19 this. I'll just leave it like that, that -- that
20 you have that latitude.

21 So I don't want to create -- I don't want to
22 create the -- my -- my friend Mr. Booth giving you
23 FAA compliance advice, so I'm just being mindful of
24 that. So I'll leave it like that. You do have the
25 discretion to do that.

1 MS. CASH-CHAPMAN: Can I ask a question? Is
2 there a way -- I mean, I definitely see what
3 Mr. Olson is saying.

4 I think it makes sense for transparency
5 purposes. As we're moving forward and doing all of
6 this growth, we've talked about being more
7 consistent and more transparent in what we're doing
8 moving forward.

9 While I don't know that we have to necessarily
10 go as formal as an RFP, Q, I don't know which
11 letter goes at the end of that one, is there
12 something that we could do like the last call
13 notice simultaneously while entering into
14 negotiations? Could we balance both of those or is
15 that not acceptable?

16 MR. ROBERTS: So, I think that is an option
17 for you, and it is kind of a hybrid. It's -- it's
18 a hybrid, like Mr. Olson says, you know, go
19 halfway.

20 For folks like Mr. Solano, it is true that
21 that piece of dirt has been available for 75 years
22 for someone to walk and say I'd like to use it. At
23 the same time, if that dirt's about to go away and
24 you're going to cross it off of the available land
25 use of the airport, I think it's within your

1 discretion if you wanted to do the last-call notice
2 that we did with Volato's, because our land is
3 getting scarce, it is, and -- but -- but I think
4 you have that discretion. What we did with the
5 last-call notice was not an RFQ or a formal RFP.

6 MS. LIOTTA: Right.

7 MR. ROBERTS: So it was that hybrid notice of
8 making sure that no one would come along and say,
9 "You know, if I would have only known you were
10 about to do that, I was just about to put in an
11 application for a flight school there," or
12 something like that, right? So I would leave it
13 like that.

14 MS. CASH-CHAPMAN: I just feel like it might
15 cover us a little bit more as well moving forward
16 as far as consistency purposes go, but I
17 certainly -- you know, again, no one has asked for
18 this property before. It's kind of like what we
19 discussed previously. No one's asked for it, but
20 now it covers us on both -- both sides of it.

21 And I don't think -- if we can do it
22 simultaneously, I don't think there's any reason to
23 hold up moving forward with other negotiations
24 without actually entering into the contract until
25 we get --

1 CHAIRMAN CLARKE: I'd like to weigh in on the
2 issue.

3 I hear -- I would actually agree with
4 Mr. Olson if we weren't -- if we had excess
5 capacity on our airport. We do not have excess
6 capacity. Currently, we have 60 applicants waiting
7 for corporate and commercial space on the airport.
8 We have 244 applicants waiting for T-hangars on the
9 airport. And it would be grossly unfair for us to
10 issue an RFP to the world to say come in and, you
11 know, to try to step in front of these applicants
12 that have been waiting for space.

13 We are a -- you know, we're owned by the --
14 owned by the public, the citizens of
15 St. Johns County. We're not obligated to go out by
16 an RFQ or an RFP. Not to say that we shouldn't do
17 that or consider it. But until we are able to
18 accommodate everyone that is waiting for access to
19 the National Airspace System, I don't believe
20 that's a prudent idea.

21 And -- and I think it would -- it would be
22 rather insulting I think to -- to Mr. Solano who's
23 spent a lot of time and, again, is the first person
24 who has said I want that property. As you
25 mentioned, 75 years it's been available and no

1 one's approached us.

2 I believe we should move forward with this
3 proposal and then consider it, you know, going
4 forward as -- as maybe the east side further
5 develops.

6 But, you know, we -- this waiting list has
7 just grown and grown and grown over time and we
8 have -- we have not kept up with the infrastructure
9 or the assets that are required by our public, our
10 are constituents.

11 So, you know, I'm -- that's what I favor. I
12 favor moving forward with this proposal. And, you
13 know, the next time, let's put a notice on the
14 website and say, look, if you want to develop any
15 parcels here, you know, we'll accommodate your
16 request, but I don't think in this instance it's a
17 good idea.

18 MS. CASH-CHAPMAN: I mean, I definitely hear
19 you and I get a hundred percent what you're saying.
20 I think the proposal is great. I'm not disagreeing
21 with any of that.

22 My concern is, how do we look as an airport
23 that we're not being consistent with -- with what
24 we're doing? I'm just putting that out there for
25 discussion purposes, that we have a person over

1 here that wants to develop 20-something acres. We
2 pushed it, pushed it, pushed it, and then said,
3 wait a minute, wait, wait, wait, before we keep
4 going, let's see what else is out there.

5 And we're not -- I just want to make sure that
6 we as an airport are presenting ourselves
7 uniformly, consistently, and transparently, and I
8 don't want it to look as though we're saying, "You
9 get this one, you don't get this one. We're going
10 to make it look harder you, but you get what you
11 want."

12 So a way to eliminate all of that and all of
13 that speculation from everybody else that watches
14 these and judges all of us, is to say that we're
15 being consistent across the board. That's my
16 only -- I'm curious what your thoughts are on
17 remaining consistent.

18 MS. LUDLOW: Okay. This came in in May. So
19 I -- I think we've had plenty -- had plenty of
20 time. He has asked for this in May.

21 I think it would be a gross misjustice [sic]
22 to bring in other people when he's already said
23 this is what we want. And all we're voting on
24 today is to be able to go forward, so all of this
25 can be discussed at another time.

1 MS. CASH-CHAPMAN: Well, it can and it can't
2 because if we're saying move forward with
3 negotiations but we're not allowing anyone else to
4 come forward, that's pushing it longer for them
5 later.

6 MS. LIOTTA: And I think there's a little bit
7 of maybe a misconception about the length -- yes,
8 this land has been available for 75 years and no
9 one's stepped up; but, you know, the history of the
10 airport kind of is what it is. And, for example,
11 there is no waiting list for land leases.

12 This airport has not necessarily been, you
13 know, open or accommodating on that matter, and so,
14 you know, the people who are on these various
15 waiting lists have -- were for already-built
16 hangars. We don't necessarily know what other
17 interest is on the list.

18 And I, you know, give Mr. Solano credit where
19 credit is due for raising the question and bringing
20 it to us, and I think that definitely deserves
21 weight in his favor for all of those reasons, but
22 yet, I do also agree that we need to have a
23 consistent and fair practice and that, you know, we
24 think about this -- this is not just about this one
25 person who's been waiting; this is about how do we

1 want to deal with all future development?

2 Be that the -- the hotel possibility or the
3 all of those acres on the other side of the
4 highway, I mean, I think we need a -- I would
5 advocate for a more reasoned, structured approach
6 for all land use deals and -- and where we can see
7 options and have -- be able to make a determination
8 on -- on highest and best use.

9 MS. LUDLOW: I'd like to make a motion that we
10 agree to let Mr. Solano and Mr. Booth go forward
11 and we can bring all of this up as we need to and
12 you can look into the liability or legality of
13 putting out a last call or something like that.

14 So, anyway, I make a motion that we let them
15 go forward with what -- we've had this since May.

16 MR. BLOCKER: Ms. -- if I could just. The
17 maker of the motion, if you could target it to
18 direct staff to enter into negotiations with the
19 party.

20 MS. LUDLOW: So I'm supposed to say I make a
21 motion to direct staff to continue to negotiate
22 with the party. Second?

23 CHAIRMAN CLARKE: Anyone want to second?

24 MS. LUDLOW: You.

25 CHAIRMAN CLARKE: I'll second it if --

1 MR. HARVEY: Do you want public comment?

2 CHAIRMAN CLARKE: Yeah, public comment.

3 MS. LUDLOW: We do have a second.

4 MR. HARVEY: Kevin Harvey, 300

5 Flagler Boulevard, St. Augustine, Florida.

6 Maybe I -- you noticed I wasn't here at the
7 last meeting, but I'm curious what might have
8 transpired during that time.

9 I recall that you were supposed to decide was
10 it going to be a first-come-first-served basis or
11 were you going to go by the waiting list at one
12 point, ignoring those people that were there for
13 years?

14 You know, you might not have had a land lease
15 waiting list, but nobody knew. So it's just a
16 question: Did y'all come to some decision how you
17 were handling that? Thank you.

18 CHAIRMAN CLARKE: I can answer part of that,
19 Mr. Harvey. We had -- some of the folks on the
20 corporate commercial waiting list are -- would in
21 fact entertain a land lease as opposed to renting
22 space in the hangar. I haven't spoken to them
23 personally. Yes?

24 MR. RIERA: Jose Riera, 133 Paranza Trace.

25 Quite a while back, Mr. Roberts says that

1 because of the way we have this finite amount of
2 land, no matter what we do, we're going to be
3 exposing ourselves to a Part 16. So if we don't do
4 something with this gentleman right now, guess
5 what? I think Part 16 is going to come back to us.

6 So I suggest let's just move on and do the
7 lease agreement and then we can iron out all of the
8 other details. And we may found out, hey, after he
9 does all the negotiations, well, this is not a good
10 thing after all, or maybe this is the best thing
11 that happens to all of us since sliced bread.

12 So let's not -- you know, let's not bog down
13 ourselves into the nitty-gritty into the weeds
14 right now; let's just move on and negotiate and
15 find out what's good and what's not good. Let's
16 not expose ourselves to another Part 16, which is
17 what I'm thinking will happen if we don't do
18 something about it.

19 MS. CASH-CHAPMAN: Right. And that's why I
20 think moving simultaneously might be a good option
21 for us.

22 MR. OLSON: But a Part 16 relates to an FBO, a
23 service provider. That's the basis for a Part 16.

24 MS. CASH-CHAPMAN: I think he meant any legal.

25 CHAIRMAN CLARKE: Related to grant -- grant

1 assurances.

2 MR. ROBERTS: I think there's another comment
3 or two.

4 MR. LIOTTA: Do you want to go?

5 MR. HERNANDEZ: Yeah. Galin Hernandez,
6 3501-B Ponce de Leon. Entering into a negotiation
7 does not mean you're finalizing a contract.

8 MS. CASH-CHAPMAN: Right.

9 MR. HERNANDEZ: That's all I wanted to say.

10 MS. CASH-CHAPMAN: That's why I think it's
11 solid if we do this simultaneously. I don't...

12 MR. LIOTTA: Matt Liotta, 93 Lake Mist Court.

13 I've heard about this impending lack of land
14 here. I think we're counting chickens before they
15 hatch. As far as I know, this airport hasn't
16 entered into a land lease since when? What did we
17 say, it was -- it was Joe Duke's place, is the only
18 one that's ever happened at this airport for a very
19 long time. So nothing has actually happened yet.
20 So let's not assume that everything that people
21 propose is actually going to happen, first of all.

22 Second of all, I understand consistency, but
23 we've got a broken process here. Trust me, I know.
24 Don't continue the broken process just in the name
25 of consistency. Make a good process, even if it's

1 different than the process that I've endured,
2 because what you want is you want a fair and
3 reasonable process.

4 And what you have up on your website as your
5 policy document, it states clearly what your policy
6 is and it says that you will respond in 90 days.
7 That's what you guys say your policy is. So have
8 you responded to Tom Solano in 90 days from when he
9 applied?

10 The FAA says you need to enter into good faith
11 negotiations. Your policy document says respond in
12 90 days. If you guys don't want to do that policy,
13 change the policy. But that's what it says right
14 now. It doesn't say "Apply and then we'll start
15 inventing random new barriers to stop you and kick
16 the can down the road." It doesn't say that. So I
17 really think you should follow your own policy
18 document.

19 And then as far as this project goes, I'm all
20 for it. Tom Solano is willing to put down his
21 capital to build very much-needed hangars here, and
22 that's a good thing for this airport.

23 If we end up running out of land because we
24 built all the hangars we need, that's a great
25 situation. That's what we need. So I'm definitely

1 for Tom Solano.

2 The only thing I would add is that I hope that
3 Tom Solano's going to make available the various
4 hangars that he is occupying right now that he
5 leases from the airport and those will become
6 available to the waiting list.

7 And I'd just like to say that, in particular,
8 I think it's hangars H-3 and H-4 that were
9 previously commercial use hangars. When those
10 became available, they were not prioritized towards
11 commercial users per your policy and I'd like you
12 guys to think about if you do ask Tom Solano to
13 give up any of these hangars, especially something
14 that could be used for commercial purposes, to
15 again follow your policy and allow commercial users
16 to get priority, as is required by the assurances.
17 Thank you.

18 CHAIRMAN CLARKE: Thank you, Mr. Liotta.

19 Those are good points.

20 You know, I would also like to add to that, I
21 mean, if we were to issue this notice Ms. Chapman
22 is suggesting, it's -- it'd be equivalent to
23 changing the rules in the last two minutes of the
24 game, I think.

25 You know, we have -- as Mr. Liotta pointed

1 out, we have a procedure, we have policies that
2 exist, and until we change them, we need to be
3 following them. That's not to suggest they need to
4 be changed. I think all the policies and
5 procedures need to be looked at carefully and
6 updated and refined. So I think in this instance,
7 we need -- we need to move forward on it.

8 MS. CASH-CHAPMAN: And just to clarify, I was
9 never once saying, let's -- let's stop what we're
10 doing with Mr. Solano. I think I've said
11 repeatedly at this point let's move forward with
12 negotiations.

13 So I just want to put that out there, that my
14 goal has and always will be to make sure that we
15 are representing ourselves fair and consistent. I
16 was by no means trying to say we have to do it my
17 way or no way. I was offering food for thought,
18 so...

19 CHAIRMAN CLARKE: Okay. Well, hold that
20 thought --

21 MS. CASH-CHAPMAN: You've got it.

22 CHAIRMAN CLARKE: -- you know, as we update
23 the policies and procedures going forward. But are
24 there any other comments from the public?

25 (None.)

1 CHAIRMAN CLARKE: Seeing, none, we have a
2 motion and a second on the table. May we have a
3 vote, please?

4 MR. OLSON: Better take an individual vote
5 call.

6 CHAIRMAN CLARKE: Ms. Cash-Chapman?

7 MS. CASH-CHAPMAN: Aye.

8 MS. LUDLOW: Aye.

9 CHAIRMAN CLARKE: Ms. Ludlow? Mr. Olson?

10 MR. OLSON: I'm going to give a vote, but I
11 first want to say that this -- I served on the
12 master plan committee. I served with Ms. Ludlow on
13 the Airport Master Plan update.

14 I don't recall any kind of attention being
15 given to this piece of land that we're talking
16 about today. I don't think most people were aware
17 that it was available for aviation use.

18 In fact, I gathered that there was a lot of
19 thought about it being actually nonaviation use and
20 maybe a use like this building that's semi-aviation
21 use, but a conference center. So I don't think
22 it's -- it's really been well-identified as being
23 available for -- for use.

24 I again won't repeat myself, but I can't
25 support a no bid award of airport land. We're

1 public. We're a governmental entity. We're making
2 decisions about a public resource. Other airports
3 follow a -- a process that is like either an RFP or
4 a -- or the notice.

5 The notice with other airports typically are,
6 and I've got an example here, they are -- the
7 notice comes with criteria as to how the airport
8 will evaluate respondents to the notice to select
9 the proposal that's best. So I can't support this
10 particular motion. I vote no on it.

11 CHAIRMAN CLARKE: Okay. Ms. Liotta?

12 MS. LIOTTA: Okay. I -- I think we need to
13 have two motions, actually, from what
14 Ms. Cash-Chapman was saying. And so, I would vote
15 aye on this. So we have our vote there.

16 I do think we also need to -- I would make a
17 motion that we also simultaneously, with entering
18 these negotiations, issue out a notice to the
19 public in the form of a -- what is it RFP or RFQ?
20 I can't remember what those are.

21 MS. CASH-CHAPMAN: I don't know if we should
22 go that formal --

23 MS. LUDLOW: We can't.

24 MS. CASH-CHAPMAN: -- or if we should just
25 do -- what?

1 MS. LUDLOW: We can't do that --

2 MS. CASH-CHAPMAN: I was --

3 MS. LUDLOW: -- because of the grant.

4 CHAIRMAN CLARKE: Should we just vote on
5 the -- let's vote on Mr. Ludlow's resolution. Do
6 you vote aye on that or aye already?

7 MS. LIOTTA: All right. I need some
8 clarification. So is the board saying that we
9 can't do what we just did with Volato?

10 MS. CASH-CHAPMAN: I don't know. Our legal
11 counsel told us we could, so I'm only looking to
12 our legal. That's what I'll say.

13 MR. ROBERTS: I -- I can take -- and please
14 take this advice from me.

15 MS. CASH-CHAPMAN: I plan to.

16 MR. ROBERTS: Yeah. You have the discretion
17 to do either approach that you want. You -- you
18 are not -- I'll tell you when to worry about a
19 Part 16.

20 MS. CASH-CHAPMAN: Thank you.

21 MR. ROBERTS: And -- and so, you -- I'll just
22 leave it at that.

23 There -- the -- what we did with the Volato
24 proposal was literally just a big poster board
25 blast to the world. And we did not ask any other

1 person to do anything more or less than our
2 existing policy procedure of -- that Volato was
3 subject to, right?

4 So we -- it was essentially an advertisement,
5 is how I think you ought to think about it, was --
6 and when I call it last call, I mean it's just a
7 last call. This -- this parcel's going away.
8 There's someone's asked for it. They're qualified.
9 It's a meritorious proposal. We're down the road
10 with their negotiations. It's going away. And if
11 anyone -- you know, it's like last call. And so,
12 that is not what I would call an RFQ in a sense.
13 It's something less.

14 MR. BLOCKER: And if I could just add. The
15 way the board policies are written, there's not a
16 requirement to do an RFQ. So that's something
17 again that was distinguished in this --

18 MR. OLSON: RFP, you mean.

19 MR. BLOCKER: RFP. Thank you, Mr. Olson.

20 MS. LUDLOW: Jennifer did that.

21 MR. BLOCKER: But as far as Mr. Chairman here,
22 you as the chairman for the purposes, we have
23 another board member that's -- this vote has been
24 concluded, but we have another board member that's
25 requesting to make another potential motion if you

1 choose to recognize, so...

2 CHAIRMAN CLARKE: Yeah, we'll entertain --

3 MS. LIOTTA: I -- I agree we have an existing
4 policy and it's appropriate to enter into the
5 negotiations with Mr. Solano.

6 I also have all -- you know, I've always been
7 consistent in saying that it's good to have a
8 process, to be transparent to -- you know, and
9 encourage competition out on the field.

10 So I would -- maybe we need to have a little
11 bit more discussion before a motion, bring
12 another -- bring the motion again or attempt to, is
13 to also go ahead and advertise this in the -- like
14 say if people on the waiting list didn't know that
15 this was really a viable option, maybe they would
16 like an opportunity as well, or someone off the
17 field who might want to do something. And so I
18 think we should also consider that.

19 CHAIRMAN CLARKE: Well, for the record, I'll
20 vote aye on Ms. Ludlow's recommendation, so I
21 believe that passes. So are you making a proposal
22 now or do you believe we should bring back a --

23 MS. LUDLOW: Well, but so this is passed --

24 CHAIRMAN CLARKE: Yes.

25 MS. LIOTTA: Yeah.

1 MS. LUDLOW: -- because it's four to one.

2 CHAIRMAN CLARKE: Correct. Do you want to
3 bring back a propose -- or a modified procedure and
4 policy -- and you know, for us to consider?

5 MS. LIOTTA: Well, I have a lot of opinions on
6 a lot of our existing policies, and I think there's
7 a lot of work ahead of the board in addressing many
8 of them.

9 CHAIRMAN CLARKE: Uh-huh.

10 MS. LIOTTA: So to echo some of the comments
11 that have been made, you know, we shouldn't feel so
12 bound that we have to -- I think going forward, I
13 would like the board to be -- to put on our
14 collective radar updating some of these policies so
15 that we don't find ourselves in these situations
16 where we feel like we have to do something in a --
17 not that it's a bad result, but that the process
18 itself, it could use some -- some updates.

19 And -- and I -- I'm a big believer in
20 competition, and so I like the RFP process and --
21 you know, so that's a different question for
22 another day, is updating the policies.

23 CHAIRMAN CLARKE: But we should --

24 MS. LIOTTA: But this one, we are -- we have
25 today's policy today --

1 CHAIRMAN CLARKE: Right.

2 MS. LIOTTA: -- and I think we kind of have
3 to -- and that's going to be the case until we do
4 something about it. But for today, what are the
5 things we can do?

6 And I think that putting out the public
7 notice, maybe less than an RF -- RFP at this point,
8 but just to see if there -- if there's other people
9 out there that have their eyes on this property,
10 then that, you know, would be better than not doing
11 anything, you know, is letting them know that we're
12 open to other inquiries and other good faith
13 negotiations.

14 MS. LUDLOW: Are you head of the policy
15 committee?

16 MS. LIOTTA: Yes.

17 MS. LUDLOW: Okay. So this is some --

18 MS. LIOTTA: For reasons that are pretty
19 obvious, I can't be doing too much with the lease
20 policy right now until some certain matters of
21 concluded.

22 CHAIRMAN CLARKE: I think it would be good for
23 us to have a schedule to look at the itemized
24 policies that we do have and maybe look at --
25 looking at evaluating one or two or three a meeting

1 for, you know, the next -- however long that would
2 take.

3 I agree, this is -- you know, this is very
4 important. And some of our policies are 20 years
5 out of date. So keep that -- so are you making a
6 motion, then, about this -- this public notice,
7 this advertisement that --

8 MS. LIOTTA: Yeah.

9 CHAIRMAN CLARKE: -- how you want to word
10 that --

11 MS. LIOTTA: I would be supportive of that. I
12 wasn't involved in the prior one, so I don't know
13 exactly what it looked like or what went into it,
14 so I might not be the per -- if others on the board
15 think it's also a good idea, it might be better for
16 someone else to make the motion to describe it.

17 But I think in generalities, that's -- would
18 be a better thing to -- would be better to do
19 sooner rather than later because we're doing --
20 we're about to enter into good faith negotiations
21 with Mr. Solano and waiting till the last minute
22 doesn't feel fair. And so, I think the sooner we
23 get it out, the better it will be for all parties.

24 CHAIRMAN CLARKE: Well --

25 MR. OLSON: I have a question for Ms. Liotta.

1 Are you perhaps suggesting a notice of land
2 lease availability or opportunity much the same as
3 was issued -- has been issued by this Authority
4 relative to the Volato lease proposal?

5 MS. LIOTTA: I'll admit I didn't read it and I
6 don't fully understand what that was. It was just
7 to what our counsel has described. But to that
8 description, that -- and that seems like a -- it
9 seems like a good idea.

10 MR. OLSON: It sounds like that's what you're
11 suggesting and --

12 MS. LIOTTA: If we don't do a full RFP.

13 MR. OLSON: Yeah, and that's what I suggested,
14 also, so --

15 MS. LUDLOW: And I agree, moving forward, we
16 need to change our policy to --

17 MR. OLSON: No, I believe that -- am I wrong,
18 you're -- Ms. Liotta, you're suggesting that we do
19 that relative to this property that we're talking
20 about now?

21 MS. LIOTTA: I think that that's a good step.
22 And I think timing-wise, in my view, it makes more
23 sense to do that now if it's going to be done,
24 rather than waiting until parties have invested
25 time and more resources into other negotiations and

1 then, you know, it comes back to the board to do
2 something.

3 MR. OLSON: Okay.

4 MS. LIOTTA: Because I think we -- I think
5 it's best for everybody if we decide that issue
6 now.

7 MR. OLSON: Okay. So that's what I was
8 urging. So I will make the motion you're
9 suggesting, and maybe someone wants to second that
10 motion. But I -- I make a motion along the lines
11 of what Ms. Liotta has just suggested would be a
12 good thing for us to do.

13 CHAIRMAN CLARKE: I'd like to make a comment
14 before we hear a second. I think that would be
15 spawning false hopes in any party that reviewed
16 that notice and saw that there was land available
17 but there's no possibility of them, you know,
18 getting that land.

19 MS. LIOTTA: I've got a -- I guess I've got a
20 question. Because to me that would seem to imply
21 that entering into a good faith negotiation means
22 that it somehow has to be exclusive.

23 So my question, going back to -- would be to
24 our attorney, that is that the meaning of good
25 faith negotiations? Would that imply that

1 competitive offers couldn't be considered during
2 that process?

3 MR. ROBERTS: So, I think you can have good
4 faith negotiations on a parallel track with the
5 understanding that in 30 days, there would be this
6 deadline and if nothing comes in in 30 days, you're
7 finished.

8 It may be that the parties will say let's wait
9 till the 30 days and then get into the nitty-gritty
10 of wordsmithing. But I think -- I -- what I think
11 would not be good faith is -- is for the notice to
12 be pretextual and just not -- not really mean that
13 some new person who walks up gets a fair shake.
14 Because if a new person walks up, we're going to
15 give them a fair shake.

16 And so, with that understanding, I -- I --
17 what we learned from the last one was that it
18 doesn't take long to put one together, and it can
19 be blasted out and have a 30-day turnaround.
20 And -- and so if it's your choice to do that.

21 I would agree that if it's your choice to do
22 it, doing it sooner than later is the most fair
23 thing to the applicant and Mr. Solano so that that
24 uncertainty isn't hanging over everyone's head for
25 an indefinite period of time.

1 MS. LUDLOW: I think that's totally doing an
2 injustice to our client. That's just not fair.

3 MS. CASH-CHAPMAN: Can I ask what part's not
4 fair?

5 MS. LUDLOW: Yes. That he's already -- we've
6 had this since May. He has already gone through
7 all the work. He's given us every plan, every --
8 the airport has really said, "This is great, this
9 is great." Why would you say, "Oh, well, wait a
10 minute, let's ask somebody else if they want to do
11 the same thing"?

12 MS. CASH-CHAPMAN: I think that it comes down
13 to making sure that we as a board are protecting
14 the airport and making sure that we're using -- and
15 again, I'm going to say this for the 18th time. I
16 think the proposal is great. I'm not saying it
17 isn't.

18 My concern is the black and white of are we
19 being consistent? Are we looking at one person and
20 saying, "Hmm, I don't know if I like that so we're
21 going to see what else is out there," and, "Hey, I
22 really like this, so we're going to pick it."

23 I think that we're -- we can enter
24 simultaneously to move forward in good faith
25 negotiations and make sure that we're doing our due

1 diligence as a board representing this airport, not
2 just the people, the tenants of the airport. And I
3 think that that's kind of where it comes down to.
4 We need to make sure once that structure is up,
5 it's there. So we need to make sure that we are
6 making the best decision for us.

7 And again, if one has requested this space in
8 75 years, the chances are, I mean, pretty slim that
9 someone's going to come out of the woodwork and
10 say, "I want that exact piece of land, too." So
11 this could all be a moot point, really.

12 But at the end of the day, it keeps us as a
13 board consistent and so that people coming forward
14 know here's what we can expect: If I express
15 interest in this land, the airport is going to turn
16 around and they're going to say does anyone else
17 want it while we also enter into negotiations. I
18 just think it keeps us consistent.

19 MS. LIOTTA: Yeah, and I think it helps
20 protect the airport as well because this Mr. Solano
21 is a private user and this putting out this notice
22 is a way, it's like if there's a commercial use
23 person out there just waiting in the wings, now is
24 your chance and the airport, you know, per our own
25 policy, you know, needs to be prioritizing

1 commercial use. And this is not that.

2 So I agree with -- with Ms. Cash-Chapman that
3 the likelihood is that there's going to be few to
4 none other responses. But I think as a matter of
5 process and, you know, what's best for the airport,
6 we should be doing it.

7 MS. CASH-CHAPMAN: I feel like we set the
8 precedent with the last one, and so it's silly for
9 us to kind of go back and forth on what we think
10 fits us best.

11 CHAIRMAN CLARKE: Well, I guess we have a
12 motion. My thinking is if we have -- if we would
13 have been consistent, we would have issued the
14 notice whenever we received Mr. Solano's initial
15 proposal.

16 MS. CASH-CHAPMAN: I agree.

17 CHAIRMAN CLARKE: We've taken it, it's
18 matured, and I mean, it's ripened to the point
19 where it's ready to bear fruit and here we're going
20 to go back and give the appearance that we're
21 changing the rules, you know, well into the game.

22 And I think that makes the Authority look
23 worse than just moving ahead with this today and,
24 you know, let's fix it going forward. But let's
25 move with -- let's move ahead with this proposal.

1 That's my thinking.

2 Anyway, we have a motion on the table. Any
3 other discussion or do I hear a second?

4 MR. BOOTH: Can I just make one comment to the
5 board?

6 CHAIRMAN CLARKE: Yeah.

7 MR. BOOTH: I believe that the grant assurance
8 rules of the FAA, my client having asked first,
9 require you to sit down with his negotiating team
10 and see if you can reach an agreement. If you
11 can't, then it's open to whoever else comes. But
12 no one has been stopping the public, commercial
13 operators or otherwise from coming forward with a
14 proposal and you have heard none.

15 But my point is that you're obligated under
16 the grant assurance rules to talk to Tom Solano
17 first. And if that works out, then he gets to
18 build his hangar. If not, you might sit back
19 another 75 years. I don't -- I don't know.

20 MS. CASH-CHAPMAN: Well, the good news is we
21 are willing to talk to him and we've already voted
22 that we are going to move forward with those
23 negotiations, so that's good, right, our legal
24 counsel?

25 MR. BOOTH: But I just think you're headed for

1 trouble by saying, "Mr. Solano, okay, but we're
2 going to see if anybody else is interested." I
3 don't think you can do that under the governance
4 structure of the FAA that's set forth, and I might
5 add that the traditions and customs that have been
6 established at this airport for long-term land
7 leases.

8 And it's a great deal for you. My client is
9 going to spend over \$2 million on a hangar that you
10 own. After the term of the lease, be it 20, 25, 30
11 years expires, it becomes the airport's hangar.
12 And so, it's a great deal for everyone --

13 MS. CASH-CHAPMAN: I think we'd all agree it's
14 a great deal.

15 MR. BOOTH: It's how like airports like this
16 grow and prosper. And I love this idea of there's
17 no more land, we've built it out with hangars.
18 This is the way to get there. Thank you.

19 CHAIRMAN CLARKE: Thank you, Mr. Booth.
20 Mr. Liotta?

21 MR. LIOTTA: I just want to reiterate that
22 your policy is to respond within 90 days. I don't
23 know what exactly 90 days is after May, but I think
24 it's right about now. So I think that even just
25 starting negotiations right now is already late.

1 And I really do agree that, and I know this
2 personally, that it does feel like changing the
3 rules. Because there is no rules about telling
4 people that there's property that's being bid on or
5 proposed by someone else.

6 You do have a big poster board called the
7 master plan and the airport layout that tells
8 everybody what your guys are thinking about the
9 future. In fact, on the master plan it actually
10 depicts a hangar right there. So, I mean, if you
11 were in the master plan committee, you knew that,
12 right? It always had a hangar right there.

13 You really should move forward. I don't think
14 you should add in these extra steps. I don't think
15 they're useful. In fact, when you start thinking
16 about the harm, what happens when you issue this
17 notice and nobody else comes to the table? What's
18 your negotiating position then?

19 MR. ROBERTS: No -- no worse than if you
20 hadn't done it. I'm sorry. Go ahead.

21 CHAIRMAN CLARKE: Mr. Riera?

22 MR. RIERA: Jose Riera, 133 Paranza Trace.

23 I think if the board changes the rule, people
24 are going to start looking at the board as being,
25 nah, I'm not going to go there anymore, you know,

1 those guys are just a bunch of people that don't
2 know what the hell they're doing.

3 So why are we doing this? Why are we putting
4 another obstacle? I think if -- many people have
5 mentioned already. 75 years the land was
6 available. Nobody came forward. And if we fail,
7 it's going to be maybe 75 or more. So why are we
8 bothering to really change the rules at this moment
9 and not entering into a good faith negotiation with
10 this gentleman and put more obstacles on it? So --

11 MS. CASH-CHAPMAN: Well, I think we are still
12 entering into good faith negotiations, we've
13 established that. And I think that, again, I don't
14 think any of us are trying to stop what's
15 happening.

16 What we're trying to do is show that we know
17 that we weren't great at this. We get it. We're
18 in the middle of a legal situation because of it.
19 So we are trying to move forward as a board and
20 make better decisions moving forward. And part of
21 that comes from starting with consistency.

22 So if we're using our -- our legal right now,
23 the legal interaction that we're in, we've made --
24 we've set that precedent that that's what we're
25 going to do.

1 So if we don't do this moving forward, does
2 that not say we changed the rules just for that
3 one? Instead of we're changing the rules and stay
4 tuned because it's going to be from here on out?

5 But I think that -- I mean, that's where I'm
6 coming from, and I don't know if I'm relaying that
7 right to the public, but it's -- it's purely just
8 to cover us as an airport and to make sure that
9 we're making the right choices. And if no one
10 comes forward, all the better for Mr. Solano. I
11 truly wish him the best and that's because I think
12 it is excellent.

13 MS. LUDLOW: I think the policy committee
14 should take a -- to change policy should be done --
15 it shouldn't be done in the middle of a
16 negotiation; it should already be done like we
17 should already have it black and white.

18 MS. LIOTTA: Well, we may always be in the
19 middle of negotiation. I mean, the business -- the
20 airport's always open for business. So I think
21 there's never going to be a perfect time to review
22 and update policies whatever they may be. So I'll
23 just put that out there.

24 MS. CASH-CHAPMAN: And we said months ago when
25 it came up, Mr. Harvey sat and asked, what will

1 happen if we get more moving forward? That we
2 would respond and say, we are in the process of
3 reevaluating what our policies and procedures look
4 like.

5 We've been very up front about that, that this
6 is not a secret to anyone, that we are in the
7 process of change and we are in the process of
8 redoing our policies and procedures. And we've
9 said it on record before that should another
10 proposal come forward, we would respond by saying
11 we're still working it out.

12 And this is I think a way of us working it
13 out. We've done it with the last one, we've done
14 it in this one. I think that we're devoting a
15 whole lot of time to -- to this -- what could
16 potentially be a nonissue.

17 We put an e-mail out, say the space the
18 available, we're still entering into good faith
19 negotiations, nothing else comes forward, it works
20 out great for Mr. Solano and we're done. I just --
21 I think that we should move forward here.

22 CHAIRMAN CLARKE: Mr. Hernandez?

23 MR. HERNANDEZ: Galin Hernandez, 3501-B
24 Ponce de Leon.

25 My thoughts: Be consistent. Follow what

1 policy you have existing today until you change
2 officially the policy. Then follow the policy
3 after you change it. That was my two cents.

4 CHAIRMAN CLARKE: Mr. Harvey, comment?

5 MR. HARVEY: Yes. I think you're in a tough
6 spot here. This is before you. I brought it
7 before you, I don't know, 45, 60 days, maybe more
8 at this point. I told you what your challenges
9 were at that time. You've had that much time to
10 come to some decisions, have some interaction to
11 discuss this.

12 I spoke with Mr. Booth back in the day when he
13 first came in. I told him what the process was at
14 that time that was happening administratively;
15 going out and getting an appraisal done so we'd
16 have a current appraisal for the property. Granted
17 that just came in recently, I take it. He had no
18 issue with that. He understood it clearly. But at
19 least there was progress being made, we were
20 working that direction.

21 At that time, y'all had put everything on
22 hold. You just ceased. You were just going to
23 take a time-out. Well your time-out shouldn't have
24 taken that long, quite frankly.

25 And I understand it can be a policy issue to

1 deal with and that kind of hamstrings you in a way.
2 But at the same time, it is a policy decision if
3 you're going to make a change on how you're going
4 to go forward with that.

5 I understand the position of Mr. Solano and
6 Mr. Booth. You know, I had no issues with what
7 they proposed when I reviewed it. It's pretty
8 straightforward. A land lease, pretty simple, you
9 know, pretty easy. But it was the lack of process
10 that was in the policy of how to deal with this.
11 Well you've waited till the end here and I think it
12 could bite you. Thank you.

13 MS. LUDLOW: It's been over 90 days.

14 CHAIRMAN CLARKE: Okay.

15 MS. LUDLOW: Bruce.

16 CHAIRMAN CLARKE: Mr. Kreis.

17 MR. KREIS: Bruce Kreis, 68 North
18 St. Augustine Boulevard.

19 Part of the value of a good business person is
20 identifying opportunities and then taking action
21 against those, and that's what Tom Solano's done.
22 He said there's a piece of land, I'd like to do
23 something with it and I've got -- I've put some
24 money into it, I'm generating -- for you to come
25 now and say, "Hey, we're going to -- we're going to

1 show your hand to the rest of the world and let
2 somebody else take advantage of your skills of
3 identifying opportunities" is probably the wrong
4 way to go about it.

5 Had you up front said, "Hey, we've got this
6 piece of property and we'd like to make it
7 available for commercial use or whatever other
8 use," if you'd have done it up front, then put out
9 an RFQ or an RFP, whatever, to let people know,
10 hey, we have this property and we want to develop
11 it. But you didn't do that. Tom found it. And he
12 brought it up and said, "Hey, I want to do this for
13 you."

14 And really your protection, if you want to --
15 if you're doing this out of protection for making
16 sure that you're doing the right thing for the
17 public as good stewards, commendable, but
18 responding to this RFP and making sure it is what
19 is good for the airport on its own merits without
20 having to the reconsider what somebody else is
21 bringing in the door separately is the way to do
22 that.

23 And if it doesn't look right, if it's not the
24 right use, if it's not the -- if it doesn't meet
25 whatever criteria you're looking at, then great,

1 deny it. Don't let him go forward. Have him amend
2 it. Have him change it. Maybe the numbers aren't
3 big enough. Whatever it takes. Negotiate.

4 But to not -- to not have -- advertise it up
5 front before he came up and identified it as a good
6 potential opportunity, it's kind of the backwards
7 way of doing business. I don't think that's really
8 fair to Tom, frankly, in this situation. Thanks.

9 CHAIRMAN CLARKE: Thank you, Mr. Kreis. Any
10 other --

11 MS. LUDLOW: I would like to say in time --
12 the essence of time, we still have the two
13 financial reports to go over.

14 CHAIRMAN CLARKE: We have a motion on the
15 floor. Anyone know that -- do we have a second?

16 MR. TOPP: Yeah, I think Jeremiah had a
17 comment.

18 CHAIRMAN CLARKE: Oh, I'm sorry.

19 MR. BLOCKER: Well, I was just going to just
20 indicate that, you know, obviously we have one
21 board member that was conflicted from this, but
22 part of the decision-making that went into the
23 prior with Volato was based on the litigation we
24 have. So the circumstances are different from what
25 we have here and what your current policies are.

1 Just something to keep in mind as the discussion
2 goes forward. Obviously that was handled in a
3 shade meeting, but your current policies do not
4 account for that. Now, again, the board made a
5 decision based on the litigation to do something
6 different, so that's a potential difference to
7 consider, so...

8 MS. CASH-CHAPMAN: So then, legally you're
9 saying we would be okay if we did not choose to do
10 a last call?

11 MR. ROBERTS: I would just say over and over
12 again, you have the discretion to take either path.

13 Here's -- here's what may inform your decision
14 about when to do this and if you want to do it this
15 time or the next one. In our existing policies,
16 commercial land leases, not like Mr. Solano's, but
17 commercial land leases have a two-step process
18 where the board has to approve them coming into
19 consideration.

20 A noncommercial land lease proposal under the
21 current policies does not have such a gatekeeping
22 function by the board. It goes right to the
23 executive director.

24 Going forward, the most logical step -- but
25 nonetheless, all land leases must be approved by

1 the board. So at the end of the day, you're going
2 to thumbs-up or thumbs-down this land lease.

3 The logical point at which it would be the
4 most -- if we were designing the process from
5 scratch today, the logical point at which it would
6 be most fair to an applicant would be to initiate a
7 last-call notice the day it came into the house.

8 So, in other words, if you want to -- if you
9 want to walk up and make a proposal, you're going
10 to trigger a last-call notice, you're on notice of
11 that, and that's going to run for 30 days, and then
12 after that 30 days, we don't have to worry about
13 someone showing up later.

14 So I'm just positing that as a -- a path, you
15 know, that you -- going forward, that intake
16 process is the logical point to do this --

17 MS. CASH-CHAPMAN: Okay.

18 MR. ROBERTS: -- thing. So, but --

19 MS. CASH-CHAPMAN: Now, if you and Mr. Kreis
20 had said that 45 minutes ago, we could have wrapped
21 this up a lot sooner, guys.

22 MR. BLOCKER: Just -- just something to
23 consider. You know, the best going forward for
24 y'all identifying it is looking at the policies and
25 reviewing them is update the policies. And

1 that's -- that's going to be the safest.

2 But as exists today, those policies, are
3 not -- not in place, and the consistency that we're
4 looking for was different because there was a
5 different issue based on the litigation.

6 MS. CASH-CHAPMAN: Right.

7 MR. BLOCKER: So that's -- that's something to
8 consider as you -- as you go forward here.

9 MS. CASH-CHAPMAN: That's truly all I care
10 about. I just want to make sure that we are being
11 consistent and that we are covering ourselves as
12 the airport.

13 MS. LIOTTA: Yeah, I've got a lot of good
14 input. I think some extra information's been
15 brought forward that is helpful.

16 My biggest concern for the airport is, going
17 forward, there is significant land left to develop
18 at the airport and I don't want us getting stuck in
19 a broken process.

20 So I would very much support the Authority
21 doing something as soon as possible about its
22 policies in particular with the -- these sorts of
23 issues. I don't know what all -- I don't know if
24 it's possible for us to temporarily suspend
25 applications, not this one, not -- not suggesting

1 that, but until we get a breather. I don't know if
2 something like that is possible.

3 MR. BLOCKER: Well, and just to -- so the
4 board did at one point vote to suspend or put on
5 hold, but this proposal had come in prior to that.

6 MS. LIOTTA: Right. Right.

7 MR. BLOCKER: So that's something to keep --

8 MS. LIOTTA: So we do kind of have a pause on
9 new things?

10 MR. BLOCKER: That's our understanding, unless
11 the board --

12 MS. LIOTTA: Okay.

13 MR. BLOCKER: And the board has discretion
14 to --

15 MR. ROBERTS: As a practical matter, we've
16 never said we're not going to develop land, right?
17 So we've never said that. So what we've said is
18 September 15th -- as a practical matter, everything
19 on the west side of the runway has been developed.
20 The only thing that's in play is the east side of
21 the runway. And what we've said is, for this
22 parcel, September 15th --

23 MS. LIOTTA: Oh, right, yeah.

24 MR. ROBERTS: -- is the notice. So that
25 depending on what Grumman does, depending on what

1 other competitors do, everybody's going to have to
2 start shifting down, right? So as a practical
3 matter, everything's on pause until September 15th.
4 And the -- and the playing field will be --

5 MS. LIOTTA: Okay.

6 MR. ROBERTS: -- more disclosed.

7 MS. LIOTTA: Yeah.

8 MR. ROBERTS: You see what I'm saying?

9 MS. LIOTTA: And actually -- actually, I was
10 not even thinking about that side of the field. I
11 was thinking about the stuff on the other side of
12 the highway, which is --

13 MR. ROBERTS: I understand.

14 MS. LIOTTA: -- a whole new can of worms.

15 MR. BLOCKER: That's correct, but the board --
16 but the board did vote -- the board did vote also
17 to suspend accepting new land leases. Mr. Harvey,
18 what he said was correct.

19 So they did -- so Mr. Harvey did bring this --
20 this lease. He did present it at the time as
21 interim executive director and the board at that
22 time did -- did vote to put things on hold to look
23 at policies. That is correct.

24 MS. CASH-CHAPMAN: Okay. So what you're
25 saying is we've dropped the ball again and we need

1 to get on that.

2 MR. BLOCKER: No, no, not at all.

3 MS. CASH-CHAPMAN: That's okay. We know we
4 have.

5 MR. BLOCKER: But this -- this lease did come
6 forward prior to that decision. Mr. Harvey's
7 correct. He did bring that up --

8 MS. LIOTTA: Okay.

9 MR. BLOCKER: -- as a point consideration.

10 MS. LIOTTA: All right. Well, we may need
11 to --

12 MR. ROBERTS: Address that --

13 MS. LIOTTA: -- address that, considering
14 these other -- these other things that are
15 moving -- moving pieces. So that's something to --

16 MS. CASH-CHAPMAN: And I do appreciate --

17 MS. LIOTTA: -- de-conflict --

18 MS. CASH-CHAPMAN: -- everybody's patience
19 while we work through this because in case you have
20 forgotten, part of the joys of the Sunshine Law is
21 that we can't have these conversations any other
22 time. So unfortunately you-all have to sit through
23 and work through our minds with this. So we
24 appreciate it.

25 MS. LIOTTA: So I -- so I think, in light of

1 some of this new information, I'm more comfortable
2 now, because really my concerns again is that it is
3 precedent-setting and what are we doing for the
4 future.

5 I think I can withdraw my suggestions about
6 doing any additional actions right now in regards
7 to Mr. Solano's proposal and just have staff -- I
8 would -- I'm comfortable with staff just entering
9 into those good faith negotiations.

10 I do definitely think that, you know, a
11 proposal that comes forward that releases back to
12 the airport commercial land for commercial use
13 would be highly appropriate.

14 MS. CASH-CHAPMAN: I agree.

15 MR. OLSON: So I don't think you have a second
16 for the motion. So I guess we don't need to
17 proceed, right?

18 CHAIRMAN CLARKE: Okay. Withdrawn?

19 MS. LIOTTA: Is that --

20 CHAIRMAN CLARKE: All right. We're done with
21 that issue.

22 MS. CASH-CHAPMAN: For now, we are. We're
23 good for now.

24 CHAIRMAN CLARKE: Thank you. And thank you,
25 members of the public, for the comments. They were

1 very helpful.

2 JULY 2023 FINANCIAL REPORT

3 CHAIRMAN CLARKE: The next order of business
4 is the July financial report followed by the fiscal
5 '24 -- Fiscal Year '24 budget. Can we bring that
6 up on the --

7 MR. TOPP: It's coming.

8 CHAIRMAN CLARKE: It may be a little hard to
9 read if you're not close to the screen. Just for
10 your information, we're gonna -- we've ordered a --
11 a screen for this room and we'll have a projector
12 maybe within a -- within a month, Jaime?

13 MR. TOPP: It will be up I'm hoping by the
14 11th --

15 CHAIRMAN CLARKE: By the 11th, okay.

16 MR. TOPP: -- for the next meeting.

17 MS. LUDLOW: It'd gonna make it a lot darker.

18 CHAIRMAN CLARKE: Okay. Our -- I'll just
19 review the highlights of our year-to-date.

20 We are just about almost \$700,000 ahead of the
21 same period the last fiscal year. Our net income
22 is -- is also up slightly. It went from a negative
23 one million, two to a negative \$986,000.

24 And I just want to make a comment on that. It
25 occurred to me when I, you know, worked on the

1 budget that we, you know, took over it four -- four
2 weeks ago and had to make some corrections to it --
3 update it, not necessarily corrections.

4 But it just occurred to me and I want to make
5 sure that the public understands and my fellow
6 board members understand the -- our depreciation
7 expense is 4 -- over \$4 million year-to-date. And
8 that is -- appears oversized compared to our normal
9 operating expense.

10 And the reason that our depreciation is so
11 high is that all -- virtually all of the grant
12 revenue that is earned or comes into the airport is
13 used to purchase fixed assets which are then
14 depreciated. And so, that -- that is the reason
15 our, you know, depreciation number is so high.

16 Well, when you remove the -- you know, remove
17 the grant revenue from the revenue side and you
18 remove the depreciation from the expense side of
19 our income statement, what's left is a very strong
20 positive cash flow. And in our case, year-to-date
21 that's about \$3 million.

22 So the airport is very strong financially, and
23 we hope we -- we'll endeavor to continue that
24 posture going forward. So that's it for the
25 financial statement, unless anyone has any

1 questions.

2 MS. LUDLOW: I would like to say, yes, it does
3 say I'm treasurer, but Dennis and I can't work on
4 the same thing at the same time --

5 CHAIRMAN CLARKE: Yeah.

6 MS. LUDLOW: -- so Dennis was in the office
7 working with Jaime and he had a lot more expertise
8 than I have, so really I'm really pleased at how
9 this is coming around.

10 CHAIRMAN CLARKE: Yeah. I'll be turning that
11 duty over to Ms. Ludlow forthwith.

12 FISCAL YEAR 2023-2024 BUDGET REVIEW

13 CHAIRMAN CLARKE: Turning to the budget, it's,
14 you know, by and large pretty much what was
15 calculated by the -- the management, the previous
16 management. We're projecting a net income of
17 \$2 million, just over \$2 million.

18 And if you -- what I -- I modified it slightly
19 so -- to present how the net income statement or
20 the annual operations impacts the capital budget.
21 If you look at the Page 2 of the capital budget,
22 it's a slightly different format. I formatted it
23 so that we could look at the projections going out
24 fiscal year, by each fiscal year. So I added a
25 column in for fiscal year and I added a column in

1 for the -- the Florida DOT project numbers that are
2 assigned to us so that we would have a
3 cross-reference with their records.

4 We added two very important projects to the
5 capital budget from what you saw before. One is
6 the water main loop of \$4.4 million and the other
7 is a sewer main extension of \$2.2 million.

8 And as you can see from -- from the matrix, we
9 currently do not have any grants anticipated or
10 coming in for or even applied for for those two
11 projects. So we -- you know, but yet they are --
12 on this matrix, they are scheduled for Fiscal Year
13 2025. So we're going to have to either, you know,
14 get some grants or decide on how to fund those --
15 those projects going forward.

16 Looking at the summary below, you'll see the
17 summary for Fiscal Year 2024, the fiscal year
18 coming up, the Authority -- if you look to the far
19 right, the Authority's share of the \$8.1 million in
20 capital projects is about \$2.4 million.
21 \$2,417,000.

22 The -- the source of those funds would come
23 from our normal operations whereby we have net
24 income of \$2 million. We have -- we can add back a
25 noncash depreciation expense of \$5.4 million and

1 we'll still have positive cash at the end of the
2 fiscal year, projected fiscal year.

3 So we're -- we are able without outside
4 financing, unless we -- you know, further
5 developments occur throughout the year, which
6 they're likely to, we're able to fund all the
7 projects that are scheduled for Fiscal Year 2024.

8 Going forward, we will have to look for other
9 sources of financing. And Mr. Topp and I have
10 discussed the -- and the -- applying for the State
11 Infrastructure Bank loan or line of credit, and
12 that would be something that we would work with the
13 Florida DOT on, and it would be a source of interim
14 funding between the receipt of grant revenue. So
15 that's one source.

16 Another source may be long-term bonds. And
17 long-term bonds are very -- are used by virtually
18 every government. You know, it's a well-known
19 concept that you fund long-term assets with
20 long-term debt.

21 And we're -- to the extent we're building and
22 buying assets that last 40 or 50 years, to fund
23 them over a 30-year time frame is -- is a
24 relative -- relatively short time -- time frame in
25 terms of the life of a government.

1 We've been around 60 years, we'll be here
2 another 60 or 160 or whatever that may be. So 30
3 years is not a long term to -- to bond those
4 assets. So that's -- that's something that we can
5 expect to see in the future planning.

6 But, you know, that's kind of it for the
7 budget. There's no real surprises in the budget.
8 There may be -- between now and the budget hearing
9 on September 11th, there may be some minor
10 modifications to it. I don't expect there to be
11 anything major.

12 But one of the things I've also spoken to
13 about our attorney -- our attorneys about and
14 Mr. Topp, is I'm concerned about how the -- the
15 automatic increase, the so-called CPI, the Consumer
16 Price Index, adjustment to our hangar rentals is
17 applied.

18 And I believe it is -- I believe the way it's
19 being done right now on a month-by-month basis, it
20 may be administratively difficult. We may be able
21 to simplify that process going forward. And I've
22 asked our attorneys to look into how we may apply
23 that -- apply that -- there may be some
24 requirements under the FAA regulations that we're
25 required to make sure that we're -- you know, we

1 don't fall behind in our revenue versus our costs.
2 So, that's something we -- we're going to have to
3 investigate a little bit further --

4 MR. OLSON: What you --

5 CHAIRMAN CLARKE: -- moving forward.

6 MR. OLSON: -- just said, you mean that our --
7 the CPI adjustment may not be sufficient to --
8 maybe we might need to adjust the rent schedule for
9 the T-hangars with -- at more than the CPI?

10 CHAIRMAN CLARKE: It -- it could go in either
11 direction, that's a good point, because we're --

12 MR. OLSON: No, that's a question I asked.

13 CHAIRMAN CLARKE: Yeah. Well, it -- right
14 now, it appears that our -- our operating revenue,
15 if you take away the -- of the grant revenue, and
16 you come down with the -- what you're left with is
17 our operating revenue of about \$5 and a half
18 million. It -- it exceeds our normal operating
19 expenses exclusive of depreciation by close to
20 \$2 million. So we have excess operating revenue,
21 way more than we need to operate on a
22 day-in-and-day-out basis.

23 Normally what happens in a government is that
24 any excess operating revenue is retained in the --
25 in the net position of the --

1 MR. OLSON: So how does that --

2 CHAIRMAN CLARKE: -- of the government for
3 capital.

4 MR. OLSON: -- what you just said -- how does
5 what you just said relate to the adjustment of rent
6 for the T-hangars?

7 CHAIRMAN CLARKE: Well, we would -- well, we
8 need to do -- continuously do a cost-based study to
9 make sure that our -- our revenue is -- is matching
10 or -- our costs.

11 MR. OLSON: Yeah.

12 CHAIRMAN CLARKE: Okay?

13 MS. LIOTTA: I have -- I'm a little
14 uncomfortable with that, actually. We -- this is
15 an airport, from what I can tell of the financials,
16 doesn't really have a set-aside for -- for repairs
17 and improvement of the buildings. I know right now
18 we're putting that on the tenants. I'm not sure
19 that's long term very viable. If we have a tenant
20 that just leaves and then a month later the roof
21 comes in, the airport's picking up that bill, not
22 the tenant, right?

23 CHAIRMAN CLARKE: Correct.

24 MS. LIOTTA: So I think there are -- saying
25 that we have to only -- we have to change --

1 make -- design it so that we only ever take in a
2 dollar more than we put out in any given year is --

3 CHAIRMAN CLARKE: No, not all at --

4 MS. LIOTTA: Okay. I was like that --

5 CHAIRMAN CLARKE: No, no, no. I wouldn't --

6 MS. LIOTTA: -- was kind of --

7 CHAIRMAN CLARKE: -- imply that.

8 MS. LIOTTA: -- giving me some anxiety.

9 CHAIRMAN CLARKE: No, no, I wouldn't imply
10 that. But, I mean, you know, if we have 2 million,
11 you know, more than we need, I mean, that -- we
12 have to look at that to see whether or not we --

13 MS. LIOTTA: Yeah, I also saw like \$6 million
14 worth of water main work.

15 CHAIRMAN CLARKE: Right.

16 MS. LIOTTA: So I think the dollars get big
17 fast when you're talking about airport
18 infrastructure.

19 CHAIRMAN CLARKE: Yeah.

20 MS. LIOTTA: So, you know, if we have
21 2 million excess in one year, that could be more
22 than gone the next year.

23 CHAIRMAN CLARKE: Well, that's correct. And
24 we -- one of -- those projects are so new, we -- we
25 haven't even explored any potential grants or

1 possibly assistance from the county to offset those
2 costs.

3 MR. OLSON: Can they be delayed? Because
4 we --

5 CHAIRMAN CLARKE: We can't really develop the
6 east -- the Gun Club property, which we're -- from
7 the Gun Club, until the -- until the subsurface
8 infrastructure is in place, the water and sewer
9 line.

10 MR. OLSON: The road is funded. So the road
11 can't go in until -- unless it goes in with the
12 water and sewer?

13 CHAIRMAN CLARKE: That, I don't know. Maybe
14 Mr. Holesko may be able to answer that.

15 MR. HOLESKO: We would hope so. Or some
16 section.

17 CHAIRMAN CLARKE: Yeah.

18 MR. OLSON: You would hope that they could go
19 in co -- at the same time.

20 MR. HOLESKO: Or some section.

21 MR. OLSON: Or what?

22 MR. HOLESKO: Or some portion. While we're
23 building the roadway, we do -- put a new road and
24 sewer and water. Not to every parcel, but bringing
25 a new source back and making them available. Or

1 else we're just going to finish a nice roadway
2 project and go and have to dig it up when you're
3 doing the sewer and water.

4 MR. OLSON: And is the road FY 24-25?

5 MR. HOLESKO: It's -- Matt --

6 MR. SINGLETARY: 26-27.

7 MR. HOLESKO: -- is it 24-25?

8 MR. SINGLETARY: It's summer of '25 and summer
9 of '26 --

10 MR. HOLESKO: Yeah, so it will be funded in
11 July of '25.

12 MR. OLSON: Okay.

13 MR. HOLESKO: That's -- that's one of the
14 large grants for construction --

15 MR. OLSON: Yeah.

16 MR. HOLESKO: -- two different years.

17 MR. OLSON: Okay. We talked about -- I
18 mentioned the last meeting a community development
19 district to fund the sewer and water.

20 CHAIRMAN CLARKE: Yeah, we've spoken to
21 Commissioner Dean about that.

22 MR. OLSON: It's a way that developers -- even
23 Durbin Park Shopping Center, their infrastructure
24 was funded that way. Is that a tool we can access?

25 MR. TOPP: When we were talking to

1 Commissioner Dean about that, there are -- and
2 correct me if I'm wrong, Andrew, there are two
3 \$750,000 chunks that we can get if possible.

4 CHAIRMAN CLARKE: Yeah, they're CBDG [sic].

5 MR. TOPP: That's a million five, which is
6 short of this. But we're going to spend some
7 time --

8 MR. OLSON: But it's possible. But we're
9 limited as to how much we can fund through a CDD?

10 MR. TOPP: That's what I heard.

11 MR. OLSON: Really?

12 CHAIRMAN CLARKE: Not a CDD. A CDBG.

13 MR. OLSON: Oh, no. No, I -- this is -- I was
14 not asking about a Community Development Block
15 Grant. I doubt we would -- we would be qualified.

16 MR. TOPP: Well, he's going -- he's hoping to
17 get us in there from the county point of view.

18 MR. OLSON: It's -- there's a low mod benefit
19 requirement for that.

20 MR. TOPP: A low what?

21 MR. OLSON: Low -- directly benefiting low and
22 moderate income communities.

23 MR. TOPP: Okay.

24 MR. OLSON: So I -- I was asking about
25 community development districts, CDD, which is

1 universally used by developers in this county and
2 probably elsewhere in Florida. It offloads the
3 debt back onto whoever buys or occupies --

4 MR. TOPP: Oh, CDD --

5 MR. OLSON: -- residential or commercial.

6 MR. TOPP: -- like in residential developments
7 and stuff, right? Okay.

8 MR. OLSON: But yet, the revenue is collected
9 as part of the ad valorem taxation. But the
10 developer is home free. In fact, sometimes they
11 can overvalue and overfinance and actually cash out
12 some funds.

13 MR. TOPP: I know Mr. Clarke is living through
14 that right now.

15 MR. OLSON: Good. Okay.

16 CHAIRMAN CLARKE: I'd like to ask Mr. Blocker
17 if that's available as a commercial enterprise, a
18 CDD.

19 MR. OLSON: It's just an aside, but it could
20 get -- if it's like private developers, we wouldn't
21 even have the debt on our books; it would be
22 offloaded.

23 CHAIRMAN CLARKE: Right.

24 MR. OLSON: But it's a great technique for
25 real estate development. Let me -- but I am -- I

1 guess a couple of questions, Mr. Chairman, about
2 the budget you've presented.

3 The last budget we had formatted by the prior
4 administration was formatted differently and it
5 was -- I was able to understand what the capital
6 reserve was, the project -- we -- the projected
7 capital reserve at the end of the budget, proposed
8 budget year. And I know we have the, what,
9 \$2.4 million match in this budget year, but I'm
10 just wondering how we look at this format.

11 And the other thing, in addition to looking at
12 the capital reserve we began the year with and what
13 we are projected to end with seems important, but
14 the other thing is a comparable with a current-year
15 budget so can look at which things are adjusted and
16 under -- understand why.

17 CHAIRMAN CLARKE: Okay.

18 MR. OLSON: And again, I refer back to these
19 draft budget formats. And you have copies of it --

20 CHAIRMAN CLARKE: Right.

21 MR. OLSON: -- but this format is extremely
22 helpful.

23 CHAIRMAN CLARKE: Yeah. I'll -- I'll update
24 that. I didn't have a whole lot of time to put
25 this together and came into it kind of late.

1 MR. OLSON: But we're having hearings on this
2 in -- our next meetings are hearings, right?

3 CHAIRMAN CLARKE: Correct.

4 MR. OLSON: And then it's officially submitted
5 to a state agency for review and approval, so it
6 doesn't end with our board. But I'm concerned that
7 we don't have the format to have the hearing right
8 now.

9 CHAIRMAN CLARKE: To answer your first
10 question, the bottom line, the net cash flow of 4.9
11 is a -- would be a proxy for that net position at
12 the end of next year, assuming we exhausted all of
13 our net income and --

14 MR. OLSON: So our --

15 CHAIRMAN CLARKE: -- our capital expenditures.

16 MR. OLSON: -- capital reserve increases to
17 4.9 million?

18 CHAIRMAN CLARKE: That would be our -- our
19 cash in the capital reserve, would be close to --

20 MR. OLSON: At the end of -- based on this --

21 CHAIRMAN CLARKE: I didn't put it in a program
22 that would calculate that, but I -- I'll be able to
23 do that. But I just didn't have enough time to do
24 that -- to do it all.

25 MR. OLSON: Okay. My other point on the

1 budget or the discussion about the big nut we have
2 to figure out how to deal with for the water and
3 sewer is, I know you probably rightly so advocated
4 for a CFO on our staff, but if public agencies go
5 to financial advisory firms to take on specific
6 financing tech -- strategy tasks -- and I've
7 been -- I've had experience with that, and it's an
8 efficient way to have -- for -- to have an issue, a
9 financing issue looked at for a public agency. So
10 we might want to consider that --

11 CHAIRMAN CLARKE: Yeah, I agree.

12 MR. OLSON: -- a financial advisory firm that
13 has expertise and experience in public finance with
14 authorities and general purpose governments.

15 CHAIRMAN CLARKE: I agree. And I think as
16 a -- you know, over the next few months, the -- the
17 capital budget will largely drive those long-term
18 financing needs. And as it becomes more refined, I
19 think we'll have -- we'll be better -- in a better
20 position to acquire their services, but I couldn't
21 agree more.

22 MR. OLSON: So don't we have another capital
23 draw match for the next phase of hangar
24 development, also? I mean, we're -- we authorized
25 a contract for I think two phases of hangar

1 development and we're only anticipating, what, one
2 part of it or one phase of it with the current
3 capital position?

4 CHAIRMAN CLARKE: The current -- the current
5 grants, the -- the income at the top of Page 1 of
6 the budget, 1.6 million and the state grant 4.1,
7 they come from this -- this matrix right here.

8 MR. OLSON: Yeah. So I guess my question is,
9 do we need more than what we're anticipating this
10 year in order to build out the -- what we're
11 planning now for T-hangar expansion at the T-hangar
12 district?

13 CHAIRMAN CLARKE: I'll have to ask. Andrew,
14 does that include the vertical costs, that -- the
15 hangar projects that are on the A -- A and J,
16 2.27 million?

17 MR. HOLESKO: Yes, for Alpha, for A row and
18 J row.

19 CHAIRMAN CLARKE: Right. That's includes the
20 verticals.

21 MR. HOLESKO: Yes.

22 CHAIRMAN CLARKE: Okay.

23 MR. HOLESKO: And then the FAA grant for the
24 taxiways.

25 MR. OLSON: But isn't there two -- two years

1 we're getting -- I mean, we aren't building all the
2 T-hangars you're doing construction plans for.

3 MR. HOLESKO: We're going to bring you the
4 base bid for A and J --

5 MR. OLSON: Yes.

6 MR. HOLESKO: -- with bid additives for K, L,
7 M and Tango, and then we're all going to sit here
8 and talk about how many hangars we're going to
9 award --

10 MR. OLSON: Because --

11 MR. HOLESKO: -- based on the budget.

12 MR. OLSON: Right. Because I think last time
13 that you presented, it wasn't clear whether there
14 was sufficient sources of funds --

15 MR. HOLESKO: There is not enough funds in the
16 DOT grant to build all the hangars we just
17 discussed.

18 MR. OLSON: Right. Right.

19 MR. HOLESKO: Correct.

20 MR. OLSON: So then it's up to this Authority
21 to figure out how we finance those, right?

22 MR. HOLESKO: If you choose to proceed on
23 those.

24 MR. OLSON: Yes, okay.

25 MR. HOLESKO: But you'll have a design permit

1 no matter what.

2 The other thing that changed was the use of
3 FAA infrastructure funds. So there's another
4 \$800,000 to do taxiways with so that more of the
5 DOT funds could be used for the building. So the
6 2.26 --

7 CHAIRMAN CLARKE: 2 -- 270 -- 2,270,000.

8 MR. HOLESKO: -- is now more like 3 million
9 because you didn't have to take -- getting into the
10 side of this, because you didn't have to take your
11 FAA infrastructure funds that we were thinking
12 about using and talking strategizing long term to
13 do a commercial access road to a commercial
14 terminal. So those funds can be put into the
15 T-hangar project for the taxiways but not the
16 buildings themselves.

17 MR. OLSON: Not for the buildings themselves.

18 MR. HOLESKO: So the FAA can assist with the
19 taxiways.

20 MR. OLSON: Okay. But there's a -- you know,
21 this coming year, we're getting a grant for
22 T-hangar construction.

23 MR. HOLESKO: You actually signed it, I
24 believe authorized it at the last meeting or the
25 meeting --

1 MR. OLSON: Next year -- next fiscal year,
2 we're not getting any, but the follow-on year, we
3 are all -- also in the program --

4 MR. HOLESKO: Yes, for either the continuation
5 of this hangar project or another project.

6 MR. OLSON: Yes.

7 MR. HOLESKO: I think you actually have two
8 more hangars between now and 2028 being funded by
9 FDOT.

10 MR. OLSON: Right, right.

11 MR. HOLESKO: But we'll see where -- how far
12 these funds go towards Alpha row and J.

13 MR. OLSON: Okay. So our -- should we be
14 working our budget to accomplish the full --

15 CHAIRMAN CLARKE: Well, I -- we simply don't
16 have enough time to do that now --

17 MR. OLSON: Okay.

18 CHAIRMAN CLARKE: -- but that's not to say
19 that we -- we are not going to continuously explore
20 methods for funding the -- the -- what I call the
21 vertical buildings.

22 You know, the -- the horizontal, the -- can
23 be -- a lot of those are eligible for grant
24 funding, both either or both FAA and FDOT. But
25 only FDOT will fund part of the hangar buildings.

1 MR. OLSON: Will we ever be in a situation
2 where we're trying to prioritize whether we
3 complete the phases of T-hangar development versus
4 prioritize the water and sewer for east corporate
5 area?

6 CHAIRMAN CLARKE: Well, the T-hangars are a
7 different category. They're -- they're largely
8 private, personal housing --

9 MR. OLSON: Well, but if --

10 CHAIRMAN CLARKE: -- versus, you know,
11 commercial or --

12 MR. OLSON: Right. Right, but --

13 CHAIRMAN CLARKE: -- corporate activity, so...

14 MR. OLSON: But I don't know. I mean, I don't
15 know. I just asked the question because they both
16 would have a claim on our capital.

17 CHAIRMAN CLARKE: Right. Well, there -- there
18 are other ways to fund the T-hangars. We could
19 outsource them. We could have a separate entity
20 fund them.

21 MR. OLSON: Okay.

22 CHAIRMAN CLARKE: We could -- we could
23 divisionalize the Authority, issue bonds to build
24 the hangars. There's numerous options to fund
25 those T-hangars.

1 Remember the three -- three legs of the
2 triangle. You have debt is issued to build assets
3 or acquire assets. Assets generate income. Income
4 pays debt.

5 MR. OLSON: Yeah.

6 CHAIRMAN CLARKE: And right now, we don't have
7 long term -- we have not employed long-term debt to
8 buy assets.

9 MR. OLSON: Right. But we need -- also need
10 sufficient income, which relates to grants for
11 T-hangars --

12 CHAIRMAN CLARKE: Right. Well, that would
13 come from the -- that would come from the tenants,
14 the hangar tenants.

15 We're -- we're in kind of an enviable position
16 as far as landlords go, is that we have virtually a
17 hundred percent occupancy rate or we would be
18 looking at that. Because there's so many people
19 demanding hangar space, not just in Florida --

20 MR. OLSON: Yeah.

21 CHAIRMAN CLARKE: -- but worldwide.

22 MR. OLSON: Yeah.

23 CHAIRMAN CLARKE: It's because there's a lack
24 of assets. And the lack of assets is due to the --
25 the failure to properly fund them with long-term

1 debt in my view, my personal view.

2 MR. OLSON: Okay.

3 CHAIRMAN CLARKE: So, we -- yeah, there's a
4 lot of planning to be done.

5 MR. ROBERTS: Mr. Chairman, can I throw in one
6 point? Was just -- to throw into the mix, is that
7 historically we've never taken what I call the big
8 swing at FDOT and gotten one of those special top
9 of the list pops that every airport in Florida at
10 one time or another gets.

11 (Ms. Ludlow exits the room.)

12 MR. ROBERTS: So we get our -- our normal
13 schedule and we look about the same to the other
14 airplanes.

15 But -- but if we kind of want to think big and
16 think outside the box, it's not beyond the realm of
17 possibility that when we pre- -- if we were to
18 present a coherent demonstration of this systemic
19 need that we have for all of these things, that
20 these -- a large grant would unlock all of these
21 other land development opportunities that we have
22 and generate this other income, that we could get
23 a -- a grant that would be orders of magnitude
24 above what we've historic --

25 MR. OLSON: As long ago we have 50 percent

1 match for it, I guess.

2 MR. ROBERTS: Well, it just depends on -- I
3 think it just depends.

4 MR. OLSON: You mean we can do better than
5 50 percent?

6 MR. ROBERTS: I think -- I'll defer to the --
7 the grant folks --

8 MR. OLSON: Okay.

9 MR. ROBERTS: -- but I think some of them have
10 been 80/20. I could be wrong. I could be very
11 wrong.

12 MR. OLSON: 80/20, okay.

13 MR. ROBERTS: But my -- my only point is that
14 some various airports throughout the state get big,
15 big pops. And they tend to be big airports, but --
16 but it's not beyond the possibility that this
17 special need of ours could -- if we were having a
18 good day in Tallahassee, we could --

19 MR. OLSON: Do we have funds for a lobbyist in
20 our budget?

21 CHAIRMAN CLARKE: We know people that know the
22 Governor. I'll leave it at that for right now.

23 MR. OLSON: The Governor's busy right now,
24 though.

25 CHAIRMAN CLARKE: Yes.

1 (Ms. Ludlow reenters the room).

2 CHAIRMAN CLARKE: Yeah, I'm -- I appreciate
3 your comments, Mr. Olson, and I will -- I'll make
4 sure to get this updated and we'll get it to you as
5 soon as we can before the next meeting. Just it
6 was a crunch to get it -- plow through it.

7 MS. LUDLOW: Yes. Well, I would like to
8 commend Dennis on all of this work that he has
9 done. Not getting paid for it, even.

10 MR. OLSON: He has been putting in a lot of
11 hours.

12 MS. LUDLOW: He put in a lot of hours.

13 CHAIRMAN CLARKE: It's good for my soul.

14 MR. TOPP: I gave him three raises.

15 MS. LUDLOW: Ding, ding, and ding.

16 MS. LIOTTA: Lots of percentages on zero?

17 MR. TOPP: Three times zero.

18 MS. LUDLOW: So it -- it's really good. I
19 mean, I --

20 MR. TOPP: Yeah, he's been really working
21 hard.

22 MS. LUDLOW: -- it was hard to pull it
23 together, but he did it.

24 CHAIRMAN CLARKE: Any -- okay. I guess
25 we're -- no other comments on the budget, comments

1 from the public?

2 PUBLIC COMMENT - GENERAL

3 CHAIRMAN CLARKE: General comments?

4 MR. TOPP: Yeah, we didn't have the little
5 forms, so you have to, if you want to speak, raise
6 your hand. Go ahead.

7 MR. HARVEY: Yeah, Kevin Harvey.

8 Regarding your budget, a little difficult to
9 follow it. I'm a more simplistic guy. I'm kind of
10 used to the way things have been done in the past,
11 but it was easier to read, easy to really see what
12 you're going to end up with at the end of it all.

13 In this case, I hope you have a magic pen.
14 Not knowing what it's going to be, you're not
15 showing the public what it may be, it's an unknown
16 at this point. This is supposed to be a draft
17 budget review. This is anything but that.

18 We don't have concrete numbers to really see.
19 I have no idea what direction you're going. So
20 I'm -- there are some numbers that I see that
21 are -- that are incorrect. You need to take a look
22 at those. But I look forward to seeing what you
23 have. Thank you.

24 MS. LUDLOW: Are you enjoying your retirement?

25 MR. HARVEY: I am.

1 MR. LIOTTA: Matt Liotta again.

2 While we're talking about what the public
3 would like to see with your numbers, your budget,
4 it sure would be great to better understand if
5 you're generating \$2 million of positive income off
6 of what appears to be the general aviation
7 community tenants here, how that compares to the
8 amount you're generating after, what is it, the
9 16 million that you invested in a commercial
10 terminal for nothing. You know, maybe that will
11 help inform where to put the dollars where there's
12 actually a return. Anyway, I think we'd all like
13 to see it.

14 MS. LUDLOW: Good point, Matt.

15 CHAIRMAN CLARKE: Thank you. Any other
16 comments from the public?

17 MR. TOPP: Anybody else?

18 (None.)

19 CHAIRMAN CLARKE: Hearing none, are there any
20 member comments?

21 MEMBER COMMENTS AND REPORTS

22 MS. CASH-CHAPMAN: I would like to add to the
23 next agenda just some time to carve out a policy
24 workshop, whether it's just the policy committee or
25 whether it's us identifying what we would like to

1 see worked on at the policy committee.

2 I think that we've made it pretty clear that
3 we have neglected that yet again and we need to
4 address it. So if we could add that to the next
5 agenda to make time for that.

6 MR. TOPP: Are you talking about the 11th
7 agenda?

8 MS. CASH-CHAPMAN: Yeah. Not to -- not to
9 discuss it at that, but to come back with some
10 dates that we could get together and schedule a
11 workshop for that.

12 MR. TOPP: Sure.

13 MS. CASH-CHAPMAN: I think that's important.

14 MR. TOPP: I do need to get with somebody
15 about -- I'm not clear on all of these dates and I
16 just want to make sure that Chloe's got those
17 posted, so...

18 CHAIRMAN CLARKE: Okay. Ms. Ludlow, any
19 comment?

20 MS. LUDLOW: No comment. TPO did not have a
21 meeting but will have one this week, so then next
22 time, I'll have a comment.

23 CHAIRMAN CLARKE: Okay. Mr. Olson?

24 MR. OLSON: Yeah. Nothing to report at this
25 point. I don't believe the next even

1 Economic Development quarterly luncheon has been
2 scheduled. At least I haven't gotten notice of it.
3 So nothing else to report right now from that
4 standpoint.

5 CHAIRMAN CLARKE: Ms. Liotta?

6 MS. LIOTTA: Nothing to report.

7 The policy committee, to the extent it exists,
8 is -- only works on what the board delegates out,
9 so that's a pretty short list. And I think until
10 some of the matters pending before the Authority
11 get resolved, you know, I wouldn't be able to
12 really take up leasing. So I think that's an
13 identified need. So that might be something that
14 needs to be done at the board level.

15 CHAIRMAN CLARKE: Okay. I would encourage the
16 members to look through the policy manual and kind
17 of prioritize what you think we ought to look at or
18 assign to the policy committee. I think that's a
19 good idea.

20 I just have two comments. I have a
21 master planning committee workshop scheduled -- I
22 believe has it been noticed, Jaime?

23 MR. TOPP: Yes, it's been noticed for the
24 19th, right --

25 CHAIRMAN CLARKE: It's been noticed, yeah --

1 MR. TOPP: -- Chloe?

2 CHAIRMAN CLARKE: -- Tuesday, September 19th,
3 10 a.m. in this room. And we'll encourage everyone
4 to attend the primary -- well, among other things
5 will be -- we're going to open for discussion
6 the -- the runway that will run -- would ultimately
7 run parallel to 13/31. It's about 6,000 linear
8 feet due west on the side of U.S. 1. That will be
9 a topic of discussion.

10 I've invited a member -- or a representative
11 from NBAA, the National Business Aviation
12 Association; a representative of the AOPA. I
13 believe there'll be representatives from the
14 Florida DOT in attendance, and they can give us
15 their perspective. The -- Courtney Pittman, our
16 air traffic control manager, he will attend and can
17 give us his perspective on operations. So I'd love
18 to see everybody here for that meeting.

19 The one other issue was brought to my
20 attention that I think it's important to note about
21 policies that are apparently still in place or
22 rules.

23 If -- if any member of the board would happen
24 to speak to the media, news media, unless you're
25 either the chairman of the board or the executive

1 director, please let the -- the reporter know that
2 you're speaking on your own behalf and not
3 necessarily as a representative of the board or on
4 behalf of the board, unless you're authorized to do
5 so.

6 And there is a Roman -- a rule, it's Roman
7 numeral XVI, Board Member Statements to the Public,
8 and I'll just read it for the record. It says
9 "Unless specifically requested to do so by the
10 Chairman or authorized by vote for consensus of the
11 full Authority, individual Authority members shall
12 not speak on behalf of the Authority in any manner
13 when in a public forum or media. Caution should be
14 exercised and comments made, as they reflect on the
15 entire Authority. In the absence of other
16 direction from the entire Authority, the Chairman
17 and/or the Executive Director are authorized to
18 publicly represent the board in public forums or
19 media."

20 There again, all in favor of speaking to the
21 media -- I think the more attention we can draw to
22 the airport, the better -- but just as a caution,
23 you know, just to let the reporter know that
24 you're -- you're offering your own opinion as
25 opposed to speaking on behalf of the Authority.

1 So I don't know if anyone heard, but I was
2 asked to interview or -- on WSOS about three weeks
3 ago. It was an interesting experience. I was on
4 there for about 20 minutes, and I didn't get any
5 feedback on it, so I don't know whether anyone was
6 listening or --

7 MR. OLSON: What is WSOS?

8 CHAIRMAN CLARKE: 103.9.

9 MR. OLSON: Oh. Oh, it's a radio show.

10 CHAIRMAN CLARKE: Yeah, yeah.

11 MR. OLSON: Okay.

12 CHAIRMAN CLARKE: 103.9 --

13 MR. OLSON: Okay.

14 CHAIRMAN CLARKE: -- it's the oldies station.

15 And they were very cordial and it was a good
16 experience, so...

17 MR. OLSON: Okay.

18 CHAIRMAN CLARKE: If there are no more -- no
19 more business, we'll adjourn --

20 MR. OLSON: Okay.

21 CHAIRMAN CLARKE: -- 6:48 p.m.

22 (Hearing concluded at 6:48 p.m.)

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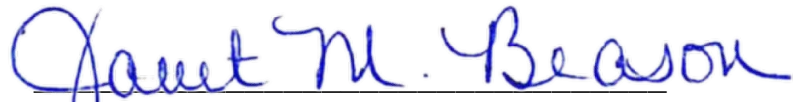
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REPORTER'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

I, JANET M. BEASON, FPR-C, 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 13th day of September, 2023.



JANET M. BEASON, FPR-C, RMR, CRR

<p>CHAIRMAN CLARKE: [206] MR. BLOCKER: [51] 22/11 23/13 24/24 25/7 25/25 26/3 26/5 26/10 26/12 34/23 35/7 35/10 35/13 35/17 35/19 61/18 61/25 62/10 62/13 62/16 62/21 62/23 64/15 67/24 68/13 68/17 68/24 69/10 69/12 69/16 69/25 70/9 70/19 71/7 71/10 71/15 88/16 98/14 98/19 98/21 118/19 120/22 121/7 122/3 122/7 122/10 122/13 123/15 124/2 124/5 124/9 MR. BOOTH: [11] 73/1 73/25 74/3 74/16 76/5 80/8 80/11 109/4 109/7 109/25 110/15 MR. HARVEY: [5] 89/1 89/4 115/5 151/7 151/25 MR. HERNANDEZ: [4] 15/7 91/5 91/9 114/23 MR. HOLESKO: [24] 135/15 135/20 135/22 136/5 136/7 136/10 136/13 136/16 142/17 142/21 142/23 143/3 143/6 143/11 143/15 143/19 143/22 143/25 144/8 144/18 144/23 145/4 145/7 145/11 MR. KREIS: [1] 116/17 MR. LIOTTA: [4] 91/4 91/12 110/21 152/1 MR. OLSON: [206] MR. RIERA: [5] 44/5 44/15 45/1 89/24 111/22 MR. ROBERTS: [58] 26/14 26/16 26/24 27/10 27/19 31/1 32/7 32/10 33/7 33/10 33/12 34/2 34/4 34/9 34/14 34/16 34/18 35/23 36/1 36/4 36/7 36/13 36/16 36/21 36/24 46/10 46/12 46/15 66/11 66/14 66/25 67/9 67/11 67/18 67/21 81/7 82/16 83/7 91/2 97/13 97/16 97/21 105/3 111/19 119/11 120/18 122/15 122/24 123/6 123/8 123/13 124/12 148/5 148/12 149/2 149/6 149/9 149/13 MR. SINGLETARY: [8] 37/8 37/12 41/20 41/22</p>	<p>41/25 42/5 136/6 136/8 MR. TOPP: [117] 4/18 4/22 6/13 8/5 8/7 9/5 9/10 9/13 10/3 10/5 13/23 14/2 14/9 15/2 15/6 15/8 16/13 16/19 16/23 17/3 18/24 19/5 19/21 20/1 20/3 20/6 20/18 21/15 21/17 21/19 22/3 22/10 23/11 24/16 25/1 26/15 26/22 27/9 27/18 30/24 32/5 32/8 35/25 36/3 36/6 36/9 36/15 36/17 36/20 36/23 37/4 37/7 37/10 42/11 42/14 42/17 43/6 43/8 43/12 43/14 43/20 44/14 44/25 45/16 46/14 47/3 48/2 48/7 48/10 48/13 48/16 48/19 48/23 48/25 49/3 49/7 49/10 50/18 50/22 51/13 51/16 51/19 52/1 52/6 61/8 61/12 61/17 62/20 63/1 63/6 63/8 63/11 63/14 63/24 118/16 126/7 126/13 126/16 136/25 137/5 137/10 137/16 137/20 137/23 138/4 138/6 138/13 150/14 150/17 150/20 151/4 152/17 153/6 153/12 153/14 154/23 155/1 MS. BEAN: [2] 45/8 45/11 MS. CASH-CHAPMAN: [109] 4/10 4/16 4/20 5/4 14/5 49/20 50/13 50/17 51/6 51/10 51/15 51/17 51/20 51/23 51/25 52/4 52/8 53/7 53/20 53/25 54/2 54/22 55/2 55/17 55/24 56/3 56/13 56/21 57/8 57/12 57/18 58/4 58/7 58/10 58/12 58/14 58/19 58/22 59/8 59/17 59/20 59/23 59/25 60/8 60/10 60/14 60/16 60/20 61/2 61/10 61/14 61/22 62/6 62/22 64/1 64/7 64/9 64/23 65/4 65/11 65/15 65/17 65/23 65/25 72/4 77/6 77/14 77/20 77/23 78/1 82/1 83/14 85/18 87/1 90/19 90/24 91/8 91/10 94/8 94/21 95/7 96/21 96/24 97/2 97/10 97/15 97/20 106/3 106/12 108/7 108/16 109/20 110/13 112/11 113/24 119/8 120/17 120/19 121/6 121/9 123/24 124/3 124/16</p>	<p>124/18 125/14 125/22 152/22 153/8 153/13 MS. FISCHBACH: [2] 17/2 22/1 MS. HARTMANN: [1] 44/2 MS. LIOTTA: [110] 3/25 4/9 4/23 5/3 5/7 5/15 5/24 9/19 9/21 9/25 14/25 15/3 18/22 19/2 19/20 19/24 20/2 20/4 20/8 20/11 50/11 50/15 50/25 51/3 51/8 51/18 51/22 51/24 52/11 53/21 54/1 54/18 55/6 55/10 55/12 55/20 56/4 56/9 56/15 56/17 56/24 57/2 59/5 59/12 61/16 62/5 62/7 62/11 62/14 62/25 63/18 63/22 64/19 66/22 71/11 71/14 72/3 72/21 74/5 74/19 77/12 77/18 77/21 77/25 83/6 87/6 96/12 97/7 99/3 99/25 100/5 100/10 100/24 101/2 101/16 101/18 102/8 102/11 103/5 103/12 103/21 104/4 104/19 107/19 113/18 121/13 122/6 122/8 122/12 122/23 123/5 123/7 123/9 123/14 124/8 124/10 124/13 124/17 124/25 125/19 133/13 133/24 134/4 134/6 134/8 134/13 134/16 134/20 150/16 154/6 MS. LUDLOW: [70] 3/22 4/8 5/2 5/22 5/25 16/22 21/14 21/16 21/18 37/2 37/5 41/24 42/3 45/4 54/12 54/15 54/21 55/9 55/11 55/13 57/1 57/6 57/10 57/13 60/2 65/2 66/1 66/20 67/2 71/17 72/2 73/21 74/2 74/4 76/17 76/23 79/24 80/5 86/18 88/9 88/20 88/24 89/3 95/8 96/23 97/1 97/3 98/20 99/23 100/1 101/14 101/17 103/15 106/1 106/5 113/13 116/13 116/15 118/11 126/17 128/2 128/6 150/7 150/12 150/15 150/18 150/22 151/24 152/14 153/20 \$ \$2 [7] 8/15 110/9 128/17 128/17 129/24 132/20 152/5</p>	<p>\$2 million [7] 8/15 110/9 128/17 128/17 129/24 132/20 152/5 \$2,417,000 [1] 129/21 \$2.2 [1] 129/7 \$2.4 [2] 129/20 139/9 \$3 [1] 127/21 \$3 million [1] 127/21 \$4 [1] 127/7 \$4 million [1] 127/7 \$4.4 [1] 129/6 \$5 [1] 132/17 \$5.4 [1] 129/25 \$6 [1] 134/13 \$700,000 [1] 126/20 \$750,000 [1] 137/3 \$8.1 [1] 129/19 \$800,000 [1] 144/4 \$986,000 [1] 126/23 '24 [2] 126/5 126/5 '25 [2] 136/8 136/11 '26 [1] 136/9 0 0570 [1] 1/25 1 1.6 [1] 142/6 1/4 [1] 47/13 10 [3] 18/6 18/7 155/3 100 [1] 1/15 103.9 [2] 157/8 157/12 10:00 [1] 56/17 11 [2] 29/24 47/12 11th [16] 8/2 49/12 52/12 53/2 55/6 55/7 55/9 55/10 56/2 56/5 63/2 64/2 126/14 126/15 131/9 153/6 12 [2] 18/6 18/7 12,000 [1] 73/7 126 [1] 2/12 128 [1] 2/13 13 [1] 81/18 13/31 [1] 155/7 133 [2] 89/24 111/22 139 [3] 17/3 17/6 17/14 13th [1] 158/10 14,000 [2] 30/4 30/4 15 [1] 34/1 151 [1] 2/14 152 [1] 2/15 157 [1] 2/16 158 [1] 2/17 15th [6] 30/7 30/9 31/5 122/18 122/22 123/3 16 [14] 26/25 29/7 29/15 33/14 33/16 34/10 81/18 90/3 90/5 90/16 90/22 90/23 97/19 152/9 160 [1] 131/2 1633 [1] 1/17</p>	<p>17 [1] 1/24 172s [1] 11/20 17th [2] 55/18 77/23 1800s [1] 39/13 18th [10] 55/19 56/1 56/5 63/21 63/22 63/25 64/1 64/3 64/6 106/15 1947 [1] 28/9 19th [5] 55/21 55/23 63/4 154/24 155/2 1st [2] 53/4 54/15 2 2,270,000 [1] 144/7 2.26 [1] 144/6 2.27 [1] 142/16 20 [5] 102/4 110/10 149/10 149/12 157/4 20-something [1] 86/1 2023 [5] 1/6 2/12 3/20 126/2 158/10 2023-2024 [2] 2/13 128/12 2024 [4] 2/13 128/12 129/17 130/7 2025 [1] 129/13 2028 [1] 145/8 20th [1] 56/9 21 [4] 27/13 29/14 33/9 33/10 21-acre [1] 27/4 21st [8] 44/7 56/10 56/12 56/13 56/15 56/16 56/19 56/20 22nd [17] 56/11 56/12 56/19 56/20 56/21 56/22 56/24 57/5 58/24 59/10 59/13 59/18 59/19 59/21 61/9 64/21 65/9 24-25 [2] 136/4 136/7 244 [1] 84/8 24th [1] 3/20 25 [4] 18/7 110/10 136/4 136/7 25th [3] 63/10 63/12 63/23 26-27 [1] 136/6 27 [1] 136/6 270 [1] 144/7 28 [1] 1/6 3 30 [7] 105/5 105/6 105/9 110/10 120/11 120/12 131/2 30-day [1] 105/19 30-year [1] 130/23 300 [1] 89/4 31 [1] 155/7 31st [2] 50/12 50/18 32084 [1] 1/24 32086 [1] 1/16 32205 [1] 1/17 3501-B [2] 91/6 114/23</p>
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<p>3 360 [1] 46/5 360J [2] 2/9 46/2 360J North Boulevard [2] 23/15 24/20</p>	<p>A a.m [2] 64/22 155/3 able [20] 5/8 7/1 7/16 13/18 14/22 47/19 49/23 60/11 60/13 70/13 84/17 86/24 88/7 130/3 130/6 131/20 135/14 139/5 140/22 154/11</p>	<p>accomplish [1] 145/14 account [1] 119/4 accountability [1] 79/15 accounting [1] 7/5 accurate [1] 77/14 acquire [2] 141/20 147/3 acre [1] 27/4 acres [7] 27/13 29/14 33/9 33/10 47/13 86/1 88/3</p>	<p>admit [1] 103/5 ADO [2] 46/13 80/24 advance [2] 58/3 64/25 advantage [2] 14/22 117/2 advertise [3] 18/10 99/13 118/4 advertisement [2] 98/4 102/7 advice [4] 25/25 26/7 81/23 97/14 advisory [2] 141/5 141/12</p>	<p>16/6 16/6 airplanes [1] 148/14 airport [70] 1/1 1/16 1/18 3/4 9/15 15/25 17/18 19/19 27/11 28/10 28/12 30/5 34/12 35/4 44/8 44/20 46/16 46/19 46/23 47/9 75/14 75/25 76/3 76/7 76/13 76/16 78/10 78/15 78/20 78/24 79/3 80/13 81/1 82/25 84/5 84/7 84/9 85/22 86/6 87/10 87/12 91/15 91/18 92/22 93/5 95/13 95/25 96/7 106/8 106/14 107/1 107/2 107/15 107/20 107/24 108/5 110/6 111/7 113/8 117/19 121/12 121/16 121/18 125/12 127/12 127/22 133/15 134/17 148/9 156/22</p>
<p>4 4 p.m [1] 3/2 4.1 [1] 142/6 4.9 [2] 140/10 140/17 40 [1] 130/22 414 [1] 1/15 42 [1] 2/7 45 [2] 115/7 120/20 46 [1] 2/9 4730 [1] 1/4 49 [1] 2/9 4:00 [1] 1/7 4th [1] 64/19</p>	<p>about [122] 6/4 9/16 9/17 11/10 11/12 12/24 13/10 13/16 16/5 17/16 17/18 17/24 18/7 18/13 19/1 20/10 20/24 21/14 21/18 22/16 22/24 23/8 25/3 27/4 28/11 29/12 35/25 36/18 37/14 37/20 37/22 38/17 39/24 40/2 43/21 44/10 44/13 45/6 46/7 47/1 47/4 47/13 50/22 52/4 56/21 59/2 59/12 61/1 63/1 63/3 65/5 67/3 67/7 68/14 69/21 69/23 73/7 73/15 73/19 75/22 78/18 79/25 80/3 81/17 82/6 82/23 83/10 83/10 87/7 87/24 87/24 87/25 90/18 91/13 93/12 95/16 95/19 96/2 97/18 98/5 101/4 102/6 102/20 103/20 110/24 111/3 111/8 111/16 114/5 117/4 119/14 120/12 121/10 121/21 123/10 123/11 125/5 126/20 127/21 129/20 131/13 131/13 131/14 132/17 134/17 136/17 136/21 137/1 137/14 137/24 139/1 141/1 143/8 144/12 148/13 152/2 153/6 153/15 155/7 155/20 157/2 157/4</p>	<p>across [1] 86/15 action [2] 36/24 116/20 actions [1] 125/6 activity [2] 43/4 146/13 actual [2] 41/17 70/10 actually [24] 17/21 43/10 51/20 55/14 62/12 65/12 65/14 69/21 78/5 79/18 83/24 84/3 91/19 91/21 95/19 96/13 111/9 123/9 123/9 133/14 138/11 144/23 145/7 152/12 ad [1] 138/9 ad valorem [1] 138/9 add [12] 4/16 34/9 47/10 52/13 93/2 93/20 98/14 110/5 111/14 129/24 152/22 153/4 added [4] 6/9 128/24 128/25 129/4 addendum [1] 67/15 adding [3] 4/18 6/4 9/4 addition [2] 49/17 139/11 additional [4] 51/14 65/1 79/22 125/6 additions [1] 47/1 additives [1] 143/6 address [3] 124/12 124/13 153/4 addressed [2] 46/4 76/2 addressing [1] 100/7 adequately [1] 46/5 adjourn [1] 157/19 ADJOURNMENT [1] 2/16 adjust [1] 132/8 adjusted [1] 139/15 adjustment [3] 131/16 132/7 133/5 admin [5] 57/13 61/19 61/25 62/8 62/14 administer [1] 67/4 administering [2] 69/19 70/6 administration [4] 17/9 61/4 71/11 139/4 administratively [2] 115/14 131/20 administrators [1] 12/17</p>	<p>advocate [1] 88/5 advocated [1] 141/3 Aero [3] 35/22 35/23 36/1 affect [1] 44/11 after [18] 11/17 13/1 14/10 16/9 30/9 31/11 49/11 49/12 63/24 75/16 80/6 90/8 90/10 110/10 110/23 115/3 120/12 152/8 again [28] 7/18 14/19 23/7 26/5 54/2 54/7 55/16 62/19 77/23 78/14 79/19 83/17 84/23 93/15 95/24 98/17 99/12 106/15 107/7 112/13 119/4 119/12 123/25 125/2 139/18 152/1 153/3 156/20 against [1] 116/21 agencies [4] 32/12 40/4 41/7 141/4 agency [2] 140/5 141/9 agenda [15] 2/5 4/13 4/15 4/15 5/10 5/20 5/22 6/5 6/9 22/13 22/15 77/17 152/23 153/5 153/7 aggregate [1] 47/13 ago [9] 7/4 25/20 29/12 37/22 113/24 120/20 127/2 148/25 157/3 agree [17] 4/6 77/1 84/3 87/22 88/10 99/3 102/3 103/15 105/21 108/2 108/16 110/13 111/1 125/14 141/11 141/15 141/21 agreed [1] 16/14 agreement [2] 90/7 109/10 Ah [1] 51/3 ahead [12] 12/22 13/5 29/16 39/2 66/24 99/13 100/7 108/23 108/25 111/20 126/20 151/6 aid [1] 38/12 air [3] 15/19 17/17 155/16 airlines [4] 15/10 16/4</p>	<p>Airport Authority [2] 3/4 35/4 airport's [3] 110/11 113/20 133/21 airports [8] 19/14 79/11 81/1 96/2 96/5 110/15 149/14 149/15 Airspace [1] 84/19 Alabama [1] 16/1 Alaska [1] 47/6 Alexia [2] 45/8 45/10 all [128] 3/2 3/7 3/8 4/11 4/25 6/7 6/13 6/17 10/14 10/20 10/23 11/11 12/9 12/12 13/4 14/6 15/13 17/2 17/18 18/11 18/20 21/5 21/6 21/7 22/7 23/6 26/2 28/12 28/15 29/7 29/8 29/17 30/11 30/14 31/10 31/11 32/14 32/19 39/2 40/24 41/24 42/5 42/7 43/23 43/24 44/16 44/22 45/5 45/12 45/15 46/3 49/16 50/7 51/8 53/12 53/14 53/15 54/3 58/15 59/20 65/20 65/20 70/2 71/21 71/25 72/5 72/8 73/21 73/22 73/23 74/5 74/16 75/3 77/10 78/3 80/16 82/5 86/12 86/12 86/14 86/23 86/24 87/21 88/1 88/3 88/6 88/11 90/7 90/9 90/10 90/11 91/9 91/21 91/22 92/19 92/24 94/4 97/7 99/6 102/23 106/7 107/11 110/13 113/10 119/25 121/9 121/23 124/2 124/10 124/22 125/20 127/11 127/11 130/6</p>
<p>5 5 p.m [2] 64/5 64/5 50 [1] 130/22 50 percent [2] 148/25 149/5 5:00 [1] 21/2 5:01 [1] 64/2</p>	<p>above [2] 20/15 148/24 abreast [1] 17/13 absence [3] 21/14 21/18 156/15 Absolutely [1] 62/13 ac [1] 43/4 accept [1] 80/12 acceptable [1] 82/15 accepting [1] 123/17 access [8] 70/3 75/7 75/12 77/4 77/10 84/18 136/24 144/13 accidentally [1] 63/20 accommodate [5] 30/14 32/21 32/24 84/18 85/15 accommodating [1] 87/13 accommodation [2] 34/20 34/22</p>	<p>ad [1] 138/9 ad valorem [1] 138/9 add [12] 4/16 34/9 47/10 52/13 93/2 93/20 98/14 110/5 111/14 129/24 152/22 153/4 added [4] 6/9 128/24 128/25 129/4 addendum [1] 67/15 adding [3] 4/18 6/4 9/4 addition [2] 49/17 139/11 additional [4] 51/14 65/1 79/22 125/6 additions [1] 47/1 additives [1] 143/6 address [3] 124/12 124/13 153/4 addressed [2] 46/4 76/2 addressing [1] 100/7 adequately [1] 46/5 adjourn [1] 157/19 ADJOURNMENT [1] 2/16 adjust [1] 132/8 adjusted [1] 139/15 adjustment [3] 131/16 132/7 133/5 admin [5] 57/13 61/19 61/25 62/8 62/14 administer [1] 67/4 administering [2] 69/19 70/6 administration [4] 17/9 61/4 71/11 139/4 administratively [2] 115/14 131/20 administrators [1] 12/17</p>	<p>air [3] 15/19 17/17 155/16 airlines [4] 15/10 16/4</p>	<p>all [128] 3/2 3/7 3/8 4/11 4/25 6/7 6/13 6/17 10/14 10/20 10/23 11/11 12/9 12/12 13/4 14/6 15/13 17/2 17/18 18/11 18/20 21/5 21/6 21/7 22/7 23/6 26/2 28/12 28/15 29/7 29/8 29/17 30/11 30/14 31/10 31/11 32/14 32/19 39/2 40/24 41/24 42/5 42/7 43/23 43/24 44/16 44/22 45/5 45/12 45/15 46/3 49/16 50/7 51/8 53/12 53/14 53/15 54/3 58/15 59/20 65/20 65/20 70/2 71/21 71/25 72/5 72/8 73/21 73/22 73/23 74/5 74/16 75/3 77/10 78/3 80/16 82/5 86/12 86/12 86/14 86/23 86/24 87/21 88/1 88/3 88/6 88/11 90/7 90/9 90/10 90/11 91/9 91/21 91/22 92/19 92/24 94/4 97/7 99/6 102/23 106/7 107/11 110/13 113/10 119/25 121/9 121/23 124/2 124/10 124/22 125/20 127/11 127/11 130/6</p>
<p>6 6,000 [1] 155/7 6-0 [1] 51/22 60 [6] 51/21 52/5 84/6 115/7 131/1 131/2 60-some-odd [1] 53/8 65 [1] 51/23 66 [1] 2/11 68 [1] 116/17 6:00 [1] 21/2 6:30 [1] 21/2 6:48 [3] 1/7 157/21 157/22</p>	<p>6 6,000 [1] 155/7 6-0 [1] 51/22 60 [6] 51/21 52/5 84/6 115/7 131/1 131/2 60-some-odd [1] 53/8 65 [1] 51/23 66 [1] 2/11 68 [1] 116/17 6:00 [1] 21/2 6:30 [1] 21/2 6:48 [3] 1/7 157/21 157/22</p>	<p>ad [1] 138/9 ad valorem [1] 138/9 add [12] 4/16 34/9 47/10 52/13 93/2 93/20 98/14 110/5 111/14 129/24 152/22 153/4 added [4] 6/9 128/24 128/25 129/4 addendum [1] 67/15 adding [3] 4/18 6/4 9/4 addition [2] 49/17 139/11 additional [4] 51/14 65/1 79/22 125/6 additions [1] 47/1 additives [1] 143/6 address [3] 124/12 124/13 153/4 addressed [2] 46/4 76/2 addressing [1] 100/7 adequately [1] 46/5 adjourn [1] 157/19 ADJOURNMENT [1] 2/16 adjust [1] 132/8 adjusted [1] 139/15 adjustment [3] 131/16 132/7 133/5 admin [5] 57/13 61/19 61/25 62/8 62/14 administer [1] 67/4 administering [2] 69/19 70/6 administration [4] 17/9 61/4 71/11 139/4 administratively [2] 115/14 131/20 administrators [1] 12/17</p>	<p>against [1] 116/21 agencies [4] 32/12 40/4 41/7 141/4 agency [2] 140/5 141/9 agenda [15] 2/5 4/13 4/15 4/15 5/10 5/20 5/22 6/5 6/9 22/13 22/15 77/17 152/23 153/5 153/7 aggregate [1] 47/13 ago [9] 7/4 25/20 29/12 37/22 113/24 120/20 127/2 148/25 157/3 agree [17] 4/6 77/1 84/3 87/22 88/10 99/3 102/3 103/15 105/21 108/2 108/16 110/13 111/1 125/14 141/11 141/15 141/21 agreed [1] 16/14 agreement [2] 90/7 109/10 Ah [1] 51/3 ahead [12] 12/22 13/5 29/16 39/2 66/24 99/13 100/7 108/23 108/25 111/20 126/20 151/6 aid [1] 38/12 air [3] 15/19 17/17 155/16 airlines [4] 15/10 16/4</p>	<p>all [128] 3/2 3/7 3/8 4/11 4/25 6/7 6/13 6/17 10/14 10/20 10/23 11/11 12/9 12/12 13/4 14/6 15/13 17/2 17/18 18/11 18/20 21/5 21/6 21/7 22/7 23/6 26/2 28/12 28/15 29/7 29/8 29/17 30/11 30/14 31/10 31/11 32/14 32/19 39/2 40/24 41/24 42/5 42/7 43/23 43/24 44/16 44/22 45/5 45/12 45/15 46/3 49/16 50/7 51/8 53/12 53/14 53/15 54/3 58/15 59/20 65/20 65/20 70/2 71/21 71/25 72/5 72/8 73/21 73/22 73/23 74/5 74/16 75/3 77/10 78/3 80/16 82/5 86/12 86/12 86/14 86/23 86/24 87/21 88/1 88/3 88/6 88/11 90/7 90/9 90/10 90/11 91/9 91/21 91/22 92/19 92/24 94/4 97/7 99/6 102/23 106/7 107/11 110/13 113/10 119/25 121/9 121/23 124/2 124/10 124/22 125/20 127/11 127/11 130/6</p>
<p>7 70 [3] 53/8 57/8 60/7 72 [1] 2/12 75 [7] 82/21 84/25 87/8 107/8 109/19 112/5 112/7</p>	<p>7 70 [3] 53/8 57/8 60/7 72 [1] 2/12 75 [7] 82/21 84/25 87/8 107/8 109/19 112/5 112/7</p>	<p>ad [1] 138/9 ad valorem [1] 138/9 add [12] 4/16 34/9 47/10 52/13 93/2 93/20 98/14 110/5 111/14 129/24 152/22 153/4 added [4] 6/9 128/24 128/25 129/4 addendum [1] 67/15 adding [3] 4/18 6/4 9/4 addition [2] 49/17 139/11 additional [4] 51/14 65/1 79/22 125/6 additions [1] 47/1 additives [1] 143/6 address [3] 124/12 124/13 153/4 addressed [2] 46/4 76/2 addressing [1] 100/7 adequately [1] 46/5 adjourn [1] 157/19 ADJOURNMENT [1] 2/16 adjust [1] 132/8 adjusted [1] 139/15 adjustment [3] 131/16 132/7 133/5 admin [5] 57/13 61/19 61/25 62/8 62/14 administer [1] 67/4 administering [2] 69/19 70/6 administration [4] 17/9 61/4 71/11 139/4 administratively [2] 115/14 131/20 administrators [1] 12/17</p>	<p>against [1] 116/21 agencies [4] 32/12 40/4 41/7 141/4 agency [2] 140/5 141/9 agenda [15] 2/5 4/13 4/15 4/15 5/10 5/20 5/22 6/5 6/9 22/13 22/15 77/17 152/23 153/5 153/7 aggregate [1] 47/13 ago [9] 7/4 25/20 29/12 37/22 113/24 120/20 127/2 148/25 157/3 agree [17] 4/6 77/1 84/3 87/22 88/10 99/3 102/3 103/15 105/21 108/2 108/16 110/13 111/1 125/14 141/11 141/15 141/21 agreed [1] 16/14 agreement [2] 90/7 109/10 Ah [1] 51/3 ahead [12] 12/22 13/5 29/16 39/2 66/24 99/13 100/7 108/23 108/25 111/20 126/20 151/6 aid [1] 38/12 air [3] 15/19 17/17 155/16 airlines [4] 15/10 16/4</p>	<p>all [128] 3/2 3/7 3/8 4/11 4/25 6/7 6/13 6/17 10/14 10/20 10/23 11/11 12/9 12/12 13/4 14/6 15/13 17/2 17/18 18/11 18/20 21/5 21/6 21/7 22/7 23/6 26/2 28/12 28/15 29/7 29/8 29/17 30/11 30/14 31/10 31/11 32/14 32/19 39/2 40/24 41/24 42/5 42/7 43/23 43/24 44/16 44/22 45/5 45/12 45/15 46/3 49/16 50/7 51/8 53/12 53/14 53/15 54/3 58/15 59/20 65/20 65/20 70/2 71/21 71/25 72/5 72/8 73/21 73/22 73/23 74/5 74/16 75/3 77/10 78/3 80/16 82/5 86/12 86/12 86/14 86/23 86/24 87/21 88/1 88/3 88/6 88/11 90/7 90/9 90/10 90/11 91/9 91/21 91/22 92/19 92/24 94/4 97/7 99/6 102/23 106/7 107/11 110/13 113/10 119/25 121/9 121/23 124/2 124/10 124/22 125/20 127/11 127/11 130/6</p>
<p>8 80/20 [2] 149/10 149/12 825-0570 [1] 1/25 8th [2] 29/23 59/12</p>	<p>8 80/20 [2] 149/10 149/12 825-0570 [1] 1/25 8th [2] 29/23 59/12</p>	<p>ad [1] 138/9 ad valorem [1] 138/9 add [12] 4/16 34/9 47/10 52/13 93/2 93/20 98/14 110/5 111/14 129/24 152/22 153/4 added [4] 6/9 128/24 128/25 129/4 addendum [1] 67/15 adding [3] 4/18 6/4 9/4 addition [2] 49/17 139/11 additional [4] 51/14 65/1 79/22 125/6 additions [1] 47/1 additives [1] 143/6 address [3] 124/12 124/13 153/4 addressed [2] 46/4 76/2 addressing [1] 100/7 adequately [1] 46/5 adjourn [1] 157/19 ADJOURNMENT [1] 2/16 adjust [1] 132/8 adjusted [1] 139/15 adjustment [3] 131/16 132/7 133/5 admin [5] 57/13 61/19 61/25 62/8 62/14 administer [1] 67/4 administering [2] 69/19 70/6 administration [4] 17/9 61/4 71/11 139/4 administratively [2] 115/14 131/20 administrators [1] 12/17</p>	<p>against [1] 116/21 agencies [4] 32/12 40/4 41/7 141/4 agency [2] 140/5 141/9 agenda [15] 2/5 4/13 4/15 4/15 5/10 5/20 5/22 6/5 6/9 22/13 22/15 77/17 152/23 153/5 153/7 aggregate [1] 47/13 ago [9] 7/4 25/20 29/12 37/22 113/24 120/20 127/2 148/25 157/3 agree [17] 4/6 77/1 84/3 87/22 88/10 99/3 102/3 103/15 105/21 108/2 108/16 110/13 111/1 125/14 141/11 141/15 141/21 agreed [1] 16/14 agreement [2] 90/7 109/10 Ah [1] 51/3 ahead [12] 12/22 13/5 29/16 39/2 66/24 99/13 100/7 108/23 108/25 111/20 126/20 151/6 aid [1] 38/12 air [3] 15/19 17/17 155/16 airlines [4] 15/10 16/4</p>	<p>all [128] 3/2 3/7 3/8 4/11 4/25 6/7 6/13 6/17 10/14 10</p>

<p>A all... [14] 134/3 140/12 140/24 143/1 143/7 143/16 145/3 148/19 148/20 150/8 151/12 152/12 153/15 156/20 all right [22] 3/2 3/7 4/11 6/13 11/11 12/12 32/14 42/5 42/7 43/23 43/24 45/5 45/15 46/3 49/16 71/21 72/5 72/8 74/5 78/3 97/7 125/20 ALLEGIANCE [3] 2/3 3/5 3/6 alleviate [1] 30/21 allocate [1] 31/12 allow [2] 47/5 93/15 allowing [1] 87/3 almost [2] 53/22 126/20 along [5] 6/17 41/7 75/21 83/8 104/10 Alpha [2] 142/17 145/12 already [24] 6/8 8/17 9/1 10/21 18/4 27/17 39/2 46/4 53/8 68/15 69/20 69/23 70/6 72/11 86/22 87/15 97/6 106/5 106/6 109/21 110/25 112/5 113/16 113/17 already-built [1] 87/15 also [42] 1/14 6/16 6/17 10/17 12/1 13/2 14/20 21/20 25/11 32/15 35/8 38/8 38/11 38/21 39/7 39/13 39/15 39/16 43/14 43/17 62/2 63/25 64/15 75/11 75/20 87/22 93/20 96/16 96/17 99/6 99/13 99/18 102/15 103/14 107/17 123/16 126/22 131/12 134/13 141/24 145/3 147/9 always [7] 22/20 26/1 94/14 99/6 111/12 113/18 113/20 am [5] 15/18 72/12 103/17 138/25 151/25 ambiguity [1] 67/7 amend [1] 118/1 American [1] 39/16 amicable [1] 29/18 among [1] 155/4 amount [8] 40/20 41/25 52/8 52/18 53/12 73/17 90/1 152/8 Andrew [4] 18/14 31/18 137/2 142/13 annual [1] 128/20 another [23] 29/20 32/18 44/23 58/1 58/1 63/3 86/25 90/16 91/2 98/23 98/24 98/25</p>	<p>99/12 100/22 109/19 112/4 114/9 130/16 131/2 141/22 144/3 145/5 148/10 answer [7] 34/23 41/18 73/1 81/4 89/18 135/14 140/9 answered [1] 26/9 antenna [1] 11/13 anticipated [1] 129/9 anticipating [2] 142/1 142/9 anxiety [1] 134/8 any [67] 3/18 3/24 4/2 4/15 5/6 6/4 6/25 7/2 7/24 13/21 13/24 14/12 16/6 16/7 24/8 24/10 24/10 33/2 36/22 36/25 39/1 39/9 41/9 41/17 44/1 46/19 46/22 46/23 47/1 47/1 59/8 63/16 63/16 71/21 73/1 75/7 78/4 78/4 78/8 78/11 83/22 85/14 85/21 90/24 93/13 94/24 95/14 97/25 104/15 109/2 112/14 118/9 124/21 125/6 127/25 129/9 132/24 134/2 134/25 145/2 150/24 152/15 152/19 153/18 155/23 156/12 157/4 anybody [6] 21/11 22/7 26/13 34/21 110/2 152/17 anymore [2] 15/7 111/25 anyone [13] 36/25 38/22 61/23 63/15 87/3 88/23 98/11 107/16 114/6 118/15 127/25 157/1 157/5 anything [13] 7/2 22/4 22/7 24/11 36/24 40/19 47/23 56/7 64/25 98/1 101/11 131/11 151/17 anyway [5] 7/22 53/18 88/14 109/2 152/12 AOPA [2] 57/1 155/12 apparently [2] 33/22 155/21 appearance [1] 108/20 appears [3] 127/8 132/14 152/6 Apple [4] 14/16 14/17 15/1 15/3 applicant [2] 105/23 120/6 applicants [4] 53/9 84/6 84/8 84/11 application [1] 83/11 applications [13] 49/22 50/1 50/4 50/9 53/13 54/3 57/8 57/20 58/2 66/16 70/16 70/17</p>	<p>121/25 applied [4] 67/6 92/9 129/10 131/17 apply [4] 70/21 92/14 131/22 131/23 applying [1] 130/10 appointment [1] 66/17 appraisal [4] 32/4 73/9 115/15 115/16 appreciate [7] 7/7 19/5 45/12 51/6 124/16 124/24 150/2 apprise [1] 26/18 approach [3] 12/1 88/5 97/17 approached [1] 85/1 approaching [1] 52/16 appropriate [5] 58/5 78/9 79/20 99/4 125/13 approval [7] 2/5 4/13 32/12 41/10 68/6 68/16 140/5 approve [4] 4/14 32/13 66/7 119/18 approved [8] 3/23 8/15 67/5 68/1 69/20 69/24 70/7 119/25 approves [1] 69/4 approving [1] 64/13 archaeological [1] 39/11 architecture [1] 73/18 are [134] 4/2 4/15 5/5 10/22 10/23 16/13 17/22 18/7 18/11 18/18 23/2 23/24 24/10 25/15 25/23 26/19 27/25 27/25 28/3 29/3 30/11 32/14 33/2 38/5 38/6 40/20 44/5 45/17 47/12 47/13 49/8 50/3 50/4 52/24 56/12 59/25 60/24 68/17 68/18 73/9 75/22 76/1 76/3 76/19 77/1 77/2 77/8 78/4 78/19 81/5 81/8 81/8 84/13 84/17 85/9 85/10 86/6 86/16 87/14 89/20 93/19 94/15 94/23 96/5 96/6 96/20 97/18 98/15 99/21 100/24 101/4 101/14 101/18 102/4 102/5 103/1 106/13 106/18 106/19 107/5 107/8 109/21 109/22 111/8 111/24 112/1 112/3 112/3 112/7 112/11 112/14 112/19 114/2 114/6 114/7 118/24 118/25 121/2 121/10 121/11 124/14 125/3 125/22 126/20 127/13 129/1 129/11 129/12 130/3 130/7 130/17 130/17 133/24</p>	<p>134/24 137/1 137/2 139/13 139/15 140/2 142/15 145/3 145/19 145/23 146/6 146/18 151/20 151/21 151/21 151/24 152/19 153/6 155/21 156/17 157/18 area [5] 27/12 28/9 31/25 80/24 146/5 areas [2] 29/3 37/19 aren't [2] 118/2 143/1 Army [1] 40/5 around [7] 8/9 8/13 8/20 9/2 107/16 128/9 131/1 artifacts [2] 39/12 39/17 as [134] 3/23 11/6 12/8 12/8 15/18 17/7 17/7 19/21 19/21 22/15 22/15 22/17 22/18 22/22 23/2 23/2 23/14 23/14 23/22 23/22 23/23 23/23 24/9 25/7 25/7 25/8 25/8 25/9 25/12 25/15 27/22 30/21 33/19 35/4 35/4 38/14 38/15 40/1 40/1 40/23 40/23 41/1 41/1 41/13 41/16 41/16 45/20 45/20 47/15 48/8 54/4 54/4 56/13 60/25 64/7 66/17 66/17 68/4 68/24 68/24 70/14 73/14 76/11 76/19 79/8 79/9 79/16 82/5 82/10 82/10 83/15 83/16 83/16 84/24 85/4 85/4 85/22 86/6 86/8 88/11 89/21 91/15 91/15 92/4 92/19 92/19 93/16 93/25 94/22 95/22 96/7 98/21 98/21 98/22 99/16 103/2 106/13 107/1 107/12 107/20 108/4 111/24 112/19 113/8 117/17 118/5 119/1 120/14 121/2 121/8 121/8 121/11 121/21 121/21 122/15 122/18 123/2 123/20 124/9 129/8 137/9 138/9 138/17 141/15 141/18 147/16 147/16 148/25 150/4 150/5 156/3 156/14 156/22 156/24 aside [2] 133/16 138/19 ask [8] 14/5 82/1 93/12 97/25 106/3 106/10 138/16 142/13 asked [16] 5/16 5/17 44/20 61/1 66/7 81/3 83/17 83/19 86/20 98/8</p>	<p>109/8 113/25 131/22 132/12 146/15 157/2 asking [5] 9/16 65/7 79/6 137/14 137/24 assessment [4] 38/10 39/8 39/21 81/11 asset [1] 78/24 assets [11] 85/9 127/13 130/19 130/22 131/4 147/2 147/3 147/3 147/8 147/24 147/24 assign [1] 154/18 assigned [2] 70/8 129/2 assignment [1] 3/14 assist [2] 20/17 144/18 assistance [1] 135/1 associate [1] 68/24 associated [2] 24/22 69/1 Association [1] 155/12 assume [2] 40/8 91/20 assumed [1] 40/11 assuming [2] 43/9 140/12 assurance [6] 34/11 73/12 80/12 81/14 109/7 109/16 assurances [2] 91/1 93/16 assure [2] 76/5 76/12 Atlantic [4] 42/19 44/1 44/2 44/3 attachment [2] 60/16 77/12 attempt [1] 99/12 attend [2] 155/4 155/16 attendance [1] 155/14 attention [3] 95/14 155/20 156/21 attest [1] 81/3 attorney [8] 23/17 23/18 24/4 25/8 25/13 36/12 104/24 131/13 attorneys [4] 23/16 33/20 131/13 131/22 Auburn [1] 16/1 audience [1] 42/10 August [2] 1/6 50/12 August 31st [1] 50/12 Augustine [7] 1/5 1/15 1/23 1/24 45/25 89/5 116/18 authorities [1] 141/14 authority [37] 1/1 1/16 1/18 2/11 3/4 25/10 29/13 33/15 33/24 35/4 43/11 44/8 66/3 66/8 66/15 67/16 67/18 69/13 69/19 70/8 70/16 70/19 78/19 79/21 103/3 108/22 121/20 129/18 143/20 146/23 154/10 156/11 156/11</p>
---	--	--	--	---

<p>A</p> <p>authority... [4] 156/12 156/15 156/16 156/25 Authority's [1] 129/19 authorization [1] 41/2 authorized [8] 38/23 70/7 141/24 144/24 156/4 156/10 156/17 158/7 authorizing [1] 80/4 automatic [1] 131/15 availability [1] 103/2 available [21] 31/25 58/11 59/18 59/20 60/5 66/6 82/21 82/24 84/25 87/8 93/3 93/6 93/10 95/17 95/23 104/16 112/6 114/18 117/7 135/25 138/17 Avelo [4] 15/9 15/11 16/8 16/20 Avenue [1] 1/17 aviation [11] 1/18 15/9 15/15 18/1 33/17 35/4 57/1 95/17 95/20 152/6 155/11 award [3] 78/20 95/25 143/9 aware [2] 30/7 95/16 away [8] 7/21 14/24 15/1 45/21 82/23 98/7 98/10 132/15 aye [22] 4/6 4/7 4/8 4/9 4/10 4/11 5/1 5/2 5/3 5/4 5/5 72/1 72/2 72/3 72/4 72/5 95/7 95/8 96/15 97/6 97/6 99/20</p>	<p>71/19 79/22 118/23 119/5 121/5 133/8 140/20 143/11 basically [3] 16/11 40/7 47/5 basing [1] 19/22 basis [6] 14/23 46/18 89/10 90/23 131/19 132/22 be [218] Bean [1] 45/8 bear [2] 74/22 108/19 bearing [1] 3/9 BEASON [3] 1/23 158/6 158/13 beautiful [1] 47/21 became [1] 93/10 because [66] 10/7 11/22 12/8 12/18 12/25 14/9 15/1 16/25 19/2 19/10 19/11 20/9 20/12 22/24 25/20 33/19 35/11 36/9 40/16 43/16 44/15 44/17 44/21 46/7 48/20 50/2 52/1 53/23 55/3 56/5 57/3 58/7 61/23 62/8 64/13 64/16 64/19 68/3 83/2 87/2 90/1 92/2 92/23 97/3 100/1 102/19 104/4 104/20 105/14 107/20 111/3 112/18 113/4 113/11 121/4 124/19 125/2 132/11 135/3 143/10 143/12 144/9 144/10 146/15 147/18 147/23 become [4] 7/5 19/13 30/11 93/5 becomes [2] 110/11 141/18 been [59] 3/11 6/15 8/12 8/15 10/11 15/12 16/17 17/8 17/10 19/2 21/2 21/10 23/20 26/1 29/8 37/21 38/20 41/12 41/16 42/2 46/20 66/7 67/5 69/20 69/22 69/24 70/6 71/20 73/8 76/12 79/2 82/21 84/12 84/25 87/8 87/12 87/25 95/22 98/23 99/6 100/11 103/3 108/13 109/12 110/5 114/5 116/13 121/14 122/19 131/1 141/7 149/10 150/10 150/20 151/10 154/1 154/22 154/23 154/25 before [23] 3/10 11/18 15/15 22/13 24/8 31/5 38/4 53/5 65/13 74/10 78/25 83/18 86/3 91/14 99/11 104/14 114/9 115/6 115/7 118/5 129/5 150/5 154/10</p>	<p>began [1] 139/12 begin [1] 3/4 beginning [1] 45/2 begins [1] 53/4 behalf [4] 156/2 156/4 156/12 156/25 behind [2] 70/3 132/1 being [19] 3/8 19/9 40/16 48/21 69/14 81/23 82/6 85/23 86/15 95/14 95/19 95/22 106/19 111/4 111/24 115/19 121/10 131/19 145/8 believe [24] 16/11 42/9 46/4 47/12 49/18 70/25 72/10 72/17 73/11 73/25 77/2 81/3 84/19 85/2 99/21 99/22 103/17 109/7 131/18 131/18 144/24 153/25 154/22 155/13 believer [1] 100/19 below [1] 129/16 benefit [1] 137/18 benefiting [1] 137/21 benefits [2] 24/14 24/22 best [15] 19/19 56/12 56/13 58/24 75/14 75/24 88/8 90/10 96/9 104/5 107/6 108/5 108/10 113/11 120/23 better [19] 19/12 55/3 57/3 62/8 69/16 74/13 95/4 101/10 102/15 102/18 102/18 102/23 112/20 113/10 141/19 141/19 149/4 152/4 156/22 between [7] 20/20 53/1 74/23 81/10 130/14 131/8 145/8 Beyers [1] 44/1 beyond [2] 148/16 149/16 bid [5] 78/20 95/25 111/4 143/4 143/6 bidding [4] 13/22 14/1 79/12 81/2 bids [1] 80/18 big [14] 28/15 31/10 42/1 97/24 100/19 111/6 118/3 134/16 141/1 148/7 148/15 149/14 149/15 149/15 biggest [1] 121/16 bill [1] 133/21 bit [10] 3/13 10/8 47/10 52/14 53/16 57/21 83/15 87/6 99/11 132/3 bite [1] 116/12 black [2] 106/18 113/17 Blame [1] 24/17</p>	<p>blast [2] 30/3 97/25 blasted [1] 105/19 blessing [1] 32/16 block [2] 48/17 137/14 BLOCKER [3] 1/15 3/11 138/16 blossomed [1] 7/6 board [83] 1/9 12/24 13/13 16/9 20/21 23/22 24/6 24/9 26/6 26/6 26/18 30/10 30/13 31/4 31/5 31/8 32/2 34/6 35/2 36/22 44/10 53/24 55/12 56/4 63/11 63/14 68/1 68/15 69/3 69/22 69/22 70/1 70/12 70/14 70/24 73/4 74/13 78/13 78/18 79/2 79/6 79/16 80/11 86/15 97/8 97/24 98/15 98/23 98/24 100/7 100/13 102/14 104/1 106/13 107/1 107/13 109/5 111/6 111/23 111/24 112/19 118/21 119/4 119/18 119/22 120/1 122/4 122/11 122/13 123/15 123/16 123/16 123/21 127/6 140/6 154/8 154/14 155/23 155/25 156/3 156/4 156/7 156/18 boards [1] 69/24 Bob [1] 24/16 Bock [3] 30/18 30/19 33/4 bog [1] 90/12 bond [1] 131/3 bonds [3] 130/16 130/17 146/23 books [2] 50/12 138/21 Booth [10] 72/25 73/2 78/9 80/21 81/8 81/22 88/10 110/19 115/12 116/6 borings [1] 38/15 both [9] 14/9 21/21 28/3 82/14 83/20 83/20 145/24 145/24 146/15 bothering [2] 76/19 112/8 bottom [2] 77/8 140/10 bought [2] 13/5 13/6 Boulevard [9] 1/15 2/9 23/15 24/12 24/20 46/2 46/5 89/5 116/18 bound [2] 80/16 100/12 boundaries [1] 38/6 boundary [2] 40/10 40/19 box [1] 148/16 boxes [3] 11/1 11/1 11/4 Boy [1] 18/3</p>	<p>Boy Scouts [1] 18/3 Brandon [1] 23/17 bread [1] 90/11 breather [1] 122/1 brief [2] 3/15 80/8 Brient [1] 19/7 Brienta [2] 19/7 19/8 Brienza [1] 20/11 bring [17] 13/3 31/3 44/18 44/21 57/13 60/23 76/19 86/22 88/11 99/11 99/12 99/22 100/3 123/19 124/7 126/5 143/3 bringing [4] 7/14 87/19 117/21 135/24 brings [1] 55/17 broken [3] 91/23 91/24 121/19 brought [9] 16/14 21/19 24/9 49/19 78/24 115/6 117/12 121/15 155/19 brown [1] 61/7 Bruce [3] 13/11 116/15 116/17 bucket [1] 28/20 budget [29] 2/13 64/13 126/5 127/1 128/12 128/13 128/20 128/21 129/5 131/7 131/7 131/8 139/2 139/3 139/7 139/8 139/9 139/15 139/19 141/1 141/17 142/6 143/11 145/14 149/20 150/25 151/8 151/17 152/3 budgets [1] 7/9 build [10] 30/22 41/5 73/6 75/6 92/21 109/18 142/10 143/16 146/23 147/2 building [8] 9/23 62/20 74/24 95/20 130/21 135/23 143/1 144/5 buildings [8] 19/15 40/13 75/11 133/17 144/16 144/17 145/21 145/25 built [4] 47/25 87/15 92/24 110/17 bunch [3] 18/3 67/7 112/1 bundled [1] 27/1 burden [1] 53/23 business [20] 2/7 2/8 2/10 4/17 12/8 30/5 42/6 42/8 43/25 46/4 49/17 66/5 72/9 113/19 113/20 116/19 118/7 126/3 155/11 157/19 busy [2] 20/19 149/23 buy [2] 11/2 147/8 buying [1] 130/22 buys [1] 138/3</p>
--	---	---	---	---

<p>C</p> <p>calculate [1] 140/22 calculated [1] 128/15 calculations [1] 41/8 calendar [3] 41/19 41/20 63/18 call [29] 3/3 17/22 18/25 20/6 27/5 30/2 30/2 30/8 30/18 31/1 38/19 46/13 61/12 61/14 82/12 83/1 83/5 88/13 95/5 98/6 98/6 98/7 98/11 98/12 119/10 120/7 120/10 145/20 148/7 called [6] 3/11 20/1 20/3 30/24 111/6 131/15 calling [1] 26/20 came [14] 5/25 12/8 21/5 36/2 36/3 38/25 86/18 112/6 113/25 115/13 115/17 118/5 120/7 139/25 can [104] 3/13 5/10 13/12 14/5 17/7 17/13 17/25 18/6 19/16 24/16 25/13 26/16 27/21 27/23 28/1 28/5 28/25 29/6 30/13 31/18 41/8 41/8 43/1 44/18 46/11 47/10 49/25 50/3 50/6 50/8 50/24 54/6 54/22 54/24 56/20 57/2 58/1 58/16 59/5 60/2 61/2 61/3 61/23 62/4 62/14 62/18 65/17 65/19 66/22 66/22 70/7 75/15 76/1 76/5 76/20 77/9 79/6 79/18 80/8 81/3 81/13 82/1 83/21 86/25 87/1 88/6 88/11 88/12 89/18 90/7 92/16 97/13 101/5 105/3 105/18 106/3 106/23 107/14 109/4 109/10 110/3 115/25 123/14 125/5 126/5 129/8 129/24 131/4 133/15 135/3 136/24 137/3 137/9 138/11 139/15 144/14 144/18 145/22 148/5 149/4 150/5 155/14 155/16 156/21 can't [18] 13/23 24/16 55/9 56/19 60/6 87/1 95/24 96/9 96/20 96/23 97/1 97/9 101/19 109/11 124/21 128/3 135/5 135/11 cancel [1] 57/22 candidate [2] 20/10 61/14 candidates [2] 53/14 65/7</p>	<p>candor [1] 81/10 cannot [2] 44/17 76/7 capable [1] 17/8 capacity [2] 84/5 84/6 Cape [1] 15/19 Cape Air [1] 15/19 capital [16] 92/21 128/20 128/21 129/5 129/20 133/3 139/5 139/7 139/12 140/15 140/16 140/19 141/17 141/22 142/3 146/16 care [4] 10/20 10/22 65/2 121/9 carefully [1] 94/5 Carolinas [1] 19/11 carry [1] 68/19 carve [1] 152/23 Casa [6] 1/4 28/14 28/15 28/15 74/23 75/2 Casa Cola [5] 28/14 28/15 28/15 74/23 75/2 case [6] 38/21 57/19 101/3 124/19 127/20 151/13 cases [1] 26/2 cash [10] 1/11 49/18 95/6 96/14 108/2 127/20 130/1 138/11 140/10 140/19 CASH-CHAPMAN [1] 1/11 category [1] 146/7 Cause [1] 76/23 caution [2] 156/13 156/22 caveat [1] 22/22 CBDG [1] 137/4 CDBG [1] 137/12 CDD [5] 137/9 137/12 137/25 138/4 138/18 ceased [1] 115/22 celebrate [2] 37/2 37/5 center [3] 1/3 95/21 136/23 cents [1] 115/3 CEO [2] 15/21 15/22 certain [4] 11/3 32/3 40/20 101/20 certainly [1] 83/17 CERTIFICATE [2] 2/17 158/1 certify [1] 158/6 CFO [1] 141/4 CHAD [7] 1/17 25/5 37/13 37/16 39/7 39/13 40/2 chains [1] 30/7 Chair [4] 61/18 64/15 67/25 68/6 chairman [18] 1/10 42/12 43/22 46/10 59/5 62/16 71/1 73/4 76/22 80/9 81/7 98/21 98/22 139/1 148/5 155/25</p>	<p>156/10 156/16 Chairman Clarke [2] 73/4 80/9 Challen [1] 1/17 challenges [2] 22/21 115/8 chance [7] 22/23 23/8 29/14 36/8 47/19 73/10 107/24 chances [1] 107/8 change [17] 9/9 9/11 11/25 13/4 15/8 77/24 92/13 94/2 103/16 112/8 113/14 114/7 115/1 115/3 116/3 118/2 133/25 changed [3] 94/4 113/2 144/2 changes [3] 7/24 14/11 111/23 changing [5] 70/20 93/23 108/21 111/2 113/3 CHAPMAN [7] 1/11 49/18 51/13 93/21 95/6 96/14 108/2 chart [1] 7/1 check [2] 11/1 63/19 checked [1] 11/4 checkbox [2] 17/4 45/19 cheese [1] 12/13 chess [2] 30/10 31/11 chickens [1] 91/14 chief [1] 22/3 chime [1] 52/14 China [1] 11/4 Chloe [9] 6/14 16/22 16/24 16/24 17/21 21/2 21/21 21/23 155/1 Chloe's [1] 153/16 choice [2] 105/20 105/21 choices [1] 113/9 choose [3] 99/1 119/9 143/22 choosing [1] 51/11 chosen [1] 49/22 chunks [1] 137/3 Cindy [1] 52/2 circle [1] 29/5 circulate [1] 45/22 circumstances [1] 118/24 cited [1] 80/24 citizens [2] 78/23 84/14 city [1] 45/25 claim [1] 146/16 clarification [1] 97/8 clarifications [1] 32/6 clarify [3] 24/21 67/24 94/8 CLARKE [4] 1/11 73/4 80/9 138/13</p>	<p>Class [1] 16/6 Class B [1] 16/6 clear [6] 11/16 62/17 67/11 143/13 153/2 153/15 clearance [1] 38/24 cleared [1] 18/5 clearly [3] 49/23 92/5 115/18 client [5] 73/19 74/3 106/2 109/8 110/8 client's [1] 76/5 close [4] 76/8 126/9 132/19 140/19 closely [1] 65/10 closer [1] 51/20 closeup [1] 28/22 cloud [1] 12/19 club [9] 11/20 27/7 27/14 31/19 31/23 31/24 32/2 135/6 135/7 co [1] 135/19 Coast [1] 22/6 Coast Guard [1] 22/6 coherent [1] 148/18 Cola [6] 1/4 28/14 28/15 28/15 74/23 75/2 colleagues [2] 78/18 81/9 collected [2] 38/13 138/8 collection [1] 38/12 collective [1] 100/14 college [2] 13/15 15/24 column [2] 128/25 128/25 come [29] 5/22 17/23 22/18 25/21 28/1 28/2 29/17 32/4 51/16 61/23 74/10 83/8 84/10 87/4 89/10 89/16 90/5 107/9 114/10 115/10 116/24 122/5 124/5 129/22 132/16 142/7 147/13 147/13 153/9 comes [19] 28/3 29/1 33/1 67/13 70/23 80/14 96/7 104/1 105/6 106/12 107/3 109/11 111/17 112/21 113/10 114/19 125/11 127/12 133/21 comfortable [3] 65/21 125/1 125/8 coming [14] 40/21 44/7 50/1 50/4 53/14 107/13 109/13 113/6 119/18 126/7 128/9 129/10 129/18 144/21 commend [1] 150/8 commendable [1] 117/17 comment [15] 2/14 3/10 62/4 89/1 89/2 91/2 104/13 109/4</p>	<p>115/4 118/17 126/24 151/2 153/19 153/20 153/22 comments [24] 2/15 3/15 3/19 4/2 6/4 41/9 44/9 58/23 71/21 78/4 78/6 79/23 94/24 100/10 125/25 150/3 150/25 150/25 151/3 152/16 152/20 152/21 154/20 156/14 commercial [23] 34/2 34/4 75/18 84/7 89/20 93/9 93/11 93/14 93/15 107/22 108/1 109/12 117/7 119/16 119/17 125/12 125/12 138/5 138/17 144/13 144/13 146/11 152/9 Commissioner [6] 42/9 42/10 43/25 47/18 136/21 137/1 Commissioner Dean [6] 42/9 42/10 43/25 47/18 136/21 137/1 committee [11] 55/23 73/15 95/12 101/15 111/11 113/13 152/24 153/1 154/7 154/18 154/21 common [1] 76/6 Communist [1] 11/4 communities [1] 137/22 community [4] 136/18 137/14 137/25 152/7 companies [2] 11/3 12/14 company [2] 30/4 73/6 comparable [1] 139/14 compared [2] 43/7 127/8 compares [1] 152/7 compatible [1] 48/4 compensation [1] 73/17 competition [2] 99/9 100/20 competitive [6] 13/22 13/25 79/11 79/12 81/2 105/1 competitors [1] 123/1 complaint [1] 81/18 complete [1] 146/3 completed [5] 24/2 37/21 38/11 38/17 41/3 completely [3] 13/12 49/4 69/18 compliance [1] 81/23 comply [1] 81/13 component [1] 35/5 con [1] 15/9 concept [1] 130/19 conceptual [1] 40/13 concern [6] 75/5 78/17</p>
---	--	--	--	---

<p>C</p> <p>concern... [4] 78/18 85/22 106/18 121/16</p> <p>concerned [3] 81/17 131/14 140/6</p> <p>concerns [4] 72/22 74/7 76/1 125/2</p> <p>concluded [3] 98/24 101/21 157/22</p> <p>concrete [2] 48/17 151/18</p> <p>concur [1] 35/15</p> <p>condition [1] 12/4</p> <p>conference [3] 1/3 46/13 95/21</p> <p>confirmed [1] 10/2</p> <p>conflict [2] 46/21 124/17</p> <p>conflicted [1] 118/21</p> <p>conforming [1] 30/16</p> <p>connect [1] 19/6</p> <p>connects [1] 75/1</p> <p>consensus [3] 72/12 72/18 156/10</p> <p>consider [11] 44/24 76/4 79/6 84/17 85/3 99/18 100/4 119/7 120/23 121/8 141/10</p> <p>considerable [1] 52/18</p> <p>consideration [2] 119/19 124/9</p> <p>considered [3] 39/15 39/18 105/1</p> <p>considering [2] 78/20 124/13</p> <p>consistency [5] 83/16 91/22 91/25 112/21 121/3</p> <p>consistent [14] 73/12 82/7 85/23 86/15 86/17 87/23 94/15 99/7 106/19 107/13 107/18 108/13 114/25 121/11</p> <p>consistently [1] 86/7</p> <p>constituents [1] 85/10</p> <p>construct [1] 39/1</p> <p>construction [6] 48/18 70/4 73/17 136/14 143/2 144/22</p> <p>constructions [1] 41/4</p> <p>consultant [1] 14/25</p> <p>Consulting [1] 73/6</p> <p>Consumer [1] 131/15</p> <p>contacts [3] 16/20 30/4 30/5</p> <p>contaminate [1] 44/18</p> <p>contemplates [1] 80/20</p> <p>contiguous [1] 31/22</p> <p>continuation [1] 145/4</p> <p>continue [7] 34/19 76/20 76/20 80/2 88/21 91/24 127/23</p> <p>continued [1] 69/1</p> <p>continues [1] 68/8</p>	<p>continuously [2] 133/8 145/19</p> <p>contract [14] 7/18 9/1 15/15 19/20 24/1 24/2 25/17 25/19 25/23 26/1 53/15 83/24 91/7 141/25</p> <p>contractor [2] 9/1 19/13</p> <p>contracts [3] 7/15 7/16 15/9</p> <p>control [1] 155/16</p> <p>convenience [1] 14/8</p> <p>conversations [1] 124/21</p> <p>cooler [1] 28/19</p> <p>coordinate [1] 19/3</p> <p>copies [3] 58/9 58/15 139/19</p> <p>copy [2] 45/21 45/22</p> <p>cordial [1] 157/15</p> <p>corner [1] 30/20</p> <p>corporate [5] 9/17 84/7 89/20 146/4 146/13</p> <p>Corps [1] 40/5</p> <p>correct [28] 16/13 24/24 31/18 34/13 34/15 35/10 35/13 35/19 36/20 43/12 43/13 47/4 48/2 62/21 62/22 63/13 65/11 71/4 100/2 123/15 123/18 123/23 124/7 133/23 134/23 137/2 140/3 143/19</p> <p>corrected [1] 71/3</p> <p>corrections [2] 127/2 127/3</p> <p>correspondence [1] 41/9</p> <p>cost [3] 40/22 49/5 133/8</p> <p>cost-based [1] 133/8</p> <p>costs [6] 49/2 49/9 132/1 133/10 135/2 142/14</p> <p>could [52] 9/22 27/2 27/7 29/5 31/3 36/11 38/23 39/23 41/16 49/1 49/3 57/11 57/12 57/13 57/22 61/25 67/6 71/8 75/17 75/17 75/19 77/24 81/7 82/12 82/14 88/16 88/17 93/14 97/11 98/14 100/18 107/11 114/15 116/12 120/20 128/23 132/10 134/21 135/18 138/19 144/5 146/18 146/19 146/22 146/22 148/22 149/10 149/10 149/17 149/18 153/4 153/10</p> <p>couldn't [2] 105/1 141/20</p> <p>counsel [6] 1/16 1/18</p>	<p>72/19 97/11 103/7 109/24</p> <p>counting [1] 91/14</p> <p>country [1] 29/1</p> <p>county [11] 3/3 17/19 22/17 47/19 47/20 78/23 84/15 135/1 137/17 138/1 158/4</p> <p>couple [9] 8/13 8/25 11/1 22/12 32/5 33/3 44/9 50/6 139/1</p> <p>course [1] 33/14</p> <p>court [3] 1/23 62/24 91/12</p> <p>Courtney [3] 11/25 18/5 155/15</p> <p>cover [6] 7/12 25/14 33/5 54/11 83/15 113/8</p> <p>coverage [1] 35/2</p> <p>covered [1] 23/9</p> <p>covering [1] 121/11</p> <p>covers [1] 83/20</p> <p>cow [1] 28/16</p> <p>CPI [3] 131/15 132/7 132/9</p> <p>crack [1] 66/22</p> <p>cramming [1] 53/1</p> <p>create [3] 31/20 81/21 81/22</p> <p>credit [3] 87/18 87/19 130/11</p> <p>criteria [2] 96/7 117/25</p> <p>critical [3] 31/10 31/17 32/1</p> <p>cross [2] 82/24 129/3</p> <p>cross-reference [1] 129/3</p> <p>CRR [3] 1/23 158/6 158/13</p> <p>crunch [1] 150/6</p> <p>cultural [3] 28/17 39/8 39/21</p> <p>curious [4] 26/8 69/21 86/16 89/7</p> <p>current [9] 68/18 115/16 118/25 119/3 119/21 139/14 142/2 142/4 142/4</p> <p>current-year [1] 139/14</p> <p>currently [2] 84/6 129/9</p> <p>curve [1] 52/18</p> <p>customs [2] 22/6 110/5</p> <p>cut [1] 46/1</p>	<p>30/10 49/24 50/7 51/11 55/8 59/5 59/8 66/17 102/5 126/19 127/7 127/20</p> <p>Dated [1] 158/10</p> <p>dates [6] 49/22 50/6 54/20 63/16 153/10 153/15</p> <p>daughter [1] 7/3</p> <p>daughter's [1] 18/23</p> <p>David [1] 21/24</p> <p>day [32] 12/20 12/21 14/10 14/17 14/17 14/23 14/23 15/23 15/23 28/19 29/21 32/18 37/11 52/11 55/3 56/6 59/4 59/11 60/5 60/25 63/19 64/20 100/22 105/19 107/12 115/12 120/1 120/7 132/22 132/22 149/18 158/10</p> <p>day-in-and-day-out [1] 132/22</p> <p>days [14] 29/24 63/24 92/6 92/8 92/12 105/5 105/6 105/9 110/22 110/23 115/7 116/13 120/11 120/12</p> <p>de [3] 91/6 114/24 124/17</p> <p>de-conflict [1] 124/17</p> <p>deadline [2] 30/9 105/6</p> <p>deadlines [1] 6/23</p> <p>deal [10] 19/19 81/12 81/15 88/1 110/8 110/12 110/14 116/1 116/10 141/2</p> <p>deals [1] 88/6</p> <p>Dean [7] 42/9 42/10 43/25 47/18 49/11 136/21 137/1</p> <p>debt [7] 130/20 138/3 138/21 147/2 147/4 147/7 148/1</p> <p>decade [1] 76/13</p> <p>decide [10] 19/17 29/14 31/12 45/23 57/25 62/2 65/10 89/9 104/5 129/14</p> <p>decision [9] 46/6 70/24 89/16 107/6 116/2 118/22 119/5 119/13 124/6</p> <p>decision-making [1] 118/22</p> <p>decisions [4] 76/17 96/2 112/20 115/10</p> <p>dedication [1] 51/7</p> <p>defer [1] 149/6</p> <p>defined [1] 73/8</p> <p>definitely [5] 82/2 85/18 87/20 92/25 125/10</p> <p>delayed [1] 135/3</p>	<p>delegates [1] 154/8</p> <p>Delegating [2] 2/11 66/3</p> <p>delineated [1] 38/5</p> <p>deliver [2] 24/6 43/10</p> <p>demanding [1] 147/19</p> <p>demo [3] 46/7 48/14 49/2</p> <p>demonstration [1] 148/18</p> <p>DENNIS [7] 1/11 7/8 50/20 59/13 128/3 128/6 150/8</p> <p>deny [1] 118/1</p> <p>department [1] 12/5</p> <p>depend [1] 81/5</p> <p>dependent [1] 34/7</p> <p>depending [2] 122/25 122/25</p> <p>depends [3] 18/6 149/2 149/3</p> <p>depicts [1] 111/10</p> <p>depreciated [1] 127/14</p> <p>depreciation [6] 127/6 127/10 127/15 127/18 129/25 132/19</p> <p>depressed [1] 29/3</p> <p>describe [2] 66/18 102/16</p> <p>described [2] 71/9 103/7</p> <p>description [1] 103/8</p> <p>deserves [1] 87/20</p> <p>design [4] 38/13 41/7 134/1 143/25</p> <p>designate [3] 66/8 68/6 73/14</p> <p>designated [1] 68/4</p> <p>designing [1] 120/4</p> <p>desk [2] 7/12 14/21</p> <p>desktop [1] 14/21</p> <p>detail [2] 72/11 73/10</p> <p>detailed [2] 74/11 74/17</p> <p>details [2] 6/2 90/8</p> <p>determination [1] 88/7</p> <p>determinations [1] 54/4</p> <p>determining [3] 24/13 39/9 70/11</p> <p>develop [10] 30/19 34/11 47/22 80/15 85/14 86/1 117/10 121/17 122/16 135/5</p> <p>developable [1] 28/4</p> <p>developed [3] 75/23 75/24 122/19</p> <p>developer [1] 138/10</p> <p>developers [3] 136/22 138/1 138/20</p> <p>developing [2] 30/1 41/4</p> <p>development [19] 5/13 6/2 20/14 37/14 40/8 40/11 40/18 41/5 41/17</p>
--	--	--	---	--

<p>D</p> <p>development... [10] 88/1 136/18 137/14 137/25 138/25 141/24 142/1 146/3 148/21 154/1</p> <p>developments [4] 26/19 39/1 130/5 138/6</p> <p>develops [1] 85/5</p> <p>devoting [1] 114/14</p> <p>diagram [1] 26/17</p> <p>did [53] 5/22 5/23 6/1 6/8 6/14 8/4 8/21 10/6 11/19 12/17 13/4 13/9 14/25 18/22 18/24 21/17 21/24 25/13 32/16 35/21 37/12 37/16 38/3 39/16 45/24 46/12 46/17 46/18 47/23 69/8 79/8 83/2 83/4 89/16 91/16 97/9 97/23 97/25 98/20 119/9 122/4 123/16 123/16 123/19 123/19 123/20 123/22 123/22 124/5 124/7 150/23 153/20 158/7</p> <p>didn't [23] 4/19 6/1 19/1 19/3 21/16 22/14 40/15 45/21 52/23 57/19 57/23 66/6 77/19 99/14 103/5 117/11 139/24 140/21 140/23 144/9 144/10 151/4 157/4</p> <p>difference [2] 51/4 119/6</p> <p>different [17] 20/14 23/16 63/16 63/16 69/4 69/4 69/5 71/1 92/1 100/21 118/24 119/6 121/4 121/5 128/22 136/16 146/7</p> <p>differently [1] 139/4</p> <p>difficult [2] 131/20 151/8</p> <p>dig [1] 136/2</p> <p>digital [1] 10/20</p> <p>diligence [1] 107/1</p> <p>ding [3] 150/15 150/15 150/15</p> <p>dinner [1] 55/5</p> <p>DIR [1] 66/3</p> <p>direct [4] 16/21 30/5 88/18 88/21</p> <p>direction [5] 11/23 115/20 132/11 151/19 156/16</p> <p>directly [1] 137/21</p> <p>director [25] 1/19 2/9 4/17 4/20 6/5 24/3 25/21 25/24 49/15 49/18 53/6 66/9 68/2 68/7 68/7 68/10 68/21 70/17 70/25 72/18 73/5</p>	<p>119/23 123/21 156/1 156/17</p> <p>dirt [1] 82/21</p> <p>dirt's [1] 82/23</p> <p>disagreeing [1] 85/20</p> <p>disagreement [1] 69/23</p> <p>disclosed [1] 123/6</p> <p>discretion [9] 26/6 81/12 81/15 81/25 83/1 83/4 97/16 119/12 122/13</p> <p>discuss [3] 72/10 115/11 153/9</p> <p>discussed [5] 47/17 83/19 86/25 130/10 143/17</p> <p>discussion [9] 3/24 47/11 85/25 99/11 109/3 119/1 141/1 155/5 155/9</p> <p>discussions [2] 77/2 79/4</p> <p>dismissal [1] 33/15</p> <p>disruption [1] 46/21</p> <p>distinguished [1] 98/17</p> <p>district [3] 40/5 136/19 142/12</p> <p>districts [1] 137/25</p> <p>divisionalize [1] 146/23</p> <p>do [141] 7/1 7/22 8/22 8/23 12/25 16/22 17/25 18/10 21/12 21/22 22/4 25/5 26/6 26/17 27/1 30/23 31/6 31/10 31/13 32/6 37/8 38/2 38/20 45/24 47/15 47/24 48/11 50/1 50/3 53/2 54/7 54/19 55/3 55/9 57/2 57/16 59/25 60/2 60/24 63/21 64/7 64/25 65/1 65/13 66/6 67/15 72/22 73/21 76/14 78/13 79/10 79/11 79/13 80/10 81/15 81/15 81/18 81/24 81/25 82/12 83/1 83/10 83/21 84/5 84/16 85/22 87/22 87/25 89/1 89/3 90/2 90/3 90/6 90/17 91/4 91/11 92/12 93/12 94/16 96/16 96/25 97/1 97/5 97/9 97/17 98/1 98/16 99/17 99/22 100/2 100/16 101/3 101/5 101/24 102/18 103/12 103/18 103/23 104/1 104/12 105/20 105/21 106/10 109/3 110/3 111/1 111/6 112/16 112/25 113/1 116/22 117/11 117/12 117/21 118/15 119/3</p>	<p>119/5 119/9 119/14 119/14 120/16 122/8 123/1 124/16 125/10 129/9 133/8 133/8 135/23 140/23 140/23 140/24 142/9 144/4 144/13 145/16 149/4 149/19 153/14 156/4 156/9</p> <p>document [3] 92/5 92/11 92/18</p> <p>documents [3] 23/21 67/25 71/3</p> <p>does [18] 13/21 13/24 33/17 34/10 38/3 63/15 70/21 90/9 91/7 107/16 111/2 113/1 119/21 122/25 128/2 133/1 133/4 142/14</p> <p>doesn't [11] 13/19 33/5 66/13 92/14 92/16 102/22 105/18 117/23 117/24 133/16 140/6</p> <p>doing [31] 6/18 7/9 10/24 19/2 19/4 21/11 21/20 65/21 78/20 79/9 82/5 82/7 85/24 94/10 101/10 101/19 102/19 105/22 106/1 106/25 108/6 112/2 112/3 117/15 117/16 118/7 121/21 125/3 125/6 136/3 143/2</p> <p>dollar [1] 134/2</p> <p>dollars [3] 10/9 134/16 152/11</p> <p>don't [94] 7/21 10/11 12/19 14/18 15/6 15/21 16/5 23/12 27/3 31/25 34/18 36/21 47/8 48/2 49/2 50/13 50/19 50/23 53/11 54/16 55/4 56/7 58/4 58/5 61/3 61/3 63/9 64/4 65/18 66/11 74/14 75/10 77/10 78/8 78/11 81/21 81/21 82/9 82/10 83/21 83/22 84/19 85/16 86/8 86/9 87/16 90/3 90/17 91/11 91/24 92/12 95/14 95/16 95/21 96/21 97/10 100/15 102/12 103/6 103/12 106/20 109/19 109/19 110/3 110/22 111/13 111/14 112/1 112/13 113/1 113/6 115/7 118/1 118/7 120/12 121/18 121/23 121/23 122/1 125/15 125/16 131/10 132/1 135/13 140/7 141/22 145/15 146/14 146/14 147/6 151/18 153/25 157/1 157/5</p> <p>donate [3] 13/14 13/18</p>	<p>47/20</p> <p>donating [1] 23/2</p> <p>done [31] 8/16 8/25 11/5 14/7 19/14 33/25 35/18 39/20 40/24 41/14 42/22 46/1 52/20 78/15 103/23 111/20 113/14 113/15 113/16 114/13 114/13 114/20 115/15 116/21 117/8 125/20 131/19 148/4 150/9 151/10 154/14</p> <p>door [1] 117/21</p> <p>DOT [6] 66/9 129/1 130/13 143/16 144/5 155/14</p> <p>double [1] 63/19</p> <p>doubt [1] 137/15</p> <p>Douglas [1] 1/15</p> <p>down [25] 3/9 8/17 10/13 11/21 11/23 12/6 36/13 43/5 43/21 45/4 50/8 54/6 58/16 64/5 80/17 90/12 92/16 92/20 98/9 106/12 107/3 109/9 120/2 123/2 132/16</p> <p>downtown [1] 46/1</p> <p>draft [2] 139/19 151/16</p> <p>drafted [2] 69/7 70/21</p> <p>drafting [1] 24/2</p> <p>drafts [1] 68/5</p> <p>draw [2] 141/23 156/21</p> <p>drawing [1] 77/9</p> <p>drawings [1] 74/18</p> <p>drive [1] 141/17</p> <p>drives [1] 32/22</p> <p>dropped [1] 123/25</p> <p>dry [1] 11/15</p> <p>due [5] 74/16 87/19 106/25 147/24 155/8</p> <p>Duke's [1] 91/17</p> <p>Durbin [1] 136/23</p> <p>during [3] 45/13 89/8 105/1</p> <p>duty [4] 3/12 3/13 80/16 128/11</p> <p>duty-bound [1] 80/16</p> <p>E</p> <p>e-mail [6] 5/8 30/3 77/8 77/13 77/21 114/17</p> <p>e-mails [1] 19/2</p> <p>each [5] 6/22 22/12 24/7 67/13 128/24</p> <p>Eagle [1] 17/23</p> <p>Eagles [1] 44/6</p> <p>earlier [2] 21/19 55/2</p> <p>earliest [1] 55/8</p> <p>earned [1] 127/12</p> <p>Earth [1] 27/20</p> <p>easier [1] 151/11</p> <p>east [14] 9/17 9/17 10/14 26/20 26/20 26/22 32/21 32/23</p>	<p>37/14 41/12 85/4 122/20 135/6 146/4</p> <p>easy [2] 116/9 151/11</p> <p>echo [1] 100/10</p> <p>Economic [1] 154/1</p> <p>Economic Development [1] 154/1</p> <p>Ed [1] 73/2</p> <p>edge [1] 75/21</p> <p>efficient [1] 141/8</p> <p>either [9] 68/15 96/3 97/17 119/12 129/13 132/10 145/4 145/24 155/25</p> <p>election [1] 29/25</p> <p>elevation [2] 28/23 28/25</p> <p>eligible [1] 145/23</p> <p>eliminate [1] 86/12</p> <p>else [24] 22/4 22/7 22/8 24/11 26/13 34/21 36/25 86/4 86/13 87/3 102/16 106/10 106/21 107/16 109/11 110/2 111/5 111/17 114/19 117/2 117/20 136/1 152/17 154/3</p> <p>elsewhere [1] 138/2</p> <p>emphatic [3] 46/16 46/17 46/21</p> <p>employed [1] 147/7</p> <p>employment [3] 24/2 25/17 25/22</p> <p>empty [1] 74/25</p> <p>encourage [3] 99/9 154/15 155/3</p> <p>end [22] 13/17 33/17 38/18 40/25 41/14 41/19 41/20 52/17 62/4 82/11 92/23 107/12 116/11 120/1 130/1 139/7 139/13 140/6 140/12 140/20 151/12 151/12</p> <p>endangered [1] 38/10</p> <p>endeavor [1] 127/23</p> <p>endured [1] 92/1</p> <p>engage [1] 80/17</p> <p>engagement [1] 25/18</p> <p>engineering [5] 8/1 8/25 37/15 37/22 73/18</p> <p>engineering-wise [1] 37/22</p> <p>engineers [3] 40/6 74/12 77/3</p> <p>enjoying [1] 151/24</p> <p>enough [7] 19/6 31/22 57/20 118/3 140/23 143/15 145/16</p> <p>enter [8] 29/13 75/15 88/18 92/10 99/4 102/20 106/23 107/17</p> <p>entered [2] 29/12 91/16</p>
--	--	---	---	---

<p>E</p> <p>entering [9] 82/13 83/24 91/6 96/17 104/21 112/9 112/12 114/18 125/8</p> <p>enterprise [1] 138/17</p> <p>Enterprises [1] 30/24</p> <p>entertain [2] 89/21 99/2</p> <p>entire [3] 75/2 156/15 156/16</p> <p>entity [5] 34/1 78/16 78/21 96/1 146/19</p> <p>entrance [1] 9/17</p> <p>enviable [1] 147/15</p> <p>environment [5] 13/8 13/19 13/20 14/16 15/4</p> <p>environmental [10] 27/22 28/11 37/24 38/2 38/9 38/9 38/24 39/5 41/2 41/23</p> <p>environmental-related [1] 37/24</p> <p>environmental-wise [1] 38/9</p> <p>equipment [6] 10/10 10/10 11/3 13/21 13/24 21/7</p> <p>equivalent [1] 93/22</p> <p>era [1] 39/13</p> <p>especially [3] 10/13 11/9 93/13</p> <p>ESQUIRE [2] 1/15 1/17</p> <p>essence [1] 118/12</p> <p>essentially [2] 47/6 98/4</p> <p>establish [1] 80/25</p> <p>established [2] 110/6 112/13</p> <p>estate [9] 23/19 33/18 33/21 33/23 34/7 35/1 35/5 35/11 138/25</p> <p>evacuation [1] 45/25</p> <p>evaluate [2] 15/16 96/8</p> <p>evaluating [1] 101/25</p> <p>even [11] 16/6 77/16 91/25 110/24 123/10 129/10 134/25 136/22 138/21 150/9 153/25</p> <p>evening [1] 45/17</p> <p>ever [3] 91/18 134/1 146/1</p> <p>every [7] 7/17 70/12 106/7 106/7 130/18 135/24 148/9</p> <p>everybody [14] 11/10 13/7 16/24 20/24 20/25 21/12 30/7 45/1 45/23 74/9 86/13 104/5 111/8 155/18</p> <p>everybody's [3] 72/11 123/1 124/18</p> <p>everyone [5] 76/12 76/14 84/18 110/12 155/3</p>	<p>everyone's [1] 105/24</p> <p>everything [3] 91/20 115/21 122/18</p> <p>everything's [2] 28/6 123/3</p> <p>evident [1] 27/22</p> <p>exact [1] 107/10</p> <p>exactly [5] 9/13 10/5 36/17 102/13 110/23</p> <p>example [2] 87/10 96/6</p> <p>exceeds [1] 132/18</p> <p>excellent [1] 113/12</p> <p>except [4] 14/21 54/24 55/15 76/18</p> <p>excess [5] 84/4 84/5 132/20 132/24 134/21</p> <p>excited [1] 73/19</p> <p>exciting [1] 50/5</p> <p>exclusive [2] 104/22 132/19</p> <p>EXEC [1] 66/3</p> <p>executed [1] 66/16</p> <p>execution [1] 67/15</p> <p>executive [21] 1/19 2/9 4/17 4/20 24/3 25/21 49/15 53/6 66/9 68/2 68/6 68/7 68/10 68/21 70/17 70/25 72/18 119/23 123/21 155/25 156/17</p> <p>exercised [1] 156/14</p> <p>exhausted [1] 140/12</p> <p>exist [1] 94/2</p> <p>existing [14] 13/12 67/4 68/18 69/20 71/2 71/3 71/4 71/5 71/12 98/2 99/3 100/6 115/1 119/15</p> <p>exists [3] 76/9 121/2 154/7</p> <p>exits [1] 148/11</p> <p>expansion [1] 142/11</p> <p>expect [4] 40/24 107/14 131/5 131/10</p> <p>expecting [1] 41/14</p> <p>expedite [1] 3/12</p> <p>expenditures [1] 140/15</p> <p>expense [4] 127/7 127/9 127/18 129/25</p> <p>expenses [1] 132/19</p> <p>experience [4] 141/7 141/13 157/3 157/16</p> <p>expertise [2] 128/7 141/13</p> <p>expires [1] 110/11</p> <p>explore [1] 145/19</p> <p>explored [1] 134/25</p> <p>expose [1] 90/16</p> <p>exposing [1] 90/3</p> <p>express [2] 29/25 107/14</p> <p>expressed [2] 16/7 30/12</p> <p>extension [1] 129/7</p>	<p>extent [2] 130/21 154/7</p> <p>extra [2] 111/14 121/14</p> <p>extraordinary [1] 42/25</p> <p>extremely [1] 139/21</p> <p>eyes [1] 101/9</p> <p>F</p> <p>F-O-D [1] 44/21</p> <p>FAA [21] 29/10 29/11 29/17 29/19 32/15 34/19 35/14 66/9 70/12 80/19 80/24 81/23 92/10 109/8 110/4 131/24 142/23 144/3 144/11 144/18 145/24</p> <p>faces [1] 74/23</p> <p>facility [1] 75/14</p> <p>facing [1] 33/22</p> <p>fact [7] 49/11 78/19 89/21 95/18 111/9 111/15 138/10</p> <p>fail [1] 112/6</p> <p>failure [1] 147/25</p> <p>fair [12] 22/2 87/23 92/2 94/15 102/22 105/13 105/15 105/22 106/2 106/4 118/8 120/6</p> <p>fairly [1] 54/22</p> <p>faith [12] 92/10 101/12 102/20 104/21 104/25 105/4 105/11 106/24 112/9 112/12 114/18 125/9</p> <p>fall [1] 132/1</p> <p>Fallen [1] 77/25</p> <p>false [1] 104/15</p> <p>familiar [1] 46/15</p> <p>fantastic [1] 21/20</p> <p>far [25] 12/8 17/7 19/21 22/15 23/2 23/14 23/22 23/23 25/7 25/8 30/16 40/1 40/23 41/1 41/16 45/20 53/7 54/4 83/16 91/15 92/19 98/21 129/18 145/11 147/16</p> <p>fascinating [1] 28/10</p> <p>fast [1] 134/17</p> <p>favor [9] 4/25 46/18 46/18 71/25 75/9 85/11 85/12 87/21 156/20</p> <p>FBO [8] 30/6 30/21 31/14 31/15 31/16 32/23 32/25 90/22</p> <p>FDOT [6] 39/22 70/11 145/9 145/24 145/25 148/8</p> <p>February [2] 11/7 11/8</p> <p>federal [1] 80/13</p> <p>feedback [1] 157/5</p> <p>feel [10] 15/6 78/22 79/13 79/25 83/14 100/11 100/16 102/22 108/7 111/2</p>	<p>feet [1] 155/8</p> <p>fellow [1] 127/5</p> <p>fence [6] 8/8 8/9 8/10 8/11 9/3 9/16</p> <p>fences [3] 8/19 8/20 8/22</p> <p>few [6] 15/10 16/4 46/16 54/25 108/3 141/16</p> <p>field [4] 99/9 99/17 123/4 123/10</p> <p>figure [6] 39/25 58/20 61/4 64/10 141/2 143/21</p> <p>file [1] 52/2</p> <p>files [1] 52/22</p> <p>filing [1] 33/14</p> <p>filled [1] 11/14</p> <p>fills [1] 68/21</p> <p>final [4] 41/10 55/24 64/3 72/20</p> <p>finalizing [1] 91/7</p> <p>finally [1] 28/23</p> <p>finance [2] 141/13 143/21</p> <p>financial [7] 2/12 118/13 126/2 126/4 127/25 141/5 141/12</p> <p>financially [1] 127/22</p> <p>financials [1] 133/15</p> <p>financing [5] 130/4 130/9 141/6 141/9 141/18</p> <p>find [10] 13/9 30/13 32/20 34/20 34/22 39/16 59/5 60/10 90/15 100/15</p> <p>findings [1] 8/3</p> <p>fine [3] 7/11 51/10 56/23</p> <p>finish [1] 136/1</p> <p>finished [1] 105/7</p> <p>finite [1] 90/1</p> <p>firm [5] 1/15 1/17 33/19 73/2 141/12</p> <p>firms [2] 17/16 141/5</p> <p>first [15] 12/4 12/5 29/22 50/16 59/3 78/15 84/23 89/10 89/10 91/21 95/11 109/8 109/17 115/13 140/9</p> <p>first-come-first-served [1] 89/10</p> <p>fiscal [17] 52/17 53/4 53/20 126/4 126/5 126/21 128/12 128/24 128/24 128/25 129/12 129/17 129/17 130/2 130/2 130/7 145/1</p> <p>Fischbach [1] 6/14</p> <p>fit [1] 31/21</p> <p>fits [1] 108/10</p> <p>five [3] 8/5 8/6 137/5</p> <p>fix [1] 108/24</p> <p>fixed [1] 127/13</p>	<p>FL [1] 1/24</p> <p>Flagler [1] 89/5</p> <p>Flagler Boulevard [1] 89/5</p> <p>flew [2] 11/20 11/23</p> <p>flexible [2] 54/22 54/24</p> <p>flight [2] 44/6 83/11</p> <p>flip [1] 27/7</p> <p>floating [2] 8/8 8/13</p> <p>flooding [1] 29/4</p> <p>floor [1] 118/15</p> <p>Florida [14] 1/5 1/16 1/17 22/17 66/9 73/3 89/5 129/1 130/13 138/2 147/19 148/9 155/14 158/3</p> <p>Florida DOT [4] 66/9 129/1 130/13 155/14</p> <p>flow [2] 127/20 140/10</p> <p>flowage [1] 43/5</p> <p>fly [2] 11/19 15/19</p> <p>flying [2] 15/24 42/23</p> <p>focus [1] 42/1</p> <p>FOD [2] 44/21 45/6</p> <p>folks [6] 10/22 17/22 30/12 82/20 89/19 149/7</p> <p>follow [8] 37/13 92/17 93/15 96/3 114/25 115/2 145/2 151/9</p> <p>follow-on [1] 145/2</p> <p>followed [1] 126/4</p> <p>following [5] 22/19 23/5 59/2 59/10 94/3</p> <p>food [1] 94/17</p> <p>foot [1] 73/7</p> <p>footprint [2] 40/11 40/18</p> <p>foregoing [1] 158/7</p> <p>forgotten [1] 124/20</p> <p>form [2] 7/23 96/19</p> <p>formal [5] 30/15 30/16 82/10 83/5 96/22</p> <p>formality [2] 64/12 71/4</p> <p>format [4] 128/22 139/10 139/21 140/7</p> <p>formats [1] 139/19</p> <p>formatted [3] 128/22 139/3 139/4</p> <p>former [1] 68/1</p> <p>forms [1] 151/5</p> <p>forth [3] 41/9 108/9 110/4</p> <p>forthwith [1] 128/11</p> <p>fortunate [1] 52/21</p> <p>forum [1] 156/13</p> <p>forums [1] 156/18</p> <p>forward [64] 23/24 25/10 34/25 46/24 47/14 48/6 54/5 68/19 69/4 72/19 73/20 73/23 74/1 74/2 77/15 82/5 82/8 83/15 83/23 85/2 85/4 85/12 86/24 87/2</p>
---	---	---	--	---

<p>F forward... [40] 87/4 88/10 88/15 94/7 94/11 94/23 100/12 103/15 106/24 107/13 108/24 109/13 109/22 111/13 112/6 112/19 112/20 113/1 113/10 114/1 114/10 114/19 114/21 116/4 118/1 119/2 119/24 120/15 120/23 121/8 121/15 121/17 124/6 125/11 127/24 129/15 130/8 131/21 132/5 151/22 found [3] 10/25 90/8 117/11 foundation [1] 28/16 four [6] 7/7 52/16 54/12 100/1 127/1 127/1 FPR [3] 1/23 158/6 158/13 FPR-C [3] 1/23 158/6 158/13 frame [2] 130/23 130/24 framed [2] 29/7 48/20 frankly [5] 16/19 54/9 75/9 115/24 118/8 free [1] 138/10 Friday [2] 56/21 59/12 Fridays [1] 21/12 friend [2] 13/9 81/22 friends [1] 42/18 front [8] 7/12 9/22 14/21 84/11 114/5 117/5 117/8 118/5 frown [1] 47/8 fruit [1] 108/19 fuel [10] 42/19 42/23 43/1 43/4 43/5 43/6 43/10 43/15 44/10 44/17 full [8] 7/15 25/19 35/2 41/1 79/3 103/12 145/14 156/11 full-time [1] 7/15 fully [1] 103/6 function [1] 119/22 fund [12] 39/23 129/14 130/6 130/19 130/22 136/19 137/9 145/25 146/18 146/20 146/24 147/25 funded [4] 135/10 136/10 136/24 145/8 funding [4] 39/25 130/14 145/20 145/24 funds [11] 80/13 129/22 138/12 143/14 143/15 144/3 144/5 144/11 144/14 145/12 149/19 funeral [1] 55/13</p>	<p>furter [5] 39/20 72/24 85/4 130/4 132/3 future [19] 5/19 19/16 44/11 66/18 67/5 67/8 68/9 68/15 68/19 68/23 70/11 70/22 70/23 71/7 75/16 88/1 111/9 125/4 131/5 FY [2] 2/13 136/4</p> <hr/> <p>G Gainesville [1] 16/1 Galín [2] 91/5 114/23 gals [1] 21/9 game [2] 93/24 108/21 games [1] 15/24 gas [3] 11/15 21/6 21/7 gatekeeping [1] 119/21 gathered [1] 95/18 gave [2] 19/24 150/14 gear [1] 48/4 general [6] 1/16 2/14 141/14 151/2 151/3 152/6 generalities [1] 102/17 generally [4] 15/4 26/19 32/1 32/11 generate [2] 147/3 148/22 generating [3] 116/24 152/5 152/8 gentleman [3] 19/7 90/4 112/10 geotechnical [1] 38/14 get [54] 8/4 8/16 9/2 9/22 10/25 11/16 14/18 15/11 17/25 18/17 22/13 23/9 27/2 29/16 32/20 37/10 38/23 42/21 45/1 49/25 50/6 50/9 52/19 73/23 78/14 81/10 83/25 85/19 86/9 86/9 86/10 93/16 102/23 105/9 110/18 112/17 114/1 122/1 124/1 129/14 134/16 137/3 137/17 138/20 148/12 148/22 149/14 150/4 150/4 150/6 153/10 153/14 154/11 157/4 gets [4] 45/25 105/13 109/17 148/10 getting [14] 14/14 17/17 20/21 53/14 60/7 83/3 104/18 115/15 121/18 143/1 144/9 144/21 145/2 150/9 gist [1] 16/11 give [15] 32/15 34/10 37/14 37/24 41/10 60/15 62/8 66/15 87/18 93/13 95/10 105/15 108/20 155/14 155/17</p>	<p>given [4] 31/6 95/15 106/7 134/2 gives [1] 14/21 giving [3] 17/25 81/22 134/8 glanced [1] 36/9 glideslope [4] 10/23 11/9 11/14 11/24 go [66] 6/17 8/22 12/2 16/21 17/5 17/10 18/4 18/5 19/17 20/4 21/4 21/8 21/25 22/19 24/5 24/7 28/5 28/20 29/18 43/20 49/13 49/22 50/8 52/9 53/12 54/3 55/3 57/8 57/16 58/16 64/9 65/23 66/24 73/22 74/25 75/19 78/6 82/10 82/18 82/23 83/16 84/15 86/24 88/10 88/15 89/11 91/4 96/22 99/13 108/9 108/20 111/20 111/25 116/4 117/4 118/1 118/13 121/8 132/10 135/11 135/18 136/2 141/4 145/12 147/16 151/6 goal [3] 54/2 58/14 94/14 goals [1] 76/15 goes [9] 7/2 9/16 69/3 75/3 82/11 92/19 119/2 119/22 135/11 going [154] 3/12 6/18 6/18 6/21 7/10 7/22 7/23 8/10 8/24 9/2 10/2 10/16 10/19 10/19 10/23 11/15 12/11 13/6 13/20 15/1 15/25 15/25 16/1 16/1 16/2 16/5 16/19 17/5 17/6 17/10 17/12 17/22 17/23 17/24 18/13 23/1 23/3 23/20 23/24 25/10 26/17 26/19 27/23 28/3 30/11 30/18 31/19 32/25 34/7 34/19 34/21 35/25 37/24 40/22 40/23 42/21 44/11 44/15 45/24 46/12 46/24 47/14 48/5 50/2 50/19 53/9 53/10 53/16 57/16 60/6 60/12 60/18 60/21 60/24 61/10 61/19 62/7 62/17 64/22 72/10 72/23 76/14 82/24 85/3 86/4 86/9 89/10 89/11 90/2 90/5 91/21 93/3 94/23 95/10 98/7 98/10 100/12 101/3 103/23 104/23 105/14 106/15 106/21 106/22 107/9 107/15 107/16 108/3 108/19 108/24 109/22 110/2</p>	<p>110/9 111/24 111/25 112/7 112/25 113/4 113/21 115/15 115/22 116/3 116/3 116/25 116/25 118/19 119/24 120/1 120/9 120/11 120/15 120/23 121/1 121/16 122/16 123/1 127/24 128/23 129/13 129/15 130/8 131/21 132/2 136/1 137/6 137/16 143/3 143/7 143/8 145/19 151/12 151/14 151/19 155/5 gone [4] 20/12 59/7 106/6 134/22 gonna [3] 10/15 126/10 126/17 good [73] 10/4 12/2 12/16 12/17 16/3 17/18 18/11 18/18 20/9 21/9 22/5 27/13 29/18 41/25 42/3 42/3 42/24 45/6 47/22 48/23 50/7 52/7 52/10 52/20 54/17 59/25 65/24 66/1 76/6 76/18 77/5 85/17 90/9 90/15 90/15 90/20 91/25 92/10 92/22 93/19 99/7 101/12 101/22 102/15 102/20 103/9 103/21 104/12 104/21 104/24 105/3 105/11 106/24 109/20 109/23 112/9 112/12 114/18 116/19 117/17 117/19 118/5 121/13 125/9 125/23 132/11 138/15 149/18 150/13 150/18 152/14 154/19 157/15 Google [1] 27/20 got [29] 3/8 10/7 10/14 10/21 17/4 18/1 18/3 18/20 20/14 20/25 21/3 33/21 49/5 52/2 52/4 52/8 54/25 56/4 67/2 77/7 91/23 94/21 96/6 104/19 104/19 116/23 117/5 121/13 153/16 gotten [5] 8/12 8/14 19/22 148/8 154/2 governance [1] 110/3 government [4] 130/18 130/25 132/23 133/2 governmental [2] 78/19 96/1 governments [2] 23/3 141/14 Governor [1] 149/22 Governor's [1] 149/23 grant [33] 8/8 8/14 10/6 10/8 10/25 11/2 25/4 25/11 34/11 66/15 69/4 70/23 73/12 80/12</p>	<p>81/14 90/25 90/25 97/3 109/7 109/16 127/11 127/17 130/14 132/15 137/15 142/6 142/23 143/16 144/21 145/23 148/20 148/23 149/7 grant-related [1] 25/11 granted [3] 69/13 74/9 115/16 grants [23] 67/4 67/5 67/6 68/9 68/14 68/18 68/25 69/2 69/20 69/23 70/6 70/10 70/12 70/18 70/20 71/7 71/12 129/9 129/14 134/25 136/14 142/5 147/10 Gray [1] 73/2 great [21] 6/13 20/16 20/16 28/20 52/22 73/10 81/12 81/15 85/20 92/24 106/8 106/9 106/16 110/8 110/12 110/14 112/17 114/20 117/25 138/24 152/4 green [1] 38/5 grind [1] 23/11 gritty [2] 90/13 105/9 gross [1] 86/21 grossly [1] 84/9 ground [3] 11/13 33/25 78/15 group [5] 6/3 21/9 30/17 30/19 31/7 grow [1] 110/16 growing [1] 18/12 grown [3] 85/7 85/7 85/7 growth [3] 18/14 28/13 82/6 Grumman [4] 8/17 29/23 45/9 122/25 Guard [3] 3/11 3/14 22/6 guess [13] 19/11 27/17 35/15 50/25 65/9 90/4 104/19 108/11 125/16 139/1 142/8 149/1 150/24 gun [9] 10/17 27/7 27/14 31/19 31/23 31/24 32/2 135/6 135/7 Gun Club [7] 27/7 27/14 31/19 31/23 31/24 32/2 135/6 guy [4] 21/24 22/5 47/6 151/9 guys [9] 7/21 21/9 22/6 92/7 92/12 93/12 111/8 112/1 120/21</p> <hr/> <p>H H-3 [1] 93/8 H-4 [1] 93/8 hacked [1] 12/14</p>
--	---	--	---	---

<p>H</p> <p>had [57] 9/14 9/14 11/21 12/4 12/14 14/7 14/13 15/18 18/9 19/12 21/5 21/6 21/7 21/23 22/23 23/7 23/8 29/14 29/14 32/5 33/25 36/7 38/2 40/8 40/12 46/20 49/21 50/22 64/16 68/1 69/23 73/10 74/7 74/10 74/10 75/17 77/3 84/4 86/19 86/19 88/15 89/14 89/19 106/6 111/12 115/9 115/17 115/21 116/6 117/5 118/16 120/20 122/5 127/2 128/7 139/3 141/7</p> <p>hadn't [2] 70/1 111/20</p> <p>half [2] 14/18 132/17</p> <p>halfway [2] 79/7 82/19</p> <p>hamstrings [1] 116/1</p> <p>hand [3] 38/15 117/1 151/6</p> <p>handled [1] 119/2</p> <p>handling [2] 35/8 89/17</p> <p>hands [1] 29/10</p> <p>hangar [26] 6/16 9/19 30/22 30/22 73/7 74/18 74/19 89/22 109/18 110/9 110/11 111/10 111/12 131/16 141/23 141/25 142/11 142/11 142/15 144/15 144/22 145/5 145/25 146/3 147/14 147/19</p> <p>Hangar 5 [1] 9/19</p> <p>hangars [23] 30/20 74/24 78/10 84/8 87/16 92/21 92/24 93/4 93/8 93/9 93/13 110/17 132/9 133/6 143/2 143/8 143/16 145/8 146/6 146/18 146/24 146/25 147/11</p> <p>hanging [1] 105/24</p> <p>happen [9] 10/2 14/19 17/12 49/24 80/6 90/17 91/21 114/1 155/23</p> <p>happened [3] 16/15 91/18 91/19</p> <p>happening [5] 18/11 18/19 20/20 112/15 115/14</p> <p>happens [6] 12/20 25/5 37/6 90/11 111/16 132/23</p> <p>happy [1] 21/10</p> <p>hard [7] 15/14 21/4 58/9 58/15 126/8 150/21 150/22</p> <p>harder [1] 86/10</p> <p>harm [1] 111/16</p> <p>Harvey [7] 89/4 89/19</p>	<p>113/25 115/4 123/17 123/19 151/7</p> <p>Harvey's [1] 124/6</p> <p>has [50] 3/11 6/15 7/4 8/15 16/16 20/24 21/2 23/20 25/25 30/15 30/16 32/4 33/25 35/2 37/21 41/12 42/2 44/10 44/20 52/2 66/16 69/23 73/8 82/21 83/17 84/24 85/6 86/20 87/8 87/12 91/19 94/14 98/23 103/3 103/7 104/11 104/22 106/6 106/8 107/7 109/12 119/18 122/13 122/19 127/25 141/13 150/8 150/10 154/1 154/22</p> <p>hasn't [2] 79/2 91/15</p> <p>hatch [1] 91/15</p> <p>hate [1] 23/11</p> <p>have [305]</p> <p>haven't [6] 23/8 36/7 73/10 89/22 134/25 154/2</p> <p>having [7] 12/18 14/20 41/1 109/8 117/20 140/1 149/17</p> <p>he [52] 3/13 16/14 16/15 18/5 18/6 19/8 19/10 19/10 19/16 20/10 21/4 21/5 22/2 23/7 23/17 23/20 23/20 24/4 25/7 44/22 44/22 45/20 45/20 45/24 47/4 49/11 49/11 66/16 66/20 86/20 90/8 90/24 92/8 93/4 93/4 106/6 109/17 115/12 115/17 115/18 116/22 117/11 118/5 123/18 123/20 124/7 128/7 150/8 150/10 150/12 150/23 155/16</p> <p>he'd [1] 20/16</p> <p>he's [21] 11/25 12/1 17/8 17/9 19/8 19/13 19/14 20/12 22/1 22/5 52/20 52/20 52/20 68/3 68/4 86/22 106/5 106/7 137/16 137/16 150/20</p> <p>head [3] 38/23 101/14 105/24</p> <p>headed [1] 109/25</p> <p>hear [9] 4/19 6/11 13/23 24/16 34/18 84/3 85/18 104/14 109/3</p> <p>heard [5] 5/7 91/13 109/14 137/10 157/1</p> <p>hearing [11] 4/5 6/7 11/10 55/25 64/2 64/3 71/24 131/8 140/7 152/19 157/22</p> <p>hearings [3] 64/14 140/1 140/2</p>	<p>height [2] 9/4 9/9</p> <p>held [2] 1/3 10/7</p> <p>hell [1] 112/2</p> <p>help [7] 6/18 7/16 11/21 19/18 34/8 38/12 152/11</p> <p>helped [3] 7/8 19/14 22/2</p> <p>helpful [4] 50/10 121/15 126/1 139/22</p> <p>helping [2] 7/8 7/14</p> <p>helps [1] 107/19</p> <p>hem [1] 16/21</p> <p>her [7] 7/3 15/21 15/22 16/25 21/3 21/18 21/19</p> <p>here [60] 3/8 7/3 8/24 12/24 16/22 17/10 17/20 18/17 27/6 27/12 28/2 28/3 28/24 30/20 40/15 40/16 42/15 44/21 45/8 45/15 50/9 54/25 61/21 61/22 62/6 62/7 62/18 62/20 65/18 67/14 67/16 68/3 69/14 70/23 73/1 73/8 74/14 77/4 79/18 79/23 85/15 86/1 89/6 91/14 91/23 92/21 96/6 98/21 108/19 113/4 114/21 115/6 116/11 118/25 121/8 131/1 142/7 143/7 152/7 155/18</p> <p>here's [3] 107/14 119/13 119/13</p> <p>Hernandez [3] 91/5 114/22 114/23</p> <p>hey [6] 90/8 106/21 116/25 117/5 117/10 117/12</p> <p>hiccups [1] 21/22</p> <p>high [4] 18/21 74/9 127/11 127/15</p> <p>higher [2] 29/2 43/18</p> <p>highest [2] 75/24 88/8</p> <p>highlight [1] 22/12</p> <p>highlights [1] 126/19</p> <p>highly [1] 125/13</p> <p>highway [2] 88/4 123/12</p> <p>him [14] 12/12 19/20 20/1 20/3 20/6 20/18 20/19 109/21 113/11 115/13 118/1 118/1 118/2 150/14</p> <p>hired [2] 7/11 68/7</p> <p>his [18] 3/13 19/8 19/11 19/24 23/25 24/3 24/4 66/17 68/3 73/5 73/13 75/17 75/17 87/21 92/20 109/9 109/18 155/17</p> <p>historic [1] 148/24</p> <p>historical [1] 39/9</p> <p>historically [2] 46/20 148/7</p>	<p>history [1] 87/9</p> <p>Hmm [1] 106/20</p> <p>hold [7] 61/15 78/22 83/23 94/19 115/22 122/5 123/22</p> <p>holdup [1] 10/24</p> <p>Holesko [1] 135/14</p> <p>holiday [1] 64/16</p> <p>home [2] 14/23 138/10 79/20 93/2 127/23</p> <p>hope [8] 78/7 79/17 135/15 135/18 151/13</p> <p>hopeful [1] 57/18</p> <p>Hopefully [1] 43/20</p> <p>hopes [1] 104/15</p> <p>hoping [2] 126/13 137/16</p> <p>horizontal [1] 145/22</p> <p>hotel [2] 20/13 88/2</p> <p>hotels [1] 19/15</p> <p>hours [2] 150/11 150/12</p> <p>house [10] 2/9 24/23 30/17 31/3 31/4 46/2 46/5 48/14 48/17 120/7</p> <p>housing [1] 146/8</p> <p>how [48] 8/4 10/11 18/6 21/24 23/22 28/4 28/25 30/12 30/13 40/22 44/11 45/23 47/15 50/23 56/21 57/15 57/15 59/2 59/12 60/24 65/10 75/22 77/11 77/14 79/24 85/22 87/25 89/16 96/7 98/5 102/9 110/15 116/3 116/10 128/8 128/19 129/14 131/14 131/22 133/1 133/4 137/9 139/10 141/2 143/8 143/21 145/11 152/7</p> <p>however [4] 12/16 31/12 79/25 102/1</p> <p>huh [2] 26/24 100/9</p> <p>hundred [3] 58/12 85/19 147/17</p> <p>hurricane [4] 3/9 20/22 22/15 51/9</p> <p>hybrid [3] 82/17 82/18 83/7</p>	<p>97/18 97/21 99/19 103/5 113/22 126/18 128/10 139/23 139/23 140/22 142/13 149/6 149/22 150/3 153/22 156/8</p> <p>I'm [83] 4/18 8/2 12/7 15/20 16/4 16/19 18/25 19/22 20/3 21/9 24/17 24/18 25/22 26/17 27/3 28/24 30/18 35/25 36/11 37/24 40/2 40/14 42/13 42/14 42/17 42/21 43/9 43/21 50/1 51/8 57/18 59/2 59/3 59/7 59/15 60/5 61/2 61/6 69/21 70/5 70/12 73/1 79/5 79/6 81/23 85/11 85/20 85/24 86/16 88/20 89/7 90/17 92/19 92/25 95/10 97/11 100/19 106/15 106/16 111/20 111/25 113/5 113/6 116/24 118/18 120/14 123/8 125/1 125/8 126/13 128/3 128/8 131/14 133/13 133/18 137/2 139/9 140/6 150/2 151/9 151/9 151/20 153/15</p> <p>I've [29] 12/14 17/21 18/4 18/20 19/2 20/25 21/3 37/18 51/13 52/4 52/15 54/25 69/22 77/2 91/13 92/1 94/10 96/6 99/6 104/19 104/19 116/23 116/23 121/13 131/12 131/21 141/6 141/7 155/10</p> <p>idea [10] 6/21 20/7 74/14 84/20 85/17 102/15 103/9 110/16 151/19 154/19</p> <p>ideal [1] 78/11</p> <p>ideas [1] 7/19</p> <p>identified [5] 69/8 76/11 95/22 118/5 154/13</p> <p>identifies [1] 80/14</p> <p>identifying [5] 68/20 116/20 117/3 120/24 152/25</p> <p>ignoring [1] 89/12</p> <p>ILS [4] 10/22 11/8 11/20 11/24</p> <p>immediately [1] 73/20</p> <p>impact [1] 28/3</p> <p>impacts [3] 40/6 40/9 128/20</p> <p>impending [1] 91/13</p> <p>implications [1] 25/9</p> <p>imply [4] 104/20 104/25 134/7 134/9</p> <p>important [7] 76/3</p>
--	--	--	---	---

<p>I</p> <p>important... [6] 79/17 102/4 129/4 139/13 153/13 155/20</p> <p>improvement [1] 133/17</p> <p>inclined [1] 31/4</p> <p>include [3] 40/14 70/15 142/14</p> <p>included [1] 31/22</p> <p>includes [1] 142/19</p> <p>income [13] 126/21 127/19 128/16 128/19 129/24 137/22 140/13 142/5 147/3 147/3 147/10 148/22 152/5</p> <p>incorrect [2] 74/17 151/21</p> <p>increase [1] 131/15</p> <p>increases [1] 140/16</p> <p>increasing [1] 9/8</p> <p>Indeed [1] 34/9</p> <p>indefinite [1] 105/25</p> <p>Index [1] 131/16</p> <p>indicate [1] 118/20</p> <p>individual [7] 12/6 68/4 69/8 69/13 80/14 95/4 156/11</p> <p>inform [2] 119/13 152/11</p> <p>information [3] 73/24 125/1 126/10</p> <p>information's [1] 121/14</p> <p>infra [1] 12/3</p> <p>infrastructure [9] 12/3 13/2 85/8 130/11 134/18 135/8 136/23 144/3 144/11</p> <p>infringement [1] 8/18</p> <p>initial [5] 53/21 54/1 54/19 77/7 108/14</p> <p>initialed [1] 11/5</p> <p>initially [1] 57/22</p> <p>initiate [1] 120/6</p> <p>injustice [1] 106/2</p> <p>input [3] 24/8 25/6 121/14</p> <p>inquiries [1] 101/12</p> <p>inside [2] 40/19 46/23</p> <p>insisted [1] 12/18</p> <p>inspection [1] 21/24</p> <p>inspections [1] 17/6</p> <p>installations [1] 10/24</p> <p>instance [2] 85/16 94/6</p> <p>instead [3] 14/20 63/22 113/3</p> <p>insulting [1] 84/22</p> <p>insurance [1] 49/9</p> <p>intake [1] 120/15</p> <p>intent [1] 77/4</p> <p>intention [1] 75/6</p> <p>interaction [2] 112/23 115/10</p> <p>interest [7] 16/7 30/1</p>	<p>30/13 62/12 76/6 87/17 107/15</p> <p>interested [3] 25/22 49/8 110/2</p> <p>interesting [5] 28/8 42/17 43/3 45/19 157/3</p> <p>interface [1] 23/9</p> <p>interim [5] 1/19 24/3 25/23 123/21 130/13</p> <p>intermittent [1] 10/17</p> <p>interview [5] 53/13 53/14 65/8 65/14 157/2</p> <p>inventing [1] 92/15</p> <p>invested [2] 103/24 152/9</p> <p>investigate [1] 132/3</p> <p>investigation [2] 39/11 39/20</p> <p>invited [1] 155/10</p> <p>involved [2] 41/12 102/12</p> <p>iron [1] 90/7</p> <p>is [334]</p> <p>isn't [4] 68/22 105/24 106/17 142/25</p> <p>issue [20] 44/10 52/23 71/2 79/3 79/7 81/11 84/2 84/10 93/21 96/18 104/5 111/16 115/18 115/25 121/5 125/21 141/8 141/9 146/23 155/19</p> <p>issued [6] 29/22 33/5 103/3 103/3 108/13 147/2</p> <p>issues [3] 57/4 116/6 121/23</p> <p>it [394]</p> <p>it'd [2] 93/22 126/17</p> <p>it's [142] 3/2 5/9 6/21 8/12 9/10 10/15 10/19 11/14 12/14 14/2 14/9 15/1 17/11 21/9 24/8 25/2 25/3 25/18 27/12 28/10 28/22 29/9 30/24 32/5 34/6 38/21 43/2 43/3 45/23 47/22 48/19 48/20 49/5 49/14 53/23 54/23 58/7 60/4 60/4 60/18 60/21 61/23 62/17 62/17 64/8 66/25 68/9 68/9 68/10 69/16 70/5 70/25 74/23 75/3 77/8 77/15 78/1 78/9 78/17 79/14 79/14 82/17 82/17 82/25 83/18 84/25 85/16 89/15 91/10 91/25 93/8 93/22 95/22 95/22 98/6 98/9 98/10 98/11 98/13 99/4 99/7 100/1 100/17 102/15 103/23 104/5 105/20 105/21 107/5 107/22 108/8 108/17 108/18 108/19 109/11</p>	<p>110/8 110/12 110/13 110/15 110/24 112/7 113/4 113/7 113/7 116/7 116/13 117/23 117/24 118/6 121/24 126/7 128/13 128/22 130/18 131/18 136/5 136/8 136/22 137/8 137/18 138/19 138/20 138/24 140/4 141/7 143/20 147/23 148/16 149/16 150/13 150/18 151/14 151/15 152/24 152/25 154/23 154/25 155/7 155/20 156/6 157/9 157/14</p> <p>item [6] 28/20 42/7 44/23 45/1 49/16 72/8</p> <p>itemized [1] 101/23</p> <p>items [8] 2/8 24/11 31/10 31/18 32/1 46/4 49/17 66/5</p> <p>its [2] 117/19 121/21</p> <p>itself [1] 100/18</p> <p>iVenture [2] 12/5 14/13</p> <p>J</p> <p>Jacksonville [3] 1/17 12/1 73/3</p> <p>JAIME [4] 1/19 126/12 128/7 154/22</p> <p>James [3] 17/3 17/8 21/4</p> <p>JANET [4] 1/23 67/2 158/6 158/13</p> <p>January [2] 11/7 15/15</p> <p>JENNIFER [3] 1/12 19/5 98/20</p> <p>JEREMIAH [3] 1/15 22/10 118/16</p> <p>Jeremiah's [1] 33/19</p> <p>Jerry [1] 19/7</p> <p>jet [2] 42/19 42/23</p> <p>Jet A [1] 42/19</p> <p>jets [2] 42/23 44/21</p> <p>job [3] 19/10 21/20 52/20</p> <p>Joe [1] 91/17</p> <p>JOHNS [4] 1/1 3/3 84/15 158/4</p> <p>Jose [3] 45/5 89/24 111/22</p> <p>Joyce [6] 5/8 5/13 6/2 19/18 72/14 72/15</p> <p>joys [1] 124/20</p> <p>judges [1] 86/14</p> <p>July [6] 2/12 3/20 42/20 126/2 126/4 136/11</p> <p>July 24th [1] 3/20</p> <p>just [182]</p> <p>justice [1] 60/15</p> <p>justified [1] 79/10</p>	<p>K</p> <p>keep [10] 3/15 7/1 11/15 17/13 27/23 32/2 86/3 102/5 119/1 122/7</p> <p>keeps [2] 107/12 107/18</p> <p>kept [1] 85/8</p> <p>Kevin [2] 89/4 151/7</p> <p>key [1] 81/5</p> <p>kick [1] 92/15</p> <p>kind [27] 6/25 7/9 22/22 22/25 23/1 26/25 39/10 41/11 58/14 58/20 82/17 83/18 87/10 95/14 101/2 107/3 108/9 116/1 118/6 122/8 131/6 134/6 139/25 147/15 148/15 151/9 154/16</p> <p>kinds [2] 31/20 31/21</p> <p>knew [3] 28/11 89/15 111/11</p> <p>know [171]</p> <p>knowing [3] 41/16 57/22 151/14</p> <p>knowledge [1] 70/21</p> <p>known [3] 76/14 83/9 130/18</p> <p>Kreis [4] 116/16 116/17 118/9 120/19</p> <p>L</p> <p>Labor [2] 56/6 64/20</p> <p>Labor Day [2] 56/6 64/20</p> <p>lack [4] 91/13 116/9 147/23 147/24</p> <p>lady [1] 7/11</p> <p>Lake [1] 91/12</p> <p>Lake Mist [1] 91/12</p> <p>land [47] 2/12 30/5 31/13 32/3 46/24 72/7 72/9 72/20 73/16 78/21 79/3 79/7 80/15 80/25 82/24 83/2 87/8 87/11 88/6 89/14 89/21 90/2 91/13 91/16 92/23 95/15 95/25 103/1 104/16 104/18 107/10 107/15 110/6 110/17 112/5 116/8 116/22 119/16 119/17 119/20 119/25 120/2 121/17 122/16 123/17 125/12 148/21</p> <p>landing [2] 11/22 48/4</p> <p>landlords [1] 147/16</p> <p>laptop [1] 14/20</p> <p>laptops [2] 13/6 23/5</p> <p>large [5] 31/22 42/20 128/14 136/14 148/20</p> <p>largely [2] 141/17 146/7</p> <p>last [43] 7/7 7/13 16/9 28/21 28/21 30/2 30/8</p>	<p>31/6 34/5 37/22 37/23 38/1 38/15 38/17 38/18 41/13 43/7 45/1 49/21 52/15 80/23 82/12 83/1 83/5 88/13 89/7 93/23 98/6 98/7 98/11 102/21 105/17 108/8 114/13 119/10 120/7 120/10 126/21 130/22 136/18 139/3 143/12 144/24</p> <p>last-call [5] 30/2 83/1 83/5 120/7 120/10</p> <p>late [2] 110/25 139/25</p> <p>lately [1] 10/12</p> <p>later [6] 54/7 87/5 102/19 105/22 120/13 133/20</p> <p>latest [1] 33/14</p> <p>latitude [1] 81/20</p> <p>law [5] 1/15 33/17 54/11 73/2 124/20</p> <p>laws [1] 23/2</p> <p>layout [2] 27/12 111/7</p> <p>lead [1] 33/21</p> <p>leaded [1] 44/17</p> <p>learn [1] 22/2</p> <p>learned [1] 105/17</p> <p>learning [1] 52/18</p> <p>lease [33] 2/12 6/22 6/23 7/20 20/15 29/13 33/25 35/22 35/24 72/7 72/9 72/20 73/16 74/1 74/4 75/17 76/10 78/15 79/8 80/17 89/14 89/21 90/7 91/16 101/19 103/2 103/4 110/10 116/8 119/20 120/2 123/20 124/5</p> <p>leased [1] 75/18</p> <p>leases [12] 6/16 6/19 7/2 7/23 81/1 87/11 93/5 110/7 119/16 119/17 119/25 123/17</p> <p>leasing [1] 154/12</p> <p>least [7] 33/20 79/3 79/7 79/13 80/17 115/19 154/2</p> <p>leave [8] 21/3 29/6 81/13 81/19 81/24 83/12 97/22 149/22</p> <p>leaves [1] 133/20</p> <p>leaving [1] 55/16</p> <p>led [1] 30/17</p> <p>left [8] 14/12 18/24 20/18 42/14 52/22 121/17 127/19 132/16</p> <p>legal [11] 7/20 7/25 69/7 72/19 90/24 97/10 97/12 109/23 112/18 112/22 112/23</p> <p>legality [1] 88/12</p> <p>legally [1] 119/8</p> <p>legs [1] 147/1</p> <p>length [2] 73/16 87/7</p> <p>Leon [2] 91/6 114/24</p>
---	---	--	---	--

<p>L</p> <p>less [3] 98/1 98/13 101/7</p> <p>let [16] 34/9 36/12 37/3 37/6 39/24 67/11 73/23 80/2 88/10 88/14 117/1 117/9 118/1 138/25 156/1 156/23</p> <p>let's [20] 5/11 27/1 27/16 85/13 86/4 90/6 90/12 90/12 90/14 90/15 91/20 94/9 94/9 94/11 97/5 105/8 106/10 108/24 108/24 108/25</p> <p>letter [5] 23/22 25/18 25/22 26/7 82/11</p> <p>letting [1] 101/11</p> <p>level [2] 74/9 154/14</p> <p>levels [1] 45/20</p> <p>liability [1] 88/12</p> <p>liaison [1] 44/4</p> <p>lidar [1] 28/25</p> <p>life [2] 18/2 130/25</p> <p>light [2] 10/17 124/25</p> <p>like [91] 4/16 5/9 7/5 12/12 13/13 14/6 14/24 27/11 27/14 34/1 36/24 37/2 37/5 37/10 39/10 41/24 47/4 49/23 49/24 51/8 52/12 52/13 54/5 55/7 56/9 58/24 64/14 74/13 74/18 74/20 77/9 77/23 79/24 81/1 81/13 81/17 81/19 81/24 82/12 82/18 82/20 82/22 83/12 83/13 83/14 83/18 84/1 88/9 88/13 93/7 93/11 93/20 95/20 96/3 98/11 99/13 99/16 100/13 100/16 100/20 102/13 103/8 103/9 103/10 104/13 106/20 106/22 107/22 108/7 110/15 110/15 111/2 113/16 114/4 116/22 117/6 118/11 119/16 122/2 128/2 134/4 134/13 138/6 138/16 138/20 144/8 150/7 152/3 152/12 152/22 152/25</p> <p>likelihood [1] 108/3</p> <p>likely [1] 130/6</p> <p>limited [1] 137/9</p> <p>line [3] 130/11 135/9 140/10</p> <p>linear [1] 155/7</p> <p>lines [2] 36/5 104/10</p> <p>LIOTTA [12] 1/12 19/6 91/12 93/18 93/25 96/11 102/25 103/18 104/11 110/20 152/1 154/5</p> <p>list [12] 28/20 73/18</p>	<p>85/6 87/11 87/17 89/11 89/15 89/20 93/6 99/14 148/9 154/9</p> <p>listed [1] 68/1</p> <p>listening [1] 157/6</p> <p>lists [2] 70/9 87/15</p> <p>literally [1] 97/24</p> <p>litigation [3] 118/23 119/5 121/5</p> <p>little [17] 3/13 10/8 20/19 26/16 30/20 39/20 47/10 52/14 57/21 83/15 87/6 99/10 126/8 132/3 133/13 151/4 151/8</p> <p>live [1] 17/20</p> <p>living [1] 138/13</p> <p>LLC [2] 30/25 73/6</p> <p>loan [1] 130/11</p> <p>lobbyist [1] 149/19</p> <p>local [2] 22/17 23/3</p> <p>locations [1] 29/2</p> <p>logical [4] 119/24 120/3 120/5 120/16</p> <p>long [25] 17/10 46/18 53/7 73/16 75/14 75/24 76/15 80/25 91/19 102/1 105/18 110/6 115/24 130/16 130/17 130/19 130/20 131/3 133/19 141/17 144/12 147/7 147/7 147/25 148/25</p> <p>long-term [13] 46/18 73/16 75/24 76/15 80/25 110/6 130/16 130/17 130/19 130/20 141/17 147/7 147/25</p> <p>longer [5] 53/9 57/21 68/3 69/14 87/4</p> <p>look [41] 7/17 7/25 13/13 15/14 17/6 32/19 36/12 47/14 48/5 48/25 49/13 58/20 65/10 74/13 74/18 74/20 77/7 85/14 85/22 86/8 86/10 88/12 101/23 101/24 108/22 114/3 117/23 123/22 128/21 128/23 129/18 130/8 131/22 134/12 139/10 139/15 148/13 151/21 151/22 154/16 154/17</p> <p>looked [6] 19/9 74/20 77/18 94/5 102/13 141/9</p> <p>looking [22] 7/13 12/11 12/23 17/7 25/8 40/8 45/6 52/12 72/12 72/17 74/8 74/15 97/11 101/25 106/19 111/24 117/25 120/24 121/4 129/16 139/11 147/18</p> <p>looks [6] 5/9 27/11 27/14 41/24 55/7 56/9</p>	<p>loop [1] 129/6</p> <p>lose [3] 12/20 75/6 75/7</p> <p>lot [54] 7/4 7/8 11/7 11/21 12/10 12/25 13/6 14/2 14/13 18/20 22/2 28/11 30/10 32/22 32/25 33/16 33/22 33/22 33/22 37/23 38/1 39/5 42/22 42/23 44/22 49/1 49/5 53/1 55/4 74/20 74/21 74/22 75/2 75/21 75/23 76/23 78/5 79/15 81/9 84/23 95/18 100/5 100/6 100/7 114/15 120/21 121/13 126/17 128/7 139/24 145/23 148/4 150/10 150/12</p> <p>Lots [1] 150/16</p> <p>love [3] 28/10 110/16 155/17</p> <p>low [7] 28/1 28/2 29/1 137/18 137/20 137/21 137/21</p> <p>lower [2] 49/9 49/9</p> <p>LUDLOW [8] 1/10 77/1 95/9 95/12 128/11 148/11 150/1 153/18</p> <p>Ludlow's [2] 97/5 99/20</p> <p>lunch [4] 57/11 57/12 57/13 60/24</p> <p>luncheon [1] 154/1</p> <hr/> <p>M</p> <p>Mac [1] 13/18</p> <p>machine [1] 14/18</p> <p>machines [1] 14/15</p> <p>Macs [3] 13/4 13/13 13/14</p> <p>madam [1] 61/18</p> <p>made [13] 11/25 15/8 16/8 30/6 30/15 30/16 46/6 100/11 112/23 115/19 119/4 153/2 156/14</p> <p>magic [1] 151/13</p> <p>magnitude [1] 148/23</p> <p>mail [6] 5/8 30/3 77/8 77/13 77/21 114/17</p> <p>mails [1] 19/2</p> <p>main [5] 40/1 40/16 129/6 129/7 134/14</p> <p>mainly [1] 24/13</p> <p>major [3] 3/11 16/6 131/11</p> <p>make [75] 5/9 7/23 8/18 8/21 17/11 22/14 22/18 23/4 23/9 24/7 25/10 25/14 29/24 31/7 35/1 35/7 45/21 45/22 47/24 47/25 50/24 51/3 54/3 56/19 56/20 58/22 61/13 61/19 61/20 62/1</p>	<p>62/3 62/4 62/17 62/18 62/23 66/20 70/24 71/17 76/17 80/8 86/5 86/10 88/7 88/9 88/14 88/20 91/25 93/3 94/14 96/16 98/25 102/16 104/8 104/10 104/13 106/25 107/4 107/5 109/4 112/20 113/8 116/3 117/6 120/9 121/10 126/17 126/24 127/2 127/4 131/25 133/9 134/1 150/3 153/5 153/16</p> <p>maker [1] 88/17</p> <p>makes [3] 82/4 103/22 108/22</p> <p>making [15] 30/7 31/13 52/23 83/8 96/1 99/21 102/5 106/13 106/14 107/6 113/9 117/15 117/18 118/22 135/25</p> <p>management [4] 14/11 40/5 128/15 128/16</p> <p>manager [2] 7/6 155/16</p> <p>managing [1] 6/16</p> <p>manner [1] 156/12</p> <p>manual [1] 154/16</p> <p>many [10] 8/4 10/11 30/12 57/15 57/15 65/10 100/7 112/4 143/8 147/18</p> <p>map [2] 37/18 38/3</p> <p>Margaret [1] 47/3</p> <p>marina [1] 47/25</p> <p>Marines [1] 22/4</p> <p>marketing [1] 30/4</p> <p>Marks [1] 73/2</p> <p>marshland [2] 28/1 28/2</p> <p>mass [1] 48/3</p> <p>master [10] 22/3 55/22 63/5 63/6 95/12 95/13 111/7 111/9 111/11 154/21</p> <p>master plan [6] 63/5 95/12 95/13 111/7 111/9 111/11</p> <p>master planning [1] 154/21</p> <p>match [3] 139/9 141/23 149/1</p> <p>matching [2] 58/16 133/9</p> <p>materials [1] 49/5</p> <p>matrix [3] 129/8 129/12 142/7</p> <p>Matt [5] 42/4 91/12 136/5 152/1 152/14</p> <p>matter [8] 29/7 87/13 90/2 108/4 122/15 122/18 123/3 144/1</p> <p>matters [3] 66/10 101/20 154/10</p>	<p>matured [1] 108/18</p> <p>may [35] 25/7 25/11 29/16 29/18 44/12 44/18 47/19 68/25 68/25 77/16 77/23 86/18 86/20 88/15 90/8 95/2 105/8 106/6 110/23 113/18 113/22 119/13 124/10 126/8 130/16 131/2 131/8 131/9 131/20 131/20 131/22 131/23 132/7 135/14 151/15</p> <p>may 17th [1] 77/23</p> <p>maybe [26] 13/14 16/21 46/11 49/4 50/7 51/12 56/9 71/8 74/21 85/4 87/7 89/6 90/10 95/20 99/10 99/15 101/7 101/24 104/9 112/7 115/7 118/2 126/12 132/8 135/13 152/10</p> <p>McKendrick [1] 45/7</p> <p>me [32] 11/10 12/7 19/6 19/23 20/6 21/5 22/2 22/8 23/7 23/7 26/14 31/18 34/9 36/12 41/18 56/12 56/13 56/15 56/23 57/3 59/1 67/11 74/22 75/22 91/23 97/14 104/20 126/25 127/4 134/8 137/2 138/25</p> <p>mean [34] 21/23 34/4 34/6 34/16 49/1 52/21 54/8 54/13 55/1 60/24 67/6 67/6 70/16 82/2 85/18 88/4 91/7 93/21 98/6 98/18 105/12 107/8 108/18 111/10 113/5 113/19 132/6 134/10 134/11 141/24 143/1 146/14 149/4 150/19</p> <p>meaning [1] 104/24</p> <p>means [3] 39/19 94/16 104/21</p> <p>meant [3] 50/3 67/3 90/24</p> <p>media [6] 17/17 155/24 155/24 156/13 156/19 156/21</p> <p>meet [2] 64/22 117/24</p> <p>meeting [50] 1/2 1/3 2/4 3/3 3/12 3/16 3/18 3/19 3/21 5/20 10/1 12/25 13/1 16/9 20/21 31/5 31/8 36/19 49/12 49/21 55/12 55/16 55/18 55/22 55/23 55/25 56/5 57/25 58/3 58/11 63/2 63/3 63/11 63/20 64/4 64/17 77/19 79/7 80/1 80/24 89/7</p>
--	--	--	---	--

<p>M meeting... [9] 101/25 119/3 126/16 136/18 144/24 144/25 150/5 153/21 155/18 meetings [5] 12/4 25/3 64/12 65/1 140/2 meets [2] 70/12 80/16 member [9] 2/15 98/23 98/24 118/21 152/20 152/21 155/10 155/23 156/7 members [8] 1/9 3/18 53/24 73/4 125/25 127/6 154/16 156/11 mention [4] 19/1 21/16 35/21 63/1 mentioned [7] 15/18 39/13 40/3 61/1 84/25 112/5 136/18 merit [1] 18/1 meritorious [1] 98/9 merits [1] 117/19 message [3] 18/17 18/24 20/18 met [3] 16/25 45/16 47/17 methods [1] 145/20 Miami [1] 13/10 MICHELLE [1] 1/11 mid [1] 38/17 middle [6] 27/5 41/13 60/25 112/18 113/15 113/19 might [21] 16/2 37/3 37/6 48/21 49/2 51/10 63/19 65/12 65/13 83/14 89/7 89/14 90/20 99/17 102/14 102/15 109/18 110/4 132/8 141/10 154/13 million [27] 8/15 10/9 110/9 126/23 127/7 127/21 128/17 128/17 129/6 129/7 129/19 129/20 129/24 129/25 132/18 132/20 134/10 134/13 134/21 137/5 139/9 140/17 142/6 142/16 144/8 152/5 152/9 mind [3] 31/16 79/21 119/1 mindful [4] 31/9 31/11 31/13 81/23 minds [1] 124/23 minimal [1] 53/22 minimum [1] 20/15 minimums [2] 11/21 11/23 minor [1] 131/9 minute [4] 7/3 86/3 102/21 106/10 minutes [8] 2/4 3/16 3/18 3/19 18/8 93/23</p>	<p>120/20 157/4 misconception [1] 87/7 misjustice [1] 86/21 miss [2] 31/18 31/19 missed [1] 74/22 Mist [1] 91/12 mistake [2] 5/12 63/23 misunderstanding [1] 10/8 mitigate [1] 40/21 mitigation [1] 32/11 mix [2] 31/14 148/6 mixture [1] 48/19 mod [1] 137/18 moderate [1] 137/22 Modern [3] 35/22 35/23 36/1 Modern Aero [3] 35/22 35/23 36/1 modernized [1] 10/19 modifications [2] 4/15 131/10 modified [2] 100/3 128/18 moisture [1] 11/17 moment [1] 112/8 Monday [3] 1/6 56/6 64/19 Monday's [1] 55/12 money [7] 7/21 13/6 14/3 15/17 25/5 32/13 116/24 month [4] 126/12 131/19 131/19 133/20 months [6] 8/25 25/20 53/10 80/23 113/24 141/16 moot [1] 107/11 more [51] 7/4 13/16 15/4 18/10 18/20 20/23 25/18 29/3 29/3 30/11 32/14 33/1 36/25 52/5 60/21 60/22 65/10 75/22 76/13 78/10 82/6 82/7 83/15 88/5 98/1 99/11 103/22 103/25 110/17 112/7 112/10 114/1 115/7 123/6 125/1 128/7 132/9 132/21 134/2 134/11 134/21 141/18 141/21 142/9 144/4 144/8 145/8 151/9 156/21 157/18 157/19 morning [6] 10/14 11/20 20/19 21/5 45/17 55/16 most [5] 95/16 105/22 119/24 120/4 120/6 Mother [1] 24/17 Mother Nature [1] 24/17 motion [32] 4/1 4/3 4/11 4/24 5/5 29/11</p>	<p>66/14 66/18 66/20 67/22 71/17 71/25 73/25 88/9 88/14 88/17 88/21 95/2 96/10 96/17 98/25 99/11 99/12 102/6 102/16 104/8 104/10 104/10 108/12 109/2 118/14 125/16 motions [1] 96/13 Mourges [1] 23/17 move [23] 3/22 34/25 53/9 54/5 60/11 72/19 73/20 73/23 74/1 74/2 85/2 87/2 90/6 90/14 94/7 94/11 106/24 108/25 108/25 109/22 111/13 112/19 114/21 moved [2] 48/21 48/22 moves [1] 31/12 moving [18] 8/19 32/2 42/22 77/15 82/5 82/8 83/15 83/23 85/12 90/20 103/15 108/23 112/20 113/1 114/1 124/15 124/15 132/5 mow [2] 47/7 47/7 Mr [7] 42/12 46/11 49/10 62/16 62/16 72/25 138/16 Mr. [92] 6/12 6/20 7/19 15/19 18/13 20/11 22/15 22/23 23/25 24/3 25/13 26/13 30/18 30/19 34/24 43/22 44/1 44/4 45/7 45/15 45/16 46/10 47/1 49/11 52/18 66/15 68/2 68/8 71/15 72/9 73/13 75/5 75/16 76/12 76/22 77/3 78/9 80/21 81/3 81/7 81/8 81/22 82/3 82/18 82/20 84/4 84/22 87/18 88/10 88/10 89/19 89/25 93/18 93/25 94/10 95/9 97/5 98/19 98/21 99/5 102/21 105/23 107/20 110/1 113/10 114/20 116/5 Mr. Solano's [6] 72/9 75/5 75/16 108/14 119/16 125/7 Mr. Topp [10] 6/12 22/15 22/23 24/3 47/1 52/18 66/15 68/8 130/9 131/14 Mr. Wuellner [1] 68/2 Mr. Wuellner's [1] 23/25 Mrs [1] 77/1 Ms [5] 51/13 88/16 95/9 148/11 150/1 Ms. [16] 19/6 49/18 77/1 93/21 95/6 95/12 96/11 96/14 99/20 102/25 103/18 104/11 108/2 128/11 153/18 154/5 Ms. Cash-Chapman [4] 49/18 95/6 96/14 108/2 Ms. Chapman [1] 93/21 Ms. Liotta [6] 19/6 96/11 102/25 103/18 104/11 154/5 Ms. Ludlow [4] 77/1 95/12 128/11 153/18 Ms. Ludlow's [1] 99/20 much [12] 7/5 28/4</p>	<p>98/21 139/1 148/5 Mr. Clarke [1] 138/13 Mr. Dean [1] 49/11 Mr. Harvey [5] 89/19 113/25 115/4 123/17 123/19 Mr. Harvey's [1] 124/6 Mr. Hernandez [1] 114/22 Mr. Holesko [1] 135/14 Mr. Kreis [3] 116/16 118/9 120/19 Mr. Liotta [3] 93/18 93/25 110/20 Mr. Ludlow's [1] 97/5 Mr. McKendrick [1] 45/7 Mr. Olson [10] 15/19 34/24 71/15 82/3 82/18 84/4 95/9 98/19 150/3 153/23 Mr. Pittman [2] 45/15 45/16 Mr. Riera [2] 44/4 111/21 Mr. Roberts [6] 6/20 18/13 25/13 26/13 81/3 89/25 Mr. Roberts' [1] 7/19 Mr. Solano [16] 73/13 76/12 77/3 82/20 84/22 87/18 88/10 94/10 99/5 102/21 105/23 107/20 110/1 113/10 114/20 116/5 Mr. Solano's [6] 72/9 75/5 75/16 108/14 119/16 125/7 Mr. Topp [10] 6/12 22/15 22/23 24/3 47/1 52/18 66/15 68/8 130/9 131/14 Mr. Wuellner [1] 68/2 Mr. Wuellner's [1] 23/25 Mrs [1] 77/1 Ms [5] 51/13 88/16 95/9 148/11 150/1 Ms. [16] 19/6 49/18 77/1 93/21 95/6 95/12 96/11 96/14 99/20 102/25 103/18 104/11 108/2 128/11 153/18 154/5 Ms. Cash-Chapman [4] 49/18 95/6 96/14 108/2 Ms. Chapman [1] 93/21 Ms. Liotta [6] 19/6 96/11 102/25 103/18 104/11 154/5 Ms. Ludlow [4] 77/1 95/12 128/11 153/18 Ms. Ludlow's [1] 99/20 much [12] 7/5 28/4</p>	<p>28/25 58/8 65/18 92/21 101/19 103/2 115/9 121/20 128/14 137/9 much-needed [1] 92/21 muddy [1] 40/15 must [1] 119/25 my [59] 5/12 8/3 10/1 13/9 15/3 18/22 18/22 20/7 22/25 24/19 25/16 25/25 26/7 26/9 33/24 50/11 50/25 63/18 63/23 70/21 73/18 74/3 74/20 75/5 76/1 76/5 77/25 78/18 79/17 79/23 81/22 81/22 85/22 86/15 94/13 94/16 103/22 104/23 106/18 108/12 109/1 109/8 109/15 110/8 114/25 115/3 121/16 125/2 125/5 127/5 140/25 142/8 148/1 148/1 149/13 149/13 150/13 155/19 158/8 myself [1] 95/24</p> <hr/> <p>N n' [1] 18/9 nah [1] 111/25 name [5] 14/17 19/8 68/1 68/3 91/24 named [3] 7/11 28/15 68/10 names [1] 14/12 narrow [1] 54/6 national [5] 3/11 3/14 30/6 84/19 155/11 National Guard [2] 3/11 3/14 Native [1] 39/16 Nature [1] 24/17 NBAA [1] 155/11 neat [1] 45/23 necessarily [5] 82/9 87/12 87/16 127/3 156/3 need [60] 4/14 8/23 9/8 22/4 23/23 29/16 31/9 39/19 48/2 54/7 57/23 57/25 61/3 62/1 62/2 62/18 62/23 64/24 67/4 69/19 70/7 71/3 71/17 73/21 78/2 80/2 87/22 88/4 88/11 92/10 92/24 92/25 94/2 94/3 94/5 94/7 94/7 96/12 96/16 97/7 99/10 103/16 107/4 107/5 123/25 124/10 125/16 132/8 132/21 133/8 134/11 142/9 147/9 147/9 148/19 149/17 151/21 153/3 153/14 154/13 needed [2] 8/10 92/21</p>
---	--	---	--	--

<p>N</p> <p>needs [6] 12/10 47/6 66/11 107/25 141/18 154/14</p> <p>negative [2] 126/22 126/23</p> <p>neglected [1] 153/3</p> <p>negotiate [5] 19/19 72/19 88/21 90/14 118/3</p> <p>negotiated [1] 76/24</p> <p>negotiating [3] 73/15 109/9 111/18</p> <p>negotiation [6] 76/2 91/6 104/21 112/9 113/16 113/19</p> <p>negotiations [29] 20/5 74/1 74/4 76/11 76/21 80/4 80/17 82/14 83/23 87/3 88/18 90/9 92/11 94/12 96/18 98/10 99/5 101/13 102/20 103/25 104/25 105/4 106/25 107/17 109/23 110/25 112/12 114/19 125/9</p> <p>net [8] 126/21 128/16 128/19 129/23 132/25 140/10 140/11 140/13</p> <p>never [6] 18/15 94/9 113/21 122/16 122/17 148/7</p> <p>nevermind [1] 51/9</p> <p>new [24] 2/10 5/22 7/18 9/3 9/16 15/21 34/6 49/5 49/8 53/3 66/5 68/7 69/3 78/17 92/15 105/13 105/14 122/9 123/14 123/17 125/1 134/24 135/23 135/25</p> <p>news [3] 12/16 109/20 155/24</p> <p>next [46] 8/24 12/25 13/1 13/17 27/9 27/16 27/17 27/17 28/4 28/5 28/6 28/7 28/7 28/20 28/23 28/24 31/5 31/8 32/8 36/19 41/1 42/7 49/16 51/12 55/16 63/9 63/11 72/8 80/1 85/13 102/1 119/15 126/3 126/16 134/22 140/2 140/12 141/16 141/23 145/1 145/1 150/5 152/23 153/4 153/21 153/25</p> <p>nice [6] 13/18 17/2 19/6 21/23 49/14 136/1</p> <p>Nimbus [2] 34/5 78/16</p> <p>nitty [2] 90/13 105/9</p> <p>nitty-gritty [2] 90/13 105/9</p> <p>no [69] 8/18 9/5 9/10 14/2 16/17 16/23 21/22 22/10 25/6 26/8 36/23</p>	<p>37/2 37/9 43/23 45/11 46/8 46/8 47/3 47/9 53/22 55/10 59/15 68/3 68/17 69/13 69/18 76/17 76/25 76/25 78/20 83/8 83/17 83/19 84/25 87/8 87/11 90/2 94/16 94/17 95/25 96/10 103/17 104/17 109/12 110/17 111/3 111/19 111/19 113/9 115/17 116/6 124/2 124/2 131/7 132/12 134/3 134/5 134/5 134/5 134/9 134/9 137/13 137/13 144/1 150/25 151/19 153/20 157/18 157/18</p> <p>no-bid [1] 78/20</p> <p>nobody [3] 89/15 111/17 112/6</p> <p>nonaviation [1] 95/19</p> <p>noncash [1] 129/25</p> <p>noncommercial [1] 119/20</p> <p>none [14] 4/4 4/5 6/6 6/7 22/9 71/23 71/24 72/6 94/25 95/1 108/4 109/14 152/18 152/19</p> <p>nonetheless [1] 119/25</p> <p>nonissue [1] 114/16</p> <p>noon [1] 21/12</p> <p>normal [4] 127/8 129/23 132/18 148/12</p> <p>Normally [1] 132/23</p> <p>North [7] 2/9 23/15 24/12 24/20 46/2 46/5 116/17</p> <p>North Boulevard [2] 24/12 46/5</p> <p>Northrop [1] 45/9</p> <p>not [155] 5/8 5/12 5/13 6/21 7/15 7/17 7/19 9/9 9/25 11/18 12/14 12/19 12/24 15/7 15/17 22/23 25/12 29/13 30/1 30/20 30/21 31/3 31/14 32/12 32/23 33/24 33/25 34/10 36/11 40/12 40/14 44/1 45/15 46/9 46/17 46/18 46/23 47/7 47/22 47/25 48/3 48/4 49/4 49/23 50/1 50/25 51/1 53/10 54/5 55/25 60/12 67/13 68/10 69/8 70/21 71/7 73/22 74/19 75/9 75/23 78/17 79/1 79/21 80/18 81/15 81/17 82/15 83/5 84/5 84/15 84/16 85/8 85/20 85/23 86/5 87/3 87/12 87/24 89/14 90/9 90/12 90/12 90/15 90/16 91/7 91/20 93/10 94/3 97/18</p>	<p>97/25 98/12 98/15 100/17 101/10 102/14 105/11 105/12 105/12 106/2 106/3 106/16 107/1 108/1 109/18 111/25 112/9 113/2 114/6 117/23 117/24 118/4 118/4 119/3 119/9 119/16 119/21 121/3 121/3 121/25 121/25 121/25 122/16 123/10 124/2 126/9 127/3 129/9 131/3 132/7 133/18 133/21 134/3 134/12 135/24 137/12 137/14 143/15 144/15 144/17 145/2 145/18 145/19 147/7 147/19 148/16 149/16 150/9 151/14 151/14 153/8 153/8 153/15 153/20 156/2 156/12</p> <p>note [3] 11/6 12/16 155/20</p> <p>Noted [1] 44/25</p> <p>notes [4] 54/10 62/24 62/25 158/9</p> <p>nothing [12] 35/14 36/10 42/25 44/2 44/3 91/19 105/6 114/19 152/10 153/24 154/3 154/6</p> <p>nothing's [1] 16/15</p> <p>notice [34] 6/25 29/22 30/2 33/5 33/6 33/7 61/13 65/3 79/7 80/7 82/13 83/1 83/5 83/7 85/13 93/21 96/4 96/5 96/7 96/8 96/18 101/7 102/6 103/1 104/16 105/11 107/21 108/14 111/17 120/7 120/10 120/10 122/24 154/2</p> <p>noticed [4] 89/6 154/22 154/23 154/25</p> <p>now [65] 16/3 16/5 16/25 16/25 22/25 24/4 25/23 26/25 29/10 29/19 30/19 32/17 37/16 38/7 39/3 39/22 40/24 41/13 50/2 51/18 53/1 54/20 65/5 68/15 68/18 70/4 74/9 76/9 77/15 80/1 83/20 90/4 90/14 92/14 93/4 99/22 101/20 103/20 103/23 104/6 107/23 110/24 110/25 112/22 116/25 119/4 120/19 125/2 125/6 125/22 125/23 131/8 131/19 132/14 133/17 138/14 140/8 142/11 144/8 145/8 145/16 147/6 149/22 149/23 154/3</p>	<p>number [3] 19/25 30/6 127/15</p> <p>numbers [5] 118/2 129/1 151/18 151/20 152/3</p> <p>numeral [1] 156/7</p> <p>numerous [1] 146/24</p> <p>nunc [1] 66/25</p> <p>nunc pro tunc [1] 66/25</p> <p>nut [1] 141/1</p> <hr/> <p>O</p> <p>obligated [2] 84/15 109/15</p> <p>obligation [1] 34/11</p> <p>obligations [2] 73/12 81/14</p> <p>observed [1] 52/15</p> <p>obstacle [1] 112/4</p> <p>obstacles [1] 112/10</p> <p>obvious [1] 101/19</p> <p>obviously [6] 11/17 22/14 22/20 37/19 118/20 119/2</p> <p>occupancy [2] 24/22 147/17</p> <p>occupies [1] 138/3</p> <p>occupying [1] 93/4</p> <p>occur [1] 130/5</p> <p>occurred [2] 126/25 127/4</p> <p>October [5] 17/12 44/7 53/4 54/15 59/3</p> <p>October 1st [1] 53/4</p> <p>October 21st [1] 44/7</p> <p>odd [1] 53/8</p> <p>off [9] 13/12 25/4 41/6 46/1 76/8 77/25 82/24 99/16 152/5</p> <p>offering [2] 94/17 156/24</p> <p>offers [1] 105/1</p> <p>office [4] 7/6 13/5 19/15 128/6</p> <p>offices [3] 12/22 61/20 62/1</p> <p>officially [2] 115/2 140/4</p> <p>offloaded [1] 138/22</p> <p>offloads [1] 138/2</p> <p>offset [1] 135/1</p> <p>Oh [15] 20/8 42/13 45/10 46/8 51/24 55/11 72/14 72/16 106/9 118/18 122/23 137/13 138/4 157/9 157/9</p> <p>okay [94] 4/22 5/18 5/21 6/8 8/6 9/7 9/12 9/12 10/4 11/5 11/12 11/15 14/4 16/8 16/18 16/23 16/23 20/8 21/18 22/10 24/14 26/2 26/4 27/16 29/7 31/1 33/11 35/18 35/20 41/21</p>	<p>45/14 46/25 57/5 57/10 58/6 58/9 58/13 58/18 63/15 64/18 64/21 65/16 66/4 68/22 71/6 71/16 72/16 74/2 74/5 86/18 94/19 96/11 96/12 101/17 104/3 104/7 110/1 116/14 119/9 120/17 122/12 123/5 123/24 124/3 124/8 125/18 126/15 126/18 133/12 134/4 136/12 136/17 137/23 138/7 138/15 139/17 140/25 142/22 143/24 144/20 145/13 145/17 146/21 148/2 149/8 149/12 150/24 153/18 153/23 154/15 157/11 157/13 157/17 157/20</p> <p>old [8] 2/8 4/17 15/22 18/7 28/13 28/22 46/3 49/17</p> <p>oldies [1] 157/14</p> <p>OLSON [11] 1/10 15/19 34/24 71/15 82/3 82/18 84/4 95/9 98/19 150/3 153/23</p> <p>onboarding [1] 53/17</p> <p>once [9] 24/5 32/14 34/24 38/12 38/25 39/24 80/12 94/9 107/4</p> <p>one [93] 3/7 3/10 6/20 7/13 7/18 11/19 12/4 13/1 15/18 19/13 20/15 20/23 22/19 22/22 25/1 25/2 27/9 27/18 28/5 28/7 28/7 28/21 28/24 31/10 31/19 34/5 37/10 37/12 39/7 39/14 42/11 42/17 44/20 45/24 46/16 50/7 50/16 50/18 57/19 57/22 57/24 58/1 58/1 60/9 60/22 60/22 63/9 64/11 64/11 69/3 72/14 77/7 82/11 83/8 83/17 86/9 86/9 87/24 89/11 91/18 100/1 100/24 101/25 102/12 105/17 105/18 106/19 107/7 108/8 109/4 109/12 113/3 113/9 114/13 114/14 118/20 119/15 121/25 122/4 126/23 129/5 130/15 131/12 134/21 134/24 136/13 142/1 142/2 148/5 148/8 148/10 153/21 155/19</p> <p>one million [1] 126/23</p> <p>one's [3] 83/19 85/1 87/9</p> <p>ones [1] 51/16</p> <p>ongoing [2] 69/1 78/17</p> <p>only [25] 10/24 14/2</p>
---	---	---	---	--

<p>O</p> <p>only... [23] 18/6 26/7 30/20 47/5 52/2 54/12 59/11 60/4 60/5 67/14 71/14 83/9 86/16 91/17 93/2 97/11 122/20 133/25 134/1 142/1 145/25 149/13 154/8</p> <p>open [8] 59/4 59/11 59/14 87/13 101/12 109/11 113/20 155/5</p> <p>operate [1] 132/21</p> <p>operating [6] 127/9 132/14 132/17 132/18 132/20 132/24</p> <p>operations [5] 42/16 44/11 128/20 129/23 155/17</p> <p>operator [1] 75/18</p> <p>operators [1] 109/13</p> <p>opinion [2] 23/22 156/24</p> <p>opinions [1] 100/5</p> <p>opportunities [3] 116/20 117/3 148/21</p> <p>opportunity [6] 31/7 73/19 79/8 99/16 103/2 118/6</p> <p>opposed [3] 72/5 89/21 156/25</p> <p>option [3] 82/16 90/20 99/15</p> <p>options [5] 23/24 31/25 33/1 88/7 146/24</p> <p>orange [1] 38/4</p> <p>order [9] 3/4 9/9 29/12 52/22 53/2 58/16 61/3 126/3 142/10</p> <p>ordered [1] 126/10</p> <p>orders [1] 148/23</p> <p>Oregon [1] 55/13</p> <p>organize [1] 53/13</p> <p>original [2] 9/8 69/6</p> <p>other [54] 10/6 11/22 16/4 25/1 25/16 31/17 35/15 43/1 44/9 47/23 50/15 65/13 74/12 78/4 78/4 79/11 83/23 86/22 87/16 88/3 90/8 94/24 96/2 96/5 97/25 101/8 101/12 101/12 103/25 108/4 109/3 117/7 118/10 120/8 123/1 123/11 124/14 124/14 124/21 129/6 130/8 139/11 139/14 140/25 144/2 146/18 148/13 148/21 148/22 150/25 152/15 155/4 155/19 156/15</p> <p>others [1] 102/14</p> <p>otherwise [3] 70/2 80/15 109/13</p> <p>ought [3] 70/13 98/5 154/17</p>	<p>our [110] 3/15 10/22 11/8 12/5 12/9 12/12 12/17 12/22 13/12 15/25 15/25 16/9 17/18 20/13 25/21 27/11 30/21 34/11 41/22 42/7 42/18 42/19 43/3 43/4 43/4 43/5 46/13 47/2 49/21 54/2 55/18 58/22 60/23 65/7 70/3 72/18 77/10 77/16 78/10 78/13 78/24 79/6 79/17 79/22 81/1 83/2 84/5 85/9 85/9 96/15 97/10 97/12 98/1 100/6 100/13 102/4 103/7 103/16 104/24 106/2 106/25 107/24 109/23 112/22 112/22 114/3 114/8 119/15 122/10 124/23 126/18 126/19 126/21 127/6 127/8 127/10 127/15 127/19 127/20 129/23 131/13 131/13 131/16 131/22 132/1 132/1 132/6 132/14 132/14 132/17 132/18 133/9 133/9 133/10 138/21 140/2 140/6 140/13 140/14 140/15 140/18 140/18 141/4 145/13 145/14 146/16 148/12 148/12 149/20 155/15</p> <p>ours [2] 81/1 149/17</p> <p>ourselves [8] 58/20 86/6 90/3 90/13 90/16 94/15 100/15 121/11</p> <p>out [85] 5/22 5/25 6/21 11/16 11/17 11/19 13/18 15/16 15/20 15/24 16/16 16/16 16/20 17/17 17/23 18/17 18/22 21/3 22/18 23/7 23/15 24/7 28/12 28/16 28/18 30/3 31/12 37/18 39/25 42/14 44/21 49/1 49/2 49/13 53/8 55/14 58/8 58/20 59/2 59/15 61/4 64/10 84/15 85/24 86/4 88/13 90/7 90/8 90/15 92/23 94/1 94/13 96/18 99/9 101/6 101/9 102/5 102/23 105/19 106/21 107/9 107/21 107/23 109/17 110/17 113/4 113/23 114/11 114/13 114/17 114/20 115/15 115/23 115/23 117/8 117/15 128/23 132/22 134/2 138/11 141/2 142/10 143/21 152/23 154/8</p> <p>outlined [1] 75/3</p>	<p>outside [4] 73/8 80/18 130/3 148/16</p> <p>outsized [1] 127/8</p> <p>outsource [1] 146/19</p> <p>over [22] 10/9 10/14 14/10 14/10 22/5 24/7 33/18 42/18 85/7 85/25 105/24 110/9 116/13 118/13 119/11 119/11 127/1 127/7 128/11 128/17 130/23 141/16</p> <p>overall [1] 43/3</p> <p>overfinance [1] 138/11</p> <p>overriding [1] 76/6</p> <p>overvalue [1] 138/11</p> <p>own [8] 58/22 60/23 92/17 107/24 110/10 117/19 156/2 156/24</p> <p>owned [2] 84/13 84/14</p> <p>P</p> <p>p.m [7] 1/7 1/7 3/2 64/5 64/5 157/21 157/22</p> <p>Pacific [1] 1/24</p> <p>package [5] 43/2 66/7 67/13 72/21 74/8</p> <p>packet [1] 77/19</p> <p>PAGE [3] 2/2 128/21 142/5</p> <p>Page 1 [1] 142/5</p> <p>Page 2 [1] 128/21</p> <p>paid [1] 150/9</p> <p>paperwork [1] 66/16</p> <p>paralegal [1] 7/14</p> <p>parallel [2] 105/4 155/7</p> <p>Paranza [2] 89/24 111/22</p> <p>Paranza Trace [2] 89/24 111/22</p> <p>parcel [10] 27/5 27/6 27/14 30/1 30/19 31/21 47/22 80/14 122/22 135/24</p> <p>parcel's [1] 98/7</p> <p>parcels [2] 47/12 85/15</p> <p>park [4] 47/21 47/23 47/25 136/23</p> <p>part [35] 9/7 17/3 17/14 26/25 28/17 29/7 29/15 33/14 33/14 33/16 34/10 39/5 39/6 39/7 40/2 40/17 76/10 79/17 80/19 81/18 81/18 89/18 90/3 90/5 90/16 90/22 90/23 97/19 112/20 116/19 118/22 124/20 138/9 142/2 145/25</p> <p>Part 13 [1] 81/18</p> <p>Part 139 [2] 17/3 17/14</p> <p>Part 16 [12] 26/25 29/7 29/15 33/14 33/16 34/10 81/18 90/3 90/5 90/16 90/22 97/19</p> <p>part's [1] 106/3</p>	<p>particular [4] 30/8 93/7 96/10 121/22</p> <p>parties [5] 29/9 30/12 102/23 103/24 105/8</p> <p>partner [4] 2/7 42/6 42/8 43/25</p> <p>party [4] 71/1 88/19 88/22 104/15</p> <p>pass [2] 9/2 34/10</p> <p>passed [5] 4/12 5/5 19/10 37/18 99/23</p> <p>Passero [7] 8/20 8/21 10/1 18/14 18/15 37/15 41/11</p> <p>passes [1] 99/21</p> <p>passwords [1] 14/12</p> <p>past [3] 77/3 79/4 151/10</p> <p>pasture [1] 28/16</p> <p>path [5] 31/10 31/17 32/1 119/12 120/14</p> <p>patience [1] 124/18</p> <p>pause [2] 122/8 123/3</p> <p>pavement [1] 40/13</p> <p>pay [2] 25/4 32/12</p> <p>pays [1] 147/4</p> <p>PDF [2] 37/8 37/10</p> <p>pen [1] 151/13</p> <p>pending [1] 154/10</p> <p>people [26] 6/24 9/21 10/11 17/19 47/9 49/8 60/14 62/14 79/15 81/5 86/22 87/14 89/12 91/20 95/16 99/14 101/8 107/2 107/13 111/4 111/23 112/1 112/4 117/9 147/18 149/21</p> <p>per [3] 93/11 102/14 107/24</p> <p>percent [5] 58/12 85/19 147/17 148/25 149/5</p> <p>percentage [1] 42/21</p> <p>percentages [1] 150/16</p> <p>perfect [3] 15/23 29/6 113/21</p> <p>perfectly [1] 11/24</p> <p>perhaps [2] 65/14 103/1</p> <p>period [3] 47/9 105/25 126/21</p> <p>permanent [1] 25/21</p> <p>permit [2] 40/6 143/25</p> <p>permitting [6] 38/25 39/5 40/1 40/17 41/2 41/15</p> <p>person [11] 20/16 68/11 84/23 85/25 87/25 98/1 105/13 105/14 106/19 107/23 116/19</p> <p>personal [2] 146/8 148/1</p>	<p>personally [3] 15/22 89/23 111/2</p> <p>perspective [2] 155/15 155/17</p> <p>phase [7] 38/9 38/19 39/3 39/21 39/23 141/23 142/2</p> <p>Phase 1 [1] 38/9</p> <p>Phase 2 [2] 38/19 39/21</p> <p>phases [2] 141/25 146/3</p> <p>phone [7] 10/10 10/18 12/3 12/22 13/2 17/21 19/24</p> <p>photograph [1] 28/9</p> <p>pick [1] 106/22</p> <p>picking [2] 44/22 133/21</p> <p>piece [8] 13/11 49/13 49/14 82/21 95/15 107/10 116/22 117/6</p> <p>pieces [2] 30/10 124/15</p> <p>ping [1] 35/23</p> <p>ping pong [1] 35/23</p> <p>Pittman [3] 45/15 45/16 155/15</p> <p>pizza [1] 21/12</p> <p>place [10] 31/15 31/15 32/20 47/5 52/24 53/17 91/17 121/3 135/8 155/21</p> <p>places [1] 8/22</p> <p>plan [17] 9/8 18/16 27/12 32/12 32/13 40/7 40/9 40/10 40/21 63/5 95/12 95/13 97/15 106/7 111/7 111/9 111/11</p> <p>planning [7] 40/20 55/22 63/6 131/5 142/11 148/4 154/21</p> <p>plans [3] 41/4 49/11 143/2</p> <p>plantation [3] 28/14 28/22 39/14</p> <p>play [3] 30/22 31/12 122/20</p> <p>playing [1] 123/4</p> <p>pleadings [1] 29/8</p> <p>please [6] 27/19 74/22 80/10 95/3 97/13 156/1</p> <p>pledged [1] 128/8</p> <p>PLEDGE [3] 2/3 3/5 3/6</p> <p>plenty [2] 86/19 86/19</p> <p>PLLC [1] 1/17</p> <p>plow [2] 47/7 150/6</p> <p>point [29] 3/15 31/9 36/16 45/6 48/13 48/23 73/11 76/18 77/5 89/12 94/11 101/7 107/11 108/18 109/15 115/8 120/3 120/5 120/16</p>
--	---	---	--	--

<p>P</p> <p>point... [10] 122/4 124/9 132/11 137/17 140/25 148/6 149/13 151/16 152/14 153/25</p> <p>pointed [2] 6/20 93/25</p> <p>pointer [1] 27/3</p> <p>points [3] 18/21 77/2 93/19</p> <p>policies [22] 94/1 94/4 94/23 98/15 100/6 100/14 100/22 101/24 102/4 113/22 114/3 114/8 118/25 119/3 119/15 119/21 120/24 120/25 121/2 121/22 123/23 155/21</p> <p>policy [32] 92/5 92/5 92/7 92/11 92/12 92/13 92/17 93/11 93/15 98/2 99/4 100/4 100/25 101/14 101/20 103/16 107/25 110/22 113/13 113/14 115/1 115/2 115/2 115/25 116/2 116/10 152/23 152/24 153/1 154/7 154/16 154/18</p> <p>politically [1] 47/4</p> <p>Ponce [2] 91/6 114/24</p> <p>Ponce de Leon [1] 114/24</p> <p>pong [1] 35/23</p> <p>pops [2] 148/9 149/15</p> <p>portion [2] 42/20 135/22</p> <p>positing [1] 120/14</p> <p>position [14] 6/15 19/12 68/12 68/13 68/20 68/21 69/17 111/18 116/5 132/25 140/11 141/20 142/3 147/15</p> <p>positive [3] 127/20 130/1 152/5</p> <p>possibility [4] 88/2 104/17 148/17 149/16</p> <p>possible [5] 121/21 121/24 122/2 137/3 137/8</p> <p>possibly [2] 7/14 135/1</p> <p>posted [3] 50/14 50/18 153/17</p> <p>poster [2] 97/24 111/6</p> <p>postponement [1] 5/17</p> <p>postponing [1] 72/13</p> <p>posture [1] 127/24</p> <p>potential [4] 98/25 118/6 119/6 134/25</p> <p>potentially [3] 32/21 39/23 114/16</p> <p>PowerPoint [1] 26/23</p> <p>PR [1] 17/16</p> <p>practical [3] 122/15</p>	<p>122/18 123/2</p> <p>practice [4] 29/11 68/20 69/16 87/23</p> <p>pre [1] 148/17</p> <p>precedent [3] 108/8 112/24 125/3</p> <p>precedent-setting [1] 125/3</p> <p>preferable [1] 26/1</p> <p>preferred [1] 80/25</p> <p>prep [1] 22/15</p> <p>prepare [1] 65/7</p> <p>prepared [2] 35/2 45/18</p> <p>preparing [1] 44/6</p> <p>presence [1] 76/13</p> <p>present [6] 1/9 1/14 44/1 123/20 128/19 148/18</p> <p>presentation [4] 31/7 65/6 72/23 72/24</p> <p>presented [3] 68/5 139/2 143/13</p> <p>presenting [1] 86/6</p> <p>presents [1] 22/21</p> <p>pretextual [1] 105/12</p> <p>pretty [14] 7/5 12/15 24/19 45/19 45/23 60/11 101/18 107/8 116/7 116/8 116/9 128/14 153/2 154/9</p> <p>prevents [1] 22/20</p> <p>previous [6] 12/17 17/6 17/9 25/2 25/3 128/15</p> <p>previously [3] 57/19 83/19 93/9</p> <p>price [5] 43/6 43/14 43/15 43/16 131/16</p> <p>primary [2] 74/7 155/4</p> <p>prior [9] 65/7 67/25 69/24 77/21 102/12 118/23 122/5 124/6 139/3</p> <p>prioritize [3] 146/2 146/4 154/17</p> <p>prioritized [1] 93/10</p> <p>prioritizing [1] 107/25</p> <p>priority [1] 93/16</p> <p>private [6] 34/1 78/16 78/21 107/21 138/20 146/8</p> <p>pro [1] 66/25</p> <p>probably [12] 7/13 12/24 16/25 17/12 47/14 47/22 58/24 63/23 70/2 117/3 138/2 141/3</p> <p>problem [2] 12/13 12/20</p> <p>procedure [3] 94/1 98/2 100/3</p> <p>procedures [6] 52/24 62/3 94/5 94/23 114/3 114/8</p>	<p>proceed [3] 23/23 125/17 143/22</p> <p>proceeding [2] 26/25 80/4</p> <p>proceedings [1] 158/8</p> <p>process [29] 15/11 20/13 40/2 40/22 43/10 53/17 80/7 81/2 91/23 91/24 91/25 92/1 92/3 96/3 99/8 100/17 100/20 105/2 108/5 114/2 114/7 114/7 115/13 116/9 119/17 120/4 120/16 121/19 131/21</p> <p>procure [1] 23/3</p> <p>product [1] 24/6</p> <p>professional [1] 81/9</p> <p>professionals [1] 74/12</p> <p>program [4] 19/18 80/12 140/21 145/3</p> <p>progress [1] 115/19</p> <p>project [9] 32/2 69/5 92/19 129/1 136/2 139/6 144/15 145/5 145/5</p> <p>projected [3] 130/2 139/6 139/13</p> <p>projecting [1] 128/16</p> <p>projections [1] 128/23</p> <p>projector [1] 126/11</p> <p>projects [7] 129/4 129/11 129/15 129/20 130/7 134/24 142/15</p> <p>promoted [1] 6/15</p> <p>promotions [1] 6/14</p> <p>prompt [1] 34/12</p> <p>pronounce [1] 18/15</p> <p>proper [1] 35/16</p> <p>properly [2] 11/9 147/25</p> <p>properties [1] 37/20</p> <p>property [28] 8/19 19/15 23/2 23/14 23/23 23/25 24/20 28/9 29/2 29/15 30/8 46/19 47/12 47/16 47/20 48/12 49/14 49/14 73/7 83/18 84/24 101/9 103/19 111/4 115/16 117/6 117/10 135/6</p> <p>proposal [25] 2/12 27/14 31/2 33/4 72/7 72/9 79/6 85/3 85/12 85/20 96/9 97/24 98/9 99/21 103/4 106/16 108/15 108/25 109/14 114/10 119/20 120/9 122/5 125/7 125/11</p> <p>proposals [3] 20/14 74/10 79/12</p> <p>propose [4] 54/20 79/12 91/21 100/3</p> <p>proposed [8] 27/6 36/4</p>	<p>39/1 40/16 67/10 111/5 116/7 139/7</p> <p>proposing [1] 79/19</p> <p>prosper [1] 110/16</p> <p>protect [1] 107/20</p> <p>protecting [1] 106/13</p> <p>protection [2] 117/14 117/15</p> <p>provide [3] 23/21 57/11 57/12</p> <p>provider [1] 90/23</p> <p>proximity [1] 27/21</p> <p>proxy [1] 140/11</p> <p>prudent [2] 31/6 84/20</p> <p>public [54] 2/14 4/2 6/4 9/22 16/8 17/15 17/16 17/18 18/16 18/18 55/24 61/23 62/2 62/4 62/4 62/18 64/2 64/3 71/22 75/7 75/12 75/15 75/18 76/8 77/4 77/10 78/22 78/23 84/14 85/9 89/1 89/2 94/24 96/1 96/2 96/19 101/6 102/6 109/12 113/7 117/17 125/25 127/5 141/4 141/9 141/13 151/1 151/2 151/15 152/2 152/16 156/7 156/13 156/18</p> <p>publicly [1] 156/18</p> <p>published [1] 30/3</p> <p>pull [1] 150/22</p> <p>pump [2] 11/16 43/16</p> <p>purchase [6] 27/7 31/19 31/23 31/24 32/3 127/13</p> <p>pure [1] 30/22</p> <p>purely [1] 113/7</p> <p>purpose [1] 141/14</p> <p>purposes [6] 28/8 82/5 83/16 85/25 93/14 98/22</p> <p>Pursuant [1] 29/11</p> <p>push [1] 16/5</p> <p>pushed [3] 86/2 86/2 86/2</p> <p>pushing [1] 87/4</p> <p>put [30] 7/8 10/13 11/2 17/4 41/4 45/4 61/4 63/19 70/2 83/10 85/13 92/20 94/13 100/13 105/18 112/10 113/23 114/17 115/21 116/23 117/8 122/4 123/22 134/2 135/23 139/24 140/21 144/14 150/12 152/11</p> <p>putting [10] 19/14 53/15 80/18 85/24 88/13 101/6 107/21 112/3 133/18 150/10</p>	<p>80/16</p> <p>qualified [3] 80/14 98/8 137/15</p> <p>quarter [1] 10/9</p> <p>quarterly [1] 154/1</p> <p>question [23] 24/12 24/15 24/19 24/21 25/16 26/9 34/24 50/25 65/6 67/1 78/13 81/4 82/1 87/19 89/16 100/21 102/25 104/20 104/23 132/12 140/10 142/8 146/15</p> <p>questions [17] 11/7 24/10 25/11 25/14 33/2 33/3 37/1 41/18 50/22 72/22 73/2 75/22 76/3 78/8 78/11 128/1 139/1</p> <p>quick [2] 26/17 37/25</p> <p>quickly [4] 36/10 44/5 60/11 78/7</p> <p>quite [7] 16/19 43/23 53/1 54/8 54/24 89/25 115/24</p> <p>quote [3] 12/12 12/24 48/14</p> <hr/> <p>R</p> <p>radar [2] 77/25 100/14</p> <p>radio [1] 157/9</p> <p>raise [3] 8/10 8/11 151/5</p> <p>raised [1] 43/15</p> <p>raises [1] 150/14</p> <p>raising [1] 87/19</p> <p>random [1] 92/15</p> <p>rate [1] 147/17</p> <p>rather [5] 70/14 78/7 84/22 102/19 103/24</p> <p>re [2] 10/15 13/24</p> <p>reach [4] 16/19 18/22 24/6 109/10</p> <p>reached [6] 15/20 16/16 16/16 23/7 23/15 34/24</p> <p>read [6] 3/22 3/22 103/5 126/9 151/11 156/8</p> <p>ready [11] 16/10 17/11 20/21 21/7 34/25 35/1 38/13 38/25 45/2 73/20 108/19</p> <p>real [12] 23/18 33/18 33/21 33/23 34/7 34/25 35/5 35/11 36/10 77/5 131/7 138/25</p> <p>realize [1] 19/3</p> <p>really [45] 3/20 7/6 7/7 13/19 20/24 20/25 21/4 21/20 21/21 26/17 42/25 49/14 52/23 53/17 53/23 54/8 54/23 59/1 71/4 73/21 73/22 78/8 92/17 95/22 99/15 105/12 106/8 106/22</p>
<p>Q</p> <p>qualifications [1]</p>				

<p>R</p> <p>really... [17] 107/11 111/1 111/13 112/8 117/14 118/7 125/2 128/8 128/8 133/16 135/5 137/11 150/18 150/20 151/11 151/18 154/12</p> <p>realm [1] 148/16</p> <p>reason [5] 54/17 62/11 83/22 127/10 127/14</p> <p>reasonable [1] 92/3</p> <p>reasonably [1] 34/12</p> <p>reasoned [1] 88/5</p> <p>reasons [2] 87/21 101/18</p> <p>REBA [1] 1/10</p> <p>recall [2] 89/9 95/14</p> <p>recap [2] 37/25 41/11</p> <p>receipt [2] 73/9 130/14</p> <p>received [1] 108/14</p> <p>recently [1] 115/17</p> <p>recognize [1] 99/1</p> <p>recollection [1] 10/1</p> <p>recommend [1] 14/25</p> <p>recommendation [2] 47/15 99/20</p> <p>recommendations [1] 48/8</p> <p>recommended [1] 29/13</p> <p>reconsider [1] 117/20</p> <p>reconvene [1] 54/7</p> <p>record [4] 99/19 114/9 156/8 158/8</p> <p>records [1] 129/3</p> <p>recruiting [1] 20/13</p> <p>red [3] 36/4 40/10 40/19</p> <p>redo [2] 8/9 13/1</p> <p>redoing [1] 114/8</p> <p>reenters [1] 150/1</p> <p>reevaluating [1] 114/3</p> <p>refer [1] 139/18</p> <p>reference [1] 129/3</p> <p>refined [2] 94/6 141/18</p> <p>reflect [1] 156/14</p> <p>refusal [1] 29/22</p> <p>regarding [2] 4/3 151/8</p> <p>regards [2] 79/5 125/6</p> <p>regional [1] 30/6</p> <p>regular [2] 1/2 63/20</p> <p>regularly [1] 81/6</p> <p>regulations [1] 131/24</p> <p>regulators [1] 8/9</p> <p>regulatory [3] 40/4 41/6 80/19</p> <p>reimburse [1] 43/11</p> <p>reiterate [1] 110/21</p> <p>relate [1] 133/5</p> <p>related [9] 23/25 25/11 35/14 37/21 37/24 39/6 39/9 41/12 90/25</p> <p>relates [3] 33/4 90/22 147/10</p>	<p>relations [2] 17/15 18/16</p> <p>relative [3] 103/4 103/19 130/24</p> <p>relatively [1] 130/24</p> <p>relaying [1] 113/6</p> <p>release [1] 29/20</p> <p>releases [1] 125/11</p> <p>relocated [1] 48/22</p> <p>remaining [1] 86/17</p> <p>remains [1] 28/16</p> <p>remarkable [1] 28/18</p> <p>remarking [1] 78/14</p> <p>remember [2] 96/20 147/1</p> <p>reminder [1] 65/5</p> <p>remove [3] 127/16 127/16 127/18</p> <p>renderings [1] 74/11</p> <p>renew [1] 6/24</p> <p>renewal [1] 6/24</p> <p>rent [3] 30/23 132/8 133/5</p> <p>rentals [1] 131/16</p> <p>renting [1] 89/21</p> <p>repairs [1] 133/16</p> <p>repeat [3] 7/17 7/19 95/24</p> <p>repeatedly [1] 94/11</p> <p>replace [2] 9/5 10/16</p> <p>replacement [1] 13/22</p> <p>replacing [2] 10/18 13/25</p> <p>report [14] 2/6 2/12 3/13 6/10 8/2 42/12 43/1 44/1 126/2 126/4 153/24 154/3 154/6 158/7</p> <p>reported [2] 11/25 12/1</p> <p>reporter [3] 62/24 156/1 156/23</p> <p>REPORTER'S [2] 2/17 157/23</p> <p>Reporters [1] 1/23</p> <p>reports [5] 2/15 6/11 42/18 118/13 152/21</p> <p>represent [2] 73/5 156/18</p> <p>representative [3] 155/10 155/12 156/3</p> <p>representatives [2] 73/14 155/13</p> <p>representing [2] 94/15 107/1</p> <p>request [1] 85/16</p> <p>requested [2] 107/7 156/9</p> <p>requesting [1] 98/25</p> <p>require [7] 13/22 13/25 57/16 60/19 60/21 68/5 109/9</p> <p>required [5] 38/24 40/14 85/9 93/16 131/25</p> <p>requirement [3] 52/11</p>	<p>98/16 137/19</p> <p>requirements [2] 23/5 131/24</p> <p>requires [2] 36/21 67/14</p> <p>reroute [1] 9/21</p> <p>reserve [7] 31/15 32/23 139/6 139/7 139/12 140/16 140/19</p> <p>residential [6] 46/19 46/22 46/23 47/9 138/5 138/6</p> <p>resolution [5] 2/11 66/3 66/8 71/8 97/5</p> <p>resolutions [3] 67/25 69/2 69/6</p> <p>resolved [1] 154/11</p> <p>resource [2] 19/16 96/2</p> <p>resources [5] 31/13 39/8 39/21 70/3 103/25</p> <p>respect [1] 74/16</p> <p>respond [6] 80/21 92/6 92/11 110/22 114/2 114/10</p> <p>responded [1] 92/8</p> <p>respondents [1] 96/8</p> <p>responding [1] 117/18</p> <p>response [5] 15/12 15/20 16/17 29/23 80/8</p> <p>responses [1] 108/4</p> <p>responsive [1] 22/19</p> <p>rest [2] 65/20 117/1</p> <p>result [1] 100/17</p> <p>resume [1] 53/5</p> <p>resumes [2] 52/3 60/9</p> <p>retained [3] 23/20 33/20 132/24</p> <p>retired [2] 15/22 22/3</p> <p>retirement [1] 151/24</p> <p>return [1] 152/12</p> <p>returning [1] 55/15</p> <p>revenue [13] 43/5 127/12 127/17 127/17 130/14 132/1 132/14 132/15 132/17 132/20 132/24 133/9 138/8</p> <p>review [9] 2/13 43/1 61/15 73/10 113/21 126/19 128/12 140/5 151/17</p> <p>reviewed [3] 72/21 104/15 116/7</p> <p>reviewing [3] 8/2 24/4 120/25</p> <p>revisit [1] 29/16</p> <p>RF [1] 101/7</p> <p>RFP [17] 20/13 78/25 79/3 81/2 82/10 83/5 84/10 84/16 96/3 96/19 98/18 98/19 100/20 101/7 103/12 117/9 117/18</p> <p>RFPs [1] 79/25</p> <p>RFQ [7] 8/1 83/5 84/16</p>	<p>96/19 98/12 98/16 117/9</p> <p>RFQs [1] 79/25</p> <p>Riera [4] 44/4 89/24 111/21 111/22</p> <p>right [136] 3/2 3/7 4/11 6/7 6/13 8/7 8/21 8/22 10/3 11/11 11/21 12/12 16/3 16/5 19/18 22/25 24/14 27/6 27/12 28/23 28/24 29/22 31/1 32/4 32/7 32/10 32/14 32/14 32/17 33/9 35/9 36/17 40/3 40/24 42/5 42/7 43/20 43/23 43/24 45/5 45/15 46/3 46/25 48/15 49/16 50/2 50/17 50/19 51/16 53/25 54/20 58/16 59/18 61/23 63/7 63/8 63/15 64/18 66/11 70/3 71/21 72/5 72/8 74/5 74/9 75/20 76/9 76/15 77/15 78/3 80/1 83/6 83/12 90/4 90/14 90/19 91/8 92/13 93/4 97/7 98/3 101/1 101/20 109/23 110/24 110/25 111/10 111/12 111/12 112/22 113/7 113/9 117/16 117/23 117/24 119/22 121/6 122/6 122/6 122/16 122/23 123/2 124/10 125/6 125/17 125/20 129/19 131/19 132/13 133/17 133/22 134/15 138/7 138/14 138/23 139/20 140/2 140/7 142/7 142/19 143/12 143/18 143/18 143/21 145/10 145/10 146/12 146/12 146/17 147/6 147/9 147/12 149/22 149/23 154/3 154/24</p> <p>rightly [1] 141/3</p> <p>ripened [1] 108/18</p> <p>river [1] 27/21</p> <p>RMR [3] 1/23 158/6 158/13</p> <p>road [10] 70/3 75/8 75/12 92/16 98/9 135/10 135/10 135/23 136/4 144/13</p> <p>roadway [2] 135/23 136/1</p> <p>ROBERT [1] 1/10</p> <p>ROBERTS [8] 1/17 1/17 6/20 18/13 25/13 26/13 81/3 89/25</p> <p>Roberts' [1] 7/19</p> <p>ROFR [3] 35/8 35/15 35/16</p> <p>rolling [1] 50/9</p> <p>Roman [2] 156/6 156/6</p> <p>roof [2] 49/6 133/20</p>	<p>roofs [1] 49/9</p> <p>room [6] 1/3 62/1 126/11 148/11 150/1 155/3</p> <p>row [3] 142/17 142/18 145/12</p> <p>Roxanne [1] 7/11</p> <p>rule [2] 111/23 156/6</p> <p>rules [10] 93/23 108/21 109/8 109/16 111/3 111/3 112/8 113/2 113/3 155/22</p> <p>run [3] 120/11 155/6 155/7</p> <p>running [3] 52/19 52/21 92/23</p> <p>runs [1] 15/16</p> <p>runway [5] 11/14 47/7 122/19 122/21 155/6</p> <p>S</p> <p>SAAPA [1] 44/4</p> <p>safe [1] 45/13</p> <p>safer [1] 51/11</p> <p>safest [1] 121/1</p> <p>said [33] 8/9 11/2 12/7 18/6 25/17 29/9 41/14 47/4 59/17 60/3 63/3 66/21 71/20 80/22 84/24 86/2 86/22 94/10 106/8 113/24 114/9 116/22 117/5 117/12 120/20 122/16 122/17 122/17 122/21 123/18 132/6 133/4 133/5</p> <p>salary [1] 60/16</p> <p>sales [1] 42/19</p> <p>same [14] 10/22 37/19 38/6 58/16 68/20 82/23 103/2 106/11 116/2 126/21 128/4 128/4 135/19 148/13</p> <p>sat [3] 8/17 12/6 113/25</p> <p>Saturday [1] 11/20</p> <p>saw [6] 22/5 25/1 25/1 104/16 129/5 134/13</p> <p>saws [1] 21/6</p> <p>say [41] 8/21 20/23 22/4 29/9 29/19 38/21 45/24 46/12 56/17 79/24 82/22 83/8 84/10 84/16 85/14 86/14 88/20 91/9 91/17 92/7 92/14 92/16 93/7 94/16 95/11 97/12 99/14 105/8 106/9 106/15 107/10 107/16 113/2 114/2 114/17 116/25 118/11 119/11 128/2 128/3 145/18</p> <p>saying [20] 4/6 5/8 39/4 61/6 82/3 85/19 86/8 87/2 94/9 96/14 97/8 99/7 106/16</p>
---	---	--	--	--

<p>S saying... [7] 106/20 110/1 114/10 119/9 123/8 123/25 133/24 says [10] 44/22 59/13 67/15 82/18 89/25 92/6 92/10 92/11 92/13 156/8 scarce [1] 83/3 schedule [8] 58/1 59/1 63/17 64/24 101/23 132/8 148/13 153/10 scheduled [7] 55/25 57/19 57/21 129/12 130/7 154/2 154/21 schedules [1] 73/17 scheme [1] 80/19 school [2] 13/15 83/11 scope [2] 25/12 38/22 Scout [1] 18/2 Scouts [2] 17/23 18/3 scratch [1] 120/5 screen [2] 126/9 126/11 screening [3] 54/19 54/21 65/13 screens [1] 13/7 search [7] 2/9 4/17 4/21 6/5 49/15 49/18 53/6 second [24] 3/25 4/2 4/23 4/25 31/14 31/15 31/16 32/24 39/3 39/23 71/18 71/19 71/25 88/22 88/23 88/25 89/3 91/22 95/2 104/9 104/14 109/3 118/15 125/15 secret [1] 114/6 section [2] 135/16 135/20 secure [1] 15/4 secured [1] 15/4 security [5] 6/15 12/9 12/10 12/12 14/7 see [38] 17/2 17/13 18/4 24/8 27/21 28/1 28/25 36/11 39/22 40/10 43/21 50/23 54/5 60/6 60/14 76/7 77/9 77/19 82/2 86/4 88/6 101/8 106/21 109/10 110/2 123/8 129/8 129/16 131/5 134/12 145/11 151/11 151/18 151/20 152/3 152/13 153/1 155/18 seeing [2] 95/1 151/22 seek [1] 79/12 seeking [1] 33/15 Seeks [1] 73/6 seem [1] 104/20 seems [5] 78/11 79/19 103/8 103/9 139/13 seen [2] 51/13 72/11</p>	<p>select [1] 96/8 selected [1] 20/15 self [1] 43/16 self-service [1] 43/16 sell [2] 25/4 47/20 semi [1] 95/20 semi-aviation [1] 95/20 send [3] 6/25 7/20 7/24 senior [1] 12/6 sense [3] 82/4 98/12 103/23 sensitive [1] 12/7 separate [1] 146/19 separately [1] 117/21 September [18] 29/23 30/7 30/9 49/12 49/12 56/24 59/6 59/12 60/5 61/9 63/2 64/12 122/18 122/22 123/3 131/9 155/2 158/10 September 11th [2] 49/12 131/9 September 15th [5] 30/7 30/9 122/18 122/22 123/3 September 19th [1] 155/2 September 22nd [1] 61/9 September 8th [2] 29/23 59/12 serious [1] 20/4 served [3] 89/10 95/11 95/12 serves [1] 79/14 service [2] 43/16 90/23 services [2] 8/1 141/20 serving [1] 69/22 session [1] 60/22 sessions [1] 57/16 set [6] 44/16 49/24 108/7 110/4 112/24 133/16 set-aside [1] 133/16 setting [1] 125/3 seven [1] 63/24 several [2] 23/15 80/23 sewer [8] 129/7 135/8 135/12 135/24 136/3 136/19 141/3 146/4 shade [1] 119/3 shades [2] 10/12 10/16 shake [2] 105/13 105/15 shall [1] 156/11 share [1] 129/19 shared [1] 45/20 sharpened [1] 21/6 she [2] 19/12 21/4 she's [6] 6/18 7/5 7/6 7/8 7/10 21/20 sheet [1] 42/15 shifted [2] 56/6 64/16 shifting [2] 25/23</p>	<p>123/2 Shopping [1] 136/23 short [3] 130/24 137/6 154/9 shortly [1] 48/16 should [37] 15/14 15/16 18/10 18/10 25/4 32/8 38/21 43/18 44/23 49/11 53/22 54/9 54/14 54/16 57/24 58/4 75/23 79/13 85/2 92/17 96/21 96/24 97/4 99/18 99/22 100/23 108/6 111/13 111/14 113/14 113/14 113/16 113/17 114/9 114/21 145/13 156/13 shouldn't [6] 54/8 54/9 84/16 100/11 113/15 115/23 show [5] 42/21 74/12 112/16 117/1 157/9 showed [1] 38/4 showing [5] 38/3 40/12 40/14 120/13 151/15 shows [2] 34/21 37/19 shut [2] 20/24 22/5 sic [3] 19/8 86/21 137/4 side [29] 9/17 9/18 11/6 26/20 26/21 26/22 27/22 32/21 32/23 32/25 36/1 37/14 37/15 41/12 75/2 75/8 75/11 75/15 75/19 85/4 88/3 122/19 122/20 123/10 123/11 127/17 127/18 144/10 155/8 sides [1] 83/20 sidewalk [4] 75/1 75/7 75/20 76/8 sift [1] 61/24 sign [4] 67/14 67/16 67/19 70/17 signed [7] 8/12 8/14 8/15 9/1 10/25 11/5 144/23 significance [1] 39/10 significant [3] 39/15 39/18 121/17 signing [3] 2/11 66/3 66/8 silly [1] 108/8 silo [1] 28/18 similar [1] 37/19 simple [1] 116/8 simplify [2] 33/16 131/21 simplistic [1] 151/9 simply [1] 145/15 simultaneously [6] 82/13 83/22 90/20 91/11 96/17 106/24 since [12] 11/7 16/15 37/22 41/13 52/15 66/17 69/22 78/16</p>	<p>88/15 90/11 91/16 106/6 sir [15] 8/4 22/11 24/25 26/3 26/10 27/19 33/2 33/12 35/13 35/17 35/19 68/17 69/25 70/9 71/10 sit [6] 50/8 80/17 109/9 109/18 124/22 143/7 site [5] 39/20 47/7 78/10 78/10 79/20 sites [1] 39/10 situation [8] 7/15 14/19 76/7 79/8 92/25 112/18 118/8 146/1 situations [1] 100/15 six [2] 51/19 52/2 skills [1] 117/2 sliced [1] 90/11 slide [7] 27/17 27/23 28/4 28/7 28/21 28/24 29/5 slightly [3] 126/22 128/18 128/22 slim [1] 107/8 slough [1] 28/2 sloughs [2] 27/25 28/1 slowing [1] 29/19 small [1] 10/8 so [353] so-called [1] 131/15 social [1] 17/17 software [1] 13/11 soil [1] 38/14 Solano [24] 73/5 73/13 76/12 77/3 79/5 79/19 82/20 84/22 87/18 88/10 92/8 92/20 93/1 93/12 94/10 99/5 102/21 105/23 107/20 109/16 110/1 113/10 114/20 116/5 Solano's [10] 2/12 72/7 72/9 75/5 75/16 93/3 108/14 116/21 119/16 125/7 solid [2] 52/8 91/11 solution [1] 29/18 some [80] 6/14 6/18 7/23 8/19 8/20 9/15 11/16 14/11 14/15 17/16 17/22 17/25 18/14 18/18 22/21 23/1 23/2 25/11 27/23 28/19 29/11 30/21 31/20 31/20 31/20 31/24 36/4 38/12 39/16 39/17 40/12 42/18 49/22 50/22 52/25 53/8 54/4 57/3 58/19 60/10 60/14 62/11 63/1 65/6 72/22 72/22 74/17 75/20 89/16 89/19 97/7 100/10 100/14 100/18 100/18 101/17 101/20</p>	<p>102/4 105/13 115/10 115/10 116/23 121/14 125/1 127/2 129/14 131/9 131/23 134/8 135/15 135/20 135/22 137/6 138/12 149/9 149/14 151/20 152/23 153/9 154/10 somebody [6] 19/9 63/3 106/10 117/2 117/20 153/14 somehow [1] 104/22 someone [14] 9/15 48/24 53/11 54/10 60/25 62/19 62/24 68/8 82/22 99/16 102/16 104/9 111/5 120/13 someone's [2] 98/8 107/9 something [38] 9/16 13/15 13/16 14/6 14/24 25/6 39/25 44/7 44/12 61/3 63/3 64/14 82/12 83/12 86/1 88/13 90/4 90/18 93/13 98/13 98/16 99/17 100/16 101/4 104/2 116/23 119/1 119/5 120/22 121/7 121/21 122/2 122/7 124/15 130/12 131/4 132/2 154/13 sometimes [1] 138/10 soon [2] 121/21 150/5 sooner [4] 102/19 102/22 105/22 120/21 sorry [11] 4/18 18/15 19/1 24/17 27/3 28/24 42/13 42/14 43/21 111/20 118/18 sort [1] 53/24 sorts [1] 121/22 soul [1] 150/13 sounds [3] 58/24 65/24 103/10 source [6] 46/20 129/22 130/13 130/15 130/16 135/25 sources [2] 130/9 143/14 Southpark [1] 1/15 space [6] 84/7 84/12 89/22 107/7 114/17 147/19 spawning [1] 104/15 spawk [4] 24/16 151/5 155/24 156/12 speaking [5] 13/25 24/18 156/2 156/20 156/25 special [2] 148/8 149/17 specializes [1] 23/18 species [1] 38/10 specific [10] 24/8 24/10 33/8 66/14 68/9</p>
--	---	--	--	--

<p>S</p> <p>specific... [5] 68/11 69/2 70/10 70/19 141/5</p> <p>specifically [3] 23/18 25/9 156/9</p> <p>specifics [1] 32/15</p> <p>speculation [1] 86/13</p> <p>speed [1] 27/1</p> <p>spend [4] 14/13 32/13 110/9 137/6</p> <p>spending [2] 15/17 55/5</p> <p>spent [1] 84/23</p> <p>spoke [2] 23/16 115/12</p> <p>spoken [3] 89/22 131/12 136/20</p> <p>spot [5] 15/24 15/24 40/3 74/25 115/6</p> <p>square [1] 73/7</p> <p>ST [6] 1/1 1/5 1/15 1/23 1/24 158/4</p> <p>St. [5] 3/3 45/25 84/15 89/5 116/18</p> <p>St. Augustine [2] 45/25 89/5</p> <p>St. Augustine Boulevard [1] 116/18</p> <p>St. Johns County [2] 3/3 84/15</p> <p>stack [1] 54/1</p> <p>staff [14] 2/6 6/10 6/11 20/24 42/12 47/15 53/23 54/9 62/9 88/18 88/21 125/7 125/8 141/4</p> <p>stage [1] 34/24</p> <p>stakeholders [1] 29/17</p> <p>stand [2] 32/17 38/18</p> <p>standpoint [1] 154/4</p> <p>start [13] 3/10 3/17 38/13 38/23 41/6 56/17 57/24 61/10 65/5 92/14 111/15 111/24 123/2</p> <p>started [4] 8/24 17/3 17/15 39/4</p> <p>starting [5] 37/23 38/1 44/12 110/25 112/21</p> <p>state [7] 22/17 23/2 130/10 140/5 142/6 149/14 158/3</p> <p>stated [2] 3/23 71/9</p> <p>statement [5] 16/9 16/12 127/19 127/25 128/19</p> <p>Statements [1] 156/7</p> <p>states [1] 92/5</p> <p>station [1] 157/14</p> <p>stay [3] 19/10 45/13 113/3</p> <p>staying [1] 21/2</p> <p>stenographic [1] 158/9</p> <p>stenographically [1] 158/7</p> <p>step [8] 39/2 41/1 79/18 79/22 84/11</p>	<p>103/21 119/17 119/24</p> <p>stepped [5] 20/25 21/1 21/20 21/21 87/9</p> <p>steps [2] 65/13 111/14</p> <p>stewards [2] 78/23 117/17</p> <p>still [14] 5/9 38/2 50/12 52/25 52/25 62/14 77/9 81/13 112/11 114/11 114/18 118/12 130/1 155/21</p> <p>stop [4] 21/11 92/15 94/9 112/14</p> <p>stoppers [1] 45/4</p> <p>stopping [1] 109/12</p> <p>storage [1] 44/16</p> <p>storm [5] 21/8 45/2 45/13 51/2 51/5</p> <p>stormwater [1] 41/7</p> <p>straight [1] 14/15</p> <p>straightforward [1] 116/8</p> <p>strategizing [1] 144/12</p> <p>strategy [1] 141/6</p> <p>street [4] 1/24 75/4 75/12 75/19</p> <p>strictly [1] 14/16</p> <p>strike [2] 5/10 5/11</p> <p>striking [1] 5/12</p> <p>strong [2] 127/19 127/22</p> <p>strongly [1] 47/8</p> <p>structure [2] 107/4 110/4</p> <p>structured [1] 88/5</p> <p>stuck [1] 121/18</p> <p>study [5] 28/11 28/17 38/10 42/2 133/8</p> <p>stuff [5] 39/17 41/3 44/23 123/11 138/7</p> <p>subject [3] 29/3 67/21 98/3</p> <p>submission [2] 30/15 30/17</p> <p>submit [3] 41/6 60/20 80/11</p> <p>submitted [5] 29/8 40/3 40/7 74/17 140/4</p> <p>subsurface [1] 135/7</p> <p>such [3] 38/13 75/6 119/21</p> <p>sufficient [5] 79/1 79/2 132/7 143/14 147/10</p> <p>suggest [3] 53/3 90/6 94/3</p> <p>suggested [2] 103/13 104/11</p> <p>suggesting [7] 25/20 93/22 103/1 103/11 103/18 104/9 121/25</p> <p>suggestion [1] 46/22</p> <p>suggestions [1] 125/5</p> <p>Suite [2] 1/15 1/24</p> <p>summary [4] 37/17 38/16 129/16 129/17</p>	<p>summer [2] 136/8 136/8</p> <p>summit [1] 57/1</p> <p>sun [1] 10/13</p> <p>Sunshine [2] 54/11 124/20</p> <p>Sunshine Law [2] 54/11 124/20</p> <p>superimposed [2] 27/15 28/6</p> <p>support [6] 34/7 79/1 79/2 95/25 96/9 121/20</p> <p>supportive [1] 102/11</p> <p>supposed [3] 88/20 89/9 151/16</p> <p>sure [44] 8/18 8/22 17/11 22/18 23/4 23/9 23/13 24/7 25/10 25/14 31/14 35/1 35/7 45/4 47/24 47/25 61/2 61/19 61/20 62/3 62/17 62/19 62/23 65/15 83/8 86/5 94/14 106/13 106/14 106/25 107/4 107/5 113/8 117/16 117/18 121/10 127/5 131/25 133/9 133/18 150/4 152/4 153/12 153/16</p> <p>surface [1] 17/7</p> <p>surprises [1] 131/7</p> <p>survey [1] 38/14</p> <p>suspend [4] 34/10 121/24 122/4 123/17</p> <p>SVP [1] 30/25</p> <p>swap [1] 47/20</p> <p>sweeper [2] 44/21 45/6</p> <p>swing [1] 148/8</p> <p>Swiss [1] 12/12</p> <p>switch [1] 10/18</p> <p>switched [1] 14/6</p> <p>system [3] 11/8 12/22 84/19</p> <p>systemic [1] 148/18</p> <p>systems [1] 13/2</p> <hr/> <p>T</p> <p>T-hangar [5] 142/11 142/11 144/15 144/22 146/3</p> <p>T-hangars [8] 84/8 132/9 133/6 143/2 146/6 146/18 146/25 147/11</p> <p>table [4] 15/12 95/2 109/2 111/17</p> <p>tactful [1] 46/17</p> <p>take [30] 6/15 7/21 15/14 18/6 53/16 53/17 54/8 54/10 62/24 65/2 65/18 66/22 79/18 95/4 97/13 97/14 102/2 105/18 113/14 115/17 115/23 117/2 119/12 132/15 134/1 141/5 144/9 144/10 151/21</p>	<p>154/12</p> <p>takeaway [1] 40/16</p> <p>taken [6] 7/4 10/20 41/16 108/17 115/24 148/7</p> <p>takes [4] 18/2 33/18 53/12 118/3</p> <p>taking [4] 10/22 33/20 79/22 116/20</p> <p>talk [13] 16/10 16/10 16/21 17/16 17/24 22/24 23/8 35/25 65/17 73/15 109/16 109/21 143/8</p> <p>talked [7] 8/17 13/10 15/10 22/16 23/16 82/6 136/17</p> <p>talking [17] 17/16 18/13 20/10 27/4 36/18 37/14 37/20 40/2 68/14 80/3 95/15 103/19 134/17 136/25 144/12 152/2 153/6</p> <p>Tallahassee [2] 15/25 149/18</p> <p>Tango [1] 143/7</p> <p>tankage [1] 44/16</p> <p>tape [1] 10/14</p> <p>target [1] 88/17</p> <p>tasked [1] 38/20</p> <p>tasks [1] 141/6</p> <p>tax [4] 23/16 23/17 25/8 25/9</p> <p>taxable [2] 24/13 24/22</p> <p>taxation [1] 138/9</p> <p>taxiways [4] 142/24 144/4 144/15 144/19</p> <p>team [3] 21/10 69/7 109/9</p> <p>tech [1] 141/6</p> <p>technique [1] 138/24</p> <p>telephone [1] 11/3</p> <p>tell [6] 12/13 17/7 20/25 50/4 97/18 133/15</p> <p>telling [1] 111/3</p> <p>tells [1] 111/7</p> <p>tempo [1] 22/25</p> <p>temporarily [1] 121/24</p> <p>ten [1] 52/11</p> <p>ten-day [1] 52/11</p> <p>tenant [3] 9/15 133/19 133/22</p> <p>tenants [7] 44/20 75/16 107/2 133/18 147/13 147/14 152/7</p> <p>tend [1] 149/15</p> <p>term [20] 46/18 73/16 73/16 75/14 75/24 76/15 80/25 110/6 110/10 130/16 130/17 130/19 130/20 131/3 133/19 141/17 144/12 147/7 147/7 147/25</p> <p>terminal [3] 70/3</p>	<p>144/14 152/10</p> <p>terms [6] 20/16 28/8 30/15 72/20 73/15 130/25</p> <p>test [1] 17/14</p> <p>than [29] 7/4 15/4 25/18 31/17 35/15 43/1 44/9 47/23 57/3 60/22 60/22 70/14 92/1 98/1 101/7 101/10 102/19 103/24 105/22 108/23 111/19 128/8 132/9 132/21 134/2 134/11 134/22 142/9 149/4</p> <p>thank [34] 3/7 10/4 22/10 22/11 26/2 26/11 26/12 35/20 42/4 45/3 45/5 45/11 45/14 46/8 46/25 49/20 66/2 71/15 71/16 74/5 76/25 89/17 93/17 93/18 97/20 98/19 110/18 110/19 116/12 118/9 125/24 125/24 151/23 152/15</p> <p>Thanks [3] 16/24 65/25 118/8</p> <p>that [755]</p> <p>that's [152] 6/9 8/24 9/10 10/20 12/13 18/16 18/20 18/21 19/21 20/7 20/9 20/9 22/7 22/24 23/7 24/14 24/21 24/24 27/13 28/6 29/20 29/24 30/17 30/23 32/16 33/1 33/6 35/10 35/11 35/19 35/22 39/6 39/17 41/11 41/22 42/1 42/15 42/24 43/9 43/12 43/14 43/20 44/12 44/23 46/7 48/2 48/23 50/3 50/4 53/7 54/12 56/14 57/21 58/5 58/14 59/1 61/6 62/21 63/5 63/6 63/23 63/24 64/4 69/10 69/12 69/12 72/14 72/15 74/16 74/17 74/25 76/10 76/18 77/5 79/17 79/23 80/1 84/20 85/11 86/15 87/4 90/19 90/23 91/9 91/10 91/18 92/7 92/13 92/22 92/24 92/25 94/3 95/20 96/9 97/12 98/16 98/23 98/24 100/21 101/3 102/17 103/10 103/13 103/21 104/7 106/1 106/2 107/3 109/1 109/23 110/4 111/4 112/24 113/5 113/11 116/21 118/7 119/6 120/11 121/1 121/1 121/7 121/7 121/9 122/7 122/10 122/20 123/15 124/3 124/15 127/21 127/24 130/15 131/4 131/4</p>
---	--	---	---	---

<p>T that's... [17] 131/6 132/2 132/11 132/12 133/19 134/23 136/13 136/13 137/5 137/10 138/17 142/19 145/18 153/13 154/9 154/12 154/18 their [18] 8/18 10/12 10/12 12/6 16/12 17/22 29/23 29/24 32/15 46/22 63/16 81/4 98/10 101/9 129/3 136/23 141/20 155/15 them [45] 3/22 7/25 8/1 8/2 10/15 10/16 11/5 15/13 15/20 16/11 16/16 16/16 17/24 17/25 18/24 18/25 23/11 40/4 41/18 50/2 57/22 58/17 60/11 60/15 65/14 80/2 80/18 81/4 87/4 88/14 89/22 94/2 94/3 100/8 101/11 104/17 105/15 119/18 120/25 130/23 135/25 146/19 146/20 147/25 149/9 themselves [2] 144/16 144/17 then [57] 6/25 7/24 10/18 12/21 13/13 16/4 16/15 18/3 20/23 25/16 26/24 28/23 31/17 32/11 32/14 38/8 38/11 38/18 39/7 39/15 39/16 41/8 43/18 51/10 54/6 55/16 57/25 63/11 64/3 65/4 67/14 68/23 85/3 86/2 90/7 92/14 92/19 101/10 102/6 104/1 105/9 109/11 109/17 111/18 115/2 116/20 117/8 117/25 119/8 120/11 127/13 133/20 140/4 142/23 143/7 143/20 153/21 there [115] 4/2 4/15 5/6 5/14 7/11 8/8 8/19 10/7 11/1 11/6 11/14 13/11 14/11 18/5 21/10 22/5 22/20 23/1 24/10 24/21 25/11 27/23 27/25 27/25 28/13 28/17 28/18 32/14 32/24 33/2 36/10 38/8 39/17 39/19 42/11 42/19 45/19 47/12 47/19 48/1 52/16 52/17 54/9 54/25 55/22 56/3 58/8 59/8 62/2 63/1 65/12 65/23 67/7 67/13 68/25 68/25 69/5 70/5 72/23 72/23 75/15 75/21 77/8 77/10 77/15 77/24 78/1 78/3 82/2</p>	<p>82/11 83/11 85/24 86/4 87/11 89/12 94/13 94/24 95/18 96/15 97/23 101/8 101/9 104/16 105/5 106/21 107/5 107/23 110/18 111/3 111/10 111/12 111/25 113/23 115/19 121/4 121/17 131/8 131/9 131/10 131/23 133/24 137/1 137/2 137/17 142/25 143/13 143/15 146/17 146/17 151/20 152/19 156/6 156/20 157/4 157/18 there'll [1] 155/13 there's [62] 4/1 5/8 6/22 6/23 7/24 8/18 10/6 11/13 15/12 16/4 16/17 18/20 19/20 24/13 28/16 28/17 31/20 35/4 35/14 36/10 39/9 39/11 40/4 40/19 41/25 42/25 52/17 52/25 52/25 54/16 62/11 67/7 69/3 70/23 74/24 75/1 75/20 76/23 79/1 83/22 87/6 91/2 98/8 98/15 100/6 101/8 104/17 107/22 108/3 110/16 111/4 113/21 116/22 131/7 137/18 144/3 144/20 146/24 147/18 147/23 148/3 152/11 these [30] 7/6 7/9 24/11 31/11 39/1 50/8 61/24 64/11 64/12 68/17 68/18 75/11 84/11 86/14 87/14 93/13 96/18 100/14 100/15 111/14 121/22 124/14 124/14 124/21 139/18 145/12 148/19 148/20 148/20 153/15 they [70] 3/23 5/16 5/16 6/24 9/5 10/13 11/2 11/22 12/18 15/6 15/23 16/9 17/25 18/7 20/14 20/15 29/9 29/14 29/24 29/25 35/15 39/14 39/15 39/23 40/24 41/8 41/9 43/10 43/11 44/21 45/17 45/23 46/1 46/17 46/18 46/21 47/5 47/8 47/8 47/24 47/24 57/10 62/2 69/7 69/8 70/24 79/20 80/15 80/24 91/14 93/10 94/3 96/6 99/15 106/10 113/22 116/7 123/19 125/25 129/11 129/12 135/3 135/18 138/10 142/7 146/15 149/15 155/14 156/14</p>	<p>157/15 they're [21] 5/15 10/15 15/11 17/23 40/21 42/22 42/23 45/24 46/1 46/15 53/9 53/10 79/19 98/8 107/16 111/15 112/2 130/6 137/4 146/7 146/7 they've [2] 10/14 42/22 thing [34] 7/13 9/6 12/5 12/15 14/8 20/23 25/1 30/23 33/18 34/6 35/12 42/11 42/17 42/24 45/24 60/24 66/25 77/9 78/25 90/10 90/10 92/22 93/2 102/18 104/12 105/23 106/11 117/16 120/18 122/20 128/4 139/11 139/14 144/2 things [36] 6/17 6/20 6/25 7/10 7/17 11/10 11/12 12/9 17/19 18/11 18/18 19/14 21/22 22/2 22/13 32/17 32/19 32/22 33/16 37/16 39/14 46/17 49/23 54/25 76/19 77/7 77/24 101/5 122/9 123/22 124/14 131/12 139/15 148/19 151/10 155/4 think [164] thinking [14] 20/2 44/12 57/10 60/6 65/5 70/12 90/17 108/12 109/1 111/8 111/15 123/10 123/11 144/11 this [250] those [57] 6/25 7/9 10/24 12/9 13/14 13/18 14/14 22/17 22/18 23/5 25/14 27/2 27/8 28/3 28/12 30/14 38/5 68/9 68/25 69/1 70/20 76/1 76/1 76/2 77/1 77/1 79/25 81/5 82/14 87/21 88/3 89/12 93/5 93/9 93/19 96/20 109/22 112/1 116/21 121/2 125/9 129/10 129/14 129/15 129/22 131/3 134/24 135/1 141/17 143/21 143/23 144/14 145/23 146/25 148/8 151/22 153/16 though [3] 68/19 86/8 149/24 thought [10] 24/18 28/11 28/12 44/10 56/3 60/2 72/13 94/17 94/20 95/19 thoughts [2] 86/16 114/25 three [8] 20/14 54/6 101/25 147/1 147/1</p>	<p>150/14 150/17 157/2 through [41] 6/19 13/9 17/5 17/11 20/12 23/21 27/2 27/7 34/8 36/9 38/17 41/13 49/22 50/2 50/8 52/9 53/12 53/24 54/3 55/4 57/9 57/17 60/7 60/11 60/25 61/18 61/24 64/15 65/19 67/24 77/18 78/6 81/2 106/6 124/19 124/22 124/23 137/9 138/13 150/6 154/16 throughout [2] 130/5 149/14 throw [4] 21/3 26/16 148/5 148/6 thumbs [2] 120/2 120/2 thumbs-down [1] 120/2 thumbs-up [1] 120/2 Thursday [2] 56/14 56/16 tie [1] 69/16 tied [1] 33/4 tight [2] 59/1 60/3 till [4] 53/3 102/21 105/9 116/11 time [59] 7/15 7/17 14/13 15/18 17/10 31/6 33/1 38/25 44/22 53/12 53/16 53/18 58/19 61/8 64/25 65/1 65/18 69/7 73/13 82/23 84/23 85/7 85/13 86/20 86/25 89/8 91/19 103/25 105/25 106/15 113/21 114/15 115/9 115/9 115/14 115/21 115/23 115/23 116/2 118/11 118/12 119/15 123/20 123/22 124/22 128/4 130/23 130/24 130/24 135/19 137/7 139/24 140/23 143/12 145/16 148/10 152/23 153/5 153/22 time-out [2] 115/23 115/23 times [3] 15/10 79/16 150/17 timing [1] 103/22 timing-wise [1] 103/22 Titan [3] 30/24 31/2 43/16 Titan Enterprises [1] 30/24 today [18] 18/14 20/19 21/24 22/16 31/4 36/6 38/19 68/6 73/1 73/21 86/24 95/16 100/25 101/4 108/23 115/1 120/5 121/2 today's [1] 100/25 together [13] 7/9 17/5</p>	<p>23/4 41/4 50/3 53/15 53/15 54/4 55/5 105/18 139/25 150/23 153/10 told [8] 19/23 20/19 21/5 49/10 49/10 97/11 115/8 115/13 Tom [10] 73/5 92/8 92/20 93/1 93/3 93/12 109/16 116/21 117/11 118/8 tomorrow [1] 17/24 tonight [1] 65/18 too [9] 7/22 22/2 37/12 53/7 58/7 65/18 81/17 101/19 107/10 took [5] 14/10 14/10 14/17 17/21 127/1 tool [1] 136/24 top [6] 22/16 29/5 38/11 70/13 142/5 148/8 topic [1] 155/9 topographic [1] 38/14 topographical [1] 27/20 TOPP [13] 1/19 6/12 22/15 22/23 24/3 46/11 47/1 52/18 66/15 68/8 73/5 130/9 131/14 total [1] 51/18 totally [1] 106/1 touch [1] 37/16 touched [1] 39/7 tough [1] 115/5 tour [1] 27/1 towards [2] 93/10 145/12 tower [7] 10/9 10/12 11/8 11/22 18/4 18/8 28/18 town [3] 55/15 59/2 59/15 TPO [1] 153/20 Trace [2] 89/24 111/22 track [2] 7/1 105/4 traditions [1] 110/5 traffic [2] 57/4 155/16 trained [1] 17/8 transaction [1] 35/1 transactions [2] 33/21 33/23 transcript [2] 3/20 158/8 transition [1] 52/24 transparency [2] 79/14 82/4 transparent [2] 82/7 99/8 transparently [1] 86/7 transpired [1] 89/8 traveling [1] 14/24 treasurer [2] 1/11 128/3 trees [3] 28/12 28/13 75/20</p>
--	--	--	--	---

<p>T</p> <p>triangle [1] 147/2 trigger [1] 120/10 troop [1] 18/23 trouble [1] 110/1 trucks [1] 21/6 true [2] 82/20 158/8 truly [2] 113/11 121/9 trust [3] 78/22 79/22 91/23 try [10] 3/12 3/14 6/21 11/16 15/16 21/3 34/20 34/21 41/18 84/11 trying [10] 15/11 19/3 32/20 32/21 39/22 94/16 112/14 112/16 112/19 146/2 TSA [1] 21/24 Tuesday [1] 155/2 tunc [1] 66/25 tuned [1] 113/4 turn [1] 107/15 turnaround [1] 105/19 turning [2] 128/10 128/13 two [36] 11/10 11/12 25/20 27/25 27/25 29/12 39/7 40/4 51/13 54/6 56/3 57/19 57/21 64/4 64/12 64/14 70/13 74/7 81/5 91/3 93/23 96/13 101/25 115/3 118/12 119/17 126/23 129/4 129/10 136/16 137/2 141/25 142/25 142/25 145/7 154/20 two-step [1] 119/17 typically [2] 64/11 96/5</p>	<p>105/16 122/10 understands [1] 127/5 understood [6] 34/15 34/17 62/10 67/20 67/23 115/18 underway [1] 53/5 unfair [1] 84/9 unfortunately [1] 124/22 uniformly [1] 86/7 unique [1] 22/21 uniqueness [1] 35/3 universally [1] 138/1 unknown [1] 151/15 unleaded [1] 44/10 unless [7] 122/10 127/25 130/4 135/11 155/24 156/4 156/9 unlock [1] 148/20 unreasonable [1] 36/11 unrelated [2] 33/6 33/7 until [16] 21/2 29/14 53/17 83/24 84/17 94/2 101/3 101/20 103/24 115/1 122/1 123/3 135/7 135/7 135/11 154/9 up [76] 10/7 10/11 12/21 13/3 14/14 14/18 16/14 16/22 18/4 18/5 18/8 19/11 20/24 20/25 21/1 21/19 21/21 21/21 22/5 23/11 24/16 26/15 26/16 29/5 29/17 29/19 34/21 37/13 40/21 42/15 43/4 43/17 44/7 44/16 44/19 44/22 49/19 52/19 52/20 52/20 65/18 67/12 76/19 77/10 78/25 83/23 85/8 87/9 88/11 92/4 92/23 93/13 105/13 105/14 107/4 113/25 114/5 117/5 117/8 117/12 118/4 118/5 120/2 120/9 120/13 120/21 124/7 126/6 126/13 126/22 129/18 133/21 136/2 143/20 151/12 154/12 update [12] 4/17 4/21 33/13 37/15 37/25 48/5 94/22 95/13 113/22 120/25 127/3 139/23 updated [2] 94/6 150/4 updates [8] 2/7 22/18 42/6 42/8 43/25 45/11 45/12 100/18 updating [2] 100/14 100/22 upon [1] 12/18 urgent [1] 14/7 urging [1] 104/8 us [69] 3/9 6/18 6/25</p>	<p>7/8 7/15 7/16 12/6 12/18 13/19 14/21 16/10 19/16 19/19 20/17 23/21 28/20 29/19 29/20 34/8 34/10 37/3 37/6 42/24 45/20 46/22 49/13 50/7 53/10 53/12 54/5 54/10 54/11 55/17 57/14 58/3 60/6 61/24 74/10 76/19 81/10 83/15 83/20 84/9 85/1 86/14 87/20 90/5 90/11 90/21 97/11 100/4 101/23 104/12 106/7 107/6 107/12 107/18 108/9 108/10 112/14 113/8 114/12 121/18 121/24 129/2 137/17 152/25 155/14 155/17 use [26] 9/15 16/3 44/17 46/19 46/23 47/24 75/25 78/9 82/22 82/25 88/6 88/8 93/9 95/17 95/19 95/20 95/21 95/23 100/18 107/22 108/1 117/7 117/8 117/24 125/12 144/2 used [7] 15/19 93/14 127/13 130/17 138/1 144/5 151/10 useful [1] 111/15 user [3] 14/12 14/17 107/21 users [2] 93/11 93/15 uses [1] 31/21 using [4] 13/7 106/14 112/22 144/12</p>	<p>vocalized [1] 79/16 Volaire [5] 15/9 15/10 15/15 16/5 16/14 Volato [10] 30/16 34/20 42/20 79/9 79/10 97/9 97/23 98/2 103/4 118/23 Volato's [1] 83/2 vote [19] 4/5 73/22 76/20 95/3 95/4 95/10 96/10 96/14 96/15 97/4 97/5 97/6 98/23 99/20 122/4 123/16 123/16 123/22 156/10 voted [2] 6/8 109/21 voting [1] 86/23</p>	<p>11/9 12/4 12/7 12/17 14/6 14/7 14/11 16/11 16/12 18/1 19/6 19/8 20/15 22/16 24/19 25/12 26/8 28/14 28/15 29/22 30/2 33/7 34/5 35/16 35/18 36/1 36/11 38/8 38/17 38/22 38/22 39/4 39/8 39/14 42/11 45/19 46/12 46/17 47/3 49/23 50/11 50/12 50/13 50/14 57/10 60/3 63/1 69/13 70/21 74/7 74/15 77/4 77/21 80/23 80/23 81/4 83/5 83/7 83/10 89/9 91/17 91/17 94/8 94/16 94/17 95/17 95/18 96/14 97/2 97/24 98/2 98/4 98/5 98/17 99/15 103/3 103/6 103/6 104/7 104/16 105/17 112/5 115/3 115/13 115/14 115/19 116/9 116/10 118/19 118/21 118/23 119/2 121/4 121/4 123/9 123/11 123/18 128/6 128/14 134/4 134/6 136/24 137/13 137/24 139/4 139/5 139/5 139/6 143/14 144/2 148/6 150/6 150/22 151/11 155/19 157/1 157/3 157/3 157/5 157/15 158/6 wasn't [7] 13/5 14/2 50/16 79/1 89/6 102/12 143/13 watch [1] 61/24 watches [1] 86/13 water [12] 28/1 28/2 40/4 129/6 134/14 135/8 135/12 135/24 136/3 136/19 141/2 146/4 waters [1] 40/15 way [36] 1/4 13/9 15/6 19/1 21/11 27/24 30/13 32/16 32/24 34/12 45/16 66/19 69/6 71/9 75/3 75/3 80/25 82/2 86/12 90/1 94/17 94/17 98/15 107/22 110/18 114/12 116/1 117/4 117/21 118/7 131/18 132/21 136/22 136/24 141/8 151/10 ways [1] 146/18 we [509] we'd [11] 37/2 37/5 51/11 52/12 52/25 68/19 74/13 110/13 115/15 117/6 152/12 we'll [45] 3/4 3/14 3/17 4/5 6/11 7/1 7/1 7/10</p>
<p>U</p> <p>U.S. [1] 155/8 U.S. 1 [1] 155/8 uh [2] 26/24 100/9 uh-huh [2] 26/24 100/9 ultimately [1] 155/6 uncertainty [1] 105/24 unclear [1] 38/21 uncomfortable [1] 133/14 under [14] 8/15 11/13 14/16 25/16 25/22 33/17 66/4 70/4 80/11 109/15 110/3 119/20 131/24 139/16 understand [20] 6/22 33/13 33/19 40/23 67/4 67/11 69/9 69/18 70/7 74/14 79/21 91/22 103/6 115/25 116/5 123/13 127/6 139/5 139/16 152/4 understandable [1] 30/11 understanding [6] 15/3 33/25 50/11 105/5</p>	<p>52/20 65/18 67/12 76/19 77/10 78/25 83/23 85/8 87/9 88/11 92/4 92/23 93/13 105/13 105/14 107/4 113/25 114/5 117/5 117/8 117/12 118/4 118/5 120/2 120/9 120/13 120/21 124/7 126/6 126/13 126/22 129/18 133/21 136/2 143/20 151/12 154/12 update [12] 4/17 4/21 33/13 37/15 37/25 48/5 94/22 95/13 113/22 120/25 127/3 139/23 updated [2] 94/6 150/4 updates [8] 2/7 22/18 42/6 42/8 43/25 45/11 45/12 100/18 updating [2] 100/14 100/22 upon [1] 12/18 urgent [1] 14/7 urging [1] 104/8 us [69] 3/9 6/18 6/25</p>	<p>V</p> <p>valorem [1] 138/9 value [2] 48/21 116/19 various [4] 79/16 87/14 93/3 149/14 versus [3] 132/1 146/3 146/10 vertical [2] 142/14 145/21 verticals [1] 142/20 very [29] 10/17 12/7 17/8 17/9 34/7 44/5 46/15 47/3 47/8 50/10 52/21 74/9 76/18 78/9 79/13 79/20 91/18 92/21 102/3 114/5 121/20 126/1 127/19 127/22 129/4 130/17 133/19 149/10 157/15 viable [2] 99/15 133/19 view [4] 103/22 137/17 148/1 148/1 virtually [3] 127/11 130/17 147/16 visit [1] 28/20</p>	<p>W</p> <p>wait [11] 53/3 53/9 53/10 54/17 57/20 86/3 86/3 86/3 86/3 105/8 106/9 waited [1] 116/11 waiting [20] 15/20 18/25 20/3 42/18 84/6 84/8 84/12 84/18 85/6 87/11 87/15 87/25 89/11 89/15 89/20 93/6 99/14 102/21 103/24 107/23 walk [2] 82/22 120/9 walked [1] 45/21 walks [2] 105/13 105/14 want [70] 7/21 13/14 14/18 16/22 18/4 20/23 22/12 29/18 29/25 31/11 31/13 37/12 40/15 41/5 44/12 44/18 54/20 55/4 61/12 61/20 62/17 65/10 65/13 65/18 68/19 75/6 76/8 76/11 80/15 80/21 81/10 81/21 81/21 84/24 85/14 86/5 86/8 86/11 86/23 88/1 88/23 89/1 91/4 92/2 92/2 92/12 94/13 95/11 97/17 99/17 100/2 102/9 106/10 107/10 107/17 110/21 117/10 117/12 117/14 119/14 120/8 120/9 121/10 121/18 126/24 127/4 141/10 148/15 151/5 153/16 wanted [9] 16/10 19/10 26/18 29/9 37/13 57/20 81/18 83/1 91/9 wants [4] 21/11 26/6 86/1 104/9 was [137] 5/8 5/12 7/3 8/8 8/8 9/7 9/9 9/19 10/1 10/2 10/6 10/7 10/8 10/25 11/1 11/6</p>	<p>11/9 12/4 12/7 12/17 14/6 14/7 14/11 16/11 16/12 18/1 19/6 19/8 20/15 22/16 24/19 25/12 26/8 28/14 28/15 29/22 30/2 33/7 34/5 35/16 35/18 36/1 36/11 38/8 38/17 38/22 38/22 39/4 39/8 39/14 42/11 45/19 46/12 46/17 47/3 49/23 50/11 50/12 50/13 50/14 57/10 60/3 63/1 69/13 70/21 74/7 74/15 77/4 77/21 80/23 80/23 81/4 83/5 83/7 83/10 89/9 91/17 91/17 94/8 94/16 94/17 95/17 95/18 96/14 97/2 97/24 98/2 98/4 98/5 98/17 99/15 103/3 103/6 103/6 104/7 104/16 105/17 112/5 115/3 115/13 115/14 115/19 116/9 116/10 118/19 118/21 118/23 119/2 121/4 121/4 123/9 123/11 123/18 128/6 128/14 134/4 134/6 136/24 137/13 137/24 139/4 139/5 139/5 139/6 143/14 144/2 148/6 150/6 150/22 151/11 155/19 157/1 157/3 157/3 157/5 157/15 158/6 wasn't [7] 13/5 14/2 50/16 79/1 89/6 102/12 143/13 watch [1] 61/24 watches [1] 86/13 water [12] 28/1 28/2 40/4 129/6 134/14 135/8 135/12 135/24 136/3 136/19 141/2 146/4 waters [1] 40/15 way [36] 1/4 13/9 15/6 19/1 21/11 27/24 30/13 32/16 32/24 34/12 45/16 66/19 69/6 71/9 75/3 75/3 80/25 82/2 86/12 90/1 94/17 94/17 98/15 107/22 110/18 114/12 116/1 117/4 117/21 118/7 131/18 132/21 136/22 136/24 141/8 151/10 ways [1] 146/18 we [509] we'd [11] 37/2 37/5 51/11 52/12 52/25 68/19 74/13 110/13 115/15 117/6 152/12 we'll [45] 3/4 3/14 3/17 4/5 6/11 7/1 7/1 7/10</p>

<p>W</p> <p>we'll... [37] 7/13 7/24 9/2 22/18 23/9 24/5 31/1 35/1 35/7 36/18 39/24 43/21 45/22 47/14 48/5 48/25 54/3 58/15 58/19 60/11 64/9 64/25 65/1 65/19 85/15 92/14 99/2 126/11 127/23 130/1 131/1 141/19 141/19 145/11 150/4 155/3 157/19</p> <p>we're [162]</p> <p>we've [47] 3/8 8/12 8/13 8/17 10/20 17/4 17/21 18/3 19/22 21/10 33/21 34/24 38/4 38/20 40/3 40/7 46/4 52/8 56/4 74/10 82/6 86/19 88/15 91/23 106/5 108/17 109/21 110/17 112/12 112/23 112/24 114/5 114/8 114/13 114/13 117/5 122/15 122/17 122/17 122/21 123/25 126/10 131/1 136/20 148/7 148/24 153/2</p> <p>weather [1] 28/19</p> <p>website [2] 85/14 92/4</p> <p>Wednesday [1] 56/10</p> <p>weeds [1] 90/13</p> <p>week [14] 11/17 13/17 32/9 52/12 55/6 55/7 55/10 55/15 55/18 59/2 59/3 59/10 59/16 153/21</p> <p>weeks [7] 7/7 29/12 52/16 54/12 70/13 127/2 157/2</p> <p>weigh [1] 84/1</p> <p>weight [1] 87/21</p> <p>well [73] 9/10 17/9 18/15 19/24 22/1 22/22 24/19 25/7 25/12 25/15 25/25 35/4 38/15 43/18 46/6 51/20 52/13 54/13 56/4 56/14 57/10 59/7 59/13 59/17 60/4 61/2 64/7 66/17 68/24 69/21 71/8 73/8 76/14 77/18 78/3 80/3 83/15 87/1 90/9 94/19 95/22 99/16 99/19 99/23 100/5 102/24 106/9 107/20 108/11 108/21 109/20 112/11 113/18 115/23 116/11 118/19 122/3 124/10 127/16 130/18 132/13 133/7 133/7 134/23 137/16 145/15 146/6 146/9 146/17 147/12 149/2 150/7 155/4</p> <p>well-defined [1] 73/8</p>	<p>well-identified [1] 95/22</p> <p>well-known [1] 130/18</p> <p>went [10] 11/19 12/22 13/5 22/1 30/3 42/20 43/16 102/13 118/22 126/22</p> <p>were [45] 4/18 11/22 14/11 14/15 14/15 16/10 19/4 20/10 25/20 28/13 30/6 31/4 31/21 32/24 37/20 38/5 40/13 46/21 52/22 52/22 56/3 66/7 69/7 72/13 83/9 87/15 89/9 89/11 89/12 89/17 93/8 93/10 93/21 95/16 111/11 115/9 115/19 115/22 120/4 125/25 136/25 144/11 148/17 149/17 157/15</p> <p>weren't [2] 84/4 112/17</p> <p>west [3] 32/25 122/19 155/8</p> <p>wetland [6] 32/11 40/1 40/6 40/9 41/15 41/24</p> <p>wetlands [7] 38/2 38/5 38/6 39/6 40/20 42/1 42/2</p> <p>what [168]</p> <p>what's [14] 19/21 20/20 21/15 38/13 40/15 51/18 71/19 76/15 90/15 90/15 108/5 111/17 112/14 127/19</p> <p>whatever [10] 12/17 22/16 25/14 32/16 113/22 117/7 117/9 117/25 118/3 131/2</p> <p>Wheels [1] 18/9</p> <p>when [47] 6/22 9/16 14/9 14/9 14/10 14/24 15/15 16/10 18/1 19/17 19/17 21/3 28/19 32/19 32/19 33/1 33/17 33/20 35/18 37/5 43/10 43/11 61/13 74/7 74/20 77/6 77/18 80/13 86/22 91/16 92/8 93/9 97/18 98/6 111/15 111/16 113/24 115/12 116/7 119/14 126/25 127/16 134/17 136/2 136/25 148/17 156/13</p> <p>whenever [2] 69/6 108/14</p> <p>where [24] 32/17 32/22 34/25 38/18 39/3 41/15 62/3 62/17 73/11 74/25 75/15 75/18 76/7 87/18 88/6 100/16 107/3 108/19 113/5 119/18 145/11 146/2 152/11 152/11</p> <p>whereby [1] 129/23</p>	<p>wherever [1] 16/2</p> <p>whether [16] 11/8 14/23 24/13 24/20 24/21 25/3 29/25 69/3 70/25 75/23 134/12 143/13 146/2 152/24 152/25 157/5</p> <p>which [22] 26/25 33/16 37/16 39/6 39/7 39/8 53/4 56/10 67/6 79/15 82/10 90/16 120/3 120/5 123/12 127/13 130/5 135/6 137/5 137/25 139/15 147/10</p> <p>while [7] 82/9 82/13 89/25 107/17 124/19 135/22 152/2</p> <p>white [2] 106/18 113/17</p> <p>who [15] 7/3 13/14 16/24 30/15 40/6 54/4 57/12 69/10 69/12 69/12 70/24 84/24 87/14 99/17 105/13</p> <p>who's [4] 10/23 76/12 84/22 87/25</p> <p>whoever [6] 19/18 68/8 68/21 73/14 109/11 138/3</p> <p>whole [7] 9/5 10/12 20/13 24/9 114/15 123/14 139/24</p> <p>why [17] 9/10 14/5 14/5 25/22 28/14 42/1 50/25 51/1 57/21 61/6 90/19 91/10 106/9 112/3 112/3 112/7 139/16</p> <p>wide [1] 59/4</p> <p>wife [1] 19/11</p> <p>will [44] 5/19 12/13 23/21 24/5 27/22 37/7 39/19 41/10 41/15 41/17 43/20 48/13 54/3 55/22 58/2 58/9 58/15 61/21 62/8 69/5 74/18 90/17 92/6 93/5 94/14 96/8 102/23 104/8 105/8 113/25 123/4 126/13 130/8 136/10 141/17 145/25 146/1 150/3 152/10 153/21 155/5 155/6 155/8 155/16</p> <p>willing [2] 92/20 109/21</p> <p>window [1] 73/8</p> <p>Windows [4] 13/7 13/20 15/1 15/5</p> <p>wings [2] 18/9 107/23</p> <p>wipe [1] 13/12</p> <p>wired [1] 12/19</p> <p>wise [3] 37/22 38/9 103/22</p> <p>wish [1] 113/11</p>	<p>wished [1] 70/2</p> <p>withdraw [1] 125/5</p> <p>Withdrawn [1] 125/18</p> <p>within [8] 6/23 25/12 46/19 80/23 82/25 110/22 126/12 126/12</p> <p>without [7] 14/12 14/17 31/24 41/16 83/24 117/19 130/3</p> <p>woman [1] 15/21</p> <p>won't [2] 21/4 95/24</p> <p>wondering [1] 139/10</p> <p>woods [1] 28/18</p> <p>woodwork [1] 107/9</p> <p>word [1] 102/9</p> <p>words [1] 120/8</p> <p>wordsmithing [2] 36/14 105/10</p> <p>work [33] 12/10 13/19 14/22 14/22 17/25 22/25 23/4 31/25 33/17 34/19 37/21 38/12 38/16 38/19 39/22 39/24 40/22 53/1 60/25 62/15 65/19 66/1 69/1 76/14 79/17 100/7 106/7 124/19 124/23 128/3 130/12 134/14 150/8</p> <p>worked [3] 11/24 126/25 153/1</p> <p>working [15] 8/20 11/9 14/13 14/16 17/4 21/4 38/6 44/8 74/11 114/11 114/12 115/20 128/7 145/14 150/20</p> <p>works [6] 50/7 56/15 59/9 109/17 114/19 154/8</p> <p>workshop [8] 50/12 53/22 61/16 61/17 65/19 152/24 153/11 154/21</p> <p>workshops [1] 51/8</p> <p>world [3] 84/10 97/25 117/1</p> <p>worldwide [1] 147/21</p> <p>worms [1] 123/14</p> <p>worry [2] 97/18 120/12</p> <p>worse [2] 108/23 111/19</p> <p>worth [1] 134/14</p> <p>would [138] 4/16 13/13 13/17 15/23 25/21 26/7 28/19 31/5 31/21 32/15 33/16 38/19 39/2 40/9 47/21 47/25 48/3 48/4 49/24 50/10 51/1 51/3 51/3 51/11 53/3 54/4 54/11 55/7 57/2 61/14 61/22 62/1 63/12 65/5 65/6 65/9 66/8 66/14 66/18 68/4 70/2 70/4 70/15 70/18 70/24 73/13 73/25 74/13</p>	<p>74/19 74/25 75/8 75/9 75/13 75/13 75/23 76/8 78/15 79/21 79/21 80/6 81/1 81/17 83/8 83/9 83/12 84/3 84/9 84/21 84/21 86/21 88/4 89/20 93/2 93/20 96/14 96/16 98/12 99/10 99/15 100/13 101/10 101/22 102/1 102/11 102/17 102/18 104/11 104/14 104/20 104/23 104/25 105/5 105/11 105/21 106/9 108/12 108/13 114/2 114/10 118/11 119/9 119/11 120/3 120/5 120/6 121/20 125/8 125/13 128/2 129/2 129/22 130/12 130/12 130/13 133/7 135/15 135/18 137/15 137/15 138/21 140/11 140/18 140/19 140/22 146/16 147/12 147/13 147/17 148/20 148/23 150/7 152/3 152/4 152/22 152/25 154/15 155/6 155/23</p> <p>wouldn't [6] 11/2 53/17 134/5 134/9 138/20 154/11</p> <p>wrapped [1] 120/20</p> <p>written [2] 66/12 98/15</p> <p>wrong [6] 63/19 103/17 117/3 137/2 149/10 149/11</p> <p>WSOS [2] 157/2 157/7</p> <p>Wuellner [1] 68/2</p> <p>Wuellner's [1] 23/25</p> <hr/> <p>X</p> <p>XVI [1] 156/7</p> <hr/> <p>Y</p> <p>y'all [5] 22/12 24/8 89/16 115/21 120/24</p> <p>yeah [100] 5/7 5/11 5/15 5/16 6/1 8/21 9/20 9/24 20/1 20/12 20/18 21/17 22/4 23/13 26/24 27/10 27/23 27/24 28/7 34/3 34/15 36/6 37/10 37/13 41/25 43/8 43/19 43/24 48/7 49/7 49/10 50/6 50/21 50/23 51/5 51/17 52/1 52/4 52/6 53/19 53/21 54/18 55/20 56/16 56/25 57/7 59/22 59/24 59/24 60/1 60/23 65/4 65/15 65/16 65/22 69/11 74/5 77/16 77/21 78/5 89/2 91/5 97/16 99/2 99/25 102/8 103/13 107/19 109/6 118/16 121/13 122/23</p>
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<p>Y yeah... [28] 123/7 128/5 128/10 132/13 133/11 134/13 134/19 135/17 136/10 136/15 136/20 137/4 139/23 141/11 142/8 147/5 147/20 147/22 148/3 150/2 150/20 151/4 151/7 153/8 153/24 154/25 157/10 157/10 year [47] 34/19 37/22 37/23 38/1 38/16 38/17 38/18 39/4 40/25 41/13 41/15 41/19 41/20 43/7 52/17 53/4 53/20 126/5 126/19 126/21 127/7 127/20 128/12 128/24 128/24 128/25 129/12 129/17 129/17 130/2 130/2 130/5 130/7 130/23 134/2 134/21 134/22 139/8 139/9 139/12 139/14 140/12 142/10 144/21 145/1 145/1 145/2 years [16] 8/13 34/1 82/21 84/25 87/8 89/13 102/4 107/8 109/19 110/11 112/5 130/22 131/1 131/3 136/16 142/25 yellow [1] 29/2 yes [51] 15/2 18/24 18/25 20/11 22/11 24/24 26/3 26/10 27/19 33/2 33/12 34/17 35/13 35/17 35/19 36/15 41/20 44/14 45/11 45/12 46/14 51/15 51/23 58/10 58/12 64/23 67/17 67/20 69/9 69/15 69/25 70/9 71/10 71/13 80/5 87/7 89/23 99/24 101/16 106/5 115/5 128/2 142/17 142/21 143/5 143/24 145/4 145/6 149/25 150/7 154/23 yesterday [2] 36/2 36/3 yet [8] 22/24 31/3 73/11 87/22 91/19 129/11 138/8 153/3 you [373] you'd [1] 117/8 you'll [4] 60/10 65/2 129/16 143/25 you're [47] 13/25 26/15 29/19 32/25 35/6 35/8 40/7 41/3 44/15 59/17 80/16 82/24 85/19 91/7 103/10 103/18 103/18 104/8 105/6 109/15 109/25 115/5 116/3 116/3 117/15 117/16</p>	<p>117/25 119/8 120/1 120/9 120/10 123/24 126/9 132/16 134/17 136/2 143/2 151/12 151/14 151/19 152/5 152/8 155/24 156/2 156/4 156/24 156/24 you've [5] 76/11 94/21 115/9 116/11 139/2 you-all [1] 124/22 Young [1] 44/6 Young Eagles [1] 44/6 your [43] 34/23 41/10 51/6 67/8 67/10 80/13 81/14 82/25 85/15 86/16 92/4 92/4 92/5 92/7 92/11 92/17 93/11 93/15 105/20 105/21 107/24 110/22 111/8 111/18 115/8 115/23 117/1 117/2 117/14 118/25 119/3 119/13 126/10 140/9 144/10 150/3 151/6 151/8 151/24 152/3 152/3 156/2 156/24</p> <p>Z zero [5] 15/12 49/1 49/2 150/16 150/17 zoom [1] 27/16 zoomed [1] 27/16</p>			
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