

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, March 11, 2023

from 4:00 p.m. to 6:06 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

- JENNIFER LIOTTA

\* \* \* \* \*

ALSO PRESENT:

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

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

JAIME TOPP, Interim Executive Director.

\* \* \* \* \*

JANET M. BEASON, RPR, RMR, CRR  
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	I N D E X	
		PAGE
1		
2		
3	PLEDGE OF ALLEGIANCE	3
4	AGENDA APPROVAL	3
5	BUSINESS PARTNER UPDATES	5
6	OLD BUSINESS ITEMS	18
7	NEW BUSINESS ITEMS	26
8	STAFF REPORT	71
9	LEGAL COUNSEL REPORT	100
10	PUBLIC COMMENTS	120
11	MEMBER COMMENTS AND REPORTS	not held
12	ADJOURNMENT	132
13	REPORTER'S CERTIFICATE	133
14	ERRATA SHEET	134
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN LUDLOW: It's 4:00. And let's please  
3 open the meeting and -- oh, and stand up and  
4 pledge.

5 (Pledge of Allegiance.)

6 CHAIRMAN LUDLOW: Well, welcome everybody.  
7 Let's see if I can do better today. I don't -- hi,  
8 Michelle. Do we know where Ms. Liotta is?

9 MR. TOPP: I have not heard from her. I'll  
10 see if she texted me.

11 MR. BEYERS: Last I seen on Facebook, her and  
12 Matt were traveling to New York.

13 MR. TOPP: Oh, getting ready for the ringing  
14 the bell?

15 MR. BEYERS: Something. And that was today.

16 AGENDA APPROVAL

17 CHAIRMAN LUDLOW: All right. Well, we did the  
18 pledge. Now we can have agenda approval.

19 Would anybody like to approve it and -- or are  
20 there any changes? Hi, Nate. Good to see you.

21 MR. MCKENDRICK: Good to see you, thank you.

22 CHAIRMAN LUDLOW: Thank you. Hi, Mary.

23 MS. CASH-CHAPMAN: I'll make a motion to  
24 approve.

25 MR. OLSON: I second it.

1           CHAIRMAN LUDLOW: Okay. We have a first -- a  
2 motion first and seconded to -- for the agenda  
3 approval. All in favor, say aye.

4           MR. OLSON: Aye.

5           MR. CLARKE: Aye.

6           MS. CASH-CHAPMAN: Aye.

7           CHAIRMAN LUDLOW: Aye.

8                           APPROVAL OF MEETING MINUTES

9           CHAIRMAN LUDLOW: Okay. Our next -- oh, we --  
10 isn't this where we have to approve the minutes?

11          MR. OLSON: Yes.

12          CHAIRMAN LUDLOW: Yes. We need to approve the  
13 minutes of the January 22nd workshop and also the  
14 February 12th regular meeting.

15          MR. OLSON: Move to approve.

16          CHAIRMAN LUDLOW: A move to approve.

17          MR. OLSON: Yes.

18          CHAIRMAN LUDLOW: It's easy today. Okay.

19 Move to approve. Do I have to have a second to  
20 approval?

21          MS. CASH-CHAPMAN: I second.

22          CHAIRMAN LUDLOW: Okay. And is that for  
23 January 22nd?

24          MR. OLSON: You read both of them.

25          CHAIRMAN LUDLOW: I read January 22nd approve

1 and February 12th approve, all in favor, say aye.

2 MR. OLSON: Aye.

3 MR. CLARKE: Aye.

4 MS. CASH-CHAPMAN: Aye.

5 CHAIRMAN LUDLOW: Aye. Jeremiah told me to  
6 say that. So we're doing good.

7 BUSINESS PARTNER UPDATES

8 CHAIRMAN LUDLOW: Our business partner  
9 updates. Hi, Henry.

10 COMMISSIONER DEAN: Well, that was quick.

11 CHAIRMAN LUDLOW: I had a note to ask you  
12 something, too. So if you don't mention it, I'm  
13 going to ask you.

14 COMMISSIONER DEAN: Okay. Well, I want to  
15 mention again, I think I mentioned this earlier, we  
16 are in the process of going forward with a major  
17 review and any amendments to our county  
18 comprehensive plan.

19 And we've had a little bit of news print on  
20 that, but I want to get the word out even more, so  
21 to your friends, neighbors, contacts, it's very  
22 important because it's going to basically mold the  
23 future of this county for another 20, 25 years.

24 And it deals with growth management, it deals  
25 with future land map -- the future land use map of

1 the county, water supply, transportation, human  
2 services resources. It's very important and it's  
3 required by law, but we're happy to do it because  
4 we want everyone's input.

5 And so, to that end, we're having -- we're in  
6 the process of five district-area public workshops.  
7 The one for District 5 that will be at the water  
8 works is March 27th. We've already had three.  
9 There's one on March 26th in another district.

10 This is all online. If you look at the  
11 St. Johns County website, you'll see the  
12 comprehensive plan process that's going forward.  
13 But the one that I'll be hosting along with staff  
14 is at the water works kind of there at the corner  
15 of May Street and San Marco where the old --

16 CHAIRMAN LUDLOW: March 27th.

17 COMMISSIONER DEAN: -- car- -- the  
18 merry-go-round used to be.

19 CHAIRMAN LUDLOW: That's right.

20 MR. OLSON: The 26th, I think.

21 COMMISSIONER DEAN: So the water works.

22 CHAIRMAN LUDLOW: The 26th.

23 COMMISSIONER DEAN: So that's the evening,  
24 6:00 that evening.

25 CHAIRMAN LUDLOW: 6 p.m., okay.

1           COMMISSIONER DEAN:  And it's -- we really want  
2           as much input, because the plans are only going to  
3           be as good as the input we get from the community,  
4           and so it's important.

5           I also want to mention that -- I don't know  
6           if -- if it impacted the airport very much, but --  
7           Jaime, you might be able to let me know, but  
8           starting about ten days ago, I started getting a  
9           large number of e-mails of citizens, residents in  
10          Palencia primarily concerned about extreme smoke  
11          inhalation and watery eyes, couldn't take children  
12          outside.

13          And no one had talked to me about that until  
14          then, and I looked into it, and it turned out that  
15          this ancient city wood processing plant, which is  
16          only about, I don't know, one and a half or two  
17          miles from here apparently on the other side of  
18          U.S. 1, were having problems with their system and  
19          they were -- they were burning at night when they  
20          weren't supposed to.

21          And so I brought this up to our commission  
22          last Tuesday morning when we had our regular  
23          commission meeting Tuesday morning last week, and  
24          recommended and the commission approved unanimously  
25          to basically revoke their special use permit and

1 shut them down immediately.

2 They had to wind down -- the fire marshal and  
3 his staff inspected the area and met with them and  
4 they wanted -- they needed to finish a couple of  
5 burns over the weekend, but the fire marshal agreed  
6 that that needed to happen, otherwise the fire  
7 might get bigger if it came back. They needed to  
8 burn down what was there.

9 CHAIRMAN LUDLOW: I see.

10 COMMISSIONER DEAN: But as of today, they're  
11 done.

12 CHAIRMAN LUDLOW: I see. I thought that was  
13 in retaliation when they started burning that  
14 night, anyway, after you had cut them down.

15 MR. OLSON: I -- I watched your meeting, and  
16 my question is, is there some alternative to  
17 hauling away and putting somewhere else whatever  
18 they're burning?

19 COMMISSIONER DEAN: There is, and that's  
20 probably what they may have to end up doing, but  
21 we -- we revoked their --

22 MR. OLSON: Right.

23 COMMISSIONER DEAN: -- special use permit  
24 which was issued two -- two and a half years ago.

25 But they really hadn't been creating a problem



1           until something malfunctioned in their system and  
2           there was literally a heavy, heavy dense smoke. I  
3           even got a letter from the vice principal of the  
4           elementary school in Palencia --

5                     CHAIRMAN LUDLOW:   Wow.

6                     COMMISSIONER DEAN:  -- you know, saying this  
7           is really -- we can't take the children outside.  
8           So anyway, we -- I think that we took the swift  
9           action that was needed to shut them down.  And  
10          they'll have to come up with alternatives to get a  
11          renewal of their permit.

12                    And DEP is also involved and -- involved and I  
13          think they're in the process of revoking whatever  
14          DEP per- -- DEP issues special air permits for  
15          facilities like that, and I think they're being  
16          revoked, also.  So that's where that stands.

17                    CHAIRMAN LUDLOW:  Okay.

18                    COMMISSIONER DEAN:  I also want to mention  
19          because it's pretty much here within -- within a  
20          five iron of here, I think.  There's a beautiful  
21          piece of marsh on the north end of Madeira.  All of  
22          you are familiar with Madeira --

23                    CHAIRMAN LUDLOW:  Right.

24                    COMMISSIONER DEAN:  -- which is relatively  
25          close to and south of the airport.  And on the --

1 along the Intracoastal there's a beautiful marsh  
2 area of about 20 acres.

3 And when a bird count was done recently,  
4 there's about 3,000 roseate spoonbills in the  
5 entire state. And on that site, the count was 200.

6 CHAIRMAN LUDLOW: Wow.

7 COMMISSIONER DEAN: It's absolutely gorgeous  
8 and the wildlife is tremendous.

9 And so, a group of residents reached out to me  
10 last year and asked if I could work with the county  
11 staff and my commissioners, that if we would  
12 recommend to the state -- there is a state program  
13 called Florida Communities Trust which acquires  
14 small tracts -- small tracts of land under the  
15 Florida Forever program. But they're asking -- the  
16 ask would be it would move up in the rankings if we  
17 the county would agree to manage the property if  
18 purchased.

19 So I recommended to the commission that we  
20 agree to -- or send a letter of support for state  
21 acquisition and agree to manage the property.  
22 Because it would be passive. We're not talking  
23 about --

24 CHAIRMAN LUDLOW: Right.

25 MR. OLSON: Sure.

1           COMMISSIONER DEAN: -- a ballpark or anything  
2 like that. We're talking about a marsh would stay  
3 in its pristine state. Yeah, Bob?

4           MR. OLSON: This board, you may have missed  
5 the meeting, we had a discussion about a property  
6 that is not needed for aviation purposes that  
7 extends up to what you're talking about, and I  
8 believe the take here was this board is very  
9 receptive to proposals from that trust to also  
10 incorporate natural airport land into what you're  
11 talking about.

12           COMMISSIONER DEAN: We ought to coordinate  
13 that. I'll work with Jaime and coordinate that --

14           CHAIRMAN LUDLOW: Yes.

15           COMMISSIONER DEAN: -- because I think that  
16 would be wonderful. I mean, my experience in --

17           CHAIRMAN LUDLOW: And Jose --

18           COMMISSIONER DEAN: -- acquiring conservation  
19 lands, the bigger, the better, as long as we have  
20 willing sellers. I don't believe in condemning  
21 someone's land, if anyone asks.

22           MR. TOPP: Okay.

23           CHAIRMAN LUDLOW: Yeah, right.

24           COMMISSIONER DEAN: I don't believe in  
25 condemnation.

1           I spent years in state government buying land  
2 all over the state for conservation purposes and  
3 not once did we ever try to exercise condemnation.  
4 I was involved in about a million acres of  
5 acquisition throughout the entire state when I was  
6 at Water Management and DNR, and that was a very  
7 exciting period to do that. But never  
8 condemnation.

9           And that's what I would say about if we could  
10 combine the airport land that's not needed for  
11 aviation purposes with this 20-acre tract, that'd  
12 be a good lick.

13           MR. TOPP: Yeah, and they butt right up  
14 near -- almost right against each other.

15           MR. WILEY: I live over there, and I walked by  
16 there yesterday and there are probably 25 of them  
17 in trees right behind the back part of our -- our  
18 development.

19           And I'm thinking, we don't need 50 acres, we  
20 just need to be sure to preserve enough to where  
21 these birds aren't run off somewhere else and -- or  
22 worst case they are nesting over there.

23           MR. TOPP: Can you give us your name and --

24           MR. WILEY: Mark Wiley. I'm sorry.

25           MR. TOPP: Great.

1           COMMISSIONER DEAN: Well, that's all I have  
2 this afternoon. Any questions of me?

3           CHAIRMAN LUDLOW: Medical complex, we're not  
4 going to talk about?

5           COMMISSIONER DEAN: What?

6           CHAIRMAN LUDLOW: Medical complex, any news on  
7 that?

8           COMMISSIONER DEAN: Oh, we had the -- yeah, we  
9 had the groundbreaking about --

10          CHAIRMAN LUDLOW: Okay.

11          COMMISSIONER DEAN: -- ten days ago maybe.

12          CHAIRMAN LUDLOW: You couldn't tell us  
13 anything about it last time.

14          COMMISSIONER DEAN: Well, it -- it -- I was  
15 sworn to --

16          CHAIRMAN LUDLOW: Secrecy.

17          COMMISSIONER DEAN: -- confidence by the  
18 University of Florida and Flagler Hospital, but we  
19 had -- they merged.

20                 And so now the University of Florida is --  
21 they're going through a pretty major development or  
22 expansion period where with their health facilities  
23 all over the state, really. They have a huge  
24 impact in Jacksonville. They're making a major  
25 impact, an investment, and in northeast -- no,

1 northwest St. Johns County. Durbin Park.

2 Durbin Park --

3 CHAIRMAN LUDLOW: Right.

4 COMMISSIONER DEAN: -- is the new development  
5 which comes off of 9B, the new 9B road, highway  
6 into 210. And at that point, they're building a --  
7 a hospital and medical clinic and small research.  
8 But it's pretty big. It's about -- it will I  
9 think -- about 1,200 jobs, and the jobs are very,  
10 you know, reasonably --

11 MR. TOPP: Oh, yeah.

12 COMMISSIONER DEAN: -- good jobs, professional  
13 positions that are well-paying. And also, over  
14 time, will continue to grow. Their -- their intent  
15 is to establish sort of a -- a -- a first effort  
16 and then grow over time.

17 But anyhow, we had the groundbreaking and the  
18 chairman of the University of Florida Trustees  
19 spoke and the CEO of Flagler Hospital and Shands  
20 teaching hospital. So it was pretty -- pretty  
21 exciting to have that new facility that's --

22 CHAIRMAN LUDLOW: Good.

23 COMMISSIONER DEAN: -- going to add good jobs,  
24 high-paying jobs, professional jobs, and provide  
25 equally important, if not more so, health services

1 to the -- the residents who need it in that  
2 quadrant.

3 CHAIRMAN LUDLOW: Yes, that's for sure. I  
4 agree it -- that's wonderful. So I didn't want you  
5 to forget it.

6 COMMISSIONER DEAN: Yeah.

7 CHAIRMAN LUDLOW: That's good. Okay.  
8 Anything else for Henry?

9 MR. TOPP: Yeah, I'll be getting with you next  
10 week so we can -- because what we were just talking  
11 about --

12 COMMISSIONER DEAN: Yeah, yeah.

13 MR. TOPP: -- interfaces with also that  
14 Water Management meeting we want to do.

15 COMMISSIONER DEAN: Yeah.

16 MR. TOPP: So I'll give you a shout. Thanks.

17 CHAIRMAN LUDLOW: Okay. I mean Mr. Dean. I  
18 need to get used to that.

19 COMMISSIONER DEAN: Good.

20 CHAIRMAN LUDLOW: And now Mr. Beyers.

21 MR. BEYERS: No comment.

22 MS. MARTIN: No.

23 CHAIRMAN LUDLOW: Okay. Jose isn't here, and  
24 he didn't send anyone. Are you going to be Jose?

25 MS. MARTIN: I'm Jose today.

1           CHAIRMAN LUDLOW:   Okay, Jose today.

2           MS. MARTIN:   This is Sacha Martin.   Sorry.

3           CHAIRMAN LUDLOW:   And your address?   And your  
4   address?

5           MS. MARTIN:   At our last meeting of the  
6   St. Augustine Airport Pilots Association, also  
7   known as SAAPA, we said that we would like to say  
8   that the pilots of our airport believe that  
9   Jaime Topp has made significant accomplishments  
10   since he was begun as executive director of our  
11   airport, and they -- a lot of these things have  
12   never been addressed before.   And he has handled  
13   emergencies in a short period of time.

14           We believe he should continue as the executive  
15   director for what he's stated as the two years  
16   beyond his existing contract that he said he's  
17   available for.   He's a pilot and we feel he  
18   understands our needs and problems.   And I noticed  
19   in the hangar survey, which is one of the first  
20   efforts we've ever had to interface with our  
21   tenants, somebody said it's a much needed addition  
22   to our airport.

23           Prior -- let's see, where is it here?   Let's  
24   see.   Whoops.   Oh.   Jaime is a much better --  
25   needed addition to our airport.   Prior to his



1 involvement, progress was halted, and then everyone  
2 said the common sense he has been using has been  
3 needed for a long long time. Thank you.

4 CHAIRMAN LUDLOW: And he's a businessman.

5 MS. MARTIN: Yes.

6 CHAIRMAN LUDLOW: Thank you, Sacha, for  
7 stepping in for Jose. Jose also lives in Madeira  
8 with Mark, so he knows about the pink spoonbills.  
9 Nate McKendrick is here.

10 MR. TOPP: Yeah.

11 MR. MCKENDRICK: No comments. No comments or  
12 updates for Northrop Grumman. We'll have some  
13 comments later when we get to that part.

14 MS. MARTIN: You're not making any airplanes?

15 MR. MCKENDRICK: We're making some.

16 CHAIRMAN LUDLOW: Right, Nate.

17 MR. MCKENDRICK: About 80 a year.

18 CHAIRMAN LUDLOW: Thank you. I'm glad you're  
19 here. We talk about you when you're not.

20 Okay. And Bruce Kreis isn't here.

21 MR. TOPP: No.

22 CHAIRMAN LUDLOW: Does anybody want to do a  
23 report on AOPA?

24 MR. TOPP: I know we're having that meeting.  
25 There's going to be the Rusty Pilots.

1 MR. CLARKE: April 6th.

2 MS. BUONSANTO: The 6th of April.

3 MR. TOPP: April 6th.

4 CHAIRMAN LUDLOW: That's really good.

5 MR. TOPP: Yeah.

6 CHAIRMAN LUDLOW: And they -- and they let you  
7 know when it expires.

8 MR. TOPP: That's right.

9 CHAIRMAN LUDLOW: Yes. Mine expired and it's  
10 time to do it again.

11 OLD BUSINESS

12 CHAIRMAN LUDLOW: Okay. We have old business  
13 items. Oh, schedule finance committee meeting to  
14 review draft audit documents from auditors and  
15 prepare to present to the board plans for April  
16 board meeting.

17 MR. OLSON: Yeah, I can speak to that, and  
18 Jaime can, also, I'm sure.

19 The main thing that audit and finance  
20 committee has on the front burners would be to  
21 receive and review the draft audit prior to its  
22 formal presentation to the full board and  
23 presumably to make a recommendation to the board.

24 The proposed membership of the audit committee  
25 would be our treasurer, Dennis Clarke, myself, and

1           Jesse Dunn from the county. I don't know if he has  
2           been --

3           MR. TOPP: I haven't -- well, I've -- I'm  
4           working on it.

5           MR. OLSON: Okay. Okay. Because I think --

6           MR. TOPP: Yeah, I'm pounding on people about  
7           it.

8           MR. OLSON: -- he would be an absolute ideal  
9           person --

10          MR. TOPP: Right.

11          MR. OLSON: -- to bring in another set of eyes  
12          to look at our audit and our financial reporting.

13          MR. TOPP: I've sent it to the chairman and  
14          also to Joy.

15          MR. OLSON: And then ex officio sitting in on  
16          that, because you can't have administration  
17          technically voting on an audit committee, would be  
18          Mr. Topp and Dana from the office, who organizes  
19          the numbers.

20          MR. TOPP: Right.

21          MR. OLSON: So, is there any word on when the  
22          draft audit will be available?

23          MR. TOPP: I will know by the end of this  
24          week.

25          MR. OLSON: Okay. So --

1           MR. TOPP: I spent a long time on the phone  
2 with the auditors Thursday and Friday and they're  
3 working real hard, and there was a couple of things  
4 that I had to get for them and I did, so it's going  
5 to be any day now.

6           MR. OLSON: Okay. So immediately, as soon as  
7 we have that, we need to distribute that and  
8 schedule a meeting.

9           MR. TOPP: Will do.

10          MR. OLSON: Okay.

11          CHAIRMAN LUDLOW: And that's what I was going  
12 to ask you. Are you going to have a public  
13 meeting?

14          MR. OLSON: Yes. Let me just say this is a  
15 public meeting, and as with, for example, the  
16 Naples Airport Authority, other board members are  
17 extremely welcome and encouraged to come in and sit  
18 and just have a meeting focused on reviewing and  
19 discussing the audit. So, we --

20          MR. TOPP: Absolutely.

21          MR. OLSON: But it is important that we have  
22 that outside person, and our hope is that --

23          MR. TOPP: Yeah. Well, the auditor -- now,  
24 it's okay if one of the auditors join us, or no?

25          MR. OLSON: Oh, they're -- they are going to

1 be sitting with us --

2 MR. TOPP: All right. Perfect.

3 MR. OLSON: -- to review it, yeah.

4 MR. TOPP: So they will be making the  
5 presentation at the board meeting, but I told  
6 them --

7 MR. OLSON: Well, this will be a -- this --  
8 the committee meeting will be a -- look like a work  
9 session.

10 MR. TOPP: Perfect. Yeah, Jeff will be  
11 joining us. He lives right here in  
12 St. Johns County.

13 MR. OLSON: Okay. Good.

14 MR. TOPP: Yeah.

15 CHAIRMAN LUDLOW: Very good. Well, thank you,  
16 Mr. Olson.

17 MR. TOPP: Reba?

18 MR. BLOCKER: Madam Chair, just as a --

19 CHAIRMAN LUDLOW: Thank you.

20 MR. BLOCKER: If I may be recognized?

21 CHAIRMAN LUDLOW: Yeah. I recognize our --  
22 our legal counsel Jeremiah Blocker.

23 MR. BLOCKER: Thank you. Thank you.

24 Just want to make sure as we go through this  
25 that we still, you know, make sure that it's a

1 public meeting, it's noticed, and that we follow  
2 the rules --

3 MR. OLSON: Yeah.

4 MR. TOPP: Two weeks notice, yeah.

5 MR. BLOCKER: -- of the Sunshine as well.

6 MR. OLSON: Yeah.

7 MR. BLOCKER: So just we'll work -- work  
8 together to make sure that's done so there's not  
9 any issues --

10 CHAIRMAN LUDLOW: And it will be posted on the  
11 website.

12 MR. BLOCKER: Yes, ma'am.

13 MR. OLSON: Yes.

14 MR. BLOCKER: But the rules of the Sunshine  
15 will still apply.

16 CHAIRMAN LUDLOW: NFRA website. We're doing  
17 good getting the notices on there.

18 MR. BLOCKER: Absolutely.

19 CHAIRMAN LUDLOW: I think that's good. Well,  
20 thank you, Jeremiah.

21 MR. BLOCKER: Yes, ma'am.

22 CHAIRMAN LUDLOW: Update on collaboration  
23 between St. Johns County and Airport Authority?

24 MR. TOPP: Yes. We've been -- thank you,  
25 Mr. Dean, who kind of got the ball rolling for us.

1           And we've met with, as I mentioned last at the  
2           workshop, with Sarah Arnold, and we're meeting with  
3           her again Wednesday, correct, at her office this  
4           time.

5                     And we're also -- we had a meeting -- I had a  
6           meeting with Joy Andrews last week. It was very  
7           productive, together for about 45 minutes. And you  
8           know me, I'm -- between the two of us, we were  
9           bouncing up and down in our chairs literally. I  
10          mean, not kidding. We were like, yeah, we're going  
11          to do this, we're going to do that, and it was  
12          great.

13                    She's very receptive and a ton of energy and  
14          had a lot of, you know, ideas and is out to help  
15          the county, and if that includes the airport, she's  
16          all for it.

17                    CHAIRMAN LUDLOW: Right.

18                    MR. TOPP: And I'll get into something a  
19          little bit later, but I received an e-mail from one  
20          of her -- the -- one of the gentlemen that does the  
21          bonds and the -- also the grants, and he works with  
22          the -- the committee that goes up to  
23          Washington, D.C., the lobbyists if you will, and I  
24          had -- I had laid out originally -- originally to  
25          Ms. Arnold and then also to Joy, and then by the

1 time he showed up that afternoon, he was pretty  
2 briefed on what we're trying to accomplish here,  
3 especially in the northeast section and come -- and  
4 some of the monies that we need.

5 And, I mean, he was going through paperwork  
6 and writing things down, and all of a sudden, he  
7 goes, Well, jobs, right? We're going to create  
8 jobs up there, right? And I go, Yeah. Oh, there's  
9 this grant available.

10 And then he said for the -- once we get  
11 started on looking at the west coast, there's  
12 grants available for us to do the initial survey  
13 that we need to do -- you know, the layout survey  
14 and that kind of thing, the basic development  
15 survey.

16 So between the two, for the northeast section,  
17 he feels pretty confident, and I've already got --  
18 they're going to work in collaboration -- our two  
19 engineering firms are working on a whole list of  
20 questions that this gentleman sent me and they're  
21 going to work together to get that information to  
22 them, and that's \$3 to \$7 -- sorry, \$7 to  
23 \$10 million --

24 CHAIRMAN LUDLOW: Wow.

25 MR. TOPP: -- for the northeast.



1           MR. OLSON: Is there a matching requirement  
2 for that grant?

3           MR. TOPP: Oh, I don't know yet.

4           MR. OLSON: It's FAA?

5           MR. TOPP: It's federal?

6           MR. OLSON: Yeah, FAA.

7           MR. TOPP: No, from Washington.

8           MR. OLSON: FAA is Washington.

9           MR. TOPP: Yeah, but I know it, they're -- but  
10 I don't think it's FAA. It's from the Congress or  
11 the Senate or something. I don't know all the  
12 details.

13          MR. CLARKE: It would be -- I think it would  
14 outside of the FAA --

15          MR. TOPP: Yes, right.

16          MR. CLARKE: -- jurisdiction.

17          MR. TOPP: And then there's 3 million  
18 available across the way. So, between those two,  
19 we'll get some things going. And hopefully by the  
20 time we have the budget committee meeting, Bob,  
21 I'll have that answer for you.

22          MR. OLSON: Yeah. Okay. Thank you.

23          MR. TOPP: That'll help us. But I'm excited  
24 about it. He's real excited about it. It's a  
25 project he's never worked on before, and it was

1 great. It was great. And the other gentleman that  
2 was there was Colin Groff, I don't know if I'm  
3 pronouncing his name correctly --

4 COMMISSIONER DEAN: Yes. Close enough.

5 MR. TOPP: -- and Savannah. And Colin,  
6 Courtney, we went out of the meeting and he goes,  
7 Are you sure you don't work for us? You know  
8 because he was just really really fired up about  
9 the opportunity to work together --

10 CHAIRMAN LUDLOW: Oh, good.

11 MR. TOPP: -- you know, with the county and  
12 get some things going. So anyway, that's that.

13 CHAIRMAN LUDLOW: Thank you for that. That  
14 was a very good update.

15 NEW BUSINESS ITEMS

16 CHAIRMAN LUDLOW: Now we have new business  
17 items, the Resolution 2024-03, Hawkeye View Lane  
18 land purchase.

19 MR. TOPP: Right. And that's it there and the  
20 resolution is there. And I corrected Dennis' name  
21 on the bottom, but I did not correct his name in  
22 the body. And I'm going to talk to some -- whoever  
23 it was that created that and see if we can get that  
24 right next time.

25 CHAIRMAN LUDLOW: Dennis Clarke's name is

1 Clarke (pronunciation).

2 MR. TOPP: Clarke.

3 CHAIRMAN LUDLOW: It has an "e" on it.

4 MR. TOPP: Whenever Vicky and I talk about  
5 him, we say, Hey, how's Clarke (pronunciation),  
6 you know.

7 CHAIRMAN LUDLOW: So it's just been something  
8 getting all the paperwork changed.

9 MR. TOPP: So here I've got some -- if you  
10 want to sign these two --

11 MR. CLARKE: We haven't had a motion.

12 MR. TOPP: -- that are spelled correctly and  
13 everything.

14 CHAIRMAN LUDLOW: Okay. And do I have a  
15 motion to accept this Resolution 2024-03?

16 MR. CLARKE: I'll make that motion.

17 CHAIRMAN LUDLOW: And do I have a second?

18 MS. CASH-CHAPMAN: I'll second.

19 CHAIRMAN LUDLOW: Motion and a second. We  
20 have public comment.

21 MR. OLSON: Well, I have a question. Didn't  
22 we adopt a resolution a while back relative to  
23 giving authority to our executive director relative  
24 to transportation -- FDOT projects? Wouldn't that  
25 cover this resolution?

1           MR. BLOCKER: So these -- it's -- my  
2 understanding is that these are coming from FDOT,  
3 these are specific resolutions that the board --

4           MR. OLSON: Specific to the grant itself.

5           MR. BLOCKER: Yes, sir.

6           MR. OLSON: Okay.

7           MR. TOPP: Yes, sir.

8           MR. BLOCKER: So Mr. Topp does as executive  
9 director have general -- he does have some  
10 discretion to exercise that, but these are specific  
11 to -- to grants. We would actually need board  
12 resolution.

13          MR. OLSON: Okay. And -- but the grant has  
14 been accepted?

15          MR. BLOCKER: Mr. Topp, do you --

16          MR. TOPP: Yeah, as soon as we do this, it  
17 will be accepted.

18          CHAIRMAN LUDLOW: I can't get on Facebook.

19          MR. OLSON: Oh, this resolution also accepts  
20 it? Because we have to formally at some point  
21 accept a grant in order to implement it.

22          MR. TOPP: Okay. Well, I would think that --

23          MR. BLOCKER: So this should constitute as --  
24 as that acceptance. If there's anything additional  
25 FDOT needs, we can -- I'm not aware of it.

1           MR. TOPP:  And if you read the grant, it  
2 spells out --

3           MR. OLSON:  Okay.

4           MR. TOPP:  -- that we need --

5           MR. OLSON:  Yes, well, that's --

6           MR. TOPP:  -- the resolution --

7           MR. OLSON:  My other comment before we vote is  
8 I would urge you, Jaime, to make -- become fully  
9 aware of all the provisions of this grant  
10 agreement.

11          MR. TOPP:  I'm sorry, all the --

12          MR. OLSON:  It's very important that you  
13 understand the grant agreement in detail.

14          MR. TOPP:  Yes.

15          MR. OLSON:  Okay.

16          MR. TOPP:  Thank you.

17          MR. OLSON:  Okay.

18          CHAIRMAN LUDLOW:  Well, we kind of have board  
19 comment.  Any other board comment?  We've got board  
20 comment ahead of public comment this time.  So any  
21 other board comment?

22                        (None.)

23          CHAIRMAN LUDLOW:  Any public comment?

24                        (None.)

25          CHAIRMAN LUDLOW:  Well, we're excited about

1           this, I'm telling you. I'm really excited. Okay.  
2           Do I have a motion to accept the resolution?

3           MR. OLSON: You have it. You have a motion  
4           and a second.

5           CHAIRMAN LUDLOW: Oh, I already had a motion  
6           and second, public comment, board comment. All in  
7           favor, say aye.

8           MR. OLSON: Aye.

9           MR. CLARKE: Aye.

10          MS. CASH-CHAPMAN: Aye.

11          CHAIRMAN LUDLOW: Aye. And double --

12          MR. BLOCKER: And just -- are there any  
13          opposed? I don't think so.

14          CHAIRMAN LUDLOW: Okay. You didn't tell me to  
15          say that. Okay.

16          MR. TOPP: We're going to get you a checklist,  
17          Reba.

18          CHAIRMAN LUDLOW: I know it. I'm getting  
19          there. I'm getting there. And quit smiling.  
20          You're not supposed to be happy when you're in this  
21          seat.

22          MR. TOPP: What are you talking about?

23          CHAIRMAN LUDLOW: Okay.

24          MR. TOPP: If we could pass those down to me  
25          when they're -- the signed ones, please.

1           CHAIRMAN LUDLOW: We did put some agendas out  
2 on the table that -- if anybody wants an agenda,  
3 and we put -- Roxanne -- and we put the fuel out.

4           MS. BUONSANTO: It's attached.

5           CHAIRMAN LUDLOW: Yeah. Okay. So we have  
6 some information out on the table if anybody would  
7 like to go over it with us.

8           All right. Our next topic is fee for T-hangar  
9 wait list discussion.

10          MR. TOPP: Right. We -- I floated this at the  
11 SAAPA meeting Saturday. Nobody threw me out of the  
12 building, so that was a good sign, right? You were  
13 there and a bunch of other folks.

14          But we -- and I think I talked about this a  
15 few board meetings ago, about the fact -- and I  
16 think Reba and Dennis could talk to it even better,  
17 about Lakeland, they had a waiting list that was, I  
18 don't know the number, 150, 200 people that were  
19 waiting, and they ended up deciding to charge a  
20 fee, if you will, to get on the wait list, and as  
21 soon as they did that, it went down to 40 or 50  
22 people.

23          So my concern -- and I don't think that would  
24 happen here and we're not talking about any  
25 major -- like one month's rent -- some kind of fee,

1 a hundred dollars, some number, we can all talk  
2 about it, and that would just be, you know, a  
3 ticket to play, if you will. Get your name on  
4 there. It's not -- you're not going to get that  
5 hundred dollars back. I have to talk to our -- our  
6 accountants and find out how we could maybe take it  
7 off the first month's rent or something like that  
8 once they start.

9 But I think it would cut our list down a  
10 little bit, and -- because what they found out in  
11 Lakeland, and I've been doing a little  
12 investigation also, is some of our people are here,  
13 Herlong, Craig, Palatka, you name it, they're  
14 everywhere. They have their names on a list  
15 everywhere. You know, first come, first served.  
16 And I'm just thinking about it out loud, and so I  
17 just wanted to throw it out there.

18 CHAIRMAN LUDLOW: We'll tell everyone to --

19 MR. OLSON: I have -- I have the two --  
20 two-page Naples Airport Authority wait list plan or  
21 policy. I would sug- -- before we try to reinvent  
22 the --

23 CHAIRMAN LUDLOW: Wheel?

24 MR. OLSON: -- wheel, I would suggest --

25 MR. TOPP: Right.



1           MR. OLSON:  -- that you make this available to  
2 the entire board --

3           MR. TOPP:  Okay.

4           MR. OLSON:  -- and we can mark it up from  
5 there rather than starting at scratch.

6           MR. TOPP:  I'll get -- I'll get a copy of it.  
7 Maybe I'll -- I'll talk to Chris and make sure  
8 that --

9           MR. OLSON:  Just a little bit about Naples,  
10 they have a schedule of hangar request fees that  
11 range from 270 up to cabin class T-hangars 980.

12          MR. TOPP:  Wow.

13          MR. OLSON:  It's -- if you are offered a -- if  
14 they come to your name and your -- you have -- they  
15 have the T-hangar available and you don't take it,  
16 you forfeit the money.

17          MR. TOPP:  Really?

18          MR. OLSON:  If you --

19          CHAIRMAN LUDLOW:  You mean all the way  
20 forfeit.

21          MR. OLSON:  If you formally request a return  
22 of your deposit before you are contacted by the  
23 airport that a hangar is available, you get your  
24 money back.

25          MR. TOPP:  And what about --

1 MR. OLSON: So it's got features like that.

2 MR. TOPP: Okay. We'll take a look at it.

3 Because the challenge might be that -- and I know  
4 that I've talked to a couple of potential tenants,  
5 and they've had their name on a list for a long  
6 time and they've been looking at one airplane and  
7 that fell through, and they looked at another  
8 airplane and that fell through and then --

9 MR. OLSON: Yes.

10 MR. TOPP: -- they want to know if they get --  
11 if they get picked and they don't have an airplane  
12 yet, can they be just moved down one.

13 MR. OLSON: No.

14 MR. TOPP: And I want to --

15 MR. OLSON: I mean, it's very detailed as to  
16 what happens to the wait list.

17 MR. TOPP: Right.

18 MR. OLSON: Just if you would pass that down  
19 to --

20 MR. TOPP: And I'll get with Chris, or  
21 Courtney and I will, to find out -- what's the date  
22 on that -- does it have a date?

23 CHAIRMAN LUDLOW: Thank you.

24 MR. PITTMAN: Yes, October 1st, 2023.

25 MR. TOPP: All right. I'll see if he's got an

1 updated one or not.

2 By the way, Chris over there in Naples, we  
3 visited -- Courtney and I visited them, it's a  
4 phone call away. I'll get into some other things  
5 from them today, but they've been most helpful.

6 MR. OLSON: Good.

7 MR. TOPP: They really are good people there.

8 MR. OLSON: Yep.

9 CHAIRMAN LUDLOW: Our next item is chairman to  
10 assign liaison from Airport Authority board to  
11 county board.

12 MR. COURTLAND: Excuse me. Madam Chair, can  
13 we comment?

14 CHAIRMAN LUDLOW: Yes. See, we did board  
15 comment and then I forgot public comment. It's  
16 supposed public comment first and then board.

17 MR. COURTLAND: Okay. All right. My name is  
18 Gary Courtland.

19 CHAIRMAN LUDLOW: Courtland.

20 MR. COURTLAND: I live in Palencia just down  
21 the road here.

22 I finally now have a hangar here at the  
23 airport after being on the waiting list for five  
24 and a half years. And during that period of time,  
25 I was fortunate enough to be able to get a hangar

1 up at Craig, which is a lot farther from where I  
2 live. And it was a lot more expensive because it's  
3 FBO-run hangars, so of course there's a profit  
4 motive based in pricing.

5 We're talking about some of the numbers --  
6 Mr. Topp and Mr. Olson were talking about the  
7 numbers, kind of the different ranges, the hundred  
8 dollars like the 270 and up depending on the size  
9 of the hangar, the features of the hangars.

10 I would say that a hundred dollars is  
11 completely nominal, you know. I mean, aviation is  
12 an expensive hobby or business or activity that  
13 you're involved in. So the idea of it being  
14 several hundred or even a month's rent, something  
15 of that nature, I think is -- is perfectly  
16 reasonable to get the people off the waiting list  
17 who aren't serious about getting a hangar here at  
18 St. Augustine.

19 MR. TOPP: Right on.

20 MR. COURTLAND: Something else I would like to  
21 mention, too, is, vis-a-vis getting a plane, and  
22 I'm completely sympathetic to people because I run  
23 into this as well, where you think you've got a  
24 plane and then you don't because something happened  
25 or you've ordered a plane and then something gets

1           messed up in terms of the certification of the  
2           aircraft and you get delayed again.

3           I would recommend, or at least I'd recommend  
4           that the board consider the possibility of allowing  
5           two alternatives for people whose name comes up on  
6           the list and they don't have a plane currently  
7           available.

8           First, if there's no alternative for them, if  
9           they can be just dropped back on the waiting list.  
10          That seems to be reasonable to me. I think that  
11          would be reasonable for most pilots.

12          MR. TOPP: I agree.

13          MR. COURTLAND: The other alternative, too, is  
14          if let's say they're ordering a new plane and the  
15          plane is expected to be delivered in, you know, a  
16          few months, well, taking your chance on whether or  
17          not you're going to have the hangar once you get  
18          that plane is kind of a tough call.

19          I know, as a pilot, I'd be willing to just  
20          take the hangar, pay the months for the empty  
21          hangar and then when my plane is ready, I've got a  
22          hangar for it.

23          CHAIRMAN LUDLOW: Uh-huh, uh-huh.

24          MR. COURTLAND: So I would recommend that the  
25          board consider those alternatives in coming up with

1           whatever the terms are for the hangar lease --

2           CHAIRMAN LUDLOW:   We --

3           MR. COURTLAND:   -- and the waiting list.

4           CHAIRMAN LUDLOW:   Don't we have a six-month,  
5           that you have six months to have to have the plane  
6           in there?

7           MR. TOPP:   Uh-huh.

8           CHAIRMAN LUDLOW:   You have six months to have  
9           a plane in there.

10          MR. COURTLAND:   Okay.

11          MR. TOPP:   Yeah, the big thing on the deposit  
12          and we have to look at is, it's the -- I have a  
13          question.  Where does that money go?  You know,  
14          does it go into an escrow account or is it just a  
15          fee on top of it?

16                 And I've got to look at this document that  
17          Mr. Olson just gave me and I'll talk to Chris about  
18          that.  Because then it's one more accounting thing  
19          that we have to keep up with.

20          MR. COURTLAND:   Right.  That's understandable.

21          MR. TOPP:   And the interest on that money and  
22          blah, blah, blah.

23          MR. COURTLAND:   Okay.  Well, thank you for  
24          taking me --

25          CHAIRMAN LUDLOW:   Thank you.

1           MR. CLARKE: I have a comment on it. I'd just  
2 like to comment on the -- the hangar -- T-hangar  
3 wait list.

4           There are two ways to handle the -- the fee.  
5 And one is, it's -- it goes on the Authority's  
6 books as a liability and the funds have to be  
7 physically segregated, deposited in an account, and  
8 if there's -- as Jaime mentioned, there's a little  
9 more accounting to it.

10           The other way to do it is to record it as  
11 revenue in the current period and then either re--  
12 have the -- the applicant forfeit the funds if they  
13 can't use it or we -- they can be given a credit on  
14 the first month's rent or some variation of that.

15           But there's -- there's another issue that I  
16 think we need -- this is a little bit premature to  
17 consider the -- the fee until after, number one, we  
18 have the audit. I think this is a discussion we  
19 want to have with the auditors after the audit is  
20 complete. It's not a major financial impact on our  
21 books, but there -- there's a proper way to handle  
22 it and I'd like to get some input from the  
23 auditors.

24           The other thing is, there is a project, it's  
25 underway, to standardize our T-hangar lists. There

1 are some -- some leases that have varying terms.  
2 And -- and in addition to that, our lease rate per  
3 square foot is not uniform. And I believe that is  
4 a -- something that has to be fixed before we  
5 consider the -- the fee.

6 In other words, I'd like to see us come up  
7 with a standardization of the T-hangars and the  
8 leases, standardize the policy, adopt the policy.  
9 Gary, your -- your -- comments are well said and I  
10 believe we ought to con -- if you're not exactly  
11 ready, rather than chop you off, we'll just let you  
12 move down, you know, the list until you are ready  
13 and you can secure your aircraft.

14 So I just wanted to get that -- all those  
15 comments on the record. So, two -- bottom line,  
16 two different ways to handle that -- those funds,  
17 either as a liability or revenue.

18 MR. TOPP: Revenue.

19 CHAIRMAN LUDLOW: That's good. And, Jaime,  
20 would you like to repeat -- and let's see. There  
21 are a lot of people here that were not at the SAAPA  
22 meeting when you were saying about the CPI and the  
23 uniform start dates --

24 MR. TOPP: Oh, sure.

25 What we're -- we are planning to do, and our



1 legal counsel is -- both of them are working on a  
2 standardized lease for both the T-hangars, the  
3 commercial. They kind of have one already because  
4 of the Modern Aero program.

5 And the plan is October 1st, everybody's lease  
6 starts over from scratch, right? And the CPI would  
7 be once a year instead of being calculated and  
8 doing all the different -- Mr. Clarke can speak to  
9 that a little bit more than I can; he looked at it  
10 a little deeper than I did. But this way, it's  
11 standard. October 1st, everybody's lease starts.  
12 That's the first day, it will all be, you know,  
13 anything you paid will be prorated and start over  
14 again. And the same thing for the CPI --

15 CHAIRMAN LUDLOW: And I don't know --

16 MR. TOPP: -- because I know Social Security,  
17 you get one a year, right? VA, it's one a year.  
18 And that's what we're going to do here, too.

19 CHAIRMAN LUDLOW: And I had been told in the  
20 past that hopefully we could suspend the CPI for a  
21 year. And that might be the future, but first we  
22 have to get everybody on the same schedule --

23 MR. TOPP: Right.

24 CHAIRMAN LUDLOW: -- because now it's --  
25 whenever it's their hangar renewal rate or

1 something.

2 MR. TOPP: And I talked to --

3 MR. OLSON: And suspending the CPI, I don't  
4 understand what you just said.

5 CHAIRMAN LUDLOW: Well, it's for the future,  
6 anyway. I'd like to see it -- if we have enough  
7 money, I would like to see CPI suspended for a  
8 year, not charged to the hangars, and then just --  
9 just give the hangar people a break since --

10 MR. TOPP: Well, I talked to Mr. Blocker about  
11 that and, no --

12 CHAIRMAN LUDLOW: Okay.

13 MR. TOPP: -- we can't do that.

14 CHAIRMAN LUDLOW: Well I'm for the hangar  
15 people.

16 MR. BLOCKER: Well, and we could --  
17 Madam Chair, if I could be recognized. We can --  
18 Mr. Topp and I are going to work on some  
19 alternatives, but I think one of the issues is the  
20 Airport Authority early on had different --  
21 different type of leases for different.

22 So getting that uniform in the midst of all  
23 these leases is --

24 CHAIRMAN LUDLOW: Right.

25 MR. BLOCKER: -- is somewhat challenging and

1 we want to make sure that we're consistent and fair  
2 and impartial as we go through that. So we have  
3 some flexibility in this obviously as a government  
4 entity, but we'll -- Mr. Topp and I will continue  
5 to kind of work on that and report back to the  
6 board, so...

7 CHAIRMAN LUDLOW: Okay. Good. Thank you.

8 MR. WILEY: Reba?

9 CHAIRMAN LUDLOW: Yes?

10 MR. WILEY: Can I speak?

11 CHAIRMAN LUDLOW: Mark, yes.

12 MR. WILEY: My name's Mark Wiley. Suzanne and  
13 I live down here in Madeira half the year and we  
14 came from Arkansas because my children moved down  
15 here for work. She teaches fifth grade down at  
16 Hickory Creek and the kids go to school at Bartram.

17 And I've been flying about 11, 12 years. I  
18 sent a son through a Embry-Riddle similar situation  
19 in Arkansas. He flies Learjets now for Dillard.  
20 They're a corporation that comes down here quite a  
21 bit and...

22 So I -- as I -- we started coming down,  
23 obviously having an airplane is advantageous to a  
24 two-day drive and -- but with airplanes, I'm saying  
25 this so that the board who are not airplane owners

1 understands this -- we're real close to the ocean.

2 Saltwater, it affects airplanes tremendously.

3 The first year I was here, I would leave a Bonanza

4 which I had purchased that year, it's a \$300,000

5 airplane, sitting out here on the tarmac a little

6 bit, and I got to where I'd take it to Palatka

7 which is an hour drive, because it's 35 miles

8 inland and less salt air corroding -- corrosion to

9 the aircraft.

10 MR. TOPP: Yeah.

11 MR. WILEY: So T-hangars are extremely

12 important, and hangars in general I should say are

13 extremely important to general aviation.

14 It's nice to come to this meeting. I came a

15 year ago and I didn't feel, like, comfortable

16 standing up. It's just a very open meeting now and

17 I appreciate that.

18 MR. TOPP: Yeah, we had that discussion

19 Saturday, didn't we?

20 MR. WILEY: The realities are that this

21 county, as you know, is exploding in growth and

22 we're just a miniscule part of that. But for every

23 hundred people, how many airplanes are coming with

24 them?

25 MR. TOPP: Right.

1           MR. WILEY: People like me, I need to have a  
2 place, as we do in Arkansas, because we go back  
3 there summer and fall, at least at this point. And  
4 this airport, being a mile down the road, affords  
5 an awful lot of opportunity for -- I was just  
6 talking to our -- one of our engineers. I'm going  
7 to take him up -- never been up. This is general  
8 aviation aircraft --

9           CHAIRMAN LUDLOW: Be careful.

10          MR. WILEY: -- flying. So this airport's  
11 extremely convenient to those of us that are moving  
12 to the area. And there's going to be more and more  
13 small light airplanes coming into this question.

14          MR. TOPP: No question.

15          MR. WILEY: And the realities are that all  
16 Learjet drivers for Dillard started in small  
17 planes.

18          CHAIRMAN LUDLOW: I'll be darned.

19          MR. TOPP: That's right.

20          MR. WILEY: And I don't think that's  
21 emphasized enough. I'm in -- the area I'm in in  
22 Arkansas, we don't have enough flight instructors,  
23 so at 65, I finished being a CFI and last year, I  
24 assumed II because we needed people to help out for  
25 nothing but biannual reviews.

1           CHAIRMAN LUDLOW: That's a shortage.

2           MR. WILEY: So I'm emphasizing that to board  
3 members that are not pilots and don't own  
4 airplanes, that this general aviation culture out  
5 here, number one, it's kind of inbred; we all know  
6 each other. I very quickly got to know --

7           CHAIRMAN LUDLOW: It's a community airport,  
8 like it should be.

9           MR. WILEY: And as this airport -- as this  
10 area attracts more airplanes, it's going to need  
11 hangars.

12           And last, I've been on the list for three  
13 years, maybe four because we started coming down  
14 here in 2019, and it's moved very slowly.

15           Interesting enough, Palatka, I've got a  
16 permanent situation over there this year after  
17 about two and a half years, and their airport  
18 manager did a real good job of going through and  
19 finding out what was real and wasn't real and --  
20 you know.

21           MR. TOPP: Great.

22           MR. WILEY: And it's really culled out a lot  
23 of the issues that they have without having to  
24 apply fees necessarily. But --

25           MR. OLSON: Okay.

1           MR. WILEY:  -- it's an hour away, though, and  
2           I pay taxes over here.

3           MR. TOPP:  That's right.

4           MR. WILEY:  It would be nice to have a hangar  
5           here.

6           So I would -- also, we're talking about  
7           T-hangar fees, but the realities are that you guys  
8           need to make first and foremost priority toward  
9           those people that are going to have airplanes at  
10          this port -- airport in a hangar, because we're not  
11          going to leave it out on a tarmac, and that means  
12          building more and more hangars.  You at least need  
13          50 right now.

14          MR. TOPP:  Yeah, we've got 34 in process right  
15          now.

16          MR. WILEY:  So --

17          CHAIRMAN LUDLOW:  So -- and thank you, yes.  
18          But we forget sometime that everybody's not a  
19          pilot.  I'm the only pilot.

20          MS. MARTIN:  No, Dennis.

21          MR. TOPP:  Dennis.

22          CHAIRMAN LUDLOW:  Dennis is a pilot, but he  
23          doesn't have a plane anymore.

24          Any -- any other comment -- thank you, Mark.

25          Any other comments?

1 (None.)

2 CHAIRMAN LUDLOW: Okay. Our next agenda item  
3 is chairman to assign liaison from  
4 Airport Authority board to county board. And I'd  
5 just like to say there's no action on that at this  
6 time. The board's working together with legal and  
7 that's -- that will come up at another time.

8 MR. OLSON: Okay.

9 CHAIRMAN LUDLOW: Okay. And next is deputy  
10 executive director.

11 MR. TOPP: Right. In the -- in our last  
12 workshop, we discussed -- if you look at our --  
13 our -- the plan that we have, one of the things  
14 that was called out was to have a deputy executive  
15 director.

16 Why? It -- there -- just this past month, all  
17 the relationships that we have been developing with  
18 the county, with badge people to replace the badge  
19 people we have now, Atlantic Aviation, Grumman, all  
20 those things, that's something that takes some time  
21 to develop. Fortunately for me, I was here three  
22 years prior to doing this job so I got to know  
23 everybody because I was with SAAPA.

24 It's important, and one of the things, and  
25 Reba said it a little while ago, was that -- and I



1           have a list that we're going to go through here in  
2           a minute of the qualifications of an executive  
3           director, but to train that person, and in this  
4           case Courtney, and one of the key things besides  
5           what's on this list that I have here of 11 items  
6           for this executive director quali- -- not  
7           qualifications, talents or whatever, is this job  
8           does not need a bureaucrat.

9                     It would need a business person, an  
10           entrepreneur, if you will or whatever, to recognize  
11           opportunities -- I'm going to speak to that on one  
12           of the last bullet points on here, a business  
13           development plan that I have running around in my  
14           head.

15                    So we need a success- -- a succession plan,  
16           and to train Mr. Pittman to understand how the  
17           business is run, how to recognize opportunities,  
18           and know people and to be able to -- if God forbid  
19           something happens to me, that he has the capability  
20           to step into it. And --

21                    CHAIRMAN LUDLOW: He's going to learn every  
22           job, right?

23                    MR. TOPP: That's -- he's in his truck all the  
24           time. He took his truck away -- he took Matty's  
25           truck away, driving around in the truck.

1           CHAIRMAN LUDLOW: I mean every job in the  
2 office, also.

3           MR. TOPP: Yes. That, too, yes.

4           MR. OLSON: I -- I do have thoughts about  
5 that.

6           MR. TOPP: Great.

7           MR. OLSON: I'm not so sure that we should do  
8 any more staff matters until we -- especially  
9 creating new positions, until we have our search  
10 completed for our new director. I think it's great  
11 that Mr. Pittman is on board. I think he's been on  
12 board for -- two months?

13          MR. PITTMAN: Yes, sir.

14          MR. OLSON: And so, I -- I just am wondering  
15 the kinds of things you outlined and the training  
16 and getting up to speed, I would expect that our  
17 operations director would -- in his current  
18 position would be doing that, anyway, and --

19          MR. PITTMAN: Yes.

20          MR. OLSON: -- you know, we have a -- I would  
21 say that if something, God forbid, happened to you,  
22 Mr. Topp, tomorrow, that we'd probably looking at  
23 Mr. Pittman anyway, or our -- or whoever is  
24 oper- -- occupying the operations director  
25 position.

1           I -- I'm just concerned about making  
2 additional organizational decisions because  
3 people -- a prime candidate that we may have coming  
4 in, I think we need to think about that individual  
5 having thoughts and important ideas about how that  
6 would work.

7           MR. TOPP: Uh-huh.

8           CHAIRMAN LUDLOW: And thank you for your  
9 comment. Any other comments?

10          MS. CASH-CHAPMAN: I agree with Mr. Olson.

11          CHAIRMAN LUDLOW: Okay. Thank you. That's  
12 good, Jaime. So we -- with the succession plan,  
13 and are you going to speak of the executive --

14          MR. CLARKE: I was -- I was going to ask that  
15 question.

16          CHAIRMAN LUDLOW: Okay.

17          MR. CLARKE: To put the -- put that in  
18 perspective, how are we -- with the succession  
19 planning and, you know, does -- are we putting the  
20 cart before the horse, in other words?

21          MR. TOPP: Right.

22          MR. CLARKE: So, you know, that's one of my  
23 concerns.

24                 I'm fully supportive of naming Mr. Pittman as  
25 deputy executive director, but I think we need it

1           within the context of the succession plan and the  
2           business plan. There was a note here that we may  
3           have to revise, make some adjustments to our  
4           strategic business plan --

5           MR. TOPP: Right.

6           MR. CLARKE: -- and how does it fit within  
7           that --

8           MR. TOPP: Right.

9           MR. CLARKE: -- so...

10          MR. TOPP: Well, how does it fit in there? I  
11          was really speaking to when we had the meeting  
12          about the business plan and we talked about maybe  
13          defining the airline point that was on that  
14          business plan. There was some conversation about  
15          that and we need to make some changes there.

16          You know, I brought -- I put it on the agenda  
17          because it was brought up in the last meeting.  
18          Courtney's -- Mr. Pittman's doing a great job  
19          and -- and grabbing hold and making things happen.  
20          I don't have to ask for it twice. It's done -- as  
21          I like to say, it's done and done.

22          You know, if we want to -- if y'all want to  
23          revisit this later on, that's fine. We'll be fine.  
24          It's not going to change any -- his salary would  
25          remain the same either job. So that's not my

1 decision. You know, it's not something that I'm --

2 CHAIRMAN LUDLOW: Thank you. I would like to  
3 say something on that and then probably to  
4 Mr. Olson.

5 I don't think we should completely stop  
6 growing as we're growing. We really need a chief  
7 financial officer, and we shouldn't wait for  
8 another four, five, or six months. You know what  
9 our books are --

10 MR. OLSON: I do.

11 CHAIRMAN LUDLOW: -- so... Yes.

12 MR. OLSON: But I have other ideas about that,  
13 and I just don't think we are able to right now at  
14 this meeting discuss more weight put into our --

15 CHAIRMAN LUDLOW: Okay. But you brought it  
16 up.

17 MR. OLSON: I did. I did.

18 MS. CASH-CHAPMAN: I'm sorry. Are we -- are  
19 we talking about a chief financial officer?  
20 Because I thought we were talking about a deputy  
21 executive director.

22 CHAIRMAN LUDLOW: That -- that's right.

23 MS. CASH-CHAPMAN: Is that one and the same?

24 CHAIRMAN LUDLOW: But he's also saying don't  
25 hire anybody.

1 MR. OLSON: Well, it's a longer discussion.

2 MR. TOPP: Yeah, it's a big discussion.

3 MR. OLSON: I think we should just probably  
4 stick with our agenda.

5 CHAIRMAN LUDLOW: Okay. Thank you.

6 MR. TOPP: And we can talk about that at  
7 the -- at the next workshop or whatever, because  
8 I've been talking a lot to the -- to our auditors,  
9 and there's some pretty good ideas that they have  
10 as far as that's concerned, and I think it's right  
11 on the same page.

12 CHAIRMAN LUDLOW: Okay. I have a question.  
13 I'm not playing on my phone, you guys. I put --  
14 put Facebook on so I can see comments.

15 So, Mr. William Sauer -- Sauerwein has asked  
16 this question before. I know -- I was going to ask  
17 legal if I should even bring this up, but it's a  
18 good time to answer his question -- you know, the  
19 board to answer his question.

20 So who would like to answer Mr. Sauerwein? He  
21 says, "When will Silver Airways and/or Avelo  
22 Airlines come to St. Augustine?" I've already said  
23 we can -- when we tax everybody? I mean, Daytona  
24 got it because they put a tax on everybody. We're  
25 self-sustaining; we haven't taxed anybody.

1           MS. CASH-CHAPMAN: And I think that might be a  
2 question that's better left to after we adjust and  
3 readdress our business plan and where we're headed  
4 as a board, because as we know, the business plan  
5 was really kind of developed before most of us were  
6 on the board.

7           And I think, you know, with the administration  
8 change and the board changes, we've made a lot of  
9 progress. It might not look that way all of the  
10 time, but I -- I am confident in the fact that  
11 we've made a lot of progress together.

12           CHAIRMAN LUDLOW: Me, too.

13           MS. CASH-CHAPMAN: And I think that we have --  
14 I know that we have discussed this in various  
15 workshops and meetings and that none of us are  
16 against having commercial airline. It's a matter  
17 of finding the right airline and it's a matter of  
18 finding an airline that works for the people that  
19 put us in these seats. And, you know, maybe not  
20 waiving every fee ever for an airline, but, you  
21 know, doing things that are really going to benefit  
22 us as a community.

23           So I think that that's something that we would  
24 probably reevaluate a little bit later on and maybe  
25 get on a workshop agenda if it's that important to

1 the public.

2 CHAIRMAN LUDLOW: I agree. And thank you for  
3 caring about that, Mr. Sauerwein. We appreciate  
4 you watching our meetings and being involved.  
5 Thank you for letting me do that. I wasn't sure if  
6 I should do that.

7 So are we going to do executive director  
8 search or --

9 MR. TOPP: No. I just want to speak to that.

10 I have meetings tomorrow with the search firms  
11 and start getting pricing and the hybrid -- we  
12 talked about a hybrid version. So I'm looking into  
13 that. And I also, when I talked to -- can you pass  
14 this out to the board and anybody else that might  
15 want it?

16 MR. PITTMAN: Absolutely.

17 MR. TOPP: And I added -- I did this post  
18 publishing this. It's just in addition to what we  
19 talked about.

20 CHAIRMAN LUDLOW: Thank you.

21 MR. TOPP: I did a bunch of research and --  
22 from across the web and discussions with other  
23 airport managers and looking at, for instance --

24 MR. OLSON: Oh, Mr. Topp, before we move on  
25 from -- apparently you moved on to something else.



1 I just want to, I don't know, ask a question or  
2 make a comment about the search firm matter.

3 MR. TOPP: Uh-huh.

4 MR. OLSON: I -- I wasn't clear from our last  
5 board discussion when this came up, the specific  
6 search firms, that that was the next --

7 MR. TOPP: Hold on --

8 MR. OLSON: That the next step was for you to  
9 be interviewing search firms.

10 I'm not sure that the board was together on  
11 even going to a search firm, but I think this  
12 board, given that there's -- this board needs to  
13 take the lead in any move relative to the executive  
14 director. I believe that Michelle really needs to  
15 be engaged and help us -- lead us through the  
16 process because she took that on.

17 MS. CASH-CHAPMAN: I appreciate that. I think  
18 what we had decided at our workshop is that because  
19 we had a few options, one of the options were to  
20 involve a search firm again. One was to involve a  
21 partial search firm --

22 MR. OLSON: -- okay.

23 MS. CASH-CHAPMAN: -- partial with us. One  
24 was for us to do our search again, and one was to  
25 leave Mr. Topp in the position.

1           And so, I think because we hadn't agreed yet  
2           on that, we're still kind of gathering the  
3           information, so I think that's when we requested  
4           that the office just goes through and gets some  
5           quotes --

6           MR. OLSON:   Okay.

7           MS. CASH-CHAPMAN:  -- so that we know what  
8           we're looking at and if we think the cost is  
9           worth --

10          MR. OLSON:   Okay.

11          MS. CASH-CHAPMAN:  -- the value.

12          MR. OLSON:   Thank you for that clarity.  I  
13          appreciate that.

14          MR. TOPP:    That's exactly right.

15          CHAIRMAN LUDLOW:  Okay.  And I would -- I  
16          forgot what I wanted to say.  And I would like -- I  
17          would like to say Michelle, we did appoint Michelle  
18          to head up the last search.  That didn't mean she  
19          heads up every search.  She has to be decided  
20          about --

21          MR. OLSON:   Well, it's been -- we have not  
22          halted the search, as far as I know.

23          CHAIRMAN LUDLOW:  We had one search and that  
24          fell through.  So we -- if we have another search,  
25          then that's up to the board to decide if they want

1 Michelle to head that one up or not or to go  
2 outside.

3 MS. CASH-CHAPMAN: Right. And I think that  
4 we're not going to come up with that decision until  
5 we weigh all the options of all of the other  
6 things.

7 MR. TOPP: Right.

8 MS. CASH-CHAPMAN: So I think at our next  
9 executive director workshop and we have the  
10 information and then we'll know. Because if  
11 it's -- if it's a search firm, then it's none of  
12 us, it's a search firm. And so I think we'll be  
13 better equipped to discuss that at a workshop once  
14 we have all of the pieces to the puzzle.

15 MR. TOPP: Yeah, if I could interject on that  
16 a little further. Go ahead, Dennis.

17 MR. CLARKE: I just have a question for our  
18 counsel. Is it not the prerogative of the board or  
19 the board chair to appoint, you know, a person  
20 to -- to do that? I just want that clarified.

21 MR. BLOCKER: It is, Mr. Clarke. So our Chair  
22 does have the authority to appoint to committees,  
23 and, you know, input from the board is -- is  
24 welcome but ultimately the Chair has the authority.

25 MR. CLARKE: All right. I just wanted to make

1           sure.

2           CHAIRMAN LUDLOW: Thank you. And, yes, I knew  
3           that and I didn't want to bring that up when we  
4           were working -- at last meeting when we were  
5           setting up our representative areas, you know --  
6           that I wanted to give everybody a chance to do kind  
7           of what they wanted to do.

8           MR. TOPP: I'll report back when we get our  
9           workshop. But I -- I went through the Internet,  
10          talked to some airport managers, actually received  
11          from Naples and a couple other -- a couple of other  
12          airports job descriptions, and I sent to our new HR  
13          firm our job descriptions that are on our S-drive  
14          and then I sent them in a separate e-mail  
15          comparable air -- job descriptions from Naples and  
16          some other places for them to look over.

17          And one of the things that came out from when  
18          looking at those was this list of various sources,  
19          what are the attributes an airport  
20          manager/executive director should have? And  
21          there's 11 of them here.

22          The one that's not in here is accounting. But  
23          communication, leadership, organizational skills,  
24          problem solving, customer service skills,  
25          decision-making, effective under pressure -- boy,

1 we know that -- multitasking, interpersonal  
2 communication, knowledge of aviation, and  
3 supervising of staff.

4 And when I talked to these search firms or we  
5 talked to anybody about helping us, whether it's  
6 AAAE, FAC, Michelle, whoever, we really need to  
7 stress these things, because I can speak from  
8 experience that I've hit all 11 of these in the  
9 last six months.

10 CHAIRMAN LUDLOW: That's right. We have  
11 looked at a lot of them.

12 MR. CLARKE: Mr. Topp, was it a source of  
13 these attributes, did they come from your resume?

14 MR. TOPP: I'm sorry?

15 MR. CLARKE: Did they come from your resume?  
16 I think I've seen these before.

17 MR. TOPP: No, but they could. Appreciate  
18 that.

19 MR. OLSON: I'm glad you mentioned about  
20 accounting and finance, because the two other  
21 things I would add to it that we -- we strongly  
22 need, that any airport authority needs or public  
23 airport, is public financial management wherewithal  
24 for budget preparation, budget monitoring, all of  
25 that. And the whole matter of an airport authority

1 is a governmental agency and being able to have  
2 that public management understanding and background  
3 is important for it.

4 CHAIRMAN LUDLOW: Thank you. That means you  
5 agree that we could use a chief financial officer?

6 MR. OLSON: No, I'm saying that -- I would say  
7 that many authorities our size, that the director,  
8 the executive director, is totally on top of the  
9 budget --

10 CHAIRMAN LUDLOW: Right.

11 MR. OLSON: -- and the financial issues --

12 CHAIRMAN LUDLOW: Yes.

13 MR. OLSON: -- and management of that  
14 authority.

15 MR. TOPP: Well, we will be by the time the  
16 budget comes out again because I came on board  
17 right when we were putting out the new one, so I  
18 did not have time to work on it --

19 MR. OLSON: You did.

20 MR. TOPP: -- but by the time -- by the time  
21 we come to the next one, we will be ready.

22 CHAIRMAN LUDLOW: We have made major major  
23 headway, I'm telling you, major headway. Our next  
24 item on the agenda --

25 MS. MARTIN: No.

1           CHAIRMAN LUDLOW: Excuse me?

2           MS. MARTIN: Public comment?

3           CHAIRMAN LUDLOW: Public comment? Anybody --  
4 would anybody like -- I guess board comment said  
5 it, so we can have public comment on each one of  
6 the items. So would you like to say something?

7           MS. MARTIN: Yes. Sacha Martin.

8           I just wanted to say that I had sent to the  
9 board a memo, and basically I was very surprised  
10 and concerned that we were going to be at this  
11 point in time looking for or putting -- looking for  
12 a new executive director.

13           And I pointed out 14 items of things that  
14 Jaime has done as executive director that are above  
15 and beyond. And I left some things out, like the  
16 team-building he's done with employees every  
17 Friday. I left out the northeast sector. I left  
18 out doing tenant surveys, which have never been  
19 done, and the MRO, bringing an MPO in.

20           So I just wanted to formally say that I think  
21 we should just let the momentum continue and not  
22 spend a whole lot more money at this point. Now I  
23 know there is a -- a lead time necessary to do a  
24 search and to also train the person in our  
25 operations, but if there's success going on, why

1 don't we continue with the success? If the success  
2 stops, yes. Thank you.

3 CHAIRMAN LUDLOW: Thank you, Sacha. You  
4 uttered the words that many of us feel the same.  
5 Any other comment? Gary?

6 MR. COURTLAND: Yeah, just -- just one other  
7 general comment. I -- I agree in terms of the  
8 general sentiment that Ms. Martin just explained.  
9 I didn't send a memo to the board, I don't have all  
10 of those specific details.

11 But I used to work for a very large  
12 corporation. We had a did a lot of execute  
13 searches. We recruited in a lot of people. And  
14 frankly, the success in that process is very very  
15 mixed. You know, taking what isn't broken and  
16 trying to make changes --

17 CHAIRMAN LUDLOW: Uh-huh.

18 MR. COURTLAND: -- I think is probably a bad  
19 idea.

20 CHAIRMAN LUDLOW: Uh-huh.

21 MR. COURTLAND: I would agree particularly  
22 with Ms. Martin's recommendation and conclusion  
23 that I don't think we need to do a search now. I  
24 think we've got someone who's an executive director  
25 who seems to be doing a good job.



1           Now you're in the position to judge that, I'm  
2 not, except to the extent I have engaged with Jaime  
3 I've been very impressed, particularly the change  
4 since, you know, the prior regime.

5           The candidate who is being proposed as the,  
6 you know, assistant executive director seems very  
7 solid to me. I can't say I've spent a lot of time  
8 with him. But given that they're working closely  
9 together and it seems the job is going well, I  
10 wouldn't necessarily change things at this stage.  
11 That would be my recommendation.

12           CHAIRMAN LUDLOW: Thank you.

13           And I -- I agree with that. I -- it just  
14 would have been such a disaster if we'd gotten a  
15 brand new executive director months -- to seven  
16 months ago. Because Jaime has -- because he  
17 already knows the airport, he knows the people, and  
18 he knows the county, he knows how to get things  
19 done. He has really pulled us out of so many bad  
20 situations.

21           We still have more to go. And that's why I  
22 would like -- it would be difficult for another  
23 person to step in in the middle of these projects.  
24 And if he's willing to stay two years, that's --  
25 you know, that would end -- get these projects have

1           him -- have a new one come in. He doesn't want  
2           this job forever.

3           MS. MARTIN: Also -- also, a new person is an  
4           unknown quantity. The first two weeks, they may  
5           look like heroes --

6           CHAIRMAN LUDLOW: Yes.

7           MS. MARTIN: -- and then may go downhill, you  
8           know --

9           CHAIRMAN LUDLOW: That's right.

10          MS. MARTIN: -- majorly from there.

11          CHAIRMAN LUDLOW: That's right. Vinny.

12          MR. BEYERS: I agree 100 percent with the two  
13          statements that were just made, but Jaime's not  
14          going to be here for much longer, maybe two or  
15          three more years.

16          MR. BLOCKER: Excuse me, sir. Hold on a  
17          second. But if you'd just -- just so we can have  
18          organized, Madam Chair, I think our rules say we  
19          just need to have them come up to the microphone,  
20          state their name --

21          CHAIRMAN LUDLOW: Okay.

22          MR. BLOCKER: -- so we're clear on --

23          CHAIRMAN LUDLOW: I feel like we're --

24          MR. BLOCKER: -- sort of --

25          CHAIRMAN LUDLOW: Yeah.

1           MR. BEYERS: All right. Vinny,  
2 Atlantic Aviation. I agree with the past two  
3 statements made. You've got Mr. Topp here doing a  
4 fine job. Why fix what's not broken? And  
5 Mr. Pittman's chomping at the bit to be the next  
6 airport executive director. There you go. It's  
7 right in front of you guys' face.

8           CHAIRMAN LUDLOW: That's -- thank you. Thank  
9 you. I appreciate that. We will get a lectern up  
10 here. I tried to get it today, but I didn't have  
11 time. And this sits here because it's a speaker so  
12 the microphone will pick it up everywhere. But I  
13 do want the lectern back up so you have a place to  
14 put your papers and -- and people aren't looking at  
15 your back.

16          MR. TOPP: Right.

17          CHAIRMAN LUDLOW: So that will happen, I  
18 guarantee you. Thank you. Any other comments?

19                                 (None.)

20          CHAIRMAN LUDLOW: Okay. Right. Our next  
21 item --

22          MR. TOPP: Yeah, that's all I had on that.  
23 We've beat it to death. Thank you for your  
24 support, everybody. I'm having fun most of the  
25 time, okay? And I want to continue doing that.

1           CHAIRMAN LUDLOW:  Maybe we should check on  
2           him.

3           MR. TOPP:  Business development plan to grow  
4           revenue at the airport, as I've mentioned in the  
5           past, I was fortunate to inherit from my dad his  
6           subscription, may he rest in peace, of  
7           Aviation Week~&~Space Technology.  And he used to  
8           call it Aviation Leak & Space Technology because  
9           he'd be looking at it on projects that he was  
10          working for the DOD and he'd go, "How do they know  
11          about this?" you know.

12          And I stumbled across an ad in the magazine,  
13          and there is a database, and I have to get -- find  
14          out what it costs for that database, where we could  
15          go on and talk to -- you know, we've talked about  
16          MROs here, right?

17          The ideal MRO would be one like Grumman where  
18          we -- we're doing work on the whole airplane,  
19          right?  And we've already determined that on the  
20          west side of the airport, to get that done, we'd  
21          have to get traffic signals and get airplanes apart  
22          and go do it at 3:00 in the morning, and Mr. Clarke  
23          said he would sell coffee and doughnuts for that  
24          when everybody's stopped on U.S. 1 when the  
25          airplanes taxi across.

1 MR. CLARKE: Hundreds of people.

2 MR. TOPP: But maintenance repair and overhaul  
3 starts with simple things like the brake assembly  
4 on an airplane. The ailerons, if somebody --

5 CHAIRMAN LUDLOW: Okay, Jaime.

6 MR. TOPP: -- backs into an airline -- huh?

7 CHAIRMAN LUDLOW: Okay.

8 MR. TOPP: Okay. Keep going.

9 Anyway, we can identify these MROs around the  
10 world. And -- and Joy and I were talking about  
11 this. Let's go to somebody up in Nebraska in the  
12 middle of the winter and say, Hey, we've got space  
13 here for you to build a place and overhaul whatever  
14 in the middle of the winter in Nebraska.

15 CHAIRMAN LUDLOW: Yeah, right.

16 MR. TOPP: And, oh, by the way, show up in  
17 shorts, we were joking about, right?

18 CHAIRMAN LUDLOW: Right.

19 MR. TOPP: There's a huge opportunity there  
20 and it wouldn't be a lot of work. So we can fill  
21 it in and to drive revenue to the airport. So  
22 that's -- that's kind of my idea to -- and I'm  
23 going to work on that.

24 CHAIRMAN LUDLOW: Good. And -- and thank you.  
25 And you just blew my five-minute rule.

1 MR. TOPP: I did? That was three minutes.

2 MR. CLARKE: He's -- he's a member of staff.

3 CHAIRMAN LUDLOW: I know, and I didn't  
4 think -- but anyway, that's very good advice, but I  
5 didn't want to hear about the nuts and bolts --

6 MR. TOPP: Roger.

7 CHAIRMAN LUDLOW: -- but good deal.

8 Okay. Business dev- -- that was business  
9 development?

10 MR. TOPP: That was business development.

11 CHAIRMAN LUDLOW: Okay. Possible adjustment  
12 to the strategic business plan?

13 MR. TOPP: Yeah, we kind of talked about that  
14 a little -- little while ago, about -- and I think  
15 Ms. Cash-Chapman put a good dot on it, the second  
16 scoop of ice scream, if you will.

17 MS. CASH-CHAPMAN: That's what I do.

18 MR. TOPP: Sorry, I couldn't resist.

19 CHAIRMAN LUDLOW: I'd like to remind everybody  
20 that even when Henry was talking about the  
21 comprehensive plan, when you talk about the  
22 comprehensive plan, you're talking about at least  
23 20 years. When you talk about strategic plan,  
24 you're talking about around five years; is that  
25 right?

1 MR. BLOCKER: Yes, ma'am.

2 CHAIRMAN LUDLOW: Okay.

3 MR. OLSON: So are we at the end of the  
4 agenda, it looks like?

5 CHAIRMAN LUDLOW: No, no. No, I just -- I  
6 wanted to say that when Henry was up --

7 MR. OLSON: Okay.

8 CHAIRMAN LUDLOW: -- so.

9 MR. OLSON: Okay.

10 CHAIRMAN LUDLOW: But, no, he -- he's still  
11 on, but he was waxing eloquently.

12 MR. OLSON: Okay.

13 CHAIRMAN LUDLOW: So that's the end of your  
14 report, Jaime?

15 MR. TOPP: Yes, it is.

16 CHAIRMAN LUDLOW: Okay.

17 MR. TOPP: Well, I have a report in there,  
18 too, but it will go very fast.

19 STAFF REPORT

20 CHAIRMAN LUDLOW: Okay. And then our next  
21 item agenda -- on the agenda is the meeting with  
22 county economic development and vetting potential  
23 commercial tenants, define --

24 MR. CLARKE: How about this one, possible  
25 adjustment, or did we already address this?

1           CHAIRMAN LUDLOW: I already just finished  
2 that. Did you finish possible --

3           MR. TOPP: Right.

4           MR. CLARKE: Okay.

5           CHAIRMAN LUDLOW: All right. Okay.

6           MR. CLARKE: I'm sorry.

7           CHAIRMAN LUDLOW: So -- and the agendas are  
8 out front in case you guys want to say see.

9           MR. TOPP: Yeah, the meeting with the --  
10 meeting with the county economic development, I  
11 talked about that earlier, and one of the things  
12 that I think we talked about in the workshop real  
13 fast was that we get a lot of phone calls about  
14 people wanting to -- you know, I want to build a  
15 hundred thousand square foot building or we want to  
16 do this or that.

17           And we don't want a lot of concrete, and I  
18 take that from Mr. Olson, who made that statement a  
19 while back and I agree with him. We want  
20 operations that have to do with -- with that -- not  
21 with that, but to have MROs, flight school -- you  
22 know, schools, aviation-related things.

23           So what we have been talking to, and I know  
24 Mr. Blocker is working on a intergovernmental  
25 agreement, that we will vet any of those calls that



1 Roxanne or anybody gets in our office will go to  
2 the county, they will vet them through their  
3 economic development group and say, oh, yeah, all  
4 right, you qualify, and then they'll turn them back  
5 over to us.

6 CHAIRMAN LUDLOW: Okay.

7 MR. TOPP: Okay?

8 CHAIRMAN LUDLOW: And I have just been  
9 reminded to please come to the front, state your  
10 name and address, and don't get me in trouble  
11 anymore.

12 I -- I'm more casual. I feel like, you know,  
13 we're all -- it's a workshop. But I do think we  
14 should keep decorum and we should -- even the board  
15 should not speak until we're called on. But, you  
16 know, we've -- we've just been lax. We're just  
17 family.

18 MR. TOPP: That's right.

19 CHAIRMAN LUDLOW: Okay. Your MRO business  
20 plan?

21 MR. TOPP: That's more of what I just talked  
22 about.

23 CHAIRMAN LUDLOW: Okay.

24 MR. TOPP: I don't want to -- we don't want to  
25 dig down in it, but I'm going to be building one up

1 for that.

2 CHAIRMAN LUDLOW: Okay. Now, the historic  
3 buildings, you guys know about the train buildings  
4 right here where CAP had their meetings and they  
5 have the blue roof, a blue tarpaulin on it because  
6 it was leaking and almost falling down. So Jaime  
7 has fantastic news on that.

8 MR. TOPP: Yeah, that's done and the folks in  
9 Hastings are going to be -- they -- they agreed  
10 that they're going to be able to get that done  
11 inside of by September 1st. I think they've  
12 already collected -- I think I got something from  
13 Reba over the weekend, a -- what's it called?  
14 The -- it wasn't TikTok, it was --

15 CHAIRMAN LUDLOW: The Nextdoor.

16 MR. TOPP: The Nextdoor app.

17 CHAIRMAN LUDLOW: Yes.

18 MR. TOPP: That they've collected close to  
19 \$300,000 of the --

20 CHAIRMAN LUDLOW: Yes.

21 MR. TOPP: -- \$500,000 that they need --

22 CHAIRMAN LUDLOW: They jumped right on there  
23 to get money to transport it.

24 MR. TOPP: Right.

25 CHAIRMAN LUDLOW: And so they're saying,

1 Please donate, please donate, it's Hastings. You  
2 know, it's going to be great to have in our  
3 downtown, and man, they just jumped right on it.

4 MR. TOPP: Yeah.

5 MR. CLARKE: Wow.

6 MR. OLSON: Wow.

7 CHAIRMAN LUDLOW: \$300,000 already.

8 MR. OLSON: Wow. That's amazing.

9 MR. TOPP: Isn't that? Yeah.

10 CHAIRMAN LUDLOW: And all --

11 MR. OLSON: And it's good for us, too.

12 MR. TOPP: That's right. And then I reached  
13 out to Mr. Blocker today, and I also -- she had  
14 kind of asked me for a letter also to send them,  
15 and I wanted to get in the body of that letter --  
16 I'll send you what she asked, but in the bottom of  
17 that, like all the costs will be on you guys --

18 MR. BLOCKER: Absolutely.

19 MR. TOPP: -- not on us.

20 CHAIRMAN LUDLOW: Right.

21 MR. TOPP: And also, he's going to put us in  
22 touch with the tax attorney that we had or tax  
23 expert because I know we talked about it at the --  
24 at the meeting, that we wanted to find out if there  
25 are any tax incentive -- incentives there. So

1 we'll work on getting that done.

2 CHAIRMAN LUDLOW: Fantastic. I just think  
3 that's wonderful. That's just good begetting good.

4 MS. MARTIN: Public comment?

5 CHAIRMAN LUDLOW: Yes, public comment.

6 MS. MARTIN: Oh, are you finished with board  
7 comment?

8 CHAIRMAN LUDLOW: Any board comment on  
9 Jaime -- on the relocation of the historic  
10 buildings?

11 (None.)

12 CHAIRMAN LUDLOW: Nope. Public comment.

13 MS. MARTIN: Okay. Sacha Martin. I don't  
14 usually talk this much, but this agenda had a lot  
15 of items that I've involved with in some way.

16 I'm best friends with the executive director  
17 of Hastings Main Street. So when I learned or I  
18 got the -- I saw on the Nextdoor that it was a done  
19 deal that they had been already given the go-ahead,  
20 I contacted my friend, the executive director, and  
21 she said, yes, absolutely, that they plan to go  
22 ahead and they have to do it by September 1st. But  
23 also they -- I said, Well, there a problem with the  
24 transportation of the buildings. And she said, We  
25 are going to do it by barge.

1           And they also know that the buildings need a  
2 lot of repair and they know that it's going to take  
3 at least a hundred thousand dollars to get the  
4 buildings repaired. The president of Hastings Main  
5 Street is in the business of redevelopment --

6           CHAIRMAN LUDLOW: Correct.

7           MS. MARTIN: -- and that board -- the Hastings  
8 board, if they want to do something, they decide to  
9 do something, by gosh, they do it.

10          CHAIRMAN LUDLOW: They do, yeah.

11          MS. MARTIN: So it's a very positive win-win  
12 situation for everyone and the prospective  
13 developer won't have to deal with the buildings.

14          CHAIRMAN LUDLOW: Uh-huh. That was very good.  
15 There's one little drawback where our fence people  
16 aren't going to be too happy.

17          MR. TOPP: No, that's part of what they're  
18 going to have to cover.

19          CHAIRMAN LUDLOW: Yeah.

20          MR. TOPP: And we're not just going to repair,  
21 we're going to have the fence people come back out  
22 and they're going to take it out and put it back.

23          CHAIRMAN LUDLOW: I got you.

24          MR. TOPP: Because to get to the barge,  
25 they -- we don't have a fence wide enough to get

1 the building through.

2 CHAIRMAN LUDLOW: I couldn't be more  
3 pleased --

4 MR. TOPP: Yes.

5 CHAIRMAN LUDLOW: -- with it. Yes. Any board  
6 comment?

7 MR. OLSON: No, it's just great.

8 CHAIRMAN LUDLOW: Thank you. Our next item on  
9 the agenda, selection of appraiser for  
10 Compass Point.

11 MR. TOPP: We have -- this was printed before  
12 Mr. Olson and I had our last meeting and we've  
13 selected a -- an appraiser, and I signed his quote  
14 and Mr. Olson has given me some information that I  
15 need to get over to Mr. Hoagley (phonetic) to give  
16 that to -- to Roxanne and we can get that out to  
17 him.

18 CHAIRMAN LUDLOW: Thank you.

19 MR. TOPP: Is that something we could scan,  
20 Mr. Olson, and send to him?

21 MR. OLSON: Well, just look at it. It's --  
22 some of it is documents that -- I don't know, I  
23 guess you could scan it --

24 MR. TOPP: We'll look at it --

25 MR. OLSON: -- and email it.

1           MR. TOPP: -- tomorrow morning and if we can  
2 scan and send it to him, it's better than snail  
3 mail.

4           MR. OLSON: Or just express delivery or  
5 whatever. I don't know where he is.

6           MR. TOPP: Okay. We'll get it.

7           MR. OLSON: What -- what the information we're  
8 talking about is some comparable recent sales and  
9 land leases along the highways coming into  
10 St. Augustine that I thought would be useful to  
11 him.

12          MR. TOPP: That's right.

13          MR. OLSON: But this -- this appraiser seems  
14 to be just ready to do -- go beyond just looking at  
15 recorded sales and burrowing into what brokers are  
16 working and all that to get a better handle.

17                 Because we have a rapidly -- we have a whole  
18 bunch of development going on on all the arterials.  
19 People see it coming in and out. So I gave him  
20 information of a land lease, ground land lease on  
21 207, and two sales on U.S. 1 South and one on  
22 U.S. 1 North that were very recent, so...

23          CHAIRMAN LUDLOW: Thank you.

24          MR. TOPP: Thank you.

25          CHAIRMAN LUDLOW: Would Compass Point like to

1 say a few words?

2 MR. JOYCE: We are moving --

3 CHAIRMAN LUDLOW: Mr. Joyce, don't get me in  
4 trouble again. You see this? You see this?

5 MR. JOYCE: Pardon me. I'm John Joyce. I  
6 live in Duval County, and I am the proposed  
7 developer of the Compass Point commercial component  
8 which we hope to get underway some time in the near  
9 future to feature a hotel and an office building  
10 and a couple of restaurant buildings at the primary  
11 entry into the -- into the park.

12 We are presently working -- my counsel is  
13 working with your counsel, and we're in an exchange  
14 of documents. We've established a weekly  
15 conference call update --

16 CHAIRMAN LUDLOW: Good.

17 MR. JOYCE: -- and a continuing step forward  
18 as to agenda items to be completed during the week  
19 coming forward so that we can report to the board  
20 the progress that's being made toward completing  
21 the documents associated with that transaction as  
22 well as the exhibits that are going to be critical  
23 to that process.

24 CHAIRMAN LUDLOW: So you report to our staff  
25 weekly?



1 MR. JOYCE: No. Chad and --

2 CHAIRMAN LUDLOW: Oh, okay.

3 MR. JOYCE: Chad is part of that process --

4 CHAIRMAN LUDLOW: Right.

5 MR. JOYCE: -- along with Jason Trager --

6 CHAIRMAN LUDLOW: I see.

7 MR. JOYCE: -- who is my counsel, and myself.

8 CHAIRMAN LUDLOW: I see.

9 MR. JOYCE: So it will be the three of us  
10 conversing weekly --

11 CHAIRMAN LUDLOW: Yes.

12 MR. JOYCE: -- with updates provided to the  
13 board every other week.

14 CHAIRMAN LUDLOW: Well, I'm excited. I'm  
15 excited.

16 MR. JOYCE: Any questions?

17 CHAIRMAN LUDLOW: Any questions?

18 (None.)

19 MR. JOYCE: All right. Thank you, very much.

20 MR. OLSON: I have a question.

21 CHAIRMAN LUDLOW: Any questions from the  
22 audience?

23 MR. OLSON: I have a question related --

24 CHAIRMAN LUDLOW: Excuse me.

25 MR. OLSON: Not -- not for you.

1 MR. JOYCE: Okay.

2 CHAIRMAN LUDLOW: Okay. Sorry, Mr. Joyce, and  
3 thank you.

4 MR. TOPP: Thank you.

5 MR. OLSON: I have a question relative to this  
6 item -- actually, two.

7 My first one is I still don't understand how  
8 our aviation attorney is on the front lines for us  
9 working the most important land -- one of the most  
10 important land leases that we will be doing in  
11 years. I just don't understand it. There's very  
12 little aviation to it. You know, a couple of  
13 percent. It's mostly real estate. And --

14 MR. TOPP: Unbelievable.

15 MR. OLSON: -- to have no idea of what's being  
16 talked about in these negotiations leaves me a  
17 little concerned.

18 CHAIRMAN LUDLOW: Okay.

19 MR. BLOCKER: And I can answer that,  
20 Madam Chair, if you want.

21 So Mr. -- Mr. Roberts and I talk extensively.  
22 We talk probably more than either us want to talk  
23 throughout the week. So as you can imagine with  
24 some of the recent challenges we've been facing  
25 with the airport, Mr. Roberts has been backing me

1 up in this regard. But I am tracking what's going  
2 on as well, and he has been filling in, which I  
3 appreciate, that's helped up.

4 MR. OLSON: Okay. So I just have one other --  
5 I don't want to belabor.

6 Mr. Roberts, did you recommend the terms to us  
7 of a letter of intent that we -- this board was  
8 given in December? Was that your recommendation,  
9 those terms?

10 CHAIRMAN LUDLOW: That sounds like you're  
11 attacking Mr. Roberts.

12 MR. OLSON: No, I just want to know. I want  
13 to -- I want to know.

14 MR. ROBERTS: I would say which -- which  
15 letter of intent?

16 MR. OLSON: The letter of intent.

17 CHAIRMAN LUDLOW: He is attacking Mr. Roberts.

18 MR. ROBERTS: And specifically what about it?

19 MR. OLSON: Well, whether you recommend that  
20 to the board, that we -- that we approve that  
21 letter of intent?

22 CHAIRMAN LUDLOW: I think that's irrelevant.

23 MR. ROBERTS: Well, no, the --

24 MR. OLSON: I want to -- I want to  
25 understand --

1 MR. ROBERTS: It's a question --

2 CHAIRMAN LUDLOW: Well, you --

3 MR. OLSON: -- because I don't know where it  
4 came from.

5 CHAIRMAN LUDLOW: -- you call him and ask him.

6 MR. ROBERTS: It -- it was vetted through all  
7 of staff in the entire legal department.

8 MR. OLSON: Okay. So --

9 MR. ROBERTS: It was vetted and -- and, yes --  
10 and if you have any follow-up questions, I'm happy  
11 to address them specifically.

12 MR. OLSON: No, I just -- you answered. You  
13 recommended it, okay.

14 MR. ROBERTS: Well, it's not that I  
15 recommended it. I thought -- I'll put it this way:  
16 It was vetted for the signature of the executive  
17 director. The savings clause, if you go to the  
18 last paragraph of that letter of intent, it is  
19 not --

20 MR. OLSON: The last two sentences?

21 MR. ROBERTS: Yeah. It is not a contract,  
22 it's not an agreement. It -- it's simply a  
23 memorandum of understanding of how folks will go --

24 MR. OLSON: So everything's negotiable.

25 MR. ROBERTS: Everything is always negotiable.

1 MR. OLSON: Okay, okay.

2 MR. ROBERTS: So we are not -- if you read the  
3 last two sentences --

4 MR. OLSON: Yeah, yeah.

5 MR. ROBERTS: -- of that paragraph --

6 MR. OLSON: Yeah.

7 MR. ROBERTS: -- okay, so that -- that's what  
8 makes that safe.

9 MR. OLSON: Okay.

10 CHAIRMAN LUDLOW: Okay.

11 MR. OLSON: Okay.

12 MR. ROBERTS: Does that make sense?

13 MR. OLSON: Okay.

14 CHAIRMAN LUDLOW: Okay.

15 MR. OLSON: Thank you. And then my other  
16 question is for Mr. Topp and I -- or maybe our  
17 engineers that are represented here today.

18 The road project that we authorized at the  
19 last meeting for engineering work --

20 MR. TOPP: Uh-huh.

21 MR. OLSON: -- did that -- we -- I was looking  
22 at the minutes. Was -- did that include the work  
23 that needs -- that was referred to that needs to be  
24 done on U.S. 1 to handle the intersection into the  
25 new road? It seemed to me that there was reference

1 to some additional work at U.S. 1 that was needed.

2 MR. TOPP: Yes. We're talking to the -- and  
3 we're talking to the county about that, and they're  
4 very well aware of it because it has a component  
5 for the fire department as well and putting a light  
6 there. So they'll be -- and they're going to be  
7 talking to the Department of Transportation.

8 MR. OLSON: Okay. So that engineering work is  
9 included in what we're going to be --

10 MR. TOPP: I don't think so. Do we have --  
11 no, it's not included in that. That just takes --

12 MR. OLSON: But I guess my question is why  
13 wouldn't it be? Because then we have to -- we've  
14 got a road done but we can't -- it's not a project  
15 until how it physically meets U.S. 1 and the  
16 geometrics of how that's handled has not been  
17 engineered.

18 MR. TOPP: You want to speak to that? I think  
19 it gets out -- it gets it to U.S. 1, right?

20 MR. HOLESKO: Good afternoon. Andrew Holesko  
21 with Passero Associates.

22 The work authorization for the roadway  
23 component off of U.S. 1 was a preliminary  
24 engineering, the site analysis survey,  
25 environmental, wetlands, endangered and threatened

1 species, to determine the roadway alignment, sewer  
2 and water, to come to you and show you how much  
3 money you have from DOT, the options that you would  
4 have on the width of road if something is going to  
5 happen with the traffic circle. It also involves  
6 an update to the traffic study on U.S. 1 to tell  
7 you all the things that you could do, also with the  
8 county.

9 At some point we're going to make a  
10 presentation to you and you're going to tell us,  
11 Andrew, make it the -- the most narrow roadway you  
12 possibly can, or, we love the idea of having a  
13 traffic circle in the center, those are all going  
14 to cost X versus Y, including the intersection  
15 details and whether or not the county's going to do  
16 that.

17 But the -- the authorization that you gave us  
18 was not the complete engineering design and bid  
19 documents. It's to go figure out all the technical  
20 environmental details, come back and give you  
21 options and costs on how you could proceed, which  
22 is going to come back to you in a few months.

23 At that point you'll say choose Option B,  
24 whatever that may be, and then we'll go do the  
25 final design and figure out who is going to pay for

1 the U.S. 1 traffic improvements.

2 MR. OLSON: Okay. So, thank you, that's  
3 helpful. So there's another iteration -- there's  
4 another act -- engineering activity that the actual  
5 engineering design for bidding of that --

6 MR. HOLESKO: Yes, sir.

7 MR. OLSON: -- that is not included.

8 MR. HOLESKO: Yes, sir.

9 MR. OLSON: Okay. And that's a separate thing  
10 that we'll be doing --

11 MR. HOLESKO: Yes.

12 MR. OLSON: -- and that will be funded  
13 presumably by the -- under the grant that we would  
14 have --

15 MR. HOLESKO: That would be your -- that would  
16 be your choice, to determine whether or not you  
17 want to pay for it with your funds or use grant  
18 funds or both. But that would be a part of the  
19 next phase --

20 MR. OLSON: Okay.

21 MR. HOLESKO: -- you would decide.

22 MR. OLSON: Okay. Thank you.

23 MR. TOPP: Thank you, Andrew.

24 CHAIRMAN LUDLOW: And thank you, Mr. Olson.

25 All right. Our next item is the conceptual HR



1 firm contracted for six months --

2 MR. TOPP: Right.

3 CHAIRMAN LUDLOW: -- and Jaime will explain  
4 that.

5 MR. TOPP: They've helped us so far. I've  
6 sent them the executive director and executive  
7 description of powers from Naples and the deputy  
8 executive director draft job descriptions and all  
9 the others, as I spoke to earlier. That's all it  
10 is.

11 I just wanted to give you-all an update on  
12 that. We -- we actually have a call with them  
13 tomorrow about some other things that we're dealing  
14 with and then I'll ask them about progress on that.

15 MR. CLARKE: Will they provide a -- an updated  
16 employee handbook?

17 MR. TOPP: Yes.

18 CHAIRMAN LUDLOW: Any other questions for  
19 Jaime regarding this HR?

20 (None.)

21 CHAIRMAN LUDLOW: Any public comment for HR?

22 (None.)

23 MR. TOPP: Okay.

24 CHAIRMAN LUDLOW: Okay. So our next item is  
25 hangar policy endorsement.

1 MR. TOPP: Right.

2 CHAIRMAN LUDLOW: First -- first, a note about  
3 our compliance requirements to all tenants next  
4 billing cycle, then continue routine inspections  
5 and noncompliance enforcement actions.

6 MR. TOPP: Roger. That pretty much --

7 CHAIRMAN LUDLOW: And anybody --

8 MR. TOPP: -- all speaks for itself.

9 CHAIRMAN LUDLOW: -- that was at SAAPA knows  
10 how I feel about that.

11 MR. TOPP: I understand. I know you do.

12 But it's basically: What are our compliance  
13 requirements, the first dot, right? What is it  
14 we're looking for? We want to put that together  
15 and get it out in the next billing cycles. We're  
16 about to go to electronic billing instead of  
17 spending whatever we spend --

18 CHAIRMAN LUDLOW: Oh, that would be nice.

19 MR. TOPP: Instead of the light bill, I don't  
20 know if you've ever seen the stack of --

21 CHAIRMAN LUDLOW: Do you guys get a statement  
22 after you've already paid your bill and you get a  
23 statement anyway?

24 MR. TOPP: Right.

25 MR. COURTLAND: Yes.

1           MR. TOPP: And we're also talking to them  
2 about using a credit card or ACH, right?

3           CHAIRMAN LUDLOW: Good. We're moving right  
4 along with that. Thank you.

5           MR. TOPP: That's what we do here.

6           And then the action, continue routine  
7 inspections, once we have that, then we'll be doing  
8 just spot inspections. And it's more about, I  
9 think, my opinion, safety, and in taking that  
10 survey that we got and get out.

11           And I spoke at SAAPA Saturday, and I said one  
12 of the things that was missing in the survey is  
13 we've got comments, Oh, this -- my hydraulic thing  
14 is leaking.

15           CHAIRMAN LUDLOW: Right.

16           MR. TOPP: Okay. What hangar was it, right?

17           So I asked everybody to put that in there. If  
18 you -- if you're one of the people that did that,  
19 I'm speaking to the camera, also, send us another  
20 note where you have a problem.

21           And then once we understand -- and I think a  
22 lot hinges and we'll be getting a report from the  
23 aviation attorney in a minute about where we are on  
24 the -- on the hangar leases and all that, and then  
25 we can put all that in there. And then to continue

1 the routine inspections and if we know of  
2 noncompliance, what do we want to do for  
3 enforcement actions, you know?

4 CHAIRMAN LUDLOW: I -- I don't know -- I don't  
5 know. Some people just don't check their mail and  
6 things like that. So if anybody would like a QR  
7 code for the survey, maybe you didn't get a notice  
8 or maybe you didn't get a survey in the mail or  
9 something, all you have to do is use this QR code.  
10 And those surveys are very important. So if  
11 anybody would like a QR code, please take advantage  
12 of that.

13 MR. TOPP: That's a really good idea. You  
14 know what we should do is get ahold of Mary, and  
15 I'll bet we can put up in the corner of the website  
16 that QR code that somebody can scan.

17 CHAIRMAN LUDLOW: Any more board comment?

18 MR. CLARKE: Well --

19 CHAIRMAN LUDLOW: Public comment?

20 MR. CLARKE: -- I have a comment.

21 CHAIRMAN LUDLOW: Okay. Sorry. Got to be  
22 quick.

23 MR. CLARKE: Maybe as we pursue this -- the  
24 hangar project of the 31 or 34 new hangars and  
25 combining that with the -- the knowledge that we're

1           gaining from the survey, is there a chance to take  
2           an opportunity to identify those -- the bifold  
3           doors that might need to be replaced?

4           MR. TOPP: That's all part of the -- if you  
5           look at the bid -- I think it's B, isn't it? Isn't  
6           it Section B or C? Is it Section 3? Is the bifold  
7           doors, to replace them.

8           MR. CLARKE: Okay. And so after -- we can  
9           move the tenants temporarily into the new  
10          facility --

11          MR. TOPP: Right.

12          MR. CLARKE: -- fix the bifolds and then move  
13          the --

14          MR. TOPP: Yeah.

15          MR. CLARKE: Okay. So giving -- I guess the  
16          point is, giving the existing tenants the  
17          opportunity to move if they so desire --

18          MR. TOPP: Right.

19          MR. CLARKE: -- to the new hangars.

20          MR. TOPP: It didn't go over well when I  
21          brought that up at the SAAPA meeting. People  
22          didn't want to move.

23          MR. CLARKE: Well, that would be an option.

24          MR. TOPP: Yeah. All right. That's it on the  
25          hangar policy endorsement.

1 MR. CLARKE: Okay.

2 CHAIRMAN LUDLOW: Any more board comment.

3 (None.)

4 CHAIRMAN LUDLOW: Public comment?

5 MS. MARTIN: Sacha Martin again.

6 I think you mentioned something Saturday  
7 about -- something about the hangar doors because I  
8 noticed when I was reading through the different  
9 responses that had come back, a lot of people were  
10 having problems with their hangar doors and also  
11 they were leaking and rusting --

12 MR. TOPP: Yes.

13 MS. MARTIN: -- a lot -- a lot of people, and  
14 the hydraulics weren't working. But you had -- you  
15 mentioned something about -- that something was  
16 being done about that.

17 MR. TOPP: Well, the big thing is that if  
18 they're having a problem with their doors, the  
19 problem was, is in the comment, the survey, for the  
20 need of anon- -- anonymity -- is that the right  
21 word?

22 CHAIRMAN LUDLOW: Anonymity?

23 MR. TOPP: You weren't asked to put your name  
24 and your hangar number in there and that was an  
25 error. We -- we shouldn't have put in there or

1           have somebody reach out to us to let us know, or  
2           put a hotline together that somebody calls in or  
3           something. So if your -- if your hangar door, if  
4           you've got a problem with your hangar, you need to  
5           let us know because --

6           MS. MARTIN: Weren't you saying something  
7           about bifold doors or something?

8           MR. TOPP: Yeah, that's what we were -- that's  
9           what Ms. Ludlow was just talking about. We're  
10          going to change all those out. That's the third  
11          phase of the hangar development project. All  
12          the -- all the hangars that have bifold doors,  
13          we're changing them to the --

14          MS. MARTIN: So that's hangar development  
15          policy, not hangar policy endorsement.

16          MR. TOPP: That's correct.

17          CHAIRMAN LUDLOW: Thank you, Sacha. Anybody  
18          else? Who is Christopher Wells? Oh. Do you have  
19          anything to say for us?

20          MR. WELLS: I think you still have more  
21          business.

22          CHAIRMAN LUDLOW: Oh, yeah, yeah. We're going  
23          on. I think you say ILS, but so -- but when we  
24          finish this, then we'll get public comment. Thank  
25          you. I didn't mean to embarrass you, though. I

1 thought you might be afraid to speak up --

2 MR. WELLS: No.

3 CHAIRMAN LUDLOW: -- in this crowd.

4 MR. TOPP: I doubt it.

5 CHAIRMAN LUDLOW: Okay. All right. Any  
6 other -- any board comment? Any other public  
7 comment before we move to Courtney Pittman on  
8 waiting list update?

9 (None.)

10 MR. PITTMAN: Good afternoon, Madam Chair,  
11 board members and guests.

12 We -- with the information that we have on the  
13 waiting list, Ms. Roxanne did a great job and has  
14 the waiting list ready. And when we hear about how  
15 we want to do the waiting list going forward, we'll  
16 make the appropriate adjustments to be a fee or  
17 what have you, but with the information we have at  
18 this time, we have the waiting list done.

19 CHAIRMAN LUDLOW: That is --

20 MR. CLARKE: How many are on it now?

21 MR. PITTMAN: How many are on it?

22 MS. BUONSANTO: The T-hangar? 272.

23 MR. CLARKE: Wow.

24 MS. BUONSANTO: I believe.

25 MR. CLARKE: And the oldest applicant?



1 MR. PITTMAN: '99?

2 MR. CLARKE: On T-hangar.

3 MS. BUONSANTO: 2018. I believe --

4 MR. CLARKE: Six years.

5 CHAIRMAN LUDLOW: I thought we had a 1995 or  
6 something.

7 MS. BUONSANTO: That's the corporate.

8 MR. PITTMAN: Corporate.

9 CHAIRMAN LUDLOW: Oh, okay. We have corporate  
10 1995.

11 MR. WILEY: Restate that. The oldest  
12 applicant, say that a different way.

13 MR. PITTMAN: The oldest applicant requesting  
14 a corporate hangar, sir, was put in in 1995. The  
15 oldest applicant for a T-hangar was 2018.

16 MR. CLARKE: The oldest application.

17 CHAIRMAN LUDLOW: On the wait list.

18 MR. TOPP: Not the person. Not the person.

19 MR. OLSON: Yeah, not the person.

20 MR. PITTMAN: That's pretty young.

21 CHAIRMAN LUDLOW: We are --

22 MR. CLARKE: Joe Biden would be on it.

23 CHAIRMAN LUDLOW: The next thing we will do to  
24 clean up that list is -- is mark the corporate and  
25 commercial hangars. The T-hangars already have

1 identification, H, L, M, or whatever, but -- but we  
2 need to have the size and the hangar number to  
3 differentiate small commercial, small corporate.  
4 Yeah -- and so as he keeps doing that. Any other  
5 board comment?

6 (None.)

7 CHAIRMAN LUDLOW: Any other public --

8 MR. PITTMAN: Madam Chair --

9 CHAIRMAN LUDLOW: Yes.

10 MR. PITTMAN: -- if I may on that one point.

11 We reached out to Passero as well so we could  
12 get those dimensions for the hangars --

13 CHAIRMAN LUDLOW: Oh, okay.

14 MR. PITTMAN: -- the width, the length, and  
15 the depth of said hangar, and so we have the  
16 information. Because you might not want a large  
17 T-hangar, you might want a -- I mean, a large  
18 corporate hangar, you might want a small. So we  
19 have that information for you as well, we just --

20 CHAIRMAN LUDLOW: I thought somebody had to go  
21 out there and measure them. Andrew? No, thank you  
22 for giving us the measurements. Any way of getting  
23 you up.

24 Okay. Any more public comment?

25 (None.)

1           CHAIRMAN LUDLOW: Okay. And now, our legal  
2 team, general counsel.

3           MR. BLOCKER: Yes, ma'am. Thank you. So  
4 just --

5           MS. MARTIN: What about the tenant  
6 satisfaction survey update?

7           CHAIRMAN LUDLOW: Tenant satisfaction --

8           MR. OLSON: It's still in progress, right?

9           CHAIRMAN LUDLOW: Yes.

10          MR. PITTMAN: I can speak to that as well.

11                 So that was something we developed at the  
12 behest of the board to reach out to the  
13 community -- the aviation community, that would be.  
14 And it -- we're building it as we fly.

15                 So that's one of the things we determined,  
16 was, hey, we need to know specifics. One, we just  
17 wanted to know the overall climate of the tenants  
18 here at St. Augustine Airport because we was  
19 building new hangars, but we didn't want y'all to  
20 feel like y'all were forgotten about.

21                 Now we see more things. So one of the things  
22 that was addressed or identified from seeing  
23 hangars is we need to do more inspections. Not  
24 inspections as far as seeing what you got in there,  
25 to see what the status of your hangar. Because we

1 found out about rusty doors. If your doors are  
2 closed when we're driving around, I don't know if  
3 your door is rusted. So this is an opportunity for  
4 us to gain information.

5 We would like, if you have a situation or an  
6 issue with your hangar, let us know. We also got  
7 software that we'll be presenting here in the  
8 future where you'll be able to do work orders on  
9 your phone. And the way we'll be able to see that  
10 you have an issue, you just go on your app and  
11 we'll be able to address that issue immediately.

12 CHAIRMAN LUDLOW: Thank you. That -- that  
13 survey is good. Send it in, anybody and everybody.  
14 It might help to identify yourself, too, if you say  
15 your door is bad.

16 All right. So, thank you, Sacha. But you  
17 already knew that about that; you just said that  
18 for everybody else, right? You're a good girl.

19 LEGAL COUNSEL REPORT

20 CHAIRMAN LUDLOW: Legal team, general counsel.

21 MR. BLOCKER: Yes, ma'am.

22 CHAIRMAN LUDLOW: No more public comment?

23 (None.)

24 CHAIRMAN LUDLOW: Okay.

25 MR. BLOCKER: Perfect. Thank you.

1           So just quick, the land lease update, so thank  
2           y'all for the feedback that we've gotten. As y'all  
3           have an opportunity to kind of look at some  
4           proposed language, please give us individually.  
5           Don't respond to all. Just -- just send to me just  
6           kind of some of the language that -- you know, or  
7           points or feedback and we'll try to kind of collect  
8           that and incorporate that into a final draft to  
9           bring to you.

10           MR. OLSON: Of which? What are you referring  
11           to?

12           MR. BLOCKER: There was -- I circulated  
13           last -- after the last workshop, there was a -- one  
14           of the board members --

15           MR. TOPP: From Ms. Liotta.

16           MR. OLSON: Oh, the --

17           MR. BLOCKER: Ms. Liotta?

18           MR. OLSON: Oh, yeah. Yes. Are you referring  
19           to that?

20           MR. BLOCKER: Yes, sir. Yes, sir.

21           So when y'all -- when y'all have an  
22           opportunity, don't need it tonight, but we're going  
23           to work towards just kind of refining that. If you  
24           could just send those to me electronically at your  
25           convenience, you know, just your individual

1 feedback, and send it to me and we'll work on kind  
2 of developing a draft to bring to the board.

3 You know, it's difficult with the sunshine,  
4 you know, we can only do that in a workshop so  
5 we're going the next -- the goal will be in the  
6 next -- it will be an agenda for the next workshop,  
7 a discussion item.

8 CHAIRMAN LUDLOW: Yes.

9 MR. OLSON: Okay.

10 MR. BLOCKER: As far as the HR update, just  
11 very, very briefly -- Mr. Topp touched on this; I  
12 don't want to be redundant.

13 We did reach out to Shannon Ryan from  
14 Conceptual HR. They brought in a team that really  
15 helped with an issue that I briefed each of you  
16 individually about and provided you kind of some of  
17 the information.

18 We have some follow-up training and some  
19 additional procedures that are being put in place  
20 to address that. I will keep the board updated  
21 individually. You know, we're not at a point where  
22 we need to have any type of shade meeting or  
23 anything like that, but if we reach a point or  
24 there's anything that results from it, we'll go  
25 from there.

1           I've been in touch with Mr. Topp and we talked  
2 about that. But there will be some additional  
3 staff training and some other, you know, just --  
4 just, you know, procedures that we're going to put  
5 in place, kind of addressing things that came out  
6 of that kind of helpful investigation.

7           CHAIRMAN LUDLOW: Right. And I -- I'm glad  
8 that you said you welcomed input, because we didn't  
9 have a meeting on that, it just went from one  
10 person straight to the attorneys. So we would want  
11 to -- you know, we want everyone to be involved in  
12 that. So anything you want to know, here's our  
13 policy and it is on the website.

14           MR. CLARKE: The land lease? The land lease  
15 policy.

16           MR. TOPP: It's being changed.

17           CHAIRMAN LUDLOW: Oh, okay. This is land  
18 lease, not -- not airport policy.

19           MR. CLARKE: Right.

20           CHAIRMAN LUDLOW: Anyway.

21           MR. OLSON: Well, it is airport policy, but  
22 it's airport land lease policy.

23           CHAIRMAN LUDLOW: It's airport land lease  
24 policy.

25           MR. BLOCKER: And in fairness, Madam Chair,

1 that was supposed to be a discussion item for the  
2 workshop, we just kind of -- we had a lot going on  
3 so we kind of overlooked that.

4 But this will be at the next workshop, if --  
5 if the Chair allows. And we'll go over that and  
6 get more broader. But prior to that, we thought  
7 we'd get some input, you know, we can discuss it,  
8 you know, be prepared to kind of -- so I'll collect  
9 all that from y'all and provide it to Mr. Topp and  
10 we'll --

11 CHAIRMAN LUDLOW: And if anybody would like a  
12 copy of this and they can give me their ideas and  
13 forward -- or call legal over there, I guess.

14 MR. BLOCKER: Sure. Please, absolutely.

15 So also, we have a -- the fire department, the  
16 county fire department, as Mr. Topp has briefed us  
17 on this -- the board on this before, but we have  
18 different opportunities to develop some synergy  
19 with the county which has been addressed at  
20 length -- I won't redundant. But there are legal  
21 framework that we would need to -- to codify. And  
22 so, we are working on a draft interlocal agreement  
23 that I'm working with the county, the interim  
24 county attorney, on.

25 We're not ready to bring that to the board.



1           There's -- there's some discussion and kind of  
2           meetings we have. But the goal would be at some  
3           point in the future to bring an interlocal  
4           agreement for approval to the board for y'all's  
5           input. That would outline the framework for some  
6           additional collaboration.

7                     One of the -- one of the points that we've  
8           talked about obviously is economic development.  
9           There's also been some discussion about better  
10          coordination with the fire rescue and some other  
11          things. And I think Mr. Topp has talked generally  
12          about the -- the practical operational parts of  
13          that.

14                    This, what I'm addressing today, is more the  
15          legal framework that would need to go into that.  
16          So there's -- we working on that as well. So that  
17          would be part of a draft interlocal agreement.

18                    One of the exciting things right now with the  
19          airport is that y'all have a lot of exciting things  
20          going on. There's a lot of change. Obviously we  
21          have a new board. It's not too new, but in the  
22          sense of in the last two years, we have a new  
23          interim executive director, some staff.

24                    So there have been a lot of kind of legal  
25          issues that have been coming out that we're working

1 at as a team -- Mr. Roberts and I are working as a  
2 team. So you can always feel free to call me, but,  
3 you know, we're having to kind of divvy up some of  
4 the -- some of the work so that we can make sure  
5 that we're not letting any balls fall by the  
6 wayside. But please reach out to me if there are  
7 questions.

8 I will be updating y'all. Coming out, there's  
9 a new reporting financial disclosure requirement  
10 that's coming up as well. I'll be talking to y'all  
11 individually about that as we kind of do our yearly  
12 ethics training, which I appreciate y'all being so  
13 prompt in getting that done. But there is a new  
14 reporting financial disclosure requirement that the  
15 State of Florida has implemented as well.

16 CHAIRMAN LUDLOW: Is that FASD thing? Because  
17 I got a new -- we had fill out an ethics form and  
18 return it to the attorneys and now I've gotten  
19 another one like from the state or clerk of the  
20 county, FASD or something.

21 MR. OLSON: I've haven't gotten that, but I  
22 didn't know that the new recording requirements  
23 extended to special authorities.

24 MR. BLOCKER: It potentially could. So  
25 there's going to be some debate. I'm sure if y'all

1 have been following the news or if you've had local  
2 city councils where people have resigned in  
3 en masse --

4 CHAIRMAN LUDLOW: Oh, yes.

5 MR. BLOCKER: There's -- there's been some  
6 ethical -- the commission on ethics has kind of had  
7 to get some -- you know, it's like many things, you  
8 know, the new rules came out, then there's years of  
9 interpretation, who does it apply, who does it not.

10 I don't know that it's going to apply to this  
11 board and, you know, I've seen some e-mail traffic  
12 where it indicated that there was an interpretation  
13 it would, so we'll continue to monitor that.  
14 Hopefully not. Hopefully none of y'all are going  
15 to resign over that, but we'll -- we'll make  
16 sure --

17 CHAIRMAN LUDLOW: I understand it won't apply  
18 to us.

19 MR. BLOCKER: -- and keep you -- keep you  
20 posted --

21 MR. OLSON: And I'm sure the state legislature  
22 does not require -- is not required.

23 MR. BLOCKER: That's correct. I believe  
24 they're exempt, so...

25 MR. OLSON: Yep. Not required --

1 MR. CLARKE: Rules for thee --

2 MR. BLOCKER: That's for sure.

3 MR. CLARKE: -- but not for me.

4 MR. OLSON: -- to do -- follow the  
5 Sunshine Law, not required to do that.

6 MR. BLOCKER: Absolutely. Absolutely.

7 CHAIRMAN LUDLOW: Thank you.

8 MR. BLOCKER: So that's all I have, madam.

9 CHAIRMAN LUDLOW: Thank you, Jeremiah -- thank  
10 you, Mr. Blocker. And Mr. Roberts?

11 MR. ROBERTS: I will move quickly.

12 The port authority made an informal overture  
13 to the Gun Club on January 8th for a proposal for  
14 purchase. They are meeting this afternoon at  
15 3 p.m. and made a counterproposal about 15 minutes  
16 ago. So I'll vet that with -- with everyone and  
17 let us bubble it up and work it through the --

18 MR. OLSON: Is it over money?

19 MR. ROBERTS: Purchase price, yes, primarily.

20 MR. OLSON: Okay. Okay.

21 MR. ROBERTS: I mean, there are terms.

22 MR. OLSON: I thought there were other  
23 concerns that were holding it up other than price  
24 concerns.

25 MR. ROBERTS: Not that I'm aware of.

1           MR. OLSON: Just what's been reported to us  
2 before, wasn't it something to do with what -- what  
3 land was going to be used for --

4           MR. TOPP: The little island out there.

5           MR. OLSON: -- target practice or something?

6           MR. ROBERTS: Those are -- those are some --  
7 we did -- they did not send those other terms --

8           MR. OLSON: Okay.

9           MR. ROBERTS: -- as part of this. But  
10 basically it was their counsel saying we've got --  
11 we've got an answer from the Gun Club and it will  
12 be coming.

13           MR. OLSON: Okay. It's over price, okay.  
14 Okay.

15           MR. ROBERTS: Yeah, but it's -- so I -- you  
16 know, I want to --

17           MR. TOPP: Film's at 11:00.

18           MR. ROBERTS: -- shouldn't have even mentioned  
19 it, but it's a little misleading. But -- but they  
20 needed two months to work up -- they hired counsel  
21 and did some investigation.

22           MR. OLSON: Okay.

23           MR. BLOCKER: So that's -- moving along.

24           Mr. Solano's project right next door is  
25 probably the closest to closure that way. We

1 received a site plan late last week and some  
2 markups of what will likely be the airport's  
3 standard lease agreement for that. So that's  
4 moving along. As soon as we have that, I will  
5 vet -- I will send that proposal around to everyone  
6 with a write-up about it.

7 Mr. Joyce's proposal's already been discussed,  
8 and I won't amplify on that, but I -- I'll tell the  
9 board that is going to be a very sophisticated  
10 thing. A lot of moving parts, especially the  
11 related business entities and ways that we may get  
12 revenue from those and things like that.

13 Primarily, the -- the Joyce team needed some  
14 preliminary, like the LOI, to begin putting  
15 together their side of the components --

16 (Mr. Topp exits the room.)

17 MR. ROBERTS: -- which hotels may be  
18 interested, things like that. So we're still --  
19 we're not over our skis on that.

20 There's nothing really to share with you yet  
21 on -- in terms of what the architecture of that may  
22 look like. So it's still very preliminary. So I  
23 don't want you to have the impression that  
24 everybody's horse trading and stuff. None of  
25 that --

1           CHAIRMAN LUDLOW: Well, they need a road  
2 anyway.

3           MR. ROBERTS: None of that has happened yet.

4           And then the Volato proposal is primarily in  
5 engineering. Right now they're still doing their  
6 engineering work and they're still evaluating the  
7 decisions, if it's -- if it's -- I don't know if  
8 it's appropriate to call it a decision, but the  
9 feedback from the Water Management District over  
10 the need for some mitigation credits. So that's  
11 what's being evaluated at the moment.

12          MR. OLSON: I have a question.

13          CHAIRMAN LUDLOW: Thank you.

14          MR. OLSON: The Volato proposal, they had --  
15 there was three months -- three-month period or a  
16 90-day period --

17          (Mr. Topp rejoins the meeting.)

18          MR. OLSON: -- and that's up now. So did they  
19 request an extension?

20          MR. ROBERTS: Not in writing, but there's some  
21 critical path items that they're working through  
22 that we've kind of given them grace about,  
23 especially related to the wetland mitigation  
24 credits.

25          MR. OLSON: Because I think the -- I think the

1 contract has that they could request an additional  
2 90 days for this.

3 MR. ROBERTS: I'll go back and look it -- I'll  
4 go back and look at the correspondence, but the --  
5 we've been in constant contact, we have little  
6 status meetings, but --

7 MR. OLSON: My other question is, I -- we have  
8 not had a presentation from Volato for a year, I  
9 think, or almost a year. They weren't even present  
10 when we did approve the contract or the sale -- or  
11 the lease, not a sale.

12 I think we need to have a good presentation  
13 from Volato here to our board, a public  
14 presentation, and I hope that can happen soon,  
15 because it's an important --

16 MR. ROBERTS: Right.

17 MR. OLSON: -- really important, probably the  
18 biggest land lease that will be done in years.

19 MR. ROBERTS: Right.

20 MR. OLSON: Plus, it's a -- it's -- it's a --  
21 our second FBO.

22 MR. ROBERTS: Yes.

23 MR. OLSON: And so, I guess my other -- it's  
24 not a legal question, but it's a point I was going  
25 to bring up. Why hasn't -- you know, we issue



1 press releases on things. Why haven't we issued a  
2 press release on Volato?

3 That could be very -- a very important bit of  
4 news for our airport, a big investment, next -- the  
5 FBO plus MRO. So I just wanted to put it all  
6 together. I think they need to make a public  
7 presentation and we need to issue a press release.

8 MR. ROBERTS: Go ahead.

9 MR. BLOCKER: Just, Madam Chair, if I will.

10 Mr. Olson, to go to your point as far as a  
11 presentation, I think what would be helpful just  
12 from a board, you know, approval is if the Chair  
13 would allow if you could ask for consensus on a  
14 presentation and that way, if the board -- if  
15 there's consensus, then we can have Mr. Topp put  
16 that on a future agenda.

17 MR. OLSON: Okay. Good. I guess I'll ask it  
18 then, or the Chair needs to ask it, I guess, but I  
19 assume --

20 MR. BLOCKER: No, sir, you can ask it.

21 MR. OLSON: Does anybody not want a  
22 presentation and hear Volato's points?

23 CHAIRMAN LUDLOW: Ms. Cash-Chapman?

24 MS. CASH-CHAPMAN: I would love a presentation  
25 because I'd love to hear what they're doing and

1           what they want to do, but I don't know. It sounded  
2           like they may be waiting on some things maybe  
3           before they --

4           MR. ROBERTS: The only thing I could add that  
5           may inform your -- your decision about that is --  
6           is, as Mr. Olson probably remembers, they submit a  
7           proposed plan. So let me back up.

8           What's been executed is an agreement, but it's  
9           also a process. Part of that process is the  
10          parties have to mutually agree on what that  
11          development plan looks like. So they have to  
12          develop a plan that's agreeable to you.

13          And so -- so I would say that when -- when I  
14          think it -- when it's ripe for them to say, we've  
15          got three alternatives with our engineering people  
16          and based on what the bank is telling us and all of  
17          these other factors they're having to consider,  
18          this is the footprint and the layout that we would  
19          like to commit to, they'll make that request to the  
20          Authority for our approval. That may be the  
21          same -- the best same time.

22          MR. OLSON: Well, I don't know that we need to  
23          have that kind of presentation. I think we -- you  
24          know, they're -- they've been granted 23 acres. We  
25          only know they're building a -- they're planning a

1           20,000 square foot FBO building and a 25,000 square  
2           foot hangar. That's all we know. So, I mean, just  
3           a --

4           CHAIRMAN LUDLOW: It's in their lease.

5           MR. OLSON: -- overall present -- not, you  
6           know, we're going to put this exactly here or that  
7           there, or we know we -- it doesn't need to be that  
8           at all.

9           MS. CASH-CHAPMAN: I feel like you're going to  
10          want to know that down the line, too, though. I  
11          think all of us are going to want to know --

12          MR. OLSON: Oh, yes, absolutely.

13          MS. CASH-CHAPMAN: So perhaps instead of --  
14          you know, they've -- they've made their initial  
15          presentation to us, which is what caused us to move  
16          forward with all of this. Perhaps we give them the  
17          time and the space to really develop their idea and  
18          their plan. And then once they have that a little  
19          bit more solidified with a few options for us,  
20          maybe we hold off and have a more in-depth  
21          presentation when they're a little bit more  
22          prepared to give us one.

23          MR. TOPP: Could I say something?

24          CHAIRMAN LUDLOW: Yes.

25          MR. TOPP: And I -- we haven't really dove

1           into this and it's maybe not for this particular  
2           meeting, but there are some speed bumps that have  
3           to be overcome before they could even stand up,  
4           because I think that if we ask them to stand up and  
5           talk right now about it, to Ms. Cash-Chapman's  
6           point and some others, they really can't --

7           CHAIRMAN LUDLOW:   It's premature.

8           MR. TOPP:   -- because there's some -- some  
9           major speed bumps that we have to deal with.

10          CHAIRMAN LUDLOW:   So should I go ahead with  
11          the consensus vote?  Cash -- Ms. Cash-Chapman?

12          MS. CASH-CHAPMAN:  I would like to hold off  
13          for a little while.

14          CHAIRMAN LUDLOW:   Mr. Clarke?

15          MR. CLARKE:   I agree with Ms. Cash-Chapman.

16          CHAIRMAN LUDLOW:   Hold on.  Mr --

17          MR. OLSON:   I would like to see what's going  
18          on right now.

19          CHAIRMAN LUDLOW:   Well, go over there.

20          MR. CLARKE:   Go talk to them.

21          MR. OLSON:   No.  I think -- I think we need to  
22          hear about it.  But I understand that two votes are  
23          keeping it under the lid, so...

24          CHAIRMAN LUDLOW:   Right, right.  And I -- I  
25          would vote to wait, also.  And I feel a little

1           uncomfortable bringing this up when Jennifer isn't  
2           even here.

3           MR. OLSON:   Yeah, I do, too, but I -- it was  
4           on my -- you know --

5           MR. ROBERTS:   I'm --

6           MR. CLARKE:   She wouldn't be able to --

7           CHAIRMAN LUDLOW:   Say anything.

8           MR. ROBERTS:   Whenever you'd like, I can -- I  
9           can bring you as granular a briefing as you can  
10          tolerate as to where everything is, Mr. Olson.

11          MR. BLOCKER:   And, Madam Chair, if I could.

12          Just as a -- just as a general rule, just as a  
13          board operation, we want to make sure -- because  
14          this is a friendly board.  Y'all are a friendly  
15          board, we have a great community.  But the staff  
16          will need direction so when there's an idea from a  
17          board member of like, hey, we'd like to hear  
18          something, we want to get in the habit of getting  
19          consensus, so that way there's direction given.  
20          Say, hey, look, I'd like to hear, you know, this or  
21          that.  That way, Mr. Topp has some -- that way,  
22          we're -- our agendas are very organized and they're  
23          very clear to -- and really, this is y'all's  
24          board --

25          CHAIRMAN LUDLOW:   That's a --

1           MR. BLOCKER: -- so we want to bring the right  
2 agenda. So that was really the point, Mr. Olson,  
3 is you --

4           MR. OLSON: No, I understand. I understand.

5           MS. CASH-CHAPMAN: So is this something --

6           CHAIRMAN LUDLOW: That is neither one of  
7 those.

8           MS. CASH-CHAPMAN: Is this something that we  
9 would say to the board, reach out to them and let  
10 them know that when the time comes, so they're  
11 prepared, too, so we don't spring on them in three  
12 months --

13          MR. BLOCKER: Absolutely.

14          MS. CASH-CHAPMAN: -- hey, where are you? We  
15 want a report in a week.

16          MR. BLOCKER: Absolutely.

17          MS. CASH-CHAPMAN: If maybe we could direct  
18 administration to just kind of let them know that,  
19 you know, once we get to that point, that's what  
20 we're expecting.

21          MR. ROBERTS: Yes.

22          MR. BLOCKER: Absolutely.

23          MR. TOPP: I'll talk to them.

24          MR. BLOCKER: And I believe that will happen.

25 I think -- I think there will be a presentation

1 coming. I interpreted it a little bit differently.  
2 I thought Mr. Olson, and I don't want to speak for  
3 this board, would like more of an update, a current  
4 update --

5 MR. OLSON: Yeah.

6 MR. BLOCKER: -- from Volato specifically.

7 So, but just as a general rule, as y'all --  
8 y'all think of things, you know, because we're  
9 engaged in a lot -- y'all as a board, the  
10 Authority's engaged in a lot of partners.

11 We want to make sure that if there's something  
12 that y'all would like a presentation at a future  
13 meeting, that there's some consensus from the  
14 board, that direction is given to Mr. Topp, like,  
15 Hey, we'd like at a future meeting to have this as  
16 an agenda item to have whoever so they'll be  
17 notified with plenty of time -- so it's not going  
18 to be at the next meeting or workshop; it would be  
19 in the future. That way, y'all as a board can --  
20 with the partners that we're -- y'all are engaging  
21 with -- you know, does that make sense?

22 CHAIRMAN LUDLOW: Yes. Yes. And I'm sorry  
23 Mr. Joyce just left, but he's in the same boat, you  
24 know, we want an update --

25 MR. OLSON: Well, no, he is not in the same

1 boat because he made a presentation to us the --  
2 the day we acted -- at the meeting we acted on it.  
3 When we acted on the Volato agreement, Volato  
4 wasn't present.

5 CHAIRMAN LUDLOW: Well, you're worried about  
6 that --

7 MR. OLSON: So we didn't have --

8 CHAIRMAN LUDLOW: -- because we had to --

9 MR. OLSON: -- we could not ask any questions  
10 of Volato. They weren't here.

11 CHAIRMAN LUDLOW: We had that huge agreement  
12 to go over at one time. Yeah, you're right.

13 All right. Okay. Consensus was we will  
14 not -- we'll warn them, alert them, we will let  
15 them know that --

16 MR. TOPP: I'll get in touch with them.

17 CHAIRMAN LUDLOW: -- we would like an update  
18 whenever they can. Okay. Thank you.

19 Any more board comment? I'll ask.

20 (None.)

21 PUBLIC COMMENT

22 CHAIRMAN LUDLOW: All right. Any more public  
23 comment?

24 Oh, yes. We have something special. So  
25 Mr. Christopher Wells would like to speak with us.



1           MR. WELLS:  Commander Christopher Wells,  
2           United States Navy.

3           I lived in Palencia, for your records, but I'm  
4           here in my capacity as commanding officer at the  
5           Defense contract management agency office that's  
6           based here at the airport that oversees  
7           Northrop Grumman operations.

8           I've been here for 40 years.  I've got two  
9           more years here at least --

10          MR. BLOCKER:  Excuse me.  Would you step up to  
11          this so we can just capture it --

12          MR. WELLS:  Sure, no problem.

13          MR. BLOCKER:  -- everything the court  
14          reporter?

15          CHAIRMAN LUDLOW:  Yeah, it's a microphone.

16          MR. WELLS:  So I -- I was here for three years  
17          as the chief of flight operations and now I'm  
18          commanding officer of the unit here.

19          And for the greater part of my time here, the  
20          ILS has been in an unmonitored status.  That is a  
21          safety of flight issue for us.  Our air crew is not  
22          a GPS -- or aircraft, the E-2, is not a GPS  
23          certified aircraft and therefore the ILS is -- is  
24          the system we use to land as a precision system  
25          when the weather -- when the ceilings are low.

1           And so, I want to know or inquire what or who  
2 do I need to talk to or what can I do to help get  
3 the ILS back into a monitored status at this  
4 airport.

5           CHAIRMAN LUDLOW: I thoroughly agree with you.

6           MR. OLSON: Mr. Pittman's going to --

7           CHAIRMAN LUDLOW: I know. I know. I  
8 thoroughly agree with you.

9           MR. PITTMAN: Good afternoon, sir.

10          MR. WELLS: Thank you.

11          MR. PITTMAN: Welcome.

12          All right. So the ILS. I've been in talks  
13 with iTech ops. I agree with you. As the aircraft  
14 traffic control manager, I had the same issue with  
15 the said ILS. And it was an outdated system. So  
16 they was putting motherboards on it. Then they ran  
17 out of motherboards. I think we're down to one  
18 last motherboard.

19          So talking to the contractor tech center based  
20 out of Daytona, they have presented with us a quote  
21 to completely fix our ILS, to get us a whole new  
22 system with a new monitoring system which will be  
23 located in the tower that's updated.

24          And so we're just getting all the information  
25 together to present to the board so we can make --

1           so we can -- they can vote on approving the  
2           purchase. But I agree with you the ILS --

3           CHAIRMAN LUDLOW: I have to do --

4           MR. TOPP: One further -- one further thing is  
5           that we will go to the FAA or whatever to try to  
6           get a grant for part of that, because it's --

7           CHAIRMAN LUDLOW: We better get busy.

8           MR. TOPP: -- it's a little costly.

9           MR. CLARKE: Will that be 31 or 13?

10          MR. PITTMAN: It will for 31.

11          MR. CLARKE: 31.

12          MR. PITTMAN: Yes, sir.

13          MR. TOPP: And it would be a back course for  
14          13.

15          MR. CLARKE: So we'll have a backup.

16          MR. ROBERTS: Has it -- has it ever been  
17          monitored in the past? Has it ever had a monitor?

18          CHAIRMAN LUDLOW: Yes. Oh, yes.

19          MR. PITTMAN: Yes, it was a monitored system  
20          in the tower. Just, like I said, they don't make  
21          the ILS that we have, and so when -- there was --  
22          it needed to be updated. So the one we have now is  
23          no longer monitored. So we a NOTAM presently out  
24          that states that it is not monitored.

25          MR. OLSON: What's the cost to do what is

1           being asked about? Is it -- how huge is it?

2           MR. TOPP: Not yet.

3           MR. PITTMAN: I don't know the total price,  
4           but it's very expensive to get for the ILS and the  
5           monitoring system. Because, like I said, you can't  
6           fix the one we have because they don't make it any  
7           more. You have to have a -- it's a total overhaul.

8           MR. OLSON: So it would be something we would  
9           need grant support to do?

10          MR. TOPP: Yes.

11          MR. PITTMAN: Yes, absolutely.

12          MR. OLSON: Oh, okay. I guess -- well, what's  
13          the next step on that, then, actual --

14          MR. PITTMAN: So we're gathering the  
15          information. Just like I said, I talked to tech  
16          ops. They gave me all the parts -- they gave me --  
17          one, they gave me a dream sheet of the stuff that  
18          they would like to acquire.

19                 Then they're narrowing it down to say what is  
20          the specific requirements for said ILS. And then  
21          once we can get that together, we'll be presenting  
22          that to the board for you-all --

23          MR. TOPP: No.

24          MR. PITTMAN: I'm sorry.

25          MR. OLSON: So you'll have a cost and probably

1 have made contact with FAA to find out --

2 MR. TOPP: There you go. That's the next  
3 step.

4 MR. OLSON: -- and then report back.

5 MR. PITTMAN: That's correct.

6 MR. OLSON: Okay.

7 MR. WELLS: And do you have a rough estimate  
8 of time line that you think would -- we could  
9 expect before that would be --

10 MR. PITTMAN: That's all I have.

11 MR. WELLS: Okay.

12 MR. PITTMAN: I apologize.

13 MR. TOPP: We'll get back to you.

14 MR. WELLS: Thank you.

15 MR. TOPP: If you could get our -- the contact  
16 information.

17 MR. WELLS: Nate has my contact information.

18 MR. TOPP: All right. And we'll get you the  
19 information.

20 MR. WELLS: Thank you, very much.

21 CHAIRMAN LUDLOW: And thank you --

22 MR. CLARKE: Madam Chair, may -- may we give  
23 this high priority?

24 MR. OLSON: Yes.

25 CHAIRMAN LUDLOW: Yes, high priority. I



1 report, the fuel sales and what's -- we had a  
2 record month in February of self-service 20,000  
3 gallons.

4 CHAIRMAN LUDLOW: Wow.

5 MR. TOPP: Our average is --

6 CHAIRMAN LUDLOW: That's why we put those out  
7 there for you guys to take.

8 MR. TOPP: So anyway, it's good and it's  
9 there.

10 CHAIRMAN LUDLOW: We still don't have the  
11 price on the marquis, though. So you have to get  
12 out of your -- stop, get out of your plane, and go  
13 up to the pump to see how much it is. And don't  
14 rely on ForeFlight and those things.

15 MR. CLARKE: No.

16 CHAIRMAN LUDLOW: We found out about that.

17 MR. TOPP: Yeah. We've already started  
18 talking to Titan about putting a sign up --

19 CHAIRMAN LUDLOW: Okay.

20 MR. TOPP: -- okay? Because we know that's  
21 important to you.

22 CHAIRMAN LUDLOW: I've been fighting for that  
23 sign. Any other comment? Legal?

24 MR. BLOCKER: No, ma'am.

25 CHAIRMAN LUDLOW: Then would adjourn the

1 meeting. Meeting adjourned.

2 MR. TOPP: There's one more thing.

3 CHAIRMAN LUDLOW: What'd I forget?

4 MR. TOPP: Before you get up, we've got to  
5 talk about --

6 CHAIRMAN LUDLOW: Meeting unadjourned.

7 MR. TOPP: March 25th is the shade meeting.

8 CHAIRMAN LUDLOW: Yes.

9 MR. TOPP: But also, do we want to have a  
10 workshop right after that?

11 MR. OLSON: Well, I don't think the shade  
12 meeting's going to be very long.

13 MR. ROBERTS: It would -- it should not be.

14 CHAIRMAN LUDLOW: Okay.

15 MR. OLSON: So I don't think that's --

16 CHAIRMAN LUDLOW: We had 1:00 to 3:00.

17 MR. TOPP: Why don't we have the shade meeting  
18 here with the door closed instead of at the --

19 CHAIRMAN LUDLOW: Yes.

20 MR. TOPP: And then just go right into the --

21 CHAIRMAN LUDLOW: Then we're already here.

22 MR. TOPP: -- adjourn the one --

23 MR. OLSON: So a -- a workshop meeting  
24 beginning, if the shade meeting is at what --  
25 when's the shade meeting?



1           MR. BLOCKER: I believe it's from 1:00 to  
2           3:00.

3           MR. OLSON: Okay.

4           CHAIRMAN LUDLOW: On March 25th.

5           MR. BLOCKER: That's the time -- that's the  
6           time we have blocked.

7           CHAIRMAN LUDLOW: That's our next meeting day.  
8           Meeting day is March 25th.

9           MR. OLSON: So that the workshop needs to be  
10          separately announced because that would be a public  
11          meeting.

12          MR. TOPP: Yeah, I've got to put it out on --  
13          you know, publicize it.

14          CHAIRMAN LUDLOW: Yes, it does.

15          MR. OLSON: Okay.

16          CHAIRMAN LUDLOW: And you do your job well,  
17          Jaime, and thank you.

18          MS. CASH-CHAPMAN: So, I'm sorry, I'm a little  
19          confused now. So are we going to have a workshop  
20          at 3:00? Is that when we're advertising it?

21          CHAIRMAN LUDLOW: Yes.

22          MR. TOPP: You want it 1:00 to 3:00?

23          CHAIRMAN LUDLOW: Well --

24          MR. ROBERTS: You could bump it to 2:00.

25          MS. CASH-CHAPMAN: So do you think our -- our

1 shade meeting from 1:00 to 2:00 and then our -- our  
2 workshop from -- at 2:00.

3 MR. TOPP: How about for 2:30, just to -- for  
4 breaks and all those things.

5 MS. CASH-CHAPMAN: And then do -- did we talk  
6 about what we're talking about at this workshop?

7 CHAIRMAN LUDLOW: Oh.

8 MR. TOPP: No.

9 MS. CASH-CHAPMAN: Because I would like to see  
10 the update from the executive director prices and  
11 things like that, I'd like to talk about the land  
12 lease, and I'd like to also see if by that point we  
13 have any updates on any other high-priority issues  
14 that were just brought up today. If we could have  
15 those on the workshop, that would be appreciated.

16 CHAIRMAN LUDLOW: And so he will put out a  
17 notice and Jaime will put out a notice of things on  
18 his mind and other things that --

19 MS. CASH-CHAPMAN: Because I just want to make  
20 sure that our workshops are really like us working  
21 through the things, not necessarily just an update  
22 from Jaime, you know what I mean?

23 CHAIRMAN LUDLOW: Right.

24 MS. CASH-CHAPMAN: So we have that time to  
25 really work through the land lease and things like

1           that --

2           CHAIRMAN LUDLOW:   Yes.

3           MS. CASH-CHAPMAN:  -- that we have that  
4           opportunity.

5           CHAIRMAN LUDLOW:  Okay.

6           MR. TOPP:   So land lease, the update on the  
7           search thing, and the last one was the ILS?

8           MS. CASH-CHAPMAN:  Right.  And --

9           MR. TOPP:   I need to talk to the FAA.

10          CHAIRMAN LUDLOW:  Any other comment?

11          MR. BLOCKER:  So, Madam Chair, I'll work --  
12          just for the board, I'll work with Mr. Topp.  But  
13          generally what we can do is we can say a shade  
14          meeting to start at 1:00.  Immediately after the  
15          conclusion of the shade meeting, the workshop will  
16          start --

17          CHAIRMAN LUDLOW:  Right.

18          MR. BLOCKER:  -- currently scheduled for 2:00.  
19          But, you know, if it runs -- the shade meeting runs  
20          over, as I don't think it will, we can just say,  
21          you know, that workshops are generally not -- not  
22          required to be time certain.

23          CHAIRMAN LUDLOW:  Right.

24          MR. BLOCKER:  -- you just have to advertise  
25          that they're within -- so I'll work with you on the

1           verbiage and make sure we get that through.

2           CHAIRMAN LUDLOW:  And if there's anything any  
3           board member would like to see on it that you don't  
4           think of at this moment, be sure to call Jaime so  
5           he can get it on the notice for us.

6           MR. TOPP:  Or send me an e-mail or a pigeon.  
7           It doesn't matter.

8           CHAIRMAN LUDLOW:  Anything else?  At this  
9           time, we're adjourned.

10                   (Meeting adjourned at 6:06 p.m.)

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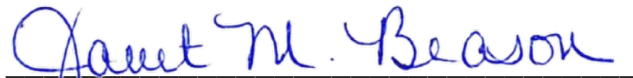
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REPORTER'S CERTIFICATE

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 25th day of March, 2024.

  
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JANET M. BEASON, FPR-C, RMR, CRR

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E R R A T A S H E E T

RE: Airport Regular Board Meeting 3-11-24

PAGE LINE CORRECTIONS AND REASONS THEREFORE

<p><b>CHAIRMAN LUDLOW: [333]</b> <b>COMMISSIONER</b> <b>DEAN: [32]</b> 5/10 5/14 6/17 6/21 6/23 7/1 8/10 8/19 8/23 9/6 9/18 9/24 10/7 11/1 11/12 11/15 11/18 11/24 13/1 13/5 13/8 13/11 13/14 13/17 14/4 14/12 14/23 15/6 15/12 15/15 15/19 26/4 <b>MR. BEYERS: [5]</b> 3/11 3/15 15/21 66/12 67/1 <b>MR. BLOCKER: [58]</b> 21/18 21/20 21/23 22/5 22/7 22/12 22/14 22/18 22/21 28/1 28/5 28/8 28/15 28/23 30/12 42/16 42/25 59/21 66/16 66/22 66/24 71/1 75/18 82/19 99/3 100/21 100/25 101/12 101/17 101/20 102/10 103/25 104/14 106/24 107/5 107/19 107/23 108/2 108/6 108/8 109/23 113/9 113/20 117/11 118/1 118/13 118/16 118/22 118/24 119/6 121/10 121/13 127/24 129/1 129/5 131/11 131/18 131/24 <b>MR. CLARKE: [54]</b> 4/5 5/3 18/1 25/13 25/16 27/11 27/16 30/9 39/1 51/14 51/17 51/22 52/6 52/9 59/17 59/25 61/12 61/15 69/1 70/2 71/24 72/4 72/6 75/5 89/15 92/18 92/20 92/23 93/8 93/12 93/15 93/19 93/23 94/1 96/20 96/23 96/25 97/2 97/4 97/16 97/22 103/14 103/19 108/1 108/3 116/15 116/20 117/6 123/9 123/11 123/15 125/22 126/21 127/15 <b>MR. COURTLAND: [14]</b> 35/12 35/17 35/20 36/20 37/13 37/24 38/3 38/10 38/20 38/23 64/6 64/18 64/21 90/25 <b>MR. HOLESKO: [6]</b> 86/20 88/6 88/8 88/11 88/15 88/21 <b>MR. JOYCE: [12]</b> 80/2 80/5 80/17 81/1 81/3 81/5 81/7 81/9 81/12 81/16 81/19 82/1 <b>MR. McKENDRICK: [4]</b> 3/21 17/11 17/15 17/17 <b>MR. OLSON: [186]</b></p>	<p><b>MR. PITTMAN: [26]</b> 34/24 50/13 50/19 56/16 96/10 96/21 97/1 97/8 97/13 97/20 98/8 98/10 98/14 99/10 122/9 122/11 123/10 123/12 123/19 124/3 124/11 124/14 124/24 125/5 125/10 125/12 <b>MR. ROBERTS: [39]</b> 83/14 83/18 83/23 84/1 84/6 84/9 84/14 84/21 84/25 85/2 85/5 85/7 85/12 108/11 108/19 108/21 108/25 109/6 109/9 109/15 109/18 110/17 111/3 111/20 112/3 112/16 112/19 112/22 113/8 114/4 117/5 117/8 118/21 123/16 126/8 126/10 126/13 128/13 129/24 <b>MR. TOPP: [235]</b> <b>MR. WELLS: [12]</b> 95/20 96/2 121/1 121/12 121/16 122/10 125/7 125/11 125/14 125/17 125/20 126/3 <b>MR. WILEY: [18]</b> 12/15 12/24 43/8 43/10 43/12 44/11 44/20 45/1 45/10 45/15 45/20 46/2 46/9 46/22 47/1 47/4 47/16 97/11 <b>MS. BUONSANTO: [2]</b> 18/2 31/4 <b>MS. BUONSANTO: [4]</b> 96/22 96/24 97/3 97/7 <b>MS. CASH-CHAPMAN: [34]</b> 3/23 4/6 4/21 5/4 27/18 30/10 51/10 53/18 53/23 55/1 55/13 57/17 57/23 58/7 58/11 59/3 59/8 70/17 113/24 115/9 115/13 116/12 118/5 118/8 118/14 118/17 129/18 129/25 130/5 130/9 130/19 130/24 131/3 131/8 <b>MS. MARTIN: [23]</b> 15/22 15/25 16/2 16/5 17/5 17/14 47/20 62/25 63/2 63/7 66/3 66/7 66/10 76/4 76/6 76/13 77/7 77/11 94/5 94/13 95/6 95/14 99/5 <b>\$</b> <b>\$10 [1]</b> 24/23 <b>\$3 [1]</b> 24/22 <b>\$300,000 [3]</b> 44/4 74/19 75/7 <b>\$500,000 [1]</b> 74/21 <b>\$7 [2]</b> 24/22 24/22</p>	<p>' '99 [1] 97/1 <b>0</b> <b>03 [2]</b> 26/17 27/15 <b>0570 [1]</b> 1/25 <b>1</b> <b>1,200 [1]</b> 14/9 <b>100 [2]</b> 1/17 2/9 <b>100 percent [1]</b> 66/12 <b>11 [5]</b> 1/6 43/17 49/5 60/21 61/8 <b>11:00 [1]</b> 109/17 <b>12 [1]</b> 43/17 <b>120 [1]</b> 2/10 <b>1260 [1]</b> 1/24 <b>12th [2]</b> 4/14 5/1 <b>13 [2]</b> 123/9 123/14 <b>132 [1]</b> 2/12 <b>133 [1]</b> 2/13 <b>134 [1]</b> 2/14 <b>14 [1]</b> 63/13 <b>15 [1]</b> 108/15 <b>150 [1]</b> 31/18 <b>1633 [1]</b> 1/19 <b>18 [1]</b> 2/6 <b>1995 [3]</b> 97/5 97/10 97/14 <b>1:00 [5]</b> 128/16 129/1 129/22 130/1 131/14 <b>1st [5]</b> 34/24 41/5 41/11 74/11 76/22 <b>2</b> <b>20 [3]</b> 5/23 10/2 70/23 <b>20,000 [2]</b> 115/1 127/2 <b>20-acre [1]</b> 12/11 <b>200 [2]</b> 10/5 31/18 <b>2018 [2]</b> 97/3 97/15 <b>2019 [1]</b> 46/14 <b>2023 [2]</b> 1/6 34/24 <b>2024 [1]</b> 133/10 <b>207 [1]</b> 79/21 <b>210 [1]</b> 14/6 <b>22nd [3]</b> 4/13 4/23 4/25 <b>23 [1]</b> 114/24 <b>24 [1]</b> 134/2 <b>25 [2]</b> 5/23 12/16 <b>25,000 [1]</b> 115/1 <b>25th [4]</b> 128/7 129/4 129/8 133/10 <b>26 [1]</b> 2/7 <b>26th [3]</b> 6/9 6/20 6/22 <b>270 [2]</b> 33/11 36/8 <b>272 [1]</b> 96/22 <b>27th [2]</b> 6/8 6/16 <b>2:00 [4]</b> 129/24 130/1 130/2 131/18 <b>2:30 [1]</b> 130/3 <b>3</b> <b>3 p.m [1]</b> 108/15 <b>3,000 [1]</b> 10/4 <b>3-11-24 [1]</b> 134/2</p>	<p><b>31 [4]</b> 92/24 123/9 123/10 123/11 <b>32084 [1]</b> 1/24 <b>32086 [1]</b> 1/17 <b>32205 [1]</b> 1/19 <b>34 [2]</b> 47/14 92/24 <b>35 [1]</b> 44/7 <b>3:00 [5]</b> 68/22 128/16 129/2 129/20 129/22 <b>4</b> <b>40 [2]</b> 31/21 121/8 <b>414 [1]</b> 1/17 <b>45 [1]</b> 23/7 <b>4730 [1]</b> 1/4 <b>4:00 [2]</b> 1/7 3/2 <b>5</b> <b>50 [3]</b> 12/19 31/21 47/13 <b>6</b> <b>65 [1]</b> 45/23 <b>6:00 [1]</b> 6/24 <b>6:06 [2]</b> 1/7 132/10 <b>6th [3]</b> 18/1 18/2 18/3 <b>7</b> <b>71 [1]</b> 2/8 <b>8</b> <b>80 [1]</b> 17/17 <b>825-0570 [1]</b> 1/25 <b>8th [1]</b> 108/13 <b>9</b> <b>90 [1]</b> 112/2 <b>90-day [1]</b> 111/16 <b>904 [1]</b> 1/25 <b>980 [1]</b> 33/11 <b>9B [2]</b> 14/5 14/5 <b>A</b> <b>AAAE [1]</b> 61/6 <b>able [10]</b> 7/7 35/25 49/18 53/13 62/1 74/10 100/8 100/9 100/11 117/6 <b>about [129]</b> 7/8 7/10 7/13 7/16 10/2 10/4 10/23 11/2 11/5 11/7 11/11 12/4 12/9 13/4 13/9 13/13 14/8 14/9 15/11 17/8 17/17 17/19 19/6 23/7 25/24 25/24 26/8 27/4 29/25 30/22 31/14 31/15 31/17 31/24 32/2 32/16 33/9 33/25 36/5 36/6 36/17 38/17 40/22 42/10 43/17 46/17 47/6 50/4 51/1 51/4 51/5 52/12 52/12 52/14 53/12 53/19 53/20 54/6 56/3 56/12 56/19 57/2 58/20 61/5 61/19 68/11 68/15</p>	<p>69/10 69/17 70/5 70/13 70/14 70/20 70/21 70/22 70/23 70/24 71/24 72/11 72/12 72/13 73/22 74/3 75/23 79/8 82/16 83/18 86/3 89/13 89/14 90/2 90/10 90/16 91/2 91/8 91/23 94/7 94/7 94/15 94/16 95/7 95/9 96/14 99/5 99/20 100/1 100/17 102/16 103/2 105/8 105/9 105/12 106/11 108/15 110/6 111/22 114/5 116/5 116/22 120/5 124/1 126/25 127/16 127/18 128/5 130/3 130/6 130/6 130/11 <b>above [1]</b> 63/14 <b>ABSENT [1]</b> 1/12 <b>absolute [1]</b> 19/8 <b>absolutely [14]</b> 10/7 20/20 22/18 56/16 75/18 76/21 104/14 108/6 108/6 115/12 118/13 118/16 118/22 124/11 <b>accelerate [1]</b> 126/11 <b>accept [3]</b> 27/15 28/21 30/2 <b>acceptance [1]</b> 28/24 <b>accepted [2]</b> 28/14 28/17 <b>accepts [1]</b> 28/19 <b>accomplish [1]</b> 24/2 <b>accomplishments [1]</b> 16/9 <b>account [2]</b> 38/14 39/7 <b>accountants [1]</b> 32/6 <b>accounting [4]</b> 38/18 39/9 60/22 61/20 <b>ACH [1]</b> 91/2 <b>acquire [1]</b> 124/18 <b>acquires [1]</b> 10/13 <b>acquiring [1]</b> 11/18 <b>acquisition [2]</b> 10/21 12/5 <b>acre [1]</b> 12/11 <b>acres [4]</b> 10/2 12/4 12/19 114/24 <b>across [4]</b> 25/18 56/22 68/12 68/25 <b>act [1]</b> 88/4 <b>acted [3]</b> 120/2 120/2 120/3 <b>action [3]</b> 9/9 48/5 91/6 <b>actions [2]</b> 90/5 92/3 <b>activity [2]</b> 36/12 88/4 <b>actual [2]</b> 88/4 124/13 <b>actually [4]</b> 28/11 60/10 82/6 89/12 <b>ad [1]</b> 68/12 <b>add [3]</b> 14/23 61/21 114/4</p>
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<p><b>A</b>  <b>added [1]</b> 56/17  <b>addition [4]</b> 16/21  16/25 40/2 56/18  <b>additional [7]</b> 28/24  51/2 86/1 102/19 103/2  105/6 112/1  <b>address [8]</b> 16/3 16/4  71/25 73/10 84/11  100/11 102/20 126/22  <b>addressed [3]</b> 16/12  99/22 104/19  <b>addressing [2]</b> 103/5  105/14  <b>adjourn [2]</b> 127/25  128/22  <b>adjourned [3]</b> 128/1  132/9 132/10  <b>ADJOURNMENT [1]</b>  2/12  <b>adjust [1]</b> 55/2  <b>adjustment [2]</b> 70/11  71/25  <b>adjustments [2]</b> 52/3  96/16  <b>administration [3]</b>  19/16 55/7 118/18  <b>adopt [2]</b> 27/22 40/8  <b>advantage [1]</b> 92/11  <b>advantageous [1]</b>  43/23  <b>advertise [1]</b> 131/24  <b>advertising [1]</b> 129/20  <b>advice [1]</b> 70/4  <b>Aero [1]</b> 41/4  <b>affects [1]</b> 44/2  <b>affords [1]</b> 45/4  <b>afraid [1]</b> 96/1  <b>after [11]</b> 8/14 35/23  39/17 39/19 46/16 55/2  90/22 93/8 101/13  128/10 131/14  <b>afternoon [6]</b> 13/2 24/1  86/20 96/10 108/14  122/9  <b>again [10]</b> 5/15 18/10  23/3 37/2 41/14 57/20  57/24 62/16 80/4 94/5  <b>against [2]</b> 12/14 55/16  <b>agency [2]</b> 62/1 121/5  <b>agenda [21]</b> 2/4 3/16  3/18 4/2 31/2 48/2  52/16 54/4 55/25 62/24  71/4 71/21 71/21 76/14  78/9 80/18 102/6  113/16 118/2 119/16  126/6  <b>agendas [3]</b> 31/1 72/7  117/22  <b>ago [9]</b> 7/8 8/24 13/11  31/15 44/15 48/25  65/16 70/14 108/16  <b>agree [21]</b> 10/17 10/20  10/21 15/4 37/12 51/10  56/2 62/5 64/7 64/21</p>	<p>65/13 66/12 67/2 72/19  114/10 116/15 122/5  122/8 122/13 123/2  126/1  <b>agreeable [1]</b> 114/12  <b>agreed [3]</b> 8/5 58/1  74/9  <b>agreement [11]</b> 29/10  29/13 72/25 84/22  104/22 105/4 105/17  110/3 114/8 120/3  120/11  <b>ahead [6]</b> 29/20 59/16  76/19 76/22 113/8  116/10  <b>ahold [1]</b> 92/14  <b>ailerons [1]</b> 69/4  <b>air [4]</b> 9/14 44/8 60/15  121/21  <b>aircraft [7]</b> 37/2 40/13  44/9 45/8 121/22  121/23 122/13  <b>airline [6]</b> 52/13 55/16  55/17 55/18 55/20 69/6  <b>Airlines [1]</b> 54/22  <b>airplane [8]</b> 34/6 34/8  34/11 43/23 43/25 44/5  68/18 69/4  <b>airplanes [10]</b> 17/14  43/24 44/2 44/23 45/13  46/4 46/10 47/9 68/21  68/25  <b>airport [48]</b> 1/1 1/17  1/19 7/6 9/25 11/10  12/10 16/6 16/8 16/11  16/22 16/25 20/16  22/23 23/15 32/20  33/23 35/10 35/23  42/20 45/4 46/7 46/9  46/17 47/10 48/4 56/23  60/10 60/19 61/22  61/23 61/25 65/17 67/6  68/4 68/20 69/21 82/25  99/18 103/18 103/21  103/22 103/23 105/19  113/4 121/6 122/4  134/2  <b>airport authority [8]</b>  20/16 22/23 32/20  35/10 42/20 48/4 61/22  61/25  <b>airport's [2]</b> 45/10  110/2  <b>airports [1]</b> 60/12  <b>Airways [1]</b> 54/21  <b>alert [1]</b> 120/14  <b>alignment [1]</b> 87/1  <b>all [86]</b> 3/17 4/3 5/1  6/10 9/21 12/2 13/1  13/23 21/2 23/16 24/6  25/11 27/8 29/9 29/11  30/6 31/8 32/1 33/19  34/25 35/17 40/14 41/8  41/12 42/22 45/15 46/5  48/16 48/19 49/23 55/9</p>	<p>59/5 59/5 59/14 59/25  61/8 61/24 64/9 67/1  67/22 72/5 73/3 73/13  75/10 75/17 79/16  79/18 81/19 84/6 87/7  87/13 87/19 88/25 89/8  89/9 89/11 90/3 90/8  91/24 91/25 92/9 93/4  93/24 95/10 95/11  95/12 96/5 100/16  101/5 104/9 108/8  113/5 114/16 115/2  115/8 115/11 115/16  120/13 120/22 122/12  122/24 124/16 124/22  125/10 125/18 130/4  <b>All right [10]</b> 21/2 31/8  34/25 72/5 88/25 93/24  96/5 100/16 120/13  120/22  <b>ALLEGIANCE [2]</b> 2/3  3/5  <b>allow [1]</b> 113/13  <b>allowing [1]</b> 37/4  <b>allows [1]</b> 104/5  <b>almost [3]</b> 12/14 74/6  112/9  <b>along [7]</b> 6/13 10/1  79/9 81/5 91/4 109/23  110/4  <b>already [18]</b> 6/8 24/17  30/5 41/3 54/22 65/17  68/19 71/25 72/1 74/12  75/7 76/19 90/22 97/25  100/17 110/7 127/17  128/21  <b>also [42]</b> 1/15 4/13 7/5  9/12 9/16 9/18 11/9  14/13 15/13 16/6 17/7  18/18 19/14 23/5 23/21  23/25 28/19 32/12 47/6  50/2 53/24 56/13 63/24  66/3 66/3 75/13 75/14  75/21 76/23 77/1 87/5  87/7 91/1 91/19 94/10  100/6 104/15 105/9  114/9 116/25 128/9  130/12  <b>alternative [3]</b> 8/16  37/8 37/13  <b>alternatives [5]</b> 9/10  37/5 37/25 42/19  114/15  <b>always [2]</b> 84/25 106/2  <b>am [4]</b> 50/14 55/10  80/6 83/1  <b>amazing [1]</b> 75/8  <b>amendments [1]</b> 5/17  <b>amplify [1]</b> 110/8  <b>analysis [1]</b> 86/24  <b>ancient [1]</b> 7/15  <b>Andrew [4]</b> 86/20  87/11 88/23 98/21  <b>Andrews [1]</b> 23/6  <b>announced [1]</b> 129/10</p>	<p><b>anon [1]</b> 94/20  <b>anonymity [2]</b> 94/20  94/22  <b>another [13]</b> 5/23 6/9  19/11 34/7 39/15 48/7  53/8 58/24 65/22 88/3  88/4 91/19 106/19  <b>answer [6]</b> 25/21 54/18  54/19 54/20 82/19  109/11  <b>answered [1]</b> 84/12  <b>any [55]</b> 3/20 5/17 13/2  13/6 17/14 19/21 20/5  22/9 29/19 29/20 29/23  30/12 31/24 47/24  47/24 47/25 50/8 51/9  52/24 57/13 61/22 64/5  67/18 72/25 75/25 76/8  78/5 81/16 81/17 81/21  84/10 89/18 89/21  92/17 94/2 96/5 96/6  96/6 98/4 98/7 98/22  98/24 102/22 106/5  120/9 120/19 120/22  124/6 126/17 126/19  127/23 130/13 130/13  131/10 132/2  <b>anybody [18]</b> 3/19  17/22 31/2 31/6 53/25  54/25 56/14 61/5 63/3  63/4 73/1 90/7 92/6  92/11 95/17 100/13  104/11 113/21  <b>anyhow [1]</b> 14/17  <b>anymore [2]</b> 47/23  73/11  <b>anyone [2]</b> 11/21 15/24  <b>anything [13]</b> 11/1  13/13 15/8 28/24 41/13  95/19 102/23 102/24  103/12 117/7 126/17  132/2 132/8  <b>anyway [12]</b> 8/14 9/8  26/12 42/6 50/18 50/23  69/9 70/4 90/23 103/20  111/2 127/8  <b>AOPA [1]</b> 17/23  <b>apart [1]</b> 68/21  <b>apologize [1]</b> 125/12  <b>app [2]</b> 74/16 100/10  <b>apparently [2]</b> 7/17  56/25  <b>applicant [5]</b> 39/12  96/25 97/12 97/13  97/15  <b>application [1]</b> 97/16  <b>apply [5]</b> 22/15 46/24  107/9 107/10 107/17  <b>appoint [3]</b> 58/17  59/19 59/22  <b>appraiser [3]</b> 78/9  78/13 79/13  <b>appreciate [8]</b> 44/17  56/3 57/17 58/13 61/17  67/9 83/3 106/12</p>	<p><b>appreciated [1]</b> 130/15  <b>appropriate [2]</b> 96/16  111/8  <b>approval [9]</b> 2/4 3/16  3/18 4/3 4/8 4/20 105/4  113/12 114/20  <b>approve [11]</b> 3/19 3/24  4/10 4/12 4/15 4/16  4/19 4/25 5/1 83/20  112/10  <b>approved [1]</b> 7/24  <b>approving [1]</b> 123/1  <b>April [4]</b> 18/1 18/2 18/3  18/15  <b>April 6th [1]</b> 18/3  <b>architecture [1]</b> 110/21  <b>are [99]</b> 3/19 5/16 7/2  9/22 12/16 12/22 14/9  14/13 15/24 20/12  20/16 20/25 24/19 26/7  27/12 28/2 28/3 28/10  30/12 30/22 32/12  33/13 33/22 35/7 38/1  39/4 40/1 40/9 40/12  40/21 40/25 41/1 42/18  43/25 44/11 44/12  44/20 44/23 45/11  45/15 46/3 47/7 47/9  51/13 51/18 51/19 53/9  53/13 53/18 53/18  55/15 55/21 56/7 60/13  60/19 63/14 71/3 72/7  74/9 75/25 76/6 76/25  79/15 80/2 80/12 80/22  85/2 85/17 87/13 90/12  91/23 92/10 96/20  96/21 97/21 100/1  101/10 101/18 102/19  104/20 104/22 106/1  106/6 107/14 108/14  108/21 109/6 109/6  115/11 116/2 116/22  117/14 117/22 118/14  119/20 121/25 129/19  130/20 131/21  <b>area [6]</b> 6/6 8/3 10/2  45/12 45/21 46/10  <b>areas [1]</b> 60/5  <b>aren't [4]</b> 12/21 36/17  67/14 77/16  <b>Arkansas [4]</b> 43/14  43/19 45/2 45/22  <b>Arnold [2]</b> 23/2 23/25  <b>around [6]</b> 49/13 49/25  69/9 70/24 100/2 110/5  <b>arterials [1]</b> 79/18  <b>as [99]</b> 7/2 7/3 7/3 8/10  11/19 11/19 16/7 16/10  16/14 16/15 20/6 20/6  20/15 21/18 21/24 22/5  23/1 28/8 28/16 28/16  28/23 28/24 31/20  31/21 34/15 36/23  37/19 39/6 39/8 39/10  40/17 43/2 43/3 43/22</p>
---	---	--	---	---



<p><b>A</b></p> <p>as... [65] 44/21 45/2 46/9 46/9 51/24 52/20 53/6 54/10 54/10 55/4 55/4 55/22 58/22 58/22 63/14 65/5 68/4 80/18 80/21 80/22 82/23 83/2 86/5 89/9 92/23 98/4 98/11 98/19 99/10 99/14 99/24 99/24 101/2 102/10 102/10 104/16 105/16 106/1 106/1 106/10 106/11 106/15 109/9 110/4 110/4 113/10 113/10 114/6 117/9 117/9 117/10 117/12 117/12 117/12 119/7 119/7 119/9 119/15 119/19 121/4 121/17 121/24 122/13 126/14 131/20 ask [17] 5/11 5/13 10/16 20/12 51/14 52/20 54/16 57/1 84/5 89/14 113/13 113/17 113/18 113/20 116/4 120/9 120/19 asked [7] 10/10 54/15 75/14 75/16 91/17 94/23 124/1 asking [1] 10/15 asks [1] 11/21 assembly [1] 69/3 assign [2] 35/10 48/3 assistant [1] 65/6 associated [1] 80/21 Associates [1] 86/21 Association [1] 16/6 assume [1] 113/19 assumed [1] 45/24 Atlantic [2] 48/19 67/2 Atlantic Aviation [2] 48/19 67/2 attached [1] 31/4 attacking [2] 83/11 83/17 attorney [4] 75/22 82/8 91/23 104/24 attorneys [2] 103/10 106/18 attracts [1] 46/10 attributes [2] 60/19 61/13 audience [1] 81/22 audit [10] 18/14 18/19 18/21 18/24 19/12 19/17 19/22 20/19 39/18 39/19 auditor [1] 20/23 auditors [6] 18/14 20/2 20/24 39/19 39/23 54/8 Augustine [9] 1/5 1/17 1/23 1/24 16/6 36/18 54/22 79/10 99/18 authorities [2] 62/7</p>	<p>106/23 authority [17] 1/1 1/17 1/19 20/16 22/23 27/23 32/20 35/10 42/20 48/4 59/22 59/24 61/22 61/25 62/14 108/12 114/20 Authority's [2] 39/5 119/10 authorization [2] 86/22 87/17 authorized [2] 85/18 133/7 available [9] 16/17 19/22 24/9 24/12 25/18 33/1 33/15 33/23 37/7 Avelo [1] 54/21 Avenue [1] 1/19 avenues [1] 126/10 average [1] 127/5 aviation [17] 1/19 11/6 12/11 36/11 44/13 45/8 46/4 48/19 61/2 67/2 68/7 68/8 72/22 82/8 82/12 91/23 99/13 aviation-related [1] 72/22 aware [4] 28/25 29/9 86/4 108/25 away [5] 8/17 35/4 47/1 49/24 49/25 awful [1] 45/5 aye [15] 4/3 4/4 4/5 4/6 4/7 5/1 5/2 5/3 5/4 5/5 30/7 30/8 30/9 30/10 30/11</p> <p><b>B</b></p> <p>back [25] 8/7 12/17 27/22 32/5 33/24 37/9 43/5 45/2 60/8 67/13 67/15 72/19 73/4 77/21 77/22 87/20 87/22 94/9 112/3 112/4 114/7 122/3 123/13 125/4 125/13 background [1] 62/2 backing [1] 82/25 backs [1] 69/6 backup [1] 123/15 bad [3] 64/18 65/19 100/15 badge [2] 48/18 48/18 ball [1] 22/25 ballpark [1] 11/1 balls [1] 106/5 bank [1] 114/16 barge [2] 76/25 77/24 Bartram [1] 43/16 based [4] 36/4 114/16 121/6 122/19 basic [1] 24/14 basically [5] 5/22 7/25 63/9 90/12 109/10 be [155]</p>	<p>BEASON [3] 1/23 133/6 133/13 beat [1] 67/23 beautiful [2] 9/20 10/1 because [74] 5/22 6/3 7/2 9/19 10/22 11/15 15/10 19/5 19/16 26/8 28/20 32/10 34/3 36/2 36/22 36/24 38/18 41/3 41/16 41/24 43/14 44/7 45/2 45/24 46/13 47/10 48/23 51/2 52/17 53/20 54/7 54/24 55/4 57/16 57/18 58/1 59/10 61/7 61/20 62/16 65/16 65/16 67/11 68/8 74/5 75/23 77/24 79/17 84/3 86/4 86/13 94/7 95/5 98/16 99/18 99/25 103/8 106/16 111/25 112/15 113/25 116/4 116/8 117/13 119/8 120/1 120/8 123/6 124/5 124/6 127/20 129/10 130/9 130/19 become [1] 29/8 been [47] 8/25 16/12 17/2 17/2 19/2 22/24 27/7 28/14 32/11 34/6 35/5 41/19 43/17 45/7 46/12 48/17 50/11 54/8 58/21 63/18 65/3 65/14 72/23 73/8 73/16 76/19 82/24 82/25 83/2 86/16 103/1 104/19 105/9 105/24 105/25 107/1 107/5 109/1 110/7 112/5 114/8 114/24 121/8 121/20 122/12 123/16 127/22 before [20] 16/12 25/25 29/7 32/21 33/22 40/4 51/20 54/16 55/5 56/24 61/16 78/11 96/7 104/17 109/2 114/3 116/3 125/9 126/23 128/4 begetting [1] 76/3 begin [1] 110/14 beginning [1] 128/24 begun [1] 16/10 behest [1] 99/12 behind [1] 12/17 being [17] 9/15 35/23 36/13 41/7 45/4 45/23 56/4 62/1 65/5 80/20 82/15 94/16 102/19 103/16 106/12 111/11 124/1 belabor [1] 83/5 believe [13] 11/8 11/20 11/24 16/8 16/14 40/3 40/10 57/14 96/24 97/3 107/23 118/24 129/1 bell [1] 3/14</p>	<p>benefit [1] 55/21 besides [1] 49/4 best [2] 76/16 114/21 bet [1] 92/15 better [10] 3/7 11/19 16/24 31/16 55/2 59/13 79/2 79/16 105/9 123/7 between [4] 22/23 23/8 24/16 25/18 Beyers [1] 15/20 beyond [3] 16/16 63/15 79/14 biannual [1] 45/25 bid [2] 87/18 93/5 bidding [1] 88/5 Biden [1] 97/22 bifold [4] 93/2 93/6 95/7 95/12 bifolds [1] 93/12 big [5] 14/8 38/11 54/2 94/17 113/4 bigger [2] 8/7 11/19 biggest [1] 112/18 bill [2] 90/19 90/22 billing [3] 90/4 90/15 90/16 bird [1] 10/3 birds [1] 12/21 bit [14] 5/19 23/19 32/10 33/9 39/16 41/9 43/21 44/6 55/24 67/5 113/3 115/19 115/21 119/1 blah [3] 38/22 38/22 38/22 blew [1] 69/25 blocked [1] 129/6 BLOCKER [6] 1/16 21/22 42/10 72/24 75/13 108/10 blue [2] 74/5 74/5 board [94] 1/9 1/12 11/4 11/8 18/15 18/16 18/22 18/23 20/16 21/5 28/3 28/11 29/18 29/19 29/19 29/21 30/6 31/15 33/2 35/10 35/11 35/14 35/16 37/4 37/25 43/6 43/25 46/2 48/4 48/4 50/11 50/12 54/19 55/4 55/6 55/8 56/14 57/5 57/10 57/12 57/12 58/25 59/18 59/19 59/23 62/16 63/4 63/9 64/9 73/14 76/6 76/8 77/7 77/8 78/5 80/19 81/13 83/7 83/20 92/17 94/2 96/6 96/11 98/5 99/12 101/14 102/2 102/20 104/17 104/25 105/4 105/21 107/11 110/9 112/13 113/12 113/14 117/13 117/14 117/15 117/17 117/24 118/9 119/3 119/9</p>	<p>119/14 119/19 120/19 122/25 124/22 126/19 131/12 132/3 134/2 board's [1] 48/6 boat [2] 119/23 120/1 Bob [2] 11/3 25/20 body [2] 26/22 75/15 bolts [1] 70/5 Bonanza [1] 44/3 bonds [1] 23/21 books [3] 39/6 39/21 53/9 both [4] 4/24 41/1 41/2 88/18 bottom [3] 26/21 40/15 75/16 Boulevard [2] 1/17 1/24 bouncing [1] 23/9 boy [1] 60/25 brake [1] 69/3 brand [1] 65/15 break [1] 42/9 breaks [1] 130/4 briefed [3] 24/2 102/15 104/16 briefing [1] 117/9 briefly [1] 102/11 bring [10] 19/11 54/17 60/3 101/9 102/2 104/25 105/3 112/25 117/9 118/1 bringing [2] 63/19 117/1 broader [1] 104/6 broken [2] 64/15 67/4 brokers [1] 79/15 brought [7] 7/21 52/16 52/17 53/15 93/21 102/14 130/14 Bruce [1] 17/20 bubble [1] 108/17 budget [5] 25/20 61/24 61/24 62/9 62/16 build [2] 69/13 72/14 building [12] 14/6 31/12 47/12 63/16 72/15 73/25 78/1 80/9 99/14 99/19 114/25 115/1 buildings [8] 74/3 74/3 76/10 76/24 77/1 77/4 77/13 80/10 bullet [1] 49/12 bump [1] 129/24 bumps [2] 116/2 116/9 bunch [3] 31/13 56/21 79/18 bureaucrat [1] 49/8 burn [1] 8/8 burners [1] 18/20 burning [3] 7/19 8/13 8/18 burns [1] 8/5 burrowing [1] 79/15</p>
---	---	---	---	--

<p><b>B</b></p> <p><b>business [28]</b> 2/5 2/6 2/7 5/7 5/8 18/11 18/12 26/15 26/16 36/12 49/9 49/12 49/17 52/2 52/4 52/12 52/14 55/3 55/4 68/3 70/8 70/8 70/10 70/12 73/19 77/5 95/21 110/11</p> <p><b>businessman [1]</b> 17/4</p> <p><b>busy [1]</b> 123/7</p> <p><b>butt [1]</b> 12/13</p> <p><b>buying [1]</b> 12/1</p>	<p>113/23 116/5 116/11 116/11 116/15</p> <p><b>CASH-CHAPMAN [2]</b> 1/11 116/15</p> <p><b>casual [1]</b> 73/12</p> <p><b>caused [1]</b> 115/15</p> <p><b>ceilings [1]</b> 121/25</p> <p><b>center [3]</b> 1/3 87/13 122/19</p> <p><b>CEO [1]</b> 14/19</p> <p><b>certain [1]</b> 131/22</p> <p><b>CERTIFICATE [2]</b> 2/13 133/1</p> <p><b>certification [1]</b> 37/1</p> <p><b>certified [1]</b> 121/23</p> <p><b>certify [1]</b> 133/6</p> <p><b>CFI [1]</b> 45/23</p> <p><b>CHAD [3]</b> 1/18 81/1 81/3</p> <p><b>chair [18]</b> 21/18 35/12 42/17 59/19 59/21 59/24 66/18 82/20 96/10 98/8 103/25 104/5 113/9 113/12 113/18 117/11 125/22 131/11</p> <p><b>chairman [5]</b> 1/10 14/18 19/13 35/9 48/3</p> <p><b>chairs [1]</b> 23/9</p> <p><b>Challen [1]</b> 1/19</p> <p><b>challenge [1]</b> 34/3</p> <p><b>challenges [1]</b> 82/24</p> <p><b>challenging [1]</b> 42/25</p> <p><b>chance [3]</b> 37/16 60/6 93/1</p> <p><b>change [6]</b> 52/24 55/8 65/3 65/10 95/10 105/20</p> <p><b>changed [2]</b> 27/8 103/16</p> <p><b>changes [4]</b> 3/20 52/15 55/8 64/16</p> <p><b>changing [1]</b> 95/13</p> <p><b>CHAPMAN [5]</b> 1/11 70/15 113/23 116/11 116/15</p> <p><b>Chapman's [1]</b> 116/5</p> <p><b>charge [1]</b> 31/19</p> <p><b>charged [1]</b> 42/8</p> <p><b>check [2]</b> 68/1 92/5</p> <p><b>checklist [1]</b> 30/16</p> <p><b>chief [4]</b> 53/6 53/19 62/5 121/17</p> <p><b>children [3]</b> 7/11 9/7 43/14</p> <p><b>choice [1]</b> 88/16</p> <p><b>chomping [1]</b> 67/5</p> <p><b>choose [1]</b> 87/23</p> <p><b>chop [1]</b> 40/11</p> <p><b>Chris [4]</b> 33/7 34/20 35/2 38/17</p> <p><b>Christopher [3]</b> 95/18 120/25 121/1</p> <p><b>circle [2]</b> 87/5 87/13</p> <p><b>circulated [1]</b> 101/12</p>	<p><b>citizens [1]</b> 7/9</p> <p><b>city [2]</b> 7/15 107/2</p> <p><b>clarified [1]</b> 59/20</p> <p><b>clarity [1]</b> 58/12</p> <p><b>CLARKE [9]</b> 1/11 18/25 27/1 27/2 27/5 41/8 59/21 68/22 116/14</p> <p><b>Clarke's [1]</b> 26/25</p> <p><b>class [1]</b> 33/11</p> <p><b>clause [1]</b> 84/17</p> <p><b>clean [1]</b> 97/24</p> <p><b>clear [3]</b> 57/4 66/22 117/23</p> <p><b>clerk [1]</b> 106/19</p> <p><b>climate [1]</b> 99/17</p> <p><b>clinic [1]</b> 14/7</p> <p><b>close [5]</b> 9/25 26/4 44/1 74/18 126/20</p> <p><b>closed [2]</b> 100/2 128/18</p> <p><b>closely [1]</b> 65/8</p> <p><b>closest [1]</b> 109/25</p> <p><b>closure [1]</b> 109/25</p> <p><b>Club [2]</b> 108/13 109/11</p> <p><b>coast [1]</b> 24/11</p> <p><b>code [4]</b> 92/7 92/9 92/11 92/16</p> <p><b>codify [1]</b> 104/21</p> <p><b>coffee [1]</b> 68/23</p> <p><b>Cola [1]</b> 1/4</p> <p><b>Colin [2]</b> 26/2 26/5</p> <p><b>collaboration [3]</b> 22/22 24/18 105/6</p> <p><b>collect [2]</b> 101/7 104/8</p> <p><b>collected [2]</b> 74/12 74/18</p> <p><b>combine [1]</b> 12/10</p> <p><b>combining [1]</b> 92/25</p> <p><b>come [22]</b> 9/10 20/17 24/3 32/15 33/14 40/6 44/14 48/7 54/22 59/4 61/13 61/15 62/21 66/1 66/19 73/9 77/21 87/2 87/20 87/22 94/9 126/2</p> <p><b>comes [5]</b> 14/5 37/5 43/20 62/16 118/10</p> <p><b>comfortable [1]</b> 44/15</p> <p><b>coming [16]</b> 28/2 37/25 43/22 44/23 45/13 46/13 51/3 79/9 79/19 80/19 105/25 106/8 106/10 109/12 119/1 126/2</p> <p><b>Commander [1]</b> 121/1</p> <p><b>commanding [2]</b> 121/4 121/18</p> <p><b>comment [53]</b> 15/21 27/20 29/7 29/19 29/19 29/20 29/20 29/21 29/23 30/6 30/6 35/13 35/15 35/15 35/16 39/1 39/2 47/24 51/9 57/2 63/2 63/3 63/4 63/5 64/5 64/7 76/4 76/5 76/7 76/8 76/12 78/6</p>	<p>89/21 92/17 92/19 92/20 94/2 94/4 94/19 95/24 96/6 96/7 98/5 98/24 100/22 120/19 120/21 120/23 126/17 126/19 126/21 127/23 131/10</p> <p><b>comments [12]</b> 2/10 2/11 17/11 17/11 17/13 40/9 40/15 47/25 51/9 54/14 67/18 91/13</p> <p><b>commercial [6]</b> 41/3 55/16 71/23 80/7 97/25 98/3</p> <p><b>commission [5]</b> 7/21 7/23 7/24 10/19 107/6</p> <p><b>commissioners [1]</b> 10/11</p> <p><b>commit [1]</b> 114/19</p> <p><b>committee [7]</b> 18/13 18/20 18/24 19/17 21/8 23/22 25/20</p> <p><b>committees [1]</b> 59/22</p> <p><b>common [1]</b> 17/2</p> <p><b>communication [2]</b> 60/23 61/2</p> <p><b>Communities [1]</b> 10/13</p> <p><b>community [6]</b> 7/3 46/7 55/22 99/13 99/13 117/15</p> <p><b>comparable [2]</b> 60/15 79/8</p> <p><b>Compass [3]</b> 78/10 79/25 80/7</p> <p><b>Compass Point [3]</b> 78/10 79/25 80/7</p> <p><b>complete [2]</b> 39/20 87/18</p> <p><b>completed [2]</b> 50/10 80/18</p> <p><b>completely [4]</b> 36/11 36/22 53/5 122/21</p> <p><b>completing [1]</b> 80/20</p> <p><b>complex [2]</b> 13/3 13/6</p> <p><b>compliance [2]</b> 90/3 90/12</p> <p><b>component [3]</b> 80/7 86/4 86/23</p> <p><b>components [1]</b> 110/15</p> <p><b>comprehensive [4]</b> 5/18 6/12 70/21 70/22</p> <p><b>con [1]</b> 40/10</p> <p><b>conceptual [2]</b> 88/25 102/14</p> <p><b>Conceptual HR [1]</b> 102/14</p> <p><b>concern [1]</b> 31/23</p> <p><b>concerned [5]</b> 7/10 51/1 54/10 63/10 82/17</p> <p><b>concerns [3]</b> 51/23 108/23 108/24</p> <p><b>conclusion [2]</b> 64/22 131/15</p> <p><b>concrete [1]</b> 72/17</p>	<p><b>condemnation [3]</b> 11/25 12/3 12/8</p> <p><b>condemning [1]</b> 11/20</p> <p><b>conference [2]</b> 1/3 80/15</p> <p><b>confidence [1]</b> 13/17</p> <p><b>confident [2]</b> 24/17 55/10</p> <p><b>confused [1]</b> 129/19</p> <p><b>Congress [1]</b> 25/10</p> <p><b>consensus [6]</b> 113/13 113/15 116/11 117/19 119/13 120/13</p> <p><b>conservation [2]</b> 11/18 12/2</p> <p><b>consider [5]</b> 37/4 37/25 39/17 40/5 114/17</p> <p><b>consistent [1]</b> 43/1</p> <p><b>constant [1]</b> 112/5</p> <p><b>constitute [1]</b> 28/23</p> <p><b>contact [4]</b> 112/5 125/1 125/15 125/17</p> <p><b>contacted [2]</b> 33/22 76/20</p> <p><b>contacts [1]</b> 5/21</p> <p><b>context [1]</b> 52/1</p> <p><b>continue [10]</b> 14/14 16/14 43/4 63/21 64/1 67/25 90/4 91/6 91/25 107/13</p> <p><b>continuing [1]</b> 80/17</p> <p><b>contract [5]</b> 16/16 84/21 112/1 112/10 121/5</p> <p><b>contracted [1]</b> 89/1</p> <p><b>contractor [1]</b> 122/19</p> <p><b>control [1]</b> 122/14</p> <p><b>convenience [1]</b> 101/25</p> <p><b>convenient [1]</b> 45/11</p> <p><b>conversation [1]</b> 52/14</p> <p><b>conversing [1]</b> 81/10</p> <p><b>coordinate [2]</b> 11/12 11/13</p> <p><b>coordination [1]</b> 105/10</p> <p><b>copy [2]</b> 33/6 104/12</p> <p><b>corner [2]</b> 6/14 92/15</p> <p><b>corporate [7]</b> 97/7 97/8 97/9 97/14 97/24 98/3 98/18</p> <p><b>corporation [2]</b> 43/20 64/12</p> <p><b>correct [7]</b> 23/3 26/21 77/6 95/16 107/23 125/5 126/12</p> <p><b>corrected [1]</b> 26/20</p> <p><b>CORRECTIONS [1]</b> 134/3</p> <p><b>correctly [2]</b> 26/3 27/12</p> <p><b>correspondence [1]</b> 112/4</p> <p><b>corroding [1]</b> 44/8</p>
--	--	--	---	---

<p><b>C</b>  <b>corrosion [1]</b> 44/8  <b>cost [4]</b> 58/8 87/14  123/25 124/25  <b>costly [1]</b> 123/8  <b>costs [3]</b> 68/14 75/17  87/21  <b>could [34]</b> 10/10 12/9  30/24 31/16 32/6 41/20  42/16 42/17 59/15  61/17 62/5 68/14 78/19  78/23 87/7 87/21 98/11  101/24 106/24 112/1  113/3 113/13 114/4  115/23 116/3 117/11  118/17 120/9 125/8  125/15 126/8 126/10  129/24 130/14  <b>couldn't [4]</b> 7/11 13/12  70/18 78/2  <b>councils [1]</b> 107/2  <b>counsel [14]</b> 1/17 1/19  2/9 21/22 41/1 59/18  80/12 80/13 81/7 99/2  100/19 100/20 109/10  109/20  <b>count [2]</b> 10/3 10/5  <b>counterproposal [1]</b>  108/15  <b>county [29]</b> 5/17 5/23  6/1 6/11 10/10 10/17  14/1 19/1 21/12 22/23  23/15 26/11 35/11  44/21 48/4 48/18 65/18  71/22 72/10 73/2 80/6  86/3 87/8 104/16  104/19 104/23 104/24  106/20 133/4  <b>county's [1]</b> 87/15  <b>couple [7]</b> 8/4 20/3  34/4 60/11 60/11 80/10  82/12  <b>course [2]</b> 36/3 123/13  <b>court [2]</b> 1/23 121/13  <b>Courtland [2]</b> 35/18  35/19  <b>Courtney [5]</b> 26/6  34/21 35/3 49/4 96/7  <b>Courtney's [1]</b> 52/18  <b>cover [2]</b> 27/25 77/18  <b>CPI [6]</b> 40/22 41/6  41/14 41/20 42/3 42/7  <b>Craig [2]</b> 32/13 36/1  <b>create [1]</b> 24/7  <b>created [1]</b> 26/23  <b>creating [2]</b> 8/25 50/9  <b>credit [2]</b> 39/13 91/2  <b>credits [2]</b> 111/10  111/24  <b>Creek [1]</b> 43/16  <b>crew [1]</b> 121/21  <b>critical [2]</b> 80/22  111/21  <b>crowd [1]</b> 96/3  <b>CRR [3]</b> 1/23 133/6</p>	<p>133/13  <b>culled [1]</b> 46/22  <b>culture [1]</b> 46/4  <b>current [3]</b> 39/11 50/17  119/3  <b>currently [2]</b> 37/6  131/18  <b>customer [1]</b> 60/24  <b>cut [2]</b> 8/14 32/9  <b>cycle [1]</b> 90/4  <b>cycles [1]</b> 90/15</p> <hr/> <p><b>D</b>  <b>D.C [1]</b> 23/23  <b>dad [1]</b> 68/5  <b>Dana [1]</b> 19/18  <b>darned [1]</b> 45/18  <b>database [2]</b> 68/13  68/14  <b>date [2]</b> 34/21 34/22  <b>Dated [1]</b> 133/10  <b>dates [1]</b> 40/23  <b>day [8]</b> 20/5 41/12  43/24 111/16 120/2  129/7 129/8 133/10  <b>days [3]</b> 7/8 13/11  112/2  <b>Daytona [2]</b> 54/23  122/20  <b>de [1]</b> 1/24  <b>deal [4]</b> 70/7 76/19  77/13 116/9  <b>dealing [1]</b> 89/13  <b>deals [2]</b> 5/24 5/24  <b>Dean [2]</b> 15/17 22/25  <b>death [1]</b> 67/23  <b>debate [1]</b> 106/25  <b>December [1]</b> 83/8  <b>decide [3]</b> 58/25 77/8  88/21  <b>decided [2]</b> 57/18  58/19  <b>deciding [1]</b> 31/19  <b>decision [5]</b> 53/1 59/4  60/25 111/8 114/5  <b>decision-making [1]</b>  60/25  <b>decisions [2]</b> 51/2  111/7  <b>decorum [1]</b> 73/14  <b>deeper [1]</b> 41/10  <b>Defense [1]</b> 121/5  <b>define [1]</b> 71/23  <b>defining [1]</b> 52/13  <b>definitely [1]</b> 126/5  <b>delayed [1]</b> 37/2  <b>delivered [1]</b> 37/15  <b>delivery [1]</b> 79/4  <b>DENNIS [8]</b> 1/11 18/25  26/25 31/16 47/20  47/21 47/22 59/16  <b>Dennis Clarke [1]</b>  18/25  <b>Dennis Clarke's [1]</b>  26/25</p>	<p><b>Dennis' [1]</b> 26/20  <b>dense [1]</b> 9/2  <b>DEP [3]</b> 9/12 9/14 9/14  <b>department [5]</b> 84/7  86/5 86/7 104/15  104/16  <b>depending [1]</b> 36/8  <b>deposit [2]</b> 33/22 38/11  <b>deposited [1]</b> 39/7  <b>depth [2]</b> 98/15 115/20  <b>deputy [5]</b> 48/9 48/14  51/25 53/20 89/7  <b>description [1]</b> 89/7  <b>descriptions [4]</b> 60/12  60/13 60/15 89/8  <b>design [3]</b> 87/18 87/25  88/5  <b>desire [1]</b> 93/17  <b>detail [1]</b> 29/13  <b>detailed [1]</b> 34/15  <b>details [4]</b> 25/12 64/10  87/15 87/20  <b>determine [2]</b> 87/1  88/16  <b>determined [2]</b> 68/19  99/15  <b>dev [1]</b> 70/8  <b>develop [4]</b> 48/21  104/18 114/12 115/17  <b>developed [2]</b> 55/5  99/11  <b>developer [2]</b> 77/13  80/7  <b>developing [2]</b> 48/17  102/2  <b>development [16]</b>  12/18 13/21 14/4 24/14  49/13 68/3 70/9 70/10  71/22 72/10 73/3 79/18  95/11 95/14 105/8  114/11  <b>did [35]</b> 3/17 12/3 20/4  26/21 31/1 31/21 35/14  41/10 46/18 53/17  53/17 56/17 56/21  58/17 61/13 61/15  62/18 62/19 64/12 70/1  71/25 72/2 83/6 85/21  85/22 91/18 96/13  102/13 109/7 109/7  109/21 111/18 112/10  130/5 133/7  <b>didn't [21]</b> 15/4 15/24  27/21 30/14 44/15  44/19 58/18 60/3 64/9  67/10 70/3 70/5 92/7  92/8 93/20 93/22 95/25  99/19 103/8 106/22  120/7  <b>different [9]</b> 36/7 40/16  41/8 42/20 42/21 42/21  94/8 97/12 104/18  <b>differentiate [1]</b> 98/3  <b>differently [1]</b> 119/1  <b>difficult [2]</b> 65/22</p>	<p>102/3  <b>dig [1]</b> 73/25  <b>Dillard [2]</b> 43/19 45/16  <b>dimensions [1]</b> 98/12  <b>direct [1]</b> 118/17  <b>direction [3]</b> 117/16  117/19 119/14  <b>director [33]</b> 1/20  16/10 16/15 27/23 28/9  48/10 48/15 49/3 49/6  50/10 50/17 50/24  51/25 53/21 56/7 57/14  59/9 60/20 62/7 62/8  63/12 63/14 64/24 65/6  65/15 67/6 76/16 76/20  84/17 89/6 89/8 105/23  130/10  <b>disaster [1]</b> 65/14  <b>disclosure [2]</b> 106/9  106/14  <b>discretion [1]</b> 28/10  <b>discuss [3]</b> 53/14  59/13 104/7  <b>discussed [3]</b> 48/12  55/14 110/7  <b>discussing [1]</b> 20/19  <b>discussion [11]</b> 11/5  31/9 39/18 44/18 54/1  54/2 57/5 102/7 104/1  105/1 105/9  <b>discussions [1]</b> 56/22  <b>distribute [1]</b> 20/7  <b>district [4]</b> 6/6 6/7 6/9  111/9  <b>district-area [1]</b> 6/6  <b>divvy [1]</b> 106/3  <b>DNR [1]</b> 12/6  <b>do [84]</b> 3/7 3/8 4/19 6/3  12/7 15/14 17/22 18/10  20/9 23/11 23/11 24/12  24/13 27/14 27/17  28/15 28/16 30/2 39/10  40/25 41/18 42/13 45/2  50/4 50/7 53/10 56/5  56/6 56/7 57/24 59/20  60/6 60/7 63/23 64/23  67/13 68/10 68/22  70/17 72/16 72/20  73/13 76/22 76/25 77/8  77/9 77/9 77/10 79/14  86/10 87/7 87/15 87/24  90/11 90/21 91/5 92/2  92/2 92/9 92/14 95/18  96/15 97/23 99/23  100/8 102/4 106/11  108/4 108/5 109/2  114/1 117/3 122/2  122/2 123/3 123/25  124/9 125/7 126/17  128/9 129/16 129/25  130/5 131/13  <b>document [1]</b> 38/16  <b>documents [5]</b> 18/14  78/22 80/14 80/21  87/19</p>	<p><b>DOD [1]</b> 68/10  <b>does [19]</b> 17/22 23/20  28/8 28/9 34/22 38/13  38/14 49/8 51/19 52/6  52/10 59/22 85/12  107/9 107/9 107/22  113/21 119/21 129/14  <b>doesn't [4]</b> 47/23 66/1  115/7 132/7  <b>doing [20]</b> 5/6 8/20  22/16 32/11 41/8 48/22  50/18 52/18 55/21  63/18 64/25 67/3 67/25  68/18 82/10 88/10 91/7  98/4 111/5 113/25  <b>dollars [5]</b> 32/1 32/5  36/8 36/10 77/3  <b>don't [73]</b> 3/7 5/12 7/5  7/16 11/20 11/24 12/19  19/1 25/3 25/10 25/11  26/2 26/7 30/13 31/18  31/23 33/15 34/11  36/24 37/6 38/4 41/15  42/3 45/20 45/22 46/3  52/20 53/5 53/13 53/24  57/1 64/1 64/9 64/23  72/17 73/10 73/24  73/24 76/13 77/25  78/22 79/5 80/3 82/7  82/11 83/5 84/3 86/10  90/19 92/4 92/4 92/5  100/2 101/5 101/22  102/12 107/10 110/23  111/7 114/1 114/22  118/11 119/2 123/20  124/3 124/6 127/10  127/13 128/11 128/15  128/17 131/20 132/3  <b>donate [2]</b> 75/1 75/1  <b>done [21]</b> 8/11 10/3  22/8 52/20 52/21 52/21  63/14 63/16 63/19  65/19 68/20 74/8 74/10  76/1 76/18 85/24 86/14  94/16 96/18 106/13  112/18  <b>door [5]</b> 95/3 100/3  100/15 109/24 128/18  <b>doors [9]</b> 93/3 93/7  94/7 94/10 94/18 95/7  95/12 100/1 100/1  <b>dot [3]</b> 70/15 87/3  90/13  <b>double [1]</b> 30/11  <b>doubt [1]</b> 96/4  <b>doughnuts [1]</b> 68/23  <b>Douglas [1]</b> 1/16  <b>dove [1]</b> 115/25  <b>down [26]</b> 8/1 8/2 8/8  8/14 9/9 23/9 24/6  30/24 31/21 32/9 34/12  34/18 35/20 40/12  43/13 43/14 43/15  43/20 43/22 45/4 46/13  73/25 74/6 115/10</p>
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<p><b>D</b></p> <p><b>down...</b> [2] 122/17 124/19</p> <p><b>downhill</b> [1] 66/7</p> <p><b>downtown</b> [1] 75/3</p> <p><b>draft</b> [8] 18/14 18/21 19/22 89/8 101/8 102/2 104/22 105/17</p> <p><b>drawback</b> [1] 77/15</p> <p><b>dream</b> [1] 124/17</p> <p><b>drive</b> [4] 43/24 44/7 60/13 69/21</p> <p><b>drivers</b> [1] 45/16</p> <p><b>driving</b> [2] 49/25 100/2</p> <p><b>dropped</b> [1] 37/9</p> <p><b>Dunn</b> [1] 19/1</p> <p><b>Durbin</b> [2] 14/1 14/2</p> <p><b>Durbin Park</b> [2] 14/1 14/2</p> <p><b>during</b> [2] 35/24 80/18</p> <p><b>Duval</b> [1] 80/6</p> <p><b>Duval County</b> [1] 80/6</p>	<p><b>end</b> [7] 6/5 8/20 9/21 19/23 65/25 71/3 71/13</p> <p><b>endangered</b> [1] 86/25</p> <p><b>ended</b> [1] 31/19</p> <p><b>endorsement</b> [3] 89/25 93/25 95/15</p> <p><b>energy</b> [1] 23/13</p> <p><b>enforcement</b> [2] 90/5 92/3</p> <p><b>engaged</b> [4] 57/15 65/2 119/9 119/10</p> <p><b>engaging</b> [1] 119/20</p> <p><b>engineered</b> [1] 86/17</p> <p><b>engineering</b> [10] 24/19 85/19 86/8 86/24 87/18 88/4 88/5 111/5 111/6 114/15</p> <p><b>engineers</b> [2] 45/6 85/17</p> <p><b>enough</b> [8] 12/20 26/4 35/25 42/6 45/21 45/22 46/15 77/25</p> <p><b>entire</b> [4] 10/5 12/5 33/2 84/7</p> <p><b>entities</b> [1] 110/11</p> <p><b>entity</b> [1] 43/4</p> <p><b>entrepreneur</b> [1] 49/10</p> <p><b>entry</b> [1] 80/11</p> <p><b>environmental</b> [2] 86/25 87/20</p> <p><b>equally</b> [1] 14/25</p> <p><b>equipped</b> [1] 59/13</p> <p><b>ERRATA</b> [1] 2/14</p> <p><b>error</b> [1] 94/25</p> <p><b>escrow</b> [1] 38/14</p> <p><b>especially</b> [4] 24/3 50/8 110/10 111/23</p> <p><b>ESQUIRE</b> [2] 1/16 1/18</p> <p><b>establish</b> [1] 14/15</p> <p><b>established</b> [1] 80/14</p> <p><b>estate</b> [1] 82/13</p> <p><b>estimate</b> [1] 125/7</p> <p><b>ethical</b> [1] 107/6</p> <p><b>ethics</b> [3] 106/12 106/17 107/6</p> <p><b>evaluated</b> [1] 111/11</p> <p><b>evaluating</b> [1] 111/6</p> <p><b>even</b> [12] 5/20 9/3 31/16 36/14 54/17 57/11 70/20 73/14 109/18 112/9 116/3 117/2</p> <p><b>evening</b> [2] 6/23 6/24</p> <p><b>ever</b> [6] 12/3 16/20 55/20 90/20 123/16 123/17</p> <p><b>every</b> [7] 44/22 49/21 50/1 55/20 58/19 63/16 81/13</p> <p><b>everybody</b> [11] 3/6 41/22 48/23 54/23 54/24 60/6 67/24 70/19 91/17 100/13 100/18</p> <p><b>everybody's</b> [5] 41/5 41/11 47/18 68/24</p>	<p>110/24</p> <p><b>everyone</b> [6] 17/1 32/18 77/12 103/11 108/16 110/5</p> <p><b>everyone's</b> [1] 6/4</p> <p><b>everything</b> [4] 27/13 84/25 117/10 121/13</p> <p><b>everything's</b> [1] 84/24</p> <p><b>everywhere</b> [3] 32/14 32/15 67/12</p> <p><b>ex</b> [1] 19/15</p> <p><b>ex officio</b> [1] 19/15</p> <p><b>exactly</b> [3] 40/10 58/14 115/6</p> <p><b>example</b> [1] 20/15</p> <p><b>except</b> [1] 65/2</p> <p><b>exchange</b> [1] 80/13</p> <p><b>excited</b> [6] 25/23 25/24 29/25 30/1 81/14 81/15</p> <p><b>exciting</b> [4] 12/7 14/21 105/18 105/19</p> <p><b>Excuse</b> [5] 35/12 63/1 66/16 81/24 121/10</p> <p><b>execute</b> [1] 64/12</p> <p><b>executed</b> [1] 114/8</p> <p><b>executive</b> [31] 1/20 16/10 16/14 27/23 28/8 48/10 48/14 49/2 49/6 51/13 51/25 53/21 56/7 57/13 59/9 60/20 62/8 63/12 63/14 64/24 65/6 65/15 67/6 76/16 76/20 84/16 89/6 89/6 89/8 105/23 130/10</p> <p><b>exempt</b> [1] 107/24</p> <p><b>exercise</b> [2] 12/3 28/10</p> <p><b>exhibits</b> [1] 80/22</p> <p><b>existing</b> [2] 16/16 93/16</p> <p><b>exits</b> [1] 110/16</p> <p><b>expansion</b> [1] 13/22</p> <p><b>expect</b> [2] 50/16 125/9</p> <p><b>expected</b> [1] 37/15</p> <p><b>expecting</b> [1] 118/20</p> <p><b>expensive</b> [3] 36/2 36/12 124/4</p> <p><b>experience</b> [2] 11/16 61/8</p> <p><b>expert</b> [1] 75/23</p> <p><b>expired</b> [1] 18/9</p> <p><b>expires</b> [1] 18/7</p> <p><b>explain</b> [1] 89/3</p> <p><b>explained</b> [1] 64/8</p> <p><b>exploding</b> [1] 44/21</p> <p><b>express</b> [1] 79/4</p> <p><b>extended</b> [1] 106/23</p> <p><b>extends</b> [1] 11/7</p> <p><b>extension</b> [1] 111/19</p> <p><b>extensively</b> [1] 82/21</p> <p><b>extent</b> [1] 65/2</p> <p><b>extreme</b> [1] 7/10</p> <p><b>extremely</b> [4] 20/17 44/11 44/13 45/11</p> <p><b>eyes</b> [2] 7/11 19/11</p>	<p><b>F</b></p> <p><b>FAA</b> [9] 25/4 25/6 25/8 25/10 25/14 123/5 125/1 126/11 131/9</p> <p><b>FAC</b> [1] 61/6</p> <p><b>face</b> [1] 67/7</p> <p><b>Facebook</b> [3] 3/11 28/18 54/14</p> <p><b>facilities</b> [2] 9/15 13/22</p> <p><b>facility</b> [2] 14/21 93/10</p> <p><b>facing</b> [1] 82/24</p> <p><b>fact</b> [2] 31/15 55/10</p> <p><b>factors</b> [1] 114/17</p> <p><b>fair</b> [1] 43/1</p> <p><b>fairness</b> [1] 103/25</p> <p><b>fall</b> [2] 45/3 106/5</p> <p><b>falling</b> [1] 74/6</p> <p><b>familiar</b> [1] 9/22</p> <p><b>family</b> [1] 73/17</p> <p><b>fantastic</b> [2] 74/7 76/2</p> <p><b>far</b> [6] 54/10 58/22 89/5 99/24 102/10 113/10</p> <p><b>farther</b> [1] 36/1</p> <p><b>FASD</b> [2] 106/16 106/20</p> <p><b>fast</b> [2] 71/18 72/13</p> <p><b>favor</b> [3] 4/3 5/1 30/7</p> <p><b>FBO</b> [4] 36/3 112/21 113/5 115/1</p> <p><b>FBO-run</b> [1] 36/3</p> <p><b>FDOT</b> [3] 27/24 28/2 28/25</p> <p><b>feature</b> [1] 80/9</p> <p><b>features</b> [2] 34/1 36/9</p> <p><b>February</b> [3] 4/14 5/1 127/2</p> <p><b>February 12th</b> [2] 4/14 5/1</p> <p><b>federal</b> [1] 25/5</p> <p><b>fee</b> [9] 31/8 31/20 31/25 38/15 39/4 39/17 40/5 55/20 96/16</p> <p><b>feedback</b> [4] 101/2 101/7 102/1 111/9</p> <p><b>feel</b> [10] 16/17 44/15 64/4 66/23 73/12 90/10 99/20 106/2 115/9 116/25</p> <p><b>feels</b> [1] 24/17</p> <p><b>fees</b> [3] 33/10 46/24 47/7</p> <p><b>fell</b> [3] 34/7 34/8 58/24</p> <p><b>fence</b> [3] 77/15 77/21 77/25</p> <p><b>few</b> [6] 31/15 37/16 57/19 80/1 87/22 115/19</p> <p><b>fifth</b> [1] 43/15</p> <p><b>fighting</b> [1] 127/22</p> <p><b>figure</b> [2] 87/19 87/25</p> <p><b>fill</b> [2] 69/20 106/17</p> <p><b>filling</b> [1] 83/2</p> <p><b>Film's</b> [1] 109/17</p> <p><b>final</b> [2] 87/25 101/8</p> <p><b>finally</b> [1] 35/22</p>	<p><b>finance</b> [3] 18/13 18/19 61/20</p> <p><b>financial</b> [9] 19/12 39/20 53/7 53/19 61/23 62/5 62/11 106/9 106/14</p> <p><b>find</b> [5] 32/6 34/21 68/13 75/24 125/1</p> <p><b>finding</b> [3] 46/19 55/17 55/18</p> <p><b>fine</b> [3] 52/23 52/23 67/4</p> <p><b>finish</b> [3] 8/4 72/2 95/24</p> <p><b>finished</b> [3] 45/23 72/1 76/6</p> <p><b>fire</b> [7] 8/2 8/5 8/6 86/5 104/15 104/16 105/10</p> <p><b>fired</b> [1] 26/8</p> <p><b>firm</b> [10] 1/16 1/18 57/2 57/11 57/20 57/21 59/11 59/12 60/13 89/1</p> <p><b>firms</b> [5] 24/19 56/10 57/6 57/9 61/4</p> <p><b>first</b> [19] 4/1 4/2 14/15 16/19 32/7 32/15 32/15 35/16 37/8 39/14 41/12 41/21 44/3 47/8 66/4 82/7 90/2 90/2 90/13</p> <p><b>fit</b> [2] 52/6 52/10</p> <p><b>five</b> [6] 6/6 9/20 35/23 53/8 69/25 70/24</p> <p><b>five-minute</b> [1] 69/25</p> <p><b>fix</b> [4] 67/4 93/12 122/21 124/6</p> <p><b>fixed</b> [1] 40/4</p> <p><b>FL</b> [1] 1/24</p> <p><b>Flagler</b> [2] 13/18 14/19</p> <p><b>Flagler Hospital</b> [2] 13/18 14/19</p> <p><b>flexibility</b> [1] 43/3</p> <p><b>flies</b> [1] 43/19</p> <p><b>flight</b> [4] 45/22 72/21 121/17 121/21</p> <p><b>floated</b> [1] 31/10</p> <p><b>Florida</b> [10] 1/5 1/17 1/19 10/13 10/15 13/18 13/20 14/18 106/15 133/3</p> <p><b>fly</b> [1] 99/14</p> <p><b>flying</b> [2] 43/17 45/10</p> <p><b>focused</b> [1] 20/18</p> <p><b>folks</b> [3] 31/13 74/8 84/23</p> <p><b>follow</b> [4] 22/1 84/10 102/18 108/4</p> <p><b>follow-up</b> [2] 84/10 102/18</p> <p><b>following</b> [1] 107/1</p> <p><b>foot</b> [4] 40/3 72/15 115/1 115/2</p> <p><b>footprint</b> [1] 114/18</p> <p><b>forbid</b> [2] 49/18 50/21</p> <p><b>ForeFlight</b> [1] 127/14</p> <p><b>foregoing</b> [1] 133/7</p>
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<p><b>F</b></p> <p><b>foremost [1]</b> 47/8  <b>forever [2]</b> 10/15 66/2  <b>forfeit [3]</b> 33/16 33/20 39/12  <b>forget [3]</b> 15/5 47/18 128/3  <b>forgot [2]</b> 35/15 58/16  <b>forgotten [1]</b> 99/20  <b>form [1]</b> 106/17  <b>formal [1]</b> 18/22  <b>formally [3]</b> 28/20 33/21 63/20  <b>fortunate [2]</b> 35/25 68/5  <b>Fortunately [1]</b> 48/21  <b>forward [7]</b> 5/16 6/12 80/17 80/19 96/15 104/13 115/16  <b>found [3]</b> 32/10 100/1 127/16  <b>four [2]</b> 46/13 53/8  <b>FPR [2]</b> 133/6 133/13  <b>FPR-C [2]</b> 133/6 133/13  <b>framework [3]</b> 104/21 105/5 105/15  <b>frankly [1]</b> 64/14  <b>free [1]</b> 106/2  <b>Friday [2]</b> 20/2 63/17  <b>friend [1]</b> 76/20  <b>friendly [2]</b> 117/14 117/14  <b>friends [2]</b> 5/21 76/16  <b>front [5]</b> 18/20 67/7 72/8 73/9 82/8  <b>fuel [2]</b> 31/3 127/1  <b>full [1]</b> 18/22  <b>fully [2]</b> 29/8 51/24  <b>fun [1]</b> 67/24  <b>funded [1]</b> 88/12  <b>funds [5]</b> 39/6 39/12 40/16 88/17 88/18  <b>further [3]</b> 59/16 123/4 123/4  <b>future [12]</b> 5/23 5/25 5/25 41/21 42/5 80/9 100/8 105/3 113/16 119/12 119/15 119/19</p>	<p><b>generally [3]</b> 105/11 131/13 131/21  <b>gentleman [2]</b> 24/20 26/1  <b>gentlemen [1]</b> 23/20  <b>geometrics [1]</b> 86/16  <b>get [88]</b> 5/20 7/3 8/7 9/10 15/18 17/13 20/4 23/18 24/10 24/21 25/19 26/12 26/23 28/18 30/16 31/20 32/3 32/4 33/6 33/6 33/23 34/10 34/11 34/20 35/4 35/25 36/16 37/2 37/17 39/22 40/14 41/17 41/22 55/25 60/8 65/18 65/25 67/9 67/10 68/13 68/20 68/21 68/21 72/13 73/10 74/10 74/23 75/15 77/3 77/24 77/25 78/15 78/16 79/6 79/16 80/3 80/8 90/15 90/21 90/22 91/10 92/7 92/8 92/14 95/24 98/12 104/6 104/7 107/7 110/11 117/18 118/19 120/16 122/2 122/21 123/6 123/7 124/4 124/21 125/13 125/15 125/18 126/23 127/11 127/12 128/4 132/1 132/5  <b>gets [5]</b> 36/25 58/4 73/1 86/19 86/19  <b>getting [18]</b> 3/13 7/8 15/9 22/17 27/8 30/18 30/19 36/17 36/21 42/22 50/16 56/11 76/1 91/22 98/22 106/13 117/18 122/24  <b>girl [1]</b> 100/18  <b>give [12]</b> 12/23 15/16 42/9 60/6 78/15 87/20 89/11 101/4 104/12 115/16 115/22 125/22  <b>given [9]</b> 39/13 57/12 65/8 76/19 78/14 83/8 111/22 117/19 119/14  <b>giving [4]</b> 27/23 93/15 93/16 98/22  <b>glad [3]</b> 17/18 61/19 103/7  <b>go [47]</b> 6/18 21/24 24/8 31/7 38/13 38/14 43/2 43/16 45/2 49/1 59/1 59/16 65/21 66/7 67/6 68/10 68/15 68/22 69/11 71/18 73/1 76/19 76/21 79/14 84/17 84/23 87/19 87/24 90/16 93/20 98/20 100/10 102/24 104/5 105/15 112/3 112/4 113/8 113/10 116/10 116/19 116/20 120/12</p>	<p>123/5 125/2 127/12 128/20  <b>go-ahead [1]</b> 76/19  <b>goal [2]</b> 102/5 105/2  <b>God [2]</b> 49/18 50/21  <b>goes [5]</b> 23/22 24/7 26/6 39/5 58/4  <b>going [98]</b> 5/13 5/16 5/22 6/12 7/2 13/4 13/21 14/23 15/24 17/25 20/4 20/11 20/12 20/25 23/10 23/11 24/5 24/7 24/18 24/21 25/19 26/12 26/22 30/16 32/4 37/17 41/18 42/18 45/6 45/12 46/10 46/18 47/9 47/11 49/1 49/11 49/21 51/13 51/14 52/24 54/16 55/21 56/7 57/11 59/4 63/10 63/25 65/9 66/14 69/8 69/23 73/25 74/9 74/10 75/2 75/21 76/25 77/2 77/16 77/18 77/20 77/21 77/22 79/18 80/22 83/1 86/6 86/9 87/4 87/9 87/10 87/13 87/15 87/22 87/25 95/10 95/22 96/15 101/22 102/5 103/4 104/2 105/20 106/25 107/10 107/14 109/3 110/9 112/24 115/6 115/9 115/11 116/17 119/17 122/6 126/4 128/12 129/19  <b>good [46]</b> 3/20 3/21 5/6 7/3 12/12 14/12 14/22 14/23 15/7 15/19 18/4 21/13 21/15 22/17 22/19 26/10 26/14 31/12 35/6 35/7 40/19 43/7 46/18 51/12 54/9 54/18 64/25 69/24 70/4 70/7 70/15 75/11 76/3 76/3 77/14 80/16 86/20 91/3 92/13 96/10 100/13 100/18 112/12 113/17 122/9 127/8  <b>gorgeous [1]</b> 10/7  <b>gosh [1]</b> 77/9  <b>got [36]</b> 9/3 22/25 24/17 27/9 29/19 34/1 34/25 36/23 37/21 38/16 44/6 46/6 46/15 47/14 48/22 54/24 64/24 67/3 69/12 74/12 76/18 77/23 86/14 91/10 91/13 92/21 95/4 99/24 100/6 106/17 109/10 109/11 114/15 121/8 128/4 129/12  <b>gotten [4]</b> 65/14 101/2 106/18 106/21  <b>government [2]</b> 12/1 43/3</p>	<p><b>governmental [1]</b> 62/1  <b>GPS [2]</b> 121/22 121/22  <b>grabbing [1]</b> 52/19  <b>grace [1]</b> 111/22  <b>grade [1]</b> 43/15  <b>grant [12]</b> 24/9 25/2 28/4 28/13 28/21 29/1 29/9 29/13 88/13 88/17 123/6 124/9  <b>granted [1]</b> 114/24  <b>grants [3]</b> 23/21 24/12 28/11  <b>granular [1]</b> 117/9  <b>great [12]</b> 12/25 23/12 26/1 26/1 46/21 50/6 50/10 52/18 75/2 78/7 96/13 117/15  <b>greater [1]</b> 121/19  <b>Groff [1]</b> 26/2  <b>ground [1]</b> 79/20  <b>groundbreaking [2]</b> 13/9 14/17  <b>group [2]</b> 10/9 73/3  <b>grow [3]</b> 14/14 14/16 68/3  <b>growing [2]</b> 53/6 53/6  <b>growth [2]</b> 5/24 44/21  <b>Grumman [4]</b> 17/12 48/19 68/17 121/7  <b>guarantee [1]</b> 67/18  <b>guess [9]</b> 63/4 78/23 86/12 93/15 104/13 112/23 113/17 113/18 124/12  <b>guests [1]</b> 96/11  <b>Gun [2]</b> 108/13 109/11  <b>Gun Club [2]</b> 108/13 109/11  <b>guys [7]</b> 47/7 54/13 72/8 74/3 75/17 90/21 127/7  <b>guys' [1]</b> 67/7</p>	<p><b>handbook [1]</b> 89/16  <b>handle [5]</b> 39/4 39/21 40/16 79/16 85/24  <b>handled [2]</b> 16/12 86/16  <b>hangar [47]</b> 16/19 31/8 33/10 33/15 33/23 35/22 35/25 36/9 36/17 37/17 37/20 37/21 37/22 38/1 39/2 39/2 39/25 41/25 42/9 42/14 47/4 47/7 47/10 89/25 91/16 91/24 92/24 93/25 94/7 94/10 94/24 95/3 95/4 95/11 95/14 95/15 96/22 97/2 97/14 97/15 98/2 98/15 98/17 98/18 99/25 100/6 115/2  <b>hangars [18]</b> 33/11 36/3 36/9 40/7 41/2 42/8 44/11 44/12 46/11 47/12 92/24 93/19 95/12 97/25 97/25 98/12 99/19 99/23  <b>happen [7]</b> 8/6 31/24 52/19 67/17 87/5 112/14 118/24  <b>happened [3]</b> 36/24 50/21 111/3  <b>happens [2]</b> 34/16 49/19  <b>happy [4]</b> 6/3 30/20 77/16 84/10  <b>hard [1]</b> 20/3  <b>has [36]</b> 16/9 16/12 17/2 17/2 18/20 19/1 27/3 28/13 40/4 49/19 54/15 58/19 59/24 63/14 65/16 65/19 74/7 78/14 82/25 83/2 86/4 86/16 96/13 104/16 104/19 105/11 106/15 107/6 111/3 112/1 117/21 121/20 123/16 123/16 123/17 125/17  <b>hasn't [1]</b> 112/25  <b>Hastings [5]</b> 74/9 75/1 76/17 77/4 77/7  <b>hauling [1]</b> 8/17  <b>have [226]</b>  <b>haven't [6]</b> 19/3 27/11 54/25 106/21 113/1 115/25  <b>having [13]</b> 6/5 7/18 17/24 43/23 46/23 51/5 55/16 67/24 87/12 94/10 94/18 106/3 114/17  <b>Hawkeye [1]</b> 26/17  <b>Hawkeye View [1]</b> 26/17  <b>he [48]</b> 15/24 16/10 16/12 16/14 16/16 16/17 17/2 17/8 19/1</p>
<p><b>G</b></p> <p><b>gain [1]</b> 100/4  <b>gaining [1]</b> 93/1  <b>gallons [1]</b> 127/3  <b>Gary [3]</b> 35/18 40/9 64/5  <b>gathering [2]</b> 58/2 124/14  <b>gave [6]</b> 38/17 79/19 87/17 124/16 124/16 124/17  <b>general [12]</b> 1/17 28/9 44/12 44/13 45/7 46/4 64/7 64/8 99/2 100/20 117/12 119/7</p>			<p><b>H</b></p> <p><b>habit [1]</b> 117/18  <b>had [56]</b> 5/11 5/19 6/8 7/13 7/22 8/2 8/14 11/5 13/8 13/9 13/19 14/17 16/20 20/4 23/5 23/5 23/14 23/24 23/24 27/11 30/5 31/17 34/5 41/19 42/20 44/4 44/18 52/11 57/18 57/19 58/23 63/8 64/12 67/22 74/4 75/13 75/22 76/14 76/19 78/12 94/9 94/14 97/5 98/20 104/2 106/17 107/1 107/6 111/14 112/8 120/8 120/11 122/14 123/17 127/1 128/16  <b>hadn't [2]</b> 8/25 58/1  <b>half [5]</b> 7/16 8/24 35/24 43/13 46/17  <b>halted [2]</b> 17/1 58/22</p>	

<p><b>H</b></p> <p><b>he...</b> [39] 19/8 21/11 23/21 24/1 24/1 24/5 24/6 24/10 24/17 26/6 26/8 28/9 41/9 43/19 47/22 49/19 49/24 49/24 54/20 65/16 65/17 65/18 65/18 65/19 66/1 68/6 68/7 68/9 68/23 71/10 71/11 79/5 83/2 83/17 98/4 119/25 120/1 130/16 132/5</p> <p><b>he'd</b> [2] 68/9 68/10</p> <p><b>he's</b> [18] 16/15 16/16 16/17 17/4 25/24 25/25 34/25 49/21 49/23 50/11 53/24 63/16 65/24 70/2 70/2 71/10 75/21 119/23</p> <p><b>head</b> [3] 49/14 58/18 59/1</p> <p><b>headed</b> [1] 55/3</p> <p><b>heads</b> [1] 58/19</p> <p><b>headway</b> [2] 62/23 62/23</p> <p><b>health</b> [2] 13/22 14/25</p> <p><b>hear</b> [7] 70/5 96/14 113/22 113/25 116/22 117/17 117/20</p> <p><b>heard</b> [1] 3/9</p> <p><b>heavy</b> [2] 9/2 9/2</p> <p><b>held</b> [2] 1/3 2/11</p> <p><b>help</b> [6] 23/14 25/23 45/24 57/15 100/14 122/2</p> <p><b>helped</b> [3] 83/3 89/5 102/15</p> <p><b>helpful</b> [4] 35/5 88/3 103/6 113/11</p> <p><b>helping</b> [1] 61/5</p> <p><b>Henry</b> [4] 5/9 15/8 70/20 71/6</p> <p><b>her</b> [5] 3/9 3/11 23/3 23/3 23/20</p> <p><b>here</b> [59] 7/17 9/19 9/20 11/8 15/23 16/23 17/9 17/19 17/20 21/11 24/2 27/9 31/24 32/12 35/21 35/22 36/17 40/21 41/18 43/13 43/15 43/20 44/3 44/5 46/5 46/14 47/2 47/5 48/21 49/1 49/5 49/12 52/2 60/21 60/22 66/14 67/3 67/10 67/11 68/16 69/13 74/4 85/17 91/5 99/18 100/7 112/13 115/6 117/2 120/10 121/4 121/6 121/8 121/9 121/16 121/18 121/19 128/18 128/21</p> <p><b>here's</b> [1] 103/12</p> <p><b>Herlong</b> [1] 32/13</p> <p><b>heroes</b> [1] 66/5</p>	<p><b>hey</b> [7] 27/5 69/12 99/16 117/17 117/20 118/14 119/15</p> <p><b>hi</b> [4] 3/7 3/20 3/22 5/9</p> <p><b>Hickory</b> [1] 43/16</p> <p><b>high</b> [5] 14/24 125/23 125/25 126/5 130/13</p> <p><b>high-paying</b> [1] 14/24</p> <p><b>high-priority</b> [1] 130/13</p> <p><b>highway</b> [1] 14/5</p> <p><b>highways</b> [1] 79/9</p> <p><b>him</b> [13] 27/5 45/7 65/8 66/1 68/2 72/19 78/17 78/20 79/2 79/11 79/19 84/5 84/5</p> <p><b>hinges</b> [1] 91/22</p> <p><b>hire</b> [1] 53/25</p> <p><b>hired</b> [1] 109/20</p> <p><b>his</b> [14] 8/3 16/16 16/25 26/3 26/21 49/23 49/24 50/17 52/24 54/18 54/19 68/5 78/13 130/18</p> <p><b>historic</b> [2] 74/2 76/9</p> <p><b>hit</b> [1] 61/8</p> <p><b>Hoagley</b> [1] 78/15</p> <p><b>hobby</b> [1] 36/12</p> <p><b>hold</b> [6] 52/19 57/7 66/16 115/20 116/12 116/16</p> <p><b>holding</b> [1] 108/23</p> <p><b>Holesko</b> [1] 86/20</p> <p><b>hope</b> [3] 20/22 80/8 112/14</p> <p><b>hopefully</b> [5] 25/19 41/20 107/14 107/14 126/6</p> <p><b>horse</b> [2] 51/20 110/24</p> <p><b>hospital</b> [4] 13/18 14/7 14/19 14/20</p> <p><b>hosting</b> [1] 6/13</p> <p><b>hotel</b> [1] 80/9</p> <p><b>hotels</b> [1] 110/17</p> <p><b>hotline</b> [1] 95/2</p> <p><b>hour</b> [2] 44/7 47/1</p> <p><b>how</b> [24] 32/6 44/23 49/16 49/17 51/5 51/18 52/6 52/10 65/18 68/10 71/24 82/7 84/23 86/15 86/16 87/2 87/21 90/10 96/14 96/20 96/21 124/1 127/13 130/3</p> <p><b>how's</b> [1] 27/5</p> <p><b>HR</b> [6] 60/12 88/25 89/19 89/21 102/10 102/14</p> <p><b>huge</b> [4] 13/23 69/19 120/11 124/1</p> <p><b>huh</b> [10] 37/23 37/23 38/7 51/7 57/3 64/17 64/20 69/6 77/14 85/20</p> <p><b>human</b> [1] 6/1</p> <p><b>hundred</b> [8] 32/1 32/5 36/7 36/10 36/14 44/23</p>	<p>72/15 77/3</p> <p><b>Hundreds</b> [1] 69/1</p> <p><b>hybrid</b> [2] 56/11 56/12</p> <p><b>hydraulic</b> [1] 91/13</p> <p><b>hydraulics</b> [1] 94/14</p> <p><b>I</b></p> <p><b>I'd</b> [13] 37/3 37/19 39/1 39/22 40/6 42/6 44/6 48/4 70/19 113/25 117/20 130/11 130/12</p> <p><b>I'll</b> [37] 3/9 3/23 6/13 11/13 15/9 15/16 23/18 25/21 27/16 27/18 33/6 33/6 33/7 33/7 34/20 34/25 35/4 38/17 45/18 60/8 75/16 84/15 89/14 92/15 104/8 106/10 108/16 110/8 112/3 112/3 113/17 118/23 120/16 120/19 131/11 131/12 131/25</p> <p><b>I'm</b> [67] 5/12 12/19 12/24 15/25 17/18 18/18 19/3 19/6 23/8 25/23 26/2 26/22 28/25 29/11 30/1 30/1 30/18 30/19 32/16 36/22 42/14 43/24 45/6 45/21 45/21 46/2 47/19 49/11 50/7 51/1 51/24 53/1 53/18 54/13 56/12 57/10 61/14 61/19 62/6 62/23 65/1 67/24 69/22 72/6 73/12 73/25 76/16 80/5 81/14 81/14 84/10 91/19 103/7 104/23 105/14 106/25 107/21 108/25 117/5 119/22 121/3 121/17 124/24 126/4 126/8 129/18 129/18</p> <p><b>I've</b> [29] 19/3 19/13 24/17 27/9 32/11 34/4 37/21 38/16 43/17 46/12 46/15 54/8 54/22 61/8 61/16 65/3 65/7 68/4 76/15 89/5 103/1 106/18 106/21 107/11 121/8 121/8 122/12 127/22 129/12</p> <p><b>ice</b> [1] 70/16</p> <p><b>idea</b> [8] 36/13 64/19 69/22 82/15 87/12 92/13 115/17 117/16</p> <p><b>ideal</b> [2] 19/8 68/17</p> <p><b>ideas</b> [5] 23/14 51/5 53/12 54/9 104/12</p> <p><b>identification</b> [1] 98/1</p> <p><b>identified</b> [1] 99/22</p> <p><b>identify</b> [3] 69/9 93/2 100/14</p> <p><b>II</b> [1] 45/24</p> <p><b>ILS</b> [13] 95/23 121/20 121/23 122/3 122/12</p>	<p>122/15 122/21 123/2 123/21 124/4 124/20 126/17 131/7</p> <p><b>imagine</b> [1] 82/23</p> <p><b>immediately</b> [4] 8/1 20/6 100/11 131/14</p> <p><b>impact</b> [3] 13/24 13/25 39/20</p> <p><b>impacted</b> [1] 7/6</p> <p><b>impartial</b> [1] 43/2</p> <p><b>implement</b> [1] 28/21</p> <p><b>implemented</b> [1] 106/15</p> <p><b>important</b> [20] 5/22 6/2 7/4 14/25 20/21 29/12 44/12 44/13 48/24 51/5 55/25 62/3 82/9 82/10 92/10 112/15 112/17 113/3 126/1 127/21</p> <p><b>impressed</b> [1] 65/3</p> <p><b>impression</b> [1] 110/23</p> <p><b>improvements</b> [1] 88/1</p> <p><b>inbred</b> [1] 46/5</p> <p><b>incentive</b> [1] 75/25</p> <p><b>incentives</b> [1] 75/25</p> <p><b>include</b> [1] 85/22</p> <p><b>included</b> [3] 86/9 86/11 88/7</p> <p><b>includes</b> [1] 23/15</p> <p><b>including</b> [1] 87/14</p> <p><b>incorporate</b> [2] 11/10 101/8</p> <p><b>indicated</b> [1] 107/12</p> <p><b>individual</b> [2] 51/4 101/25</p> <p><b>individually</b> [4] 101/4 102/16 102/21 106/11</p> <p><b>inform</b> [1] 114/5</p> <p><b>informal</b> [1] 108/12</p> <p><b>information</b> [19] 24/21 31/6 58/3 59/10 78/14 79/7 79/20 96/12 96/17 98/16 98/19 100/4 102/17 122/24 124/15 125/16 125/17 125/19 126/7</p> <p><b>inhalation</b> [1] 7/11</p> <p><b>inherent</b> [1] 68/5</p> <p><b>initial</b> [2] 24/12 115/14</p> <p><b>inland</b> [1] 44/8</p> <p><b>input</b> [8] 6/4 7/2 7/3 39/22 59/23 103/8 104/7 105/5</p> <p><b>inquire</b> [1] 122/1</p> <p><b>inside</b> [1] 74/11</p> <p><b>inspected</b> [1] 8/3</p> <p><b>inspections</b> [6] 90/4 91/7 91/8 92/1 99/23 99/24</p> <p><b>instance</b> [1] 56/23</p> <p><b>instead</b> [5] 41/7 90/16 90/19 115/13 128/18</p> <p><b>instructors</b> [1] 45/22</p> <p><b>intent</b> [6] 14/14 83/7 83/15 83/16 83/21</p>	<p>84/18</p> <p><b>interest</b> [1] 38/21</p> <p><b>interested</b> [1] 110/18</p> <p><b>Interesting</b> [1] 46/15</p> <p><b>interface</b> [1] 16/20</p> <p><b>interfaces</b> [1] 15/13</p> <p><b>intergovernmental</b> [1] 72/24</p> <p><b>interim</b> [3] 1/20 104/23 105/23</p> <p><b>interject</b> [1] 59/15</p> <p><b>interlocal</b> [3] 104/22 105/3 105/17</p> <p><b>Internet</b> [1] 60/9</p> <p><b>interpersonal</b> [1] 61/1</p> <p><b>interpretation</b> [2] 107/9 107/12</p> <p><b>interpreted</b> [1] 119/1</p> <p><b>intersection</b> [2] 85/24 87/14</p> <p><b>interviewing</b> [1] 57/9</p> <p><b>Intracoastal</b> [1] 10/1</p> <p><b>investigation</b> [3] 32/12 103/6 109/21</p> <p><b>investment</b> [2] 13/25 113/4</p> <p><b>involve</b> [2] 57/20 57/20</p> <p><b>involved</b> [7] 9/12 9/12 12/4 36/13 56/4 76/15 103/11</p> <p><b>involvement</b> [1] 17/1</p> <p><b>involves</b> [1] 87/5</p> <p><b>iron</b> [1] 9/20</p> <p><b>irrelevant</b> [1] 83/22</p> <p><b>is</b> [197]</p> <p><b>island</b> [1] 109/4</p> <p><b>isn't</b> [8] 4/10 15/23 17/20 64/15 75/9 93/5 93/5 117/1</p> <p><b>issue</b> [9] 39/15 100/6 100/10 100/11 102/15 112/25 113/7 121/21 122/14</p> <p><b>issued</b> [2] 8/24 113/1</p> <p><b>issues</b> [7] 9/14 22/9 42/19 46/23 62/11 105/25 130/13</p> <p><b>it</b> [261]</p> <p><b>it's</b> [132] 3/2 4/18 5/21 5/22 6/2 6/2 7/1 7/4 9/19 10/7 14/8 14/8 16/21 18/9 20/4 20/24 21/25 22/1 25/4 25/5 25/10 25/10 25/24 27/7 28/1 29/12 31/4 32/4 33/13 34/1 34/15 35/3 35/15 36/2 38/12 38/18 39/5 39/20 39/24 41/10 41/17 41/24 41/25 42/5 44/4 44/7 44/14 44/16 46/5 46/7 46/10 46/14 46/22 47/1 48/24 50/10 52/20 52/21 52/24 53/1 54/1 54/2 54/10 54/17 55/16 55/17 55/25</p>
--	--	---	---	--

**I**  
**it's...** [65] 56/18 58/21  
 59/11 59/11 59/11  
 59/12 61/5 67/6 67/11  
 73/13 75/1 75/2 75/11  
 77/2 77/11 78/7 78/21  
 79/2 82/13 84/1 84/14  
 84/22 84/22 86/11  
 86/14 87/19 90/12 91/8  
 93/5 99/8 102/3 103/16  
 103/22 103/23 105/21  
 107/7 107/10 109/13  
 109/15 109/19 110/22  
 111/7 111/7 111/8  
 112/15 112/20 112/20  
 112/20 112/23 112/24  
 114/8 114/14 115/4  
 116/1 116/7 119/17  
 121/15 123/6 123/8  
 124/4 124/7 126/1  
 127/8 127/8 129/1  
**iTech** [1] 122/13  
**item** [12] 35/9 48/2  
 62/24 67/21 71/21 78/8  
 82/6 88/25 89/24 102/7  
 104/1 119/16  
**items** [11] 2/6 2/7  
 18/13 26/15 26/17 49/5  
 63/6 63/13 76/15 80/18  
 111/21  
**iteration** [1] 88/3  
**its** [2] 11/3 18/21  
**itself** [3] 28/4 90/8  
 126/11

**J**  
**Jacksonville** [2] 1/19  
 13/24  
**JAIME** [23] 1/20 7/7  
 11/13 16/9 16/24 18/18  
 29/8 39/8 40/19 51/12  
 63/14 65/2 65/16 69/5  
 71/14 74/6 76/9 89/3  
 89/19 129/17 130/17  
 130/22 132/4  
**Jaime Topp** [1] 16/9  
**Jaime's** [1] 66/13  
**JANET** [3] 1/23 133/6  
 133/13  
**January** [4] 4/13 4/23  
 4/25 108/13  
**January 22nd** [3] 4/13  
 4/23 4/25  
**January 8th** [1] 108/13  
**Jason** [1] 81/5  
**Jeff** [1] 21/10  
**JENNIFER** [2] 1/13  
 117/1  
**JEREMIAH** [5] 1/16 5/5  
 21/22 22/20 108/9  
**Jesse** [1] 19/1  
**Jesse Dunn** [1] 19/1  
**job** [17] 46/18 48/22  
 49/7 49/22 50/1 52/18  
 52/25 60/12 60/13

60/15 64/25 65/9 66/2  
 67/4 89/8 96/13 129/16  
**jobs** [8] 14/9 14/9  
 14/12 14/23 14/24  
 14/24 24/7 24/8  
**Joe** [1] 97/22  
**John** [1] 80/5  
**JOHNS** [6] 1/1 6/11  
 14/1 21/12 22/23 133/4  
**join** [1] 20/24  
**joining** [1] 21/11  
**joking** [1] 69/17  
**Jose** [7] 11/17 15/23  
 15/24 15/25 16/1 17/7  
 17/7  
**Joy** [4] 19/14 23/6  
 23/25 69/10  
**Joyce** [5] 80/3 80/5  
 82/2 110/13 119/23  
**Joyce's** [1] 110/7  
**judge** [1] 65/1  
**jumped** [2] 74/22 75/3  
**jurisdiction** [1] 25/16  
**just** [120] 12/20 15/10  
 20/14 20/18 21/18  
 21/24 22/7 26/8 27/7  
 30/12 32/2 32/16 32/17  
 33/9 34/12 34/18 35/20  
 37/9 37/19 38/14 38/17  
 39/1 40/11 40/14 42/4  
 42/8 42/9 44/16 44/22  
 45/5 48/5 48/16 50/14  
 51/1 53/13 54/3 56/9  
 56/18 57/1 58/4 59/17  
 59/20 59/25 63/8 63/20  
 63/21 64/6 64/6 64/8  
 65/13 66/13 66/17  
 66/17 66/19 69/25 71/5  
 72/1 73/8 73/16 73/16  
 73/21 75/3 76/2 76/3  
 77/20 78/7 78/21 79/4  
 79/14 79/14 82/11 83/4  
 83/12 84/12 86/11  
 89/11 91/8 92/5 95/9  
 98/19 99/4 99/16  
 100/10 100/17 101/1  
 101/5 101/5 101/5  
 101/23 101/24 101/25  
 102/10 103/3 103/4  
 103/9 104/2 109/1  
 113/5 113/9 113/11  
 115/2 117/12 117/12  
 117/12 118/18 119/7  
 119/23 121/11 122/24  
 123/20 124/15 126/24  
 128/20 130/3 130/14  
 130/19 130/21 131/12  
 131/20 131/24

**K**  
**keep** [6] 38/19 69/8  
 73/14 102/20 107/19  
 107/19  
**keeping** [1] 116/23  
**keeps** [1] 98/4

**key** [1] 49/4  
**kidding** [1] 23/10  
**kids** [1] 43/16  
**kind** [35] 6/14 22/25  
 24/14 29/18 31/25 36/7  
 37/18 41/3 43/5 46/5  
 55/5 58/2 60/6 69/22  
 70/13 75/14 101/3  
 101/6 101/7 101/23  
 102/1 102/16 103/5  
 103/6 104/2 104/3  
 104/8 105/1 105/24  
 106/3 106/11 107/6  
 111/22 114/23 118/18  
**kinds** [1] 50/15  
**knew** [2] 60/2 100/17  
**know** [151]  
**knowledge** [2] 61/2  
 92/25  
**known** [1] 16/7  
**knows** [6] 17/8 65/17  
 65/17 65/18 65/18 90/9  
**Kreis** [1] 17/20

**L**  
**laid** [1] 23/24  
**Lakeland** [2] 31/17  
 32/11  
**land** [25] 5/25 5/25  
 10/14 11/10 11/21 12/1  
 12/10 26/18 79/9 79/20  
 79/20 82/9 82/10 101/1  
 103/14 103/14 103/17  
 103/22 103/23 109/3  
 112/18 121/24 130/11  
 130/25 131/6  
**lands** [1] 11/19  
**Lane** [1] 26/17  
**language** [2] 101/4  
 101/6  
**large** [4] 7/9 64/11  
 98/16 98/17  
**last** [28] 3/11 7/22 7/23  
 10/10 13/13 16/5 23/1  
 23/6 45/23 46/12 48/11  
 49/12 52/17 57/4 58/18  
 60/4 61/9 78/12 84/18  
 84/20 85/3 85/19  
 101/13 101/13 105/22  
 110/1 122/18 131/7  
**late** [1] 110/1  
**later** [4] 17/13 23/19  
 52/23 55/24  
**law** [3] 1/16 6/3 108/5  
**lax** [1] 73/16  
**layout** [2] 24/13 114/18  
**lead** [3] 57/13 57/15  
 63/23  
**leadership** [1] 60/23  
**Leak** [1] 68/8  
**leaking** [3] 74/6 91/14  
 94/11  
**Learjet** [1] 45/16  
**Learjets** [1] 43/19  
**learn** [1] 49/21

**learned** [1] 76/17  
**lease** [20] 38/1 40/2  
 41/2 41/5 41/11 79/20  
 79/20 101/1 103/14  
 103/14 103/18 103/22  
 103/23 110/3 112/11  
 112/18 115/4 130/12  
 130/25 131/6  
**leases** [7] 40/1 40/8  
 42/21 42/23 79/9 82/10  
 91/24  
**least** [6] 37/3 45/3  
 47/12 70/22 77/3 121/9  
**leave** [3] 44/3 47/11  
 57/25  
**leaves** [1] 82/16  
**lectern** [2] 67/9 67/13  
**left** [6] 55/2 63/15  
 63/17 63/17 119/23  
 126/24  
**legal** [15] 2/9 21/22  
 41/1 48/6 54/17 84/7  
 99/1 100/19 100/20  
 104/13 104/20 105/15  
 105/24 112/24 127/23  
**legislature** [1] 107/21  
**length** [2] 98/14 104/20  
**Leon** [1] 1/24  
**less** [1] 44/8  
**let** [13] 7/7 18/6 20/14  
 40/11 63/21 95/1 95/5  
 100/6 108/17 114/7  
 118/9 118/18 120/14  
**let's** [7] 3/2 3/7 16/23  
 16/23 37/14 40/20  
 69/11  
**letter** [9] 9/3 10/20  
 75/14 75/15 83/7 83/15  
 83/16 83/21 84/18  
**letting** [2] 56/5 106/5  
**liability** [2] 39/6 40/17  
**liaison** [2] 35/10 48/3  
**lick** [1] 12/12  
**lid** [1] 116/23  
**light** [3] 45/13 86/5  
 90/19  
**like** [81] 3/19 9/15 11/2  
 16/7 21/8 23/10 31/7  
 31/25 32/7 34/1 36/8  
 36/20 39/2 39/22 40/6  
 40/20 42/6 42/7 44/15  
 45/1 46/8 48/5 52/21  
 53/2 54/20 58/16 58/17  
 63/4 63/6 63/15 65/22  
 66/5 66/23 68/17 69/3  
 70/19 71/4 73/12 75/17  
 79/25 83/10 92/6 92/6  
 92/11 99/20 100/5  
 102/23 104/11 106/19  
 107/7 110/12 110/14  
 110/18 110/22 114/2  
 114/11 114/19 115/9  
 116/12 116/17 117/8  
 117/17 117/17 117/20  
 119/3 119/12 119/14

119/15 120/17 120/25  
 123/20 124/5 124/15  
 124/18 130/9 130/11  
 130/11 130/12 130/20  
 130/25 132/3  
**likely** [1] 110/2  
**line** [4] 40/15 115/10  
 125/8 134/3  
**lines** [1] 82/8  
**LIOTTA** [4] 1/13 3/8  
 101/15 101/17  
**list** [27] 24/19 31/9  
 31/17 31/20 32/9 32/14  
 32/20 34/5 34/16 35/23  
 36/16 37/6 37/9 38/3  
 39/3 40/12 46/12 49/1  
 49/5 60/18 96/8 96/13  
 96/14 96/15 96/18  
 97/17 97/24  
**lists** [1] 39/25  
**literally** [2] 9/2 23/9  
**little** [28] 5/19 23/19  
 32/10 32/11 33/9 39/8  
 39/16 41/9 41/10 44/5  
 48/25 55/24 59/16  
 70/14 70/14 77/15  
 82/12 82/17 109/4  
 109/19 112/5 115/18  
 115/21 116/13 116/25  
 119/1 123/8 129/18  
**live** [5] 12/15 35/20  
 36/2 43/13 80/6  
**lived** [1] 121/3  
**lives** [2] 17/7 21/11  
**lobbyists** [1] 23/23  
**local** [1] 107/1  
**located** [1] 122/23  
**LOI** [1] 110/14  
**long** [6] 11/19 17/3  
 17/3 20/1 34/5 128/12  
**longer** [3] 54/1 66/14  
 123/23  
**look** [18] 6/10 19/12  
 21/8 34/2 38/12 38/16  
 48/12 55/9 60/16 66/5  
 78/21 78/24 93/5 101/3  
 110/22 112/3 112/4  
 117/20  
**looked** [4] 7/14 34/7  
 41/9 61/11  
**looking** [14] 24/11  
 34/6 50/22 56/12 56/23  
 58/8 60/18 63/11 63/11  
 67/14 68/9 79/14 85/21  
 90/14  
**looks** [2] 71/4 114/11  
**lot** [31] 16/11 23/14  
 36/1 36/2 40/21 45/5  
 46/22 54/8 55/8 55/11  
 61/11 63/22 64/12  
 64/13 65/7 69/20 72/13  
 72/17 76/14 77/2 91/22  
 94/9 94/13 94/13 104/2  
 105/19 105/20 105/24  
 110/10 119/9 119/10

<p><b>L</b></p> <p><b>loud [1]</b> 32/16</p> <p><b>love [3]</b> 87/12 113/24 113/25</p> <p><b>low [1]</b> 121/25</p> <p><b>LUDLOW [2]</b> 1/10 95/9</p> <hr/> <p><b>M</b></p> <p><b>ma'am [7]</b> 22/12 22/21 71/1 99/3 100/21 126/3 127/24</p> <p><b>madam [13]</b> 21/18 35/12 42/17 66/18 82/20 96/10 98/8 103/25 108/8 113/9 117/11 125/22 131/11</p> <p><b>Madam Chair [8]</b> 42/17 66/18 82/20 96/10 103/25 113/9 117/11 125/22</p> <p><b>made [13]</b> 16/9 55/8 55/11 62/22 66/13 67/3 72/18 80/20 108/12 108/15 115/14 120/1 125/1</p> <p><b>Madeira [4]</b> 9/21 9/22 17/7 43/13</p> <p><b>magazine [1]</b> 68/12</p> <p><b>mail [7]</b> 23/19 60/14 79/3 92/5 92/8 107/11 132/6</p> <p><b>mails [1]</b> 7/9</p> <p><b>main [3]</b> 18/19 76/17 77/4</p> <p><b>maintenance [1]</b> 69/2</p> <p><b>major [9]</b> 5/16 13/21 13/24 31/25 39/20 62/22 62/22 62/23 116/9</p> <p><b>majorly [1]</b> 66/10</p> <p><b>make [33]</b> 3/23 18/23 21/24 21/25 22/8 27/16 29/8 33/1 33/7 43/1 47/8 52/3 52/15 57/2 59/25 64/16 85/12 87/9 87/11 96/16 106/4 107/15 113/6 114/19 117/13 119/11 119/21 122/25 123/20 124/6 126/4 130/19 132/1</p> <p><b>makes [1]</b> 85/8</p> <p><b>making [7]</b> 13/24 17/14 17/15 21/4 51/1 52/19 60/25</p> <p><b>malfunctioned [1]</b> 9/1</p> <p><b>man [1]</b> 75/3</p> <p><b>manage [2]</b> 10/17 10/21</p> <p><b>management [8]</b> 5/24 12/6 15/14 61/23 62/2 62/13 111/9 121/5</p> <p><b>manager [3]</b> 46/18 60/20 122/14</p> <p><b>manager/executive [1]</b> 60/20</p>	<p><b>managers [2]</b> 56/23 60/10</p> <p><b>many [7]</b> 44/23 62/7 64/4 65/19 96/20 96/21 107/7</p> <p><b>map [2]</b> 5/25 5/25</p> <p><b>March [8]</b> 1/6 6/8 6/9 6/16 128/7 129/4 129/8 133/10</p> <p><b>March 25th [1]</b> 128/7</p> <p><b>March 26th [1]</b> 6/9</p> <p><b>March 27th [2]</b> 6/8 6/16</p> <p><b>Marco [1]</b> 6/15</p> <p><b>mark [7]</b> 12/24 17/8 33/4 43/11 43/12 47/24 97/24</p> <p><b>markups [1]</b> 110/2</p> <p><b>marquis [1]</b> 127/11</p> <p><b>marsh [3]</b> 9/21 10/1 11/2</p> <p><b>marshal [2]</b> 8/2 8/5</p> <p><b>Martin [5]</b> 16/2 63/7 64/8 76/13 94/5</p> <p><b>Martin's [1]</b> 64/22</p> <p><b>Mary [2]</b> 3/22 92/14</p> <p><b>masse [1]</b> 107/3</p> <p><b>matching [1]</b> 25/1</p> <p><b>Matt [1]</b> 3/12</p> <p><b>matter [5]</b> 55/16 55/17 57/2 61/25 132/7</p> <p><b>matters [1]</b> 50/8</p> <p><b>Matty's [1]</b> 49/24</p> <p><b>may [19]</b> 6/15 8/20 11/4 21/20 51/3 52/2 66/4 66/7 68/6 87/24 98/10 110/11 110/17 110/21 114/2 114/5 114/20 125/22 125/22</p> <p><b>May Street [1]</b> 6/15</p> <p><b>maybe [17]</b> 13/11 32/6 33/7 46/13 52/12 55/19 55/24 66/14 68/1 85/16 92/7 92/8 92/23 114/2 115/20 116/1 118/17</p> <p><b>McKendrick [1]</b> 17/9</p> <p><b>me [46]</b> 3/10 5/5 7/7 7/13 10/9 13/2 20/14 23/8 24/20 30/14 30/24 31/11 35/12 37/10 38/17 38/24 45/1 48/21 49/19 55/12 56/5 63/1 65/7 66/16 73/10 75/14 78/14 80/3 80/5 81/24 82/16 82/25 85/25 101/5 101/24 102/1 104/12 106/2 106/6 108/3 114/7 121/10 124/16 124/16 124/17 132/6</p> <p><b>mean [17]</b> 11/16 15/17 23/10 24/5 33/19 34/15 36/11 50/1 54/23 58/18 95/25 98/17 108/21 115/2 126/16 126/16</p>	<p>130/22</p> <p><b>means [2]</b> 47/11 62/4</p> <p><b>measure [1]</b> 98/21</p> <p><b>measurements [1]</b> 98/22</p> <p><b>medical [3]</b> 13/3 13/6 14/7</p> <p><b>meeting [66]</b> 1/2 1/3 3/3 4/8 4/14 7/23 8/15 11/5 15/14 16/5 17/24 18/13 18/16 20/8 20/13 20/15 20/18 21/5 21/8 22/1 23/2 23/5 23/6 25/20 26/6 31/11 40/22 44/14 44/16 52/11 52/17 53/14 60/4 71/21 72/9 72/10 75/24 78/12 85/19 93/21 102/22 103/9 108/14 111/17 116/2 119/13 119/15 119/18 120/2 128/1 128/1 128/6 128/7 128/17 128/23 128/24 128/25 129/7 129/8 129/11 130/1 131/14 131/15 131/19 132/10 134/2</p> <p><b>meeting's [1]</b> 128/12</p> <p><b>meetings [8]</b> 31/15 55/15 56/4 56/10 74/4 105/2 112/6 126/2</p> <p><b>meets [1]</b> 86/15</p> <p><b>member [4]</b> 2/11 70/2 117/17 132/3</p> <p><b>members [6]</b> 1/9 1/12 20/16 46/3 96/11 101/14</p> <p><b>membership [1]</b> 18/24</p> <p><b>memo [2]</b> 63/9 64/9</p> <p><b>memorandum [1]</b> 84/23</p> <p><b>mention [5]</b> 5/12 5/15 7/5 9/18 36/21</p> <p><b>mentioned [8]</b> 5/15 23/1 39/8 61/19 68/4 94/6 94/15 109/18</p> <p><b>merged [1]</b> 13/19</p> <p><b>merry [1]</b> 6/18</p> <p><b>merry-go-round [1]</b> 6/18</p> <p><b>messed [1]</b> 37/1</p> <p><b>met [2]</b> 8/3 23/1</p> <p><b>MICHELLE [7]</b> 1/11 3/8 57/14 58/17 58/17 59/1 61/6</p> <p><b>microphone [3]</b> 66/19 67/12 121/15</p> <p><b>middle [3]</b> 65/23 69/12 69/14</p> <p><b>midst [1]</b> 42/22</p> <p><b>might [13]</b> 7/7 8/7 34/3 41/21 55/1 55/9 56/14 93/3 96/1 98/16 98/17 98/18 100/14</p> <p><b>mile [1]</b> 45/4</p>	<p><b>miles [2]</b> 7/17 44/7</p> <p><b>million [3]</b> 12/4 24/23 25/17</p> <p><b>mind [1]</b> 130/18</p> <p><b>Mine [1]</b> 18/9</p> <p><b>miniscule [1]</b> 44/22</p> <p><b>minute [3]</b> 49/2 69/25 91/23</p> <p><b>minutes [7]</b> 4/8 4/10 4/13 23/7 70/1 85/22 108/15</p> <p><b>misleading [1]</b> 109/19</p> <p><b>missed [1]</b> 11/4</p> <p><b>missing [1]</b> 91/12</p> <p><b>mitigation [2]</b> 111/10 111/23</p> <p><b>mixed [1]</b> 64/15</p> <p><b>Modern [1]</b> 41/4</p> <p><b>Modern Aero [1]</b> 41/4</p> <p><b>mold [1]</b> 5/22</p> <p><b>moment [2]</b> 111/11 132/4</p> <p><b>momentum [1]</b> 63/21</p> <p><b>Monday [1]</b> 1/6</p> <p><b>money [9]</b> 33/16 33/24 38/13 38/21 42/7 63/22 74/23 87/3 108/18</p> <p><b>monies [1]</b> 24/4</p> <p><b>monitor [2]</b> 107/13 123/17</p> <p><b>monitored [5]</b> 122/3 123/17 123/19 123/23 123/24</p> <p><b>monitoring [3]</b> 61/24 122/22 124/5</p> <p><b>month [4]</b> 38/4 48/16 111/15 127/2</p> <p><b>month's [4]</b> 31/25 32/7 36/14 39/14</p> <p><b>months [14]</b> 37/16 37/20 38/5 38/8 50/12 53/8 61/9 65/15 65/16 87/22 89/1 109/20 111/15 118/12</p> <p><b>more [39]</b> 5/20 14/25 36/2 38/18 39/9 41/9 45/12 45/12 46/10 47/12 47/12 50/8 53/14 63/22 65/21 66/15 73/12 73/21 78/2 82/22 91/8 92/17 94/2 95/20 98/24 99/21 99/23 100/22 104/6 105/14 115/19 115/20 115/21 119/3 120/19 120/22 121/9 124/7 128/2</p> <p><b>morning [4]</b> 7/22 7/23 68/22 79/1</p> <p><b>most [7]</b> 35/5 37/11 55/5 67/24 82/9 82/9 87/11</p> <p><b>mostly [1]</b> 82/13</p> <p><b>motherboard [1]</b> 122/18</p> <p><b>motherboards [2]</b></p>	<p>122/16 122/17</p> <p><b>motion [9]</b> 3/23 4/2 27/11 27/15 27/16 27/19 30/2 30/3 30/5</p> <p><b>motive [1]</b> 36/4</p> <p><b>move [14]</b> 4/15 4/16 4/19 10/16 40/12 56/24 57/13 93/9 93/12 93/17 93/22 96/7 108/11 115/15</p> <p><b>moved [4]</b> 34/12 43/14 46/14 56/25</p> <p><b>moving [6]</b> 45/11 80/2 91/3 109/23 110/4 110/10</p> <p><b>MPO [1]</b> 63/19</p> <p><b>Mr [6]</b> 15/17 82/21 110/16 111/17 116/16 117/10</p> <p><b>Mr. [70]</b> 15/20 19/18 21/16 22/25 28/8 28/15 36/6 36/6 38/17 41/8 42/10 42/18 43/4 49/16 50/11 50/22 50/23 51/10 51/24 52/18 53/4 54/15 54/20 56/3 56/24 57/25 59/21 61/12 67/3 67/5 68/22 72/18 72/24 75/13 78/12 78/14 78/15 78/20 80/3 82/2 82/21 82/25 83/6 83/11 83/17 85/16 88/24 102/11 103/1 104/9 104/16 105/11 106/1 108/10 108/10 109/24 110/7 113/10 113/15 114/6 116/14 117/21 118/2 119/2 119/14 119/23 120/25 122/6 126/21 131/12</p> <p><b>Mr. Beyers [1]</b> 15/20</p> <p><b>Mr. Blocker [4]</b> 42/10 72/24 75/13 108/10</p> <p><b>Mr. Christopher [1]</b> 120/25</p> <p><b>Mr. Clarke [4]</b> 41/8 59/21 68/22 116/14</p> <p><b>Mr. Dean [1]</b> 22/25</p> <p><b>Mr. Hoagley [1]</b> 78/15</p> <p><b>Mr. Joyce [3]</b> 80/3 82/2 119/23</p> <p><b>Mr. Joyce's [1]</b> 110/7</p> <p><b>Mr. Olson [14]</b> 21/16 36/6 38/17 51/10 53/4 72/18 78/12 78/14 78/20 88/24 113/10 114/6 118/2 119/2</p> <p><b>Mr. Pittman [4]</b> 49/16 50/11 50/23 51/24</p> <p><b>Mr. Pittman's [3]</b> 52/18 67/5 122/6</p> <p><b>Mr. Roberts [7]</b> 82/21 82/25 83/6 83/11 83/17 106/1 108/10</p> <p><b>Mr. Sauerwein [2]</b></p>
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<p><b>M</b></p> <p><b>Mr. Sauerwein...</b> [2] 54/20 56/3</p> <p><b>Mr. Solano's</b> [1] 109/24</p> <p><b>Mr. Topp</b> [22] 19/18 28/8 28/15 36/6 42/18 43/4 50/22 56/24 57/25 61/12 67/3 85/16 102/11 103/1 104/9 104/16 105/11 113/15 117/21 119/14 126/21 131/12</p> <p><b>Mr. William</b> [1] 54/15</p> <p><b>MRO</b> [4] 63/19 68/17 73/19 113/5</p> <p><b>MROs</b> [3] 68/16 69/9 72/21</p> <p><b>Ms</b> [4] 3/8 23/25 101/17 116/15</p> <p><b>Ms.</b> [9] 64/8 64/22 70/15 95/9 96/13 101/15 113/23 116/5 116/11</p> <p><b>Ms. Cash-Chapman</b> [3] 70/15 113/23 116/11</p> <p><b>Ms. Cash-Chapman's</b> [1] 116/5</p> <p><b>Ms. Liotta</b> [1] 101/15</p> <p><b>Ms. Ludlow</b> [1] 95/9</p> <p><b>Ms. Martin</b> [1] 64/8</p> <p><b>Ms. Martin's</b> [1] 64/22</p> <p><b>Ms. Roxanne</b> [1] 96/13</p> <p><b>much</b> [12] 7/2 7/6 9/19 16/21 16/24 66/14 76/14 81/19 87/2 90/6 125/20 127/13</p> <p><b>multitasking</b> [1] 61/1</p> <p><b>mutually</b> [1] 114/10</p> <p><b>my</b> [33] 8/16 10/11 11/16 28/1 29/7 31/23 35/17 37/21 43/12 43/14 49/13 51/22 52/25 54/13 65/11 68/5 69/22 69/25 76/20 80/12 81/7 82/7 85/15 86/12 91/9 91/13 112/7 112/23 117/4 121/4 121/19 125/17 133/8</p> <p><b>myself</b> [2] 18/25 81/7</p>	<p>17/16 125/17</p> <p><b>natural</b> [1] 11/10</p> <p><b>nature</b> [1] 36/15</p> <p><b>Navy</b> [1] 121/2</p> <p><b>near</b> [2] 12/14 80/8</p> <p><b>Nebraska</b> [2] 69/11 69/14</p> <p><b>necessarily</b> [3] 46/24 65/10 130/21</p> <p><b>necessary</b> [1] 63/23</p> <p><b>need</b> [51] 4/12 12/19 12/20 15/1 15/18 20/7 24/4 24/13 28/11 29/4 39/16 45/1 46/10 47/8 47/12 49/8 49/9 49/15 51/4 51/25 52/15 53/6 61/6 61/22 64/23 66/19 74/21 77/1 78/15 93/3 94/20 95/4 98/2 99/16 99/23 101/22 102/22 104/21 105/15 111/1 111/10 112/12 113/6 113/7 114/22 115/7 116/21 117/16 122/2 124/9 131/9</p> <p><b>needed</b> [14] 8/4 8/6 8/7 9/9 11/6 12/10 16/21 16/25 17/3 45/24 86/1 109/20 110/13 123/22</p> <p><b>needs</b> [9] 16/18 28/25 57/12 57/14 61/22 85/23 85/23 113/18 129/9</p> <p><b>negotiable</b> [2] 84/24 84/25</p> <p><b>negotiations</b> [1] 82/16</p> <p><b>neighbors</b> [1] 5/21</p> <p><b>neither</b> [1] 118/6</p> <p><b>nesting</b> [1] 12/22</p> <p><b>never</b> [5] 12/7 16/12 25/25 45/7 63/18</p> <p><b>new</b> [31] 2/7 3/12 14/4 14/5 14/21 26/15 26/16 37/14 50/9 50/10 60/12 62/17 63/12 65/15 66/1 66/3 85/25 92/24 93/9 93/19 99/19 105/21 105/21 105/22 106/9 106/13 106/17 106/22 107/8 122/21 122/22</p> <p><b>New York</b> [1] 3/12</p> <p><b>news</b> [5] 5/19 13/6 74/7 107/1 113/4</p> <p><b>next</b> [34] 4/9 15/9 26/24 31/8 35/9 48/2 48/9 54/7 57/6 57/8 59/8 62/21 62/23 67/5 67/20 71/20 78/8 88/19 88/25 89/24 90/3 90/15 97/23 102/5 102/6 102/6 104/4 109/24 113/4 119/18 124/13 125/2 126/6 129/7</p> <p><b>Nextdoor</b> [3] 74/15 74/16 76/18</p>	<p><b>NFRA</b> [1] 22/16</p> <p><b>nice</b> [3] 44/14 47/4 90/18</p> <p><b>night</b> [2] 7/19 8/14</p> <p><b>no</b> [45] 7/13 13/25 15/21 15/22 17/11 17/11 17/21 20/24 25/7 34/13 37/8 42/11 45/14 47/20 48/5 56/9 61/17 62/6 62/25 71/5 71/5 71/5 71/10 77/17 78/7 81/1 82/15 83/12 83/23 84/12 86/11 96/2 98/21 100/22 113/20 116/21 118/4 119/25 121/12 123/23 124/23 126/9 127/15 127/24 130/8</p> <p><b>Nobody</b> [1] 31/11</p> <p><b>nominal</b> [1] 36/11</p> <p><b>noncompliance</b> [2] 90/5 92/2</p> <p><b>none</b> [20] 29/22 29/24 48/1 55/15 59/11 67/19 76/11 81/18 89/20 89/22 94/3 96/9 98/6 98/25 100/23 107/14 110/24 111/3 120/20 126/18</p> <p><b>Nope</b> [1] 76/12</p> <p><b>north</b> [3] 1/24 9/21 79/22</p> <p><b>northeast</b> [5] 13/25 24/3 24/16 24/25 63/17</p> <p><b>Northrop</b> [2] 17/12 121/7</p> <p><b>Northrop Grumman</b> [2] 17/12 121/7</p> <p><b>northwest</b> [1] 14/1</p> <p><b>not</b> [108] 2/11 3/9 10/22 11/6 12/3 12/10 13/3 14/25 17/14 17/19 22/8 23/10 26/21 28/25 30/20 31/24 32/4 32/4 35/1 37/17 39/20 40/3 40/10 40/21 42/8 43/25 46/3 47/10 47/18 49/6 49/8 50/7 52/24 52/25 53/1 54/13 55/9 55/19 57/10 58/21 59/1 59/4 59/18 60/22 62/18 63/21 65/2 66/13 67/4 72/20 73/15 75/19 77/20 81/25 81/25 84/14 84/19 84/21 84/22 85/2 86/11 86/14 86/16 87/15 87/18 88/7 88/16 95/15 97/18 97/18 97/19 98/16 99/23 102/21 103/18 103/18 104/25 105/21 106/5 107/9 107/14 107/22 107/22 107/25 108/3 108/5 108/25 109/7 110/19 111/20 112/8 112/11 112/24</p>	<p>113/21 115/5 116/1 119/17 119/25 120/9 120/14 121/21 121/22 123/24 124/2 128/13 130/21 131/21 131/21</p> <p><b>NOTAM</b> [1] 123/23</p> <p><b>note</b> [4] 5/11 52/2 90/2 91/20</p> <p><b>notes</b> [1] 133/9</p> <p><b>nothing</b> [2] 45/25 110/20</p> <p><b>notice</b> [5] 22/4 92/7 130/17 130/17 132/5</p> <p><b>noticed</b> [3] 16/18 22/1 94/8</p> <p><b>notices</b> [1] 22/17</p> <p><b>notified</b> [1] 119/17</p> <p><b>now</b> [30] 3/18 13/20 15/20 20/5 20/23 26/16 35/22 41/24 43/19 44/16 47/13 47/15 48/19 53/13 63/22 64/23 65/1 74/2 96/20 99/1 99/21 105/18 106/18 111/5 111/18 116/5 116/18 121/17 123/22 129/19</p> <p><b>number</b> [7] 7/9 31/18 32/1 39/17 46/5 94/24 98/2</p> <p><b>numbers</b> [3] 19/19 36/5 36/7</p> <p><b>nuts</b> [1] 70/5</p>	<p>11/22 13/10 15/7 15/17 15/23 16/1 17/20 18/12 19/5 19/5 19/25 20/6 20/10 20/24 21/13 25/22 27/14 28/6 28/13 28/22 29/3 29/15 29/17 30/1 30/14 30/15 30/23 31/5 33/3 34/2 35/17 38/10 38/23 42/12 43/7 46/25 48/2 48/8 48/9 51/11 51/16 53/15 54/5 54/12 57/22 58/6 58/10 58/15 66/21 67/20 67/25 69/5 69/7 69/8 70/8 70/11 71/2 71/7 71/9 71/12 71/16 71/20 72/4 72/5 73/6 73/7 73/19 73/23 74/2 76/13 79/6 81/2 82/1 82/2 82/18 83/4 84/8 84/13 85/1 85/1 85/7 85/9 85/10 85/11 85/13 85/14 86/8 88/2 88/9 88/20 88/22 89/23 89/24 91/16 92/21 93/8 93/15 94/1 96/5 97/9 98/13 98/24 99/1 100/24 102/9 103/17 108/20 108/20 109/8 109/13 109/13 109/14 109/22 113/17 120/13 120/18 124/12 125/6 125/11 127/19 127/20 128/14 129/3 129/15 131/5</p> <p><b>old</b> [4] 2/6 6/15 18/11 18/12</p> <p><b>oldest</b> [5] 96/25 97/11 97/13 97/15 97/16</p> <p><b>OLSON</b> [16] 1/10 21/16 36/6 38/17 51/10 53/4 72/18 78/12 78/14 78/20 88/24 113/10 114/6 117/10 118/2 119/2</p> <p><b>once</b> [11] 12/3 24/10 32/8 37/17 41/7 59/13 91/7 91/21 115/18 118/19 124/21</p> <p><b>one</b> [77] 6/7 6/9 6/13 7/13 7/16 16/19 20/24 23/19 23/20 31/25 34/6 34/12 35/1 38/18 39/5 39/17 41/3 41/17 41/17 42/19 45/6 46/5 48/13 48/24 49/4 49/11 51/22 53/23 57/19 57/20 57/23 57/24 58/23 59/1 60/17 60/22 62/17 62/21 63/5 64/6 66/1 68/17 71/24 72/11 73/25 77/15 79/21 82/7 82/9 83/4 91/11 91/18 98/10 99/15 99/16 99/21 101/13 103/9</p>
<p><b>N</b></p> <p><b>name</b> [14] 12/23 26/3 26/20 26/21 26/25 32/3 32/13 33/14 34/5 35/17 37/5 66/20 73/10 94/23</p> <p><b>name's</b> [1] 43/12</p> <p><b>names</b> [1] 32/14</p> <p><b>naming</b> [1] 51/24</p> <p><b>Naples</b> [7] 20/16 32/20 33/9 35/2 60/11 60/15 89/7</p> <p><b>narrow</b> [1] 87/11</p> <p><b>narrowing</b> [1] 124/19</p> <p><b>Nate</b> [4] 3/20 17/9</p>			<p><b>O</b></p> <p><b>obviously</b> [4] 43/3 43/23 105/8 105/20</p> <p><b>occupying</b> [1] 50/24</p> <p><b>ocean</b> [1] 44/1</p> <p><b>October</b> [3] 34/24 41/5 41/11</p> <p><b>October 1st</b> [3] 34/24 41/5 41/11</p> <p><b>off</b> [9] 12/21 14/5 32/7 36/16 40/11 86/23 115/20 116/12 126/24</p> <p><b>offered</b> [1] 33/13</p> <p><b>office</b> [7] 19/18 23/3 50/2 58/4 73/1 80/9 121/5</p> <p><b>officer</b> [5] 53/7 53/19 62/5 121/4 121/18</p> <p><b>officio</b> [1] 19/15</p> <p><b>oh</b> [34] 3/3 3/13 4/9 13/8 14/11 16/24 18/13 20/25 24/8 25/3 26/10 28/19 30/5 40/24 56/24 69/16 73/3 76/6 81/2 90/18 91/13 95/18 95/22 97/9 98/13 101/16 101/18 103/17 107/4 115/12 120/24 123/18 124/12 130/7</p> <p><b>okay</b> [132] 4/1 4/9 4/18 4/22 5/14 6/25 9/17</p>	

<p><b>O</b>  <b>one...</b> [19] 105/7 105/7  105/18 106/19 115/22  118/6 120/12 122/17  123/4 123/4 123/22  124/6 124/17 126/21  126/24 126/25 128/2  128/22 131/7  <b>ones</b> [1] 30/25  <b>online</b> [1] 6/10  <b>only</b> [6] 7/2 7/16 47/19  102/4 114/4 114/25  <b>open</b> [2] 3/3 44/16  <b>oper</b> [1] 50/24  <b>operation</b> [1] 117/13  <b>operational</b> [1] 105/12  <b>operations</b> [7] 50/17  50/24 63/25 72/20  121/7 121/17 126/25  <b>opinion</b> [1] 91/9  <b>opportunities</b> [3]  49/11 49/17 104/18  <b>opportunity</b> [9] 26/9  45/5 69/19 93/2 93/17  100/3 101/3 101/22  131/4  <b>opposed</b> [1] 30/13  <b>ops</b> [2] 122/13 124/16  <b>option</b> [2] 87/23 93/23  <b>options</b> [6] 57/19  57/19 59/5 87/3 87/21  115/19  <b>order</b> [1] 28/21  <b>ordered</b> [1] 36/25  <b>ordering</b> [1] 37/14  <b>orders</b> [1] 100/8  <b>organizational</b> [2] 51/2  60/23  <b>organized</b> [2] 66/18  117/22  <b>organizes</b> [1] 19/18  <b>originally</b> [2] 23/24  23/24  <b>other</b> [52] 7/17 12/14  20/16 26/1 29/7 29/19  29/21 31/13 35/4 37/13  39/10 39/24 40/6 46/6  47/24 47/25 51/9 51/20  53/12 56/22 59/5 60/11  60/11 60/16 61/20 64/5  64/6 67/18 81/13 83/4  85/15 89/13 89/18 96/6  96/6 98/4 98/7 103/3  105/10 108/22 108/23  109/7 112/7 112/23  114/17 126/17 126/19  126/25 127/23 130/13  130/18 131/10  <b>others</b> [2] 89/9 116/6  <b>otherwise</b> [1] 8/6  <b>ought</b> [2] 11/12 40/10  <b>our</b> [99] 4/9 5/8 5/17  7/21 7/22 12/17 12/17  16/5 16/8 16/10 16/18  16/20 16/22 16/25</p>	<p>18/25 19/12 19/12  20/22 21/21 21/22 23/9  24/18 27/23 31/8 32/5  32/5 32/9 32/12 35/9  39/20 39/25 40/2 40/25  45/6 45/6 48/2 48/11  48/12 48/13 50/9 50/10  50/16 50/23 52/3 53/9  53/14 54/4 54/8 55/3  56/4 57/4 57/18 57/24  59/8 59/17 59/21 60/5  60/8 60/12 60/13 60/13  62/7 62/23 63/24 66/18  67/20 71/20 73/1 75/2  77/15 78/8 78/12 80/24  82/8 85/16 88/25 89/24  90/3 90/12 99/1 103/12  106/11 110/19 112/13  112/21 113/4 114/15  114/20 117/22 121/21  122/21 125/15 127/5  129/7 129/25 129/25  130/1 130/1 130/20  <b>out</b> [73] 5/20 7/14 10/9  23/14 23/24 26/6 29/2  31/1 31/3 31/6 31/11  32/6 32/10 32/16 32/17  34/21 44/5 45/24 46/4  46/19 46/22 47/11  48/14 56/14 60/17  62/16 62/17 63/13  63/15 63/17 63/18  65/19 68/14 72/8 75/13  75/24 77/21 77/22  78/16 79/19 86/19  87/19 87/25 90/15  91/10 95/1 95/10 98/11  98/21 99/12 100/1  102/13 103/5 105/25  106/6 106/8 106/17  107/8 109/4 118/9  122/17 122/20 123/23  125/1 126/20 126/24  127/6 127/12 127/12  127/16 129/12 130/16  130/17  <b>outdated</b> [1] 122/15  <b>outline</b> [1] 105/5  <b>outlined</b> [1] 50/15  <b>outside</b> [5] 7/12 9/7  20/22 25/14 59/2  <b>over</b> [28] 8/5 12/2  12/15 12/22 13/23  14/13 14/16 31/7 35/2  41/6 41/13 46/16 47/2  60/16 73/5 74/13 78/15  93/20 104/5 104/13  107/15 108/18 109/13  110/19 111/9 116/19  120/12 131/20  <b>overall</b> [2] 99/17 115/5  <b>overcome</b> [1] 116/3  <b>overhaul</b> [3] 69/2  69/13 124/7  <b>overlooked</b> [1] 104/3</p>	<p><b>oversees</b> [1] 121/6  <b>overture</b> [1] 108/12  <b>own</b> [1] 46/3  <b>owners</b> [1] 43/25  <b>P</b>  <b>p.m</b> [5] 1/7 1/7 6/25  108/15 132/10  <b>pack</b> [1] 126/16  <b>page</b> [5] 2/2 32/20  54/11 126/25 134/3  <b>paid</b> [2] 41/13 90/22  <b>Palatka</b> [3] 32/13 44/6  46/15  <b>Palencia</b> [4] 7/10 9/4  35/20 121/3  <b>papers</b> [1] 67/14  <b>paperwork</b> [2] 24/5  27/8  <b>paragraph</b> [2] 84/18  85/5  <b>Pardon</b> [1] 80/5  <b>park</b> [3] 14/1 14/2  80/11  <b>part</b> [12] 12/17 17/13  44/22 77/17 81/3 88/18  93/4 105/17 109/9  114/9 121/19 123/6  <b>partial</b> [2] 57/21 57/23  <b>particular</b> [1] 116/1  <b>particularly</b> [2] 64/21  65/3  <b>parties</b> [1] 114/10  <b>partner</b> [3] 2/5 5/7 5/8  <b>partners</b> [2] 119/10  119/20  <b>parts</b> [3] 105/12 110/10  124/16  <b>pass</b> [3] 30/24 34/18  56/13  <b>Passero</b> [2] 86/21  98/11  <b>Passero Associates</b> [1]  86/21  <b>passive</b> [1] 10/22  <b>past</b> [5] 41/20 48/16  67/2 68/5 123/17  <b>path</b> [1] 111/21  <b>pay</b> [4] 37/20 47/2  87/25 88/17  <b>paying</b> [2] 14/13 14/24  <b>peace</b> [1] 68/6  <b>people</b> [35] 19/6 31/18  31/22 32/12 35/7 36/16  36/22 37/5 40/21 42/9  42/15 44/23 45/1 45/24  47/9 48/18 48/19 49/18  51/3 55/18 64/13 65/17  67/14 69/1 72/14 77/15  77/21 79/19 91/18 92/5  93/21 94/9 94/13 107/2  114/15  <b>per</b> [2] 9/14 40/2  <b>percent</b> [2] 66/12  82/13</p>	<p><b>Perfect</b> [3] 21/2 21/10  100/25  <b>perfectly</b> [1] 36/15  <b>perhaps</b> [2] 115/13  115/16  <b>period</b> [7] 12/7 13/22  16/13 35/24 39/11  111/15 111/16  <b>permanent</b> [1] 46/16  <b>permit</b> [3] 7/25 8/23  9/11  <b>permits</b> [1] 9/14  <b>person</b> [12] 19/9 20/22  49/3 49/9 59/19 63/24  65/23 66/3 97/18 97/18  97/19 103/10  <b>perspective</b> [1] 51/18  <b>phase</b> [2] 88/19 95/11  <b>phone</b> [5] 20/1 35/4  54/13 72/13 100/9  <b>phonetic</b> [1] 78/15  <b>physically</b> [2] 39/7  86/15  <b>pick</b> [1] 67/12  <b>picked</b> [1] 34/11  <b>piece</b> [1] 9/21  <b>pieces</b> [1] 59/14  <b>pigeon</b> [1] 132/6  <b>pilot</b> [5] 16/17 37/19  47/19 47/19 47/22  <b>pilots</b> [5] 16/6 16/8  17/25 37/11 46/3  <b>Pilots Association</b> [1]  16/6  <b>pink</b> [1] 17/8  <b>Pittman</b> [5] 49/16  50/11 50/23 51/24 96/7  <b>Pittman's</b> [3] 52/18  67/5 122/6  <b>place</b> [5] 45/2 67/13  69/13 102/19 103/5  <b>places</b> [1] 60/16  <b>plan</b> [27] 5/18 6/12  32/20 41/5 48/13 49/13  49/15 51/12 52/1 52/2  52/4 52/12 52/14 55/3  55/4 68/3 70/12 70/21  70/22 70/23 73/20  76/21 110/1 114/7  114/11 114/12 115/18  <b>plane</b> [12] 36/21 36/24  36/25 37/6 37/14 37/15  37/18 37/21 38/5 38/9  47/23 127/12  <b>planes</b> [1] 45/17  <b>planning</b> [3] 40/25  51/19 114/25  <b>plans</b> [2] 7/2 18/15  <b>plant</b> [1] 7/15  <b>play</b> [1] 32/3  <b>playing</b> [1] 54/13  <b>please</b> [9] 3/2 30/25  73/9 75/1 75/1 92/11  101/4 104/14 106/6  <b>pleased</b> [1] 78/3</p>	<p><b>pledge</b> [4] 2/3 3/4 3/5  3/18  <b>plenty</b> [1] 119/17  <b>PLLC</b> [1] 1/18  <b>plus</b> [2] 112/20 113/5  <b>point</b> [23] 14/6 28/20  45/3 52/13 63/11 63/22  78/10 79/25 80/7 87/9  87/23 93/16 98/10  102/21 102/23 105/3  112/24 113/10 116/6  118/2 118/19 126/24  130/12  <b>pointed</b> [1] 63/13  <b>points</b> [4] 49/12 101/7  105/7 113/22  <b>policy</b> [13] 32/21 40/8  40/8 89/25 93/25 95/15  95/15 103/13 103/15  103/18 103/21 103/22  103/24  <b>Ponce</b> [1] 1/24  <b>port</b> [2] 47/10 108/12  <b>position</b> [4] 50/18  50/25 57/25 65/1  <b>positions</b> [2] 14/13  50/9  <b>positive</b> [1] 77/11  <b>possibility</b> [1] 37/4  <b>possible</b> [3] 70/11  71/24 72/2  <b>possibly</b> [1] 87/12  <b>post</b> [1] 56/17  <b>posted</b> [2] 22/10  107/20  <b>potential</b> [2] 34/4  71/22  <b>potentially</b> [1] 106/24  <b>pounding</b> [1] 19/6  <b>powers</b> [1] 89/7  <b>practical</b> [1] 105/12  <b>practice</b> [1] 109/5  <b>precision</b> [1] 121/24  <b>preliminary</b> [3] 86/23  110/14 110/22  <b>premature</b> [2] 39/16  116/7  <b>preparation</b> [1] 61/24  <b>prepare</b> [1] 18/15  <b>prepared</b> [3] 104/8  115/22 118/11  <b>prerogative</b> [1] 59/18  <b>present</b> [7] 1/9 1/15  18/15 112/9 115/5  120/4 122/25  <b>presentation</b> [17]  18/22 21/5 87/10 112/8  112/12 112/14 113/7  113/11 113/14 113/22  113/24 114/23 115/15  115/21 118/25 119/12  120/1  <b>presented</b> [1] 122/20  <b>presenting</b> [2] 100/7  124/21</p>
--	---	--	--	--

<p><b>P</b></p> <p><b>presently</b> [2] 80/12 123/23</p> <p><b>preserve</b> [1] 12/20</p> <p><b>president</b> [1] 77/4</p> <p><b>press</b> [3] 113/1 113/2 113/7</p> <p><b>pressure</b> [1] 60/25</p> <p><b>presumably</b> [2] 18/23 88/13</p> <p><b>pretty</b> [10] 9/19 13/21 14/8 14/20 14/20 24/1 24/17 54/9 90/6 97/20</p> <p><b>price</b> [5] 108/19 108/23 109/13 124/3 127/11</p> <p><b>prices</b> [1] 130/10</p> <p><b>pricing</b> [2] 36/4 56/11</p> <p><b>primarily</b> [4] 7/10 108/19 110/13 111/4</p> <p><b>primary</b> [1] 80/10</p> <p><b>prime</b> [1] 51/3</p> <p><b>principal</b> [1] 9/3</p> <p><b>print</b> [1] 5/19</p> <p><b>printed</b> [1] 78/11</p> <p><b>prior</b> [6] 16/23 16/25 18/21 48/22 65/4 104/6</p> <p><b>priority</b> [5] 47/8 125/23 125/25 126/5 130/13</p> <p><b>pristine</b> [1] 11/3</p> <p><b>probably</b> [12] 8/20 12/16 50/22 53/3 54/3 55/24 64/18 82/22 109/25 112/17 114/6 124/25</p> <p><b>problem</b> [8] 8/25 60/24 76/23 91/20 94/18 94/19 95/4 121/12</p> <p><b>problems</b> [3] 7/18 16/18 94/10</p> <p><b>procedures</b> [2] 102/19 103/4</p> <p><b>proceed</b> [1] 87/21</p> <p><b>proceedings</b> [1] 133/8</p> <p><b>process</b> [11] 5/16 6/6 6/12 9/13 47/14 57/16 64/14 80/23 81/3 114/9 114/9</p> <p><b>processing</b> [1] 7/15</p> <p><b>productive</b> [1] 23/7</p> <p><b>professional</b> [2] 14/12 14/24</p> <p><b>profit</b> [1] 36/3</p> <p><b>program</b> [3] 10/12 10/15 41/4</p> <p><b>progress</b> [6] 17/1 55/9 55/11 80/20 89/14 99/8</p> <p><b>project</b> [7] 25/25 39/24 85/18 86/14 92/24 95/11 109/24</p> <p><b>projects</b> [4] 27/24 65/23 65/25 68/9</p> <p><b>prompt</b> [1] 106/13</p> <p><b>pronouncing</b> [1] 26/3</p> <p><b>pronunciation</b> [2] 27/1 27/5</p>	<p><b>proper</b> [1] 39/21</p> <p><b>property</b> [3] 10/17 10/21 11/5</p> <p><b>proposal</b> [4] 108/13 110/5 111/4 111/14</p> <p><b>proposal's</b> [1] 110/7</p> <p><b>proposals</b> [1] 11/9</p> <p><b>proposed</b> [5] 18/24 65/5 80/6 101/4 114/7</p> <p><b>prorated</b> [1] 41/13</p> <p><b>prospective</b> [1] 77/12</p> <p><b>provide</b> [3] 14/24 89/15 104/9</p> <p><b>provided</b> [2] 81/12 102/16</p> <p><b>provisions</b> [1] 29/9</p> <p><b>public</b> [35] 2/10 6/6 20/12 20/15 22/1 27/20 29/20 29/23 30/6 35/15 35/16 56/1 61/22 61/23 62/2 63/2 63/3 63/5 76/4 76/5 76/12 89/21 92/19 94/4 95/24 96/6 98/7 98/24 100/22 112/13 113/6 120/21 120/22 126/17 129/10</p> <p><b>publicize</b> [1] 129/13</p> <p><b>publishing</b> [1] 56/18</p> <p><b>pull</b> [1] 126/13</p> <p><b>pulled</b> [1] 65/19</p> <p><b>pump</b> [1] 127/13</p> <p><b>purchase</b> [4] 26/18 108/14 108/19 123/2</p> <p><b>purchased</b> [2] 10/18 44/4</p> <p><b>purposes</b> [3] 11/6 12/2 12/11</p> <p><b>pursue</b> [1] 92/23</p> <p><b>put</b> [34] 31/1 31/3 31/3 51/17 51/17 52/16 53/14 54/13 54/14 54/24 55/19 67/14 70/15 75/21 77/22 84/15 90/14 91/17 91/25 92/15 94/23 94/25 95/2 97/14 102/19 103/4 113/5 113/15 115/6 126/4 127/6 129/12 130/16 130/17</p> <p><b>putting</b> [8] 8/17 51/19 62/17 63/11 86/5 110/14 122/16 127/18</p> <p><b>puzzle</b> [1] 59/14</p>	<p>27/21 38/13 45/13 45/14 51/15 54/12 54/16 54/18 54/19 55/2 57/1 59/17 81/20 81/23 82/5 84/1 85/16 86/12 111/12 112/7 112/24</p> <p><b>questions</b> [9] 13/2 24/20 81/16 81/17 81/21 84/10 89/18 106/7 120/9</p> <p><b>quick</b> [3] 5/10 92/22 101/1</p> <p><b>quickly</b> [2] 46/6 108/11</p> <p><b>quit</b> [1] 30/19</p> <p><b>quite</b> [1] 43/20</p> <p><b>quote</b> [2] 78/13 122/20</p> <p><b>quotes</b> [1] 58/5</p> <p><b>R</b></p> <p><b>ran</b> [1] 122/16</p> <p><b>range</b> [1] 33/11</p> <p><b>ranges</b> [1] 36/7</p> <p><b>rankings</b> [1] 10/16</p> <p><b>rapidly</b> [1] 79/17</p> <p><b>rate</b> [2] 40/2 41/25</p> <p><b>rather</b> [2] 33/5 40/11</p> <p><b>re</b> [2] 39/11 134/2</p> <p><b>reach</b> [6] 95/1 99/12 102/13 102/23 106/6 118/9</p> <p><b>reached</b> [3] 10/9 75/12 98/11</p> <p><b>read</b> [4] 4/24 4/25 29/1 85/2</p> <p><b>readdress</b> [1] 55/3</p> <p><b>reading</b> [1] 94/8</p> <p><b>ready</b> [8] 3/13 37/21 40/11 40/12 62/21 79/14 96/14 104/25</p> <p><b>real</b> [8] 20/3 25/24 44/1 46/18 46/19 46/19 72/12 82/13</p> <p><b>realities</b> [3] 44/20 45/15 47/7</p> <p><b>really</b> [29] 7/1 8/25 9/7 13/23 18/4 26/8 26/8 30/1 33/17 35/7 46/22 52/11 53/6 55/5 55/21 57/14 61/6 65/19 92/13 102/14 110/20 112/17 115/17 115/25 116/6 117/23 118/2 130/20 130/25</p> <p><b>reasonable</b> [3] 36/16 37/10 37/11</p> <p><b>reasonably</b> [1] 14/10</p> <p><b>REASONS</b> [1] 134/3</p> <p><b>REBA</b> [7] 1/10 21/17 30/17 31/16 43/8 48/25 74/13</p> <p><b>receive</b> [1] 18/21</p> <p><b>received</b> [3] 23/19 60/10 110/1</p> <p><b>recent</b> [3] 79/8 79/22 82/24</p>	<p><b>recently</b> [1] 10/3</p> <p><b>receptive</b> [2] 11/9 23/13</p> <p><b>recognize</b> [3] 21/21 49/10 49/17</p> <p><b>recognized</b> [2] 21/20 42/17</p> <p><b>recommend</b> [6] 10/12 37/3 37/3 37/24 83/6 83/19</p> <p><b>recommendation</b> [4] 18/23 64/22 65/11 83/8</p> <p><b>recommended</b> [4] 7/24 10/19 84/13 84/15</p> <p><b>record</b> [4] 39/10 40/15 127/2 133/8</p> <p><b>recorded</b> [1] 79/15</p> <p><b>recording</b> [1] 106/22</p> <p><b>records</b> [1] 121/3</p> <p><b>recruited</b> [1] 64/13</p> <p><b>redevelopment</b> [1] 77/5</p> <p><b>redundant</b> [2] 102/12 104/20</p> <p><b>reevaluate</b> [1] 55/24</p> <p><b>reference</b> [1] 85/25</p> <p><b>referred</b> [1] 85/23</p> <p><b>referring</b> [2] 101/10 101/18</p> <p><b>refining</b> [1] 101/23</p> <p><b>regard</b> [1] 83/1</p> <p><b>regarding</b> [1] 89/19</p> <p><b>regime</b> [1] 65/4</p> <p><b>regular</b> [4] 1/2 4/14 7/22 134/2</p> <p><b>reinvent</b> [1] 32/21</p> <p><b>rejoins</b> [1] 111/17</p> <p><b>related</b> [4] 72/22 81/23 110/11 111/23</p> <p><b>relationships</b> [1] 48/17</p> <p><b>relative</b> [4] 27/22 27/23 57/13 82/5</p> <p><b>relatively</b> [1] 9/24</p> <p><b>release</b> [2] 113/2 113/7</p> <p><b>releases</b> [1] 113/1</p> <p><b>relocation</b> [1] 76/9</p> <p><b>rely</b> [1] 127/14</p> <p><b>remain</b> [1] 52/25</p> <p><b>remembers</b> [1] 114/6</p> <p><b>remind</b> [1] 70/19</p> <p><b>reminded</b> [1] 73/9</p> <p><b>renewal</b> [2] 9/11 41/25</p> <p><b>rent</b> [4] 31/25 32/7 36/14 39/14</p> <p><b>repair</b> [3] 69/2 77/2 77/20</p> <p><b>repaired</b> [1] 77/4</p> <p><b>repeat</b> [1] 40/20</p> <p><b>replace</b> [2] 48/18 93/7</p> <p><b>replaced</b> [1] 93/3</p> <p><b>report</b> [16] 2/8 2/9 17/23 43/5 60/8 71/14 71/17 71/19 80/19 80/24 91/22 100/19 118/15 125/4 127/1</p>	<p>133/7</p> <p><b>reported</b> [1] 109/1</p> <p><b>reporter</b> [1] 121/14</p> <p><b>REPORTER'S</b> [2] 2/13 132/11</p> <p><b>Reporters</b> [1] 1/23</p> <p><b>reporting</b> [3] 19/12 106/9 106/14</p> <p><b>REPORTS</b> [1] 2/11</p> <p><b>representative</b> [1] 60/5</p> <p><b>represented</b> [1] 85/17</p> <p><b>request</b> [5] 33/10 33/21 111/19 112/1 114/19</p> <p><b>requested</b> [1] 58/3</p> <p><b>requesting</b> [1] 97/13</p> <p><b>require</b> [1] 107/22</p> <p><b>required</b> [5] 6/3 107/22 107/25 108/5 131/22</p> <p><b>requirement</b> [3] 25/1 106/9 106/14</p> <p><b>requirements</b> [4] 90/3 90/13 106/22 124/20</p> <p><b>rescue</b> [1] 105/10</p> <p><b>research</b> [2] 14/7 56/21</p> <p><b>residents</b> [3] 7/9 10/9 15/1</p> <p><b>resign</b> [1] 107/15</p> <p><b>resigned</b> [1] 107/2</p> <p><b>resist</b> [1] 70/18</p> <p><b>resolution</b> [9] 26/17 26/20 27/15 27/22 27/25 28/12 28/19 29/6 30/2</p> <p><b>Resolution 2024-03</b> [2] 26/17 27/15</p> <p><b>resolutions</b> [1] 28/3</p> <p><b>resources</b> [1] 6/2</p> <p><b>respond</b> [1] 101/5</p> <p><b>responses</b> [1] 94/9</p> <p><b>rest</b> [1] 68/6</p> <p><b>Restate</b> [1] 97/11</p> <p><b>restaurant</b> [1] 80/10</p> <p><b>results</b> [1] 102/24</p> <p><b>resume</b> [2] 61/13 61/15</p> <p><b>retaliation</b> [1] 8/13</p> <p><b>return</b> [2] 33/21 106/18</p> <p><b>revenue</b> [6] 39/11 40/17 40/18 68/4 69/21 110/12</p> <p><b>review</b> [4] 5/17 18/14 18/21 21/3</p> <p><b>reviewing</b> [1] 20/18</p> <p><b>reviews</b> [1] 45/25</p> <p><b>revise</b> [1] 52/3</p> <p><b>revisit</b> [1] 52/23</p> <p><b>revoke</b> [1] 7/25</p> <p><b>revoked</b> [2] 8/21 9/16</p> <p><b>revoking</b> [1] 9/13</p> <p><b>Riddle</b> [1] 43/18</p> <p><b>right</b> [122] 3/17 6/19 8/22 9/23 10/24 11/23 12/13 12/14 12/17 14/3 17/16 18/8 19/10 19/20</p>
---	---	---	--	--

<p><b>R</b>  <b>right...</b> [108] 21/2  21/11 23/17 24/7 24/8  25/15 26/19 26/24 31/8  31/10 31/12 32/25  34/17 34/25 35/17  36/19 38/20 41/6 41/17  41/23 42/24 44/25  45/19 47/3 47/13 47/14  48/11 49/22 51/21 52/5  52/8 53/13 53/22 54/10  55/17 58/14 59/3 59/7  59/25 61/10 62/10  62/17 66/9 66/11 67/1  67/7 67/16 67/20 68/16  68/19 69/15 69/17  69/18 70/25 72/3 72/5  73/4 73/18 74/4 74/22  74/24 75/3 75/12 75/20  79/12 81/4 81/19 86/19  88/25 89/2 90/1 90/13  90/24 91/2 91/3 91/15  91/16 93/11 93/18  93/24 94/20 96/5 99/8  100/16 100/18 103/7  103/19 105/18 109/24  111/5 112/16 112/19  116/5 116/18 116/24  116/24 118/1 120/12  120/13 120/22 122/12  125/18 128/10 128/20  130/23 131/8 131/17  131/23  <b>ringing</b> [1] 3/13  <b>ripe</b> [1] 114/14  <b>RMR</b> [3] 1/23 133/6  133/13  <b>road</b> [8] 14/5 35/21  45/4 85/18 85/25 86/14  87/4 111/1  <b>roadway</b> [3] 86/22 87/1  87/11  <b>ROBERT</b> [1] 1/10  <b>ROBERTS</b> [9] 1/18  1/18 82/21 82/25 83/6  83/11 83/17 106/1  108/10  <b>Roger</b> [2] 70/6 90/6  <b>rolling</b> [1] 22/25  <b>roof</b> [1] 74/5  <b>room</b> [2] 1/3 110/16  <b>roseate</b> [1] 10/4  <b>rough</b> [1] 125/7  <b>round</b> [1] 6/18  <b>routine</b> [3] 90/4 91/6  92/1  <b>Roxanne</b> [4] 31/3 73/1  78/16 96/13  <b>RPR</b> [1] 1/23  <b>rule</b> [3] 69/25 117/12  119/7  <b>rules</b> [5] 22/2 22/14  66/18 107/8 108/1  <b>run</b> [4] 12/21 36/3  36/22 49/17</p>	<p><b>running</b> [1] 49/13  <b>runs</b> [2] 131/19 131/19  <b>rusted</b> [1] 100/3  <b>rusting</b> [1] 94/11  <b>rusty</b> [2] 17/25 100/1  <b>Rusty Pilots</b> [1] 17/25  <b>Ryan</b> [1] 102/13</p> <p><b>S</b>  <b>S-drive</b> [1] 60/13  <b>SAAPA</b> [7] 16/7 31/11  40/21 48/23 90/9 91/11  93/21  <b>Sacha</b> [8] 16/2 17/6  63/7 64/3 76/13 94/5  95/17 100/16  <b>safe</b> [1] 85/8  <b>safety</b> [2] 91/9 121/21  <b>said</b> [23] 16/7 16/16  16/21 17/2 24/10 40/9  42/4 48/25 54/22 63/4  68/23 76/21 76/23  76/24 91/11 98/15  100/17 103/8 122/15  123/20 124/5 124/15  124/20  <b>salary</b> [1] 52/24  <b>sale</b> [2] 112/10 112/11  <b>sales</b> [4] 79/8 79/15  79/21 127/1  <b>salt</b> [1] 44/8  <b>Saltwater</b> [1] 44/2  <b>same</b> [11] 41/14 41/22  52/25 53/23 54/11 64/4  114/21 114/21 119/23  119/25 122/14  <b>San</b> [1] 6/15  <b>San Marco</b> [1] 6/15  <b>Sarah</b> [1] 23/2  <b>satisfaction</b> [2] 99/6  99/7  <b>Saturday</b> [4] 31/11  44/19 91/11 94/6  <b>Sauer</b> [1] 54/15  <b>Sauerwein</b> [3] 54/15  54/20 56/3  <b>Savannah</b> [1] 26/5  <b>savings</b> [1] 84/17  <b>saw</b> [1] 76/18  <b>say</b> [44] 4/3 5/1 5/6  12/9 16/7 20/14 27/5  30/7 30/15 36/10 37/14  44/12 48/5 50/21 52/21  53/3 58/16 58/17 62/6  63/6 63/8 63/20 65/7  66/18 69/12 71/6 72/8  73/3 80/1 83/14 87/23  95/19 95/23 97/12  100/14 114/13 114/14  115/23 117/7 117/20  118/9 124/19 131/13  131/20  <b>saying</b> [8] 9/6 40/22  43/24 53/24 62/6 74/25  95/6 109/10</p>	<p><b>says</b> [1] 54/21  <b>scan</b> [4] 78/19 78/23  79/2 92/16  <b>schedule</b> [4] 18/13  20/8 33/10 41/22  <b>scheduled</b> [1] 131/18  <b>school</b> [3] 9/4 43/16  72/21  <b>schools</b> [1] 72/22  <b>scoop</b> [1] 70/16  <b>scratch</b> [2] 33/5 41/6  <b>scream</b> [1] 70/16  <b>search</b> [21] 50/9 56/8  56/10 57/2 57/6 57/9  57/11 57/20 57/21  57/24 58/18 58/19  58/22 58/23 58/24  59/11 59/12 61/4 63/24  64/23 131/7  <b>searches</b> [1] 64/13  <b>seat</b> [1] 30/21  <b>seats</b> [1] 55/19  <b>second</b> [11] 3/25 4/19  4/21 27/17 27/18 27/19  30/4 30/6 66/17 70/15  112/21  <b>seconded</b> [1] 4/2  <b>Secrecy</b> [1] 13/16  <b>Secretary</b> [1] 1/11  <b>Secretary-Treasurer</b>  [1] 1/11  <b>section</b> [4] 24/3 24/16  93/6 93/6  <b>Section 3</b> [1] 93/6  <b>Section B</b> [1] 93/6  <b>sector</b> [1] 63/17  <b>secure</b> [1] 40/13  <b>Security</b> [1] 41/16  <b>see</b> [31] 3/7 3/10 3/20  3/21 6/11 8/9 8/12  16/23 16/24 26/23  34/25 35/14 40/6 40/20  42/6 42/7 54/14 72/8  79/19 80/4 80/4 81/6  81/8 99/21 99/25 100/9  116/17 127/13 130/9  130/12 132/3  <b>seeing</b> [2] 99/22 99/24  <b>seemed</b> [1] 85/25  <b>seems</b> [5] 37/10 64/25  65/6 65/9 79/13  <b>seen</b> [4] 3/11 61/16  90/20 107/11  <b>segregated</b> [1] 39/7  <b>selected</b> [1] 78/13  <b>selection</b> [1] 78/9  <b>self</b> [2] 54/25 127/2  <b>self-service</b> [1] 127/2  <b>self-sustaining</b> [1]  54/25  <b>sell</b> [1] 68/23  <b>sellers</b> [1] 11/20  <b>Senate</b> [1] 25/11  <b>send</b> [15] 10/20 15/24  64/9 75/14 75/16 78/20</p>	<p>79/2 91/19 100/13  101/5 101/24 102/1  109/7 110/5 132/6  <b>sense</b> [4] 17/2 85/12  105/22 119/21  <b>sent</b> [7] 19/13 24/20  43/18 60/12 60/14 63/8  89/6  <b>sentences</b> [2] 84/20  85/3  <b>sentiment</b> [1] 64/8  <b>separate</b> [2] 60/14 88/9  <b>separately</b> [1] 129/10  <b>September</b> [2] 74/11  76/22  <b>September 1st</b> [2]  74/11 76/22  <b>serious</b> [1] 36/17  <b>served</b> [1] 32/15  <b>service</b> [2] 60/24 127/2  <b>services</b> [2] 6/2 14/25  <b>session</b> [1] 21/9  <b>set</b> [1] 19/11  <b>setting</b> [1] 60/5  <b>seven</b> [1] 65/15  <b>several</b> [1] 36/14  <b>sewer</b> [1] 87/1  <b>shade</b> [10] 102/22  128/7 128/11 128/17  128/24 128/25 130/1  131/13 131/15 131/19  <b>Shands</b> [1] 14/19  <b>Shannon</b> [1] 102/13  <b>share</b> [1] 110/20  <b>she</b> [10] 3/10 43/15  57/16 58/18 58/19  75/13 75/16 76/21  76/24 117/6  <b>she's</b> [2] 23/13 23/15  <b>sheet</b> [2] 2/14 124/17  <b>short</b> [1] 16/13  <b>shortage</b> [1] 46/1  <b>shorts</b> [1] 69/17  <b>should</b> [18] 16/14  28/23 44/12 46/8 50/7  53/5 54/3 54/17 56/6  60/20 63/21 68/1 73/14  73/14 73/15 92/14  116/10 128/13  <b>shouldn't</b> [3] 53/7  94/25 109/18  <b>shout</b> [1] 15/16  <b>show</b> [2] 69/16 87/2  <b>showed</b> [1] 24/1  <b>shut</b> [2] 8/1 9/9  <b>side</b> [3] 7/17 68/20  110/15  <b>sign</b> [4] 27/10 31/12  127/18 127/23  <b>signals</b> [1] 68/21  <b>signature</b> [1] 84/16  <b>signed</b> [2] 30/25 78/13  <b>significant</b> [1] 16/9  <b>Silver</b> [1] 54/21  <b>similar</b> [1] 43/18</p>	<p><b>simple</b> [1] 69/3  <b>simply</b> [1] 84/22  <b>since</b> [3] 16/10 42/9  65/4  <b>sir</b> [12] 28/5 28/7 50/13  66/16 88/6 88/8 97/14  101/20 101/20 113/20  122/9 123/12  <b>sit</b> [1] 20/17  <b>site</b> [4] 10/5 86/24  110/1 126/22  <b>sits</b> [1] 67/11  <b>sitting</b> [3] 19/15 21/1  44/5  <b>situation</b> [4] 43/18  46/16 77/12 100/5  <b>situations</b> [1] 65/20  <b>six</b> [8] 38/4 38/5 38/8  53/8 61/9 89/1 97/4  126/16  <b>six-month</b> [1] 38/4  <b>six-pack</b> [1] 126/16  <b>size</b> [3] 36/8 62/7 98/2  <b>skills</b> [2] 60/23 60/24  <b>skis</b> [1] 110/19  <b>slowly</b> [1] 46/14  <b>small</b> [8] 10/14 10/14  14/7 45/13 45/16 98/3  98/3 98/18  <b>smiling</b> [1] 30/19  <b>smoke</b> [2] 7/10 9/2  <b>snail</b> [1] 79/2  <b>so</b> [226]  <b>Social</b> [1] 41/16  <b>Social Security</b> [1]  41/16  <b>software</b> [1] 100/7  <b>Solano's</b> [1] 109/24  <b>solid</b> [1] 65/7  <b>solidified</b> [1] 115/19  <b>solving</b> [1] 60/24  <b>some</b> [78] 8/16 17/12  17/15 24/4 25/19 26/12  26/22 27/9 28/9 28/20  31/1 31/6 31/25 32/1  32/12 35/4 36/5 39/14  39/22 40/1 40/1 42/18  43/3 48/20 52/3 52/14  52/15 54/9 58/4 60/10  60/16 63/15 76/15  78/14 78/22 79/8 80/8  82/24 86/1 87/9 89/13  92/5 101/3 101/6  102/16 102/18 102/18  103/2 103/3 104/7  104/18 105/1 105/2  105/5 105/9 105/10  105/23 106/3 106/4  106/25 107/5 107/7  107/11 109/6 109/21  110/1 110/13 111/10  111/20 114/2 116/2  116/6 116/8 116/8  117/21 119/13 126/6  126/10</p>
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<p><b>S</b></p> <p><b>somebody [7]</b> 16/21 69/4 69/11 92/16 95/1 95/2 98/20</p> <p><b>someone [1]</b> 64/24</p> <p><b>someone's [1]</b> 11/21</p> <p><b>something [46]</b> 3/15 5/12 9/1 23/18 25/11 27/7 32/7 36/14 36/20 36/24 36/25 40/4 42/1 48/20 49/19 50/21 53/1 53/3 55/23 56/25 63/6 74/12 77/8 77/9 78/19 87/4 92/9 94/6 94/7 94/15 94/15 95/3 95/6 95/7 97/6 99/11 106/20 109/2 109/5 115/23 117/18 118/5 118/8 119/11 120/24 124/8</p> <p><b>sometime [1]</b> 47/18</p> <p><b>somewhat [1]</b> 42/25</p> <p><b>somewhere [2]</b> 8/17 12/21</p> <p><b>son [1]</b> 43/18</p> <p><b>soon [5]</b> 20/6 28/16 31/21 110/4 112/14</p> <p><b>sophisticated [1]</b> 110/9</p> <p><b>sorry [14]</b> 12/24 16/2 24/22 29/11 53/18 61/14 70/18 72/6 82/2 92/21 119/22 124/24 126/8 129/18</p> <p><b>sort [2]</b> 14/15 66/24</p> <p><b>sounded [1]</b> 114/1</p> <p><b>sounds [1]</b> 83/10</p> <p><b>source [1]</b> 61/12</p> <p><b>sources [1]</b> 60/18</p> <p><b>south [2]</b> 9/25 79/21</p> <p><b>Southpark [1]</b> 1/17</p> <p><b>space [4]</b> 68/7 68/8 69/12 115/17</p> <p><b>speak [13]</b> 18/17 41/8 43/10 49/11 51/13 56/9 61/7 73/15 86/18 96/1 99/10 119/2 120/25</p> <p><b>speaker [1]</b> 67/11</p> <p><b>speaking [2]</b> 52/11 91/19</p> <p><b>speaks [1]</b> 90/8</p> <p><b>special [5]</b> 7/25 8/23 9/14 106/23 120/24</p> <p><b>species [1]</b> 87/1</p> <p><b>specific [6]</b> 28/3 28/4 28/10 57/5 64/10 124/20</p> <p><b>specifically [3]</b> 83/18 84/11 119/6</p> <p><b>specifics [1]</b> 99/16</p> <p><b>speed [3]</b> 50/16 116/2 116/9</p> <p><b>spelled [1]</b> 27/12</p> <p><b>spells [1]</b> 29/2</p> <p><b>spend [2]</b> 63/22 90/17</p> <p><b>spending [1]</b> 90/17</p>	<p><b>spent [3]</b> 12/1 20/1 65/7</p> <p><b>spoke [3]</b> 14/19 89/9 91/11</p> <p><b>spoonbills [2]</b> 10/4 17/8</p> <p><b>spot [1]</b> 91/8</p> <p><b>spring [1]</b> 118/11</p> <p><b>square [4]</b> 40/3 72/15 115/1 115/1</p> <p><b>ST [6]</b> 1/1 1/5 1/17 1/23 1/24 133/4</p> <p><b>St. [9]</b> 6/11 14/1 16/6 21/12 22/23 36/18 54/22 79/10 99/18</p> <p><b>St. Augustine [5]</b> 16/6 36/18 54/22 79/10 99/18</p> <p><b>St. Johns County [4]</b> 6/11 14/1 21/12 22/23</p> <p><b>stack [1]</b> 90/20</p> <p><b>staff [13]</b> 2/8 6/13 8/3 10/11 50/8 61/3 70/2 71/19 80/24 84/7 103/3 105/23 117/15</p> <p><b>stage [1]</b> 65/10</p> <p><b>stand [3]</b> 3/3 116/3 116/4</p> <p><b>standard [2]</b> 41/11 110/3</p> <p><b>standardization [1]</b> 40/7</p> <p><b>standardize [2]</b> 39/25 40/8</p> <p><b>standardized [1]</b> 41/2</p> <p><b>standing [1]</b> 44/16</p> <p><b>stands [1]</b> 9/16</p> <p><b>start [6]</b> 32/8 40/23 41/13 56/11 131/14 131/16</p> <p><b>started [7]</b> 7/8 8/13 24/11 43/22 45/16 46/13 127/17</p> <p><b>starting [2]</b> 7/8 33/5</p> <p><b>starts [3]</b> 41/6 41/11 69/3</p> <p><b>state [15]</b> 10/5 10/12 10/12 10/20 11/3 12/1 12/2 12/5 13/23 66/20 73/9 106/15 106/19 107/21 133/3</p> <p><b>stated [1]</b> 16/15</p> <p><b>statement [3]</b> 72/18 90/21 90/23</p> <p><b>statements [2]</b> 66/13 67/3</p> <p><b>states [2]</b> 121/2 123/24</p> <p><b>status [4]</b> 99/25 112/6 121/20 122/3</p> <p><b>stay [2]</b> 11/2 65/24</p> <p><b>stenographic [1]</b> 133/9</p> <p><b>stenographically [1]</b> 133/7</p> <p><b>step [7]</b> 49/20 57/8 65/23 80/17 121/10</p>	<p>124/13 125/3</p> <p><b>stepping [1]</b> 17/7</p> <p><b>stick [1]</b> 54/4</p> <p><b>still [14]</b> 21/25 22/15 58/2 65/21 71/10 82/7 95/20 99/8 110/18 110/22 111/5 111/6 126/16 127/10</p> <p><b>stop [2]</b> 53/5 127/12</p> <p><b>stopped [1]</b> 68/24</p> <p><b>stops [1]</b> 64/2</p> <p><b>straight [1]</b> 103/10</p> <p><b>strategic [3]</b> 52/4 70/12 70/23</p> <p><b>Street [3]</b> 6/15 76/17 77/5</p> <p><b>stress [1]</b> 61/7</p> <p><b>strings [1]</b> 126/13</p> <p><b>strongly [1]</b> 61/21</p> <p><b>study [1]</b> 87/6</p> <p><b>stuff [2]</b> 110/24 124/17</p> <p><b>stumbled [1]</b> 68/12</p> <p><b>submit [1]</b> 114/6</p> <p><b>subscription [1]</b> 68/6</p> <p><b>success [5]</b> 49/15 63/25 64/1 64/1 64/14</p> <p><b>succession [4]</b> 49/15 51/12 51/18 52/1</p> <p><b>such [1]</b> 65/14</p> <p><b>sudden [1]</b> 24/6</p> <p><b>sug [1]</b> 32/21</p> <p><b>suggest [1]</b> 32/24</p> <p><b>Suite [2]</b> 1/17 1/24</p> <p><b>summer [1]</b> 45/3</p> <p><b>sunshine [4]</b> 22/5 22/14 102/3 108/5</p> <p><b>Sunshine Law [1]</b> 108/5</p> <p><b>supervising [1]</b> 61/3</p> <p><b>supply [1]</b> 6/1</p> <p><b>support [3]</b> 10/20 67/24 124/9</p> <p><b>supportive [1]</b> 51/24</p> <p><b>supposed [4]</b> 7/20 30/20 35/16 104/1</p> <p><b>sure [27]</b> 10/25 12/20 15/3 18/18 21/24 21/25 22/8 26/7 33/7 40/24 43/1 50/7 56/5 57/10 60/1 104/14 106/4 106/25 107/16 107/21 108/2 117/13 119/11 121/12 130/20 132/1 132/4</p> <p><b>surprised [1]</b> 63/9</p> <p><b>survey [13]</b> 16/19 24/12 24/13 24/15 86/24 91/10 91/12 92/7 92/8 93/1 94/19 99/6 100/13</p> <p><b>surveys [2]</b> 63/18 92/10</p> <p><b>suspend [1]</b> 41/20</p> <p><b>suspended [1]</b> 42/7</p> <p><b>suspending [1]</b> 42/3</p>	<p><b>sustaining [1]</b> 54/25</p> <p><b>Suzanne [1]</b> 43/12</p> <p><b>swift [1]</b> 9/8</p> <p><b>sworn [1]</b> 13/15</p> <p><b>sympathetic [1]</b> 36/22</p> <p><b>synergy [1]</b> 104/18</p> <p><b>system [9]</b> 7/18 9/1 121/24 121/24 122/15 122/22 122/22 123/19 124/5</p> <p><b>T</b></p> <p><b>T-hangar [9]</b> 31/8 33/15 39/2 39/25 47/7 96/22 97/2 97/15 98/17</p> <p><b>T-hangars [5]</b> 33/11 40/7 41/2 44/11 97/25</p> <p><b>table [2]</b> 31/2 31/6</p> <p><b>take [16]</b> 7/11 9/7 11/8 32/6 33/15 34/2 37/20 44/6 45/7 57/13 72/18 77/2 77/22 92/11 93/1 127/7</p> <p><b>takes [2]</b> 48/20 86/11</p> <p><b>taking [4]</b> 37/16 38/24 64/15 91/9</p> <p><b>talents [1]</b> 49/7</p> <p><b>talk [25]</b> 13/4 17/19 26/22 27/4 31/16 32/1 32/5 33/7 38/17 54/6 68/15 70/21 70/23 76/14 82/21 82/22 82/22 116/5 116/20 118/23 122/2 128/5 130/5 130/11 131/9</p> <p><b>talked [23]</b> 7/13 31/14 34/4 42/2 42/10 52/12 56/12 56/13 56/19 60/10 61/4 61/5 68/15 70/13 72/11 72/12 73/21 75/23 82/16 103/1 105/8 105/11 124/15</p> <p><b>talking [29]</b> 10/22 11/2 11/7 11/11 15/10 30/22 31/24 36/5 36/6 45/6 47/6 53/19 53/20 54/8 69/10 70/20 70/22 70/24 72/23 79/8 86/2 86/3 86/7 91/1 95/9 106/10 122/19 127/18 130/6</p> <p><b>talks [1]</b> 122/12</p> <p><b>target [1]</b> 109/5</p> <p><b>tarmac [2]</b> 44/5 47/11</p> <p><b>tarpaulin [1]</b> 74/5</p> <p><b>tax [5]</b> 54/23 54/24 75/22 75/22 75/25</p> <p><b>taxed [1]</b> 54/25</p> <p><b>taxes [1]</b> 47/2</p> <p><b>taxi [1]</b> 68/25</p> <p><b>teaches [1]</b> 43/15</p> <p><b>teaching [1]</b> 14/20</p> <p><b>team [7]</b> 63/16 99/2 100/20 102/14 106/1</p>	<p>106/2 110/13</p> <p><b>team-building [1]</b> 63/16</p> <p><b>tech [2]</b> 122/19 124/15</p> <p><b>technical [1]</b> 87/19</p> <p><b>technically [1]</b> 19/17</p> <p><b>Technology [2]</b> 68/7 68/8</p> <p><b>tell [6]</b> 13/12 30/14 32/18 87/6 87/10 110/8</p> <p><b>telling [3]</b> 30/1 62/23 114/16</p> <p><b>temporarily [1]</b> 93/9</p> <p><b>ten [2]</b> 7/8 13/11</p> <p><b>tenant [3]</b> 63/18 99/5 99/7</p> <p><b>tenants [7]</b> 16/21 34/4 71/23 90/3 93/9 93/16 99/17</p> <p><b>terms [9]</b> 37/1 38/1 40/1 64/7 83/6 83/9 108/21 109/7 110/21</p> <p><b>texted [1]</b> 3/10</p> <p><b>than [7]</b> 33/5 40/11 41/9 41/10 79/2 82/22 108/23</p> <p><b>thank [71]</b> 3/21 3/22 17/3 17/6 17/18 21/15 21/19 21/23 21/23 22/20 22/24 25/22 26/13 29/16 34/23 38/23 38/25 43/7 47/17 47/24 51/8 51/11 53/2 54/5 56/2 56/5 56/20 58/12 60/2 62/4 64/2 64/3 65/12 67/8 67/8 67/18 67/23 69/24 78/8 78/18 79/23 79/24 81/19 82/3 82/4 85/15 88/2 88/22 88/23 88/24 91/4 95/17 95/24 98/21 99/3 100/12 100/16 100/25 101/1 108/7 108/9 108/9 111/13 120/18 122/10 125/14 125/20 125/21 126/2 126/15 129/17</p> <p><b>Thanks [1]</b> 15/16</p> <p><b>that [583]</b></p> <p><b>that'd [1]</b> 12/11</p> <p><b>That'll [1]</b> 25/23</p> <p><b>that's [109]</b> 6/12 6/19 6/23 8/19 9/16 12/9 12/10 13/1 14/21 15/3 15/4 15/7 18/4 18/8 20/11 22/8 22/19 24/22 26/12 26/19 29/5 38/20 40/19 41/12 41/18 45/19 45/20 46/1 47/3 48/7 48/20 49/23 51/11 51/22 52/23 52/25 53/22 54/10 55/2 55/23 58/3 58/14 58/25 60/22 61/10 65/21 65/24 66/9 66/11 67/8 67/22 69/22</p>
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<p><b>T</b>  <b>that's...</b> [57] 69/22 70/4  70/17 71/13 73/18  73/21 74/8 75/8 75/12  76/3 76/3 77/17 79/12  80/20 83/3 83/22 85/7  86/16 88/2 88/9 89/9  91/5 92/13 93/4 93/24  95/8 95/8 95/10 95/14  95/16 97/7 97/20 99/15  106/10 107/23 108/2  108/8 109/23 110/3  111/10 111/18 114/12  115/2 117/25 118/19  121/5 122/23 125/2  125/5 125/10 126/12  127/6 127/20 128/15  129/5 129/5 129/7  <b>thee</b> [1] 108/1  <b>their</b> [26] 7/18 7/25  8/21 9/1 9/11 13/22  14/14 14/14 32/14 34/5  41/25 46/17 66/20 73/2  74/4 92/5 94/10 94/18  104/12 109/10 110/15  111/5 115/4 115/14  115/17 115/18  <b>them</b> [44] 4/24 8/1 8/3  8/14 9/9 12/16 20/4  21/6 24/22 35/3 35/5  37/8 41/1 44/24 60/14  60/16 60/21 61/11  66/19 73/2 73/4 75/14  84/11 89/6 89/12 89/14  91/1 93/7 95/13 98/21  111/22 114/14 115/16  116/4 116/20 118/9  118/10 118/11 118/18  118/23 120/14 120/14  120/15 120/16  <b>then</b> [53] 7/14 14/16  17/1 19/15 23/25 23/25  24/10 25/17 34/8 35/15  35/16 36/24 36/25  37/21 38/18 39/11 42/8  53/3 58/25 59/10 59/11  60/14 66/7 71/20 73/4  75/12 85/15 86/13  87/24 89/14 90/4 91/6  91/7 91/21 91/24 91/25  93/12 95/24 107/8  111/4 113/15 113/18  115/18 122/16 124/13  124/19 124/20 125/4  127/25 128/20 128/21  130/1 130/5  <b>there</b> [86] 3/20 6/14 8/8  8/16 8/19 9/2 10/12  12/15 12/16 12/16  12/22 19/21 20/3 22/17  24/8 25/1 26/2 26/19  26/20 30/12 30/19  30/19 31/13 32/4 32/17  33/5 35/2 35/7 38/6  38/9 39/4 39/21 39/24</p>	<p>39/25 40/20 45/3 46/16  48/16 52/2 52/10 52/14  52/15 63/23 66/10 67/6  68/13 69/19 71/17  74/22 75/24 75/25  76/23 85/25 86/6 91/17  91/25 93/1 94/24 94/25  98/21 99/24 101/12  101/13 102/25 103/2  104/13 104/20 105/24  106/6 106/13 107/12  108/21 108/22 109/4  111/15 115/7 116/2  116/19 118/25 123/21  125/2 126/8 126/10  126/25 127/7 127/9  <b>there's</b> [50] 6/9 9/20  10/1 10/4 17/25 22/8  24/8 24/11 25/17 28/24  36/3 37/8 39/8 39/8  39/15 39/15 39/21  45/12 48/5 54/9 57/12  60/21 63/25 69/19  77/15 82/11 88/3 88/3  102/24 105/1 105/1  105/9 105/16 105/20  106/8 106/25 107/5  107/5 107/8 110/20  111/20 113/15 116/8  117/16 117/19 119/11  119/13 126/25 128/2  132/2  <b>therefore</b> [2] 121/23  134/3  <b>these</b> [19] 12/21 16/11  27/10 28/1 28/2 28/3  28/10 42/23 55/19 61/4  61/7 61/8 61/13 61/16  65/23 65/25 69/9 82/16  114/17  <b>they</b> [103] 7/19 7/19  7/19 8/2 8/4 8/4 8/7  8/13 8/20 8/25 12/13  12/22 13/19 13/23  16/11 18/6 18/6 20/25  21/4 31/17 31/19 31/21  32/8 32/10 32/14 33/10  33/14 33/14 34/7 34/10  34/10 34/11 34/11  34/12 35/7 37/6 37/9  39/12 39/13 41/3 46/23  54/9 54/24 58/25 60/7  61/13 61/15 61/17 66/4  68/10 73/2 74/4 74/9  74/9 74/21 74/22 75/3  76/19 76/21 76/22  76/23 77/1 77/2 77/8  77/8 77/9 77/10 77/25  89/15 93/17 94/11  102/14 104/12 108/14  109/7 109/19 109/20  111/1 111/14 111/18  112/1 112/9 113/6  114/1 114/2 114/3  114/6 114/11 115/18</p>	<p>116/3 116/6 120/10  120/18 122/16 122/16  122/20 123/1 123/20  124/6 124/16 124/16  124/17 124/18  <b>they'll</b> [5] 9/10 73/4  86/6 114/19 119/16  <b>they're</b> [39] 8/10 8/18  9/13 9/15 10/15 13/21  13/24 14/6 20/2 20/25  24/18 24/20 25/9 30/25  32/13 37/14 43/20 65/8  74/10 74/25 77/17  77/22 86/3 86/6 94/18  107/24 111/5 111/6  111/21 113/25 114/17  114/24 114/25 114/25  115/21 117/22 118/10  124/19 131/25  <b>they've</b> [9] 34/5 34/6  35/5 74/11 74/18 89/5  114/24 115/14 115/14  <b>thing</b> [17] 18/19 24/14  38/11 38/18 39/24  41/14 88/9 91/13 94/17  97/23 106/16 110/10  114/4 123/4 126/24  128/2 131/7  <b>things</b> [48] 16/11 20/3  24/6 25/19 26/12 35/4  48/13 48/20 48/24 49/4  50/15 52/19 55/21 59/6  60/17 61/7 61/21 63/13  63/15 65/10 65/18 69/3  72/11 72/22 87/7 89/13  91/12 92/6 99/15 99/21  99/21 103/5 105/11  105/18 105/19 107/7  110/12 110/18 113/1  114/2 119/8 127/14  130/4 130/11 130/17  130/18 130/21 130/25  <b>think</b> [91] 5/15 6/20 9/8  9/13 9/15 9/20 11/15  14/9 19/5 22/19 25/10  25/13 28/22 30/13  31/14 31/16 31/23 32/9  36/15 36/23 37/10  39/16 39/18 42/19  45/20 50/10 50/11 51/4  51/4 51/25 53/5 53/13  54/3 54/10 55/1 55/7  55/13 55/23 57/11  57/17 58/1 58/3 58/8  59/3 59/8 59/12 61/16  63/20 64/18 64/23  64/24 66/18 70/4 70/14  72/12 73/13 74/11  74/12 76/2 83/22 86/10  86/18 91/9 91/21 93/5  94/6 95/20 95/23  105/11 111/25 111/25  112/9 112/12 113/6  113/11 114/14 114/23  115/11 116/4 116/21</p>	<p>116/21 118/25 118/25  119/8 122/17 125/8  128/11 128/15 129/25  131/20 132/4  <b>thinking</b> [2] 12/19  32/16  <b>third</b> [1] 95/10  <b>this</b> [133] 4/10 5/15  5/23 6/10 7/15 7/21 9/6  11/4 11/8 12/11 13/2  16/2 19/23 20/14 21/7  21/7 21/24 23/3 23/11  24/9 24/20 27/15 27/25  28/16 28/19 28/23 29/9  29/20 30/1 30/20 31/10  31/14 33/1 36/23 38/16  39/16 39/18 41/10 43/3  43/25 44/1 44/14 44/20  45/3 45/4 45/7 45/10  45/13 46/4 46/9 46/9  46/16 47/10 48/5 48/16  48/22 49/3 49/5 49/6  49/7 52/23 53/14 54/16  54/17 55/14 56/14  56/17 56/18 57/5 57/11  57/12 60/18 63/10  63/22 65/10 66/2 67/11  68/11 69/11 71/24  71/25 72/16 76/14  76/14 78/11 79/13  79/13 80/4 80/4 82/5  83/1 83/7 84/15 89/19  91/13 92/9 92/23 95/24  96/3 96/18 100/3  102/11 103/17 104/4  104/12 104/17 104/17  105/14 107/10 108/14  109/9 112/2 114/18  115/6 115/16 116/1  116/1 117/1 117/14  117/20 117/23 118/5  118/8 119/3 119/15  121/11 122/3 125/23  126/1 130/6 132/4  132/8 133/10  <b>thoroughly</b> [2] 122/5  122/8  <b>those</b> [28] 25/18 30/24  37/25 40/14 40/16  45/11 47/9 48/20 60/18  64/10 72/25 83/9 87/13  92/10 93/2 95/10 98/12  101/24 109/6 109/6  109/7 110/12 118/7  126/13 127/6 127/14  130/4 130/15  <b>though</b> [4] 47/1 95/25  115/10 127/11  <b>thought</b> [10] 8/12  53/20 79/10 84/15 96/1  97/5 98/20 104/6  108/22 119/2  <b>thoughts</b> [2] 50/4 51/5  <b>thousand</b> [2] 72/15  77/3</p>	<p><b>threatened</b> [1] 86/25  <b>three</b> [11] 6/8 46/12  48/21 66/15 70/1 81/9  111/15 111/15 114/15  118/11 121/16  <b>three-month</b> [1]  111/15  <b>threw</b> [1] 31/11  <b>through</b> [22] 13/21  21/24 24/5 34/7 34/8  43/2 43/18 46/18 49/1  57/15 58/4 58/24 60/9  73/2 78/1 84/6 94/8  108/17 111/21 130/21  130/25 132/1  <b>throughout</b> [2] 12/5  82/23  <b>throw</b> [1] 32/17  <b>Thursday</b> [1] 20/2  <b>ticket</b> [1] 32/3  <b>TikTok</b> [1] 74/14  <b>time</b> [44] 13/13 14/14  14/16 16/13 17/3 18/10  20/1 23/4 24/1 25/20  26/24 29/20 34/6 35/24  48/6 48/7 48/20 49/24  54/18 55/10 62/15  62/18 62/20 62/20  63/11 63/23 65/7 67/11  67/25 80/8 96/18  114/21 115/17 118/10  119/17 120/12 121/19  125/8 126/6 129/5  129/6 130/24 131/22  132/9  <b>Titan</b> [1] 127/18  <b>today</b> [12] 3/7 3/15  4/18 8/10 15/25 16/1  35/5 67/10 75/13 85/17  105/14 130/14  <b>together</b> [14] 22/8 23/7  24/21 26/9 48/6 55/11  57/10 65/9 90/14 95/2  110/15 113/6 122/25  124/21  <b>told</b> [3] 5/5 21/5 41/19  <b>tolerate</b> [1] 117/10  <b>tomorrow</b> [4] 50/22  56/10 79/1 89/13  <b>ton</b> [1] 23/13  <b>tonight</b> [1] 101/22  <b>too</b> [14] 5/12 36/21  37/13 41/18 50/3 55/12  71/18 75/11 77/16  100/14 105/21 115/10  117/3 118/11  <b>took</b> [4] 9/8 49/24  49/24 57/16  <b>top</b> [2] 38/15 62/8  <b>topic</b> [1] 31/8  <b>TOPP</b> [26] 1/20 16/9  19/18 28/8 28/15 36/6  42/18 43/4 50/22 56/24  57/25 61/12 67/3 85/16  102/11 103/1 104/9</p>
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<p><b>T</b></p> <p><b>TOPP...</b> [9] 104/16 105/11 110/16 111/17 113/15 117/21 119/14 126/21 131/12</p> <p><b>total</b> [2] 124/3 124/7 <b>totally</b> [2] 62/8 126/1 <b>touch</b> [3] 75/22 103/1 120/16</p> <p><b>touched</b> [1] 102/11 <b>tough</b> [1] 37/18 <b>toward</b> [2] 47/8 80/20 <b>towards</b> [1] 101/23 <b>tower</b> [2] 122/23 123/20</p> <p><b>tracking</b> [1] 83/1 <b>tract</b> [1] 12/11 <b>tracts</b> [2] 10/14 10/14 <b>trading</b> [1] 110/24 <b>traffic</b> [7] 68/21 87/5 87/6 87/13 88/1 107/11 122/14</p> <p><b>Trager</b> [1] 81/5 <b>train</b> [4] 49/3 49/16 63/24 74/3 <b>training</b> [4] 50/15 102/18 103/3 106/12 <b>transaction</b> [1] 80/21 <b>transcript</b> [1] 133/8 <b>transport</b> [1] 74/23 <b>transportation</b> [4] 6/1 27/24 76/24 86/7 <b>traveling</b> [1] 3/12 <b>treasurer</b> [2] 1/11 18/25</p> <p><b>trees</b> [1] 12/17 <b>tremendous</b> [1] 10/8 <b>tremendously</b> [1] 44/2 <b>tried</b> [1] 67/10 <b>trouble</b> [2] 73/10 80/4 <b>truck</b> [4] 49/23 49/24 49/25 49/25</p> <p><b>true</b> [1] 133/8 <b>trust</b> [2] 10/13 11/9 <b>Trustees</b> [1] 14/18 <b>try</b> [4] 12/3 32/21 101/7 123/5</p> <p><b>trying</b> [2] 24/2 64/16 <b>Tuesday</b> [2] 7/22 7/23 <b>turn</b> [1] 73/4 <b>turned</b> [1] 7/14 <b>twice</b> [1] 52/20 <b>two</b> [33] 7/16 8/24 8/24 16/15 22/4 23/8 24/16 24/18 25/18 27/10 32/19 32/20 37/5 39/4 40/15 40/16 43/24 46/17 50/12 61/20 65/24 66/4 66/12 66/14 67/2 79/21 82/6 84/20 85/3 105/22 109/20 116/22 121/8</p> <p><b>two-day</b> [1] 43/24 <b>two-page</b> [1] 32/20 <b>type</b> [2] 42/21 102/22</p>	<p><b>U</b></p> <p><b>U.S.</b> [11] 7/18 68/24 79/21 79/22 85/24 86/1 86/15 86/19 86/23 87/6 88/1</p> <p><b>U.S. 1</b> [10] 7/18 68/24 79/22 85/24 86/1 86/15 86/19 86/23 87/6 88/1</p> <p><b>U.S. 1 South</b> [1] 79/21 <b>uh</b> [9] 37/23 37/23 38/7 51/7 57/3 64/17 64/20 77/14 85/20</p> <p><b>uh-huh</b> [9] 37/23 37/23 38/7 51/7 57/3 64/17 64/20 77/14 85/20</p> <p><b>ultimately</b> [1] 59/24 <b>unadjudged</b> [1] 128/6 <b>unanimously</b> [1] 7/24 <b>Unbelievable</b> [1] 82/14 <b>uncomfortable</b> [1] 117/1</p> <p><b>under</b> [4] 10/14 60/25 88/13 116/23</p> <p><b>understand</b> [12] 29/13 42/4 49/16 82/7 82/11 83/25 90/11 91/21 107/17 116/22 118/4 118/4</p> <p><b>understandable</b> [1] 38/20</p> <p><b>understanding</b> [3] 28/2 62/2 84/23</p> <p><b>understands</b> [2] 16/18 44/1</p> <p><b>underway</b> [2] 39/25 80/8</p> <p><b>uniform</b> [3] 40/3 40/23 42/22</p> <p><b>unit</b> [1] 121/18 <b>United</b> [1] 121/2 <b>United States</b> [1] 121/2</p> <p><b>University</b> [3] 13/18 13/20 14/18</p> <p><b>unknown</b> [1] 66/4 <b>unmonitored</b> [1] 121/20</p> <p><b>until</b> [9] 7/13 9/1 39/17 40/12 50/8 50/9 59/4 73/15 86/15</p> <p><b>up</b> [72] 3/3 7/21 8/20 9/10 10/16 11/7 12/13 23/9 23/22 24/1 24/8 26/8 31/19 33/4 33/11 36/1 36/8 37/1 37/5 37/25 38/19 40/6 44/16 45/7 45/7 48/7 50/16 52/17 53/16 54/17 57/5 58/18 58/19 58/25 59/1 59/4 60/3 60/5 66/19 67/9 67/12 67/13 69/11 69/16 71/6 73/25 83/1 83/3 84/10 92/15 93/21 96/1 97/24 98/23 102/18 106/3 106/10</p>	<p>108/17 108/23 109/20 110/6 111/18 112/25 114/7 116/3 116/4 117/1 121/10 127/13 127/18 128/4 130/14</p> <p><b>update</b> [16] 22/22 26/14 80/15 87/6 89/11 96/8 99/6 101/1 102/10 119/3 119/4 119/24 120/17 130/10 130/21 131/6</p> <p><b>updated</b> [5] 35/1 89/15 102/20 122/23 123/22</p> <p><b>updates</b> [6] 2/5 5/7 5/9 17/12 81/12 130/13</p> <p><b>updating</b> [1] 106/8 <b>urge</b> [1] 29/8</p> <p><b>us</b> [62] 12/23 13/12 20/24 21/1 21/11 22/25 23/8 24/12 25/23 26/7 31/7 40/6 45/11 55/5 55/15 55/19 55/22 57/15 57/15 57/23 57/24 59/12 61/5 64/4 65/19 73/5 75/11 75/19 75/21 81/9 82/8 82/22 83/6 87/10 87/17 89/5 91/19 95/1 95/1 95/5 95/19 98/22 100/4 100/6 101/4 104/16 107/18 108/17 109/1 114/16 115/11 115/15 115/15 115/19 115/22 120/1 120/25 121/21 122/20 122/21 130/20 132/5</p> <p><b>use</b> [8] 5/25 7/25 8/23 39/13 62/5 88/17 92/9 121/24</p> <p><b>used</b> [5] 6/18 15/18 64/11 68/7 109/3</p> <p><b>useful</b> [1] 79/10 <b>using</b> [2] 17/2 91/2 <b>usually</b> [1] 76/14 <b>uttered</b> [1] 64/4</p> <p><b>V</b></p> <p><b>VA</b> [1] 41/17 <b>value</b> [1] 58/11 <b>variation</b> [1] 39/14 <b>various</b> [2] 55/14 60/18 <b>varying</b> [1] 40/1 <b>verbiage</b> [1] 132/1 <b>version</b> [1] 56/12 <b>versus</b> [1] 87/14 <b>very</b> [41] 5/21 6/2 7/6 11/8 12/6 14/9 21/15 23/6 23/13 26/14 29/12 34/15 44/16 46/6 46/14 63/9 64/11 64/14 64/14 65/3 65/6 70/4 71/18 77/11 77/14 79/22 81/19 82/11 86/4 92/10 102/11 102/11 110/9 110/22 113/3 113/3</p>	<p>117/22 117/23 124/4 125/20 128/12</p> <p><b>vet</b> [4] 72/25 73/2 108/16 110/5</p> <p><b>vetted</b> [3] 84/6 84/9 84/16</p> <p><b>vetting</b> [1] 71/22 <b>vice</b> [1] 9/3 <b>Vicky</b> [1] 27/4 <b>View</b> [1] 26/17 <b>Vinny</b> [2] 66/11 67/1 <b>vis</b> [2] 36/21 36/21 <b>visited</b> [2] 35/3 35/3 <b>Volato</b> [9] 111/4 111/14 112/8 112/13 113/2 119/6 120/3 120/3 120/10</p> <p><b>Volato's</b> [1] 113/22 <b>VOR</b> [1] 126/22 <b>vote</b> [4] 29/7 116/11 116/25 123/1 <b>votes</b> [1] 116/22 <b>voting</b> [1] 19/17</p> <p><b>W</b></p> <p><b>wait</b> [8] 31/9 31/20 32/20 34/16 39/3 53/7 97/17 116/25</p> <p><b>waiting</b> [12] 31/17 31/19 35/23 36/16 37/9 38/3 96/8 96/13 96/14 96/15 96/18 114/2</p> <p><b>waiving</b> [1] 55/20 <b>walked</b> [1] 12/15 <b>want</b> [75] 5/14 5/20 6/4 7/1 7/5 9/18 15/4 15/14 17/22 21/24 27/10 34/10 34/14 39/19 43/1 52/22 52/22 56/9 56/15 57/1 58/25 59/20 60/3 66/1 67/13 67/25 70/5 72/8 72/14 72/15 72/17 72/19 73/24 73/24 77/8 82/20 82/22 83/5 83/12 83/12 83/13 83/24 83/24 86/18 88/17 90/14 92/2 93/22 96/15 98/16 98/17 98/18 99/19 102/12 103/10 103/11 103/12 109/16 110/23 113/21 114/1 115/10 115/11 117/13 117/18 118/1 118/15 119/2 119/11 119/24 122/1 126/24 128/9 129/22 130/19</p> <p><b>wanted</b> [15] 8/4 32/17 40/14 58/16 59/25 60/6 60/7 63/8 63/20 71/6 75/15 75/24 89/11 99/17 113/5</p> <p><b>wanting</b> [1] 72/14 <b>wants</b> [1] 31/2 <b>warn</b> [1] 120/14 <b>was</b> [118] 3/15 5/10</p>	<p>8/8 8/12 8/24 9/2 9/9 10/3 10/5 11/8 12/4 12/5 12/6 13/14 14/20 16/10 17/1 20/3 20/11 23/6 23/11 24/1 24/5 25/25 26/1 26/2 26/2 26/8 26/14 26/23 31/12 31/17 35/25 36/2 44/3 45/5 46/19 48/14 48/14 48/21 48/23 48/25 51/14 51/14 52/2 52/11 52/13 52/14 52/17 54/16 55/5 57/6 57/8 57/10 57/20 57/24 57/24 60/18 61/12 63/9 68/5 68/9 70/1 70/8 70/10 70/20 71/6 71/11 72/13 74/6 74/14 76/18 77/14 78/11 83/7 83/8 84/6 84/9 84/16 85/21 85/22 85/23 85/25 86/1 86/23 87/18 90/9 91/12 91/16 94/8 94/15 94/19 94/24 95/9 97/14 97/15 99/11 99/16 99/18 99/22 101/12 101/13 104/1 107/12 109/3 109/10 111/15 112/24 117/3 118/2 120/13 121/16 122/15 122/16 123/19 123/21 131/7 133/6</p> <p><b>Washington</b> [2] 25/7 25/8</p> <p><b>Washington, [1]</b> 23/23 <b>Washington, D.C [1]</b> 23/23</p> <p><b>wasn't</b> [6] 46/19 56/5 57/4 74/14 109/2 120/4</p> <p><b>watched</b> [1] 8/15 <b>watching</b> [1] 56/4 <b>water</b> [8] 6/1 6/7 6/14 6/21 12/6 15/14 87/2 111/9</p> <p><b>Water Management [1]</b> 15/14</p> <p><b>watery</b> [1] 7/11 <b>waxing</b> [1] 71/11 <b>way</b> [20] 1/4 25/18 33/19 35/2 39/10 39/21 41/10 55/9 69/16 76/15 84/15 97/12 98/22 100/9 109/25 113/14 117/19 117/21 117/21 119/19</p> <p><b>ways</b> [3] 39/4 40/16 110/11</p> <p><b>wayside</b> [1] 106/6 <b>we</b> [399] <b>we'd</b> [6] 50/22 65/14 68/20 104/7 117/17 119/15</p> <p><b>we'll</b> [36] 17/12 22/7 25/19 32/18 34/2 40/11 43/4 52/23 59/10 59/12</p>
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<p><b>W</b></p> <p><b>we'll...</b> [26] 76/1 78/24 79/6 87/24 88/10 91/7 91/22 95/24 96/15 100/7 100/9 100/11 101/7 102/1 102/24 104/5 104/10 107/13 107/15 107/15 120/14 123/15 124/21 125/13 125/18 126/6</p> <p><b>we're</b> [81] 5/6 6/3 6/5 6/5 10/22 11/2 13/3 17/15 17/24 22/16 23/2 23/5 23/10 23/11 24/2 24/7 29/25 30/16 31/24 36/5 40/25 41/18 43/1 44/1 44/22 47/6 47/10 49/1 53/6 54/24 55/3 58/2 58/8 59/4 66/22 66/23 68/18 73/13 73/15 73/16 77/20 77/21 79/7 80/13 86/2 86/3 86/9 87/9 89/13 90/14 90/15 91/1 91/3 92/25 95/9 95/13 95/22 99/14 100/2 101/22 102/5 102/21 103/4 104/25 105/25 106/3 106/5 110/18 110/19 115/6 117/22 118/20 119/8 119/20 122/17 122/24 124/14 128/21 129/20 130/6 132/9</p> <p><b>we've</b> [30] 5/19 6/8 16/20 22/24 23/1 29/19 47/14 55/8 55/11 64/24 67/23 68/15 68/19 69/12 73/16 73/16 78/12 80/14 82/24 86/13 91/13 101/2 105/7 109/10 109/11 111/22 112/5 114/14 127/17 128/4</p> <p><b>weather</b> [1] 121/25</p> <p><b>web</b> [1] 56/22</p> <p><b>website</b> [5] 6/11 22/11 22/16 92/15 103/13</p> <p><b>Wednesday</b> [1] 23/3</p> <p><b>week</b> [10] 7/23 15/10 19/24 23/6 68/7 80/18 81/13 82/23 110/1 118/15</p> <p><b>weekend</b> [2] 8/5 74/13</p> <p><b>weekly</b> [3] 80/14 80/25 81/10</p> <p><b>weeks</b> [2] 22/4 66/4</p> <p><b>weigh</b> [1] 59/5</p> <p><b>weight</b> [1] 53/14</p> <p><b>welcome</b> [4] 3/6 20/17 59/24 122/11</p> <p><b>welcomed</b> [1] 103/8</p> <p><b>well</b> [65] 3/6 3/17 5/10 5/14 13/1 13/14 14/13 19/3 20/23 21/7 21/15 22/5 22/19 24/7 27/21</p>	<p>28/22 29/5 29/18 29/25 36/23 37/16 38/23 40/9 42/5 42/10 42/14 42/16 52/10 54/1 58/21 62/15 65/9 71/17 76/23 78/21 80/22 81/14 83/2 83/19 83/23 84/2 84/14 86/4 86/5 92/18 93/20 93/23 94/17 98/11 98/19 99/10 103/21 105/16 106/10 106/15 111/1 114/22 116/19 119/25 120/5 124/12 126/14 128/11 129/16 129/23</p> <p><b>well-paying</b> [1] 14/13</p> <p><b>Wells</b> [3] 95/18 120/25 121/1</p> <p><b>went</b> [4] 26/6 31/21 60/9 103/9</p> <p><b>were</b> [30] 3/12 7/18 7/19 7/19 15/10 23/8 23/10 31/12 31/18 36/6 40/21 40/22 53/20 55/5 57/19 60/4 60/4 62/17 63/10 66/13 69/10 69/17 79/22 94/9 94/11 95/8 99/20 108/22 108/23 130/14</p> <p><b>weren't</b> [6] 7/20 94/14 94/23 95/6 112/9 120/10</p> <p><b>west</b> [2] 24/11 68/20</p> <p><b>wetland</b> [1] 111/23</p> <p><b>wetlands</b> [1] 86/25</p> <p><b>what</b> [71] 8/8 8/20 11/7 11/10 12/9 13/5 15/10 16/15 20/11 24/2 30/22 32/10 33/25 34/16 40/25 41/18 42/4 46/19 53/8 56/18 57/18 58/7 58/16 60/7 60/19 64/15 68/14 70/17 72/23 73/21 75/16 77/17 79/7 79/7 79/15 83/18 85/7 86/9 90/12 90/13 91/5 91/16 92/2 92/14 95/8 95/9 96/17 99/5 99/24 99/25 101/10 105/14 109/2 109/2 110/2 110/21 113/11 113/25 114/1 114/10 114/16 115/15 118/19 122/1 122/2 123/25 124/19 128/24 130/6 130/22 131/13</p> <p><b>What'd</b> [1] 128/3</p> <p><b>what's</b> [13] 34/21 49/5 67/4 74/13 82/15 83/1 109/1 111/11 114/8 116/17 123/25 124/12 127/1</p> <p><b>whatever</b> [12] 8/17 9/13 38/1 49/7 49/10 54/7 69/13 79/5 87/24 90/17 98/1 123/5</p>	<p><b>wheel</b> [2] 32/23 32/24</p> <p><b>when</b> [52] 7/19 7/22 8/13 10/3 12/5 17/13 17/19 18/7 19/21 30/20 30/25 37/21 40/22 52/11 54/21 54/23 56/13 57/5 58/3 60/3 60/4 60/8 60/17 61/4 62/17 68/24 68/24 70/20 70/21 70/23 71/6 76/17 93/20 94/8 95/23 96/14 100/2 101/21 101/21 112/10 114/13 114/13 114/14 115/21 117/1 117/16 118/10 120/3 121/25 121/25 123/21 129/20</p> <p><b>when's</b> [1] 128/25</p> <p><b>whenever</b> [4] 27/4 41/25 117/8 120/18</p> <p><b>where</b> [26] 3/8 4/10 6/15 9/16 12/20 13/22 16/23 36/1 36/23 38/13 44/6 55/3 68/14 68/17 74/4 77/15 79/5 84/3 91/20 91/23 100/8 102/21 107/2 107/12 117/10 118/14</p> <p><b>wherewithal</b> [1] 61/23</p> <p><b>whether</b> [5] 37/16 61/5 83/19 87/15 88/16</p> <p><b>which</b> [21] 7/15 8/24 9/24 10/13 14/5 16/19 36/1 44/4 44/7 63/18 80/8 83/2 83/14 83/14 87/21 101/10 104/19 106/12 110/17 115/15 122/22</p> <p><b>while</b> [5] 27/22 48/25 70/14 72/19 116/13</p> <p><b>who</b> [15] 15/1 19/18 22/25 36/17 43/25 54/20 64/25 65/5 72/18 81/7 87/25 95/18 107/9 107/9 122/1</p> <p><b>who's</b> [1] 64/24</p> <p><b>whoever</b> [4] 26/22 50/23 61/6 119/16</p> <p><b>whole</b> [6] 24/19 61/25 63/22 68/18 79/17 122/21</p> <p><b>Whoops</b> [1] 16/24</p> <p><b>whose</b> [1] 37/5</p> <p><b>why</b> [10] 48/16 63/25 65/21 67/4 86/12 112/25 113/1 126/1 127/6 128/17</p> <p><b>wide</b> [1] 77/25</p> <p><b>width</b> [2] 87/4 98/14</p> <p><b>wildlife</b> [1] 10/8</p> <p><b>Wiley</b> [2] 12/24 43/12</p> <p><b>will</b> [69] 6/7 14/8 14/14 19/22 19/23 20/9 21/4 21/7 21/8 21/10 22/10 22/15 23/23 28/17</p>	<p>31/20 32/3 34/21 41/12 41/13 43/4 48/7 49/10 54/21 62/15 62/21 67/9 67/12 67/17 70/16 71/18 72/25 73/1 73/2 75/17 81/9 82/10 84/23 88/12 89/3 89/15 97/23 102/5 102/6 102/20 103/2 104/4 106/8 108/11 109/11 110/2 110/4 110/5 112/18 113/9 117/16 118/24 118/25 120/13 120/14 122/22 123/5 123/9 123/10 126/5 126/13 130/16 130/17 131/15 131/20</p> <p><b>William</b> [1] 54/15</p> <p><b>willing</b> [3] 11/20 37/19 65/24</p> <p><b>win</b> [2] 77/11 77/11</p> <p><b>win-win</b> [1] 77/11</p> <p><b>wind</b> [1] 8/2</p> <p><b>winter</b> [2] 69/12 69/14</p> <p><b>within</b> [5] 9/19 9/19 52/1 52/6 131/25</p> <p><b>without</b> [1] 46/23</p> <p><b>won't</b> [4] 77/13 104/20 107/17 110/8</p> <p><b>wonderful</b> [3] 11/16 15/4 76/3</p> <p><b>wondering</b> [1] 50/14</p> <p><b>wood</b> [1] 7/15</p> <p><b>word</b> [3] 5/20 19/21 94/21</p> <p><b>words</b> [4] 40/6 51/20 64/4 80/1</p> <p><b>work</b> [35] 10/10 11/13 21/8 22/7 22/7 24/18 24/21 26/7 26/9 42/18 43/5 43/15 51/6 62/18 64/11 68/18 69/20 69/23 76/1 85/19 85/22 86/1 86/8 86/22 100/8 101/23 102/1 106/4 108/17 109/20 111/6 130/25 131/11 131/12 131/25</p> <p><b>worked</b> [1] 25/25</p> <p><b>working</b> [21] 19/4 20/3 24/19 41/1 48/6 60/4 65/8 68/10 72/24 79/16 80/12 80/13 82/9 94/14 104/22 104/23 105/16 105/25 106/1 111/21 130/20</p> <p><b>works</b> [5] 6/8 6/14 6/21 23/21 55/18</p> <p><b>workshop</b> [25] 4/13 23/2 48/12 54/7 55/25 57/18 59/9 59/13 60/9 72/12 73/13 101/13 102/4 102/6 104/2 104/4 119/18 128/10 128/23 129/9 129/19</p>	<p>130/2 130/6 130/15 131/15</p> <p><b>workshops</b> [4] 6/6 55/15 130/20 131/21</p> <p><b>world</b> [1] 69/10</p> <p><b>worried</b> [1] 120/5</p> <p><b>worst</b> [1] 12/22</p> <p><b>worth</b> [1] 58/9</p> <p><b>would</b> [113] 3/19 10/11 10/16 10/16 10/17 10/22 11/2 11/16 12/9 16/7 18/20 18/25 19/8 19/17 25/13 25/13 28/11 28/22 29/8 31/6 31/23 32/2 32/9 32/21 32/24 34/18 36/10 36/20 37/3 37/11 37/24 40/20 41/6 42/7 44/3 47/4 47/6 49/9 50/16 50/17 50/18 50/20 51/6 52/24 53/2 54/20 55/23 58/15 58/16 58/17 61/21 62/6 63/4 63/6 64/21 65/11 65/14 65/22 65/22 65/25 68/17 68/23 79/10 79/25 83/14 87/3 88/13 88/15 88/15 88/18 88/21 90/18 92/6 92/11 93/23 97/22 99/13 100/5 103/10 104/11 104/21 105/2 105/5 105/15 105/17 107/13 113/11 113/13 113/24 114/13 114/18 116/12 116/17 116/25 118/9 119/3 119/12 119/18 120/17 120/25 121/10 123/13 124/8 124/8 124/18 125/8 125/9 127/25 128/13 129/10 130/9 130/15 132/3</p> <p><b>wouldn't</b> [5] 27/24 65/10 69/20 86/13 117/6</p> <p><b>Wow</b> [9] 9/5 10/6 24/24 33/12 75/5 75/6 75/8 96/23 127/4</p> <p><b>write</b> [1] 110/6</p> <p><b>write-up</b> [1] 110/6</p> <p><b>writing</b> [2] 24/6 111/20</p> <hr/> <p><b>Y</b></p> <p><b>y'all</b> [21] 52/22 99/19 99/20 101/2 101/2 101/21 101/21 104/9 105/19 106/8 106/10 106/12 106/25 107/14 117/14 119/7 119/8 119/9 119/12 119/19 119/20</p> <p><b>y'all's</b> [2] 105/4 117/23</p> <p><b>yeah</b> [67] 11/3 11/23 12/13 13/8 14/11 15/6 15/9 15/12 15/12 15/15</p>
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<p><b>Y</b> <b>yeah... [57]</b> 17/10 18/5 18/17 19/6 20/23 21/3 21/10 21/14 21/21 22/3 22/4 22/6 23/10 24/8 25/6 25/9 25/22 28/16 31/5 38/11 44/10 44/18 47/14 54/2 59/15 64/6 66/25 67/22 69/15 70/13 72/9 73/3 74/8 75/4 75/9 77/10 77/19 84/21 85/4 85/4 85/6 93/14 93/24 95/8 95/22 95/22 97/19 98/4 101/18 109/15 117/3 119/5 120/12 121/15 126/23 127/17 129/12 <b>year [15]</b> 10/10 17/17 41/7 41/17 41/17 41/21 42/8 43/13 44/3 44/4 44/15 45/23 46/16 112/8 112/9 <b>yearly [1]</b> 106/11 <b>years [21]</b> 5/23 8/24 12/1 16/15 35/24 43/17 46/13 46/17 48/22 65/24 66/15 70/23 70/24 82/11 97/4 105/22 107/8 112/18 121/8 121/9 121/16 <b>Yep [2]</b> 35/8 107/25 <b>yes [83]</b> 4/11 4/12 4/17 11/14 15/3 17/5 18/9 20/14 22/12 22/13 22/21 22/24 25/15 26/4 28/5 28/7 29/5 29/14 34/9 34/24 35/14 43/9 43/11 47/17 50/3 50/3 50/13 50/19 53/11 60/2 62/12 63/7 64/2 66/6 71/1 71/15 74/17 74/20 76/5 76/21 78/4 78/5 81/11 84/9 86/2 88/6 88/8 88/11 89/17 90/25 94/12 98/9 99/3 99/9 100/21 101/18 101/20 101/20 102/8 107/4 108/19 112/22 115/12 115/24 118/21 119/22 119/22 120/24 123/12 123/18 123/18 123/19 124/10 124/11 125/24 125/25 126/3 126/12 128/8 128/19 129/14 129/21 131/2 <b>yesterday [1]</b> 12/16 <b>yet [6]</b> 25/3 34/12 58/1 110/20 111/3 124/2 <b>York [1]</b> 3/12 <b>you [363]</b> <b>you'd [2]</b> 66/17 117/8 <b>you'll [4]</b> 6/11 87/23 100/8 124/25 <b>you're [21]</b> 11/7 11/10 17/14 17/18 17/19</p>	<p>30/20 30/20 32/4 36/13 37/17 40/10 65/1 70/22 70/24 83/10 87/10 91/18 100/18 115/9 120/5 120/12 <b>you've [7]</b> 36/23 36/25 67/3 90/20 90/22 95/4 107/1 <b>you-all [2]</b> 89/11 124/22 <b>young [1]</b> 97/20 <b>your [49]</b> 5/21 8/15 16/3 16/3 32/3 33/14 33/14 33/22 33/23 37/16 40/9 40/9 40/13 51/8 61/13 61/15 67/14 67/15 67/23 71/13 73/9 73/19 80/13 83/8 88/15 88/16 88/17 90/22 94/23 94/24 95/3 95/3 95/4 99/25 100/1 100/3 100/6 100/9 100/10 100/15 101/24 101/25 113/10 114/5 114/5 121/3 127/12 127/12 129/16 <b>yourself [1]</b> 100/14</p>			
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