

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, July 24, 2023

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

* * * * *

BOARD MEMBERS PRESENT:

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

* * * * *

ALSO PRESENT:

CHARLIE T. DOUGLAS, JR., 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.

* * * * *

JANET M. BEASON, RPR, RMR, CRR
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	I N D E X	
		PAGE
1		
2		
3	PLEDGE OF ALLEGIANCE	3
4	SECRETARY/TREASURER POSITION	4
5	MEETING MINUTES	7
6	FINANCIAL REPORT	9
7	AGENDA APPROVAL	10
8	STAFF REPORT	13
9	BUSINESS PARTNER UPDATES	37
10	OLD BUSINESS	
11	Strategic Business Plan	37
	Executive Director Position	45
12	Executive Director's Search	68
	Avelo/Volaire Aviation Contracts	87
13		
	NEW BUSINESS	
14		
	TRIM FY 2023-24	99
15	Preliminary Budget Review FY 2023-24	103
	T-Hangar Improvements - Passero SA 23-105F	118
16	Conditional Release of Retainage TW B Rehab	138
	360J North Boulevard Property	139
17	Intergovernmental MOU	141
18	PUBLIC COMMENT - GENERAL	142
19	MEMBER COMMENTS AND REPORTS	144
20	ADJOURNMENT	146
21	REPORTER'S CERTIFICATE	147
22		
23		
24		
25		

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

2 CHAIRMAN CLARKE: It is 4 p.m. Call the
3 meeting of the St. Johns Airport Authority to order
4 and we'll begin with the Pledge of Allegiance.

5 (Pledge of Allegiance.)

6 CHAIRMAN CLARKE: Thank you, one and all for
7 attending.

8 Before we begin working our way through the
9 agenda, I have an announcement to make. This
10 afternoon, the board received a letter of
11 resignation from Mr. Harvey, who is recently acting
12 as interim executive director.

13 We're very grateful for Mr. Harvey for his
14 service, you know, throughout almost 24 years with
15 the airport as an operations manager and re -- more
16 recently for seven months as the acting executive
17 director.

18 We've asked him to consider possibly retaking
19 his position as an operations manager, and I don't
20 know whether that will happen or not, but we'll --
21 we'll be able to discuss this a little bit further
22 under the old business items of the executive
23 director search.

24 So, if you happen to see, you know, Mr. Harvey
25 or have any contact with him, please express our

1 deapest appreciation for his service. He will be
2 missed.

3 SECRETARY/TREASURER POSITION

4 CHAIRMAN CLARKE: All right. With that, the
5 first item on the agenda is the secretary/treasurer
6 position.

7 The reason this is -- has come about is that I
8 was the -- the treasurer and was appointed at the
9 last meeting as the board chair. So that -- one
10 person cannot occupy both positions. So we will
11 begin to -- to discuss whether to create a separate
12 position for secretary/treasurer or two positions,
13 and if there's any interest among any of the board
14 members in serving in that capacity, I'd like to
15 hear.

16 MR. OLSON: Mr. Chairman, I don't know that we
17 should have -- take up a lot of discussion. I
18 suggest we, at the -- at least for right now, keep
19 the position as described and titled, and I believe
20 that it's -- there's a board member who has served
21 probably the longest time without having an officer
22 role, and that is Ms. Ludlow. So I nominate
23 Ms. Ludlow to be elected to that position.

24 CHAIRMAN CLARKE: Any -- any discussion among
25 the board?

1 MS. LIOTTA: Well, I would be happy to second
2 that, but first I would just ask Ms. Ludlow if
3 she'd be willing to take that on.

4 MS. LUDLOW: Thank you. I -- I'm -- I have to
5 say, I am surprised, but thank you, Bob.

6 On that, we haven't had a secretary in the
7 past, and I agree that we should wait till another
8 time to add another position. Or what -- what does
9 secretary/treasurer -- I understand treasurer, but
10 what would the secretary --

11 MR. OLSON: The secretary signs the official
12 minutes of the Authority.

13 MS. LUDLOW: Oh.

14 MR. OLSON: Isn't that right? That's not
15 right. I see someone shaking their head --

16 MS. LUDLOW: Oh.

17 MR. OLSON: -- that knows more than I do about
18 that.

19 MS. LUDLOW: But should we talk about the --

20 CHAIRMAN CLARKE: No, I -- I agree. I think
21 we -- we can forego the discussion about the
22 secretary position for the current meeting, given
23 that we have a very busy agenda. I've heard a --
24 is there any other discussion among the board?

25 MS. LUDLOW: But thank you. I would accept

1 that if the board would like that.

2 CHAIRMAN CLARKE: Do we entertain comments
3 from the public?

4 MS. LIOTTA: Well, I'll second the
5 nomination --

6 CHAIRMAN CLARKE: Okay.

7 MS. LIOTTA: -- make that official.

8 CHAIRMAN CLARKE: Is there --

9 MS. LIOTTA: Do we need public comment --

10 CHAIRMAN CLARKE: Do we need to entertain
11 comments --

12 MS. LIOTTA: -- on this?

13 CHAIRMAN CLARKE: -- from the public?

14 MR. DOUGLAS: Yes, definitely public comment.

15 MS. LIOTTA: Okay. So, yeah, it sounds like
16 we need to do public comment before we vote.

17 CHAIRMAN CLARKE: Okay. Any comments from the
18 public on the position of secretary/treasurer?

19 (None.)

20 CHAIRMAN CLARKE: Hearing none, we'll
21 entertain the -- a vote on the motion. First,
22 Mrs. Cash-Chapman.

23 MS. CASH-CHAPMAN: Aye.

24 CHAIRMAN CLARKE: Ms. Ludlow?

25 MS. LUDLOW: Aye.

1 CHAIRMAN CLARKE: Mr. Olson?

2 MR. OLSON: No, the next person is Ms --

3 CHAIRMAN CLARKE: Ms. Liotta?

4 MS. LIOTTA: Aye.

5 CHAIRMAN CLARKE: Mr. Olson?

6 MR. OLSON: Aye.

7 CHAIRMAN CLARKE: And I also vote aye.

8 MS. LUDLOW: Thank you.

9 CHAIRMAN CLARKE: Congratulations.

10 MEETING MINUTES

11 CHAIRMAN CLARKE: The next item is the
12 approval of the meeting minutes from the June 26th,
13 2023 regular meeting. Any discussion or any --

14 MS. LUDLOW: I did read the minutes and I
15 would approve them as rendered.

16 CHAIRMAN CLARKE: Okay.

17 MR. OLSON: I read them also and they seem to
18 correctly depict what was said. I don't think we
19 have to formally approve them; we just note if
20 there's any changes that people think it should
21 be -- should be made.

22 CHAIRMAN CLARKE: Anyone else?

23 MS. LUDLOW: Comment.

24 CHAIRMAN CLARKE: Any other comments or
25 thoughts? Do I hear a motion to approve the

1 regular board meeting minutes from June 26th?

2 MS. LUDLOW: Move.

3 MS. LIOTTA: Second.

4 CHAIRMAN CLARKE: All in favor?

5 MR. OLSON: Aye.

6 MS. LUDLOW: Aye.

7 MS. LIOTTA: Aye.

8 MS. CASH-CHAPMAN: Aye.

9 CHAIRMAN CLARKE: Aye.

10 All right. We have -- there are minutes from
11 the master planning workshop from June 22nd. Has
12 everyone had a chance to review those minutes?

13 MS. LUDLOW: The workshop?

14 CHAIRMAN CLARKE: The workshop.

15 MS. LUDLOW: Oh, you're right.

16 CHAIRMAN CLARKE: Yeah.

17 MS. LUDLOW: I -- I'd approve them.

18 CHAIRMAN CLARKE: Any other --

19 MS. LUDLOW: Comments?

20 CHAIRMAN CLARKE: No comments?

21 (None.)

22 CHAIRMAN CLARKE: Entertain a motion to
23 approve the workshop minutes.

24 MS. LUDLOW: Motion.

25 CHAIRMAN CLARKE: Motion. Second?

1 MS. LIOTTA: Second.

2 CHAIRMAN CLARKE: Second. All in favor?

3 MR. OLSON: Aye.

4 MS. LUDLOW: Aye.

5 MS. LIOTTA: Aye.

6 MS. CASH-CHAPMAN: Aye.

7 CHAIRMAN CLARKE: Aye.

8 FINANCIAL REPORT

9 CHAIRMAN CLARKE: Okay. The next item is the
10 financial report for May and June of 2023. I'll
11 just review the year-to-date for 2000 -- through
12 June 2023.

13 The -- the gross revenue to the Authority
14 has -- year-to-date is 6.1 million. Total expenses
15 were 6.2 million. Depreciation expense is
16 3.6 million. So our net income -- bulk net income
17 is \$708,000 in the negative. But add -- adding
18 back depreciation and noncash expense, we had
19 positive cash flow income of about \$2.8 million.

20 Nothing extraordinary on here. We've had
21 legal fees that have been a little bit high due to
22 some legal matters that the -- the board has been
23 attending to. But other than that, the Authority
24 is in good financial position. Any -- any
25 questions on the --

1 MS. LUDLOW: I -- no. I left that up to you.

2 CHAIRMAN CLARKE: All right. Well, we have
3 three more -- July, August, and September, we have
4 three months to go, so we're two -- three --
5 three-quarters of the way through the fiscal year.
6 So we'll have three more months to go.

7 Anyone -- any motion to approve the financial
8 report?

9 MS. LUDLOW: I make a motion we approve the
10 financial report.

11 CHAIRMAN CLARKE: Second? Any second?

12 MS. LIOTTA: Second.

13 CHAIRMAN CLARKE: All in favor?

14 MR. OLSON: Aye.

15 MS. LUDLOW: Aye.

16 MS. LIOTTA: Aye.

17 MS. CASH-CHAPMAN: Aye.

18 CHAIRMAN CLARKE: Aye. It's approved.

19 AGENDA APPROVAL

20 CHAIRMAN CLARKE: The next item is the
21 approval of the agenda.

22 MS. LIOTTA: I think --

23 MS. LUDLOW: Half of it off.

24 MS. LIOTTA: I think -- I think, due to

25 Mr. Harvey's resignation, the executive director

1 item needs to be addressed and as we go through, I
2 think maybe we -- towards later in the meeting, we
3 may end up just continuing some of the items to
4 next -- the next meeting.

5 I -- it's hard to guess what that is at this
6 point, so I would -- I would, I guess, make a
7 motion to have our first order of business be the
8 executive director position and then just kind of
9 go from there.

10 CHAIRMAN CLARKE: Okay. Are you referring to
11 the Old -- under Old Business Items or --

12 MS. LIOTTA: Well, the -- well, yes and no. I
13 guess the -- just amend the -- I would make a
14 motion -- I make a motion to amend the agenda so
15 that the first order -- first item of business is
16 the executive director position. Not the search,
17 but the position, since my understanding is we need
18 to have somebody in the interim role.

19 MR. OLSON: I -- I second that motion.

20 CHAIRMAN CLARKE: We -- we have a presentation
21 from Ricondo, I believe.

22 MS. LUDLOW: Yes. Yeah, he's leaving.

23 MS. LIOTTA: Yes, I think that might be for a
24 permanent search, but we need to have an interim.

25 CHAIRMAN CLARKE: No. Now I'm talking about

1 the strategic business plan. I believe they're
2 here to give their presentation.

3 MS. LIOTTA: Oh, we --

4 MR. OLSON: The issue is whether there's
5 enough time because Remy from Ricondo has to leave
6 at 5:20.

7 MS. LIOTTA: Ah. Okay. Well, that makes
8 sense. So maybe I'll amend my motion so that the
9 exec- -- interim executive director is our second
10 order of business and our first is -- is Remy.

11 CHAIRMAN CLARKE: All right. Any other
12 changes to the agenda?

13 (None.)

14 CHAIRMAN CLARKE: Hearing none, we need a
15 motion to approve that -- the amended agenda.

16 MR. DOUGLAS: Did you amend your second also,
17 Board Member Olson?

18 MR. OLSON: Oh, yes. I amend my second to
19 conform with Ms. Liotta's original motion or add on
20 to it, whichever.

21 CHAIRMAN CLARKE: All right. We have a motion
22 and a second. All in favor?

23 MR. OLSON: Aye.

24 MS. LUDLOW: Aye.

25 MS. LIOTTA: Aye.

1 MS. CASH-CHAPMAN: Aye.

2 CHAIRMAN CLARKE: Aye.

3 STAFF REPORT

4 CHAIRMAN CLARKE: All right. The next item of
5 business, we have staff reports. And I presume I
6 have a summary of the staff reports.

7 We have an engineering services RFQ update.
8 Is anyone -- as Mr. Harvey would normally have
9 addressed this --

10 MR. OLSON: Is there a receipt date for that?
11 Is that something we'll be seeing in a --

12 CHAIRMAN CLARKE: Oh, all right. Thank you.
13 Ms. Hollingsworth just delivered me the notes from
14 Mr. Harvey.

15 The -- under the item engineering services,
16 the RFQ, the request for qualifications update,
17 revisions were made and readvertised and with a
18 July 31st due date for submittals.

19 MR. OLSON: Okay.

20 CHAIRMAN CLARKE: All right? There's the
21 terminal access road, the parking area. There is
22 no obligation to Atlantic for the Authority to
23 provide this parking area. It's been removed from
24 the proposed preliminary capital project budget.
25 We will move forward with just the underground

1 utilities work that the board has agreed upon.

2 MS. LUDLOW: Say that again.

3 CHAIRMAN CLARKE: There's no obligation to
4 Atlantic for the Authority to provide this parking
5 area.

6 MS. LUDLOW: Okay.

7 CHAIRMAN CLARKE: It's been removed from the
8 proposed preliminary capital project budget. We
9 will move forward with just the underground
10 utilities work that the board would -- the board
11 agreed on. So...

12 MS. LUDLOW: Well, I have a question about
13 that because in fact I just talked to Vinny about
14 it and it's what the AOPA thing is, is like if
15 you're a public airport, you know, should have
16 public parking. And I said to Vinny, I'm sorry,
17 Vinny, but why can't we use that for tie-downs for
18 public parking?

19 MS. LIOTTA: No, this is -- this would be for
20 a vehicle parking lot. Cars, not aircraft.

21 MS. LUDLOW: So we can't use it for cars?

22 MS. LIOTTA: Okay. So the -- when the
23 road-straightening project and there were -- the
24 ran out of money to get that done and then we --
25 the board voted to approve just the utility portion

1 of it, bringing that underground.

2 MS. LUDLOW: Right.

3 MS. LIOTTA: At another -- at a later board
4 meeting, Kevin -- Mr. Harvey came back and said
5 that the -- where the bulk hangar had been torn
6 down, he brought to the board to consider turning
7 that into a vehicle parking lot.

8 MS. LUDLOW: Right.

9 MS. LIOTTA: And he -- he suggested that there
10 may have been a contractual obligation that the
11 Authority had to do that for the benefit of
12 Atlantic Aviation. And we asked him to go back and
13 find out what the obligations were --

14 MS. LUDLOW: Yes.

15 MS. LIOTTA: -- and the report is that there
16 is no contractual obligation to turn that into a
17 vehicle parking space, and so we can just move
18 ahead with what was agreed upon and voted, which
19 was the utility portion only.

20 MR. OLSON: Yeah.

21 MS. LUDLOW: Thank you. Thank you. I didn't
22 start listening in time.

23 MR. OLSON: Just to add to what Ms. Liotta
24 just said, this -- the way I've understood it is
25 this parking was always in the plan that in -- that

1 included the terminal access road itself because
2 there is -- the parking at the GA terminal is
3 tight.

4 And I -- I guess the new information we're
5 hearing today is that because there was some
6 question at a prior meeting as to whether there was
7 an obligation to Atlantic to -- that the Authority
8 had to do it, now we don't have to.

9 MS. LUDLOW: Right.

10 MR. OLSON: I wasn't at the meeting that the
11 undergrounding was decided, but I -- I think that's
12 a really good part of it. I still have some doubts
13 about dropping the parking component of this
14 project because of the tight parking at GA.

15 MS. LUDLOW: Well, I think it should be used
16 for tie-down if anything, but I went through all of
17 Atlantic's contracts and it does not say anything
18 that they're -- to that parking --

19 MR. OLSON: Okay.

20 MS. LUDLOW: -- vehicles.

21 CHAIRMAN CLARKE: Okay.

22 MS. LUDLOW: Okay.

23 CHAIRMAN CLARKE: More discussion on the
24 terminal access road?

25 (None.)

1 CHAIRMAN CLARKE: All right. The next item on
2 the staff report is the east side development
3 project. That would be in the northeast quadrant
4 of the airport, and that involves the Gun Club
5 property. And the property survey is underway and
6 the appraisal will follow. So there's -- other
7 than that, there's nothing to report on that item.

8 The next item on the staff report is
9 Mr. Solano has -- who is a long-term tenant at the
10 airport, has submitted a land lease proposal for
11 noncommercial aviation use.

12 And the report is that the staff acknowledged
13 a receipt of the proposal and the appraisal has
14 been ordered for the site selection. And there
15 have been no appraised comparables in the last
16 five-years, so we have to have a new appraisal.
17 The last one was Nimbus Aviation. And I see
18 Mr. Booth I believe is here.

19 MR. BOOTH: Yes, sir.

20 CHAIRMAN CLARKE: And if you'd care to tell us
21 a little bit about it.

22 MR. BOOTH: If I may.

23 Chairman Clarke, members of the board I'm Ed
24 Booth. I'm an attorney with Marks Gray law firm in
25 Jacksonville. I represent Tom Solano and

1 Ballyduff Consulting, LLC, which is the corporation
2 that you will be dealing with.

3 Mr. Solano is well known at the airport, he's
4 been a tenant here for a decade or two, and he is
5 proposing to build a single aircraft hangar for
6 noncommercial use. The footprint is going to be
7 about 150 x 75 feet. About 1100, 250 square feet,
8 door clearance of 20.

9 He's prepared to invest about \$2 million for
10 this enhancement for the airport. And consistent
11 with the airport's obligation under grant
12 assurances, he is respectfully requesting that we
13 enter into lease negotiations for available land.
14 He has designated land that I believe is adjacent
15 to this conference center. And we look forward to
16 working with the airport to do something that is
17 going to be beneficial to everyone.

18 CHAIRMAN CLARKE: Okay.

19 MR. BOOTH: And I'd be happy to answer any
20 questions if you should have them today.

21 CHAIRMAN CLARKE: Any questions from the --
22 from the board?

23 MS. LUDLOW: So he has submitted the lease
24 request?

25 MR. BOOTH: Yes. We have been talking with

1 Kevin probably since February of this year and are
2 at the point where I believe it has been determined
3 that Mr. Solano meets the minimum requirements to
4 engage in lease negotiations.

5 And the -- the board, the airport director,
6 acting director, took the appropriate step of
7 ordering a fresh appraisal. And once we see that,
8 we would respectfully ask to sit down and begin
9 lease negotiations for a long-term lease. 25, 30
10 years is -- seems to be the number that the FAA
11 ordains these days.

12 CHAIRMAN CLARKE: Okay. Well, we'll look
13 forward to -- with any luck, we'll have your
14 appraisal data at the next meeting and we can put
15 the item on the -- on the agenda for the next
16 meeting.

17 MR. BOOTH: Thank you, Mr. Chairman.

18 CHAIRMAN CLARKE: Thank you, very much.

19 MS. LUDLOW: And good to see you, Ed Booth.

20 MR. BOOTH: Good to see you, Reba.

21 CHAIRMAN CLARKE: All right. The -- the next
22 item on the staff report, we have a -- we've
23 received a proposal from the Joyce Development
24 Group, LLC. They submitted a letter of intent
25 to -- for the nonaeronautical use of commercial

1 land. It's -- it's airport property and it fronts
2 U.S. 1.

3 The report is that the staff acknowledged
4 receipt of the proposal and would like the board
5 for -- the board would like Joyce Development to
6 prevent -- present their proposal at the next
7 meeting. And I believe Mr. Norm Gregory is -- is
8 here, and I spoke to him previously and we'll hear
9 from him and have him answer any questions.

10 MR. GREGORY: Good afternoon, I'm Norm Gregory
11 with CCIN Real Estate Services out of Jacksonville.
12 I represent Joyce Development in this attempt to
13 lease the property, and I worked in
14 St. Johns County as an economic development person
15 for the St. Johns County Chamber years ago. Today
16 I'm working as a commercial real estate broker.

17 We've looked at this piece of land for a long
18 long time and think that the timing is correct to
19 bring in a hotel, two restaurants, and we think two
20 office buildings. We also have all -- already have
21 a commitment for half of the office building and we
22 have a commitment from a developer for the hotel.

23 We are energized by the opportunity to come
24 down here and serve the airport. We think it's an
25 element that is needed to increase the value of the

1 airport, and I think it will increase the value to
2 the community as well.

3 Do you have any questions you'd like to ask?

4 MR. OLSON: This is an item for another -- for
5 the next meeting, right?

6 CHAIRMAN CLARKE: Correct.

7 MR. OLSON: So you'll be back, right?

8 CHAIRMAN CLARKE: Correct.

9 MR. GREGORY: May we make a presentation at
10 that time?

11 CHAIRMAN CLARKE: I believe we can get it on
12 the agenda.

13 MR. GREGORY: Okay.

14 MS. LIOTTA: I -- I have a question.

15 With the -- in the lease -- well, under the
16 leasing policy, is there -- don't we need to do a
17 determination if there's, what is it, like
18 aeronautical use value? I can't remember what
19 the --

20 MR. ROBERTS: So this would be a
21 nonaeronautical --

22 MS. LIOTTA: This is a nonaeronautical use.

23 MR. GREGORY: Nonaeronautical use.

24 MR. ROBERTS: There -- there is -- there's a
25 whole chapter in the book on nonaeronautical use

1 lease -- leases for public use airports, and if you
2 give me a bit to transition between now and the
3 next meeting, we can address those.

4 That is a common recurring theme that airports
5 face when there may be a very lucrative offer
6 potentially to come to use airport property for a
7 nonaeronautical use for budget purposes. The FAA
8 scrutinizes those because, you know, once you start
9 using airport property for a nonaeronautical use,
10 it's hard to get it back.

11 MS. LIOTTA: Yeah, I -- I wouldn't want to
12 misuse anyone's time if there's threshold issues we
13 need to discuss first before a presentation's made.
14 So just that's just my -- that's my question.

15 CHAIRMAN CLARKE: Yeah.

16 MR. OLSON: Good point.

17 MR. ROBERTS: I'll -- I'll do that with you
18 before the next meeting.

19 MS. LIOTTA: Okay.

20 MR. GREGORY: Okay. Anything else?

21 (None.)

22 MR. GREGORY: Well, thank you so much for your
23 time.

24 MS. LUDLOW: Thank you, Norm.

25 CHAIRMAN CLARKE: Thank you.

1 The next item on the staff report is the
2 Florida DOT supplemental grant received for
3 T-hangars, replacement of A and J. The original
4 grant was for \$25,000. The supplemental is adding
5 \$1,135,000 to the grant. Mr. -- Mr. Holesko, are
6 you able to speak to this item or...

7 MR. HOLESKO: Yes. Good afternoon.

8 So, this is the next anticipated grant coming
9 from Florida DOT. The first small amount came last
10 year. This was scheduled to come after July 1st of
11 this year.

12 This is a 50/50 year with a 1.1 million from
13 DOT. You also have a \$1.1 million share that is
14 going to fund the construction phase of the
15 authorization that we have presented to you for
16 consideration today to do the design and bid
17 documents.

18 I also had a conversation with the chairman
19 last week about being able to use another \$750,000
20 of FAA funds to do the taxiways and site work to
21 add more grant funding to the project and perhaps
22 be able to build as many as five more T-hangar
23 units because of the way the overall funding
24 project will work.

25 So it's still underway, but we plan on

1 designing a taxiway project and a hangar project if
2 that's your direction today. But this was
3 anticipated and it's good news just to get the
4 other 50/50 in funding from DOT.

5 CHAIRMAN CLARKE: Thank you. Thank you for
6 being available to cover that item for us.
7 Appreciate it.

8 The next item on the staff report was going to
9 be Mr. Blocker. We asked Attorney Blocker to
10 identify a tax attorney for -- to resolve some
11 issues related to the property, airport-owned
12 property at 360J North Boulevard that was the
13 residence of the former executive director.

14 Mr. Douglas, is there any other -- anything
15 you can add to that?

16 MR. DOUGLAS: Yes, Mr. Chairman. Mr. Blocker
17 sends his regards. He's out of town and I'm in his
18 stead tonight.

19 I do know that he has reached at least one tax
20 attorney, so we're in that initial phase. We do
21 not yet have any formalized tax opinion, but that
22 will be forthcoming and Mr. Blocker will definitely
23 have an update for you at the next meeting, but it
24 is moving forward.

25 CHAIRMAN CLARKE: Okay.

1 MR. DOUGLAS: He has made progress on it.

2 CHAIRMAN CLARKE: All right. Very good.

3 Thank you. We'll -- we'll make sure that's on the
4 next agenda.

5 All right. We're ready for -- next item is
6 business partner updates. Mr. Dean? Is there --

7 MS. LIOTTA: There's -- there's an item on
8 there --

9 MS. HOLLINGSWORTH: Excuse me, Mr. Chairman.

10 MS. LIOTTA: -- for Mr. Roberts.

11 MS. HOLLINGSWORTH: Excuse me, Mr. Chairman.

12 CHAIRMAN CLARKE: Oh, okay. All right. I --

13 MS. HOLLINGSWORTH: Chad Roberts needs to
14 speak.

15 CHAIRMAN CLARKE: Oh, okay. That wasn't on
16 this one.

17 MR. ROBERTS: Thank you, Mr. Chairman.

18 MR. OLSON: It's on mine.

19 CHAIRMAN CLARKE: I see it.

20 MR. ROBERTS: My inputs as part of the staff
21 update are two. One is progress and development on
22 the Volato development that's been taken in the
23 house and is being developed, and then the second
24 is probably the last update for our Part 16
25 proceedings and where they are.

1 I will go as rapidly as I can, but the
2 first -- you know, the first development is that
3 even -- even prior to Kevin's decision today, at --
4 at the point where we are with Volato, we -- we had
5 moved -- in consultation with Kevin and the
6 chairman and general counsel, moved project lead
7 for what remains of the Volato proposal development
8 to the legal department because of the subject
9 matter that remains.

10 So our approach, if we could today, is to tell
11 you what we intend to do and then just get any
12 feedback that you have about it, and then we're
13 going to run with it. And then at the next
14 meeting, we're going to give you the same update
15 and tell you what we propose to do, what we've
16 done, and then run with it again. So we're trying
17 to drive this to a -- an outcome for Volato, an up
18 or down vote for them.

19 I -- I just want to tell you the structure of
20 what a proposed lease agreement would look like.
21 And there are four items, just to explain, that we
22 have done that are kind of concurrent items that
23 are running along with it.

24 One is a notice of last call for the last date
25 at which anyone else interested in this particular

1 parcel is deemed to be on notice that it's coming
2 off the availability list.

3 The other is an update on our right of first
4 refusal notice to Grumman, Northrop Grumman.

5 The third is a -- is a related item for
6 interest in another part that touches and impacts
7 on Volato's proposal.

8 And the fourth -- actually five. Fourth is
9 getting a brief update, a confirmation, kind of
10 belt and suspenders, with the FAA to confirm that
11 this prospective use would be consistent with our
12 Airport Layout Plan.

13 And then a final, just a final touch on the
14 merits, because we're at a point now where we can
15 talk about the merits of the proposal. Although we
16 may not have a lot of time for that, out of respect
17 for the folks who are coming out of town.

18 But I wanted to share, because it informs --
19 it informs our discussions with Volato what
20 we've -- the items on your behalf that we're,
21 seeking to address with them. And they concern our
22 assessment of the merits, and -- and there's one
23 area of concern that I'll speak to later that we've
24 asked Volato to address.

25 Okay. So any lease like this is going to

1 be -- contain three agreements, three components,
2 really.

3 The first component deals with the schedule
4 for development. So part of it is when -- how fast
5 is it going to be built? What are the -- what's
6 the timeline going to look like? What are the
7 trigger points?

8 Typically there's a 90-day due diligence
9 period so that the tenant can do its due diligence,
10 have an opportunity to walk away if it doesn't look
11 feasible. After that, there's a period at which a
12 site plan needs to be submitted for the Authority's
13 approval. And after that point, upon approval, the
14 Authority issues a letter of commencement. And
15 with a letter of commencement starts a period in
16 which the construction has to be complete. We've
17 suggested a -- a construction bond would be
18 appropriate because of the scope of this. It's
19 optional. And so, that's the development phase of
20 the agreement.

21 The other is the operating agreement that
22 applies to any FBO. That's kind of unremarkable
23 because we've got a lot of guidance with that in
24 our policy manual already.

25 And then the final is the -- the long-term

1 lease agreement itself. It will be a long-term
2 lease because the tenant is bringing its own
3 substantial investment to this and has to have a
4 period to capture the return on its in --
5 investment that way.

6 So that's that. That's just the general
7 structure. That part's unremarkable.

8 The only item that we still haven't gotten our
9 arms around entirely is how we might find a way
10 to -- if -- if the develop -- if the developing
11 business gets ahead of us on infrastructure but
12 that infrastructure winds up being for the common
13 benefit of other folks, a way to adjust, make an
14 accommodation for that. But that's still to be
15 worked out.

16 Related items. The -- the Authority published
17 recently a notice of this intent to lease this
18 property to someone from the private sector. It's
19 posted on our website. That notice is going to be
20 published. It is what I characterize as last call.

21 This -- this airport has never been closed.
22 We've never had a period when that parcel was not
23 available since 1946. And since 1946, no one
24 except for the current applicant has come forward
25 and rung the bell and said I want to invest in this

1 parcel, this particular parcel, and make this
2 investment. So, that -- that was done.

3 I think the board's familiar with the history
4 of the Grumman right of first refusal which exists
5 for this 21-acre parcel. Grumman's current
6 position is that right of first refusal still is in
7 effect.

8 So, this morning we concluded with Volato an
9 updated term sheet that reflects the most current
10 version of their proposal, and that will be
11 attached to a notice to Grumman that's now ready to
12 go, should get out tomorrow, that -- that gives
13 them formal notice to make their election for their
14 right of first refusal should they so choose. So
15 that's wrapped up, just needs to get out the door.

16 About a month ago, the board got an e-mail
17 from an individual about the parcel that's at the
18 bottom -- I call it the bottom left quadrant of
19 Taxiway A-2. And that sits -- if -- if you looked
20 at the square and looked at where Aero Sport [sic]
21 has facilities, it's -- it's the one undeveloped
22 part of that Taxiway A-2.

23 I think in your inboxes we communicated with
24 that applicant this morning and let that person
25 know that we need to address the apparent Authority

1 issue that -- that Southeast Aero needs to -- to
2 carry the request and -- and directed them to the
3 same commercial land lease requirements in our
4 policy manual that Volato is subject to and for
5 them to address that if they want to ring the bell
6 and start that process with them.

7 I say that because that -- that parcel -- in
8 Volato's April 10th submission package, that parcel
9 is kind of what I will call Plan B for Volato. So
10 if -- if Volato's core proposal one is to have a
11 full service FBO, first choice is the 21-acre
12 parcel. If for any reason that fails environmental
13 Phase 2 audits or whatever reason, that parcel over
14 there is in play for them to be Plan B. But as
15 it -- as presently exists, no one other than Volato
16 has come into the process of having had the public
17 use determination made by the board.

18 So I just caution folks to be careful. You
19 know, just every piece of dirt out here is related
20 and when one moves, it impacts another. And so, I
21 just point that out.

22 FAA, we're just making sure that the FAA will
23 bless our use with that. There's recent guidance
24 from the FAA that gives us a lot of discretion, but
25 we're just going to do that to be sure.

1 And then finally, before I solicit any
2 questions or -- or inputs, I -- I think it's time,
3 if -- if we're going to be the face of the
4 Authority with Volato, we bring with it our own
5 experiences, things that we worry about.

6 There's really only one con- -- you're going
7 to get different data points of people that may
8 give you evaluations of the merits of the proposal
9 for your final determination, and you-all are the
10 final decision makers, but we're -- we'll be one of
11 those data points, but -- but working with Volato,
12 I think you should know what -- what ours are and
13 the things that we've asked them.

14 I've only really had one concern that if I
15 were a board member, I would want you to ask Volato
16 and that I would hope Volato would answer and
17 address, and -- and that's not if Volato were to
18 fail or -- or not be successful, but rather that it
19 would be wildly successful. And I think a fair
20 question is what I call the -- the continuing FBO
21 issue. And we've asked Volato to just speak to
22 that issue.

23 There's a tension in that what probably is
24 making this work for Volato right now is that
25 they're going to bring their own business to this

1 undertaking, and that's what makes the numbers work
2 for them presumably. But they are campaigning to
3 be a full-service FBO. Not just a 135 operator,
4 not just an aircraft manager, not just an aircraft
5 sales operator.

6 So we've -- we've asked them to address that
7 issue, that tension, of when you come here asking
8 to be a full-service FBO, you're going to get a
9 tailwind because this is an airport with only one
10 FBO.

11 So -- so, when you do that, what can you speak
12 to some assurance that five years from now, 10
13 years from now, 15 years from now, that this will
14 not evolve into a busy beehive of Volato-specific
15 operations and activity with no real excess
16 capacity to be a public-facing FBO?

17 So that's the question I would ask if I were
18 the -- the airport. It is in no way meant to be a
19 disqualifying issue at all. If -- if Volato were
20 here not asking to be a full-service FBO, their --
21 their proposal would be meritorious because of the
22 assets it's going to bring and the jobs it's going
23 to bring and all of those things.

24 But -- but for the board that has to look and
25 see on this chess board, do we really need to maybe

1 hedge our bet on the land that remains and keep an
2 eye on the future that we may need another parcel
3 for a second FBO, a real head-to-head competitor of
4 Atlantic Aviation or whomever our current FBO is?

5 So we've asked them to address that. We're in
6 the process of talking with them. They've got a
7 great legal team. They're a pleasure to work with.
8 And things are moving along and getting done.

9 And that's what we intend to try to get do --
10 get done between now and the next time we meet, is
11 to transition this term sheet into a working draft
12 of a lease. And with that, I'll stop and take any
13 questions. Yes, sir?

14 MR. OLSON: Yeah. Again, you referred to this
15 as a last call, but actually just for the record,
16 the title is notice of land lease dev- --
17 development opportunity.

18 So, I guess my question is, what -- I mean,
19 this has gone out I guess to industry groups and
20 things like that, a network of people that might be
21 interested in land at our airport. And I -- I
22 believe the site may be large -- large enough
23 for -- could generate interest from multiple
24 parties that we might -- you know, more than one
25 might be able to be fit on that site.

1 So what I guess my question for you is, how do
2 you see our -- how would you handle or how do we
3 handle as an authority coming to the deadline for
4 submission of September 15th and having other --
5 other proposals come in?

6 MR. ROBERTS: Right.

7 MR. OLSON: And as I ask that, I know under a
8 normal RFP process, you have points for evaluation
9 and ranking and selection, but we don't have that
10 in this case. So, how do we -- I mean, is it just
11 something we don't worry about until we see whether
12 other proposals come in?

13 MR. ROBERTS: That answer is yes.

14 MR. OLSON: Okay.

15 MR. ROBERTS: And that -- that is a very
16 studied answer. It is not a flip answer and let me
17 explain why.

18 I -- I -- I think -- I think we should
19 affirmatively not try to anticipate or -- or
20 anticipate the process until we see what happens.
21 And the reason I say that is that it's going to
22 depend on what happens.

23 It -- this is -- that notice offers an
24 opportunity for anyone with any kind of
25 aeronautical, commercial aeronautical purpose. So

1 it could come in as a -- you know, a maintenance
2 and repair organization or anything like that.

3 So, I think it's in our best interest to not
4 try to --

5 MR. OLSON: Speculate?

6 MR. ROBERTS: Exactly.

7 MR. OLSON: Okay.

8 MR. ROBERTS: Because I think you understand
9 why.

10 MR. OLSON: Got it.

11 CHAIRMAN CLARKE: Okay. Any other questions
12 for Mr. Roberts?

13 (None.)

14 CHAIRMAN CLARKE: All right. Hearing none,
15 we'll move to the next item. And that would be old
16 business. And I believe we're going to have a
17 final report from Mr. Remy of Ricondo Associates on
18 our strategic business plan.

19 MS. CASH-CHAPMAN: Did we miss our business
20 partner updates?

21 CHAIRMAN CLARKE: Oh.

22 MS. CASH-CHAPMAN: I'm sorry.

23 CHAIRMAN CLARKE: I'm sorry.

24 Excuse me. I was thinking of Remy. I know he
25 has to leave.

1 BUSINESS PARTNER UPDATES

2 CHAIRMAN CLARKE: Mr. Dean?

3 MR. OLSON: He's not here.

4 CHAIRMAN CLARKE: Mr. Beyers?

5 MR. BEYERS: No comment.

6 CHAIRMAN CLARKE: No comment? Mr. Riera?

7 MR. RIERA: Just briefly. We just simply gave
8 a plaque of appreciation to Mr. Jerry Melton for
9 all the work he did on putting together the
10 Wings n' Wheels project. That's all I have.

11 CHAIRMAN CLARKE: Okay. Thank you. Well
12 deserved.

13 Okay. Mr. McKendrick?

14 MR. MCKENDRICK: Nothing for Grumman. No
15 comment.

16 CHAIRMAN CLARKE: No comment? Mr. Pittman? I
17 didn't see. No comment. All right. That
18 concludes our business partner updates. Mr. Remy
19 Lucette from Ricondo.

20 STRATEGIC BUSINESS PLAN

21 MR. LUCETTE: Thank you, Mr. Chair. Board
22 members.

23 MS. LUDLOW: I was hoping you did that.

24 MR. LUCETTE: Thank you.

25 MS. LUDLOW: I almost called him.

1 MR. LUCETTE: Good afternoon, and thank you
2 for having us one more time.

3 It's been almost a year that we first came to
4 this board to talk about a strategic business plan
5 for the Authority. At the time I believe the goal
6 was to bring some alignment within the board to
7 identify some priorities and some strategic
8 initiatives that the board could get behind and
9 work with the Airport Authority to implement.

10 A year later, we've had multiple workshops
11 with this board, and we would like to extend our
12 appreciation to all of you for joining us during
13 those workshops. We realize that you have a lot of
14 demand for your time, so we appreciate that.

15 It was also an opportunity to meet with your
16 stakeholders here at the airport, the internal
17 stakeholders, external stakeholders, and I feel
18 that we've received great feedback about the
19 airport and how much people want to do at this
20 airport.

21 So, what we're -- what I just handed out is an
22 executive summary of the strategic business plan.
23 You should have received the full report via
24 e-mail, which is a lot longer and summarizes all of
25 the feedback that we received and the process to

1 get to those findings.

2 But this -- this little brochure is really
3 intended to be a communication tool for you, the
4 board. It's a quick reference document when you
5 want to discuss certain items or see how certain
6 priorities are coming up for the board and the
7 Authority.

8 I feel that this feedback that we've received
9 has allowed to us to bring to you a new vision, a
10 mission, some values, but also define initiatives
11 that hopefully cover a lot of what you were
12 expecting.

13 Those five initiatives in short cover the
14 aviation demand at this airport, which is extremely
15 high, the -- the intent to maximize the financial
16 position of the airport -- the Authority moving
17 forward. How to best utilize all the land that you
18 have. There's a strong demand for your land and
19 you do have a lot available. We also wanted to
20 talk a little bit about, you know, how you were
21 going to engage with this community.

22 And finally, from the beginning, there were
23 some questions about how to best align the staffing
24 and this administration with the airport in order
25 to deliver -- to deliver to the expectation of all

1 the users and to meet the demand at the airport.

2 So five strategic initiatives that provide the
3 foundation for a series of actions. Those actions
4 are a little more detailed and we put some
5 information in there. Nothing that you should not
6 have seen before. We've presented those to you in
7 the past, but we wanted to give you a document that
8 would summarize those.

9 So with that, I'd like to again thank you all
10 and ask if you have any questions or comments
11 anything you'd like us to address?

12 MS. LUDLOW: Well, no. I just want to commend
13 you on a job well done. Yes, we did all
14 participate and you -- and you asked for our
15 thoughts and you incorporated them. And it's just
16 a wonderful job. Is this the end of it?

17 MR. LUCETTE: For now, yes.

18 MS. LUDLOW: Well, I don't know what we're
19 going to do without you, Remy. I mean --

20 MR. LUCETTE: It sounds like you're pretty
21 busy.

22 MS. LUDLOW: It was an excellent job, I have
23 to tell you.

24 MR. OLSON: I'd just add that backing up this
25 work is -- the board members have it and it's a

1 public document, so it's available
2 electronically -- is what a 200 and how many page
3 compilation of everything that happened during this
4 process.

5 And I want to say that I thought there was
6 very good board engagement along the way in our
7 workshop sessions and community engagement. So I
8 echo Ms. Ludlow's comments for a good job.

9 MR. LUCETTE: Thank you. Yes, we -- we have
10 all the -- all the information that we've collected
11 from the users, the commercial tenants, the local
12 organization, this is all in the report.

13 We tried to summarize all their feedback into
14 something that was a little more -- could be
15 digested, so if you have any questions on this
16 feedback, you know, you know how to reach us.

17 MS. LUDLOW: Well, unfortunately --
18 fortunately for us and unfortunately for you, yes,
19 we know how to reach you and I do anticipate, you
20 know, we'll stay in touch.

21 MR. LUCETTE: Would be my pleasure.

22 MR. OLSON: And this will go on our website.
23 We'll have something that almost looks like an
24 annual report, but actually is better --

25 MS. LUDLOW: Yes.

1 MR. OLSON: -- because it talks about our
2 priorities and everything. So be really good to
3 have available that way, too.

4 MS. LUDLOW: It -- it was wonderful, yes.

5 CHAIRMAN CLARKE: I just have one other
6 question for you.

7 Would you briefly summarize the four meetings
8 that you had? I went over them this morning and I
9 thought that they were very useful. They
10 provide -- each meeting, the participants provided
11 their input, which is a very helpful checklist,
12 which we're all very used to using anyway. And so,
13 just for the -- for the audience sake, just review
14 those meetings and who -- who attended.

15 MR. LUCETTE: Sure. So we -- we had four
16 meetings with the local users and stakeholders of
17 the platform.

18 One was the -- was with the -- the first one
19 was with the commercial aero businesses at the
20 airport. We received a lot of good input because
21 those are people who do business at the airport,
22 could identify maybe what they felt was missing or
23 what they would like to see at this airport.

24 That same day, we had a meeting with the
25 recreational users, so all the -- the flying

1 community, here tenants at the airports that same
2 evening.

3 The next day, we met with the local
4 organizations. So that included the Chamber,
5 the -- the -- the St. Johns -- Flagler College,
6 some development -- the county staff and a
7 development board. They provided a lot of feedback
8 regarding kind of what their community expectation
9 was from their standpoint. And then we also had a
10 meeting with Northrop Grumman individually because
11 their feedback at this airport was very relevant.
12 So we met with them when they were available.

13 CHAIRMAN CLARKE: Thank you. That was a --
14 that was a good summary.

15 MR. LUCETTE: Sure.

16 CHAIRMAN CLARKE: Thank you, Remy. Appreciate
17 your input.

18 MR. LUCETTE: You're welcome and thank you for
19 your consideration for having me to speak now.

20 CHAIRMAN CLARKE: Thank you, very much.

21 MS. LUDLOW: Good luck on the flight.

22 MR. LUCETTE: Thank you.

23 MS. HOLLINGSWORTH: Excuse me. Mr. Chairman,
24 we need a motion to adopt the plan.

25 CHAIRMAN CLARKE: Of the --

1 MS. HOLLINGSWORTH: The final strategic
2 business plan.

3 CHAIRMAN CLARKE: Is there any discussion
4 among the -- among the board before we adopt a
5 motion?

6 MR. ROBERTS: Can I look?

7 CHAIRMAN CLARKE: This is very highly
8 summarized. I presume the whole -- the whole
9 business plan, the whole 230-some pages will be
10 available on the website as well as the summary.

11 MR. OLSON: I'll move adoption of this as our
12 strategic business plan.

13 CHAIRMAN CLARKE: A second?

14 MS. LUDLOW: I second.

15 CHAIRMAN CLARKE: Any public comment on the
16 strategic business plan?

17 (None.)

18 CHAIRMAN CLARKE: Okay. Hearing none, we --
19 we have a motion and a second. All in favor?

20 MR. OLSON: Aye.

21 MS. LUDLOW: Aye.

22 MS. LIOTTA: Aye.

23 MS. CASH-CHAPMAN: Aye.

24 CHAIRMAN CLARKE: Aye. It's unanimous adopted
25 the plan.

1 MR. ROBERTS: I'm sorry?

2 MS. LUDLOW: Do you have any comments?

3 MR. ROBERTS: Do I have a comment?

4 I just wanted to make sure that, for the
5 record, this is distinct and not meant to -- to the
6 degree that our previously FAA-approved master site
7 plan and FAA-approved Airport Layout Plan exists,
8 that those are -- are different --

9 MS. LUDLOW: They're totally --

10 MR. CLARKE: -- those are totally different
11 things and this really goes to our operational
12 goals and plans. It's a business plan as opposed
13 to the other side. I just didn't want for the
14 record there to be any confusion or
15 misunderstanding about that.

16 MS. LUDLOW: Thank you.

17 CHAIRMAN CLARKE: Thank you for that input.

18 MS. LUDLOW: Charlie?

19 CHAIRMAN CLARKE: Okay. No more board
20 discussion, we can move on to the next item on the
21 agenda, which is under -- under old business.
22 Well, that was -- that was under old business,
23 strategic business plan.

24 EXECUTIVE DIRECTOR SEARCH

25 CHAIRMAN CLARKE: The next item is the

1 executive director search.

2 MS. LIOTTA: I --

3 CHAIRMAN CLARKE: And as amended, I guess
4 we -- due to Mr. Harvey's resignation, there'll be
5 some discussion on -- on that matter and then the
6 executive director search.

7 MS. LUDLOW: I would like to suggest that we
8 have a special meeting before our next meeting so
9 that we can get this moving. I think it's --
10 it's -- it's very important and should we call it a
11 shade meeting or a workshop?

12 MS. LIOTTA: Well, I --

13 MR. ROBERTS: It's a workshop.

14 MS. LUDLOW: A workshop.

15 MS. LIOTTA: A workshop. I think I'd like
16 some -- some direction.

17 I recall hearing at prior meetings that we
18 literally can't have the executive director
19 position held open. There has to be a person
20 designated at least as interim. So I don't know if
21 that's true or not; I just want to get confirmation
22 like what -- what do we have time to do, not time
23 to do, what -- what to --

24 MR. OLSON: Yeah, I agree. Who's our
25 executive right now? Mr. Chairman, have you --

1 have you given any attention to that since the
2 notice came in?

3 MR. DOUGLAS: I started --

4 MR. OLSON: Who's running --

5 MS. LUDLOW: Legal?

6 MR. DOUGLAS: I'm sorry. I --

7 MR. OLSON: -- the airport?

8 CHAIRMAN CLARKE: What?

9 MR. DOUGLAS: I -- we just learned minutes
10 before the -- the meeting started today of
11 Mr. Harvey's resignation.

12 I just started to look at the policies to see
13 if it spoke to that. I don't have an answer for us
14 at this moment. I'm going to have to do some
15 additional research.

16 But now that we are through two levels with
17 what Mr. Wuellner was and then Mr. Harvey then, I
18 do recommend that the board attempt to name someone
19 as an interim now in the spirit of what Board
20 Member Liotta has said, which is it's best not to
21 leave that -- for a whole bunch of compliance
22 issues, safety issues, designation issues with
23 governmental authorities -- to at least attempt to
24 fill that position until a special meeting could be
25 held and sooner than later.

1 CHAIRMAN CLARKE: Yes, I agree.

2 MS. LUDLOW: Well, I -- and I brought this up
3 before, because I thought -- actually before Dennis
4 did, that I thought we should have an experienced
5 interim director.

6 And we all have -- we have somebody in our
7 audience here who is like that and -- and he has
8 experience in running airports. We've all seen his
9 resume. It's been passed out to all of us.

10 He doesn't want a full-time job but he would
11 take over and he would be a perfect person to
12 interview a full-time executive director, because
13 he has the knowledge to do that.

14 So I would like to recommend we consider Jaime
15 Topp as the -- as an interim director. Discussion?
16 Would Jaime like to say something?

17 MR. ROBERTS: Can I add just -- just -- just a
18 little more -- more to the -- more to the stew?

19 There -- there are a handful of positions that
20 are -- are the designated positions, right? So the
21 TSA requires someone to be their designated
22 contact. We have an emergency response plan. I
23 think that calls for people in a position that have
24 some training and are aware of those requirements.

25 Previously, Mr. Wuellner and -- and Kevin held

1 those roles on a couple of important regulatory
2 designations that are going to be time-sensitive
3 for us to address.

4 They -- they could also be in addition or just
5 be, you know, the first things on the plate of a --
6 of an incoming interim executive director. But I
7 just throw those out as probably the most
8 time-sensitive things for our operational, the
9 continuity of our operations here.

10 CHAIRMAN CLARKE: Anyone?

11 MS. CASH-CHAPMAN: So I just -- I want to make
12 sure that we're kind of on the same page here.
13 That we're going to be looking for an interim
14 director and -- and continue to move forward with
15 an executive director search, that I think should
16 only take a few months realistically.

17 So I don't know -- and I'll get into all that
18 when we're ready to move on to that portion. But I
19 think before -- is there anybody else -- and
20 maybe -- Cindy, maybe you know better than the rest
21 of us if there's anyone else that's currently on
22 staff that meets that criteria as well. And also,
23 if not, is this something that Jaime would be
24 interested in doing for a few months.

25 Recognizing that realistically it's not going

1 to be an interim position that's going to be making
2 a lot of decisions, you know, airport life-changing
3 decisions for us because it will only be for a few
4 months, and recognizing that when a new executive
5 director comes in, he or she will also be able to
6 start to build their team with -- with an
7 operations manager, and if we do a CFO or whatever
8 the case may be, so that we're not really at a
9 standstill, but we just truly need a true interim
10 director that will kind of fill that seat just for
11 a couple of months while we get through the search
12 that we are -- I would confidently say that we are
13 ready to roll out for that search, too. So...

14 MR. OLSON: Yeah. And just following up on
15 what you just said, Michelle, Kevin has been
16 handling operational matters also, which means that
17 he has a -- it's more than executive director.

18 So, I mean, that -- whoever we tap for the
19 interim couple of months' period that you're
20 referring to, we need to make sure that person is
21 someone that can keep our site team --

22 MS. CASH-CHAPMAN: Or -- I didn't mean to cut
23 you off -- or we see if there's somebody else --

24 MR. OLSON: Yes.

25 MS. CASH-CHAPMAN: -- here that can step up --

1 MR. OLSON: Yes.

2 MS. CASH-CHAPMAN: -- into that position.

3 MR. OLSON: Exactly. One of those two, yes.

4 MS. CASH-CHAPMAN: We might not have any
5 interest in that, but there's -- there's an
6 opportunity that it doesn't necessarily have to be
7 both roles --

8 MR. OLSON: Yes.

9 MS. CASH-CHAPMAN: -- for those few months.

10 MR. OLSON: Agree. Yes.

11 MS. LUDLOW: So what do we --

12 CHAIRMAN CLARKE: I'd like to -- I'd like to
13 offer an opinion.

14 I believe Mr. Topp would be an excellent
15 choice for the interim director, and I think it
16 would -- it would be a mistake to put someone who's
17 currently on the staff in the position that we --
18 that we put Mr. Harvey was in. I wasn't in favor
19 of that in the beginning. I thought that we should
20 have hired an interim director from the outside.

21 But that being said, I believe Mr. Topp's
22 experience of 60 years in the aviation business, a
23 successful businessman, a -- a pilot, a -- familiar
24 with FAA regulations, airport operations, he may
25 not be current in them, but I believe that we -- we

1 could obtain some assistance for him through
2 consultations with other executives at neighboring
3 airports, perhaps.

4 You know, we have contacts with -- with
5 Jacksonville airport, with Gainesville airport,
6 with Lake City airport and many others, and I'm
7 sure that they would -- if we inquired and asked
8 for their assistance, I believe that would be
9 forthcoming.

10 Because as Mr. Roberts pointed out, we have
11 TSA regulations, we have FAA regulations, we have
12 the Sheriff's Department. We have responding to
13 emergencies, which we have unfortunately from time
14 to time.

15 I believe we need someone that is
16 well-seasoned in -- in the aviation business, and
17 that's my take on the matter. Welcome some other
18 comments. We already had Ms. Chapman's --

19 MS. LUDLOW: Would Jaime like to get up?

20 CHAIRMAN CLARKE: -- Ms. Ludlow. Ms. Liotta?

21 MS. LIOTTA: Well, I -- I think we've been
22 talking a lot about Jaime and he's right here, so
23 I'd like to hear from Mr. Topp.

24 MR. TOPP: There's not a lot to say. I'd be
25 happy to do it, and whatever the airport needs, I'm

1 available to do it right away.

2 And as far as knowing FAA regulations and
3 current, I'm pretty current, but the TSA and all
4 that, other than going through when I fly
5 commercially, you know, we'll have to look into
6 that. But I'm sitting on G waiting for O. You
7 know, I think the airport needs it, and I can start
8 right away.

9 And I understand building a team, so I can
10 help. And I understand that if we hire or when we
11 hire somebody else, that they're going to want to
12 build their own team. But in the interim period,
13 you need someone that can run the team. And I'm
14 more than happy to do that and I feel that I can do
15 that and I've been doing it for 60 years, so...

16 MS. LUDLOW: Would you like to give the
17 audience -- because we all know you, but the
18 audience doesn't know your massive credentials,
19 so --

20 MR. TOPP: Massive credentials? I've been
21 flying since I was 15, and I just turned 75 Friday,
22 so three-quarters of a century and soloed the day
23 after -- two days after my 16th birthday because it
24 was raining on my 16th birthday so I couldn't go.

25 I've been a flight instructor, flew with

1 Northwest Airlines for many years. I had an
2 airport up in -- it's now called Tampa North
3 Airport. It was called Topp of Tampa Airport. And
4 we built that up pretty good. I was also the
5 number one Cessna dealer in the southeast and
6 number two in the country.

7 We had an FBO. We had a flight -- a Part 141
8 flight school over in St. Petersburg, and I've just
9 been in aviation all my life. I just love it and I
10 enjoy helping people succeed, and that's what I
11 would like to do. That's about it.

12 Anything else? Any questions?

13 MR. OLSON: I'm going to ask you -- I guess
14 we're in an interview with you -- but what do you
15 see as the main challenges you face of 5 p.m.
16 suddenly we're without a director, but we have a
17 lot of people that need reassurance of how --

18 MR. TOPP: That would be number one --

19 MR. OLSON: -- things are happening. What --
20 how do you see doing that and how -- what do you
21 see doing tomorrow? I'm just curious --

22 MR. TOPP: Well, I think the first thing is,
23 is to sit with the team here and just let them know
24 my philosophy and what we want to do.

25 And the thing that I've sensed since I've been

1 messing around with this here with -- with y'all
2 for the last two years, the team works for the
3 board. So if you tell us what needs to be done,
4 from what I've seen, the people I've interacted
5 with on the team, they'll get it done, all right?
6 Because there has to be that line of communication.
7 It can't be, we're going to do what we want to do
8 and we'll push it through on the board, all right?
9 And the second thing is just to have the people
10 enjoy their job.

11 MR. OLSON: Okay.

12 MR. TOPP: All right.

13 MS. LUDLOW: I think it's very good that he's
14 been on the airport and he's been so familiar.
15 He's been to all of our meetings, so he's very up
16 to date, as well as an audience can be who's not on
17 the board -- as anybody can be. So I would feel
18 very comfortable in him being the interim executive
19 director.

20 MR. TOPP: Thank you. Any other questions?
21 Comments? Concerns?

22 (None.)

23 CHAIRMAN CLARKE: Thank you, Mr. Topp.

24 MR. TOPP: Thank you.

25 CHAIRMAN CLARKE: If there are no other

1 comments, I believe we may have reached a
2 consensus, I hope. Is -- is there anyone -- any
3 more comments from the board?

4 MR. OLSON: Are there any other details that
5 we need to give attention to?

6 MR. DOUGLAS: Yes, I was thinking that whoever
7 makes the motion, if you could be as detailed as
8 possible about term. I would imagine
9 month-to-month. If it is the will of the board to
10 have someone in here before 12 months, you probably
11 do not want a year term for the interim. The --
12 the amount of the compensation.

13 We'll need to put together some type of
14 written agreement, but the more detailed that the
15 board could be here tonight, the better, to give
16 the bones to that agreement; terms of compensation
17 and benefits, and from what you approve for the
18 interim position.

19 CHAIRMAN CLARKE: All right. Any -- any
20 response to Mr. Douglas?

21 MR. OLSON: Ms. Liotta, you hire a lot of
22 people.

23 MS. LIOTTA: Well --

24 MR. OLSON: You probably have a good idea.

25 MS. LIOTTA: I have a question.

1 Given that this is, you know, very -- this
2 strikes me as in some ways a little bit kind of
3 consultant-like because it's so short term. Can
4 the executive director be a 1099 and still do all
5 the duties or does that need to be a W-2?

6 MR. DOUGLAS: I don't know that off the top of
7 my head.

8 MS. LIOTTA: Okay.

9 MR. OLSON: I'll just -- I may have part of
10 that answer, is that I know that there's a firm in
11 Denver that specializes in stepping into -- not
12 that I'm suggesting we look at them now, we -- but
13 they do that as a consultant, they run airports in
14 an interim basis.

15 Now, I'm not sure whether they've designated
16 someone to officially -- I think we need to have
17 someone officially sign documents in behalf of the
18 Authority as the -- as the executive. So my
19 thought is we probably need to have someone from
20 that capacity. But there -- there is a firm in
21 Denver that works nationally, and they step in and
22 do -- do -- run airports on an urgent-need basis as
23 a consultant.

24 MS. LUDLOW: Well, as a matter of expediency,
25 I would say that with Mr. Harvey stepping down, and

1 he stepped into the salary that was already there,
2 and if this is a month-to-month, then I think we
3 should go with that salary. That's the easiest,
4 neatest, most concise thing to do. We have to move
5 on with it.

6 MS. LIOTTA: Well, I agree it seems equitable
7 to keep it at the same salary. If we don't know
8 if -- if there's an issue with regular payroll
9 versus a 1099, I would be more comfortable just
10 making it W-2, a regular employee, just with a
11 month-to-month agreement. And I think that -- that
12 is the simplest. We know what those numbers are.
13 It'd be easier to draft up the document for that.

14 MS. LUDLOW: Yeah, I agree.

15 MS. LIOTTA: And then I think, because it
16 would be a regular employee, it would just be
17 whatever the standard benefits are for a regular
18 employee of -- I think that's probably just
19 inherent in the posi- -- in full employment.
20 And -- and I think with Mr. Harvey, we did not do
21 the car. Just getting down into the weeds here, I
22 don't think --

23 MS. CASH-CHAPMAN: But would -- I'm sorry.
24 Would benefits count if it's a temporary position?
25 Do you know what I mean? Because it's not a

1 salaried, long-term position, it's just a
2 temporary. I don't know if that --

3 MS. LIOTTA: I think that would prob -- might
4 be answered in the plan itself, like who's
5 eligible, who's not. That might already be an
6 aspect of the standard health plan that's
7 available.

8 MR. DOUGLAS: There is a grid -- I'm sorry, I
9 didn't mean to interrupt. There is a grid, and my
10 recollection of that is it's based on the number of
11 hours worked.

12 MS. CASH-CHAPMAN: All right.

13 MR. DOUGLAS: So if it's a full-time position,
14 then yes, they -- that part of the grid entitles
15 them to benefits --

16 MS. CASH-CHAPMAN: All right.

17 MR. DOUGLAS: -- of a full-time employee. If
18 they're part time, less than 25 hours, then there's
19 another section, and then part time greater than 25
20 hours is another section. And so, my understanding
21 is that an executive dir- -- an interim executive
22 director would need to be a full-time position.

23 MS. CASH-CHAPMAN: I just wanted to make sure
24 that he wouldn't go through all of the effort to --
25 and then, Just kidding, you're not -- we don't do

1 that anymore.

2 MS. LIOTTA: Or miss a detail --

3 MS. CASH-CHAPMAN: Right.

4 MS. LIOTTA: -- and not be able to be as --

5 MS. CASH-CHAPMAN: The whole thing is --

6 MS. LIOTTA: Yeah.

7 MS. CASH-CHAPMAN: -- wrong because we did
8 something incorrectly. Okay.

9 CHAIRMAN CLARKE: Well, I believe if Mr. Topp
10 is agreeable and we're, you know, of the same mind,
11 we can have him begin immediately and work out some
12 details, you know, with the agreement later.

13 I also appreciate Mr. Olson's comments about
14 the firm in Denver, and I would encourage Mr. Topp,
15 if he thinks he needs some assistance, to avail
16 himself of that -- their services, if necessary.

17 MR. TOPP: Can I make one comment?

18 CHAIRMAN CLARKE: Sure.

19 MR. TOPP: I think that as we get into this
20 and we get a feel with the help of the people in
21 the office of what's going on, the only thing I
22 would ask is when we find and Ms. Chapman gets the
23 new employee in here, and I would like to help
24 interview him, that's part of the idea, I think --
25 is that give it some time, even if it takes an

1 extra 30 days, to make the transition, right? Not
2 just -- you know, I -- I have no issue jumping into
3 something blind, so to speak, which is what it is
4 because I'm not really blind to it, I understand
5 it.

6 And if we bring somebody with a lot of
7 experience, that might -- that point might be
8 moot -- mute -- moot, thank you. But I would just
9 throw that out there. If it -- you know, I need to
10 stick around for another 30 days, whatever it
11 takes.

12 And however you work out, I think, the
13 compensation, like you said, is fine and if -- give
14 me benefits, great. I mean, I have the VA and I
15 have Social Security and Medicare and all of those
16 things, so, you know, it's okay.

17 MR. OLSON: Mr. Chair, I'd just like also just
18 to speak, I guess, mainly with Mr. Topp right now
19 in this meeting, that you do have really good
20 credentials on airports, airport and aviation, but
21 I just sort of want to underscore that one thing
22 that we are is also a governmental entity. So we
23 have a lot of statutory matters that need attention
24 on a scheduled basis. So I urge you to get all
25 of -- get your hands all around that, too.

1 MR. TOPP: Absolutely. Not a problem.

2 MR. ROBERTS: And, Mr. Chairman, I would just
3 add to the list of re -- resources in addition to
4 the kind of outside consultants that Mr. Olson
5 described, is that we do have an FAA airport
6 district office that's our regulatory minder, and
7 they have a great support staff who exist to help
8 airports.

9 MR. TOPP: Right. Is it FSDO in Orlando?

10 MR. ROBERTS: It's -- what you would call the
11 FSDO, for the airports, it's the AS -- ADO --

12 MR. TOPP: Okay.

13 MR. ROBERTS: -- Airports District Office.

14 MR. TOPP: Are they where?

15 MR. OLSON: Orlando.

16 MR. ROBERTS: In Orlando.

17 MR. TOPP: All right.

18 MR. ROBERTS: Yes. And their -- and their
19 region is in Atlanta. And so, they're very helpful
20 folks. They have actually a lot of longevity with
21 the airport, as well, familiar with our issues. So
22 that's just an additional resource we can tap into.

23 CHAIRMAN CLARKE: All right. There being no
24 more comments, I guess we need a motion to appoint
25 Mr. Topp as our interim director.

1 MS. LUDLOW: I'd be happy to make the motion
2 to appoint the very capable Jaime Topp as our
3 interim executive director.

4 CHAIRMAN CLARKE: Don't forget the details.
5 We want -- Mr. Douglas has asked for more details.

6 MS. CASH-CHAPMAN: On a month-to-month basis.

7 MS. LUDLOW: What?

8 MS. CASH-CHAPMAN: On a month-to-month basis.

9 MS. LUDLOW: Oh, okay. On a month-to-month
10 basis. He's going to be an employee, a W-2, and
11 the standard benefits from the grid.

12 MS. LIOTTA: And the --

13 MR. DOUGLAS: At the same compensation.

14 MS. LIOTTA: And at the salary as --

15 MS. LUDLOW: Yeah, the amount -- the
16 compensation is the same.

17 CHAIRMAN CLARKE: Do we -- do you need to
18 restate that for --

19 MR. DOUGLAS: Are there any other board
20 members that didn't understand the motion? I think
21 I understood it, but I don't want to speak for the
22 other board members if they did not.

23 CHAIRMAN CLARKE: Yeah --

24 MR. OLSON: Yeah, I understand it.

25 CHAIRMAN CLARKE: -- we did.

1 MS. LIOTTA: Yeah.

2 MR. ROBERTS: And the court reporter got it.

3 CHAIRMAN CLARKE: Yeah. She can type that up
4 a little bit.

5 MS. LIOTTA: I'll second.

6 CHAIRMAN CLARKE: Second, okay. All in favor?

7 MR. DOUGLAS: Also, if we could open for
8 public comment.

9 CHAIRMAN CLARKE: Oh, yeah. Okay. Any
10 comments from the public?

11 MR. O'TOOLE: Did I -- my name's up there on
12 that subject. That's -- I don't know if this is
13 part of that. I circled it.

14 CHAIRMAN CLARKE: Okay. All right.

15 MR. O'TOOLE: I'm Matthew O'Toole, 356 Palmas
16 Circle, St. Augustine, Florida.

17 I'm a citizen of st. Johns County and I got
18 approached today by a lot of people about what
19 happened here today with the executive director
20 interim, okay? And I didn't -- I couldn't give
21 them an answer. So I'm going to give as a matter
22 of record how I found out, okay? And I believe
23 this was directed to the Chair.

24 MS. LUDLOW: And I want to say and we did --
25 does everyone know we have the media present? I

1 just want everyone to know that --

2 MR. O'TOOLE: I won't say any curses.

3 "As of 4 p.m. today, July 24th, 2023, I
4 resigned from all positions with the
5 St. Johns County Airport Authority effective
6 immediately. My decision to resign is a direct
7 result of recent actions taken by the
8 St. Johns County Airport Authority board of
9 directors which have significantly impacted my
10 ability to continue my role with the organization.

11 It is with great disappointment and concern
12 that I express my resignation. The actions taken
13 by the board have undermined the integrity and the
14 values that I have held dear throughout my tenure
15 with the St. Johns County Airport Authority.

16 The recent decisions have created an
17 environment that I believe is not conducive to
18 personal and professional growth and I can no
19 longer align myself with the direction of the
20 Airport Authority -- that the Airport Authority is
21 heading.

22 The following are just a few of the
23 contributing factors for my decision:

24 One, the overall lack -- lack of support and
25 respect from the board that I and administrative

1 staff have received since being appointed by the
2 authority board to become the interim executive
3 director.

4 Two, authority board members directing outside
5 business interests and tenant interest to
6 circumvent staff for review of projects and lease
7 proposals.

8 Three, the Authority board's distrust of
9 administration staff of accepting and receiving
10 applications for a permanent executive director.

11 Four, board members' statement that there is
12 not a current executive director during a board
13 meeting.

14 Five, unfounded accusations of withholding
15 information from board members.

16 Six, current board chairman Dennis Clarke's
17 comments of my lack of competence and leadership
18 abilities.

19 Seven, the attempted replacement of me in my
20 current role while I was away on vacation.

21 Eight, in a recent meeting with Authority
22 Board Member Reba Ludlow and administrative office
23 manager Cindy Hollingsworth in attendance, a direct
24 statement was made to me by Authority Board Member
25 Jennifer Liotta's spouse, Mr. Matt Liotta, who has

1 an ongoing legal matter against an airport -- the
2 Airport Authority that I better get a personal
3 attorney, which I took as a personal threat."

4 MS. LUDLOW: But Reba didn't --

5 MR. O'TOOLE: "Combined, these and other
6 factors result in the feeling of a hostile work
7 environment and I have begun to take -- have begun
8 to take a toll on my personal well-being as well as
9 my family's.

10 I want to take this opportunity to express my
11 gratitude for the opportunities that I have been
12 given during my time with the St. Johns County
13 Airport Authority over the past 23 years. I have
14 had the privilege of working with many dedicated
15 and talented individuals, and I am grateful for the
16 relationships I have formed and the experiences I
17 have gained. It is unfortunate that the recent
18 Authority board actions have overshadowed the
19 positive aspects -- aspects of my time here.

20 While my decision to resign is regrettable, I
21 believe it is in my best interest to seek new
22 opportunities. I am confident that I will find an
23 environment where I can thrive and contribute
24 meaningfully."

25 So that was pretty much a shock to me and I

1 hope in your continued search -- congratulations,
2 Jaime, by the way --

3 MR. TOPP: Thank you. I looking forward to
4 working with you.

5 MR. O'TOOLE: -- in your continued search for
6 a director, make sure they're happy here.

7 CHAIRMAN CLARKE: Thank you, Mr. O'Toole. I
8 would ask the court reporter, if we could have
9 this, Mr. Harvey's letter made part of the minutes,
10 which is -- which Mr. O'Toole read for us. Thank
11 you, Mr. O'Toole.

12 Any other comments from the audience?

13 (None.)

14 CHAIRMAN CLARKE: There being none, we have a
15 motion on the table to appoint Mr. Topp as interim
16 executive director. All in favor?

17 MR. OLSON: Aye.

18 MS. LUDLOW: Aye.

19 MS. LIOTTA: Aye.

20 MS. CASH-CHAPMAN: Aye.

21 CHAIRMAN CLARKE: Aye. That's unanimous.

22 EXECUTIVE DIRECTOR SEARCH

23 CHAIRMAN CLARKE: All right. Next order of
24 business -- item of business is the executive
25 director search. Ms. Cash-Chapman?

1 MS. CASH-CHAPMAN: Okay --

2 MR. OLSON: Sorry.

3 MS. CASH-CHAPMAN: So, our last meeting, I was
4 tasked with taking the -- from our previous search,
5 taking the job description and then reposting it,
6 and all I was allowed to do would be change the
7 dates.

8 And I think that we all forgot that the last
9 search was for a deputy executive director
10 position, so I have taken the previous job
11 description and I made very slight changes, which
12 of course I can send over to our general counsel
13 and they can send out for you guys to review, but
14 just over all, I took out where it said -- who
15 they're reporting to, for instance, instead of
16 reporting to the executive director, it now says,
17 "Reporting directly to the county-elected
18 five-person Airport Authority Board."

19 I took out all of the places where it said
20 "deputy" and it just says "executive director."
21 So, again, these are all things that we will -- can
22 talk with general counsel about and then send over.
23 PI did add at the very end "all other duties as
24 assigned," because it is my -- it is in my nature
25 to add that at the end of every job description.

1 So, that's on there.

2 And then at the very very end, I wrote how
3 they will apply because we will not be using a
4 search firm anymore. So it just says "To apply for
5 this position, please e-mail your resume or CV and
6 cover letter to," and then we'll have the specified
7 e-mail address inserted there. "Due to the
8 anticipated number of applicants, only candidates
9 chosen to move forward will be notified. Thank
10 you."

11 And then I went through -- and again, we don't
12 have to go over all of this tonight. I've typed it
13 all up. I can send it through -- I can talk with
14 general counsel and see if everything is kind of in
15 order and then they can hopefully send it out for
16 you guys to review.

17 But just you go over again the application
18 submission process. We're going to post it. I'll
19 post it on my personal LinkedIn for people to send
20 it through there. It will be posted on Indeed, our
21 website, and any of the other media outlets that we
22 had talked about previously.

23 So the application will be e-mailed directly
24 to a secure e-mail address. All of the candidates
25 will receive an automated response that reads

1 something to the effect of, "Thank you for your
2 interest in the executive director position at the
3 Northeast Florida Regional Airport. Your
4 application has been received. Please do not
5 respond to this e-mail as it is unmonitored
6 account. Due to the number of applicants, only
7 candidates will move forward," that sort of thing
8 so they know that this isn't a person that's
9 getting them and going through them as we go.

10 And then I'll log in, I'll create an
11 electronic portfolio of all of the candidates for
12 all of us to review, and I'll work with general
13 counsel to send that to all of us so we all have a
14 chance to go through them, digest them a little bit
15 before our first workshop.

16 Just a reminder there is to be no
17 communication between any of the members regarding
18 the applicants prior to the workshop, nor should
19 there be any sharing of any candidate information
20 with anyone outside of the board prior to our first
21 workshop.

22 So the first workshop, we will use to break
23 down the candidates into two groups: Candidates
24 that we want to move forward, candidates that we
25 don't.

1 The goal of that workshop will be to leave
2 with a general consensus of the top two or three
3 candidates that we want to invite for an interview.
4 And the board will officially vote on which
5 candidates to move forward with at the following
6 meeting.

7 Workshop 1 will also be the time to brainstorm
8 proposed interview projects for the candidates to
9 present at their interview. Final decision of
10 interview projects will be voted on at the
11 following meeting.

12 Workshop 1 will also be the place for board
13 members to discuss interview questions and
14 etiquette and to determine the details of the
15 position: Starting salary, housing, benefits,
16 et cetera, to be voted on at the next meeting.

17 And these are all details that should be
18 disclosed and discussed throughout the candidate's
19 process, because some of those might deter some
20 people from coming in. So we don't want to waste
21 any of our time or any of their time.

22 After the voting, the board will provide a
23 list of available days for in-person interviews.
24 If we're serious about two or three candidates,
25 then we should just bring them. I don't think that

1 we need to waste our time with video and -- and
2 phone interviews. I think it's -- we don't have
3 the time -- the luxury of that time.

4 I'm happy to schedule the in-person interviews
5 and coordinate the on-site interviews so that we
6 don't have to rely on our office staff to do that.
7 And I of course have samples of what interview
8 schedules would look like, that sort of thing, how
9 the interviews will go. But again, we can wait and
10 get into all of that later.

11 But I will send that out or have it sent out
12 at some point after I get approval for that from
13 general counsel and then we can kind of move
14 forward that way. And then after the interviews,
15 we'll vote on the candidate at the next meeting and
16 go from there.

17 CHAIRMAN CLARKE: I have a question. Just to
18 clarify, that we -- Mr. Topp will also be -- have
19 access to all of these resumes and each board will
20 be able to individually confer with Mr. Topp.

21 MS. CASH-CHAPMAN: Yes. And so, during the
22 interview process, one thing that I had put out
23 there -- so, one of us, whoever we designate the
24 point person to be, will be with the candidate the
25 entire time. And I think that will --

1 MS. LUDLOW: Yes.

2 MS. CASH-CHAPMAN: -- eliminate any questions
3 that some board members have had in previous
4 situations. So if one of us is there the whole
5 time, I would sincerely hope that you could
6 trust -- we could trust whoever we decide to be
7 that point person to be present -- not involved,
8 but present, for all of it.

9 And so, in -- in my head, it would start with
10 a welcome from whoever that designated point person
11 is and then a tour of the airport -- probably at
12 this point, from Mr. Topp, maybe. I don't know
13 from who right now.

14 And then I would like to give them a half an
15 hour to meet with the staff in the conference room.
16 And then the staff will be -- I'm sorry. The staff
17 will be given a survey to fill out immediately
18 following and they'll hand that in to the point
19 person. Because it's important for us to know what
20 the staff is thinking about the candidates as well
21 because this person will directly impact their
22 day-to-day lives.

23 And then a couple of minutes of a break and
24 then we'll do the board interview in this space
25 here, and then they'll have time for their

1 presentation. So whoever our interim -- Mr. Topp
2 will definitely be included in that and probably
3 the tour as well as the interview with the staff.

4 MS. LUDLOW: That's very thorough.

5 CHAIRMAN CLARKE: That's very thorough. Thank
6 you.

7 MR. OLSON: Yeah, very -- a lot of work you've
8 done in putting it together.

9 MS. CASH-CHAPMAN: I told you I like this
10 stuff.

11 MR. OLSON: But I've got a question.

12 You've created the announcement and that's --
13 the announcement is what's going to be circulated
14 for us to give any final comments on. Is that --
15 is that what -- is that the plan? I mean, are you
16 going to circulate whatever you're reading from to
17 the board for comments? Did I hear you say that?

18 MS. CASH-CHAPMAN: So I had just written -- I
19 do much better talking if I have it all written out
20 for me. But again, I'm happy to send this. I
21 don't know if I can send it directly to all of you
22 or if I need to talk with general counsel before it
23 can get sent out to you. But, yeah, there's
24 nothing --

25 MR. OLSON: Okay.

1 MS. CASH-CHAPMAN: -- I just typed out kind of
2 what the structure will look like, and certainly
3 before or at our first workshop, you'll have a very
4 detailed list of our dos and don'ts --

5 MR. OLSON: And my --

6 MS. CASH-CHAPMAN: -- and how it should work.

7 MR. OLSON: -- other question probably is one
8 that Mr. Douglas is better to answer, is that I
9 think -- I may be wrong, but I think that once
10 someone has applied, since we're a governmental
11 authority, that that information is public, or is
12 that not correct?

13 MR. DOUGLAS: Yes, sir.

14 MR. OLSON: So I don't --

15 MR. DOUGLAS: The application will be --

16 MR. OLSON: -- think we can assure anyone that
17 they would not -- that we would keep it
18 confidential among ourselves.

19 MS. CASH-CHAPMAN: Right. I just meant in the
20 sense that it shouldn't be the topic of
21 conversation professionally. It shouldn't like,
22 Hey, did you see so and so applied for that?
23 That's -- that's not an appropriate way to -- to
24 run a search.

25 MR. OLSON: Okay.

1 MS. CASH-CHAPMAN: The appropriate thing for
2 us as the board to do is to act professionally,
3 wait until we get them all together --

4 MR. OLSON: Okay.

5 MS. CASH-CHAPMAN: -- and have a professional
6 discussion about it, just to avoid any gossip of
7 any sort of, Hey, I heard this or I heard this.
8 Because we as a board represent this airport. We
9 need to do so professionally. And so, that was
10 just a general disclaimer to maintain
11 professionalism throughout.

12 MR. OLSON: And are we going to be -- in this
13 process, because they're going to ask, are we going
14 to be offering a -- an employment contract or are
15 we going to say we're an at-will employer?

16 MS. CASH-CHAPMAN: Well, I think that's
17 something that we will discuss as a board at the
18 workshop.

19 MR. OLSON: Okay.

20 MS. CASH-CHAPMAN: I think that's where we're
21 going to get a little bit more into the ins and
22 outs and really that nitty-gritty of what that's
23 going to look like.

24 At this point, I just wanted to give you a
25 general overview of what the process is going to

1 look like. Certainly I can go into more detail
2 later.

3 But this meeting, I really just -- I need some
4 guidance on what you guys want to do. If you want
5 me to send the small updates that I made to the job
6 description, if you want me to send that over to
7 general counsel, they can go through it and then
8 distribute it to all of you, because I -- quite
9 frankly, I don't want to be the only one that
10 looked at this and said, let's go hire somebody for
11 something.

12 MR. OLSON: And you're borrowing the -- from
13 the prospectus that was used for -- in modifying it
14 that was used for the deputy director search.

15 MS. CASH-CHAPMAN: Correct. Correct.

16 So I'm hopeful that there aren't too, too many
17 changes. But again, I was not comfortable taking
18 that initiative to go out there and post it without
19 all of us having our eyes on it first, so...

20 MR. OLSON: Yeah.

21 MS. CASH-CHAPMAN: But if everyone's
22 comfortable with that, I'm happy to send it over to
23 general counsel, have them take a look, and then I
24 don't know if you-all want to see it after -- after
25 they review it or how you want to do that; I just

1 know that time is of the essence and I don't think
2 that we can vote on it until our next meeting if we
3 do it that way.

4 MS. LIOTTA: Based on your description, I'm
5 comfortable voting on the -- the amendments that
6 you've made as you've described them and just
7 finalizing the description and getting it out.

8 I think to the extent that anything is
9 particular to an executive that wouldn't have been
10 in a deputy, the "all other duties as described,"
11 will catch that.

12 MS. CASH-CHAPMAN: That's usually the goal.

13 MS. LIOTTA: So, yeah, I think -- I would like
14 to just see us moving forward with this.

15 MS. CASH-CHAPMAN: Okay.

16 MS. LIOTTA: And I thank you for all the
17 efforts. It's a lot of work.

18 MR. OLSON: Yeah, good job.

19 CHAIRMAN CLARKE: Very good.

20 MS. LUDLOW: So I'm thinking. I thought it
21 might be a good idea for general counsel to go over
22 it and have them send it to us. Right -- with
23 their suggestions, or you work with them on their
24 suggestions if there are any. It looks pretty
25 perfect to me. But, you know, that it goes through

1 general counsel.

2 MR. OLSON: We can still authorize it going
3 out, even though there's that other, what you're
4 talking about, right?

5 MS. LIOTTA: If it needs a last legal review
6 for any technicalities, yeah.

7 MR. DOUGLAS: I feel comfortable with that
8 approach, if the board's desire is to go ahead and
9 vote on it tonight, and then with one final review
10 if there is any technicality, that could be
11 remedied. But because of your reliance on those
12 other job descriptions in the past, it seems to me
13 highly likely that there will be no technical issue
14 with the job description.

15 MS. CASH-CHAPMAN: Okay. And then the only
16 other thing I would like to do, and I don't know if
17 you want to do this now or at the end, is to
18 schedule a time for us to have --

19 CHAIRMAN CLARKE: I was going to ask you that.

20 MS. CASH-CHAPMAN: -- a workshop.

21 CHAIRMAN CLARKE: I was going to ask you that
22 the next question. Do we need a motion to move
23 forward or we just -- is the consensus of the board
24 sufficient?

25 MR. DOUGLAS: I would take a vote.

1 MR. OLSON: To issue, yeah.

2 MS. LIOTTA: So I'll make a motion that we
3 proceed with posting the job description as
4 described and amended by Ms. Cash-Chapman with a
5 final review to be done by general counsel prior to
6 posting.

7 MS. LUDLOW: I second that motion.

8 CHAIRMAN CLARKE: Motion. We have a second.
9 We have some -- Mr. O'Toole, you indicated you
10 wanted to offer comments on the executive director
11 search?

12 MR. O'TOOLE: That was the one.

13 CHAIRMAN CLARKE: Okay. Mr. Riera?

14 MR. RIERA: No.

15 CHAIRMAN CLARKE: Okay. Any other comments
16 from the audience?

17 (None.)

18 CHAIRMAN CLARKE: All right. Hearing none, we
19 have a motion to move forward and a second. Is --
20 all in favor?

21 MR. OLSON: Aye.

22 MS. LUDLOW: Aye.

23 MS. LIOTTA: Aye.

24 MS. CASH-CHAPMAN: Aye.

25 CHAIRMAN CLARKE: Aye. That's unanimous.

1 All right. I guess we need a schedule. Do
2 you want to recommend a time for the next -- for
3 this workshop?

4 MS. CASH-CHAPMAN: I want to give us enough
5 time that we can get this to legal counsel and get
6 them some time to look at it and get it back to us.
7 So I don't know --

8 CHAIRMAN CLARKE: Tentative.

9 MS. LUDLOW: Plus we need ten days, right?

10 MR. DOUGLAS: For the posting of the --

11 MS. CASH-CHAPMAN: Yeah, for the posting of
12 the meeting. But I think it would be well -- well
13 into that.

14 MR. DOUGLAS: Well, legal counsel does not
15 want to be an impediment to the scheduling, so we
16 will work with all judicial speed to meet the need
17 of the board as soon as the board wishes to
18 schedule the meeting.

19 MS. CASH-CHAPMAN: Okay. Does anyone have --
20 I have a fairly flexible schedule. So does anyone
21 else have --

22 CHAIRMAN CLARKE: The first week in August are
23 you looking at?

24 MS. CASH-CHAPMAN: That would be good, if that
25 works for everybody else.

1 CHAIRMAN CLARKE: The 3rd is -- would give
2 us -- I don't know if that's ten days. The 3rd is
3 a Thursday.

4 MS. LIOTTA: We don't need to wait until then
5 to post this, correct?

6 MS. LUDLOW: But it's --

7 MS. CASH-CHAPMAN: Correct, yeah. So -- well,
8 actually, no, we want to -- we need to wait longer
9 than ten days because we want to give a little bit
10 of time for our applicants to get their names in.

11 So we don't want to do it so soon that we get
12 it posted and you have three days to apply for this
13 position and those are the only candidates that we
14 get. We may actually be better off moving it
15 toward maybe even the week of August 14th. I don't
16 know if that's --

17 CHAIRMAN CLARKE: There's a regular meeting
18 scheduled for the 14th.

19 MS. CASH-CHAPMAN: So --

20 CHAIRMAN CLARKE: That's our regular meeting.
21 August 14th.

22 MS. LIOTTA: Yeah, we probably don't want to
23 double up on -- on meeting days like that.

24 MS. LUDLOW: Well, okay. So you're saying
25 we -- do we even know who we're sending these to?

1 MS. CASH-CHAPMAN: Okay. So this workshop
2 that we're trying to schedule right now is because
3 we've already voted that we're going to post the
4 job description.

5 MS. LUDLOW: Yes.

6 MS. CASH-CHAPMAN: So once that is done,
7 we're -- this e-mail address is going to start
8 receiving all of these applications.

9 MS. LUDLOW: Okay.

10 MS. CASH-CHAPMAN: And then this workshop is a
11 space for us to sit down and go through them.

12 MS. LUDLOW: Okay.

13 MS. CASH-CHAPMAN: So we need to give people
14 enough time to see our job posting, respond to the
15 job posting, and then for us to find a day that we
16 get together and do it.

17 MR. OLSON: Plus, there could be a delay time
18 in some of these key organizations getting them
19 posted because some of them issue online monthly
20 newsletters to their membership.

21 MS. CASH-CHAPMAN: So do we feel comfortable
22 leaving a month between now and doing it at the end
23 of August? I mean, you know, how I feel about --

24 MR. OLSON: The goal is to widely expose this
25 to -- on a national --

1 MS. CASH-CHAPMAN: My goal is to get the best
2 candidate, so that's --

3 MS. LIOTTA: I think -- I think --

4 MR. OLSON: Yeah, so wide --

5 MS. LIOTTA: -- if we -- we know that there
6 are key organizations that only push out lists once
7 a month, that's different than one, you know,
8 random job bulletin board somewhere. So if there's
9 like -- I don't -- I don't -- I'm not familiar with
10 the -- the key organizations.

11 MR. ROBERTS: There is -- there is a trade
12 association for airport executives, actually, and
13 they have a certification program and they meet,
14 you know, and have an airport executive conference
15 every year and things like that.

16 So I think it would be probably great to check
17 in with that organization and -- you know, some
18 organizations will let you just bulk purchase their
19 mailing list, for example, or somehow communicate
20 with their members or use their platform to do
21 that. So I think they would be a leading candidate
22 of exceptionally qualified people, most likely,
23 that we would want to touch.

24 MS. CASH-CHAPMAN: So do we want to set a
25 tentative date and then if something changes

1 between now and the next meeting, we can reschedule
2 that meeting?

3 MS. LIOTTA: Why don't we -- why don't we try
4 to set one, one for middle of August, one for end
5 of August, and if we -- decide on the 14th which
6 one of those two dates makes more sense.

7 MS. CASH-CHAPMAN: Sure. So do we want to
8 do --

9 CHAIRMAN CLARKE: How about the 17th and the
10 31st? They are both a Thursday.

11 MS. CASH-CHAPMAN: Sure.

12 MS. LUDLOW: That's okay with me.

13 MS. CASH-CHAPMAN: And because I think it's
14 going to take a little bit of time to go through
15 these, I prefer we don't start at 4:00 in the
16 afternoon, unless we're planning on ordering food
17 and sitting here all night.

18 CHAIRMAN CLARKE: How about 10 a.m.?

19 MS. CASH-CHAPMAN: You know how Reba feels
20 about 10 a.m.

21 MS. LUDLOW: 10's better than 9.

22 MS. CASH-CHAPMAN: Okay.

23 MS. LUDLOW: 10's okay.

24 MS. CASH-CHAPMAN: So we'll put down the 17th,
25 August 17th and August 24th at 10 a.m. for

1 tentative workshops for our executive director
2 search, yes?

3 MR. OLSON: August 24th --

4 MS. LUDLOW: That was the 31st?

5 CHAIRMAN CLARKE: Yeah.

6 MS. CASH-CHAPMAN: Yes, sorry.

7 CHAIRMAN CLARKE: August 31st. Okay. Okay.

8 MS. LUDLOW: We could ask our interim
9 executive director his thoughts.

10 CHAIRMAN CLARKE: Mr. Topp, have any -- any
11 thoughts or any conflicts with those dates?

12 MR. TOPP: No.

13 CHAIRMAN CLARKE: Okay. All right. Okay. We
14 have these tentative meetings set for August 17th
15 and August 31st. Any more discussion on the
16 executive director search?

17 MS. LUDLOW: Congratulations on a job well
18 done.

19 CHAIRMAN CLARKE: Yes, thank you
20 Ms. Cash-Chapman.

21 MS. CASH-CHAPMAN: Of course.

22 AVELO AIRWAYS/VOLAIRE AVIATION CONTRACTS

23 CHAIRMAN CLARKE: All right. The next item on
24 our agenda is Avelo Airways is requesting to bring
25 air service to St. Augustine.

1 MS. LIOTTA: Well, I think that's exciting.
2 I'm looking forward to how that develops. Seeings
3 how we don't have an executive director right now,
4 I would suggest maybe we --

5 MR. OLSON: But we do.

6 MS. LIOTTA: Well, he's just been --

7 MS. CASH-CHAPMAN: We also talked about --

8 MR. TOPP: I'm already working so we're good.

9 MS. LIOTTA: Yeah.

10 MS. CASH-CHAPMAN: -- no life-altering airport
11 decision being made for this interim director and
12 that perhaps a new executive director coming in
13 would like to be a part of such an exciting time
14 for our airport.

15 MS. LUDLOW: To catch up.

16 MR. OLSON: Well, you know, if we've been
17 contacted by Avelo and we have Volaire that does
18 the work in this area, I'm not sure we should just
19 postpone it till we get a -- I mean, I guess
20 you're -- I don't know if that's even what you were
21 suggesting. Was that what you were suggesting?

22 MS. CASH-CHAPMAN: It is because I -- you
23 know, I don't -- I don't want to have an interim
24 director that's here for a few months be tasked
25 with making these life-altering decisions for an

1 executive director that we have yet to hire when
2 they could --

3 MR. OLSON: Oh, I'm sorry. I thought we were
4 talking about Avelo.

5 MS. LUDLOW: We -- we jumped to Avelo.

6 MR. ROBERTS: The airline, but you are.

7 CHAIRMAN CLARKE: She's got it.

8 MS. CASH-CHAPMAN: Right. I'm on -- I think
9 I'm on the same page with you. I don't want to see
10 us enter into bringing a commercial air service
11 here under an interim executive director when I
12 think that if we're looking for this highly
13 qualified person to step in as an our new executive
14 director, that perhaps that person should be
15 responsible for being a part of that change.

16 MR. OLSON: Well, I mean, but -- I hear you,
17 but we have to present ourselves every day as an
18 airport that's got it's "Open for Business" sign
19 out.

20 So I'm hoping that Mr. Topp and with the
21 legwork being done and the know-how for doing
22 air -- airline deals with Voltaire, that we can --
23 we don't have to wait. I mean, we don't -- I mean,
24 when business opportunities present themselves,
25 you've got to sort of follow up.

1 I think my view is, I don't know, it's been a
2 long time since we've talked about Avelo, but I
3 really think that they see an arrangement with our
4 airport as a way they can enter the
5 Northeast Florida airline market.

6 Av- -- Avelo and Breeze are two carriers that
7 are getting a lot of attention now. There was an
8 article in the Washington Post that someone's given
9 to me that was just about Avelo. They're
10 specializing in the point-to-point service, not the
11 spoke hub and --

12 MS. LIOTTA: Mr. Olson, I apologize. I'm
13 going to interrupt you. We've had a lot of things
14 added to the agenda today. We don't have anything
15 in front of the board for us to even vote on. We
16 don't have any of the details.

17 I think it would be appropriate for our new
18 executive director to take a look at this and come
19 back and report on it. I don't think we should
20 just necessarily shut it down out of hand, but I
21 just -- the sensitivity, the amount of work we have
22 to do this evening, I think it's just not ripe to
23 have a discussion on something we don't even know
24 what it would be.

25 What we're -- I think the board -- the board

1 meeting should really be limited to things that
2 we're trying to decide, and as part of that, we
3 need to be informed and we need our staff to help
4 us be informed, and we're just not there yet on
5 this issue. That's my feeling.

6 MR. OLSON: Well, I agree with you, but we
7 have slow-walked every time Avelo has come to us.
8 It's been slow-walked to death.

9 MS. LUDLOW: But -- but we -- we have made a
10 lot of progress. When Avelo came to us the first
11 time, we didn't even have a solid contract. Now we
12 do have a contract.

13 I think it should be postponed until next
14 meeting, also, because frankly I think it's nothing
15 but a ploy. I don't think Avelo -- who -- have you
16 talked to Avelo, Mr. Olson?

17 MR. OLSON: Not directly, no.

18 MS. LUDLOW: Have you talked to Volaire?

19 MR. OLSON: Only in our meetings here with a
20 Volaire representative.

21 CHAIRMAN CLARKE: Well, let's -- we -- we're
22 going to --

23 MR. OLSON: And I'm not sure why that's --
24 that information is important.

25 CHAIRMAN CLARKE: Well, let's -- we're going

1 to have to move on because Volaire is the next item
2 on the agenda and it's inextricably tied to the
3 question of Avelo Air because they were the point
4 of contact for Avelo.

5 And the -- the reason the Volaire contract is
6 on the agenda is because we questioned the value of
7 that contract. There are two contracts that are
8 collectively costing the Authority about \$68,000 a
9 year, and the -- the term of that contract runs
10 through January 31st of 2024.

11 And if we are -- it -- it's also related to
12 the budget. If we are to budget and continue to
13 pay Volaire, it will cost us somewhere in the
14 neighborhood of \$22,000 for the next fiscal year.

15 So maybe what we should do is defer this -- or
16 I would suggest defer this and ask staff to advise
17 us is this -- is this a real offer from Volaire --
18 I mean, from Avelo to Volaire. I don't know that
19 we necessarily need Volaire. They can make an
20 offer directly to us. We have a terminal. We --
21 you know, they know the terms or they can make an
22 offer of terms that we can either accept or reject
23 or recommend changes to, so --

24 MR. ROBERTS: If it helps --

25 CHAIRMAN CLARKE: Yeah.

1 MR. ROBERTS: If it helps, our experience with
2 talking with that scheduled air carrier is that
3 they begin these discussions with a very long lead
4 time. Almost on an annual cycle. So I would be
5 very surprised if any overture that was made had
6 any suggestion of "We're ready to show up next
7 month" or anything like that.

8 So if it helps the concern that we would be in
9 the short term presented with a need to make some
10 discussion, I think that's probably unlikely. So
11 if they want to reach out to us, they actually know
12 how to contact us. We -- we've talked to them in
13 the past.

14 So we're always open to listen and talk, and
15 then as -- as the suggestion was made, perhaps we
16 get a sense of what this is about. Because I -- I
17 don't -- I literally don't know anything more than
18 what we've just described here. But we can get a
19 sense of what this is about and -- and there may
20 not be a conflict in actuality with your timeline
21 of bringing on a new director.

22 MS. CASH-CHAPMAN: Thank you, because last
23 time we were given maybe a week or two and that was
24 not a whole lot of time for us to make our choice,
25 so I'm not prepared to move that quick again. But

1 I appreciate you informing how that timeline works.

2 CHAIRMAN CLARKE: Well, is there any -- do we
3 want to discuss the Volaire contract at this point
4 or --

5 MS. LUDLOW: I think we should let -- move it
6 to next meeting and let our interim executive
7 director chime in on it.

8 CHAIRMAN CLARKE: Okay. Are we generally in
9 agreement with that? All right. We have a
10 consensus on that item. Move that to the next.

11 The next item of business is the TRIM. That
12 would be the Truth in Millage act.

13 MS. CASH-CHAPMAN: We may have had some public
14 comment on that last item. I know --

15 CHAIRMAN CLARKE: I'm sorry. Yeah,
16 Mr. Gorman, you had a comment on the Volaire
17 aviation contract.

18 MR. O'TOOLE: I'll give you the mic.

19 MR. GORMAN: I'm not sure about all -- I'm not
20 sure about all of it. You have a terminal built
21 and you've got all the pieces of the puzzle in
22 place, and as long as it paid the airport and the
23 Airport Authority, had it pay enough, my attitude
24 is, you know, try it, you might like it. I just --
25 I have no ax to grind on that, but it's -- all the

1 piece of the puzzle fits. That sums it up.

2 CHAIRMAN CLARKE: Okay. Thank you.

3 MR. O'TOOLE: I can speak next?

4 CHAIRMAN CLARKE: Yes, sir.

5 MR. O'TOOLE: Somebody obviously put this on
6 the agenda, right? I don't know who. But when I
7 saw it, I got excited about it because exactly what
8 you asked for, for them to come and talk to us, is
9 what they're doing. Okay. That's what they're
10 doing; they're asking you to talk. They've already
11 established two routes in Daytona and one route in
12 Melbourne. So obviously they have more to offer.

13 Here's a -- here's a quick solution if that's
14 what you want to -- to offer them, have Volaire go
15 to them and say, Hey, you want to come here that
16 bad? Give us 800, a thousand dollars a flight.

17 There's your coverage for what you need to pay
18 us, some of the employees that work here. And with
19 the parking, 150 people on a 73, 30, 40 cars,
20 maybe, \$13 a night, whatever you get, I'm sure at
21 the end of the month, if they still do four or five
22 flights, that money will add up to cover enough for
23 us, maybe even to make money.

24 But you have an obligation to the public here.
25 Like I said in the last time that I spoke, you guys

1 are elected. You want to serve the public through
2 your car shows and the air shows and museums and
3 parks, that's fine and I'm totally for that. And
4 I'm for private investment in the airport. That's
5 definite.

6 But Mr. Roberts said it himself: What if it
7 were totally successful? And you're not going to
8 find out unless you try, right? And I think the
9 public, everybody that I've talked to, including at
10 the show that I was at, the Wings n' Wheels which
11 was wonderful, everybody was asking about what that
12 terminal's used for. Where is the airline? That's
13 up to the board.

14 I don't know if you really need an executive
15 director. I don't know what these rules and
16 whatnot, but you guys are the ones that are
17 eventually going to decide whether it comes here or
18 not, right? As far as I know.

19 You've got the opportunity right in front of
20 you. You've got the company here. We have all
21 the -- everything's in place, like Jack said.
22 You've got the staff. You've got the equipment.
23 You've got the public interest, as far as I know,
24 from what I've seen, all right? And I really think
25 you should reconsider that. Go to them and give

1 them a counteroffer and say, Hey, look, you've got
2 to pay us, give us this. It might work. Thanks.

3 MS. LUDLOW: Matty, it's so nice that, you
4 know, you have the media at your disposal. Every
5 time you get up to talk, we have the media. Is
6 there a reason for that? I mean, because we're
7 well --

8 MR. O'TOOLE: I think the public's interested.

9 MS. LUDLOW: Well, we're well aware --

10 MR. O'TOOLE: That was one other thing I was
11 going to say. At 4:00 in the afternoon, there's a
12 lot of people that work, so they don't get to come
13 here to see the meetings.

14 I think you have a lot of people that would
15 like to come and see the meeting but can't come
16 here because they're still working. So maybe, you
17 know, if you want to switch it to 7:00 at night,
18 you might get more public, but I don't see any
19 problem with the media being here.

20 MS. LUDLOW: Matty, why don't you come to our
21 meetings more often?

22 MR. O'TOOLE: Hmm?

23 MS. LUDLOW: Why don't you come to our
24 meetings more often?

25 MR. O'TOOLE: Because I work two jobs and --

1 MS. LUDLOW: And you'll -- and by then you
2 can --

3 MR. O'TOOLE: -- right now I'm off.

4 MS. LUDLOW: -- have media support at every
5 meeting.

6 MR. O'TOOLE: Is there a problem with the
7 media here?

8 MS. LUDLOW: Oh, no. No.

9 MR. O'TOOLE: Okay. Well, I don't know what
10 you're asking me, then.

11 MS. LUDLOW: Well, I just want to say that the
12 board is well aware of the Voltaire contract, which
13 probably the audience is not. So we know what
14 working with them is and we know what our budget is
15 and we know where our money goes and we know what
16 we're paying for. So I think the board is very
17 qualified --

18 MR. O'TOOLE: I didn't say you weren't
19 qualified.

20 MS. LUDLOW: -- to make that decision.

21 MR. O'TOOLE: I didn't say you weren't
22 qualified. If you're going to make a decision,
23 make it.

24 CHAIRMAN CLARKE: Okay. All right. Thank you
25 for your comments. I'm sure I speak for myself and

1 I'm sure the board members would agree we would
2 dearly love to entertain a proposal from any air
3 carrier wanting to use our commercial terminal. So
4 any more? Mr. Riera?

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

6 Just one last comment. And my wife and I both
7 main engineers. One of the things we say is, okay,
8 let's look at the last four airliners. How we
9 found the root cause as to why they have not been
10 successful?

11 And so unless we know what the root cause of
12 their unsuccess, maybe we need to find that out
13 before we can really start looking into something
14 else that may not be successful.

15 Again, I'm not against it. You know, I'm just
16 saying we need to look at what is the root cause of
17 their past failures instead of trying to go and do
18 it again, you know. That's my comment.

19 CHAIRMAN CLARKE: Thank you, well said. No
20 other comments?

21 (None.)

22 TRIM FY 2023-24

23 CHAIRMAN CLARKE: Hearing none, we move to the
24 next item for business. And that would be the
25 Truth in Millage action, which is a statutory

1 requirement.

2 I believe the last time the Airport Authority
3 was on the tax rolls, maybe, Ms. Hollingsworth, you
4 can correct me, was 2008.

5 MS. HOLLINGSWORTH: 2010?

6 CHAIRMAN CLARKE: 2008 or 2010?

7 We -- I don't know what the millage rate was
8 at that time, but since then, it's been zero. And
9 staff is recommending that we adopt a resolution
10 and set that rate to zero for the forthcoming tax
11 year. Is there any discussion?

12 (None.)

13 CHAIRMAN CLARKE: No discussion? Anyone care
14 to make a motion to that effect?

15 MR. OLSON: I'll make a motion. I think, as
16 has in the past years since the 2008 or whenever it
17 was, we continue to be able to enjoy and manage an
18 airport without the need for ad valorem taxation.
19 We've been able to operate it based on revenues
20 and -- and operation of assets.

21 So I move that we adopt -- is it a -- it is a
22 formal resolution, right? It doesn't have to be a
23 formal -- there's a number for it. Whatever it is,
24 I adopt -- I move we adopt that resolution.
25 There's been a formal motion made in the past

1 relative to this.

2 MS. HOLLINGSWORTH: Mr. Chairman, on the TRIM,
3 it's statutory just to adopt it. There is no
4 resolution. Your resolutions will kick in in
5 September when you have your two public board
6 meetings --

7 MR. OLSON: Okay. So this --

8 MS. HOLLINGSWORTH: -- the budget meetings.

9 MR. OLSON: So this is an adoption of --

10 MS. HOLLINGSWORTH: You're adopting TRIM --

11 MR. OLSON: Okay.

12 MS. HOLLINGSWORTH: -- at 0.00 mills, if
13 that's your desire.

14 MR. OLSON: So move.

15 MS. LUDLOW: I second.

16 CHAIRMAN CLARKE: All in favor?

17 MR. DOUGLAS: Public comment on that, too.

18 CHAIRMAN CLARKE: Public comment? Anyone want
19 to raise their taxes?

20 MS. LUDLOW: Matty, Jack needs it.

21 MR. O'TOOLE: Oh, I'm sorry.

22 MR. GORMAN: Would you please clarify what
23 you're doing here? I'm sorry, I just couldn't --
24 we're adopting the -- say it again, please.

25 CHAIRMAN CLARKE: The Authority -- the

1 Authority is a governmental entity that has taxing
2 authority, and we are able to set a millage rate
3 similar to your property taxes, your trash
4 collection rate and so on, that would provide funds
5 to operate the airport.

6 We don't need any. We're setting that at
7 zero. So the airport is self-sufficient,
8 financially self-sufficient. So that's -- we have
9 to set -- legally we have to set the rate at zero.

10 I can tell you that I've looked at older tax
11 bills of my own, my personal property, and I've
12 seen the Airport Authority, a line item with the
13 number zero behind it. Last year, I looked at that
14 same tax report and the line item disappeared.
15 Evidently some programmer made sure that if it was
16 zero, the line wouldn't even appear. I think it
17 should appear and be explicitly stated that it is
18 zero, but that evidently is not. May want to check
19 your personal tax bills.

20 MR. GORMAN: I haven't checked. So we are
21 then -- just to clarify, you're going to request a
22 zero millage.

23 CHAIRMAN CLARKE: Yes -- yes, sir.

24 MR. GORMAN: And since the media is here,
25 that's good. That's certainly good news.

1 CHAIRMAN CLARKE: Yeah.

2 MR. GORMAN: Thank you.

3 CHAIRMAN CLARKE: Thank you.

4 MS. LUDLOW: I think you were on the board
5 that did that.

6 MR. GORMAN: Yes.

7 CHAIRMAN CLARKE: All right. Thank you,
8 Ms. Hollingsworth, for that clarification. I
9 believe we can move to the next item.

10 MR. OLSON: Have we voted?

11 MR. DOUGLAS: There's been a motion and a
12 second.

13 CHAIRMAN CLARKE: Oh, I'm sorry. There's a
14 motion and a second. All in favor?

15 MR. OLSON: Aye.

16 MS. LUDLOW: Aye.

17 MS. LIOTTA: Aye.

18 MS. CASH-CHAPMAN: Aye.

19 CHAIRMAN CLARKE: Aye.

20 PRELIMINARY BUDGET REVIEW FY 2023-24

21 CHAIRMAN CLARKE: Okay. The new next business
22 item is a preliminary budget review. I suppose
23 I'll take that.

24 I met with staff last week to review the
25 budget, and it's -- you know, we -- there may be a

1 couple of minor changes to it. Some of the --
2 several items that are in the budget may -- between
3 now and the final adoption may be impacted.
4 That -- the most notable being the Volaire contract
5 of \$68,000 a year. That may be reduced or
6 continued.

7 Another item would be, I believe there's a --
8 an en- -- an endorsement on our insurance policy
9 for the provision of coverage if we have air
10 carrier operations. That's something that Mr. Topp
11 will have to look at to see if we can -- if we need
12 to keep that particular endorsement. According to
13 staff, if we drop it -- drop that coverage and then
14 reestablish it, it may be more economically viable
15 or acceptable just to keep it. So we'll need to
16 drill into that a little bit.

17 I had another suggestion to staff in that in
18 the capital budget, that we add a -- the capital
19 project for a 13,7 -- 200-foot linear 12-inch water
20 main project that would commence in the northeast
21 quadrant of the airport, I believe, and cross the
22 field I guess under the -- the runways and connect
23 with the west side of the field.

24 And that's -- that's a -- and it is not on
25 the -- the current capital budget list, but it's --

1 the importance to the airport for any future
2 development is so critical and fundamental, I
3 believe it needs to be added.

4 And it's \$4.4 million is the current estimate.
5 If it -- if it cannot be funded either -- it's
6 all -- at this point, as far as we know, it's all
7 going to be airport funds. There -- however, there
8 may be a chance for us to get some grant funding
9 from either Florida DOT or -- and/or the FAA for
10 part of that project. But we'll have to defer that
11 for right now.

12 And I asked Mr. Holesko to -- if he would be
13 so kind as to speak to the importance of that
14 project to all future development, you know, on the
15 airport, all future infrastructure development.

16 MR. OLSON: So aren't we talking about the
17 budget first?

18 CHAIRMAN CLARKE: Well, this is part of the
19 capital budget.

20 MR. OLSON: Okay.

21 CHAIRMAN CLARKE: Yeah. Oh, yeah, we'll get
22 back to the operating budget, but let's --

23 MR. HOLESKO: So, Chairman Clarke asked us to
24 take a quick look at previous feasibility to really
25 fix the water line issue on the east side of the

1 runway, and that is, not look at things
2 parcel-by-parcel and think that every acre that
3 gets developed on the east side is going to do
4 their own thing and look at their sewer and water
5 connection.

6 So the main thing was -- was to get a water
7 line. It's been studied for years. The intent is
8 to take the water line from Estrella Avenue all the
9 way out to U.S. 1, extend it beneath Taxiway Bravo
10 and 13/31 all the way out to the east side and
11 connect to the new location of the new access road
12 and provide the large service that will be needed
13 for all of the development in one project.

14 So that's what we had proposed. So it would
15 serve everything that's going on on the east side,
16 all of the water capacity, the flow for fire
17 protection, and everything that's going to be
18 needed for every single tenant that's going to go
19 out there and have to do a water flow test for
20 pressure to have a fire suppression that works,
21 which is going to be needed on almost every large
22 hangar that goes up on the east side.

23 So this would be the solution to that instead
24 of what has been happening for some buildings even
25 here on the west side of the runway. But same

1 thing on the east, that needs to be capacity,
2 enough flow and pressure to make sure there's
3 enough pressure -- enough pressure to make the fire
4 suppression systems work.

5 It's been a -- a question for years. It's the
6 reason why when you look at the Northrop Grumman
7 facility on the east side of the runway where
8 there's the two large water tanks, those water
9 tanks hold enough pressure to energize the fire
10 protection system in the large hangar.

11 That's not from the regular water supply, and
12 anybody else that would want to build a large
13 hangar on the east side would have to do something
14 like that also to get that pressure built up.

15 So instead of having water tanks out there,
16 the intent would be to supply the water line to
17 make sure that all the development has the proper
18 service.

19 CHAIRMAN CLARKE: Okay. Thank you.

20 MR. ROBERTS: Mr. Chairman, can I --

21 CHAIRMAN CLARKE: Sure.

22 MR. ROBERTS: Can I tag along --

23 CHAIRMAN CLARKE: Sure.

24 MR. ROBERTS: -- Mr. Chairman, if it's
25 all right? Understanding that it wasn't part of

1 the tasking for today, but -- but would there also
2 be an similar need for a sewage component as well?

3 MR. HOLESKO: Yes.

4 MR. ROBERTS: Okay. And -- and would there be
5 any efficiencies if those two were done
6 concurrently?

7 MR. HOLESKO: Yes.

8 MR. ROBERTS: Okay.

9 MR. HOLESKO: The difference is that taking
10 care of sewer can be -- can much more easily be
11 addressed on a project site as opposed to the
12 water, digging wells and things like that.

13 So there -- there's still always going to be a
14 question on the use of the land from the tenant,
15 are they planning to do a sewer hookup? There are
16 other ways to -- to address it which still could
17 come up or there could be a master utility plan
18 that addresses that particular issue. But you can
19 do the same thing with a sewer line. You -- it
20 wouldn't come all the way under the runway and go
21 down Estrella, but it could all be on the east side
22 of the runway.

23 MR. ROBERTS: Okay. But --

24 MR. HOLESKO: We wouldn't -- we wouldn't put
25 that under the runway. It would all go on the east

1 side and then to the north.

2 MR. ROBERTS: I got you. Same for electrical,
3 that's -- that's above ground.

4 MR. HOLESKO: That's correct.

5 MR. ROBERTS: It's -- that's not -- generally,
6 that is not a heavy lift -- as heavy a lift as this
7 water pressure.

8 MR. HOLESKO: And then you and I also had
9 the -- communicated a little bit earlier today.

10 The same thing for the stormwater permitting
11 system; instead of building a series of small
12 ponds, the intent at least conceptually now is to
13 have a series of large ponds on the east side that
14 would be expanded as the system develops. It's
15 much easier to do a series of large ponds that are
16 interconnected instead of building 15 different
17 small ponds on the east side.

18 MS. LUDLOW: Right.

19 MR. HOLESKO: Pick the areas now, which Matt
20 Singletary, our engineer, has already done --
21 you've seen some of the concepts with larger
22 ponds -- and then you just make a pond a little bit
23 bigger as each develops for each tenant and then
24 they don't have to use their site for stormwater
25 ponds.

1 MS. LUDLOW: Right.

2 CHAIRMAN CLARKE: Thank you. Thank you for
3 that update.

4 Perhaps you and Mr. Topp and I will maybe have
5 a meeting and let's talk about -- let's see if we
6 can get some estimates for all -- all these
7 important projects and -- so that the board is
8 aware of them. We have significant infrastructure
9 needs that need to be met, but these are
10 subsurface, correct?

11 MR. HOLESKO: It's definitely going to come to
12 the question at some point when the active
13 proposals on the east side truly come about to
14 determine where the utility's going to come from
15 and who's going to pay for it.

16 CHAIRMAN CLARKE: And we have to be ready for
17 that.

18 MR. OLSON: Mr. Chairman, I'm wondering if
19 this technique that's used by every residential
20 developer now, the community development district,
21 could actually -- could we actually create a
22 community development district, finance the water
23 line and what other infrastructure that way, and do
24 it the way these CDDs are done? You see them all
25 over now. It offloads from the developer the cost.

1 It unloads it to the end purchasers and users.

2 CHAIRMAN CLARKE: That -- we would have to do
3 a feasibility study. I believe we -- well, the
4 Authority, being a governmental entity, has -- has
5 bonding capabilities.

6 MR. OLSON: Yeah, but I don't think this
7 actually loads back onto the credit of the
8 developer that much.

9 Isn't this one of the reasons that developers
10 do it? They don't like to use their own money or
11 their own debt to do this, they -- what is the
12 techni- -- the technique is such that it's not on
13 the liability of the development company.

14 MR. ROBERTS: Like for concurrency, the
15 concurrency requirements, where you -- I -- I get
16 it. I associate those with --

17 MR. OLSON: Yeah, well, concurrency is mainly
18 roads right now in our county, but I'm talking
19 about --

20 MR. ROBERTS: A mechan- -- a mechanism to
21 where the funding for that would be sort of
22 outsourced from the public that are ultimately
23 going to be the tenants.

24 MR. OLSON: Yeah. In fact, it was used at
25 Durbin Crossing Park -- shopping center. Whenever

1 you buy something at Durbin Park, there's an add-on
2 to your sales tax to pay for the sewer, the roads,
3 the trees, the signage, everything that is put in
4 there that is around those buildings.

5 CHAIRMAN CLARKE: I -- I don't know -- I
6 understand what you're saying, that the benefits
7 will accrue to the new tenants and not necessarily
8 to the existing tenants, although there may be some
9 benefit to the existing tenant --

10 MR. OLSON: Anybody who lands there, pays for
11 it. But the initial developer, in this case it
12 would be the airport --

13 CHAIRMAN CLARKE: Right.

14 MR. OLSON: -- that sets up the CDD, it's
15 offloaded from them.

16 CHAIRMAN CLARKE: That's a very important
17 concept. It's a -- it would be -- require a
18 sophisticated financial study, I believe --

19 MR. OLSON: Oh, yeah, absolutely.

20 CHAIRMAN CLARKE: -- and we need to address
21 that, but a very important point.

22 MS. LUDLOW: In the essence of time, we all
23 agree that, yes, you -- it would be great for you
24 to add that to the budget next time.

25 CHAIRMAN CLARKE: All right. Well, the

1 budget's still in draft, so there's still work to
2 be done on it. And I apologize for skipping over
3 the O and M, the operating and maintenance
4 expenses. Does anyone have any --

5 MR. OLSON: I do, Mr. Chairman.

6 CHAIRMAN CLARKE: Okay.

7 MR. OLSON: My -- I have observations.

8 My first observation is that this budget, and
9 I'm not saying it's not a good budget, but I'm just
10 making the observation that it depletes over half
11 of our -- our capital reserves. It puts us down,
12 as you can see, where we end up in capital reserves
13 is just a little over \$2 million.

14 And, you know, we need to be aware of that
15 because we are not like other airports in Florida.
16 We aren't under a county, a city. Even though
17 they're called authorities, they have a parent
18 company.

19 So if we have a big urgent need to outlay to
20 do something, be it a hurricane disaster or
21 something else, a need to -- we don't -- this is
22 our -- this is what we rely on. So I just -- I
23 just make that point.

24 I -- I believe we need to look at -- not for
25 this budget, but we need to look at other airports

1 to see what is a reasonable -- are we -- is that a
2 good -- is that a high risk capital reserve? I'll
3 just make that point.

4 My other observation is that, and I see -- I
5 know we've created a need for it, but professional
6 services have gone from -- this is -- are proposed
7 to be almost half a million dollars in this budget.
8 And I suspect a lot of that is the legal costs that
9 we're in the middle of.

10 And I just make the observation that I hope
11 that isn't going to become a regular thing, because
12 it sure depletes -- we're ending up the year in a
13 minus rather than a plus as far as net operating.

14 So those are mainly my observations, other
15 than just a technical question is I don't see any
16 revenue on investment interest, and I think we
17 should be recording investment interest because
18 we've got this capital reserve currently at
19 \$5 million, and I'm assuming that -- I'm hoping
20 that's generating some in interest.

21 So those are my only observations. And, you
22 know, Mr. Topp's here now and I'm sure he is -- he
23 has -- he can find it in his busy time that he's
24 going to have to -- looking at -- thinking about
25 these things.

1 MR. TOPP: Yes, sir.

2 MS. LUDLOW: I think we all agree how urgent
3 our need is for a chief financial officer.

4 MR. OLSON: Yeah.

5 MS. LIOTTA: Well, I -- I think that with
6 this -- it's hard to comment too much on some of
7 these categories because there's no granularity
8 behind them.

9 I mean, insurance costs what it costs, and I
10 think the staff will look into to keep maintaining
11 something versus letting something lapse long --
12 like we'll get more information on that.

13 But the outside communications going -- you
14 know, it -- it has gone down, but it's still
15 \$138,000. I have no idea what that is. So there's
16 probably a number of things that's in that line
17 item. At the end of the day, do we all think that
18 those add up to something we want to do? I don't
19 know.

20 You know, the professional fees, I echo what
21 Mr. Olson's saying. I don't know if this year's
22 activities is a good way to project next year's,
23 you know. So that number may fluctuate.

24 And so -- but overall, I think most of these
25 numbers are pretty much in line with last year's,

1 with slight upwards adjustments for what I would
2 assume is inflation. There's just a few where it's
3 kind of hard to tell what some of those
4 expenditures really are.

5 CHAIRMAN CLARKE: Thank you for the comments.

6 I -- I believe that I'd like to look into the
7 budget a little bit deeper with -- with
8 Ms. Hollingsworth and Mr. Topp before the September
9 deadline.

10 And just one response, Mr. Olson, to your --
11 the depletion of the capital reserves. One thing
12 this budget does not contemplate is any additional
13 revenue, for example, from like -- like from the
14 Joyce Development Group.

15 If -- if they were -- if they were to come in
16 and successfully -- you know, we approve their
17 recommendation, we would have something like a
18 minimum of 180-some thousand dollars a year in
19 additional nonav- -- nonaeronautical revenue.

20 MR. OLSON: Yeah, if you read their proposal,
21 though, a lot of that doesn't kick in until they
22 actually have the operations underway.

23 CHAIRMAN CLARKE: Well, correct. Correct.

24 MR. OLSON: So that could be -- that's not
25 going to be next year or the year after.

1 CHAIRMAN CLARKE: But keep in mind, those --
2 those kind of revenues do not have a corresponding
3 cost.

4 MR. OLSON: Yeah, right.

5 CHAIRMAN CLARKE: So the more -- the sooner we
6 get more of those proposals in from that property
7 and other non -- or aviation properties that we
8 own, the better.

9 MS. LIOTTA: Yeah, I -- just to follow up on
10 the Joyce proposal, I mean, I know we're -- the --
11 the proposal, my understanding, is based on like
12 airside property. And I don't want there to be an
13 idea of -- like I don't have an idea that it's a --
14 you know, you have to pick one or the other. I
15 think we're in a really enviable position of having
16 a lot of available land that's not attached to a
17 runway.

18 So I'm, you know, very much looking forward to
19 proposals and ideas in the future where we can --
20 we can bring in projects and development and bring
21 services to the community without having to run
22 into potential issues with using aeronautical land
23 for nonaeronautical purposes. So I think there's
24 room for everybody.

25 CHAIRMAN CLARKE: Okay. Well, it will be very

1 interesting when we look at their proposal. Any
2 more comments on the budget?

3 (None.)

4 CHAIRMAN CLARKE: To be continued, then.

5 T-HANGAR IMPROVEMENTS - PASSERO SA 23-105F

6 CHAIRMAN CLARKE: All right. Okay. T-hangar
7 improvements, and I believe we -- there are two
8 items here. Mr. Holesko is going to bring us up to
9 date on this -- this is a -- this is a proposal for
10 professional services; is that correct? Or do you
11 need approval for?

12 MR. HOLESKO: So this is a proposal following
13 up on -- and waiting for the Florida DOT offer of
14 the additional \$1.1 million in a 50/50 grant. We
15 could not commence any work on this phase or it
16 would not have been reimbursable by the agreement.

17 It is to design and bid both the taxiways and
18 hangars in A row, J row, the additions on K, L, and
19 M, and hangar row -- new hangar row Tango. And we
20 will bid it in the manner where we believe that the
21 base bid of what the minimum is that you're
22 probably going to want to do is A row and J row,
23 and then we will bid K, L, and M and Tango as
24 add-ons and see where that goes finance-wise and
25 how it all works.

1 As I mentioned, that Mr. Clarke and I also had
2 a conversation, since you have -- are not going to
3 proceed with the terminal access road, there are
4 some funds that were most likely going to probably
5 go towards that road to fill in the budget gap from
6 last year for that road for next year, so there
7 might be some FAA funds that are now available to
8 do some of the taxiway and site work.

9 And you don't have to use it if you don't want
10 to, but we will design it so if you say you want to
11 use the other FAA funds for that, you could access
12 another \$750- to \$800,000, which would mean that
13 the total available budget for the T-hangar project
14 would go from a little over \$2.2 million, which it
15 is right now, to about \$3 million.

16 So, you don't have to make that decision on
17 the FAA grant right now, but we're going to design
18 it so it would be eligible for both FAA funding and
19 DOT funding and broken down so that either agency
20 could fund the components that would be assigned
21 with their grant offers to you. So that's the
22 authorization you have so we can do all the final
23 work to bring that to you.

24 MR. OLSON: Mr. Chairman, I have a question
25 for Mr. Holesko.

1 CHAIRMAN CLARKE: Okay.

2 MR. OLSON: You -- there's probably an
3 explanation for it, but you -- on Page 2 of the
4 supplemental agreement, you're saying that the
5 anticipated total construction cost for all base
6 bids and bid additives is \$5 million or greater.

7 MR. HOLESKO: Yes, sir.

8 MR. OLSON: But we have a current budget of
9 2.3 and you said it might go up to 3.

10 So just based on that and based on what
11 construction costs are happening now that are
12 going -- are generally way over many -- many
13 estimates, how do we -- I mean, I guess the reality
14 is that the two additives are probably not
15 realistic to even think that are going to be done
16 under this project.

17 MR. HOLESKO: We think that A row and a
18 portion of J row and the way that the units would
19 be bid on the hangars, if we have to take out a
20 unit or two in A row and J row, we'd be able to do
21 that to assign with the budget.

22 MR. OLSON: To do which?

23 MR. HOLESKO: To do A row and J row.

24 MR. OLSON: Yes.

25 MR. HOLESKO: And if you find that even you

1 can't do A row and J row, you could take off one or
2 two hangar units and back into your grant amount.

3 But going back to the previous conversations
4 when we brought you site plans, the guidance that I
5 heard from you-all and confirmed with both of the
6 directors was you said, Bring us a site plan to
7 build every T-hangar we can right now. Everywhere
8 that we've got a place that we can put one, we want
9 to see a site plan and we want to see the design on
10 it.

11 At a bare minimum, even if you can't build it
12 all with this project, you'll have a complete set
13 of permitted engineering drawings that could be
14 built and funded by you or somebody else.

15 Chairman Clarke also had a conversation with
16 me about the same concept a few weeks back to look
17 at -- at T-hangar Tango, which is a stand-alone
18 unit. It could be fund -- the construction
19 financing of T-hangar Tango could be
20 non-Airport Authority.

21 Like it doesn't have to be you. Somebody else
22 could come in and say, I want to lease the entire
23 footprint of T-hangar Tango and you would have
24 completed their engineering, permitting and
25 stormwater, everything they needed and hand them a

1 set of engineering and architectural plans so they
2 could build it on their own.

3 I'm not saying that that's going to happen,
4 but I'm saying that you would have a deliverable
5 that would help anybody build T-hangar Tango. The
6 same thing could happen on K, L, and M.

7 MR. OLSON: Okay.

8 MR. HOLESKO: There could be on your waiting
9 list that said, You know what, I'll build the two
10 units on K -- on just K because I want a spot and
11 I'm too far down the list. I'll just fund those to
12 the construction. I don't know if that will
13 happen, but that was the intent of the bid being
14 the way it's set up.

15 MR. OLSON: Okay. So, I guess bottom line
16 what I'm hearing is that we're -- we're paying for
17 more construction to bidding engineering work than
18 we know we have -- we can probably fund half of it,
19 but it's a good investment to have the other half
20 of the plans ready to go in case we have another
21 opportunity with more funds that are not --

22 MR. HOLESKO: Yes, sir.

23 MR. OLSON: -- identified?

24 MR. HOLESKO: And I want to add one more
25 thing. A year after next year, you're going to

1 have another hangar grant.

2 MR. OLSON: Yeah.

3 MR. HOLESKO: So you could decide that one
4 year from next year when these are literally having
5 the ribbons cut --

6 MR. OLSON: Okay, okay.

7 MR. HOLESKO: -- you're going to get funds
8 from DOT to do another project, which we all
9 discussed one time that we weren't going to -- we
10 weren't going to slow this one down and let that
11 million catch up.

12 We had a brief conversation during one of the
13 feasibility studies that there was a scenario that
14 if we did this one really slow, it would be so far
15 along that you could bring the money in from I
16 think fiscal '26, which is July of '25, and
17 possibly bring that million dollars. But we didn't
18 want to do that; we wanted to get this one done and
19 gone for A row and J row.

20 MR. OLSON: Okay. Thank you.

21 MR. HOLESKO: Okay? I know there's a lot in
22 there.

23 MR. OLSON: Yeah, that's a good question.

24 MR. ROBERTS: Can I chime in, just to follow
25 up Mr. Olson's comments? Is that -- I think we

1 discussed in the past a mechanism where people as
2 you described being down on the hangar list just
3 get together and could outsource and do their own
4 condominium hangar arrangement. A lot of other
5 airports in the Northeast Florida region have done
6 that.

7 And I'm just suggesting that if -- if there
8 were a deliverable, as you described, it's a lot
9 less onerous when a group of hangar list people
10 come together and you give them a kit,
11 do-it-yourself kit, and they -- they just need to
12 write a check and form a condominium association.
13 They can build it themselves. And it just add -- I
14 think it just add to our options that way.

15 MR. HOLESKO: Unless the Authority -- again,
16 you're going to have to option to fund yourself
17 around July of '25.

18 MS. LIOTTA: I -- I have more of a process
19 question.

20 I know Passero's put a lot of work into that
21 and I appreciate it. We're looking at spending
22 over a quarter of a million dollars for a design,
23 permitting, and bidding services contract. It
24 seems like a significant investment.

25 And my question is, and I think maybe I would

1 be more comfortable if Mr. Topp would look into
2 this and maybe -- with staff and come back to us,
3 is would this be something that would be
4 appropriate to put out an RFQ on?

5 Because my understanding is there's not a need
6 to have a long-term contract -- though you can,
7 there's not a need to have one to bid out pro --
8 projects individually for engineering services.

9 My understanding is some of the other local
10 airports have rules around that, and their
11 threshold for putting out an RFQ is, you know, less
12 than a hundred thousand, and this is well over
13 that.

14 MR. OLSON: So you wouldn't be asking for an
15 RFQ, you'd be asking for an RFP because you want to
16 know a fee price also, right?

17 MS. LIOTTA: I get that --

18 MR. OLSON: This is --

19 MS. LIOTTA: I get my acronym mixed up all the
20 time, so yes.

21 MR. OLSON: Okay.

22 MS. LIOTTA: So I think I would like the board
23 to know kind of what -- what the options are, sort
24 of what's standard practice in the area, you know,
25 make an informed decision on whether we -- we go

1 with this, which I'm not saying is bad or wrong in
2 any way, or should we be going out and looking
3 for -- for more information and potentially a
4 bidding process?

5 MR. HOLESKO: I'm just going to note one thing
6 to the two members of your counsel related to
7 bidding professional services with a state grant
8 under the CCNA, and I'll defer to the two of you on
9 that.

10 MS. LIOTTA: I -- there's a lot I don't know,
11 so looking for your guidance.

12 MR. DOUGLAS: There are a lot of rules that
13 surround the bidding process, and ideally there
14 would be more fleshed out in this board's
15 particular policy, which could be part of the
16 longer-term strategic plan for -- or the
17 master plan for the policies. But I don't think
18 there's anything that would hold back a board from
19 deciding to go with RFP if the board chose to do
20 that.

21 CHAIRMAN CLARKE: I think there -- there's a
22 larger picture. I mean, considering all the
23 comments, our -- the entire financial structure of
24 the Authority really needs -- we need a deep dive.
25 And to Ms. Ludlow's comment earlier, we really need

1 a chief financial officer here that understands the
2 complexities.

3 Because I've looked at a lot -- a lot of
4 Airport Authority financial statements and they --
5 they are -- what they have in common is a lack of
6 long-term debt.

7 And -- and it's -- people are afraid of it,
8 they don't understand it, but keep in mind the
9 simple analogy: That debt is issued by assets,
10 assets generate income, and income is used to pay
11 debt. So that is a -- a continuum. It's like a
12 perpetual motion financial machine.

13 And once that is set in place, the -- we
14 have -- we develop infrastructure with grants, for
15 aviation grants. And then those are -- I call them
16 the horizontal costs. And then we -- we lease the
17 land to private developers or -- or some entity and
18 they develop the hangars, and that's the vertical
19 costs.

20 The people that rent those hangars are going
21 to pay for the -- for the vertical costs through
22 their rents. They're going to pay the debt service
23 over a 30-year period and the airport is -- or the
24 Authority's going to own those assets at the end of
25 the 30-year period.

1 And that's something that's entirely missing
2 from our -- our planning. You know, we have -- we
3 have all the -- the great engineering planning, the
4 master plan, but we -- we haven't overlaid the
5 financial picture to that yet. And we're not --
6 we're not ready to do that --

7 MR. OLSON: That's a --

8 CHAIRMAN CLARKE: -- yet. We really need --

9 MR. OLSON: That's a --

10 CHAIRMAN CLARKE: -- expertise.

11 MR. OLSON: That's embedded in our strategic
12 plan, that we're to do that --

13 CHAIRMAN CLARKE: That's correct.

14 MR. OLSON: -- exactly. You were a big
15 advocate for that going into our strategic plan.

16 CHAIRMAN CLARKE: Yes. Yes, I am. And
17 that -- that will be, you know, front and center
18 once we can, you know, have the -- you know, the
19 permanent executive director in place and a -- a
20 chief financial officer that's been down this road
21 before. You know, I understand they're hard to
22 come by, but we'll find one eventually. So thank
23 you, Mr. Holesko. Appreciate it.

24 Any more questions on the T-hangar
25 improvements?

1 (None.)

2 MS. LUDLOW: No.

3 CHAIRMAN CLARKE: The next item, business --

4 MS. HOLLINGSWORTH: Mr. Chairman, is there no
5 motion on that? Do I move it to next month's --
6 the next meeting?

7 CHAIRMAN CLARKE: Do you think we need to
8 continue this, Andrew, to the next meeting, or what
9 do you --

10 MS. LIOTTA: I'm personally not comfortable
11 voting on it after -- you know, based on my earlier
12 comments. I just don't feel informed enough about
13 other alternatives or ways to proceed with -- with
14 the T-hangar project, which I -- I am supportive
15 of. It's more a matter of how we're getting there.

16 CHAIRMAN CLARKE: Will we have additional
17 information from Florida DOT on this grant by next
18 month? Is that forthcoming?

19 MR. HOLESKO: I think you already have the
20 offer from Florida DOT for the supplemental.

21 MS. HOLLINGSWORTH: We've already received the
22 supplemental.

23 MR. HOLESKO: So you have -- you have the
24 supplemental --

25 CHAIRMAN CLARKE: So we have that.

1 MR. HOLESKO: -- for the \$1.1 million, and I
2 would expect your counsel's going to confirm with
3 you that you -- when you request your RFP, if you
4 decide to do request an RFP when FDOT or FAA money
5 is involved, price proposal and putting projects
6 out and asking for the price proposal is not
7 allowable under either grant program. It's just
8 not.

9 They're both based on what's known as
10 qualifications-based selections. So I just didn't
11 want to think that either of your attorneys, which
12 both know that when they confirm, is going to come
13 back and say that there's two different laws that
14 govern that type of procurement, and you fall under
15 the same laws.

16 I just didn't want there to be a
17 misunderstanding that that would happen, unless
18 you're paying one person on the project yourselves.

19 CHAIRMAN CLARKE: Well, I hate to see this be
20 designed in piecemeal, and that seems to be an
21 alternative. Any more -- any other comments on
22 this?

23 Is -- is your objection, Ms. Liotta, the --
24 the amount? I mean, the \$275,000 does sound -- it
25 sounds like a high bid -- or a high proposal. I

1 guess the alternative would be what, to do it in
2 piecemeal over an extended period of time?

3 MS. LIOTTA: Yeah, it -- it just is -- of all
4 the projects that we've had with -- with Passero --
5 and this is not something new; this is something
6 I've brought up before. I was an advocate of
7 bringing in when there's an RFP out there now
8 for -- on -- to bring in, you know, additional
9 engineering services. So I just --

10 MR. OLSON: It's not an RFP, I don't think.
11 That's an RFQ.

12 MS. LIOTTA: That's an RFQ? See, I told you?
13 I get it mixed up.

14 MR. OLSON: So we're not going to have any
15 added insight. If the focus sort -- if the focus
16 is price, we --

17 MS. LIOTTA: Well, it's also choice, because
18 we've only worked with one engineering firm on
19 this. And I just wasn't sure if there was a way to
20 solicit other participation, other ideas, other
21 firms for -- you know, if there was an opportunity,
22 which maybe it sounds like there's not because of
23 the way that these grants are structured, you
24 know --

25 MR. OLSON: So there's a lot of business --

1 MR. DOUGLAS: Make sure it's not --

2 MS. LIOTTA: What's that?

3 MR. OLSON: -- logic to --

4 MR. DOUGLAS: Sorry.

5 MR. OLSON: I'm sorry.

6 MR. DOUGLAS: I didn't mean to interrupt. I'm
7 sorry.

8 MR. OLSON: I'm just saying there's a lot of
9 business logic to proceeding with this with
10 Passero. And that's because -- I mean, a lot of it
11 is time, but it's essentially professional
12 engineering services.

13 What we have is a firm that has already done a
14 huge amount of work and has that in -- that added
15 sort of institutional knowledge of this particular
16 project. So I don't think it would be the "Q"
17 side, it would only be the "P" side, the price
18 side.

19 But I'm not sure if it's smart -- I'm just not
20 sure if it's smart for us to do it at this point if
21 we -- we want this project to proceed quickly.
22 Because I don't -- I can't think of any other
23 alternative.

24 Certainly the process of seeking other RF --
25 other proposals would be a delay in time because we

1 would have to go through the public advertisement
2 process, review, receive bids, qualifications, and
3 we might end up with the same firm. So, I mean,
4 that's just my thought.

5 So I -- I tend to -- I hear you on the need
6 to -- and I think we're -- to go out and seek other
7 professional services on a competitive basis from
8 time to time, and I think we're lined up to do that
9 with retained engineers this time and I think
10 that's what we have out, but this project, based on
11 what this board has said in the past that
12 Mr. Holesko repeated, is that we've -- we've wanted
13 this T-hangar project to sort of sail ahead right
14 now. And so, I'm in a quandary or I have -- I have
15 doubts about us having a timeout to go out and get
16 other price proposals.

17 MS. LUDLOW: Okay. Well, I have no doubts
18 whatsoever. I do -- I know what you mean about
19 going outside, though.

20 So, Andrew, these things from Jackson and
21 GeoView, those aren't bidding services, right? You
22 know, I mean, this -- this is -- the not to exceed
23 275, this is the design, permitting, and bidding.

24 MR. HOLESKO: Those are the subconsultants
25 working on the specific technical things that we

1 need for the design specifications.

2 MS. LUDLOW: Oh, okay. So I --

3 MR. HOLESKO: Those are -- those are
4 subconsultants that would work for us.

5 MS. LUDLOW: I am comfortable, you know, just
6 voting okay on that because they've done so much of
7 the infrastructure already. And I do understand --
8 and we asked them to do this and they've done
9 exactly what we asked them to do.

10 So, I do understand, you know, getting
11 outsiders to come in or, you know, restructuring
12 the bidding process or however you want to say it,
13 but as far as this goes, I think this should go
14 straight ahead. And of course that's because I'm
15 all for T-hangars.

16 CHAIRMAN CLARKE: I'd have to just add I -- I
17 agree with Mr. Olson and Ms. Ludlow's comments,
18 and -- and to recognize the fact that this -- these
19 T-hangars are a fairly mature project.

20 We've been talking about them for a while.
21 But they represent somewhere in the neighborhood of
22 about \$180,000 a year in gross revenue to the
23 airport. So the sooner we -- if we delay it, I'm
24 afraid we would -- we'd be foregoing that revenue
25 for another year, so...

1 MS. LIOTTA: Yeah, I -- I do appreciate that
2 it's an investment and we'll see ROI on it. You
3 know, I -- I am supportive of the project. And
4 apologies, you know, for any interruption, but I
5 think our general counsel was going to give us some
6 feedback and I want to make sure everybody hears
7 it, so the --

8 MR. DOUGLAS: Okay. I just had a question
9 about the timing, if it's okay with Mr. Holesko,
10 about if you could -- if it's okay with the
11 Chair --

12 CHAIRMAN CLARKE: Sure.

13 MR. DOUGLAS: -- to ask Mr. Holesko about the
14 supplemental. And does that expire? Does FDOT say
15 you have a window within which to give it up or
16 down? And when does that time come?

17 MR. HOLESKO: (To Ms. Hollingsworth) Do you
18 have a copy?

19 So the answer is, yes, FDOT grants do have an
20 expiration date. Without having the supplemental
21 here, we wouldn't know, but it does have an
22 expiration date. But I will tell you it's normally
23 very generous and reasonable. It's not -- it's not
24 a short time frame. Normally it's perhaps a
25 two-year period. So there wouldn't be a rush on

1 that end. I'm just telling you the honest part of
2 it --

3 MR. DOUGLAS: So if there -- if the board
4 wanted to wait another month, would the board be at
5 risk for that window having --

6 MR. HOLESKO: No.

7 MR. DOUGLAS: -- having closed by next month?

8 MR. HOLESKO: Absolutely not.

9 MR. DOUGLAS: Okay. Then what I was going to
10 say, Mr. Chair, is that if it's the will of the
11 board to go ahead and vote in favor of it tonight,
12 then by all means, that's the will of the board and
13 that's okay to do.

14 If what Ms. Liotta had asked, to do a little
15 bit more research on what is -- you know, usually
16 professional services contracts like lawyers, you
17 don't have to go through the rigorous RFP process
18 because you choose your professional contract and
19 you'll bid that.

20 But -- but this is a highly specific type of
21 an item before you, and if it is your desire to
22 know with certainty that -- the scope of your
23 ability for an RFP or no RFP, then probably between
24 now and the next meeting, we could have a more
25 certain answer for you on that.

1 But I don't -- I don't see any legal -- you
2 know, I view my role as to trying to make sure you
3 don't go outside the bumpers. You know, I don't
4 think you would be going outside the bumpers if you
5 approved this project tonight, either, if that was
6 the will of the board.

7 MS. LUDLOW: I don't think you would bring
8 somebody else in now. I mean, I think that they've
9 done the -- you know, all of the preliminary work
10 and I think that should be approved.

11 CHAIRMAN CLARKE: Any more discussion?

12 MS. LUDLOW: Can I make a motion?

13 CHAIRMAN CLARKE: Yeah, please.

14 MS. LUDLOW: I make a motion we approve the
15 T-hangar improvements not to exceed \$275,529.

16 MR. OLSON: Engineering services for it.

17 MS. LUDLOW: Design, permitting, bidding --

18 MR. OLSON: Yes, right.

19 MS. LUDLOW: -- supplemental agreement.

20 MR. OLSON: Okay. I second the motion.

21 MS. LUDLOW: Thank you.

22 CHAIRMAN CLARKE: Any public comments?

23 (None.)

24 CHAIRMAN CLARKE: Hearing none, I'll call for
25 a vote. All in favor?

1 MR. OLSON: Aye.

2 MS. LUDLOW: Aye.

3 CHAIRMAN CLARKE: Ms. Cash-Chapman?

4 MS. CASH-CHAPMAN: I'm still thinking. Sorry.

5 I'll think a minute. I'm trying to process
6 everything. I think there were a lot of really
7 good points brought up, so I need a second to not
8 make a rash decision.

9 I'll vote aye.

10 CHAIRMAN CLARKE: Ms. Liotta?

11 MS. LIOTTA: I'd really prefer to proceed with
12 all due diligence and all information, so I don't
13 like that there's questions hanging out there, so
14 while I am supportive of the project and you don't
15 need my vote, I'm going to vote no.

16 CHAIRMAN CLARKE: Vote no, okay. And I vote
17 aye. So the motion carries.

18 CONDITIONAL RELEASE OF RETAINAGE - TW B REHAB

19 CHAIRMAN CLARKE: All right. We're on the
20 business items, the -- this should be fairly quick.

21 We have a conditional release of retainage on
22 the work that was performed on Taxiway B.

23 Halifax Paving Company final retainage,
24 \$228,683.48. I presume that's 10 percent. Is

25 that -- it is 10 percent? And this is conditioned

1 on the receipt of all closeout documents and
2 inspections.

3 MR. OLSON: So it's engineering and staff
4 recommendation that we release this? So I -- if
5 that's the case, I -- I vote -- move we do the
6 release.

7 CHAIRMAN CLARKE: Is there a second?

8 MS. LUDLOW: You move what?

9 MR. OLSON: It's a conditional release of
10 retainage.

11 MS. LUDLOW: Yes. And, yeah, I -- I second
12 the motion. You moved to it?

13 CHAIRMAN CLARKE: We have a motion and we have
14 a second. Is there any public comment?

15 (None.)

16 CHAIRMAN CLARKE: No public comment. All in
17 favor of the motion?

18 MR. OLSON: Aye.

19 MS. LUDLOW: Aye.

20 MS. LIOTTA: Aye.

21 MS. CASH-CHAPMAN: Aye.

22 CHAIRMAN CLARKE: Aye.

23 360J NORTH BOULEVARD PROPERTY

24 CHAIRMAN CLARKE: All right. The next item of
25 business is -- I'm going to recommend that this --

1 the 360J North Boulevard house, I'm going to
2 recommend that we defer that item till we can also
3 hear from the tax attorney that we discussed
4 earlier in the meeting because that -- that item, I
5 believe, is a -- one of 11 parcels on that
6 particular piece of property, and it's over nine
7 acres in size. So is --

8 MS. LUDLOW: I agree. I agree. That's -- we
9 are waiting on, you know, guidance on it.

10 CHAIRMAN CLARKE: Yeah, and we can look at
11 everything all at one time. And the next is,
12 everyone -- do we need a motion to carry that item
13 forward to the next meeting?

14 MR. DOUGLAS: To table it to the next meeting,
15 yes, sir.

16 CHAIRMAN CLARKE: Okay. I'll entertain a
17 motion to table this item until the next mowing.

18 MS. LUDLOW: I make a motion we table that
19 item till the next meeting on 360J.

20 MS. LIOTTA: Second.

21 CHAIRMAN CLARKE: All in favor?

22 MR. OLSON: Aye.

23 MS. LUDLOW: Aye.

24 MS. LIOTTA: Aye.

25 MS. CASH-CHAPMAN: Aye.

1 CHAIRMAN CLARKE: Aye. All right. Motion
2 carries.

3 INTERGOVERNMENTAL MOU

4 CHAIRMAN CLARKE: And the new business item
5 was to discuss an intergovernmental MOU. And there
6 again, I'd move that we table this until a future
7 meeting where I or perhaps Mr. Topp can meet with
8 some governmental officials.

9 There's been some change in personnel at the
10 top, and the manager of the county has resigned
11 about three weeks ago, and Mr. Locklear (phonetic)
12 was going to set up a meeting with Mr. -- the
13 county manager, former county manager, Mr. Dean,
14 myself, and some other officials to explore
15 possible opportunities for the Airport Authority to
16 work with the county in a -- in a cooperative
17 arrangement, you know, for example, economic
18 development and that kind of thing. So I will --
19 would like to entertain a motion that we table this
20 until a future meeting.

21 MR. OLSON: It's not on the agenda. I don't
22 know that we need to act on it.

23 MS. HOLLINGSWORTH: Excuse me, Mr. Chairman.
24 You had us remove that --

25 CHAIRMAN CLARKE: Oh, yeah. Okay.

1 MS. HOLLINGSWORTH: -- but it's still on your
2 copy.

3 CHAIRMAN CLARKE: It's still on my copy.
4 Okay. It's -- I let the cat out of the bag. Now
5 y'all know what's going on.

6 All right. Okay. That -- I don't believe
7 there's anything else.

8 MS. LUDLOW: Member comments.

9 MR. OLSON: Public comments.

10 PUBLIC COMMENT - GENERAL

11 CHAIRMAN CLARKE: Public comments. Mr. Riera,
12 you were --

13 MS. LUDLOW: Gone.

14 CHAIRMAN CLARKE: He's gone? Mr. O'Toole, any
15 more comments.

16 MR. O'TOOLE: I'm good.

17 CHAIRMAN CLARKE: You commented on executive
18 director and Volaire. Mr. Gorman, you commented on
19 the strategic plan and Volaire. Any more comments?

20 MR. GORMAN: Thank you. Volaire is just --
21 it's been commented on. I just have a quick one.

22 When we talked about parking, maybe this is a
23 dumb comment, but we have lots of parking over in
24 the northeast that's already been built, and
25 whoever needs parking, it should be worked out with

1 parking passes, parking vouchers. There's lots of
2 parking. So I'm not sure where that discussion
3 came from or --

4 MR. OLSON: I brought up the parking thing
5 because it's -- it's more localized right around
6 Atlantic general aviation airport.

7 And maybe you haven't been in the situation,
8 but I've personally witnessed and struggled with
9 finding parking there, and it's a very busy area.
10 And so, that's what I was -- I wasn't talking
11 generally about distant parking or anything like
12 that.

13 MR. GORMAN: Yeah, there isn't any more space
14 for convenient parking, it's true.

15 MR. OLSON: Yeah. So it's customer parking,
16 really, a lot of it, and employee parking right
17 there.

18 MS. LUDLOW: But we were only talking about
19 that one parcel. That's all we were talking about,
20 the parking.

21 MR. GORMAN: Yeah, you're on real estate at
22 this point. That's all. I just wanted to -- we're
23 clear on parking.

24 CHAIRMAN CLARKE: Any other items to discuss?

25 MS. LUDLOW: Do we want member comments?

1 MEMBER COMMENTS AND REPORTS

2 CHAIRMAN CLARKE: Oh, member comments.

3 Ms. Cash-Chapman?

4 MS. CASH-CHAPMAN: I'm all set.

5 CHAIRMAN CLARKE: Ms. Liotta?

6 MS. LIOTTA: Nothing to report.

7 CHAIRMAN CLARKE: Ms. Ludlow?

8 MS. LUDLOW: Nothing to report.

9 CHAIRMAN CLARKE: Mr. Olson.

10 MR. OLSON: Yes.

11 I don't want to go on about it, but we lost a
12 very good -- good -- the airport lost a very good
13 person today, someone that's very dedicated, and
14 it's too bad.

15 I think we're going to realize that and
16 appreciate it for a long time, and it's a big loss
17 and I really hope that this board will come to
18 understand healthy relationships between staff and
19 board, especially executive.

20 I don't think we're there yet. I long ago
21 encouraged members of this board to visit other
22 airports, spend time with directors or board
23 members, and just get a feel for how healthy
24 relationships work. I fear that we're going to
25 have difficulty closing in on top talent to come

1 into our airport and work for us.

2 I don't believe we fully appreciate that these
3 people are dedicated public servants. They see
4 their role more than stocking shelves at Walmart.
5 And it's a -- it's a community visible position.
6 We can't -- they can't go out, they can't be
7 effective in the world of airports, in the world of
8 tenants and in our community without having the
9 kind of support and encouragement and trust from
10 our board. So, anyway, that's all I'll say about
11 that today. It's not a good day.

12 MS. LUDLOW: And I would add to that. I --
13 speaking for the whole board, we do appreciate --
14 oh, speaking for the whole board, we do appreciate
15 having Kevin working with us for all this time. We
16 couldn't have gotten through a lot of that without
17 him.

18 And I appreciate Matty reading it into the
19 media for us and even though, you know, there could
20 be many rebuttals to that, we have too much
21 character to address it. So we do appreciate his
22 service.

23 CHAIRMAN CLARKE: Any more comments?

24 My only comment is I'm -- I would like to --
25 have been expecting to plan another master plan

1 committee meeting, and the topic will be the
2 parallel -- the western parallel runway.

3 And I'm tentatively looking at Tuesday,
4 September 19th, and I'll have some participation
5 from outside parties including the NBAA, a
6 representative from NBAA, an airport expert,
7 Florida DOT perhaps, AOPA, and so look forward to a
8 very intense discussion on all that that would
9 entail constructing a parallel runway. That's all
10 I have.

11 MS. LUDLOW: I make a motion we adjourn.

12 CHAIRMAN CLARKE: Is there a second?

13 MS. LIOTTA: Second.

14 MS. LUDLOW: We don't need a motion.

15 CHAIRMAN CLARKE: Aye. All in favor? Meeting
16 adjourned.

17 (Meeting concluded at 6:48 p.m.)

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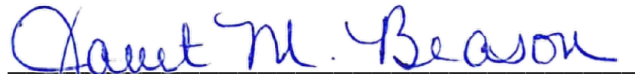
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REPORTER'S CERTIFICATE

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 7th day of August, 2023.



JANET M. BEASON, FPR-C, RMR, CRR

<p>CHAIRMAN CLARKE: [229] MR. BEYERS: [1] 37/5 MR. BOOTH: [6] 17/19 17/22 18/19 18/25 19/17 19/20 MR. CLARKE: [1] 45/10 MR. DOUGLAS: [33] 6/14 12/16 24/16 25/1 47/3 47/6 47/9 56/6 57/6 59/8 59/13 59/17 63/13 63/19 64/7 76/13 76/15 80/7 80/25 82/10 82/14 101/17 103/11 126/12 132/1 132/4 132/6 135/8 135/13 136/3 136/7 136/9 140/14 MR. GORMAN: [9] 94/19 101/22 102/20 102/24 103/2 103/6 142/20 143/13 143/21 MR. GREGORY: [6] 20/10 21/9 21/13 21/23 22/20 22/22 MR. HOLESKO: [31] 23/7 105/23 108/3 108/7 108/9 108/24 109/4 109/8 109/19 110/11 118/12 120/7 120/17 120/23 120/25 122/8 122/22 122/24 123/3 123/7 123/21 124/15 126/5 129/19 129/23 130/1 133/24 134/3 135/17 136/6 136/8 MR. LUCETTE: [11] 37/21 37/24 38/1 40/17 40/20 41/9 41/21 42/15 43/15 43/18 43/22 MR. McKENDRICK: [1] 37/14 MR. O'TOOLE: [20] 64/11 64/15 65/2 67/5 68/5 81/12 94/18 95/3 95/5 97/8 97/10 97/22 97/25 98/3 98/6 98/9 98/18 98/21 101/21 142/16 MR. OLSON: [146] 4/16 5/11 5/14 5/17 7/2 7/6 7/17 8/5 9/3 10/14 11/19 12/4 12/18 12/23 13/10 13/19 15/20 15/23 16/10 16/19 21/4 21/7 22/16 25/18 34/14 35/7 35/14 36/5 36/7 36/10 37/3 40/24 41/22 42/1 44/11 44/20 46/24 47/4 47/7 50/14 50/24 51/1 51/3 51/8 51/10 54/13 54/19 55/11 56/4</p>	<p>56/21 56/24 57/9 61/17 62/15 63/24 68/17 69/2 75/7 75/11 75/25 76/5 76/7 76/14 76/16 76/25 77/4 77/12 77/19 78/12 78/20 79/18 80/2 81/1 81/21 84/17 84/24 85/4 87/3 88/5 88/16 89/3 89/16 91/6 91/17 91/19 91/23 100/15 101/7 101/9 101/11 101/14 103/10 103/15 105/16 105/20 110/18 111/6 111/17 111/24 112/10 112/14 112/19 113/5 113/7 115/4 116/20 116/24 117/4 119/24 120/2 120/8 120/22 120/24 122/7 122/15 122/23 123/2 123/6 123/20 123/23 125/14 125/18 125/21 128/7 128/9 128/11 128/14 131/10 131/14 131/25 132/3 132/5 132/8 137/16 137/18 137/20 138/1 139/3 139/9 139/18 140/22 141/21 142/9 143/4 143/15 144/10 MR. RIERA: [3] 37/7 81/14 99/5 MR. ROBERTS: [36] 21/20 21/24 22/17 25/17 25/20 35/6 35/13 35/15 36/6 36/8 44/6 45/1 45/3 46/13 48/17 62/2 62/10 62/13 62/16 62/18 64/2 85/11 89/6 92/24 93/1 107/20 107/22 107/24 108/4 108/8 108/23 109/2 109/5 111/14 111/20 123/24 MR. TOPP: [18] 52/24 53/20 54/18 54/22 55/12 55/20 55/24 60/17 60/19 62/1 62/9 62/12 62/14 62/17 68/3 87/12 88/8 115/1 MS. CASH-CHAPMAN: [76] 6/23 8/8 9/6 10/17 13/1 36/19 36/22 44/23 49/11 50/22 50/25 51/2 51/4 51/9 58/23 59/12 59/16 59/23 60/3 60/5 60/7 63/6 63/8 68/20 69/1 69/3 73/21 74/2 75/9 75/18 76/1 76/6 76/19 77/1 77/5 77/16 77/20 78/15 78/21 79/12 79/15 80/15 80/20 81/24 82/4 82/11 82/19 82/24 83/7 83/19 84/1 84/6 84/10 84/13</p>	<p>84/21 85/1 85/24 86/7 86/11 86/13 86/19 86/22 86/24 87/6 87/21 88/7 88/10 88/22 89/8 93/22 94/13 103/18 138/4 139/21 140/25 144/4 MS. HOLLINGSWORTH: [14] 25/9 25/11 25/13 43/23 44/1 100/5 101/2 101/8 101/10 101/12 129/4 129/21 141/23 142/1 MS. LIOTTA: [85] 5/1 6/4 6/7 6/9 6/12 6/15 7/4 8/3 8/7 9/1 9/5 10/12 10/16 10/22 10/24 11/12 11/23 12/3 12/7 12/25 14/19 14/22 15/3 15/9 15/15 21/14 21/22 22/11 22/19 25/7 25/10 44/22 46/2 46/12 46/15 52/21 56/23 56/25 57/8 58/6 58/15 59/3 60/2 60/4 60/6 63/12 63/14 64/1 64/5 68/19 79/4 79/13 79/16 80/5 81/2 81/23 83/4 83/22 85/3 85/5 86/3 88/1 88/6 88/9 90/12 103/17 115/5 117/9 124/18 125/17 125/19 125/22 126/10 129/10 131/3 131/12 131/17 132/2 135/1 138/11 139/20 140/20 140/24 144/6 146/13 MS. LUDLOW: [134] 5/4 5/13 5/16 5/19 5/25 6/25 7/8 7/14 7/23 8/2 8/6 8/13 8/15 8/17 8/19 8/24 9/4 10/1 10/9 10/15 10/23 11/22 12/24 14/2 14/6 14/12 14/21 15/2 15/8 15/14 15/21 16/9 16/15 16/20 16/22 18/23 19/19 22/24 37/23 37/25 40/12 40/18 40/22 41/17 41/25 42/4 43/21 44/14 44/21 45/2 45/9 45/16 45/18 46/7 46/14 47/5 48/2 51/11 52/19 53/16 55/13 57/24 58/14 63/1 63/7 63/9 63/15 64/24 67/4 68/18 74/1 75/4 79/20 81/7 81/22 82/9 83/6 83/24 84/5 84/9 84/12 86/12 86/21 86/23 87/4 87/8 87/17 88/15 89/5 91/9 91/18 94/5 97/3 97/9 97/20 97/23 98/1 98/4 98/8 98/11 98/20</p>	<p>101/15 101/20 103/4 103/16 109/18 110/1 112/22 115/2 129/2 133/17 134/2 134/5 137/7 137/12 137/14 137/17 137/19 137/21 138/2 139/8 139/11 139/19 140/8 140/18 140/23 142/8 142/13 143/18 143/25 144/8 145/12 146/11 146/14 <hr/> \$ \$1,135,000 [1] 23/5 \$1.1 [3] 23/13 118/14 130/1 \$13 [1] 95/20 \$138,000 [1] 115/15 \$180,000 [1] 134/22 \$2 [2] 18/9 113/13 \$2 million [2] 18/9 113/13 \$2.2 [1] 119/14 \$2.8 [1] 9/19 \$22,000 [1] 92/14 \$228,683.48 [1] 138/24 \$25,000 [1] 23/4 \$275,000 [1] 130/24 \$275,529 [1] 137/15 \$3 [1] 119/15 \$3 million [1] 119/15 \$4.4 [1] 105/4 \$5 [2] 114/19 120/6 \$5 million [2] 114/19 120/6 \$68,000 [2] 92/8 104/5 \$708,000 [1] 9/17 \$750 [1] 119/12 \$750,000 [1] 23/19 \$800,000 [1] 119/12 <hr/> , '25 [2] 123/16 124/17 '26 [1] 123/16 <hr/> 0 0.00 [1] 101/12 0570 [1] 1/25 <hr/> 1 1.1 [1] 23/12 10 [6] 2/7 33/12 86/18 86/20 86/25 138/25 10 percent [1] 138/24 10's [2] 86/21 86/23 100 [1] 1/15 103 [1] 2/15 105F [2] 2/15 118/5 1099 [2] 57/4 58/9 10th [1] 31/8 11 [1] 140/5 1100 [1] 18/7 118 [1] 2/15 12 [1] 56/10 12-inch [1] 104/19</p>	<p>13 [1] 2/8 13,7 [1] 104/19 13/31 [1] 106/10 133 [1] 99/5 135 [1] 33/3 138 [1] 2/16 139 [1] 2/16 141 [2] 2/17 54/7 142 [1] 2/18 144 [1] 2/19 146 [1] 2/20 147 [1] 2/21 14th [4] 83/15 83/18 83/21 86/5 15 [3] 33/13 53/21 109/16 150 [2] 18/7 95/19 15th [1] 35/4 16 [1] 25/24 1633 [1] 1/17 16th [2] 53/23 53/24 17 [1] 1/24 17th [4] 86/9 86/24 86/25 87/14 180-some [1] 116/18 1946 [2] 29/23 29/23 19th [1] 146/4 1st [1] 23/10 <hr/> 2 2.3 [1] 120/9 20 [1] 18/8 200 [1] 41/2 200-foot [1] 104/19 2000 [1] 9/11 2008 [3] 100/4 100/6 100/16 2010 [2] 100/5 100/6 2023 [6] 1/6 7/13 9/10 9/12 65/3 147/10 2023-24 [4] 2/14 2/15 99/22 103/20 2024 [1] 92/10 21-acre [2] 30/5 31/11 22nd [1] 8/11 23 [1] 67/13 23-105F [2] 2/15 118/5 230-some [1] 44/9 24 [6] 1/6 2/14 2/15 3/14 99/22 103/20 24th [3] 65/3 86/25 87/3 25 [3] 19/9 59/18 59/19 250 [1] 18/7 26th [2] 7/12 8/1 275 [1] 133/23 <hr/> 3 3.6 [1] 9/16 30 [4] 19/9 61/1 61/10 95/19 30-year [2] 127/23 127/25 31 [1] 106/10 31st [6] 13/18 86/10</p>
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3 31st... [4] 87/4 87/7 87/15 92/10 32084 [1] 1/25 32086 [1] 1/16 32205 [1] 1/17 356 [1] 64/15 360J [5] 2/16 24/12 139/23 140/1 140/19 37 [2] 2/9 2/11 3rd [2] 83/1 83/2	23/19 26/12 27/15 30/16 30/17 32/5 35/11 38/4 38/18 39/20 39/23 42/1 45/15 52/22 54/11 56/8 60/13 64/18 69/22 70/22 72/24 74/20 77/6 80/4 84/23 86/9 86/18 86/20 88/7 89/4 90/2 90/9 92/8 93/16 93/19 94/19 94/20 95/7 96/11 105/16 110/5 110/13 111/19 114/24 119/15 121/16 129/12 133/15 133/18 134/20 134/22 135/9 135/10 135/13 141/11 142/22 143/11 143/18 143/19 144/11 145/10 above [1] 109/3 absolutely [3] 62/1 112/19 136/8 accept [2] 5/25 92/22 acceptable [1] 104/15 accepting [1] 66/9 access [7] 13/21 16/1 16/24 73/19 106/11 119/3 119/11 accommodation [1] 29/14 According [1] 104/12 account [1] 71/6 accrue [1] 112/7 accusations [1] 66/14 acknowledged [2] 17/12 20/3 acre [3] 30/5 31/11 106/2 acres [1] 140/7 acronym [1] 125/19 act [3] 77/2 94/12 141/22 acting [3] 3/11 3/16 19/6 action [1] 99/25 actions [5] 40/3 40/3 65/7 65/12 67/18 active [1] 110/12 activities [1] 115/22 activity [1] 33/15 actuality [1] 93/20 actually [13] 27/8 34/15 41/24 48/3 62/20 83/8 83/14 85/12 93/11 110/21 110/21 111/7 116/22 ad [1] 100/18 ad valorem [1] 100/18 add [22] 5/8 9/17 12/19 15/23 23/21 24/15 40/24 48/17 62/3 69/23 69/25 95/22 104/18 112/1 112/24 115/18 118/24 122/24 124/13 124/14 134/16 145/12 add-on [1] 112/1	add-ons [1] 118/24 added [4] 90/14 105/3 131/15 132/14 adding [2] 9/17 23/4 addition [2] 49/4 62/3 additional [7] 47/15 62/22 116/12 116/19 118/14 129/16 131/8 additions [1] 118/18 additives [2] 120/6 120/14 address [16] 22/3 27/21 27/24 30/25 31/5 32/17 33/6 34/5 40/11 49/3 70/7 70/24 84/7 108/16 112/20 145/21 addressed [3] 11/1 13/9 108/11 addresses [1] 108/18 adjacent [1] 18/14 adjourn [1] 146/11 adjourned [1] 146/16 ADJOURNMENT [1] 2/20 adjust [1] 29/13 adjustments [1] 116/1 administration [2] 39/24 66/9 administrative [2] 65/25 66/22 ADO [1] 62/11 adopt [7] 43/24 44/4 100/9 100/21 100/24 100/24 101/3 adopted [1] 44/24 adopting [2] 101/10 101/24 adoption [3] 44/11 101/9 104/3 advertisement [1] 133/1 advise [1] 92/16 advocate [2] 128/15 131/6 aero [3] 30/20 31/1 42/19 Aero Sport [1] 30/20 aeronautical [4] 21/18 35/25 35/25 117/22 affirmatively [1] 35/19 afraid [2] 127/7 134/24 after [13] 23/10 28/11 28/13 53/23 53/23 72/22 73/12 73/14 78/24 78/24 116/25 122/25 129/11 afternoon [6] 3/10 20/10 23/7 38/1 86/16 97/11 again [16] 14/2 26/16 34/14 40/9 69/21 70/11 70/17 73/9 75/20 78/17 93/25 99/15 99/18 101/24 124/15 141/6 against [2] 67/1 99/15	agency [1] 119/19 agenda [19] 2/7 3/9 4/5 5/23 10/19 10/21 11/14 12/12 12/15 19/15 21/12 25/4 45/21 87/24 90/14 92/2 92/6 95/6 141/21 ago [4] 20/15 30/16 141/11 144/20 agree [14] 5/7 5/20 46/24 48/1 51/10 58/6 58/14 91/6 99/1 112/23 115/2 134/17 140/8 140/8 agreeable [1] 60/10 agreed [3] 14/1 14/11 15/18 agreement [12] 26/20 28/20 28/21 29/1 56/14 56/16 58/11 60/12 94/9 118/16 120/4 137/19 agreements [1] 28/1 Ah [1] 12/7 ahead [6] 15/18 29/11 80/8 133/13 134/14 136/11 air [8] 87/25 89/10 89/22 92/3 93/2 96/2 99/2 104/9 aircraft [4] 14/20 18/5 33/4 33/4 airline [4] 89/6 89/22 90/5 96/12 airliners [1] 99/8 Airlines [1] 54/1 airport [91] 1/1 1/16 1/18 3/3 3/15 14/15 17/4 17/10 18/3 18/10 18/16 19/5 20/1 20/24 21/1 22/6 22/9 24/11 27/12 29/21 33/9 33/18 34/21 38/9 38/16 38/19 38/20 39/14 39/16 39/24 40/1 42/20 42/21 42/23 43/11 45/7 47/7 50/2 51/24 52/5 52/5 52/6 52/25 53/7 54/2 54/3 54/3 55/14 61/20 62/5 62/21 65/5 65/8 65/15 65/20 65/20 67/1 67/2 67/13 69/18 71/3 74/11 77/8 85/12 85/14 88/10 88/14 89/18 90/4 94/22 94/23 96/4 100/2 100/18 102/5 102/7 102/12 104/21 105/1 105/7 105/15 112/12 121/20 127/4 127/23 134/23 141/15 143/6 144/12 145/1 146/6 Airport Authority [14] 3/3 38/9 65/5 65/8 65/15 65/20 65/20 67/2 67/13 94/23 100/2 102/12 127/4 141/15	airport's [1] 18/11 airport-owned [1] 24/11 airports [17] 22/1 22/4 43/1 48/8 52/3 57/13 57/22 61/20 62/8 62/11 62/13 113/15 113/25 124/5 125/10 144/22 145/7 airside [1] 117/12 AIRWAYS [2] 87/22 87/24 AIRWAYS/VOLAIRE [1] 87/22 align [2] 39/23 65/19 alignment [1] 38/6 all [163] all right [30] 4/4 8/10 10/2 12/11 12/21 13/4 13/12 13/20 17/1 25/2 25/5 25/12 55/5 55/8 55/12 56/19 62/23 64/14 68/23 81/18 82/1 87/13 96/24 103/7 107/25 118/6 138/19 139/24 141/1 142/6 ALLEGIANCE [3] 2/3 3/4 3/5 allowable [1] 130/7 allowed [2] 39/9 69/6 almost [7] 3/14 37/25 38/3 41/23 93/4 106/21 114/7 alone [1] 121/17 along [5] 26/23 34/8 41/6 107/22 123/15 already [14] 20/20 28/24 52/18 58/1 59/5 84/3 88/8 95/10 109/20 129/19 129/21 132/13 134/7 142/24 also [34] 1/14 7/7 7/17 12/16 20/20 23/13 23/18 38/15 39/10 39/19 43/9 49/4 49/22 50/5 50/16 54/4 60/13 61/17 61/22 64/7 72/7 72/12 73/18 88/7 91/14 92/11 107/14 108/1 109/8 119/1 121/15 125/16 131/17 140/2 altering [2] 88/10 88/25 alternative [3] 130/21 131/1 132/23 alternatives [1] 129/13 although [2] 27/15 112/8 always [3] 15/25 93/14 108/13 am [8] 5/5 67/15 67/22 128/16 129/14 134/5 135/3 138/14 amend [5] 11/13 11/14 12/8 12/16 12/18
---	--	---	--	--

<p>A</p> <p>amended [3] 12/15 46/3 81/4</p> <p>amendments [1] 79/5</p> <p>among [6] 4/13 4/24 5/24 44/4 44/4 76/18</p> <p>amount [7] 23/9 56/12 63/15 90/21 121/2 130/24 132/14</p> <p>analogy [1] 127/9</p> <p>Andrew [2] 129/8 133/20</p> <p>announcement [3] 3/9 75/12 75/13</p> <p>annual [2] 41/24 93/4</p> <p>another [20] 5/7 5/8 15/3 21/4 23/19 27/6 31/20 34/2 59/19 59/20 61/10 104/7 104/17 119/12 122/20 123/1 123/8 134/25 136/4 145/25</p> <p>answer [12] 18/19 20/9 32/16 35/13 35/16 35/16 47/13 57/10 64/21 76/8 135/19 136/25</p> <p>answered [1] 59/4</p> <p>anticipate [3] 35/19 35/20 41/19</p> <p>anticipated [4] 23/8 24/3 70/8 120/5</p> <p>any [100] 3/25 4/13 4/13 4/24 4/24 5/24 6/17 7/13 7/13 7/20 7/24 8/18 9/24 9/24 10/7 10/11 12/11 18/19 18/21 19/13 20/9 21/3 24/14 24/21 26/11 27/25 28/22 31/12 32/1 34/12 35/24 36/11 40/10 41/15 44/3 44/15 45/2 45/14 47/1 51/4 54/12 55/20 56/2 56/4 56/19 56/19 63/19 64/9 65/2 68/12 70/21 71/17 71/19 71/19 72/21 72/21 74/2 75/14 77/6 77/7 79/24 80/6 80/10 81/15 87/10 87/10 87/11 87/15 90/16 93/5 93/6 94/2 97/18 99/2 99/4 100/11 102/6 105/1 108/5 113/4 114/15 116/12 118/1 118/15 126/2 128/24 130/21 130/21 131/14 132/22 135/4 137/1 137/11 137/22 139/14 142/14 142/19 143/13 143/24 145/23</p> <p>anybody [5] 49/19 55/17 107/12 112/10 122/5</p> <p>anymore [2] 60/1 70/4</p>	<p>anyone [15] 7/22 10/7 13/8 26/25 35/24 49/10 49/21 56/2 71/20 76/16 82/19 82/20 100/13 101/18 113/4</p> <p>anyone's [1] 22/12</p> <p>anything [14] 16/16 16/17 22/20 24/14 36/2 40/11 54/12 79/8 90/14 93/7 93/17 126/18 142/7 143/11</p> <p>anyway [2] 42/12 145/10</p> <p>AOPA [2] 14/14 146/7</p> <p>apologies [1] 135/4</p> <p>apologize [2] 90/12 113/2</p> <p>apparent [1] 30/25</p> <p>appear [2] 102/16 102/17</p> <p>applicant [2] 29/24 30/24</p> <p>applicants [4] 70/8 71/6 71/18 83/10</p> <p>application [4] 70/17 70/23 71/4 76/15</p> <p>applications [2] 66/10 84/8</p> <p>applied [2] 76/10 76/22</p> <p>applies [1] 28/22</p> <p>apply [3] 70/3 70/4 83/12</p> <p>appoint [3] 62/24 63/2 68/15</p> <p>appointed [2] 4/8 66/1</p> <p>appraisal [5] 17/6 17/13 17/16 19/7 19/14</p> <p>appraised [1] 17/15</p> <p>appreciate [14] 24/7 38/14 43/16 60/13 94/1 124/21 128/23 135/1 144/16 145/2 145/13 145/14 145/18 145/21</p> <p>appreciation [3] 4/1 37/8 38/12</p> <p>approach [2] 26/10 80/8</p> <p>approached [1] 64/18</p> <p>appropriate [6] 19/6 28/18 76/23 77/1 90/17 125/4</p> <p>approval [8] 2/7 7/12 10/19 10/21 28/13 28/13 73/12 118/11</p> <p>approve [12] 7/15 7/19 7/25 8/17 8/23 10/7 10/9 12/15 14/25 56/17 116/16 137/14</p> <p>approved [5] 10/18 45/6 45/7 137/5 137/10</p> <p>April [1] 31/8</p> <p>April 10th [1] 31/8</p> <p>architectural [1] 122/1</p> <p>are [103] 8/10 11/10 19/1 20/23 23/5 25/21</p>	<p>25/25 26/4 26/21 26/22 26/23 27/17 28/5 28/6 32/9 32/12 33/2 34/8 39/6 40/4 42/21 45/8 45/8 45/10 47/16 48/19 48/20 48/20 48/24 49/2 50/12 50/12 54/19 55/25 56/4 58/12 58/17 61/22 62/14 63/19 65/22 69/21 72/17 75/15 77/12 77/13 77/14 79/24 82/22 83/13 85/6 86/10 89/6 90/6 90/7 92/7 92/7 92/11 92/12 94/8 96/1 96/16 96/16 102/2 102/20 104/2 108/15 108/15 109/15 110/9 110/24 111/22 113/15 114/1 114/6 114/14 114/21 115/25 116/4 118/7 119/2 119/3 119/7 120/11 120/11 120/12 120/14 120/15 122/21 123/4 125/23 126/12 127/5 127/7 127/15 127/20 131/23 133/24 134/3 134/3 134/19 140/9 145/3</p> <p>area [7] 13/21 13/23 14/5 27/23 88/18 125/24 143/9</p> <p>areas [1] 109/19</p> <p>aren't [4] 78/16 105/16 113/16 133/21</p> <p>arms [1] 29/9</p> <p>around [8] 29/9 55/1 61/10 61/25 112/4 124/17 125/10 143/5</p> <p>arrangement [3] 90/3 124/4 141/17</p> <p>article [1] 90/8</p> <p>as [112] 3/12 3/15 3/16 3/19 4/9 4/19 7/15 11/1 13/8 16/6 20/14 20/16 21/2 23/22 23/22 25/20 26/1 26/1 29/20 31/14 31/15 34/15 35/3 35/7 36/1 44/10 44/10 44/11 45/12 46/3 46/20 47/19 48/15 48/15 49/7 49/22 52/10 53/2 53/2 54/15 55/16 55/16 55/17 56/7 56/7 57/2 57/13 57/18 57/18 57/22 57/24 60/4 60/19 62/11 62/21 62/25 63/2 63/14 64/21 65/3 67/3 67/8 67/8 68/15 69/23 71/5 71/9 74/20 75/3 75/3 77/2 77/8 77/17 79/6 79/10 81/3 82/17 82/17 89/13 89/17 90/4 91/2 93/15 93/15 94/22 94/22 96/18 96/18 96/23</p>	<p>96/23 99/9 100/15 105/6 105/6 105/13 108/2 108/11 109/6 109/6 109/14 109/23 113/12 114/13 114/13 118/23 119/1 124/1 124/8 130/9 134/13 134/13 137/2</p> <p>ask [16] 5/2 19/8 21/3 32/15 33/17 35/7 40/10 54/13 60/22 68/8 77/13 80/19 80/21 87/8 92/16 135/13</p> <p>asked [17] 3/18 15/12 24/9 27/24 32/13 32/21 33/6 34/5 40/14 52/7 63/5 95/8 105/12 105/23 134/8 134/9 136/14</p> <p>asking [8] 33/7 33/20 95/10 96/11 98/10 125/14 125/15 130/6</p> <p>aspect [1] 59/6</p> <p>aspects [2] 67/19 67/19</p> <p>assessment [1] 27/22</p> <p>assets [5] 33/22 100/20 127/9 127/10 127/24</p> <p>assign [1] 120/21</p> <p>assigned [2] 69/24 119/20</p> <p>assistance [3] 52/1 52/8 60/15</p> <p>associate [1] 111/16</p> <p>Associates [1] 36/17</p> <p>association [2] 85/12 124/12</p> <p>assume [1] 116/2</p> <p>assuming [1] 114/19</p> <p>assurance [1] 33/12</p> <p>assurances [1] 18/12</p> <p>assure [1] 76/16</p> <p>Atlanta [1] 62/19</p> <p>Atlantic [6] 13/22 14/4 15/12 16/7 34/4 143/6</p> <p>Atlantic Aviation [2] 15/12 34/4</p> <p>Atlantic's [1] 16/17</p> <p>attached [2] 30/11 117/16</p> <p>attempt [3] 20/12 47/18 47/23</p> <p>attempted [1] 66/19</p> <p>attendance [1] 66/23</p> <p>attended [1] 42/14</p> <p>attending [2] 3/7 9/23</p> <p>attention [4] 47/1 56/5 61/23 90/7</p> <p>attitude [1] 94/23</p> <p>attorney [6] 17/24 24/9 24/10 24/20 67/3 140/3</p> <p>Attorney Blocker [1] 24/9</p> <p>attorneys [1] 130/11</p>	<p>audience [8] 42/13 48/7 53/17 53/18 55/16 68/12 81/16 98/13</p> <p>audits [1] 31/13</p> <p>August [14] 10/3 82/22 83/15 83/21 84/23 86/4 86/5 86/25 86/25 87/3 87/7 87/14 87/15 147/10</p> <p>August 14th [2] 83/15 83/21</p> <p>August 17th [2] 86/25 87/14</p> <p>August 24th [1] 86/25</p> <p>August 31st [2] 87/7 87/15</p> <p>Augustine [6] 1/5 1/15 1/24 1/25 64/16 87/25</p> <p>authorities [2] 47/23 113/17</p> <p>authority [49] 1/1 1/16 1/18 3/3 5/12 9/13 9/23 13/22 14/4 15/11 16/7 28/14 29/16 30/25 32/4 35/3 38/5 38/9 39/7 39/16 57/18 65/5 65/8 65/15 65/20 65/20 66/2 66/4 66/8 66/21 66/24 67/2 67/13 67/18 69/18 76/11 92/8 94/23 100/2 101/25 102/1 102/2 102/12 111/4 121/20 124/15 126/24 127/4 141/15</p> <p>Authority's [2] 28/12 127/24</p> <p>authorization [2] 23/15 119/22</p> <p>authorize [1] 80/2</p> <p>authorized [1] 147/7</p> <p>automated [1] 70/25</p> <p>Av [1] 90/6</p> <p>avail [1] 60/15</p> <p>availability [1] 27/2</p> <p>available [14] 18/13 24/6 29/23 39/19 41/1 42/3 43/12 44/10 53/1 59/7 72/23 117/16 119/7 119/13</p> <p>Avelo [16] 2/12 87/22 87/24 88/17 89/4 89/5 90/2 90/6 90/9 91/7 91/10 91/15 91/16 92/3 92/4 92/18</p> <p>Avelo/Volaire [1] 2/12</p> <p>Avenue [2] 1/17 106/8</p> <p>aviation [16] 1/18 2/12 15/12 17/11 17/17 34/4 39/14 51/22 52/16 54/9 61/20 87/22 94/17 117/7 127/15 143/6</p> <p>avoid [1] 77/6</p> <p>aware [5] 48/24 97/9 98/12 110/8 113/14</p> <p>away [4] 28/10 53/1</p>
---	---	--	---	--

A
away... [2] 53/8 66/20
ax [1] 94/25
aye [60] 6/23 6/25 7/4
 7/6 7/7 8/5 8/6 8/7 8/8
 8/9 9/3 9/4 9/5 9/6 9/7
 10/14 10/15 10/16
 10/17 10/18 12/23
 12/24 12/25 13/1 13/2
 44/20 44/21 44/22
 44/23 44/24 68/17
 68/18 68/19 68/20
 68/21 81/21 81/22
 81/23 81/24 81/25
 103/15 103/16 103/17
 103/18 103/19 138/1
 138/2 138/9 138/17
 139/18 139/19 139/20
 139/21 139/22 140/22
 140/23 140/24 140/25
 141/1 146/15

B
back [15] 9/18 15/4
 15/12 21/7 22/10 82/6
 90/19 105/22 111/7
 121/2 121/3 121/16
 125/2 126/18 130/13
backing [1] 40/24
bad [3] 95/16 126/1
 144/14
bag [1] 142/4
Ballyduff [1] 18/1
Ballyduff Consulting
[1] 18/1
bare [1] 121/11
base [2] 118/21 120/5
based [10] 59/10 79/4
 100/19 117/11 120/10
 120/10 129/11 130/9
 130/10 133/10
basis [7] 57/14 57/22
 61/24 63/6 63/8 63/10
 133/7
be [241]
BEASON [3] 1/23
 147/6 147/13
because [74] 12/5
 14/13 16/1 16/5 16/14
 22/8 23/23 26/8 27/14
 27/18 28/18 28/23 29/2
 31/7 33/9 33/21 36/8
 42/1 42/20 43/10 48/3
 48/12 50/3 52/10 53/17
 53/23 55/6 57/3 58/15
 58/25 60/7 61/4 69/24
 70/3 72/19 74/19 74/21
 77/8 77/13 78/8 80/11
 83/9 84/2 84/19 86/13
 88/22 91/14 92/1 92/3
 92/6 93/16 93/22 95/7
 97/6 97/16 97/25
 113/15 114/11 114/17
 115/7 122/10 125/5
 125/15 127/3 131/17

131/22 132/10 132/22
 132/25 134/6 134/14
 136/18 140/4 143/5
become [2] 66/2
 114/11
beehive [1] 33/14
been [48] 9/21 9/22
 13/23 14/7 15/5 15/10
 17/14 17/15 18/4 18/25
 19/2 25/22 29/21 38/3
 48/9 50/15 52/21 53/15
 53/20 53/25 54/9 54/25
 55/14 55/14 55/15
 67/11 71/4 79/9 88/6
 88/16 90/1 91/8 99/9
 100/8 100/19 100/25
 103/11 106/7 106/24
 107/5 118/16 128/20
 134/20 141/9 142/21
 142/24 143/7 145/25
before [21] 3/8 6/16
 22/13 22/18 32/1 40/6
 44/4 46/8 47/10 48/3
 48/3 49/19 56/10 71/15
 75/22 76/3 99/13 116/8
 128/21 131/6 136/21
begin [6] 3/4 3/8 4/11
 19/8 60/11 93/3
beginning [2] 39/22
 51/19
begun [2] 67/7 67/7
behalf [2] 27/20 57/17
behind [3] 38/8 102/13
 115/8
being [18] 23/19 24/6
 25/23 29/12 51/21
 55/18 62/23 66/1 67/8
 68/14 88/11 89/15
 89/21 97/19 104/4
 111/4 122/13 124/2
believe [35] 4/19 11/21
 12/1 17/18 18/14 19/2
 20/7 21/11 34/22 36/16
 38/5 51/14 51/21 51/25
 52/8 52/15 56/1 60/9
 64/22 65/17 67/21
 100/2 103/9 104/7
 104/21 105/3 111/3
 112/18 113/24 116/6
 118/7 118/20 140/5
 142/6 145/2
bell [2] 29/25 31/5
belt [1] 27/10
beneath [1] 106/9
beneficial [1] 18/17
benefit [3] 15/11 29/13
 112/9
benefits [8] 56/17
 58/17 58/24 59/15
 61/14 63/11 72/15
 112/6
best [6] 36/3 39/17
 39/23 47/20 67/21 85/1
bet [1] 34/1
better [9] 41/24 49/20

56/15 67/2 75/19 76/8
 83/14 86/21 117/8
between [8] 22/2 34/10
 71/17 84/22 86/1 104/2
 136/23 144/18
Beyers [1] 37/4
bid [11] 23/16 118/17
 118/20 118/21 118/23
 120/6 120/19 122/13
 125/7 130/25 136/19
bidding [9] 122/17
 124/23 126/4 126/7
 126/13 133/21 133/23
 134/12 137/17
bids [2] 120/6 133/2
big [3] 113/19 128/14
 144/16
bigger [1] 109/23
bills [2] 102/11 102/19
birthday [2] 53/23
 53/24
bit [16] 3/21 9/21 17/21
 22/2 39/20 57/2 64/4
 71/14 77/21 83/9 86/14
 104/16 109/9 109/22
 116/7 136/15
bless [1] 31/23
blind [2] 61/3 61/4
Blocker [4] 24/9 24/9
 24/16 24/22
board [103] 1/9 3/10
 4/9 4/13 4/20 4/25 5/24
 6/1 8/1 9/22 12/17 14/1
 14/10 14/10 14/25 15/3
 15/6 17/23 18/22 19/5
 20/4 20/5 30/16 31/17
 32/15 33/24 33/25
 37/21 38/4 38/6 38/8
 38/11 39/4 39/6 40/25
 41/6 43/7 44/4 45/19
 47/18 47/19 55/3 55/8
 55/17 56/3 56/9 56/15
 63/19 63/22 65/8 65/13
 65/25 66/2 66/4 66/11
 66/12 66/15 66/16
 66/22 66/24 67/18
 69/18 71/20 72/4 72/12
 72/22 73/19 74/3 74/24
 75/17 77/2 77/8 77/17
 80/23 82/17 82/17 85/8
 90/15 90/25 90/25
 96/13 98/12 98/16 99/1
 101/5 103/4 110/7
 125/22 126/18 126/19
 133/11 136/3 136/4
 136/11 136/12 137/6
 144/17 144/19 144/21
 144/22 145/10 145/13
 145/14
board's [4] 30/3 66/8
 80/8 126/14
Bob [1] 5/5
bond [1] 28/17
bonding [1] 111/5
bones [1] 56/16

book [1] 21/25
Booth [3] 17/18 17/24
 19/19
borrowing [1] 78/12
both [9] 4/10 51/7
 86/10 99/6 118/17
 119/18 121/5 130/9
 130/12
bottom [3] 30/18 30/18
 122/15
Boulevard [5] 1/15
 2/16 24/12 139/23
 140/1
brainstorm [1] 72/7
Bravo [1] 106/9
break [2] 71/22 74/23
Breeze [1] 90/6
brief [2] 27/9 123/12
briefly [2] 37/7 42/7
bring [19] 20/19 32/4
 32/25 33/22 33/23 38/6
 39/9 61/6 72/25 87/24
 117/20 117/20 118/8
 119/23 121/6 123/15
 123/17 131/8 137/7
bringing [5] 15/1 29/2
 89/10 93/21 131/7
brochure [1] 39/2
broken [1] 119/19
broker [1] 20/16
brought [6] 15/6 48/2
 121/4 131/6 138/7
 143/4
budget [29] 2/15 13/24
 14/8 22/7 92/12 92/12
 98/14 101/8 103/20
 103/22 103/25 104/2
 104/18 104/25 105/17
 105/19 105/22 112/24
 113/8 113/9 113/25
 114/7 116/7 116/12
 118/2 119/5 119/13
 120/8 120/21
budget's [1] 113/1
build [11] 18/5 23/22
 50/6 53/12 107/12
 121/7 121/11 122/2
 122/5 122/9 124/13
building [4] 20/21 53/9
 109/11 109/16
buildings [3] 20/20
 106/24 112/4
built [6] 28/5 54/4
 94/20 107/14 121/14
 142/24
bulk [3] 9/16 15/5
 85/18
bulletin [1] 85/8
bumpers [2] 137/3
 137/4
bunch [1] 47/21
business [47] 2/9 2/10
 2/11 2/13 3/22 11/7
 11/11 11/15 12/1 12/10
 13/5 25/6 29/11 32/25

36/16 36/18 36/19 37/1
 37/18 37/20 38/4 38/22
 42/21 44/2 44/9 44/12
 44/16 45/12 45/21
 45/22 45/23 51/22
 52/16 66/5 68/24 68/24
 89/18 89/24 94/11
 99/24 103/21 129/3
 131/25 132/9 138/20
 139/25 141/4
businesses [1] 42/19
businessman [1]
 51/23
busy [5] 5/23 33/14
 40/21 114/23 143/9
buy [1] 112/1

C
call [11] 3/2 26/24
 29/20 30/18 31/9 32/20
 34/15 46/10 62/10
 127/15 137/24
called [4] 37/25 54/2
 54/3 113/17
calls [1] 48/23
came [6] 15/4 23/9
 38/3 47/2 91/10 143/3
campaigning [1] 33/2
can [81] 5/21 15/17
 19/14 21/11 22/3 24/15
 26/1 27/14 28/9 33/11
 44/6 45/20 46/9 48/17
 50/21 50/25 53/7 53/9
 53/13 53/14 55/16
 55/17 57/3 60/11 60/17
 62/22 64/3 65/18 67/23
 69/12 69/13 69/21
 70/13 70/13 70/15 73/9
 73/13 75/21 75/23
 76/16 78/1 78/7 79/2
 80/2 82/5 86/1 89/22
 90/4 92/19 92/21 92/22
 93/18 95/3 98/2 99/13
 100/4 102/10 103/9
 104/11 107/20 107/22
 108/10 108/10 108/18
 110/6 113/12 114/23
 117/19 117/20 119/22
 121/7 121/8 122/18
 123/24 124/13 125/6
 128/18 137/12 140/2
 140/10 141/7
can't [12] 14/17 14/21
 21/18 46/18 55/7 97/15
 121/1 121/11 132/22
 145/6 145/6 145/6
candidate [5] 71/19
 73/15 73/24 85/2 85/21
candidate's [1] 72/18
candidates [13] 70/8
 70/24 71/7 71/11 71/23
 71/23 71/24 72/3 72/5
 72/8 72/24 74/20 83/13
cannot [2] 4/10 105/5
capabilities [1] 111/5

<p>C</p> <p>capable [1] 63/2</p> <p>capacity [5] 4/14 33/16 57/20 106/16 107/1</p> <p>capital [11] 13/24 14/8 104/18 104/18 104/25 105/19 113/11 113/12 114/2 114/18 116/11</p> <p>capture [1] 29/4</p> <p>car [2] 58/21 96/2</p> <p>care [3] 17/20 100/13 108/10</p> <p>careful [1] 31/18</p> <p>carrier [3] 93/2 99/3 104/10</p> <p>carriers [1] 90/6</p> <p>carries [2] 138/17 141/2</p> <p>carry [2] 31/2 140/12</p> <p>cars [3] 14/20 14/21 95/19</p> <p>Casa [1] 1/4</p> <p>case [5] 35/10 50/8 112/11 122/20 139/5</p> <p>cash [8] 1/11 6/22 9/19 68/25 81/4 87/20 138/3 144/3</p> <p>CASH-CHAPMAN [2] 1/11 138/3</p> <p>cat [1] 142/4</p> <p>catch [3] 79/11 88/15 123/11</p> <p>categories [1] 115/7</p> <p>cause [3] 99/9 99/11 99/16</p> <p>caution [1] 31/18</p> <p>CCIN [1] 20/11</p> <p>CCNA [1] 126/8</p> <p>CDD [1] 112/14</p> <p>CDDs [1] 110/24</p> <p>center [4] 1/3 18/15 111/25 128/17</p> <p>century [1] 53/22</p> <p>certain [3] 39/5 39/5 136/25</p> <p>certainly [4] 76/2 78/1 102/25 132/24</p> <p>certainty [1] 136/22</p> <p>CERTIFICATE [2] 2/21 147/1</p> <p>certification [1] 85/13</p> <p>certify [1] 147/6</p> <p>Cessna [1] 54/5</p> <p>cetera [1] 72/16</p> <p>CFO [1] 50/7</p> <p>CHAD [2] 1/17 25/13</p> <p>chair [6] 4/9 37/21 61/17 64/23 135/11 136/10</p> <p>chairman [24] 1/11 4/16 17/23 19/17 23/18 24/16 25/9 25/11 25/17 26/6 43/23 46/25 62/2 66/16 101/2 105/23 107/20 107/24 110/18</p>	<p>113/5 119/24 121/15 129/4 141/23</p> <p>Chairman Clarke [2] 105/23 121/15</p> <p>Challen [1] 1/17</p> <p>challenges [1] 54/15</p> <p>Chamber [2] 20/15 43/4</p> <p>chance [3] 8/12 71/14 105/8</p> <p>change [3] 69/6 89/15 141/9</p> <p>changes [7] 7/20 12/12 69/11 78/17 85/25 92/23 104/1</p> <p>changing [1] 50/2</p> <p>CHAPMAN [8] 1/11 6/22 60/22 68/25 81/4 87/20 138/3 144/3</p> <p>Chapman's [1] 52/18</p> <p>chapter [1] 21/25</p> <p>character [1] 145/21</p> <p>characterize [1] 29/20</p> <p>CHARLIE [2] 1/15 45/18</p> <p>check [3] 85/16 102/18 124/12</p> <p>checked [1] 102/20</p> <p>checklist [1] 42/11</p> <p>chess [1] 33/25</p> <p>chief [3] 115/3 127/1 128/20</p> <p>chime [2] 94/7 123/24</p> <p>choice [4] 31/11 51/15 93/24 131/17</p> <p>choose [2] 30/14 136/18</p> <p>chose [1] 126/19</p> <p>chosen [1] 70/9</p> <p>Cindy [2] 49/20 66/23</p> <p>Circle [1] 64/16</p> <p>circled [1] 64/13</p> <p>circulate [1] 75/16</p> <p>circulated [1] 75/13</p> <p>circumvent [1] 66/6</p> <p>citizen [1] 64/17</p> <p>city [2] 52/6 113/16</p> <p>clarification [1] 103/8</p> <p>clarify [3] 73/18 101/22 102/21</p> <p>CLARKE [5] 1/11 17/23 105/23 119/1 121/15</p> <p>Clarke's [1] 66/16</p> <p>clear [1] 143/23</p> <p>clearance [1] 18/8</p> <p>closed [2] 29/21 136/7</p> <p>closeout [1] 139/1</p> <p>closing [1] 144/25</p> <p>Club [1] 17/4</p> <p>Cola [1] 1/4</p> <p>collected [1] 41/10</p> <p>collection [1] 102/4</p> <p>collectively [1] 92/8</p> <p>College [1] 43/5</p> <p>Combined [1] 67/5</p>	<p>come [34] 4/7 20/23 22/6 23/10 29/24 31/16 33/7 35/5 35/12 36/1 90/18 91/7 95/8 95/15 97/12 97/15 97/15 97/20 97/23 108/17 108/20 110/11 110/13 110/14 116/15 121/22 124/10 125/2 128/22 130/12 134/11 135/16 144/17 144/25</p> <p>comes [2] 50/5 96/17</p> <p>comfortable [10] 55/18 58/9 78/17 78/22 79/5 80/7 84/21 125/1 129/10 134/5</p> <p>coming [7] 23/8 27/1 27/17 35/3 39/6 72/20 88/12</p> <p>commence [2] 104/20 118/15</p> <p>commencement [2] 28/14 28/15</p> <p>commend [1] 40/12</p> <p>comment [27] 2/18 6/9 6/14 6/16 7/23 37/5 37/6 37/15 37/16 37/17 44/15 45/3 60/17 64/8 94/14 94/16 99/6 99/18 101/17 101/18 115/6 126/25 139/14 139/16 142/10 142/23 145/24</p> <p>commented [3] 142/17 142/18 142/21</p> <p>comments [42] 2/19 6/2 6/11 6/17 7/24 8/19 8/20 40/10 41/8 45/2 52/18 55/21 56/1 56/3 60/13 62/24 64/10 66/17 68/12 75/14 75/17 81/10 81/15 98/25 99/20 116/5 118/2 123/25 126/23 129/12 130/21 134/17 137/22 142/8 142/9 142/11 142/15 142/19 143/25 144/1 144/2 145/23</p> <p>commercial [8] 19/25 20/16 31/3 35/25 41/11 42/19 89/10 99/3</p> <p>commercially [1] 53/5</p> <p>commitment [2] 20/21 20/22</p> <p>committee [1] 146/1</p> <p>common [3] 22/4 29/12 127/5</p> <p>communicate [1] 85/19</p> <p>communicated [2] 30/23 109/9</p> <p>communication [3] 39/3 55/6 71/17</p> <p>communications [1] 115/13</p>	<p>community [10] 21/2 39/21 41/7 43/1 43/8 110/20 110/22 117/21 145/5 145/8</p> <p>company [4] 96/20 111/13 113/18 138/23</p> <p>comparables [1] 17/15</p> <p>compensation [5] 56/12 56/16 61/13 63/13 63/16</p> <p>competence [1] 66/17</p> <p>competitive [1] 133/7</p> <p>competitor [1] 34/3</p> <p>compilation [1] 41/3</p> <p>complete [2] 28/16 121/12</p> <p>completed [1] 121/24</p> <p>complexities [1] 127/2</p> <p>compliance [1] 47/21</p> <p>component [3] 16/13 28/3 108/2</p> <p>components [2] 28/1 119/20</p> <p>con [1] 32/6</p> <p>concept [2] 112/17 121/16</p> <p>concepts [1] 109/21</p> <p>conceptually [1] 109/12</p> <p>concern [5] 27/21 27/23 32/14 65/11 93/8</p> <p>Concerns [1] 55/21</p> <p>concise [1] 58/4</p> <p>concluded [2] 30/8 146/17</p> <p>concludes [1] 37/18</p> <p>concurrency [3] 111/14 111/15 111/17</p> <p>concurrent [1] 26/22</p> <p>concurrently [1] 108/6</p> <p>conditional [4] 2/16 138/18 138/21 139/9</p> <p>conditioned [1] 138/25</p> <p>condominium [2] 124/4 124/12</p> <p>conducive [1] 65/17</p> <p>confer [1] 73/20</p> <p>conference [4] 1/3 18/15 74/15 85/14</p> <p>confident [1] 67/22</p> <p>confidential [1] 76/18</p> <p>confidently [1] 50/12</p> <p>confirm [3] 27/10 130/2 130/12</p> <p>confirmation [2] 27/9 46/21</p> <p>confirmed [1] 121/5</p> <p>conflict [1] 93/20</p> <p>conflicts [1] 87/11</p> <p>conform [1] 12/19</p> <p>confusion [1] 45/14</p> <p>congratulations [3] 7/9 68/1 87/17</p> <p>connect [2] 104/22 106/11</p>	<p>connection [1] 106/5</p> <p>consensus [4] 56/2 72/2 80/23 94/10</p> <p>consider [3] 3/18 15/6 48/14</p> <p>consideration [2] 23/16 43/19</p> <p>considering [1] 126/22</p> <p>consistent [2] 18/10 27/11</p> <p>constructing [1] 146/9</p> <p>construction [8] 23/14 28/16 28/17 120/5 120/11 121/18 122/12 122/17</p> <p>consultant [3] 57/3 57/13 57/23</p> <p>consultant-like [1] 57/3</p> <p>consultants [1] 62/4</p> <p>consultation [1] 26/5</p> <p>consultations [1] 52/2</p> <p>Consulting [1] 18/1</p> <p>contact [4] 3/25 48/22 92/4 93/12</p> <p>contacted [1] 88/17</p> <p>contacts [1] 52/4</p> <p>contain [1] 28/1</p> <p>contemplate [1] 116/12</p> <p>continue [5] 49/14 65/10 92/12 100/17 129/8</p> <p>continued [4] 68/1 68/5 104/6 118/4</p> <p>continuing [2] 11/3 32/20</p> <p>continuity [1] 49/9</p> <p>continuum [1] 127/11</p> <p>contract [13] 77/14 91/11 91/12 92/5 92/7 92/9 94/3 94/17 98/12 104/4 124/23 125/6 136/18</p> <p>contracts [5] 2/12 16/17 87/22 92/7 136/16</p> <p>contractual [2] 15/10 15/16</p> <p>contribute [1] 67/23</p> <p>contributing [1] 65/23</p> <p>convenient [1] 143/14</p> <p>conversation [5] 23/18 76/21 119/2 121/15 123/12</p> <p>conversations [1] 121/3</p> <p>cooperative [1] 141/16</p> <p>coordinate [1] 73/5</p> <p>copy [3] 135/18 142/2 142/3</p> <p>core [1] 31/10</p> <p>corporation [1] 18/1</p> <p>correct [15] 20/18 21/6 21/8 76/12 78/15 78/15</p>
--	--	---	--	---

<p>C correct... [9] 83/5 83/7 100/4 109/4 110/10 116/23 116/23 118/10 128/13 correctly [1] 7/18 corresponding [1] 117/2 cost [4] 92/13 110/25 117/3 120/5 costing [1] 92/8 costs [7] 114/8 115/9 115/9 120/11 127/16 127/19 127/21 could [43] 26/10 34/23 36/1 38/8 41/14 42/22 47/24 49/4 52/1 56/7 56/15 64/7 68/8 74/5 74/6 80/10 84/17 87/8 89/2 108/16 108/17 108/21 110/21 110/21 116/24 118/15 119/11 119/20 121/1 121/13 121/18 121/19 121/22 122/2 122/6 122/8 123/3 123/15 124/3 126/15 135/10 136/24 145/19 couldn't [4] 53/24 64/20 101/23 145/16 counsel [18] 1/16 1/18 26/6 69/12 69/22 70/14 71/13 73/13 75/22 78/7 78/23 79/21 80/1 81/5 82/5 82/14 126/6 135/5 counsel's [1] 130/2 count [1] 58/24 counteroffer [1] 97/1 country [1] 54/6 county [16] 20/14 20/15 43/6 64/17 65/5 65/8 65/15 67/12 69/17 111/18 113/16 141/10 141/13 141/13 141/16 147/4 county-elected [1] 69/17 couple [5] 49/1 50/11 50/19 74/23 104/1 course [4] 69/12 73/7 87/21 134/14 court [3] 1/24 64/2 68/8 cover [5] 24/6 39/11 39/13 70/6 95/22 coverage [3] 95/17 104/9 104/13 create [3] 4/11 71/10 110/21 created [3] 65/16 75/12 114/5 credentials [3] 53/18 53/20 61/20 credit [1] 111/7 criteria [1] 49/22</p>	<p>critical [1] 105/2 cross [1] 104/21 Crossing [1] 111/25 CRR [3] 1/23 147/6 147/13 curious [1] 54/21 current [14] 5/22 29/24 30/5 30/9 34/4 51/25 53/3 53/3 66/12 66/16 66/20 104/25 105/4 120/8 currently [3] 49/21 51/17 114/18 curses [1] 65/2 customer [1] 143/15 cut [2] 50/22 123/5 CV [1] 70/5 cycle [1] 93/4</p> <hr/> <p>D data [3] 19/14 32/7 32/11 date [10] 9/11 9/14 13/10 13/18 26/24 55/16 85/25 118/9 135/20 135/22 Dated [1] 147/10 dates [3] 69/7 86/6 87/11 day [11] 28/8 42/24 43/3 53/22 74/22 74/22 84/15 89/17 115/17 145/11 147/10 days [10] 19/11 53/23 61/1 61/10 72/23 82/9 83/2 83/9 83/12 83/23 Daytona [1] 95/11 deadline [2] 35/3 116/9 dealer [1] 54/5 dealing [1] 18/2 deals [2] 28/3 89/22 Dean [3] 25/6 37/2 141/13 dear [1] 65/14 dearly [1] 99/2 death [1] 91/8 debt [5] 111/11 127/6 127/9 127/11 127/22 decade [1] 18/4 decide [6] 74/6 86/5 91/2 96/17 123/3 130/4 decided [1] 16/11 deciding [1] 126/19 decision [12] 26/3 32/10 65/6 65/23 67/20 72/9 88/11 98/20 98/22 119/16 125/25 138/8 decisions [4] 50/2 50/3 65/16 88/25 dedicated [3] 67/14 144/13 145/3 deemed [1] 27/1 deep [1] 126/24 deeper [1] 116/7 deepest [1] 4/1</p>	<p>defer [5] 92/15 92/16 105/10 126/8 140/2 define [1] 39/10 definite [1] 96/5 definitely [4] 6/14 24/22 75/2 110/11 degree [1] 45/6 delay [3] 84/17 132/25 134/23 deliver [2] 39/25 39/25 deliverable [2] 122/4 124/8 delivered [1] 13/13 demand [4] 38/14 39/14 39/18 40/1 DENNIS [3] 1/11 48/3 66/16 Denver [3] 57/11 57/21 60/14 department [2] 26/8 52/12 depend [1] 35/22 depict [1] 7/18 depletes [2] 113/10 114/12 depletion [1] 116/11 depreciation [2] 9/15 9/18 deputy [4] 69/9 69/20 78/14 79/10 described [8] 4/19 62/5 79/6 79/10 81/4 93/18 124/2 124/8 description [9] 69/5 69/11 69/25 78/6 79/4 79/7 80/14 81/3 84/4 descriptions [1] 80/12 deserved [1] 37/12 design [9] 23/16 118/17 119/10 119/17 121/9 124/22 133/23 134/1 137/17 designate [1] 73/23 designated [6] 18/14 46/20 48/20 48/21 57/15 74/10 designation [1] 47/22 designations [1] 49/2 designed [1] 130/20 designing [1] 24/1 desire [3] 80/8 101/13 136/21 detail [2] 60/2 78/1 detailed [4] 40/4 56/7 56/14 76/4 details [7] 56/4 60/12 63/4 63/5 72/14 72/17 90/16 deter [1] 72/19 determination [3] 21/17 31/17 32/9 determine [2] 72/14 110/14 determined [1] 19/2 dev [1] 34/16</p>	<p>develop [3] 29/10 127/14 127/18 developed [2] 25/23 106/3 developer [5] 20/22 110/20 110/25 111/8 112/11 developers [2] 111/9 127/17 developing [1] 29/10 development [25] 17/2 19/23 20/5 20/12 20/14 25/21 25/22 26/2 26/7 28/4 28/19 34/17 43/6 43/7 105/2 105/14 105/15 106/13 107/17 110/20 110/22 111/13 116/14 117/20 141/18 develops [3] 88/2 109/14 109/23 did [19] 7/14 12/16 36/19 37/9 37/23 40/13 48/4 58/20 60/7 63/22 63/25 64/11 64/24 69/23 75/17 76/22 103/5 123/14 147/7 didn't [15] 15/21 37/17 45/13 50/22 59/9 63/20 64/20 67/4 91/11 98/18 98/21 123/17 130/10 130/16 132/6 difference [1] 108/9 different [6] 32/7 45/8 45/10 85/7 109/16 130/13 difficulty [1] 144/25 digest [1] 71/14 digested [1] 41/15 digging [1] 108/12 diligence [3] 28/8 28/9 138/12 dir [1] 59/21 direct [2] 65/6 66/23 directed [2] 31/2 64/23 directing [1] 66/4 direction [3] 24/2 46/16 65/19 directly [6] 69/17 70/23 74/21 75/21 91/17 92/20 director [62] 2/11 3/12 3/17 3/23 10/25 11/8 11/16 12/9 19/5 19/6 24/13 45/24 46/1 46/6 46/18 48/5 48/12 48/15 49/6 49/14 49/15 50/5 50/10 50/17 51/15 51/20 54/16 55/19 57/4 59/22 62/25 63/3 64/19 66/3 66/10 66/12 68/6 68/16 68/22 68/25 69/9 69/16 69/20 71/2 78/14 81/10 87/1 87/9 87/16 88/3 88/11 88/12 88/24 89/1 89/11 89/14 90/18</p>	<p>93/21 94/7 96/15 128/19 142/18 Director's [1] 2/12 directors [3] 65/9 121/6 144/22 dirt [1] 31/19 disappeared [1] 102/14 disappointment [1] 65/11 disaster [1] 113/20 disclaimer [1] 77/10 disclosed [1] 72/18 discretion [1] 31/24 discuss [9] 3/21 4/11 22/13 39/5 72/13 77/17 94/3 141/5 143/24 discussed [4] 72/18 123/9 124/1 140/3 discussion [19] 4/17 4/24 5/21 5/24 7/13 16/23 44/3 45/20 46/5 48/15 77/6 87/15 90/23 93/10 100/11 100/13 137/11 143/2 146/8 discussions [2] 27/19 93/3 disposal [1] 97/4 disqualifying [1] 33/19 distant [1] 143/11 distinct [1] 45/5 distribute [1] 78/8 district [4] 62/6 62/13 110/20 110/22 distrust [1] 66/8 dive [1] 126/24 do [148] do-it-yourself [1] 124/11 document [4] 39/4 40/7 41/1 58/13 documents [3] 23/17 57/17 139/1 does [15] 5/8 16/17 57/5 64/25 82/14 82/19 82/20 88/17 113/4 116/12 130/24 135/14 135/14 135/16 135/21 doesn't [7] 28/10 48/10 51/6 53/18 100/22 116/21 121/21 doing [9] 49/24 53/15 54/20 54/21 84/22 89/21 95/9 95/10 101/23 dollars [5] 95/16 114/7 116/18 123/17 124/22 don't [104] 3/19 4/16 7/18 16/8 21/16 35/9 35/11 40/18 46/20 47/13 49/17 57/6 58/7 58/22 59/2 59/25 63/4 63/21 64/12 70/11 71/25 72/20 72/25 73/2 73/6 74/12 75/21 76/14</p>
---	---	--	--	--

<p>D don't... [76] 78/9 78/24 79/1 80/16 82/7 83/2 83/4 83/11 83/15 83/22 85/9 85/9 86/3 86/3 86/15 88/3 88/20 88/23 88/23 89/9 89/23 89/23 90/1 90/14 90/16 90/19 90/23 91/15 92/18 93/17 93/17 95/6 96/14 96/15 97/12 97/18 97/20 97/23 98/9 100/7 102/6 109/24 111/6 111/10 112/5 113/21 114/15 115/18 115/21 117/12 117/13 119/9 119/9 119/16 122/12 126/10 126/17 127/8 129/12 131/10 132/16 132/22 136/17 137/1 137/1 137/3 137/3 137/7 138/12 138/14 141/21 142/6 144/11 144/20 145/2 146/14 don'ts [1] 76/4 done [25] 14/24 26/16 26/22 30/2 34/8 34/10 40/13 55/3 55/5 75/8 81/5 84/6 87/18 89/21 108/5 109/20 110/24 113/2 120/15 123/18 124/5 132/13 134/6 134/8 137/9 door [2] 18/8 30/15 dos [1] 76/4 DOT [11] 23/2 23/9 23/13 24/4 105/9 118/13 119/19 123/8 129/17 129/20 146/7 double [1] 83/23 doubts [3] 16/12 133/15 133/17 DOUGLAS [6] 1/15 1/15 24/14 56/20 63/5 76/8 down [20] 15/6 16/16 19/8 20/24 26/18 57/25 58/21 71/23 84/11 86/24 90/20 108/21 113/11 115/14 119/19 122/11 123/10 124/2 128/20 135/16 downs [1] 14/17 draft [3] 34/11 58/13 113/1 drawings [1] 121/13 drill [1] 104/16 drive [1] 26/17 drop [2] 104/13 104/13 dropping [1] 16/13 due [9] 9/21 10/24 13/18 28/8 28/9 46/4 70/7 71/6 138/12 dumb [1] 142/23 Durbin [2] 111/25</p>	<p>112/1 Durbin Park [1] 112/1 during [6] 38/12 41/3 66/12 67/12 73/21 123/12 duties [3] 57/5 69/23 79/10 E e-mail [7] 30/16 38/24 70/5 70/7 70/24 71/5 84/7 e-mailed [1] 70/23 each [4] 42/10 73/19 109/23 109/23 earlier [4] 109/9 126/25 129/11 140/4 easier [2] 58/13 109/15 easiest [1] 58/3 easily [1] 108/10 east [14] 17/2 105/25 106/3 106/10 106/15 106/22 107/1 107/7 107/13 108/21 108/25 109/13 109/17 110/13 echo [2] 41/8 115/20 economic [2] 20/14 141/17 economically [1] 104/14 Ed [2] 17/23 19/19 effect [3] 30/7 71/1 100/14 effective [2] 65/5 145/7 efficiencies [1] 108/5 effort [1] 59/24 efforts [1] 79/17 Eight [1] 66/21 either [7] 92/22 105/5 105/9 119/19 130/7 130/11 137/5 elected [3] 4/23 69/17 96/1 election [1] 30/13 electrical [1] 109/2 electronic [1] 71/11 electronically [1] 41/2 element [1] 20/25 eligible [2] 59/5 119/18 eliminate [1] 74/2 else [17] 7/22 22/20 26/25 49/19 49/21 50/23 53/11 54/12 82/21 82/25 99/14 107/12 113/21 121/14 121/21 137/8 142/7 embedded [1] 128/11 emergencies [1] 52/13 emergency [1] 48/22 employee [7] 58/10 58/16 58/18 59/17 60/23 63/10 143/16 employees [1] 95/18 employer [1] 77/15 employment [2] 58/19</p>	<p>77/14 en [1] 104/8 encourage [1] 60/14 encouraged [1] 144/21 encouragement [1] 145/9 end [15] 11/3 40/16 69/23 69/25 70/2 80/17 84/22 86/4 95/21 111/1 113/12 115/17 127/24 133/3 136/1 ending [1] 114/12 endorsement [2] 104/8 104/12 energize [1] 107/9 energized [1] 20/23 engage [2] 19/4 39/21 engagement [2] 41/6 41/7 engineer [1] 109/20 engineering [13] 13/7 13/15 121/13 121/24 122/1 122/17 125/8 128/3 131/9 131/18 132/12 137/16 139/3 engineers [2] 99/7 133/9 enhancement [1] 18/10 enjoy [3] 54/10 55/10 100/17 enough [11] 12/5 34/22 82/4 84/14 94/23 95/22 107/2 107/3 107/3 107/9 129/12 entail [1] 146/9 enter [3] 18/13 89/10 90/4 entertain [7] 6/2 6/10 6/21 8/22 99/2 140/16 141/19 entire [3] 73/25 121/22 126/23 entirely [2] 29/9 128/1 entitles [1] 59/14 entity [4] 61/22 102/1 111/4 127/17 enviable [1] 117/15 environment [3] 65/17 67/7 67/23 environmental [1] 31/12 equipment [1] 96/22 equitable [1] 58/6 especially [1] 144/19 ESQUIRE [2] 1/15 1/17 essence [2] 79/1 112/22 essentially [1] 132/11 established [1] 95/11 estate [3] 20/11 20/16 143/21 estimate [1] 105/4 estimates [2] 110/6 120/13</p>	<p>Estrella [2] 106/8 108/21 et [1] 72/16 etiquette [1] 72/14 evaluation [1] 35/8 evaluations [1] 32/8 even [18] 26/3 26/3 60/25 80/3 83/15 83/25 88/20 90/15 90/23 91/11 95/23 102/16 106/24 113/16 120/15 120/25 121/11 145/19 evening [2] 43/2 90/22 eventually [2] 96/17 128/22 every [12] 31/19 69/25 85/15 89/17 91/7 97/4 98/4 106/2 106/18 106/21 110/19 121/7 everybody [5] 82/25 96/9 96/11 117/24 135/6 everyone [5] 8/12 18/17 64/25 65/1 140/12 everyone's [1] 78/21 everything [9] 41/3 42/2 70/14 106/15 106/17 112/3 121/25 138/6 140/11 everything's [1] 96/21 Everywhere [1] 121/7 evidently [2] 102/15 102/18 evolve [1] 33/14 exactly [5] 36/6 51/3 95/7 128/14 134/9 example [3] 85/19 116/13 141/17 exceed [2] 133/22 137/15 excellent [2] 40/22 51/14 except [1] 29/24 exceptionally [1] 85/22 excess [1] 33/15 excited [1] 95/7 exciting [2] 88/1 88/13 Excuse [5] 25/9 25/11 36/24 43/23 141/23 exec [1] 12/9 executive [55] 2/11 2/12 3/12 3/16 3/22 10/25 11/8 11/16 12/9 24/13 38/22 45/24 46/1 46/6 46/18 46/25 48/12 49/6 49/15 50/4 50/17 55/18 57/4 57/18 59/21 59/21 63/3 64/19 66/2 66/10 66/12 68/16 68/22 68/24 69/9 69/16 69/20 71/2 79/9 81/10 85/14 87/1 87/9 87/16 88/3 88/12 89/1 89/11 89/13 90/18 94/6 96/14</p>	<p>128/19 142/17 144/19 executives [2] 52/2 85/12 exist [1] 62/7 existing [2] 112/8 112/9 exists [3] 30/4 31/15 45/7 expanded [1] 109/14 expect [1] 130/2 expectation [2] 39/25 43/8 expecting [2] 39/12 145/25 expediency [1] 57/24 expenditures [1] 116/4 expense [2] 9/15 9/18 expenses [2] 9/14 113/4 experience [4] 48/8 51/22 61/7 93/1 experienced [1] 48/4 experiences [2] 32/5 67/16 expert [1] 146/6 expertise [1] 128/10 expiration [2] 135/20 135/22 expire [1] 135/14 explain [2] 26/21 35/17 explanation [1] 120/3 explicitly [1] 102/17 explore [1] 141/14 expose [1] 84/24 express [3] 3/25 65/12 67/10 extend [2] 38/11 106/9 extended [1] 131/2 extent [1] 79/8 external [1] 38/17 extra [1] 61/1 extraordinary [1] 9/20 extremely [1] 39/14 eye [1] 34/2 eyes [1] 78/19 F FAA [19] 19/10 22/7 23/20 27/10 31/22 31/22 31/24 45/6 45/7 51/24 52/11 53/2 62/5 105/9 119/7 119/11 119/17 119/18 130/4 FAA-approved [2] 45/6 45/7 face [3] 22/5 32/3 54/15 facilities [1] 30/21 facility [1] 107/7 facing [1] 33/16 fact [3] 14/13 111/24 134/18 factors [2] 65/23 67/6 fail [1] 32/18 fails [1] 31/12</p>
---	--	--	--	---

<p>F</p> <p>failures [1] 99/17</p> <p>fair [1] 32/19</p> <p>fairly [3] 82/20 134/19 138/20</p> <p>fall [1] 130/14</p> <p>familiar [5] 30/3 51/23 55/14 62/21 85/9</p> <p>family's [1] 67/9</p> <p>far [8] 53/2 96/18 96/23 105/6 114/13 122/11 123/14 134/13</p> <p>fast [1] 28/4</p> <p>favor [16] 8/4 9/2 10/13 12/22 44/19 51/18 64/6 68/16 81/20 101/16 103/14 136/11 137/25 139/17 140/21 146/15</p> <p>FBO [11] 28/22 31/11 32/20 33/3 33/8 33/10 33/16 33/20 34/3 34/4 54/7</p> <p>FDOT [3] 130/4 135/14 135/19</p> <p>fear [1] 144/24</p> <p>feasibility [3] 105/24 111/3 123/13</p> <p>feasible [1] 28/11</p> <p>February [1] 19/1</p> <p>fee [1] 125/16</p> <p>feedback [9] 26/12 38/18 38/25 39/8 41/13 41/16 43/7 43/11 135/6</p> <p>feel [10] 38/17 39/8 53/14 55/17 60/20 80/7 84/21 84/23 129/12 144/23</p> <p>feeling [2] 67/6 91/5</p> <p>feels [1] 86/19</p> <p>fees [2] 9/21 115/20</p> <p>feet [2] 18/7 18/7</p> <p>felt [1] 42/22</p> <p>few [8] 49/16 49/24 50/3 51/9 65/22 88/24 116/2 121/16</p> <p>field [2] 104/22 104/23</p> <p>fill [4] 47/24 50/10 74/17 119/5</p> <p>final [14] 27/13 27/13 28/25 32/9 32/10 36/17 44/1 72/9 75/14 80/9 81/5 104/3 119/22 138/23</p> <p>finalizing [1] 79/7</p> <p>finally [2] 32/1 39/22</p> <p>finance [2] 110/22 118/24</p> <p>finance-wise [1] 118/24</p> <p>financial [15] 2/6 9/8 9/10 9/24 10/7 10/10 39/15 112/18 115/3 126/23 127/1 127/4 127/12 128/5 128/20</p> <p>financially [1] 102/8</p>	<p>financing [1] 121/19</p> <p>find [10] 15/13 29/9 60/22 67/22 84/15 96/8 99/12 114/23 120/25 128/22</p> <p>finding [1] 143/9</p> <p>findings [1] 39/1</p> <p>fine [2] 61/13 96/3</p> <p>fire [4] 106/16 106/20 107/3 107/9</p> <p>firm [10] 1/15 1/17 17/24 57/10 57/20 60/14 70/4 131/18 132/13 133/3</p> <p>firms [1] 131/21</p> <p>first [30] 4/5 5/2 6/21 11/7 11/15 11/15 12/10 22/13 23/9 26/2 26/2 27/3 28/3 30/4 30/6 30/14 31/11 38/3 42/18 49/5 54/22 71/15 71/20 71/22 76/3 78/19 82/22 91/10 105/17 113/8</p> <p>fiscal [3] 10/5 92/14 123/16</p> <p>fit [1] 34/25</p> <p>fits [1] 95/1</p> <p>five [9] 17/16 23/22 27/8 33/12 39/13 40/2 66/14 69/18 95/21</p> <p>five-person [1] 69/18</p> <p>five-years [1] 17/16</p> <p>fix [1] 105/25</p> <p>FL [1] 1/25</p> <p>Flagler [1] 43/5</p> <p>Flagler College [1] 43/5</p> <p>fleshed [1] 126/14</p> <p>flew [1] 53/25</p> <p>flexible [1] 82/20</p> <p>flight [5] 43/21 53/25 54/7 54/8 95/16</p> <p>flights [1] 95/22</p> <p>flip [1] 35/16</p> <p>Florida [16] 1/5 1/16 1/17 23/2 23/9 64/16 71/3 90/5 105/9 113/15 118/13 124/5 129/17 129/20 146/7 147/3</p> <p>Florida DOT [7] 23/2 23/9 105/9 118/13 129/17 129/20 146/7</p> <p>flow [4] 9/19 106/16 106/19 107/2</p> <p>fluctuate [1] 115/23</p> <p>fly [1] 53/4</p> <p>flying [2] 42/25 53/21</p> <p>focus [2] 131/15 131/15</p> <p>folks [4] 27/17 29/13 31/18 62/20</p> <p>follow [4] 17/6 89/25 117/9 123/24</p> <p>following [6] 50/14 65/22 72/5 72/11 74/18</p>	<p>118/12</p> <p>food [1] 86/16</p> <p>foot [1] 104/19</p> <p>footprint [2] 18/6 121/23</p> <p>forego [1] 5/21</p> <p>foregoing [2] 134/24 147/7</p> <p>forget [1] 63/4</p> <p>forgot [1] 69/8</p> <p>form [1] 124/12</p> <p>formal [4] 30/13 100/22 100/23 100/25</p> <p>formalized [1] 24/21</p> <p>formally [1] 7/19</p> <p>formed [1] 67/16</p> <p>former [2] 24/13 141/13</p> <p>forthcoming [4] 24/22 52/9 100/10 129/18</p> <p>fortunately [1] 41/18</p> <p>forward [21] 13/25 14/9 18/15 19/13 24/24 29/24 39/17 49/14 68/3 70/9 71/7 71/24 72/5 73/14 79/14 80/23 81/19 88/2 117/18 140/13 146/7</p> <p>found [2] 64/22 99/9</p> <p>foundation [1] 40/3</p> <p>four [6] 26/21 42/7 42/15 66/11 95/21 99/8</p> <p>fourth [2] 27/8 27/8</p> <p>FPR [2] 147/6 147/13</p> <p>FPR-C [2] 147/6 147/13</p> <p>frame [1] 135/24</p> <p>frankly [2] 78/9 91/14</p> <p>fresh [1] 19/7</p> <p>Friday [1] 53/21</p> <p>front [3] 90/15 96/19 128/17</p> <p>fronts [1] 20/1</p> <p>FSDO [2] 62/9 62/11</p> <p>full [11] 31/11 33/3 33/8 33/20 38/23 48/10 48/12 58/19 59/13 59/17 59/22</p> <p>full-service [3] 33/3 33/8 33/20</p> <p>full-time [5] 48/10 48/12 59/13 59/17 59/22</p> <p>fully [1] 145/2</p> <p>fund [6] 23/14 119/20 121/18 122/11 122/18 124/16</p> <p>fundamental [1] 105/2</p> <p>funded [2] 105/5 121/14</p> <p>funding [7] 23/21 23/23 24/4 105/8 111/21 119/18 119/19</p> <p>funds [8] 23/20 102/4 105/7 119/4 119/7</p>	<p>119/11 122/21 123/7</p> <p>further [1] 3/21</p> <p>future [7] 34/2 105/1 105/14 105/15 117/19 141/6 141/20</p> <p>FY [4] 2/14 2/15 99/22 103/20</p> <p>G</p> <p>GA [2] 16/2 16/14</p> <p>gained [1] 67/17</p> <p>Gainesville [1] 52/5</p> <p>gap [1] 119/5</p> <p>gave [1] 37/7</p> <p>general [21] 1/16 2/18 26/6 29/6 69/12 69/22 70/14 71/12 72/2 73/13 75/22 77/10 77/25 78/7 78/23 79/21 80/1 81/5 135/5 142/10 143/6</p> <p>generally [4] 94/8 109/5 120/12 143/11</p> <p>generate [2] 34/23 127/10</p> <p>generating [1] 114/20</p> <p>generous [1] 135/23</p> <p>GeoView [1] 133/21</p> <p>get [60] 14/24 21/11 22/10 24/3 26/11 30/12 30/15 32/7 33/8 34/9 34/10 38/8 39/1 46/9 46/21 49/17 50/11 52/19 55/5 60/19 60/20 61/24 61/25 67/2 73/10 73/12 75/23 77/3 77/21 82/5 82/5 82/6 83/10 83/11 83/14 84/16 85/1 88/19 93/16 93/18 95/20 97/5 97/12 97/18 105/8 105/21 106/6 107/14 110/6 111/15 115/12 117/6 123/7 123/18 124/3 125/17 125/19 131/13 133/15 144/23</p> <p>gets [3] 29/11 60/22 106/3</p> <p>getting [9] 27/9 34/8 58/21 71/9 79/7 84/18 90/7 129/15 134/10</p> <p>give [26] 12/2 22/2 26/14 32/8 40/7 53/16 56/5 56/15 60/25 61/13 64/20 64/21 74/14 75/14 77/24 82/4 83/1 83/9 84/13 94/18 95/16 96/25 97/2 124/10 135/5 135/15</p> <p>given [7] 5/22 47/1 57/1 67/12 74/17 90/8 93/23</p> <p>gives [2] 30/12 31/24</p> <p>go [46] 10/4 10/6 11/1 11/9 15/12 26/1 30/12 41/22 53/24 58/3 59/24</p>	<p>70/12 70/17 71/9 71/14 73/9 73/16 78/1 78/7 78/10 78/18 79/21 80/8 84/11 86/14 95/14 96/25 99/17 106/18 108/20 108/25 119/5 119/14 120/9 122/20 125/25 126/19 133/1 133/6 133/15 134/13 136/11 136/17 137/3 144/11 145/6</p> <p>goal [5] 38/5 72/1 79/12 84/24 85/1</p> <p>goals [1] 45/12</p> <p>goes [6] 45/11 79/25 98/15 106/22 118/24 134/13</p> <p>going [107] 18/6 18/17 23/14 24/8 26/13 26/14 27/25 28/5 28/6 29/19 31/25 32/3 32/6 32/25 33/8 33/22 33/22 35/21 36/16 39/21 40/19 47/14 49/2 49/13 49/25 50/1 53/4 53/11 54/13 55/7 60/21 63/10 64/21 70/18 71/9 75/13 75/16 77/12 77/13 77/13 77/15 77/21 77/23 77/25 80/2 80/19 80/21 84/3 84/7 86/14 90/13 91/22 91/25 96/7 96/17 97/11 98/22 102/21 105/7 106/3 106/15 106/17 106/18 106/21 108/13 110/11 110/14 110/15 111/23 114/11 114/24 115/13 116/25 118/8 118/22 119/2 119/4 119/17 120/12 120/15 121/3 122/3 122/25 123/7 123/9 123/10 124/16 126/2 126/5 127/20 127/22 127/24 128/15 130/2 130/12 131/14 133/19 135/5 136/9 137/4 138/15 139/25 140/1 141/12 142/5 144/15 144/24</p> <p>gone [6] 34/19 114/6 115/14 123/19 142/13 142/14</p> <p>good [38] 9/24 16/12 19/19 19/20 20/10 22/16 23/7 24/3 25/2 38/1 41/6 41/8 42/2 42/20 43/14 43/21 54/4 55/13 56/24 61/19 79/18 79/19 79/21 82/24 88/8 102/25 102/25 113/9 114/2 115/22 122/19 123/23 138/7 142/16 144/12 144/12 144/12 145/11</p>
---	--	--	--	---

<p>G Gorman [2] 94/16 142/18 gossip [1] 77/6 got [21] 28/23 30/16 34/6 36/10 64/2 64/17 75/11 89/7 89/18 89/25 94/21 95/7 96/19 96/20 96/22 96/22 96/23 97/1 109/2 114/18 121/8 gotten [2] 29/8 145/16 govern [1] 130/14 governmental [6] 47/23 61/22 76/10 102/1 111/4 141/8 grant [15] 18/11 23/2 23/4 23/5 23/8 23/21 105/8 118/14 119/17 119/21 121/2 123/1 126/7 129/17 130/7 grants [4] 127/14 127/15 131/23 135/19 granularity [1] 115/7 grateful [2] 3/13 67/15 gratitude [1] 67/11 Gray [1] 17/24 great [8] 34/7 38/18 61/14 62/7 65/11 85/16 112/23 128/3 greater [2] 59/19 120/6 Gregory [2] 20/7 20/10 grid [4] 59/8 59/9 59/14 63/11 grind [1] 94/25 gritty [1] 77/22 gross [2] 9/13 134/22 ground [1] 109/3 group [3] 19/24 116/14 124/9 groups [2] 34/19 71/23 growth [1] 65/18 Grumman [7] 27/4 27/4 30/4 30/11 37/14 43/10 107/6 Grumman's [1] 30/5 guess [17] 11/5 11/6 11/13 16/4 34/18 34/19 35/1 46/3 54/13 61/18 62/24 82/1 88/19 104/22 120/13 122/15 131/1 guidance [6] 28/23 31/23 78/4 121/4 126/11 140/9 Gun [1] 17/4 Gun Club [1] 17/4 guys [5] 69/13 70/16 78/4 95/25 96/16</p>	<p>54/7 54/7 67/14 70/22 73/22 74/3 75/18 90/13 93/5 94/13 94/16 94/23 104/17 106/14 109/8 119/1 121/15 123/12 131/4 135/8 136/14 141/24 half [7] 10/23 20/21 74/14 113/10 114/7 122/18 122/19 Halifax [1] 138/23 Halifax Paving [1] 138/23 hand [3] 74/18 90/20 121/25 handed [1] 38/21 handful [1] 48/19 handle [2] 35/2 35/3 handling [1] 50/16 hands [1] 61/25 hangar [27] 2/15 15/5 18/5 23/22 24/1 106/22 107/10 107/13 118/5 118/6 118/19 118/19 119/13 121/2 121/7 121/17 121/19 121/23 122/5 123/1 124/2 124/4 124/9 128/24 129/14 133/13 137/15 hangars [7] 23/3 118/18 120/19 127/18 127/20 134/15 134/19 hanging [1] 138/13 happen [6] 3/20 3/24 122/3 122/6 122/13 130/17 happened [2] 41/3 64/19 happening [3] 54/19 106/24 120/11 happens [2] 35/20 35/22 happy [9] 5/1 18/19 52/25 53/14 63/1 68/6 73/4 75/20 78/22 hard [5] 11/5 22/10 115/6 116/3 128/21 Harvey [10] 3/11 3/13 3/24 13/8 13/14 15/4 47/17 51/18 57/25 58/20 Harvey's [4] 10/25 46/4 47/11 68/9 has [50] 4/7 4/20 8/11 9/14 9/22 12/5 14/1 17/9 17/10 17/13 18/14 18/23 19/2 24/19 25/1 28/16 29/3 29/21 29/24 30/21 31/16 33/24 34/19 36/25 39/9 46/19 47/20 48/7 48/13 50/15 50/17 55/6 63/5 66/25 71/4 76/10 91/7 100/16 102/1 106/24 107/17 109/20 111/4 111/4</p>	<p>114/23 115/14 132/13 132/14 133/11 141/10 hate [1] 130/19 have [271] haven't [5] 5/6 29/8 102/20 128/4 143/7 having [16] 4/21 31/16 35/4 38/2 43/19 78/19 107/15 117/15 117/21 123/4 133/15 135/20 136/5 136/7 145/8 145/15 he [28] 4/1 15/6 15/9 15/9 18/4 18/12 18/14 18/23 24/19 25/1 36/24 37/9 48/7 48/10 48/10 48/11 48/13 50/5 50/17 51/24 58/1 59/24 60/15 60/15 105/12 114/22 114/22 114/23 he's [14] 11/22 18/3 18/9 24/17 37/3 52/22 55/13 55/14 55/15 55/15 63/10 88/6 114/23 142/14 head [5] 5/15 34/3 34/3 57/7 74/9 heading [1] 65/21 health [1] 59/6 healthy [2] 144/18 144/23 hear [8] 4/15 7/25 20/8 52/23 75/17 89/16 133/5 140/3 heard [4] 5/23 77/7 77/7 121/5 hearing [10] 6/20 12/14 16/5 36/14 44/18 46/17 81/18 99/23 122/16 137/24 hears [1] 135/6 heavy [2] 109/6 109/6 hedge [1] 34/1 held [5] 1/3 46/19 47/25 48/25 65/14 help [6] 53/10 60/20 60/23 62/7 91/3 122/5 helpful [2] 42/11 62/19 helping [1] 54/10 helps [3] 92/24 93/1 93/8 here [48] 9/20 12/2 17/18 18/4 20/8 20/24 31/19 33/7 33/20 37/3 38/16 43/1 48/7 49/9 49/12 50/25 52/22 54/23 55/1 56/10 56/15 58/21 60/23 64/19 67/19 68/6 74/25 86/17 88/24 89/11 91/19 93/18 95/15 95/18 95/24 96/17 96/20 97/13 97/16 97/19 98/7 101/23 102/24 106/25 114/22 118/8 127/1</p>	<p>135/21 here's [2] 95/13 95/13 Hey [4] 76/22 77/7 95/15 97/1 high [5] 9/21 39/15 114/2 130/25 130/25 highly [4] 44/7 80/13 89/12 136/20 him [12] 3/18 3/25 15/12 20/8 20/9 20/9 37/25 52/1 55/18 60/11 60/24 145/17 himself [2] 60/16 96/6 hire [5] 53/10 53/11 56/21 78/10 89/1 hired [1] 51/20 his [9] 3/13 3/19 4/1 24/17 24/17 48/8 87/9 114/23 145/21 history [1] 30/3 Hmm [1] 97/22 hold [2] 107/9 126/18 Holesko [8] 23/5 105/12 118/8 119/25 128/23 133/12 135/9 135/13 Hollingsworth [6] 13/13 66/23 100/3 103/8 116/8 135/17 honest [1] 136/1 hookup [1] 108/15 hope [6] 32/16 56/2 68/1 74/5 114/10 144/17 hopeful [1] 78/16 hopefully [2] 39/11 70/15 hoping [3] 37/23 89/20 114/19 horizontal [1] 127/16 hostile [1] 67/6 hotel [2] 20/19 20/22 hour [1] 74/15 hours [3] 59/11 59/18 59/20 house [2] 25/23 140/1 housing [1] 72/15 how [37] 28/4 29/9 35/1 35/2 35/2 35/10 38/19 39/5 39/17 39/20 39/23 41/2 41/16 41/19 54/17 54/20 54/20 64/22 70/2 73/8 76/6 78/25 84/23 86/9 86/18 86/19 88/2 88/3 89/21 93/12 94/1 99/8 115/2 118/25 120/13 129/15 144/23 however [3] 61/12 105/7 134/12 hub [1] 90/11 huge [1] 132/14 hundred [1] 125/12 hurricane [1] 113/20</p>	<p>I I'd [16] 4/14 8/17 18/19 40/9 40/24 46/15 51/12 51/12 52/23 52/24 61/17 63/1 116/6 134/16 138/11 141/6 I'll [29] 6/4 9/10 12/8 22/17 22/17 27/23 34/12 44/11 49/17 57/9 64/5 70/18 71/10 71/10 71/12 81/2 94/18 100/15 103/23 114/2 122/9 122/11 126/8 137/24 138/5 138/9 140/16 145/10 146/4 I'm [95] 5/4 11/25 14/16 17/23 17/24 20/10 20/16 24/17 36/22 36/23 45/1 47/6 47/14 52/6 52/25 53/3 53/6 53/13 54/13 54/21 57/12 57/15 58/23 59/8 61/4 64/15 64/17 64/21 73/4 74/16 75/20 78/16 78/22 79/4 79/20 85/9 88/2 88/8 88/18 89/3 89/8 89/9 89/20 90/12 91/23 93/25 94/15 94/19 94/19 95/20 96/3 96/4 98/3 98/25 99/1 99/15 99/15 101/21 101/23 103/13 110/18 111/18 113/9 113/9 114/19 114/19 114/22 117/18 122/3 122/4 122/11 122/16 124/7 126/1 126/5 129/10 132/5 132/6 132/8 132/19 132/19 133/14 134/14 134/23 136/1 138/4 138/5 138/15 139/25 140/1 142/16 143/2 144/4 145/24 146/3 I've [20] 5/23 15/24 32/14 53/15 53/20 53/25 54/8 54/25 54/25 55/4 55/4 70/12 75/11 96/9 96/24 102/10 102/11 127/3 131/6 143/8 idea [6] 56/24 60/24 79/21 115/15 117/13 117/13 ideally [1] 126/13 ideas [2] 117/19 131/20 identified [1] 122/23 identify [3] 24/10 38/7 42/22 imagine [1] 56/8 immediately [3] 60/11 65/6 74/17 impact [1] 74/21 impacted [2] 65/9</p>
--	--	--	--	--

<p>I</p> <p>impacted... [1] 104/3 impacts [2] 27/6 31/20 impediment [1] 82/15 implement [1] 38/9 importance [2] 105/1 105/13 important [7] 46/10 49/1 74/19 91/24 110/7 112/16 112/21 improvements [5] 2/15 118/5 118/7 128/25 137/15 inboxes [1] 30/23 inch [1] 104/19 included [3] 16/1 43/4 75/2 including [2] 96/9 146/5 income [5] 9/16 9/16 9/19 127/10 127/10 incoming [1] 49/6 incorporated [1] 40/15 incorrectly [1] 60/8 increase [2] 20/25 21/1 Indeed [1] 70/20 indicated [1] 81/9 individual [1] 30/17 individually [3] 43/10 73/20 125/8 individuals [1] 67/15 industry [1] 34/19 inextricably [1] 92/2 inflation [1] 116/2 information [11] 16/4 40/5 41/10 66/15 71/19 76/11 91/24 115/12 126/3 129/17 138/12 informed [4] 91/3 91/4 125/25 129/12 informing [1] 94/1 informs [2] 27/18 27/19 infrastructure [7] 29/11 29/12 105/15 110/8 110/23 127/14 134/7 inherent [1] 58/19 initial [2] 24/20 112/11 initiative [1] 78/18 initiatives [4] 38/8 39/10 39/13 40/2 input [4] 42/11 42/20 43/17 45/17 inputs [2] 25/20 32/2 inquired [1] 52/7 ins [1] 77/21 inserted [1] 70/7 insight [1] 131/15 inspections [1] 139/2 instance [1] 69/15 instead [6] 69/15 99/17 106/23 107/15 109/11 109/16 institutional [1] 132/15</p>	<p>instructor [1] 53/25 insurance [2] 104/8 115/9 integrity [1] 65/13 intend [2] 26/11 34/9 intended [1] 39/3 intense [1] 146/8 intent [7] 19/24 29/17 39/15 106/7 107/16 109/12 122/13 interacted [1] 55/4 interconnected [1] 109/16 interest [12] 4/13 27/6 34/23 36/3 51/5 66/5 67/21 71/2 96/23 114/16 114/17 114/20 interested [4] 26/25 34/21 49/24 97/8 interesting [1] 118/1 interests [1] 66/5 intergovernmental [3] 2/17 141/3 141/5 interim [32] 3/12 11/18 11/24 12/9 46/20 47/19 48/5 48/15 49/6 49/13 50/1 50/9 50/19 51/15 51/20 53/12 55/18 56/11 56/18 57/14 59/21 62/25 63/3 64/20 66/2 68/15 75/1 87/8 88/11 88/23 89/11 94/6 internal [1] 38/16 interrupt [3] 59/9 90/13 132/6 interruption [1] 135/4 interview [12] 48/12 54/14 60/24 72/3 72/8 72/9 72/10 72/13 73/7 73/22 74/24 75/3 interviews [6] 72/23 73/2 73/4 73/5 73/9 73/14 invest [2] 18/9 29/25 investment [9] 29/3 29/5 30/2 96/4 114/16 114/17 122/19 124/24 135/2 invite [1] 72/3 involved [2] 74/7 130/5 involves [1] 17/4 is [352] isn't [5] 5/14 71/8 111/9 114/11 143/13 issue [14] 12/4 31/1 32/21 32/22 33/7 33/19 58/8 61/2 80/13 81/1 84/19 91/5 105/25 108/18 issued [1] 127/9 issues [8] 22/12 24/11 28/14 47/22 47/22 47/22 62/21 117/22 it [294] It'd [1] 58/13</p>	<p>it's [124] 4/20 10/18 11/5 13/23 14/7 14/14 20/1 20/1 20/24 22/10 23/25 24/3 25/18 27/1 28/18 29/18 30/21 30/21 32/2 33/22 33/22 35/21 36/3 38/3 39/4 40/15 40/25 41/1 44/24 45/12 46/9 46/10 46/10 46/13 47/20 48/9 49/25 50/17 54/2 55/13 57/3 58/24 58/25 59/1 59/10 59/13 61/16 62/10 62/11 73/2 74/19 79/17 83/6 86/13 89/18 90/1 90/22 91/8 91/14 92/2 92/11 94/25 97/3 100/8 101/3 103/25 104/25 105/4 105/5 105/6 106/7 107/5 107/5 107/24 109/5 109/14 110/11 111/12 112/14 112/17 113/9 115/6 115/14 116/2 117/13 122/14 122/19 124/8 127/7 127/11 129/15 130/7 131/10 131/17 132/1 132/11 132/19 132/20 135/2 135/9 135/10 135/22 135/23 135/23 135/24 136/10 139/3 139/9 140/6 141/21 142/1 142/3 142/4 142/21 143/5 143/5 143/9 143/14 143/15 144/14 144/16 145/5 145/5 145/11 item [47] 4/5 7/11 9/9 10/20 11/1 11/15 13/4 13/15 17/1 17/7 17/8 19/15 19/22 21/4 23/1 23/6 24/6 24/8 25/5 25/7 27/5 29/8 36/15 45/20 45/25 68/24 87/23 92/1 94/10 94/11 94/14 99/24 102/12 102/14 103/9 103/22 104/7 115/17 129/3 136/21 139/24 140/2 140/4 140/12 140/17 140/19 141/4 items [12] 3/22 11/3 11/11 26/21 26/22 27/20 29/16 39/5 104/2 118/8 138/20 143/24 its [3] 28/9 29/2 29/4 itself [3] 16/1 29/1 59/4</p> <p>J</p> <p>Jack [2] 96/21 101/20 Jackson [1] 133/20 Jacksonville [4] 1/17 17/25 20/11 52/5 Jaime [7] 48/14 48/16 49/23 52/19 52/22 63/2</p>	<p>68/2 JANET [3] 1/23 147/6 147/13 January [1] 92/10 January 31st [1] 92/10 JENNIFER [2] 1/12 66/25 Jerry [1] 37/8 job [19] 40/13 40/16 40/22 41/8 48/10 55/10 69/5 69/10 69/25 78/5 79/18 80/12 80/14 81/3 84/4 84/14 84/15 85/8 87/17 jobs [2] 33/22 97/25 JOHNS [11] 1/1 3/3 20/14 20/15 43/5 64/17 65/5 65/8 65/15 67/12 147/4 joining [1] 38/12 Jose [1] 99/5 Joyce [5] 19/23 20/5 20/12 116/14 117/10 Joyce Development [2] 20/5 20/12 JR [1] 1/15 judicial [1] 82/16 July [7] 1/6 10/3 13/18 23/10 65/3 123/16 124/17 July 1st [1] 23/10 July 24th [1] 65/3 July 31st [1] 13/18 jumped [1] 89/5 jumping [1] 61/2 June [5] 7/12 8/1 8/11 9/10 9/12 June 22nd [1] 8/11 June 26th [2] 7/12 8/1 just [156]</p> <p>K</p> <p>keep [10] 4/18 34/1 50/21 58/7 76/17 104/12 104/15 115/10 117/1 127/8 Kevin [6] 15/4 19/1 26/5 48/25 50/15 145/15 Kevin's [1] 26/3 key [3] 84/18 85/6 85/10 kick [2] 101/4 116/21 kidding [1] 59/25 kind [20] 11/8 26/22 27/9 28/22 31/9 35/24 43/8 49/12 50/10 57/2 62/4 70/14 73/13 76/1 105/13 116/3 117/2 125/23 141/18 145/9 kit [2] 124/10 124/11 know [148] know-how [1] 89/21 knowing [1] 53/2 knowledge [2] 48/13</p>	<p>132/15 known [2] 18/3 130/9 knows [1] 5/17</p> <p>L</p> <p>lack [4] 65/24 65/24 66/17 127/5 Lake [1] 52/6 Lake City [1] 52/6 land [15] 17/10 18/13 18/14 20/1 20/17 31/3 34/1 34/16 34/21 39/17 39/18 108/14 117/16 117/22 127/17 lands [1] 112/10 lapse [1] 115/11 large [9] 34/22 34/22 106/12 106/21 107/8 107/10 107/12 109/13 109/15 larger [2] 109/21 126/22 last [24] 4/9 17/15 17/17 23/9 23/19 25/24 26/24 26/24 29/20 34/15 55/2 69/3 69/8 80/5 93/22 94/14 95/25 99/6 99/8 100/2 102/13 103/24 115/25 119/6 later [8] 11/2 15/3 27/23 38/10 47/25 60/12 73/10 78/2 law [2] 1/15 17/24 laws [2] 130/13 130/15 lawyers [1] 136/16 Layout [2] 27/12 45/7 lead [2] 26/6 93/3 leadership [1] 66/17 leading [1] 85/21 learned [1] 47/9 lease [20] 17/10 18/13 18/23 19/4 19/9 19/9 20/13 21/15 22/1 26/20 27/25 29/1 29/2 29/17 31/3 34/12 34/16 66/6 121/22 127/16 leases [1] 22/1 leasing [1] 21/16 least [5] 4/18 24/19 46/20 47/23 109/12 leave [4] 12/5 36/25 47/21 72/1 leaving [2] 11/22 84/22 left [2] 10/1 30/18 legal [11] 9/21 9/22 26/8 34/7 47/5 67/1 80/5 82/5 82/14 114/8 137/1 legally [1] 102/9 legwork [1] 89/21 less [3] 59/18 124/9 125/11 let [8] 30/24 35/16 54/23 85/18 94/5 94/6 123/10 142/4</p>
--	---	--	---	---

<p>L let's [7] 78/10 91/21 91/25 99/8 105/22 110/5 110/5 letter [6] 3/10 19/24 28/14 28/15 68/9 70/6 letting [1] 115/11 levels [1] 47/16 liability [1] 111/13 life [4] 50/2 54/9 88/10 88/25 life-altering [2] 88/10 88/25 life-changing [1] 50/2 lift [2] 109/6 109/6 like [77] 4/14 6/1 6/15 14/14 20/4 20/5 21/3 21/17 26/20 27/25 28/6 34/20 36/2 38/11 40/9 40/11 40/20 41/23 42/23 46/7 46/15 46/22 48/7 48/14 48/16 51/12 51/12 52/19 52/23 53/16 54/11 57/3 59/4 60/23 61/13 61/17 73/8 74/14 75/9 76/2 76/21 77/23 78/1 79/13 80/16 83/23 85/9 85/15 88/13 93/7 94/24 95/25 96/21 97/15 107/14 108/12 111/10 111/14 113/15 115/12 116/6 116/13 116/13 116/17 117/11 117/13 121/21 124/24 125/22 127/11 130/25 131/22 136/16 138/13 141/19 143/11 145/24 likely [3] 80/13 85/22 119/4 limited [1] 91/1 line [13] 55/6 102/12 102/14 102/16 105/25 106/7 106/8 107/16 108/19 110/23 115/16 115/25 122/15 linear [1] 104/19 lined [1] 133/8 LinkedIn [1] 70/19 LIOTTA [11] 1/12 7/3 15/23 47/20 52/20 56/21 66/25 130/23 136/14 138/10 144/5 Liotta's [2] 12/19 66/25 list [10] 27/2 62/3 72/23 76/4 85/19 104/25 122/9 122/11 124/2 124/9 listen [1] 93/14 listening [1] 15/22 lists [1] 85/6 literally [3] 46/18 93/17 123/4 little [21] 3/21 9/21 17/21 39/2 39/20 40/4 41/14 48/18 57/2 64/4</p>	<p>71/14 77/21 83/9 86/14 104/16 109/9 109/22 113/13 116/7 119/14 136/14 lives [1] 74/22 LLC [2] 18/1 19/24 loads [1] 111/7 local [4] 41/11 42/16 43/3 125/9 localized [1] 143/5 location [1] 106/11 Locklear [1] 141/11 log [1] 71/10 logic [2] 132/3 132/9 long [15] 17/9 19/9 20/17 20/18 28/25 29/1 59/1 90/2 93/3 94/22 115/11 125/6 127/6 144/16 144/20 long-term [7] 17/9 19/9 28/25 29/1 59/1 125/6 127/6 longer [4] 38/24 65/19 83/8 126/16 longer-term [1] 126/16 longest [1] 4/21 longevity [1] 62/20 look [34] 18/15 19/12 26/20 28/6 28/10 33/24 44/6 47/12 53/5 57/12 73/8 76/2 77/23 78/1 78/23 82/6 90/18 97/1 99/8 99/16 104/11 105/24 106/1 106/4 107/6 113/24 113/25 115/10 116/6 118/1 121/16 125/1 140/10 146/7 looked [7] 20/17 30/19 30/20 78/10 102/10 102/13 127/3 looking [12] 49/13 68/3 82/23 88/2 89/12 99/13 114/24 117/18 124/21 126/2 126/11 146/3 looks [2] 41/23 79/24 loss [1] 144/16 lost [2] 144/11 144/12 lot [46] 4/17 14/20 15/7 27/16 28/23 31/24 38/13 38/24 39/11 39/19 42/20 43/7 50/2 52/22 52/24 54/17 56/21 61/6 61/23 62/20 64/18 75/7 79/17 90/7 90/13 91/10 93/24 97/12 97/14 114/8 116/21 117/16 123/21 124/4 124/8 124/20 126/10 126/12 127/3 127/3 131/25 132/8 132/10 138/6 143/16 145/16 lots [2] 142/23 143/1</p>	<p>love [2] 54/9 99/2 Lucette [1] 37/19 luck [2] 19/13 43/21 lucrative [1] 22/5 LUDLOW [8] 1/10 4/22 4/23 5/2 6/24 52/20 66/22 144/7 Ludlow's [3] 41/8 126/25 134/17 luxury [1] 73/3</p> <hr/> <p>M machine [1] 127/12 made [16] 7/21 13/17 22/13 25/1 31/17 66/24 68/9 69/11 78/5 79/6 88/11 91/9 93/5 93/15 100/25 102/15 mail [7] 30/16 38/24 70/5 70/7 70/24 71/5 84/7 mailed [1] 70/23 mailing [1] 85/19 main [4] 54/15 99/7 104/20 106/6 mainly [3] 61/18 111/17 114/14 maintain [1] 77/10 maintaining [1] 115/10 maintenance [2] 36/1 113/3 make [47] 3/9 6/7 10/9 11/6 11/13 11/14 21/9 25/3 29/13 30/1 30/13 45/4 49/11 50/20 59/23 60/17 61/1 63/1 68/6 81/2 92/19 92/21 93/9 93/24 95/23 98/20 98/22 98/23 100/14 100/15 107/2 107/3 107/17 109/22 113/23 114/3 114/10 119/16 125/25 132/1 135/6 137/2 137/12 137/14 138/8 140/18 146/11 makers [1] 32/10 makes [4] 12/7 33/1 56/7 86/6 making [6] 31/22 32/24 50/1 58/10 88/25 113/10 manage [1] 100/17 manager [8] 3/15 3/19 33/4 50/7 66/23 141/10 141/13 141/13 manner [1] 118/20 manual [2] 28/24 31/4 many [9] 23/22 41/2 52/6 54/1 67/14 78/16 120/12 120/12 145/20 market [1] 90/5 Marks [1] 17/24 massive [2] 53/18 53/20 master [6] 8/11 45/6</p>	<p>108/17 126/17 128/4 145/25 master plan [3] 126/17 128/4 145/25 master planning [1] 8/11 Matt [2] 66/25 109/19 matter [7] 26/9 46/5 52/17 57/24 64/21 67/1 129/15 matters [3] 9/22 50/16 61/23 Matthew [1] 64/15 Matty [4] 97/3 97/20 101/20 145/18 mature [1] 134/19 maximize [1] 39/15 may [28] 9/10 11/3 15/10 17/22 21/9 22/5 27/16 32/7 34/2 34/22 50/8 51/24 56/1 57/9 76/9 83/14 93/19 94/13 99/14 102/18 103/25 104/2 104/3 104/5 104/14 105/8 112/8 115/23 maybe [22] 11/2 12/8 33/25 42/22 49/20 49/20 74/12 83/15 88/4 92/15 93/23 95/20 95/23 97/16 99/12 100/3 110/4 124/25 125/2 131/22 142/22 143/7 McKendrick [1] 37/13 me [24] 13/13 22/2 25/9 25/11 35/16 36/24 43/19 43/23 57/2 61/14 66/19 66/24 67/25 75/20 78/5 78/6 79/25 80/12 86/12 90/9 98/10 100/4 121/16 141/23 mean [28] 34/18 35/10 40/19 50/18 50/22 58/25 59/9 61/14 75/15 84/23 88/19 89/16 89/23 89/23 92/18 97/6 115/9 117/10 119/12 120/13 126/22 130/24 132/6 132/10 133/3 133/18 133/22 137/8 meaningfully [1] 67/24 means [2] 50/16 136/12 meant [3] 33/18 45/5 76/19 mechan [1] 111/20 mechanism [2] 111/20 124/1 media [9] 64/25 70/21 97/4 97/5 97/19 98/4 98/7 102/24 145/19 Medicare [1] 61/15 meet [7] 34/10 38/15 40/1 74/15 82/16 85/13</p>	<p>141/7 meeting [67] 1/2 1/3 2/5 3/3 4/9 5/22 7/10 7/12 7/13 8/1 11/2 11/4 15/4 16/6 16/10 19/14 19/16 20/7 21/5 22/3 22/18 24/23 26/14 42/10 42/24 43/10 46/8 46/8 46/11 47/10 47/24 61/19 66/13 66/21 69/3 72/6 72/11 72/16 73/15 78/3 79/2 82/12 82/18 83/17 83/20 83/23 86/1 86/2 91/1 91/14 94/6 97/15 98/5 110/5 129/6 129/8 136/24 140/4 140/13 140/14 140/19 141/7 141/12 141/20 146/1 146/15 146/17 meetings [12] 42/7 42/14 42/16 46/17 55/15 87/14 91/19 97/13 97/21 97/24 101/6 101/8 meets [2] 19/3 49/22 Melbourne [1] 95/12 Melton [1] 37/8 member [11] 2/19 4/20 12/17 32/15 47/20 66/22 66/24 142/8 143/25 144/1 144/2 members [17] 1/9 4/14 17/23 37/22 40/25 63/20 63/22 66/4 66/15 71/17 72/13 74/3 85/20 99/1 126/6 144/21 144/23 members' [1] 66/11 membership [1] 84/20 mentioned [1] 119/1 meritorious [1] 33/21 merits [4] 27/14 27/15 27/22 32/8 messing [1] 55/1 met [4] 43/3 43/12 103/24 110/9 mic [1] 94/18 MICHELLE [2] 1/11 50/15 middle [2] 86/4 114/9 might [18] 11/23 29/9 34/20 34/24 34/25 51/4 59/3 59/5 61/7 61/7 72/19 79/21 94/24 97/2 97/18 119/7 120/9 133/3 millage [5] 94/12 99/25 100/7 102/2 102/22 million [19] 9/14 9/15 9/16 9/19 18/9 23/12 23/13 105/4 113/13 114/7 114/19 118/14 119/14 119/15 120/6 123/11 123/17 124/22 130/1</p>
---	--	---	--	---

<p>M</p> <p>mills [1] 101/12</p> <p>mind [3] 60/10 117/1 127/8</p> <p>minder [1] 62/6</p> <p>mine [1] 25/18</p> <p>minimum [4] 19/3 116/18 118/21 121/11</p> <p>minor [1] 104/1</p> <p>minus [1] 114/13</p> <p>minute [1] 138/5</p> <p>minutes [12] 2/5 5/12 7/10 7/12 7/14 8/1 8/10 8/12 8/23 47/9 68/9 74/23</p> <p>miss [2] 36/19 60/2</p> <p>missed [1] 4/2</p> <p>missing [2] 42/22 128/1</p> <p>mission [1] 39/10</p> <p>mistake [1] 51/16</p> <p>misunderstanding [2] 45/15 130/17</p> <p>misuse [1] 22/12</p> <p>mixed [2] 125/19 131/13</p> <p>modifying [1] 78/13</p> <p>moment [1] 47/14</p> <p>Monday [1] 1/6</p> <p>money [7] 14/24 95/22 95/23 98/15 111/10 123/15 130/4</p> <p>month [20] 30/16 56/9 56/9 58/2 58/2 58/11 58/11 63/6 63/6 63/8 63/8 63/9 63/9 84/22 85/7 93/7 95/21 129/18 136/4 136/7</p> <p>month's [1] 129/5</p> <p>monthly [1] 84/19</p> <p>months [10] 3/16 10/4 10/6 49/16 49/24 50/4 50/11 51/9 56/10 88/24</p> <p>months' [1] 50/19</p> <p>moot [2] 61/8 61/8</p> <p>more [57] 3/15 5/17 10/3 10/6 16/23 23/21 23/22 34/24 38/2 40/4 41/14 45/19 48/18 48/18 48/18 50/17 53/14 56/3 56/14 58/9 62/24 63/5 77/21 78/1 86/6 87/15 93/17 95/12 97/18 97/21 97/24 99/4 104/14 108/10 115/12 117/5 117/6 118/2 122/17 122/21 122/24 124/18 125/1 126/3 126/14 128/24 129/15 130/21 136/15 136/24 137/11 142/15 142/19 143/5 143/13 145/4 145/23</p> <p>morning [3] 30/8 30/24 42/8</p>	<p>most [7] 30/9 49/7 58/4 85/22 104/4 115/24 119/4</p> <p>motion [49] 6/21 7/25 8/22 8/24 8/25 10/7 10/9 11/7 11/14 11/14 11/19 12/8 12/15 12/19 12/21 43/24 44/5 44/19 56/7 62/24 63/1 63/20 68/15 80/22 81/2 81/7 81/8 81/19 100/14 100/15 100/25 103/11 103/14 127/12 129/5 137/12 137/14 137/20 138/17 139/12 139/13 139/17 140/12 140/17 140/18 141/1 141/19 146/11 146/14</p> <p>MOU [3] 2/17 141/3 141/5</p> <p>move [30] 8/2 13/25 14/9 15/17 36/15 44/11 45/20 49/14 49/18 58/4 70/9 71/7 71/24 72/5 73/13 80/22 81/19 92/1 93/25 94/5 94/10 99/23 100/21 100/24 101/14 103/9 129/5 139/5 139/8 141/6</p> <p>moved [3] 26/5 26/6 139/12</p> <p>moves [1] 31/20</p> <p>moving [6] 24/24 34/8 39/16 46/9 79/14 83/14</p> <p>mowing [1] 140/17</p> <p>Mr [8] 7/5 23/5 24/16 25/9 25/17 68/10 107/20 141/12</p> <p>Mr. [109] 3/11 3/13 3/24 4/16 7/1 10/25 13/8 13/14 15/4 17/9 17/18 18/3 19/3 19/17 20/7 23/5 24/9 24/14 24/16 24/22 25/6 25/10 25/11 36/12 36/17 37/2 37/4 37/6 37/8 37/13 37/16 37/18 37/21 43/23 46/4 46/25 47/11 47/17 47/17 48/25 51/14 51/18 51/21 52/10 52/23 55/23 56/20 57/25 58/20 60/9 60/13 60/14 61/17 61/18 62/2 62/4 62/25 63/5 66/25 68/7 68/9 68/11 68/15 73/18 73/20 74/12 75/1 76/8 81/9 81/13 87/10 89/20 90/12 91/16 94/16 96/6 99/4 101/2 104/10 105/12 107/24 110/4 110/18 113/5 114/22 115/21 116/8 116/10 118/8 119/1 119/24 119/25 123/25 125/1</p>	<p>128/23 129/4 133/12 134/17 135/9 135/13 136/10 141/7 141/11 141/13 141/23 142/11 142/14 142/18 144/9</p> <p>Mr. Beyers [1] 37/4</p> <p>Mr. Blocker [3] 24/9 24/16 24/22</p> <p>Mr. Booth [1] 17/18</p> <p>Mr. Chair [3] 37/21 61/17 136/10</p> <p>Mr. Chairman [13] 4/16 19/17 25/11 43/23 46/25 62/2 101/2 107/24 110/18 113/5 119/24 129/4 141/23</p> <p>Mr. Clarke [1] 119/1</p> <p>Mr. Dean [3] 25/6 37/2 141/13</p> <p>Mr. Douglas [4] 24/14 56/20 63/5 76/8</p> <p>Mr. Gorman [2] 94/16 142/18</p> <p>Mr. Harvey [10] 3/11 3/13 3/24 13/8 13/14 15/4 47/17 51/18 57/25 58/20</p> <p>Mr. Harvey's [4] 10/25 46/4 47/11 68/9</p> <p>Mr. Holesko [8] 23/5 105/12 118/8 119/25 128/23 133/12 135/9 135/13</p> <p>Mr. Jerry [1] 37/8</p> <p>Mr. Locklear [1] 141/11</p> <p>Mr. Matt [1] 66/25</p> <p>Mr. McKendrick [1] 37/13</p> <p>Mr. Norm [1] 20/7</p> <p>Mr. O'Toole [4] 68/7 68/11 81/9 142/14</p> <p>Mr. Olson [7] 7/1 62/4 90/12 91/16 116/10 134/17 144/9</p> <p>Mr. Olson's [3] 60/13 115/21 123/25</p> <p>Mr. Pittman [1] 37/16</p> <p>Mr. Remy [2] 36/17 37/18</p> <p>Mr. Riera [4] 37/6 81/13 99/4 142/11</p> <p>Mr. Roberts [4] 25/10 36/12 52/10 96/6</p> <p>Mr. Solano [3] 17/9 18/3 19/3</p> <p>Mr. Topp [19] 51/14 52/23 55/23 60/9 60/14 61/18 62/25 68/15 73/18 73/20 74/12 75/1 87/10 89/20 104/10 110/4 116/8 125/1 141/7</p> <p>Mr. Topp's [2] 51/21 114/22</p>	<p>Mr. Wuellner [2] 47/17 48/25</p> <p>Mrs. [1] 6/22</p> <p>Mrs. Cash-Chapman [1] 6/22</p> <p>Ms [5] 7/2 100/3 135/17 138/3 144/5</p> <p>Ms. [26] 4/22 4/23 5/2 6/24 7/3 12/19 13/13 15/23 41/8 52/18 52/20 52/20 56/21 60/22 68/25 81/4 87/20 103/8 116/8 126/25 130/23 134/17 136/14 138/10 144/3 144/7</p> <p>Ms. Cash-Chapman [4] 68/25 81/4 87/20 144/3</p> <p>Ms. Chapman [1] 60/22</p> <p>Ms. Chapman's [1] 52/18</p> <p>Ms. Hollingsworth [3] 13/13 103/8 116/8</p> <p>Ms. Liotta [7] 7/3 15/23 52/20 56/21 130/23 136/14 138/10</p> <p>Ms. Liotta's [1] 12/19</p> <p>Ms. Ludlow [6] 4/22 4/23 5/2 6/24 52/20 144/7</p> <p>Ms. Ludlow's [3] 41/8 126/25 134/17</p> <p>much [14] 19/18 22/22 38/19 43/20 67/25 75/19 108/10 109/15 111/8 115/6 115/25 117/18 134/6 145/20</p> <p>multiple [2] 34/23 38/10</p> <p>museums [1] 96/2</p> <p>mute [1] 61/8</p> <p>my [64] 11/17 12/8 12/18 22/14 22/14 25/20 34/18 35/1 41/21 52/17 53/23 53/24 54/9 54/24 57/7 57/18 59/9 59/20 64/11 65/6 65/9 65/10 65/12 65/14 65/23 66/17 66/19 67/8 67/9 67/10 67/12 67/19 67/20 67/21 69/24 69/24 70/19 74/9 76/5 85/1 90/1 91/5 94/23 99/6 99/18 102/11 102/11 113/7 113/8 114/4 114/14 114/21 117/11 124/25 125/5 125/9 125/19 129/11 133/4 137/2 138/15 142/3 145/24 147/8</p> <p>myself [3] 65/19 98/25 141/14</p>	<p>name [1] 47/18</p> <p>name's [1] 64/11</p> <p>names [1] 83/10</p> <p>national [1] 84/25</p> <p>nationally [1] 57/21</p> <p>nature [1] 69/24</p> <p>NBAA [2] 146/5 146/6</p> <p>neatest [1] 58/4</p> <p>necessarily [4] 51/6 90/20 92/19 112/7</p> <p>necessary [1] 60/16</p> <p>need [76] 6/9 6/10 6/16 11/17 11/24 12/14 21/16 22/13 30/25 33/25 34/2 43/24 50/9 50/20 52/15 53/13 54/17 56/5 56/13 57/5 57/16 57/19 57/22 59/22 61/9 61/23 62/24 63/17 73/1 75/22 77/9 78/3 80/22 82/1 82/9 82/16 83/4 83/8 84/13 91/3 91/3 92/19 93/9 95/17 96/14 99/12 99/16 100/18 102/6 104/11 104/15 108/2 110/9 112/20 113/14 113/19 113/21 113/24 113/25 114/5 115/3 118/11 124/11 125/5 125/7 126/24 126/25 128/8 129/7 133/5 134/1 138/7 138/15 140/12 141/22 146/14</p> <p>needed [5] 20/25 106/12 106/18 106/21 121/25</p> <p>needs [16] 11/1 25/13 28/12 30/15 31/1 52/25 53/7 55/3 60/15 80/5 101/20 105/3 107/1 110/9 126/24 142/25</p> <p>negative [1] 9/17</p> <p>negotiations [3] 18/13 19/4 19/9</p> <p>neighborhood [2] 92/14 134/21</p> <p>neighboring [1] 52/2</p> <p>net [3] 9/16 9/16 114/13</p> <p>network [1] 34/20</p> <p>never [2] 29/21 29/22</p> <p>new [18] 2/13 16/4 17/16 39/9 50/4 60/23 67/21 88/12 89/13 90/17 93/21 103/21 106/11 106/11 112/7 118/19 131/5 141/4</p> <p>news [2] 24/3 102/25</p> <p>newsletters [1] 84/20</p> <p>next [67] 7/2 7/11 9/9 10/20 11/4 11/4 13/4 17/1 17/8 19/14 19/15 19/21 20/6 21/5 22/3 22/18 23/1 23/8 24/8</p>
--	---	---	---	--

<p>N next... [48] 24/23 25/4 25/5 26/13 34/10 36/15 43/3 45/20 45/25 46/8 68/23 72/16 73/15 79/2 80/22 82/2 86/1 87/23 91/13 92/1 92/14 93/6 94/6 94/10 94/11 95/3 99/24 103/9 103/21 112/24 115/22 116/25 119/6 122/25 123/4 129/3 129/5 129/6 129/8 129/17 136/7 136/24 139/24 140/11 140/13 140/14 140/17 140/19 nice [1] 97/3 night [3] 86/17 95/20 97/17 Nimbus [1] 17/17 nine [1] 140/6 nitty [1] 77/22 nitty-gritty [1] 77/22 no [49] 5/20 7/2 8/20 10/1 11/12 11/25 13/22 14/3 14/19 15/16 17/15 29/23 31/15 33/15 33/18 37/5 37/6 37/14 37/16 37/17 40/12 45/19 55/25 61/2 62/23 65/18 71/16 80/13 81/14 83/8 87/12 88/10 91/17 94/25 98/8 98/8 99/19 100/13 101/3 115/7 115/15 129/2 129/4 133/17 136/6 136/23 138/15 138/16 139/16 nominate [1] 4/22 nomination [1] 6/5 non [2] 117/7 121/20 non-Airport Authority [1] 121/20 nonaeronautical [9] 19/25 21/21 21/22 21/23 21/25 22/7 22/9 116/19 117/23 nonav [1] 116/19 noncash [1] 9/18 noncommercial [2] 17/11 18/6 none [24] 6/19 6/20 8/21 12/13 12/14 16/25 22/21 36/13 36/14 44/17 44/18 55/22 68/13 68/14 81/17 81/18 99/21 99/23 100/12 118/3 129/1 137/23 137/24 139/15 Norm [3] 20/7 20/10 22/24 normal [1] 35/8 normally [3] 13/8 135/22 135/24 north [6] 2/16 24/12</p>	<p>54/2 109/1 139/23 140/1 North Boulevard [1] 140/1 northeast [6] 17/3 71/3 90/5 104/20 124/5 142/24 Northeast Florida [2] 90/5 124/5 Northrop [3] 27/4 43/10 107/6 Northrop Grumman [3] 27/4 43/10 107/6 Northwest [1] 54/1 Northwest Airlines [1] 54/1 not [117] 3/20 5/14 11/16 14/20 16/17 24/21 27/16 29/22 32/17 32/18 33/3 33/4 33/4 33/14 33/20 35/16 35/19 36/3 37/3 40/5 45/5 46/21 46/22 47/20 49/23 49/25 50/8 51/4 51/25 52/24 55/16 56/11 57/11 57/15 58/20 58/25 59/5 59/25 60/4 61/1 61/4 62/1 63/22 65/17 66/12 70/3 71/4 74/7 76/12 76/17 76/23 78/17 82/14 85/9 88/18 90/10 90/22 91/4 91/17 91/23 93/20 93/24 93/25 94/19 94/19 96/7 96/18 98/13 99/9 99/14 99/15 102/18 104/24 106/1 107/11 109/5 109/6 111/12 112/7 113/9 113/9 113/15 113/24 116/12 116/24 117/2 117/16 118/15 118/16 119/2 120/14 122/3 122/21 125/5 125/7 126/1 128/5 128/6 129/10 130/6 130/8 131/5 131/10 131/14 131/22 132/1 132/19 132/19 133/22 135/23 135/23 136/8 137/15 138/7 141/21 143/2 145/11 notable [1] 104/4 note [2] 7/19 126/5 notes [2] 13/13 147/9 nothing [8] 9/20 17/7 37/14 40/5 75/24 91/14 144/6 144/8 notice [10] 26/24 27/1 27/4 29/17 29/19 30/11 30/13 34/16 35/23 47/2 notified [1] 70/9 now [48] 4/18 11/25 16/8 22/2 27/14 30/11 32/24 33/12 33/13</p>	<p>33/13 34/10 40/17 43/19 46/25 47/16 47/19 54/2 57/12 57/15 61/18 69/16 74/13 80/17 84/2 84/22 86/1 88/3 90/7 91/11 98/3 104/3 105/11 109/12 109/19 110/20 110/25 111/18 114/22 119/7 119/15 119/17 120/11 121/7 131/7 133/14 136/24 137/8 142/4 number [11] 19/10 54/5 54/6 54/18 59/10 70/8 71/6 100/23 102/13 115/16 115/23 numbers [3] 33/1 58/12 115/25 O O'Toole [6] 64/15 68/7 68/10 68/11 81/9 142/14 objection [1] 130/23 obligation [7] 13/22 14/3 15/10 15/16 16/7 18/11 95/24 obligations [1] 15/13 observation [4] 113/8 113/10 114/4 114/10 observations [3] 113/7 114/14 114/21 obtain [1] 52/1 obviously [2] 95/5 95/12 occupy [1] 4/10 off [7] 10/23 27/2 50/23 57/6 83/14 98/3 121/1 offer [10] 22/5 51/13 81/10 92/17 92/20 92/22 95/12 95/14 118/13 129/20 offering [1] 77/14 offers [2] 35/23 119/21 office [7] 20/20 20/21 60/21 62/6 62/13 66/22 73/6 officer [4] 4/21 115/3 127/1 128/20 official [2] 5/11 6/7 officially [3] 57/16 57/17 72/4 officials [2] 141/8 141/14 offloaded [1] 112/15 offloads [1] 110/25 often [2] 97/21 97/24 oh [21] 5/13 5/16 8/15 12/3 12/18 13/12 25/12 25/15 36/21 63/9 64/9 89/3 98/8 101/21 103/13 105/21 112/19 134/2 141/25 144/2 145/14 okay [100] 6/6 6/15</p>	<p>6/17 7/16 9/9 11/10 12/7 13/19 14/6 14/22 16/19 16/21 16/22 18/18 19/12 21/13 22/19 22/20 24/25 25/12 25/15 27/25 35/14 36/7 36/11 37/11 37/13 44/18 45/19 55/11 57/8 60/8 61/16 62/12 63/9 64/6 64/9 64/14 64/20 64/22 69/1 75/25 76/25 77/4 77/19 79/15 80/15 81/13 81/15 82/19 83/24 84/1 84/9 84/12 86/12 86/22 86/23 87/7 87/7 87/13 87/13 94/8 95/2 95/9 98/9 98/24 99/7 101/7 101/11 103/21 105/20 107/19 108/4 108/8 108/23 113/6 117/25 118/6 120/1 122/7 122/15 123/6 123/6 123/20 123/21 125/21 133/17 134/2 134/6 135/8 135/9 135/10 136/9 136/13 137/20 138/16 140/16 141/25 142/4 142/6 old [7] 2/10 3/22 11/11 11/11 36/15 45/21 45/22 older [1] 102/10 OLSON [10] 1/10 7/1 7/5 12/17 62/4 90/12 91/16 116/10 134/17 144/9 Olson's [3] 60/13 115/21 123/25 once [7] 19/7 22/8 76/9 84/6 85/6 127/13 128/18 one [67] 3/6 4/9 17/17 24/19 25/16 25/21 26/24 27/22 29/23 30/21 31/10 31/15 31/20 32/6 32/10 32/14 33/9 34/24 38/2 42/5 42/18 42/18 51/3 54/5 54/18 60/17 61/21 65/24 73/22 73/23 74/4 76/7 78/9 80/9 81/12 85/7 86/4 86/4 86/4 86/6 95/11 97/10 99/6 99/7 106/13 111/9 116/10 116/11 117/14 121/1 121/8 122/24 123/3 123/9 123/10 123/12 123/14 123/18 125/7 126/5 128/22 130/18 131/18 140/5 140/11 142/21 143/19 onerous [1] 124/9 ones [1] 96/16 ongoing [1] 67/1</p>	<p>online [1] 84/19 only [20] 15/19 29/8 32/6 32/14 33/9 49/16 50/3 60/21 70/8 71/6 78/9 80/15 83/13 85/6 91/19 114/21 131/18 132/17 143/18 145/24 ons [1] 118/24 open [4] 46/19 64/7 89/18 93/14 operate [2] 100/19 102/5 operating [4] 28/21 105/22 113/3 114/13 operation [1] 100/20 operational [3] 45/11 49/8 50/16 operations [8] 3/15 3/19 33/15 49/9 50/7 51/24 104/10 116/22 operator [2] 33/3 33/5 opinion [2] 24/21 51/13 opportunities [4] 67/11 67/22 89/24 141/15 opportunity [10] 20/23 28/10 34/17 35/24 38/15 51/6 67/10 96/19 122/21 131/21 opposed [2] 45/12 108/11 option [1] 124/16 optional [1] 28/19 options [2] 124/14 125/23 ordains [1] 19/11 order [7] 3/3 11/7 11/15 12/10 39/24 68/23 70/15 ordered [1] 17/14 ordering [2] 19/7 86/16 organization [4] 36/2 41/12 65/10 85/17 organizations [5] 43/4 84/18 85/6 85/10 85/18 original [2] 12/19 23/3 Orlando [3] 62/9 62/15 62/16 other [63] 5/24 7/24 8/18 9/23 12/11 17/6 24/4 24/14 27/3 28/21 29/13 31/15 35/4 35/5 35/12 36/11 42/5 45/13 52/2 52/17 53/4 55/20 55/25 56/4 63/19 63/22 67/5 68/12 69/23 70/21 76/7 79/10 80/3 80/12 80/16 81/15 97/10 99/20 108/16 110/23 113/15 113/25 114/4 114/14 117/7 117/14 119/11 122/19 124/4 125/9 129/13 130/21 131/20 131/20 131/20</p>
--	---	--	---	--

<p>O other... [8] 132/22 132/24 132/25 133/6 133/16 141/14 143/24 144/21 others [1] 52/6 our [96] 3/8 3/25 9/16 11/7 12/9 12/10 25/24 26/10 27/3 27/11 27/19 27/21 28/24 29/8 29/19 31/3 31/23 32/4 34/1 34/4 34/21 35/2 36/3 36/18 36/19 37/18 38/11 40/14 41/6 41/22 42/1 44/11 45/6 45/11 46/8 46/24 48/6 49/8 49/9 50/21 55/15 62/6 62/21 62/25 63/2 69/3 69/4 69/12 70/20 71/15 71/20 72/21 73/1 73/6 75/1 76/3 76/4 78/19 79/2 83/10 83/20 84/14 87/1 87/8 87/24 88/14 89/13 90/3 90/17 91/3 91/19 93/1 93/24 94/6 97/20 97/23 98/14 98/15 99/3 104/8 109/20 111/18 113/11 113/11 113/22 115/3 124/14 126/23 128/2 128/2 128/11 128/15 135/5 145/1 145/8 145/10 ours [1] 32/12 ourselves [2] 76/18 89/17 out [60] 14/24 15/13 20/11 24/17 27/16 27/17 29/15 30/12 30/15 31/19 31/21 34/19 38/21 48/9 49/7 50/13 52/10 60/11 61/9 61/12 64/22 69/13 69/14 69/19 70/15 73/11 73/11 73/22 74/17 75/19 75/23 76/1 78/18 79/7 80/3 85/6 89/19 90/20 93/11 96/8 99/12 106/9 106/10 106/19 107/15 120/19 125/4 125/7 125/11 126/2 126/14 130/6 131/7 133/6 133/10 133/15 138/13 142/4 142/25 145/6 outcome [1] 26/17 outlay [1] 113/19 outlets [1] 70/21 outs [1] 77/22 outside [9] 51/20 62/4 66/4 71/20 115/13 133/19 137/3 137/4 146/5 outsiders [1] 134/11 outsource [1] 124/3</p>	<p>outsourced [1] 111/22 over [25] 31/13 42/8 48/11 54/8 67/13 69/12 69/14 69/22 70/12 70/17 78/6 78/22 79/21 110/25 113/2 113/10 113/13 119/14 120/12 124/22 125/12 127/23 131/2 140/6 142/23 overall [3] 23/23 65/24 115/24 overlaid [1] 128/4 overshadowed [1] 67/18 overture [1] 93/5 overview [1] 77/25 own [12] 29/2 32/4 32/25 53/12 102/11 106/4 111/10 111/11 117/8 122/2 124/3 127/24 owned [1] 24/11</p> <hr/> <p>P p.m [6] 1/7 1/7 3/2 54/15 65/3 146/17 Pacific [1] 1/24 package [1] 31/8 page [5] 2/2 41/2 49/12 89/9 120/3 Page 2 [1] 120/3 pages [1] 44/9 paid [1] 94/22 Palmas [1] 64/15 parallel [3] 146/2 146/2 146/9 Paranza [1] 99/5 Paranza Trace [1] 99/5 parcel [14] 27/1 29/22 30/1 30/1 30/5 30/17 31/7 31/8 31/12 31/13 34/2 106/2 106/2 143/19 parcels [1] 140/5 parent [1] 113/17 Park [2] 111/25 112/1 parking [28] 13/21 13/23 14/4 14/16 14/18 14/20 15/7 15/17 15/25 16/2 16/13 16/14 16/18 95/19 142/22 142/23 142/25 143/1 143/1 143/2 143/4 143/9 143/11 143/14 143/15 143/16 143/20 143/23 parks [1] 96/3 part [22] 16/12 25/20 25/24 27/6 28/4 30/22 54/7 57/9 59/14 59/18 59/19 60/24 64/13 68/9 88/13 89/15 91/2 105/10 105/18 107/25 126/15 136/1 Part 141 [1] 54/7 Part 16 [1] 25/24</p>	<p>part's [1] 29/7 participants [1] 42/10 participate [1] 40/14 participation [2] 131/20 146/4 particular [8] 26/25 30/1 79/9 104/12 108/18 126/15 132/15 140/6 parties [2] 34/24 146/5 partner [5] 2/9 25/6 36/20 37/1 37/18 passed [1] 48/9 Passero [4] 2/15 118/5 131/4 132/10 Passero's [1] 124/20 passes [1] 143/1 past [10] 5/7 40/7 67/13 80/12 93/13 99/17 100/16 100/25 124/1 133/11 Paving [1] 138/23 pay [9] 92/13 94/23 95/17 97/2 110/15 112/2 127/10 127/21 127/22 paying [3] 98/16 122/16 130/18 payroll [1] 58/8 pays [1] 112/10 people [25] 7/20 32/7 34/20 38/19 42/21 48/23 54/10 54/17 55/4 55/9 56/22 60/20 64/18 70/19 72/20 84/13 85/22 95/19 97/12 97/14 124/1 124/9 127/7 127/20 145/3 percent [2] 138/24 138/25 perfect [2] 48/11 79/25 performed [1] 138/22 perhaps [9] 23/21 52/3 88/12 89/14 93/15 110/4 135/24 141/7 146/7 period [11] 28/9 28/11 28/15 29/4 29/22 50/19 53/12 127/23 127/25 131/2 135/25 permanent [3] 11/24 66/10 128/19 permitted [1] 121/13 permitting [5] 109/10 121/24 124/23 133/23 137/17 perpetual [1] 127/12 person [20] 4/10 7/2 20/14 30/24 46/19 48/11 50/20 69/18 71/8 72/23 73/4 73/24 74/7 74/10 74/19 74/21 89/13 89/14 130/18 144/13 personal [7] 65/18</p>	<p>67/2 67/3 67/8 70/19 102/11 102/19 personally [2] 129/10 143/8 personnel [1] 141/9 Petersburg [1] 54/8 phase [5] 23/14 24/20 28/19 31/13 118/15 Phase 2 [1] 31/13 philosophy [1] 54/24 phone [1] 73/2 phonetic [1] 141/11 PI [1] 69/23 pick [2] 109/19 117/14 picture [2] 126/22 128/5 piece [4] 20/17 31/19 95/1 140/6 piecemeal [2] 130/20 131/2 pieces [1] 94/21 pilot [1] 51/23 Pittman [1] 37/16 place [6] 72/12 94/22 96/21 121/8 127/13 128/19 places [1] 69/19 plan [37] 2/11 12/1 15/25 23/25 27/12 28/12 31/9 31/14 36/18 37/20 38/4 38/22 43/24 44/2 44/9 44/12 44/16 44/25 45/7 45/7 45/12 45/23 48/22 59/4 59/6 75/15 108/17 121/6 121/9 126/16 126/17 128/4 128/12 128/15 142/19 145/25 145/25 Plan B [2] 31/9 31/14 planning [5] 8/11 86/16 108/15 128/2 128/3 plans [4] 45/12 121/4 122/1 122/20 plaque [1] 37/8 plate [1] 49/5 platform [2] 42/17 85/20 play [1] 31/14 please [6] 3/25 70/5 71/4 101/22 101/24 137/13 pleasure [2] 34/7 41/21 PLEDGE [3] 2/3 3/4 3/5 PLLC [1] 1/17 ploy [1] 91/15 plus [3] 82/9 84/17 114/13 point [26] 11/6 19/2 22/16 26/4 27/14 28/13 31/21 61/7 73/12 73/24 74/7 74/10 74/12 74/18 77/24 90/10 90/10 92/3 94/3 105/6 110/12</p>	<p>112/21 113/23 114/3 132/20 143/22 pointed [1] 52/10 points [5] 28/7 32/7 32/11 35/8 138/7 policies [2] 47/12 126/17 policy [5] 21/16 28/24 31/4 104/8 126/15 pond [1] 109/22 ponds [6] 109/12 109/13 109/15 109/17 109/22 109/25 portfolio [1] 71/11 portion [4] 14/25 15/19 49/18 120/18 posi [1] 58/19 position [35] 2/4 2/11 3/19 4/3 4/6 4/12 4/19 4/23 5/8 5/22 6/18 9/24 11/8 11/16 11/17 30/6 39/16 46/19 47/24 48/23 50/1 51/2 51/17 56/18 58/24 59/1 59/13 59/22 69/10 70/5 71/2 72/15 83/13 117/15 145/5 positions [5] 4/10 4/12 48/19 48/20 65/4 positive [2] 9/19 67/19 possible [2] 56/8 141/15 possibly [2] 3/18 123/17 post [6] 70/18 70/19 78/18 83/5 84/3 90/8 posted [4] 29/19 70/20 83/12 84/19 posting [6] 81/3 81/6 82/10 82/11 84/14 84/15 postpone [1] 88/19 postponed [1] 91/13 potential [1] 117/22 potentially [2] 22/6 126/3 practice [1] 125/24 prefer [2] 86/15 138/11 preliminary [6] 2/15 13/24 14/8 103/20 103/22 137/9 prepared [2] 18/9 93/25 present [9] 1/9 1/14 20/6 64/25 72/9 74/7 74/8 89/17 89/24 presentation [4] 11/20 12/2 21/9 75/1 presentation's [1] 22/13 presented [3] 23/15 40/6 93/9 presently [1] 31/15 pressure [7] 106/20 107/2 107/3 107/3</p>
---	--	--	--	---

<p>P</p> <p>pressure... [3] 107/9 107/14 109/7</p> <p>presumably [1] 33/2</p> <p>presume [3] 13/5 44/8 138/24</p> <p>pretty [6] 40/20 53/3 54/4 67/25 79/24 115/25</p> <p>prevent [1] 20/6</p> <p>previous [5] 69/4 69/10 74/3 105/24 121/3</p> <p>previously [4] 20/8 45/6 48/25 70/22</p> <p>price [6] 125/16 130/5 130/6 131/16 132/17 133/16</p> <p>prior [6] 16/6 26/3 46/17 71/18 71/20 81/5</p> <p>priorities [3] 38/7 39/6 42/2</p> <p>private [3] 29/18 96/4 127/17</p> <p>privilege [1] 67/14</p> <p>pro [1] 125/7</p> <p>prob [1] 59/3</p> <p>probably [23] 4/21 19/1 25/24 32/23 49/7 56/10 56/24 57/19 58/18 74/11 75/2 76/7 83/22 85/16 93/10 98/13 115/16 118/22 119/4 120/2 120/14 122/18 136/23</p> <p>problem [3] 62/1 97/19 98/6</p> <p>proceed [5] 81/3 119/3 129/13 132/21 138/11</p> <p>proceeding [1] 132/9</p> <p>proceedings [2] 25/25 147/8</p> <p>process [20] 31/6 31/16 34/6 35/8 35/20 38/25 41/4 70/18 72/19 73/22 77/13 77/25 124/18 126/4 126/13 132/24 133/2 134/12 136/17 138/5</p> <p>procurement [1] 130/14</p> <p>professional [10] 65/18 77/5 114/5 115/20 118/10 126/7 132/11 133/7 136/16 136/18</p> <p>professionalism [1] 77/11</p> <p>professionally [3] 76/21 77/2 77/9</p> <p>program [2] 85/13 130/7</p> <p>programmer [1] 102/15</p> <p>progress [3] 25/1</p>	<p>25/21 91/10</p> <p>project [32] 13/24 14/8 14/23 16/14 17/3 23/21 23/24 24/1 24/1 26/6 37/10 104/19 104/20 105/10 105/14 106/13 108/11 115/22 119/13 120/16 121/12 123/8 129/14 130/18 132/16 132/21 133/10 133/13 134/19 135/3 137/5 138/14</p> <p>projects [8] 66/6 72/8 72/10 110/7 117/20 125/8 130/5 131/4</p> <p>proper [1] 107/17</p> <p>properties [1] 117/7</p> <p>property [16] 2/16 17/5 17/5 20/1 20/13 22/6 22/9 24/11 24/12 29/18 102/3 102/11 117/6 117/12 139/23 140/6</p> <p>proposal [22] 17/10 17/13 19/23 20/4 20/6 26/7 27/7 27/15 30/10 31/10 32/8 33/21 99/2 116/20 117/10 117/11 118/1 118/9 118/12 130/5 130/6 130/25</p> <p>proposals [8] 35/5 35/12 66/7 110/13 117/6 117/19 132/25 133/16</p> <p>propose [1] 26/15</p> <p>proposed [6] 13/24 14/8 26/20 72/8 106/14 114/6</p> <p>proposing [1] 18/5</p> <p>prospective [1] 27/11</p> <p>prospectus [1] 78/13</p> <p>protection [2] 106/17 107/10</p> <p>provide [7] 13/23 14/4 40/2 42/10 72/22 102/4 106/12</p> <p>provided [2] 42/10 43/7</p> <p>provision [1] 104/9</p> <p>public [36] 2/18 6/3 6/9 6/13 6/14 6/16 6/18 14/15 14/16 14/18 22/1 31/16 33/16 41/1 44/15 64/8 64/10 76/11 94/13 95/24 96/1 96/9 96/23 97/18 101/5 101/17 101/18 111/22 133/1 137/22 139/14 139/16 142/9 142/10 142/11 145/3</p> <p>public's [1] 97/8</p> <p>public-facing [1] 33/16</p> <p>published [2] 29/16 29/20</p> <p>purchase [1] 85/18</p> <p>purchasers [1] 111/1</p>	<p>purpose [1] 35/25</p> <p>purposes [2] 22/7 117/23</p> <p>push [2] 55/8 85/6</p> <p>put [13] 19/14 40/4 51/16 51/18 56/13 73/22 86/24 95/5 108/24 112/3 121/8 124/20 125/4</p> <p>puts [1] 113/11</p> <p>putting [4] 37/9 75/8 125/11 130/5</p> <p>puzzle [2] 94/21 95/1</p> <hr/> <p>Q</p> <p>quadrant [3] 17/3 30/18 104/21</p> <p>qualifications [3] 13/16 130/10 133/2</p> <p>qualifications-based [1] 130/10</p> <p>qualified [5] 85/22 89/13 98/17 98/19 98/22</p> <p>quandary [1] 133/14</p> <p>quarter [1] 124/22</p> <p>quarters [2] 10/5 53/22</p> <p>question [24] 14/12 16/6 21/14 22/14 32/20 33/17 34/18 35/1 42/6 56/25 73/17 75/11 76/7 80/22 92/3 107/5 108/14 110/12 114/15 119/24 123/23 124/19 124/25 135/8</p> <p>questioned [1] 92/6</p> <p>questions [17] 9/25 18/20 18/21 20/9 21/3 32/2 34/13 36/11 39/23 40/10 41/15 54/12 55/20 72/13 74/2 128/24 138/13</p> <p>quick [6] 39/4 93/25 95/13 105/24 138/20 142/21</p> <p>quickly [1] 132/21</p> <p>quite [1] 78/8</p> <hr/> <p>R</p> <p>raining [1] 53/24</p> <p>raise [1] 101/19</p> <p>ran [1] 14/24</p> <p>random [1] 85/8</p> <p>ranking [1] 35/9</p> <p>rapidly [1] 26/1</p> <p>rash [1] 138/8</p> <p>rate [5] 100/7 100/10 102/2 102/4 102/9</p> <p>rather [2] 32/18 114/13</p> <p>re [2] 3/15 62/3</p> <p>reach [3] 41/16 41/19 93/11</p> <p>reached [2] 24/19 56/1</p> <p>read [4] 7/14 7/17 68/10 116/20</p>	<p>reading [2] 75/16 145/18</p> <p>reads [1] 70/25</p> <p>readvertised [1] 13/17</p> <p>ready [8] 25/5 30/11 49/18 50/13 93/6 110/16 122/20 128/6</p> <p>real [6] 20/11 20/16 33/15 34/3 92/17 143/21</p> <p>realistic [1] 120/15</p> <p>realistically [2] 49/16 49/25</p> <p>reality [1] 120/13</p> <p>realize [2] 38/13 144/15</p> <p>really [29] 16/12 28/2 32/6 32/14 33/25 39/2 42/2 45/11 50/8 61/4 61/19 77/22 78/3 90/3 91/1 96/14 96/24 99/13 105/24 116/4 117/15 123/14 126/24 126/25 128/8 138/6 138/11 143/16 144/17</p> <p>reason [7] 4/7 31/12 31/13 35/21 92/5 97/6 107/6</p> <p>reasonable [2] 114/1 135/23</p> <p>reasons [1] 111/9</p> <p>reassurance [1] 54/17</p> <p>REBA [5] 1/10 19/20 66/22 67/4 86/19</p> <p>rebuttals [1] 145/20</p> <p>recall [1] 46/17</p> <p>receipt [4] 13/10 17/13 20/4 139/1</p> <p>receive [2] 70/25 133/2</p> <p>received [11] 3/10 19/23 23/2 38/18 38/23 38/25 39/8 42/20 66/1 71/4 129/21</p> <p>receiving [2] 66/9 84/8</p> <p>recent [5] 31/23 65/7 65/16 66/21 67/17</p> <p>recently [3] 3/11 3/16 29/17</p> <p>recognize [1] 134/18</p> <p>recognizing [2] 49/25 50/4</p> <p>recollection [1] 59/10</p> <p>recommend [6] 47/18 48/14 82/2 92/23 139/25 140/2</p> <p>recommendation [2] 116/17 139/4</p> <p>recommending [1] 100/9</p> <p>reconsider [1] 96/25</p> <p>record [5] 34/15 45/5 45/14 64/22 147/8</p> <p>recording [1] 114/17</p> <p>recreational [1] 42/25</p> <p>recurring [1] 22/4</p>	<p>reduced [1] 104/5</p> <p>reestablish [1] 104/14</p> <p>reference [1] 39/4</p> <p>referred [1] 34/14</p> <p>referring [2] 11/10 50/20</p> <p>reflects [1] 30/9</p> <p>refusal [4] 27/4 30/4 30/6 30/14</p> <p>regarding [2] 43/8 71/17</p> <p>regards [1] 24/17</p> <p>region [2] 62/19 124/5</p> <p>Regional [1] 71/3</p> <p>regrettable [1] 67/20</p> <p>regular [11] 1/2 7/13 8/1 58/8 58/10 58/16 58/17 83/17 83/20 107/11 114/11</p> <p>regulations [4] 51/24 52/11 52/11 53/2</p> <p>regulatory [2] 49/1 62/6</p> <p>Rehab [2] 2/16 138/18</p> <p>reimbursable [1] 118/16</p> <p>reject [1] 92/22</p> <p>related [6] 24/11 27/5 29/16 31/19 92/11 126/6</p> <p>relationships [3] 67/16 144/18 144/24</p> <p>relative [1] 101/1</p> <p>release [6] 2/16 138/18 138/21 139/4 139/6 139/9</p> <p>relevant [1] 43/11</p> <p>reliance [1] 80/11</p> <p>rely [2] 73/6 113/22</p> <p>remains [3] 26/7 26/9 34/1</p> <p>remedied [1] 80/11</p> <p>remember [1] 21/18</p> <p>reminder [1] 71/16</p> <p>remove [1] 141/24</p> <p>removed [2] 13/23 14/7</p> <p>Remy [7] 12/5 12/10 36/17 36/24 37/18 40/19 43/16</p> <p>rendered [1] 7/15</p> <p>rent [1] 127/20</p> <p>rents [1] 127/22</p> <p>repair [1] 36/2</p> <p>repeated [1] 133/12</p> <p>replacement [2] 23/3 66/19</p> <p>report [25] 2/6 2/8 9/8 9/10 10/8 10/10 13/3 15/15 17/2 17/7 17/8 17/12 19/22 20/3 23/1 24/8 36/17 38/23 41/12 41/24 90/19 102/14 144/6 144/8 147/7</p> <p>reporter [2] 64/2 68/8</p>
---	---	---	--	---

<p>R</p> <p>REPORTER'S [2] 2/21 146/18</p> <p>Reporters [1] 1/24</p> <p>reporting [3] 69/15 69/16 69/17</p> <p>reports [4] 2/19 13/5 13/6 144/1</p> <p>reposting [1] 69/5</p> <p>represent [4] 17/25 20/12 77/8 134/21</p> <p>representative [2] 91/20 146/6</p> <p>request [6] 13/16 18/24 31/2 102/21 130/3 130/4</p> <p>requesting [2] 18/12 87/24</p> <p>require [1] 112/17</p> <p>requirement [1] 100/1</p> <p>requirements [4] 19/3 31/3 48/24 111/15</p> <p>requires [1] 48/21</p> <p>reschedule [1] 86/1</p> <p>research [2] 47/15 136/15</p> <p>reserve [2] 114/2 114/18</p> <p>reserves [3] 113/11 113/12 116/11</p> <p>residence [1] 24/13</p> <p>residential [1] 110/19</p> <p>resign [2] 65/6 67/20</p> <p>resignation [5] 3/11 10/25 46/4 47/11 65/12</p> <p>resigned [2] 65/4 141/10</p> <p>resolution [4] 100/9 100/22 100/24 101/4</p> <p>resolutions [1] 101/4</p> <p>resolve [1] 24/10</p> <p>resource [1] 62/22</p> <p>resources [1] 62/3</p> <p>respect [2] 27/16 65/25</p> <p>respectfully [2] 18/12 19/8</p> <p>respond [2] 71/5 84/14</p> <p>responding [1] 52/12</p> <p>response [4] 48/22 56/20 70/25 116/10</p> <p>responsible [1] 89/15</p> <p>rest [1] 49/20</p> <p>restate [1] 63/18</p> <p>restaurants [1] 20/19</p> <p>restructuring [1] 134/11</p> <p>result [2] 65/7 67/6</p> <p>resume [2] 48/9 70/5</p> <p>resumes [1] 73/19</p> <p>retainage [5] 2/16 138/18 138/21 138/23 139/10</p> <p>retained [1] 133/9</p> <p>retaking [1] 3/18</p> <p>return [1] 29/4</p>	<p>revenue [6] 9/13 114/16 116/13 116/19 134/22 134/24</p> <p>revenues [2] 100/19 117/2</p> <p>review [16] 2/15 8/12 9/11 42/13 66/6 69/13 70/16 71/12 78/25 80/5 80/9 81/5 103/20 103/22 103/24 133/2</p> <p>revisions [1] 13/17</p> <p>RF [1] 132/24</p> <p>RFP [10] 35/8 125/15 126/19 130/3 130/4 131/7 131/10 136/17 136/23 136/23</p> <p>RFQ [7] 13/7 13/16 125/4 125/11 125/15 131/11 131/12</p> <p>ribbons [1] 123/5</p> <p>Ricondo [4] 11/21 12/5 36/17 37/19</p> <p>Riera [5] 37/6 81/13 99/4 99/5 142/11</p> <p>right [93] 4/4 4/18 5/14 5/15 8/10 8/15 10/2 12/11 12/21 13/4 13/12 13/20 15/2 15/8 16/9 17/1 19/21 21/5 21/7 25/2 25/5 25/12 27/3 30/4 30/6 30/14 32/24 35/6 36/14 37/17 46/25 48/20 52/22 53/1 53/8 55/5 55/8 55/12 56/19 59/12 59/16 60/3 61/1 61/18 62/9 62/17 62/23 64/14 68/23 74/13 76/19 79/22 80/4 81/18 82/1 82/9 84/2 87/13 87/23 88/3 89/8 94/9 95/6 96/8 96/18 96/19 96/24 98/3 98/24 100/22 103/7 105/11 107/25 109/18 110/1 111/18 112/13 112/25 117/4 118/6 119/15 119/17 121/7 125/16 133/13 133/21 137/18 138/19 139/24 141/1 142/6 143/5 143/16</p> <p>rigorous [1] 136/17</p> <p>ring [1] 31/5</p> <p>ripe [1] 90/22</p> <p>risk [2] 114/2 136/5</p> <p>RMR [3] 1/23 147/6 147/13</p> <p>road [9] 13/21 14/23 16/1 16/24 106/11 119/3 119/5 119/6 128/20</p> <p>road-straightening [1] 14/23</p> <p>roads [2] 111/18 112/2</p> <p>ROBERT [1] 1/10</p> <p>ROBERTS [7] 1/17</p>	<p>1/17 25/10 25/13 36/12 52/10 96/6</p> <p>ROI [1] 135/2</p> <p>role [6] 4/22 11/18 65/10 66/20 137/2 145/4</p> <p>roles [2] 49/1 51/7</p> <p>roll [1] 50/13</p> <p>rolls [1] 100/3</p> <p>room [3] 1/3 74/15 117/24</p> <p>root [3] 99/9 99/11 99/16</p> <p>route [1] 95/11</p> <p>routes [1] 95/11</p> <p>row [16] 118/18 118/18 118/19 118/19 118/22 118/22 120/17 120/18 120/20 120/20 120/23 120/23 121/1 121/1 120/19 123/19</p> <p>RPR [1] 1/23</p> <p>rules [3] 96/15 125/10 126/12</p> <p>run [7] 26/13 26/16 53/13 57/13 57/22 76/24 117/21</p> <p>rung [1] 29/25</p> <p>running [3] 26/23 47/4 48/8</p> <p>runs [1] 92/9</p> <p>runway [9] 106/1 106/25 107/7 108/20 108/22 108/25 117/17 146/2 146/9</p> <p>runways [1] 104/22</p> <p>rush [1] 135/25</p> <p>S</p> <p>SA [2] 2/15 118/5</p> <p>safety [1] 47/22</p> <p>said [20] 7/18 14/16 15/4 15/24 29/25 47/20 50/15 51/21 61/13 69/14 69/19 78/10 95/25 96/6 96/21 99/19 120/9 121/6 122/9 133/11</p> <p>sail [1] 133/13</p> <p>sake [1] 42/13</p> <p>salaried [1] 59/1</p> <p>salary [5] 58/1 58/3 58/7 63/14 72/15</p> <p>sales [2] 33/5 112/2</p> <p>same [19] 26/14 31/3 42/24 43/1 49/12 58/7 60/10 63/13 63/16 89/9 102/14 106/25 108/19 109/2 109/10 121/16 122/6 130/15 133/3</p> <p>samples [1] 73/7</p> <p>saw [1] 95/7</p> <p>say [29] 5/5 14/2 16/17 31/7 35/21 41/5 48/16 50/12 52/24 57/25</p>	<p>64/24 65/2 75/17 77/15 95/15 97/1 97/11 98/11 98/18 98/21 99/7 101/24 119/10 121/22 130/13 134/12 135/14 136/10 145/10</p> <p>saying [10] 83/24 99/16 112/6 113/9 115/21 120/4 122/3 122/4 126/1 132/8</p> <p>says [3] 69/16 69/20 70/4</p> <p>scenario [1] 123/13</p> <p>schedule [7] 28/3 73/4 80/18 82/1 82/18 82/20 84/2</p> <p>scheduled [4] 23/10 61/24 83/18 93/2</p> <p>schedules [1] 73/8</p> <p>scheduling [1] 82/15</p> <p>school [1] 54/8</p> <p>scope [2] 28/18 136/22</p> <p>scrutinizes [1] 22/8</p> <p>search [22] 2/12 3/23 11/16 11/24 45/24 46/1 46/6 49/15 50/11 50/13 68/1 68/5 68/22 68/25 69/4 69/9 70/4 76/24 78/14 81/11 87/2 87/16</p> <p>seasoned [1] 52/16</p> <p>seat [1] 50/10</p> <p>second [36] 5/1 6/4 8/3 8/25 9/1 9/2 10/11 10/11 10/12 11/19 12/9 12/16 12/18 12/22 25/23 34/3 44/13 44/14 44/19 55/9 64/5 64/6 81/7 81/8 81/19 101/15 103/12 103/14 137/20 138/7 139/7 139/11 139/14 140/20 146/12 146/13</p> <p>secretary [10] 2/4 4/3 4/5 4/12 5/6 5/9 5/10 5/11 5/22 6/18</p> <p>secretary/treasurer [6] 2/4 4/3 4/5 4/12 5/9 6/18</p> <p>section [2] 59/19 59/20</p> <p>sector [1] 29/18</p> <p>secure [1] 70/24</p> <p>Security [1] 61/15</p> <p>see [44] 3/24 5/15 17/17 19/7 19/19 19/20 25/19 33/25 35/2 35/11 35/20 37/17 39/5 42/23 47/12 50/23 54/15 54/20 54/21 70/14 76/22 78/24 79/14 84/14 89/9 90/3 97/13 97/15 97/18 104/11 110/5 110/24 113/12 114/1 114/4 114/15 118/24 121/9 121/9 130/19 131/12 135/2</p>	<p>137/1 145/3</p> <p>seeing [1] 13/11</p> <p>Seeings [1] 88/2</p> <p>seek [2] 67/21 133/6</p> <p>seeking [2] 27/21 132/24</p> <p>seem [1] 7/17</p> <p>seems [5] 19/10 58/6 80/12 124/24 130/20</p> <p>seen [6] 40/6 48/8 55/4 96/24 102/12 109/21</p> <p>selection [2] 17/14 35/9</p> <p>selections [1] 130/10</p> <p>self [2] 102/7 102/8</p> <p>self-sufficient [2] 102/7 102/8</p> <p>send [14] 69/12 69/13 69/22 70/13 70/15 70/19 71/13 73/11 75/20 75/21 78/5 78/6 78/22 79/22</p> <p>sending [1] 83/25</p> <p>sends [1] 24/17</p> <p>sense [5] 12/8 76/20 86/6 93/16 93/19</p> <p>sensed [1] 54/25</p> <p>sensitive [2] 49/2 49/8</p> <p>sensitivity [1] 90/21</p> <p>sent [2] 73/11 75/23</p> <p>separate [1] 4/11</p> <p>September [5] 10/3 35/4 101/5 116/8 146/4</p> <p>September 15th [1] 35/4</p> <p>September 19th [1] 146/4</p> <p>series [4] 40/3 109/11 109/13 109/15</p> <p>serious [1] 72/24</p> <p>servants [1] 145/3</p> <p>serve [3] 20/24 96/1 106/15</p> <p>served [1] 4/20</p> <p>service [13] 3/14 4/1 31/11 33/3 33/8 33/20 87/25 89/10 90/10 106/12 107/18 127/22 145/22</p> <p>services [16] 13/7 13/15 20/11 60/16 114/6 117/21 118/10 124/23 125/8 126/7 131/9 132/12 133/7 133/21 136/16 137/16</p> <p>servicing [1] 4/14</p> <p>sessions [1] 41/7</p> <p>set [13] 85/24 86/4 87/14 100/10 102/2 102/9 102/9 121/12 122/1 122/14 127/13 141/12 144/4</p> <p>sets [1] 112/14</p> <p>setting [1] 102/6</p> <p>seven [2] 3/16 66/19</p>
---	---	--	---	---

<p>S several [1] 104/2 sewage [1] 108/2 sewer [5] 106/4 108/10 108/15 108/19 112/2 shade [1] 46/11 shaking [1] 5/15 share [2] 23/13 27/18 sharing [1] 71/19 she [2] 50/5 64/3 she'd [1] 5/3 She's [1] 89/7 sheet [2] 30/9 34/11 shelves [1] 145/4 Sheriff's [1] 52/12 Sheriff's Department [1] 52/12 shock [1] 67/25 shopping [1] 111/25 short [4] 39/13 57/3 93/9 135/24 should [38] 4/17 5/7 5/19 7/20 7/21 14/15 16/15 18/20 30/12 30/14 32/12 35/18 38/23 40/5 46/10 48/4 49/15 51/19 58/3 71/18 72/17 72/25 76/6 88/18 89/14 90/19 91/1 91/13 92/15 94/5 96/25 102/17 114/17 126/2 134/13 137/10 138/20 142/25 shouldn't [2] 76/20 76/21 show [2] 93/6 96/10 shows [2] 96/2 96/2 shut [1] 90/20 sic [1] 30/20 side [19] 17/2 45/13 104/23 105/25 106/3 106/10 106/15 106/22 106/25 107/7 107/13 108/21 109/1 109/13 109/17 110/13 132/17 132/17 132/18 sign [2] 57/17 89/18 signage [1] 112/3 significant [2] 110/8 124/24 significantly [1] 65/9 signs [1] 5/11 similar [2] 102/3 108/2 simple [1] 127/9 simplest [1] 58/12 simply [1] 37/7 since [14] 11/17 19/1 29/23 29/23 47/1 53/21 54/25 66/1 76/10 90/2 100/8 100/16 102/24 119/2 sincerely [1] 74/5 single [2] 18/5 106/18 Singletary [1] 109/20 sir [9] 17/19 34/13</p>	<p>76/13 95/4 102/23 115/1 120/7 122/22 140/15 sit [3] 19/8 54/23 84/11 site [14] 17/14 23/20 28/12 34/22 34/25 45/6 50/21 73/5 108/11 109/24 119/8 121/4 121/6 121/9 sits [1] 30/19 sitting [2] 53/6 86/17 situation [1] 143/7 situations [1] 74/4 Six [1] 66/16 size [1] 140/7 skipping [1] 113/2 slight [2] 69/11 116/1 slow [4] 91/7 91/8 123/10 123/14 slow-walked [2] 91/7 91/8 small [4] 23/9 78/5 109/11 109/17 smart [2] 132/19 132/20 so [244] Social [1] 61/15 Social Security [1] 61/15 Solano [4] 17/9 17/25 18/3 19/3 solicit [2] 32/1 131/20 solid [1] 91/11 soloed [1] 53/22 solution [2] 95/13 106/23 some [61] 9/22 11/3 16/5 16/12 24/10 33/12 38/6 38/7 38/7 39/10 39/23 40/4 43/6 44/9 46/5 46/16 46/16 47/14 48/24 52/1 52/17 56/13 57/2 60/11 60/15 60/25 72/19 72/19 73/12 74/3 78/3 81/9 82/6 84/18 84/19 85/17 93/9 94/13 95/18 102/15 104/1 105/8 106/24 109/21 110/6 110/12 112/8 114/20 115/6 116/3 116/18 119/4 119/7 119/8 125/9 127/17 135/5 141/8 141/9 141/14 146/4 somebody [10] 11/18 48/6 50/23 53/11 61/6 78/10 95/5 121/14 121/21 137/8 somehow [1] 85/19 someone [14] 5/15 29/18 47/18 48/21 50/21 51/16 52/15 53/13 56/10 57/16 57/17 57/19 76/10 144/13</p>	<p>someone's [1] 90/8 something [28] 13/11 18/16 35/11 41/14 41/23 48/16 49/23 60/8 61/3 71/1 77/17 78/11 85/25 90/23 99/13 104/10 107/13 112/1 113/20 113/21 115/11 115/11 115/18 116/17 125/3 128/1 131/5 131/5 somewhere [3] 85/8 92/13 134/21 soon [2] 82/17 83/11 sooner [3] 47/25 117/5 134/23 sophisticated [1] 112/18 sorry [19] 14/16 36/22 36/23 45/1 47/6 58/23 59/8 69/2 74/16 87/6 89/3 94/15 101/21 101/23 103/13 132/4 132/5 132/7 138/4 sort [10] 61/21 71/7 73/8 77/7 89/25 111/21 125/23 131/15 132/15 133/13 sound [1] 130/24 sounds [4] 6/15 40/20 130/25 131/22 southeast [2] 31/1 54/5 Southeast Aero [1] 31/1 Southpark [1] 1/15 space [4] 15/17 74/24 84/11 143/13 speak [12] 23/6 25/14 27/23 32/21 33/11 43/19 61/3 61/18 63/21 95/3 98/25 105/13 speaking [2] 145/13 145/14 special [2] 46/8 47/24 specializes [1] 57/11 specializing [1] 90/10 specific [3] 33/14 133/25 136/20 specifications [1] 134/1 specified [1] 70/6 Speculate [1] 36/5 speed [1] 82/16 spend [1] 144/22 spending [1] 124/21 spirit [1] 47/19 spoke [4] 20/8 47/13 90/11 95/25 Sport [1] 30/20 spot [1] 122/10 spouse [1] 66/25 square [2] 18/7 30/20 ST [6] 1/1 1/5 1/15 1/24 1/25 147/4</p>	<p>st. [12] 3/3 20/14 20/15 43/5 54/8 64/16 64/17 65/5 65/8 65/15 67/12 87/25 St. Augustine [2] 64/16 87/25 St. Johns [2] 3/3 43/5 st. Johns County [7] 20/14 20/15 64/17 65/5 65/8 65/15 67/12 St. Petersburg [1] 54/8 staff [36] 2/8 13/3 13/5 13/6 17/2 17/8 17/12 19/22 20/3 23/1 24/8 25/20 43/6 49/22 51/17 62/7 66/1 66/6 66/9 73/6 74/15 74/16 74/16 74/20 75/3 91/3 92/16 96/22 100/9 103/24 104/13 104/17 115/10 125/2 139/3 144/18 staffing [1] 39/23 stakeholders [4] 38/16 38/17 38/17 42/16 stand [1] 121/17 stand-alone [1] 121/17 standard [4] 58/17 59/6 63/11 125/24 standpoint [1] 43/9 standstill [1] 50/9 start [9] 15/22 22/8 31/6 50/6 53/7 74/9 84/7 86/15 99/13 started [3] 47/3 47/10 47/12 Starting [1] 72/15 starts [1] 28/15 state [2] 126/7 147/3 stated [1] 102/17 statement [2] 66/11 66/24 statements [1] 127/4 statutory [3] 61/23 99/25 101/3 stay [1] 41/20 stead [1] 24/18 stenographic [1] 147/9 stenographically [1] 147/7 step [4] 19/6 50/25 57/21 89/13 stepped [1] 58/1 stepping [2] 57/11 57/25 stew [1] 48/18 stick [1] 61/10 still [17] 16/12 23/25 29/8 29/14 30/6 57/4 80/2 95/21 97/16 108/13 108/16 113/1 113/1 115/14 138/4 142/1 142/3 stocking [1] 145/4 stop [1] 34/12 stormwater [3] 109/10</p>	<p>109/24 121/25 straight [1] 134/14 straightening [1] 14/23 strategic [16] 2/11 12/1 36/18 37/20 38/4 38/7 38/22 40/2 44/1 44/12 44/16 45/23 126/16 128/11 128/15 142/19 Street [1] 1/24 strikes [1] 57/2 strong [1] 39/18 structure [4] 26/19 29/7 76/2 126/23 structured [1] 131/23 struggled [1] 143/8 studied [2] 35/16 106/7 studies [1] 123/13 study [2] 111/3 112/18 stuff [1] 75/10 subconsultants [2] 133/24 134/4 subject [3] 26/8 31/4 64/12 submission [3] 31/8 35/4 70/18 submittals [1] 13/18 submitted [4] 17/10 18/23 19/24 28/12 substantial [1] 29/3 subsurface [1] 110/10 succeed [1] 54/10 successful [6] 32/18 32/19 51/23 96/7 99/10 99/14 successfully [1] 116/16 such [2] 88/13 111/12 suddenly [1] 54/16 sufficient [3] 80/24 102/7 102/8 suggest [4] 4/18 46/7 88/4 92/16 suggested [2] 15/9 28/17 suggesting [4] 57/12 88/21 88/21 124/7 suggestion [3] 93/6 93/15 104/17 suggestions [2] 79/23 79/24 Suite [2] 1/15 1/24 summarize [3] 40/8 41/13 42/7 summarized [1] 44/8 summarizes [1] 38/24 summary [4] 13/6 38/22 43/14 44/10 sums [1] 95/1 supplemental [9] 23/2 23/4 120/4 129/20 129/22 129/24 135/14 135/20 137/19 supply [2] 107/11</p>
--	---	---	---	---

<p>S supply... [1] 107/16 support [4] 62/7 65/24 98/4 145/9 supportive [3] 129/14 135/3 138/14 suppose [1] 103/22 suppression [2] 106/20 107/4 sure [37] 25/3 31/22 31/25 42/15 43/15 45/4 49/12 50/20 52/7 57/15 59/23 60/18 68/6 86/7 86/11 88/18 91/23 94/19 94/20 95/20 98/25 99/1 102/15 107/2 107/17 107/21 107/23 114/12 114/22 131/19 132/1 132/19 132/20 135/6 135/12 137/2 143/2 surprised [2] 5/5 93/5 surround [1] 126/13 survey [2] 17/5 74/17 suspect [1] 114/8 suspenders [1] 27/10 switch [1] 97/17 system [3] 107/10 109/11 109/14 systems [1] 107/4</p>	<p>talking [14] 11/25 18/25 34/6 52/22 75/19 80/4 89/4 93/2 105/16 111/18 134/20 143/10 143/18 143/19 talks [1] 42/1 Tampa [2] 54/2 54/3 Tango [6] 118/19 118/23 121/17 121/19 121/23 122/5 tanks [3] 107/8 107/9 107/15 tap [2] 50/18 62/22 tasked [2] 69/4 88/24 tasking [1] 108/1 tax [10] 24/10 24/19 24/21 100/3 100/10 102/10 102/14 102/19 112/2 140/3 taxation [1] 100/18 taxes [2] 101/19 102/3 taxing [1] 102/1 taxiway [6] 24/1 30/19 30/22 106/9 119/8 138/22 Taxiway B [1] 138/22 Taxiway Bravo [1] 106/9 taxiways [2] 23/20 118/17 team [9] 34/7 50/6 50/21 53/9 53/12 53/13 54/23 55/2 55/5 techni [1] 111/12 technical [3] 80/13 114/15 133/25 technicalities [1] 80/6 technicality [1] 80/10 technique [2] 110/19 111/12 tell [9] 17/20 26/10 26/15 26/19 40/23 55/3 102/10 116/3 135/22 telling [1] 136/1 temporary [2] 58/24 59/2 ten [3] 82/9 83/2 83/9 tenant [9] 17/9 18/4 28/9 29/2 66/5 106/18 108/14 109/23 112/9 tenants [6] 41/11 43/1 111/23 112/7 112/8 145/8 tend [1] 133/5 tension [2] 32/23 33/7 tentative [4] 82/8 85/25 87/1 87/14 tentatively [1] 146/3 tenure [1] 65/14 term [15] 17/9 19/9 28/25 29/1 30/9 34/11 56/8 56/11 57/3 59/1 92/9 93/9 125/6 126/16 127/6 terminal [8] 13/21 16/1</p>	<p>16/2 16/24 92/20 94/20 99/3 119/3 terminal's [1] 96/12 terms [3] 56/16 92/21 92/22 test [1] 106/19 than [21] 5/17 9/23 17/7 31/15 34/24 47/25 49/20 50/17 53/4 53/14 59/18 59/19 83/9 85/7 86/21 93/17 114/13 114/15 122/17 125/12 145/4 thank [57] 3/6 5/4 5/5 5/25 7/8 13/12 15/21 15/21 19/17 19/18 22/22 22/24 22/25 24/5 24/5 25/3 25/17 37/11 37/21 37/24 38/1 40/9 41/9 43/13 43/16 43/18 43/20 43/22 45/16 45/17 55/20 55/23 55/24 61/8 68/3 68/7 68/10 70/9 71/1 75/5 79/16 87/19 93/22 95/2 98/24 99/19 103/2 103/3 103/7 107/19 110/2 110/2 116/5 123/20 128/22 137/21 142/20 Thanks [1] 97/2 that [722] that's [116] 5/14 16/11 22/14 22/14 24/2 25/3 25/22 28/19 28/22 29/6 29/6 29/14 30/11 30/15 30/17 32/17 33/1 33/17 34/9 37/10 46/21 49/21 50/1 52/17 54/10 54/11 58/3 58/18 59/6 60/24 62/6 62/22 64/12 68/21 70/1 71/8 75/4 75/5 75/12 76/23 76/23 77/16 77/20 77/22 79/12 81/25 83/2 83/16 83/20 85/2 85/7 86/12 88/1 88/20 88/24 89/18 91/5 91/23 93/10 95/9 95/13 96/3 96/4 96/12 99/18 101/13 102/8 102/25 102/25 104/10 104/24 104/24 106/14 106/15 106/17 106/18 107/11 109/3 109/3 109/4 109/5 110/19 112/16 114/20 115/16 116/24 117/16 119/21 122/3 123/23 127/18 128/1 128/1 128/7 128/9 128/11 128/13 128/20 131/11 131/12 132/10 133/4 133/10 134/14 136/12 136/13 138/24 139/5 140/8 142/24 143/10 143/19</p>	<p>143/22 144/13 145/10 146/9 their [51] 5/15 12/2 20/6 30/10 30/13 30/13 32/25 33/20 33/21 41/13 42/11 43/8 43/9 43/11 48/21 50/6 52/8 53/12 55/10 60/16 62/18 62/18 72/9 72/21 74/21 74/25 79/23 79/23 83/10 84/20 85/18 85/20 85/20 99/12 99/17 101/19 106/4 106/4 109/24 111/10 111/11 116/16 116/20 118/1 119/21 121/24 122/2 124/3 125/10 127/22 145/4 them [57] 7/15 7/17 7/19 8/17 18/20 26/18 27/21 30/13 31/2 31/5 31/6 31/14 32/13 33/2 33/6 34/5 34/6 40/15 42/8 43/12 51/25 54/23 57/12 59/15 64/21 71/9 71/9 71/14 71/14 72/25 74/14 77/3 78/23 79/6 79/22 79/23 82/6 84/11 84/18 84/19 93/12 95/8 95/14 95/15 96/25 97/1 98/14 110/8 110/24 112/15 115/8 121/25 124/10 127/15 134/8 134/9 134/20 theme [1] 22/4 themselves [2] 89/24 124/13 then [61] 11/8 14/24 25/23 26/11 26/12 26/13 26/16 27/13 28/25 32/1 43/9 46/5 47/17 47/17 58/2 58/15 59/14 59/18 59/19 59/25 69/5 69/22 70/2 70/6 70/11 70/15 71/10 72/25 73/13 73/14 74/11 74/14 74/16 74/23 74/24 74/25 78/7 78/23 80/9 80/15 83/4 84/10 84/15 85/25 93/15 98/1 98/10 100/8 102/21 104/13 109/1 109/8 109/22 109/23 118/4 118/23 127/15 127/16 136/9 136/12 136/23 there [115] 5/24 6/8 8/10 11/9 13/10 13/21 14/23 15/9 15/15 16/2 16/5 16/6 17/14 21/16 21/24 21/24 22/5 24/14 25/6 25/8 26/21 31/14 39/22 40/5 41/5 44/3 45/14 46/19 48/19 48/19 49/19 55/6 55/25</p>	<p>56/2 56/4 57/20 57/20 58/1 59/8 59/9 61/9 62/23 63/19 64/11 66/11 68/14 70/1 70/7 70/20 71/16 71/19 73/16 73/23 74/4 78/16 78/18 79/24 80/10 80/13 84/17 85/5 85/11 85/11 90/7 91/4 92/7 93/19 94/2 97/6 98/6 100/11 101/3 103/25 105/7 105/7 106/19 107/15 108/1 108/4 108/13 108/15 108/17 112/4 112/8 112/10 117/12 118/7 119/3 119/6 122/8 123/13 123/22 124/7 126/12 126/13 126/21 129/4 129/15 130/16 131/7 131/19 131/21 135/25 136/3 138/6 138/13 139/7 139/14 141/5 143/9 143/13 143/17 144/20 145/19 146/12 there'll [1] 46/4 there's [64] 4/13 4/20 7/20 12/4 13/20 14/3 17/6 17/7 21/17 21/24 22/12 25/7 25/7 27/22 28/8 28/11 31/23 32/6 32/23 39/18 49/21 50/23 51/5 51/5 52/24 57/10 58/8 59/18 75/23 80/3 83/17 85/8 95/17 97/11 100/23 100/25 103/11 103/13 104/7 107/2 107/8 108/13 112/1 113/1 115/7 115/15 116/2 117/23 120/2 123/21 125/5 125/7 126/10 126/18 126/21 130/13 131/7 131/22 131/25 132/8 138/13 141/9 142/7 143/1 these [24] 19/11 67/5 69/21 72/17 73/19 83/25 84/8 84/18 86/15 87/14 88/25 93/3 96/15 110/6 110/9 110/24 114/25 115/7 115/24 123/4 131/23 133/20 134/18 145/2 they [72] 7/17 19/24 25/25 27/21 30/14 31/5 33/2 42/9 42/9 42/22 42/23 43/7 43/12 49/4 49/4 52/7 57/13 57/13 57/21 59/14 62/7 62/14 62/20 63/22 69/13 70/3 70/15 71/8 76/17 78/7 78/25 85/13 85/13 85/21 86/10 89/2 90/3 90/4 92/3 92/19 92/21</p>
--	--	--	---	---

<p>T</p> <p>they... [31] 92/21 93/3 93/11 93/11 95/12 95/21 97/12 99/9 108/15 109/24 111/10 111/11 113/17 116/15 116/15 116/21 121/25 122/1 124/11 124/11 124/13 127/4 127/5 127/5 127/8 127/18 130/12 134/21 145/3 145/6 145/6</p> <p>they'll [3] 55/5 74/18 74/25</p> <p>they're [20] 12/1 16/18 32/25 34/7 45/9 53/11 59/18 62/19 68/6 69/15 77/13 90/9 95/9 95/9 95/10 97/16 113/17 127/22 128/21 130/9</p> <p>they've [6] 34/6 57/15 95/10 134/6 134/8 137/8</p> <p>thing [26] 14/14 54/22 54/25 55/9 58/4 60/5 60/21 61/21 71/7 73/8 73/22 77/1 80/16 97/10 106/4 106/6 107/1 108/19 109/10 114/11 116/11 122/6 122/25 126/5 141/18 143/4</p> <p>things [21] 32/5 32/13 33/23 34/8 34/20 45/11 49/5 49/8 54/19 61/16 69/21 85/15 90/13 91/1 99/7 106/1 108/12 114/25 115/16 133/20 133/25</p> <p>think [123] 5/20 7/18 7/20 10/22 10/24 10/24 11/2 11/23 16/11 16/15 20/18 20/19 20/24 21/1 30/3 30/23 32/2 32/12 32/19 35/18 35/18 36/3 36/8 46/9 46/15 48/23 49/15 49/19 51/15 52/21 53/7 54/22 55/13 57/16 58/2 58/11 58/15 58/18 58/20 58/22 59/3 60/19 60/24 61/12 63/20 69/8 72/25 73/2 73/25 76/9 76/9 76/16 77/16 77/20 79/1 79/8 79/13 82/12 85/3 85/3 85/16 85/21 86/13 88/1 89/8 89/12 90/1 90/3 90/17 90/19 90/22 90/25 91/13 91/14 91/15 93/10 94/5 96/8 96/24 97/8 97/14 98/16 100/15 102/16 103/4 106/2 111/6 114/16 115/2 115/5 115/10 115/17 115/24 117/15 117/23 120/15 120/17</p>	<p>123/16 123/25 124/14 124/25 125/22 126/17 126/21 129/7 129/19 130/11 131/10 132/16 132/22 133/6 133/8 133/9 134/13 135/5 137/4 137/7 137/8 137/10 138/5 138/6 144/15 144/20</p> <p>thinking [6] 36/24 56/6 74/20 79/20 114/24 138/4</p> <p>thinks [1] 60/15</p> <p>third [1] 27/5</p> <p>this [207]</p> <p>thorough [2] 75/4 75/5</p> <p>those [46] 8/12 22/3 22/8 32/11 33/23 38/13 39/1 39/13 40/3 40/6 40/8 42/14 42/21 45/8 45/10 48/24 49/1 49/7 51/3 51/9 58/12 61/15 72/19 80/11 83/13 86/6 87/11 107/8 108/5 111/16 112/4 114/14 114/21 115/18 116/3 117/1 117/2 117/6 122/11 127/15 127/20 127/24 133/21 133/24 134/3 134/3</p> <p>though [6] 80/3 113/16 116/21 125/6 133/19 145/19</p> <p>thought [9] 41/5 42/9 48/3 48/4 51/19 57/19 79/20 89/3 133/4</p> <p>thoughts [4] 7/25 40/15 87/9 87/11</p> <p>thousand [3] 95/16 116/18 125/12</p> <p>threat [1] 67/3</p> <p>three [13] 10/3 10/4 10/4 10/5 10/6 28/1 28/1 53/22 66/8 72/2 72/24 83/12 141/11</p> <p>three-quarters [2] 10/5 53/22</p> <p>threshold [2] 22/12 125/11</p> <p>thrive [1] 67/23</p> <p>through [26] 3/8 9/11 10/5 11/1 16/16 47/16 50/11 52/1 53/4 55/8 59/24 70/11 70/13 70/20 71/9 71/14 78/7 79/25 84/11 86/14 92/10 96/1 127/21 133/1 136/17 145/16</p> <p>throughout [4] 3/14 65/14 72/18 77/11</p> <p>throw [2] 49/7 61/9</p> <p>Thursday [2] 83/3 86/10</p> <p>tie [2] 14/17 16/16</p> <p>tie-down [1] 16/16</p>	<p>tie-downs [1] 14/17</p> <p>tied [1] 92/2</p> <p>tight [2] 16/3 16/14</p> <p>till [4] 5/7 88/19 140/2 140/19</p> <p>time [76] 4/21 5/8 12/5 15/22 20/18 21/10 22/12 22/23 27/16 32/2 34/10 38/2 38/5 38/14 46/22 46/22 48/10 48/12 49/2 49/8 52/13 52/14 59/13 59/17 59/18 59/19 59/22 60/25 67/12 67/19 72/7 72/21 72/21 73/1 73/3 73/3 73/25 74/5 74/25 79/1 80/18 82/2 82/5 82/6 83/10 84/14 84/17 86/14 88/13 90/2 91/7 91/11 93/4 93/23 93/24 95/25 97/5 100/2 100/8 112/22 112/24 114/23 123/9 125/20 131/2 132/11 132/25 133/8 133/8 133/9 135/16 135/24 140/11 144/16 144/22 145/15</p> <p>time-sensitive [2] 49/2 49/8</p> <p>timeline [3] 28/6 93/20 94/1</p> <p>timeout [1] 133/15</p> <p>timing [2] 20/18 135/9</p> <p>title [1] 34/16</p> <p>titled [1] 4/19</p> <p>today [16] 16/5 18/20 20/15 23/16 24/2 26/3 26/10 47/10 64/18 64/19 65/3 90/14 108/1 109/9 144/13 145/11</p> <p>together [7] 37/9 56/13 75/8 77/3 84/16 124/3 124/10</p> <p>told [2] 75/9 131/12</p> <p>toll [1] 67/8</p> <p>Tom [1] 17/25</p> <p>tomorrow [2] 30/12 54/21</p> <p>tonight [6] 24/18 56/15 70/12 80/9 136/11 137/5</p> <p>too [10] 42/3 50/13 61/25 78/16 78/16 101/17 115/6 122/11 144/14 145/20</p> <p>took [4] 19/6 67/3 69/14 69/19</p> <p>tool [1] 39/3</p> <p>top [4] 57/6 72/2 141/10 144/25</p> <p>topic [2] 76/20 146/1</p> <p>Topp [22] 48/15 51/14 52/23 54/3 55/23 60/9 60/14 61/18 62/25 63/2 68/15 73/18 73/20</p>	<p>74/12 75/1 87/10 89/20 104/10 110/4 116/8 125/1 141/7</p> <p>Topp's [2] 51/21 114/22</p> <p>torn [1] 15/5</p> <p>total [3] 9/14 119/13 120/5</p> <p>totally [4] 45/9 45/10 96/3 96/7</p> <p>touch [3] 27/13 41/20 85/23</p> <p>touches [1] 27/6</p> <p>tour [2] 74/11 75/3</p> <p>toward [1] 83/15</p> <p>towards [2] 11/2 119/5</p> <p>town [2] 24/17 27/17</p> <p>Trace [1] 99/5</p> <p>trade [1] 85/11</p> <p>training [1] 48/24</p> <p>transcript [1] 147/8</p> <p>transition [3] 22/2 34/11 61/1</p> <p>trash [1] 102/3</p> <p>treasurer [8] 2/4 4/3 4/5 4/8 4/12 5/9 5/9 6/18</p> <p>trees [1] 112/3</p> <p>tried [1] 41/13</p> <p>trigger [1] 28/7</p> <p>TRIM [5] 2/14 94/11 99/22 101/2 101/10</p> <p>true [4] 46/21 50/9 143/14 147/8</p> <p>truly [2] 50/9 110/13</p> <p>trust [3] 74/6 74/6 145/9</p> <p>Truth [2] 94/12 99/25</p> <p>try [6] 34/9 35/19 36/4 86/3 94/24 96/8</p> <p>trying [6] 26/16 84/2 91/2 99/17 137/2 138/5</p> <p>TSA [3] 48/21 52/11 53/3</p> <p>Tuesday [1] 146/3</p> <p>turn [1] 15/16</p> <p>turned [1] 53/21</p> <p>turning [1] 15/6</p> <p>TW [2] 2/16 138/18</p> <p>two [33] 4/12 10/4 18/4 20/19 20/19 25/21 47/16 51/3 53/23 54/6 55/2 66/4 71/23 72/2 72/24 86/6 90/6 92/7 93/23 95/11 97/25 101/5 107/8 108/5 118/7 120/14 120/20 121/2 122/9 126/6 126/8 130/13 135/25</p> <p>two-year [1] 135/25</p> <p>type [4] 56/13 64/3 130/14 136/20</p> <p>typed [2] 70/12 76/1</p> <p>Typically [1] 28/8</p>	<p>U</p> <p>U.S [1] 106/9</p> <p>U.S. [1] 20/2</p> <p>U.S. 1 [1] 20/2</p> <p>ultimately [1] 111/22</p> <p>unanimous [3] 44/24 68/21 81/25</p> <p>under [18] 3/22 11/11 13/15 18/11 21/15 35/7 45/21 45/21 45/22 89/11 104/22 108/20 108/25 113/16 120/16 126/8 130/7 130/14</p> <p>underground [3] 13/25 14/9 15/1</p> <p>undergrounding [1] 16/11</p> <p>undermined [1] 65/13</p> <p>underscore [1] 61/21</p> <p>understand [13] 5/9 36/8 53/9 53/10 61/4 63/20 63/24 112/6 127/8 128/21 134/7 134/10 144/18</p> <p>understanding [6] 11/17 59/20 107/25 117/11 125/5 125/9</p> <p>understands [1] 127/1</p> <p>understood [2] 15/24 63/21</p> <p>undertaking [1] 33/1</p> <p>underway [3] 17/5 23/25 116/22</p> <p>undeveloped [1] 30/21</p> <p>unfortunate [1] 67/17</p> <p>unfortunately [3] 41/17 41/18 52/13</p> <p>unfounded [1] 66/14</p> <p>unit [2] 120/20 121/18</p> <p>units [4] 23/23 120/18 121/2 122/10</p> <p>unless [5] 86/16 96/8 99/11 124/15 130/17</p> <p>unlikely [1] 93/10</p> <p>unloads [1] 111/1</p> <p>unmonitored [1] 71/5</p> <p>unremarkable [2] 28/22 29/7</p> <p>unsuccess [1] 99/12</p> <p>until [11] 35/11 35/20 47/24 77/3 79/2 83/4 91/13 116/21 140/17 141/6 141/20</p> <p>up [50] 4/17 10/1 11/3 26/17 29/12 30/15 39/6 40/24 48/2 50/14 50/25 52/19 54/2 54/4 55/15 58/13 64/3 64/11 70/13 83/23 88/15 89/25 93/6 95/1 95/22 96/13 97/5 106/22 107/14 108/17 112/14 113/12 114/12 115/18 117/9 118/8 118/13 120/9 122/14 123/11 123/25 125/19</p>
--	---	--	--	---

<p>U</p> <p>up... [8] 131/6 131/13 133/3 133/8 135/15 138/7 141/12 143/4</p> <p>update [9] 13/7 13/16 24/23 25/21 25/24 26/14 27/3 27/9 110/3</p> <p>updated [1] 30/9</p> <p>updates [6] 2/9 25/6 36/20 37/1 37/18 78/5</p> <p>upon [3] 14/1 15/18 28/13</p> <p>upwards [1] 116/1</p> <p>urge [1] 61/24</p> <p>urgent [3] 57/22 113/19 115/2</p> <p>urgent-need [1] 57/22</p> <p>us [64] 17/20 24/6 29/11 31/24 38/2 38/12 39/9 40/11 41/16 41/18 47/13 48/9 49/3 49/21 50/3 55/3 68/10 71/12 71/13 73/23 74/4 74/19 75/14 77/2 78/19 79/14 79/22 80/18 82/4 82/6 83/2 84/11 84/15 89/10 90/15 91/4 91/7 91/10 92/13 92/17 92/20 93/11 93/12 93/24 95/8 95/16 95/18 95/23 97/2 97/2 105/8 105/23 113/11 118/8 121/6 125/2 132/20 133/15 134/4 135/5 141/24 145/1 145/15 145/19</p> <p>use [25] 14/17 14/21 17/11 18/6 19/25 21/18 21/22 21/23 21/25 22/1 22/6 22/7 22/9 23/19 27/11 31/17 31/23 71/22 85/20 99/3 108/14 109/24 111/10 119/9 119/11</p> <p>used [8] 16/15 42/12 78/13 78/14 96/12 110/19 111/24 127/10</p> <p>useful [1] 42/9</p> <p>users [5] 40/1 41/11 42/16 42/25 111/1</p> <p>using [4] 22/9 42/12 70/3 117/22</p> <p>usually [2] 79/12 136/15</p> <p>utilities [2] 14/1 14/10</p> <p>utility [3] 14/25 15/19 108/17</p> <p>utility's [1] 110/14</p> <p>utilize [1] 39/17</p>	<p>values [2] 39/10 65/14</p> <p>vehicle [3] 14/20 15/7 15/17</p> <p>vehicles [1] 16/20</p> <p>version [1] 30/10</p> <p>versus [2] 58/9 115/11</p> <p>vertical [2] 127/18 127/21</p> <p>very [42] 3/13 5/23 19/18 22/5 25/2 35/15 41/6 42/9 42/11 42/12 43/11 43/20 44/7 46/10 55/13 55/15 55/18 57/1 62/19 63/2 69/11 69/23 70/2 70/2 75/4 75/5 75/7 76/3 79/19 93/3 93/5 98/16 112/16 112/21 117/18 117/25 135/23 143/9 144/12 144/12 144/13 146/8</p> <p>via [1] 38/23</p> <p>viable [1] 104/14</p> <p>video [1] 73/1</p> <p>view [2] 90/1 137/2</p> <p>Vinny [3] 14/13 14/16 14/17</p> <p>visible [1] 145/5</p> <p>vision [1] 39/9</p> <p>visit [1] 144/21</p> <p>Volaire [20] 2/12 87/22 88/17 89/22 91/18 91/20 92/1 92/5 92/13 92/17 92/18 92/19 94/3 94/16 95/14 98/12 104/4 142/18 142/19 142/20</p> <p>Volato [19] 25/22 26/4 26/7 26/17 27/19 27/24 30/8 31/4 31/9 31/15 32/4 32/11 32/15 32/16 32/17 32/21 32/24 33/14 33/19</p> <p>Volato's [3] 27/7 31/8 31/10</p> <p>Volato-specific [1] 33/14</p> <p>vote [18] 6/16 6/21 7/7 26/18 72/4 73/15 79/2 80/9 80/25 90/15 136/11 137/25 138/9 138/15 138/15 138/16 138/16 139/5</p> <p>voted [6] 14/25 15/18 72/10 72/16 84/3 103/10</p> <p>voting [4] 72/22 79/5 129/11 134/6</p> <p>vouchers [1] 143/1</p>	<p>122/8 140/9</p> <p>walk [1] 28/10</p> <p>walked [2] 91/7 91/8</p> <p>Walmart [1] 145/4</p> <p>want [74] 22/11 26/19 29/25 31/5 32/15 38/19 39/5 40/12 41/5 45/13 46/21 48/10 49/11 53/11 54/24 55/7 56/11 61/21 63/5 63/21 64/24 65/1 67/10 71/24 72/3 72/20 78/4 78/4 78/6 78/9 78/24 78/25 80/17 82/2 82/4 82/15 83/8 83/9 83/11 83/22 85/23 85/24 86/7 88/23 89/9 93/11 94/3 95/14 95/15 96/1 97/17 98/11 101/18 102/18 107/12 115/18 117/12 118/22 119/9 119/10 121/8 121/9 121/22 122/10 122/24 123/18 125/15 130/11 130/16 132/21 134/12 135/6 143/25 144/11</p> <p>wanted [11] 27/18 39/19 40/7 45/4 59/23 77/24 81/10 123/18 133/12 136/4 143/22</p> <p>wanting [1] 99/3</p> <p>was [91] 4/8 4/8 7/18 15/18 15/19 15/25 16/5 16/6 16/11 17/17 23/4 23/10 24/2 24/8 24/12 29/22 30/2 36/24 37/23 38/6 38/15 40/22 41/5 41/14 42/4 42/18 42/18 42/19 42/22 43/9 43/11 43/13 43/14 45/22 45/22 47/17 51/18 53/21 53/24 54/3 54/4 56/6 58/1 64/23 66/20 66/24 67/25 69/3 69/6 69/9 77/9 78/13 78/14 78/17 80/19 80/21 81/12 87/4 88/21 90/7 90/9 93/5 93/15 93/23 96/10 96/11 96/11 97/10 97/10 100/3 100/4 100/7 100/17 102/15 106/6 106/6 111/24 121/6 122/13 123/13 131/6 131/19 131/21 135/5 136/9 137/5 138/22 141/5 141/12 143/10 147/6</p> <p>Washington [1] 90/8</p> <p>wasn't [6] 16/10 25/15 51/18 107/25 131/19 143/10</p> <p>waste [2] 72/20 73/1</p> <p>water [15] 104/19 105/25 106/4 106/6 106/8 106/16 106/19</p>	<p>107/8 107/8 107/11 107/15 107/16 108/12 109/7 110/22</p> <p>way [29] 1/4 3/8 10/5 15/24 23/23 29/5 29/9 29/13 33/18 41/6 42/3 68/2 73/14 76/23 79/3 90/4 106/9 106/10 108/20 110/23 110/24 115/22 120/12 120/18 122/14 124/14 126/2 131/19 131/23</p> <p>ways [3] 57/2 108/16 129/13</p> <p>we [470]</p> <p>we'd [2] 120/20 134/24</p> <p>we'll [28] 3/4 3/20 3/21 6/20 10/6 13/11 19/12 19/13 20/8 25/3 25/3 32/10 36/15 41/20 41/23 53/5 55/8 56/13 70/6 73/15 74/24 86/24 104/15 105/10 105/21 115/12 128/22 135/2</p> <p>we're [71] 3/13 10/4 16/4 24/20 25/5 26/12 26/14 26/16 27/14 27/20 31/22 31/25 32/3 32/10 34/5 36/16 38/21 40/18 42/12 49/12 49/13 49/18 50/8 54/14 54/16 55/7 60/10 70/18 72/24 76/10 77/15 77/20 83/25 84/2 84/3 84/7 86/16 88/8 89/12 90/25 91/2 91/4 91/21 91/25 93/6 93/14 97/6 97/9 98/16 101/24 102/6 114/9 114/12 117/10 117/15 119/17 122/16 122/16 124/21 128/5 128/6 128/12 129/15 131/14 133/6 133/8 138/19 143/22 144/15 144/20 144/24</p> <p>we've [38] 3/18 9/20 19/22 20/17 26/15 27/20 27/23 28/16 28/23 29/22 32/13 32/21 33/6 33/6 34/5 38/10 38/18 39/8 40/6 41/10 48/8 52/21 84/3 88/16 90/2 90/13 93/12 93/18 100/19 114/5 114/18 121/8 129/21 131/4 131/18 133/12 133/12 134/20</p> <p>website [4] 29/19 41/22 44/10 70/21</p> <p>weeds [1] 58/21</p> <p>week [5] 23/19 82/22 83/15 93/23 103/24</p> <p>weeks [2] 121/16 141/11</p> <p>welcome [3] 43/18</p>	<p>52/17 74/10</p> <p>well [70] 5/1 6/4 10/2 11/12 11/12 12/7 14/12 16/15 18/3 19/12 21/2 21/15 22/22 37/11 40/12 40/13 40/18 41/17 44/10 45/22 46/12 48/2 49/22 52/16 52/21 54/22 55/16 56/23 57/24 58/6 60/9 62/21 67/8 67/8 74/20 75/3 77/16 82/12 82/12 82/14 83/7 83/24 87/17 88/1 88/6 88/16 89/16 91/6 91/21 91/25 94/2 97/7 97/9 97/9 98/9 98/11 98/12 99/19 105/18 108/2 111/3 111/17 112/25 115/5 116/23 117/25 125/12 130/19 131/17 133/17</p> <p>well-being [1] 67/8</p> <p>well-seasoned [1] 52/16</p> <p>wells [1] 108/12</p> <p>went [3] 16/16 42/8 70/11</p> <p>were [30] 9/15 13/17 14/23 15/13 32/15 32/17 33/17 33/19 39/11 39/20 39/22 42/9 43/12 88/20 88/21 89/3 92/3 93/23 96/7 103/4 108/5 116/15 116/15 119/4 124/8 128/14 138/6 142/12 143/18 143/19</p> <p>weren't [4] 98/18 98/21 123/9 123/10</p> <p>west [2] 104/23 106/25</p> <p>western [1] 146/2</p> <p>what [128] 5/8 5/8 5/10 7/18 11/5 14/14 15/13 15/18 15/23 21/17 21/18 26/7 26/11 26/15 26/15 26/20 27/19 28/5 28/6 29/20 31/9 32/12 32/12 32/20 32/23 33/1 33/11 34/9 34/18 35/1 35/20 35/22 38/21 38/21 39/11 40/18 41/2 42/22 42/23 43/8 46/22 46/22 46/23 46/23 47/8 47/17 47/19 50/15 51/11 54/10 54/14 54/19 54/20 54/24 55/3 55/4 55/7 56/17 58/12 58/25 61/3 62/10 63/7 64/18 73/7 74/19 75/15 76/2 77/22 77/25 78/4 80/3 88/20 88/21 90/24 90/25 92/15 93/16 93/18 93/19 95/7 95/9 95/9 95/14 95/17 96/6 96/11 96/15 96/24 98/9</p>
<p>V</p> <p>VA [1] 61/14</p> <p>vacation [1] 66/20</p> <p>valorem [1] 100/18</p> <p>value [4] 20/25 21/1 21/18 92/6</p>	<p>W</p> <p>W-2 [3] 57/5 58/10 63/10</p> <p>wait [7] 5/7 73/9 77/3 83/4 83/8 89/23 136/4</p> <p>waiting [4] 53/6 118/13</p>			

<p>W</p> <p>what... [38] 98/13 98/14 98/15 99/11 99/16 100/7 101/22 106/14 106/24 110/23 111/11 112/6 113/22 114/1 115/9 115/15 115/20 116/1 116/3 118/21 120/10 122/9 122/16 125/23 125/23 127/5 129/8 131/1 132/13 133/10 133/11 133/18 134/9 136/9 136/14 136/15 139/8 143/10</p> <p>what's [7] 28/5 60/21 75/13 125/24 130/9 132/2 142/5</p> <p>whatever [8] 31/13 50/7 52/25 58/17 61/10 75/16 95/20 100/23</p> <p>whatnot [1] 96/16</p> <p>whatsoever [1] 133/18</p> <p>Wheels [2] 37/10 96/10</p> <p>when [32] 14/22 22/5 28/4 29/22 31/20 33/7 33/11 39/4 43/12 49/18 50/4 53/4 53/10 60/22 89/1 89/11 89/24 91/10 95/6 101/5 107/6 110/12 118/1 121/4 123/4 124/9 130/3 130/4 130/12 131/7 135/16 142/22</p> <p>whenever [2] 100/16 111/25</p> <p>where [25] 15/5 19/2 25/25 26/4 27/14 30/20 62/14 67/23 69/14 69/19 77/20 96/12 98/15 107/7 110/14 111/15 111/21 113/12 116/2 117/19 118/20 118/24 124/1 141/7 143/2</p> <p>whether [8] 3/20 4/11 12/4 16/6 35/11 57/15 96/17 125/25</p> <p>which [40] 15/18 18/1 26/25 28/11 28/16 30/4 38/24 39/14 42/11 42/12 45/21 47/20 50/16 52/13 61/3 65/9 67/3 68/10 68/10 69/11 72/4 86/5 96/10 98/12 99/25 106/21 108/16 109/19 119/12 119/14 120/22 121/17 123/8 123/16 126/1 126/15 129/14 130/11 131/22 135/15</p> <p>whichever [1] 12/20</p> <p>while [5] 50/11 66/20 67/20 134/20 138/14</p> <p>who [16] 3/11 4/20</p>	<p>17/9 27/17 42/14 42/14 42/21 48/7 62/7 66/25 69/14 74/13 83/25 91/15 95/6 112/10</p> <p>who's [7] 46/24 47/4 51/16 55/16 59/4 59/5 110/15</p> <p>whoever [7] 50/18 56/6 73/23 74/6 74/10 75/1 142/25</p> <p>whole [10] 21/25 44/8 44/8 44/9 47/21 60/5 74/4 93/24 145/13 145/14</p> <p>whomever [1] 34/4</p> <p>why [10] 14/17 35/17 36/9 86/3 86/3 91/23 97/20 97/23 99/9 107/6</p> <p>wide [1] 85/4</p> <p>widely [1] 84/24</p> <p>wife [1] 99/6</p> <p>wildly [1] 32/19</p> <p>will [79] 3/20 4/1 4/10 13/25 14/9 17/6 18/2 21/1 23/24 24/22 24/22 26/1 29/1 30/10 31/9 31/22 33/13 41/22 44/9 50/3 50/5 50/10 56/9 67/22 69/21 70/3 70/3 70/9 70/20 70/23 70/25 71/7 71/22 72/1 72/4 72/7 72/10 72/12 72/22 73/9 73/11 73/18 73/19 73/24 73/25 74/16 74/17 74/21 75/2 76/2 76/15 77/15 77/17 79/11 80/13 82/16 85/18 92/13 95/22 101/4 104/11 106/12 110/4 112/7 115/10 117/25 118/20 118/23 119/10 122/12 128/17 129/16 135/22 136/10 136/12 137/6 141/18 144/17 146/1</p> <p>willing [1] 5/3</p> <p>window [2] 135/15 136/5</p> <p>winds [1] 29/12</p> <p>Wings [2] 37/10 96/10</p> <p>wise [1] 118/24</p> <p>wishes [1] 82/17</p> <p>withholding [1] 66/14</p> <p>within [2] 38/6 135/15</p> <p>without [9] 4/21 40/19 54/16 78/18 100/18 117/21 135/20 145/8 145/16</p> <p>witnessed [1] 143/8</p> <p>won't [1] 65/2</p> <p>wonderful [3] 40/16 42/4 96/11</p> <p>wondering [1] 110/18</p> <p>work [39] 14/1 14/10 23/20 23/24 32/24 33/1</p>	<p>34/7 37/9 38/9 40/25 60/11 61/12 67/6 71/12 75/7 76/6 79/17 79/23 82/16 88/18 90/21 95/18 97/2 97/12 97/25 107/4 113/1 118/15 119/8 119/23 122/17 124/20 132/14 134/4 137/9 138/22 141/16 144/24 145/1</p> <p>worked [5] 20/13 29/15 59/11 131/18 142/25</p> <p>working [12] 3/8 18/16 20/16 32/11 34/11 67/14 68/4 88/8 97/16 98/14 133/25 145/15</p> <p>works [6] 55/2 57/21 82/25 94/1 106/20 118/25</p> <p>workshop [22] 8/11 8/13 8/14 8/23 41/7 46/11 46/13 46/14 46/15 71/15 71/18 71/21 71/22 72/1 72/7 72/12 76/3 77/18 80/20 82/3 84/1 84/10</p> <p>workshops [3] 38/10 38/13 87/1</p> <p>world [2] 145/7 145/7</p> <p>worry [2] 32/5 35/11</p> <p>would [148]</p> <p>wouldn't [10] 22/11 59/24 79/9 102/16 108/20 108/24 108/24 125/14 135/21 135/25</p> <p>wrapped [1] 30/15</p> <p>write [1] 124/12</p> <p>written [3] 56/14 75/18 75/19</p> <p>wrong [3] 60/7 76/9 126/1</p> <p>wrote [1] 70/2</p> <p>Wuellner [2] 47/17 48/25</p> <hr/> <p>Y</p> <p>y'all [2] 55/1 142/5</p> <p>yeah [54] 6/15 8/16 11/22 15/20 22/11 22/15 34/14 46/24 50/14 58/14 60/6 63/15 63/23 63/24 64/1 64/3 64/9 75/7 75/23 78/20 79/13 79/18 80/6 81/1 82/11 83/7 83/22 85/4 87/5 88/9 92/25 94/15 103/1 105/21 105/21 111/6 111/17 111/24 112/19 115/4 116/20 117/4 117/9 123/2 123/23 131/3 135/1 137/13 139/11 140/10 141/25 143/13 143/15 143/21</p> <p>year [31] 9/11 9/14</p>	<p>10/5 19/1 23/10 23/11 23/12 38/3 38/10 56/11 85/15 92/9 92/14 100/11 102/13 104/5 114/12 116/18 116/25 116/25 119/6 119/6 122/25 122/25 123/4 123/4 127/23 127/25 134/22 134/25 135/25</p> <p>year's [3] 115/21 115/22 115/25</p> <p>years [15] 3/14 17/16 19/10 20/15 33/12 33/13 33/13 51/22 53/15 54/1 55/2 67/13 100/16 106/7 107/5</p> <p>yes [53] 6/14 11/12 11/22 11/23 12/18 15/14 17/19 18/25 23/7 24/16 34/13 35/13 40/13 40/17 41/9 41/18 41/25 42/4 48/1 50/24 51/1 51/3 51/8 51/10 56/6 59/14 62/18 73/21 74/1 76/13 84/5 87/2 87/6 87/19 95/4 102/23 102/23 103/6 108/3 108/7 112/23 115/1 120/7 120/24 122/22 125/20 128/16 128/16 135/19 137/18 139/11 140/15 144/10</p> <p>yet [6] 24/21 89/1 91/4 128/5 128/8 144/20</p> <p>you [376]</p> <p>you'd [4] 17/20 21/3 40/11 125/15</p> <p>you'll [5] 21/7 76/3 98/1 121/12 136/19</p> <p>you're [27] 8/15 14/15 32/6 33/8 40/20 43/18 50/19 59/25 75/16 78/12 80/3 83/24 88/20 96/7 98/10 98/22 101/10 101/23 102/21 112/6 118/21 120/4 122/25 123/7 124/16 130/18 143/21</p> <p>you've [13] 75/7 75/12 79/6 79/6 89/25 94/21 96/19 96/20 96/22 96/22 96/23 97/1 109/21</p> <p>you-all [3] 32/9 78/24 121/5</p> <p>your [46] 12/16 19/13 22/22 24/2 27/20 30/23 32/9 38/14 38/15 39/18 43/17 43/19 53/18 61/25 68/1 68/5 70/5 71/1 71/3 79/4 80/11 93/20 95/17 96/2 97/4 98/25 101/4 101/5 101/13 102/3 102/3 102/19 112/2 116/10</p>	<p>121/2 122/8 126/6 126/11 130/2 130/3 130/11 130/23 136/18 136/21 136/22 142/1</p> <p>yourself [2] 124/11 124/16</p> <p>yourselves [1] 130/18</p> <hr/> <p>Z</p> <p>zero [8] 100/8 100/10 102/7 102/9 102/13 102/16 102/18 102/22</p>
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Mr. Dennis Clarke - Chairman
St. Johns County Airport Authority
4796 US Highway 1 N
St. Augustine, FL 32095

July 24, 2023

Dear Mr. Clarke,

As of 4:00pm today, July 24, 2023, I resign from all positions with the St. Johns County Airport Authority, effective immediately. My decision to resign is a direct result of recent actions taken by the St. Johns County Airport Authority Board of Directors, which have significantly impacted my ability to continue my role within the organization.

It is with great disappointment and concern that I express my resignation. The actions taken by the board have undermined the integrity and values that I have held dear throughout my tenure with the St. Johns County Airport Authority. The recent decisions have created an environment that I believe is not conducive to personal and professional growth, and I can no longer align myself with the direction the Airport Authority is heading.

The following are just a few of the contributing factors for my decision:

- The overall lack of support and respect from the Board that I, and administrative staff, have received since being appointed by the Authority Board to become the Interim Executor Director.
- Authority Board Members directing outside business interests and tenant interests to circumvent staff for review of projects and lease proposals.
- The Authority Boards distrust of administration staff of accepting and receiving applications for a permanent Executive Director.
- Board Member statement that there is not a current Executive Director during a board meeting.
- Unfounded accusations of withholding information from Board Members.
- Current Board Chairman Dennis Clarke's comments of my lack of competence and leadership abilities.
- The attempted replacement of me in my current role while I was away on vacation.
- In a recent meeting, with Authority Board Member Reba Ludlow and Administrative Office Manager Cindy Hollingsworth in attendance, a direct statement to me was made by Authority Board Member Jennifer Liotta's spouse, (Mr. Matt Liotta), who has an on-going legal matter against the Airport Authority, that I "better get a personal attorney", which I took as a personal threat.

Combined, these and other factors result in the feeling of a hostile work environment and have begun to take a toll on my personal wellbeing as well as my family's.

I want to take this opportunity to express my gratitude for the opportunities that I have been given during my time with the St. Johns County Airport Authority over the past 23 years. I have had the privilege of working with many dedicated and talented individuals, and I am grateful for the relationships I have formed and the experiences I have gained. It is unfortunate that recent Authority Board actions have overshadowed the positive aspects of my time here.

While my decision to resign is regrettable, I believe it is in my best interest to seek new opportunities. I am confident that I will find an environment where I can thrive and contribute meaningfully.

Sincerely,



Kevin C. Harvey
Interim Executive Director
St. Johns County Airport Authority
4796 US Highway 1 N
St. Augustine, FL 32095