

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, October 9, 2023

from 4:00 p.m. to 5:02 p.m.

* * * * *

BOARD MEMBERS PRESENT:

REBA LUDLOW, Treasurer
ROBERT OLSON
MICHELLE CASH-CHAPMAN
DENNIS CLARKE, Chairman
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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1 P R O C E E D I N G S

2 CHAIRMAN CLARKE: I'd like to call the meeting
3 to order of the Northeast Florida Regional Airport
4 and we'll begin with the Pledge of Allegiance.

5 (Pledge of Allegiance.)

6 MEETING MINUTES

7 CHAIRMAN CLARKE: All right. Thank you,
8 folks. Thank you for all -- all of you for coming
9 this evening. We'll begin the meeting. The first
10 order on the agenda is the approval of the
11 minute -- meeting minutes for August and September.

12 MS. LUDLOW: I have proof that I read them and
13 highlighted them, so I make a motion we approve
14 both August and Sept- -- August 28 and
15 September 11th.

16 CHAIRMAN CLARKE: We have a motion to approve
17 the August 28th and September 11th.

18 MS. LIOTTA: Seconded.

19 CHAIRMAN CLARKE: There's a second. Any
20 discussion from the board -- board members?

21 (None.)

22 CHAIRMAN CLARKE: Any -- any comments from the
23 public on the meeting minutes for August and
24 September?

25 (None.)

1 CHAIRMAN CLARKE: Hearing none, I'll ask for a
2 vote. All in favor?

3 MR. OLSON: Aye.

4 MS. LUDLOW: Aye.

5 MS. LIOTTA: Aye.

6 MS. CASH-CHAPMAN: Aye.

7 CHAIRMAN CLARKE: Aye. It's unanimous. Okay.

8 AGENDA APPROVAL

9 CHAIRMAN CLARKE: The next order of business
10 is the approval of the agenda. Does any --

11 MS. LIOTTA: I have one minor item --

12 CHAIRMAN CLARKE: Okay.

13 MS. LIOTTA: -- to add to the agenda, and that
14 is a minor issue -- a minor item. There -- I
15 submitted minutes for the workshop on -- oh, I'm
16 blinking on the date now -- the first workshop for
17 the executive director selection. I believe staff
18 has circulated those.

19 CHAIRMAN CLARKE: September 22nd.

20 MS. LIOTTA: Yeah, September 22nd. So I'd
21 like to make a -- I think we could probably get
22 those approved as well.

23 MR. OLSON: I don't know if they've been
24 circulated back --

25 MS. LIOTTA: Oh.

1 MR. OLSON: -- have they?

2 CHAIRMAN CLARKE: I've read them. I think
3 they're fine.

4 MR. OLSON: Oh, okay. I haven't seen them.
5 Okay. It's probably my fault.

6 CHAIRMAN CLARKE: Do we -- do we need to make
7 those public, Mr. Blocker?

8 MR. BLOCKER: They would be, yes, sir.

9 CHAIRMAN CLARKE: I mean -- I mean, before we
10 vote on them?

11 MR. BLOCKER: As long as the board has had a
12 chance to review it.

13 CHAIRMAN CLARKE: Yeah. Do we actually have
14 to approve them or accept them? I mean, I guess
15 that's a --

16 MR. BLOCKER: It would be -- it would be an
17 approval process, Mr. Chairman.

18 CHAIRMAN CLARKE: Okay. Anyone have any
19 comments on the workshop meeting that we held?
20 Ms. Liotta prepared the minutes for that meeting,
21 and --

22 MR. OLSON: This was the --

23 CHAIRMAN CLARKE: -- we're asking for
24 approval.

25 MR. OLSON: -- first one, not the second one.

1 MS. LIOTTA: Correct.

2 CHAIRMAN CLARKE: The first one.

3 MR. OLSON: Okay.

4 MS. LUDLOW: Didn't you prepare those minutes?

5 CHAIRMAN CLARKE: That was for the other
6 meeting.

7 MS. LIOTTA: If the board's not ready, if
8 everybody hasn't seen it, we can make it the next
9 meeting. It's a really minor issue; I don't want
10 to hold up every -- hold up the meeting.

11 CHAIRMAN CLARKE: Likewise, just another
12 comment on that item. I -- we will do the same for
13 the master plan workshop meeting. I've circulated
14 those, so...

15 All right. We'll defer that, the minutes for
16 the executive director workshop until the next
17 meeting.

18 BUSINESS PARTNER UPDATES

19 CHAIRMAN CLARKE: Now we'll have our business
20 partner updates. I guess Chairman Dean? Chairman
21 Dean is not here.

22 Let's see who else. I don't have a list of
23 those folks. Vinny -- Atlantic Aviation?

24 MR. OLSON: Here they are.

25 CHAIRMAN CLARKE: Oh, you have them there.

1 follow the order, we'll do that.

2 MR. TOPP: All right. So the Gun Club
3 property, we had made them a proposal about working
4 with them and buying the property and this, that,
5 and the other, and we had talked about trading for
6 some of the land across the peninsula there that we
7 have that -- straight out from where they shoot,
8 you know, so nobody ever builds anything there.

9 They would like to have a -- an appraisal of
10 that to see what the real value is on for the
11 trade. And bottom line is that I don't think it
12 was communicated from our meeting to when they had
13 their board meeting. So I've requested for me to
14 go to the board meeting, and also I've requested
15 counsel to recap our meeting so that each one of
16 the board members of the Gun Club have the
17 information exactly what our proposal -- what our
18 proposal was.

19 So if I can -- Mr. Tucker is going to help me
20 get on the board meeting for the Gun Club. So if I
21 get the meeting, I'll close it, all right?

22 MS. LIOTTA: So it's -- that's being -- is
23 that going to be presented to them as a formal
24 offer by the airport?

25 MR. TOPP: Yes. Yeah, we'll present it to

1 y'all --

2 MS. LIOTTA: But the board hasn't seen what
3 that is.

4 MR. TOPP: Right.

5 MS. LIOTTA: So they understand it's not
6 something that's been approved. Like if they sign
7 that, it still has to come in front of the
8 Authority for approval.

9 MR. TOPP: Yes --

10 MS. LIOTTA: Okay.

11 MR. TOPP: -- we talked about that at our
12 meeting.

13 ENGINEERING SERVICES

14 MR. TOPP: Engineering services, we have the
15 updated -- all of the MSAs and contracts and
16 everything are in front of our attorneys for the
17 three firms: Pond, Michael Baker, and of course
18 Passero. Once they review it, we'll submit it for
19 the board to -- to approve them and we'll move
20 forward.

21 And the idea for the engineering services,
22 obviously is when the other -- when we have new
23 projects, like the new road that has to be built
24 and other things like that, we'll go to everybody
25 and talk to them about the best firm to do the job.

1 MR. OLSON: Oh, Mr. Chair, I have a question
2 on that.

3 CHAIRMAN CLARKE: The Chair recognizes
4 Mr. Olson.

5 MR. OLSON: Yeah, the board spent a lot of
6 time going through the point scoring for selecting
7 and ranking engineering firms, and I don't think
8 we've ever received a -- how the scorings came out.

9 MR. TOPP: Yeah, I sent out a memo on that to
10 everybody.

11 MR. OLSON: With the scores, the actual
12 ranking and scores?

13 MR. TOPP: Right.

14 MR. OLSON: I keep --

15 MS. LUDLOW: Because Jennifer said there were
16 two --

17 MR. OLSON: You know, I keep hearing things
18 that have been distributed. I have not seen them,
19 separate --

20 MR. TOPP: I will hand-deliver them to you.

21 MR. OLSON: Well, just also maybe check to see
22 if you've got the right --

23 MR. TOPP: Yes.

24 MR. OLSON: -- distribution. Okay. Thank
25 you.

1 MR. TOPP: Yeah, I got a phone --

2 MR. OLSON: Okay.

3 MR. TOPP: As soon as I sent out that out, I
4 got a phone call from one of the members about it.
5 So they did see it.

6 MR. OLSON: Yeah, okay. Thank you.

7 MS. LIOTTA: I mean, I do want to make a
8 comment on that. I know that there was a memo sent
9 around to the board members.

10 I did -- some of the language in there did
11 cause me potentially some concern. I do -- as a --
12 I know the board sets the policy for the airport
13 and I do not believe there is a policy that we --
14 as part of this, that -- let me see if I can be a
15 little more coherent.

16 Some of that memo suggested that perhaps there
17 would be an assumption that one of the engineering
18 firms would be given the opportunity to work on
19 something ahead of the other engineering firms. I
20 do not believe that was part of what the board
21 intended by having three different engineering
22 firms, was that there would be any presumption that
23 any one of those that was selected would be given a
24 favorable position.

25 I think that those -- in my view, each project

1 should be taken one-on-one on its merits and that
2 there should not be a presumption that one
3 engineering firm is a preferred provider over the
4 other two. So I just wanted to get that out there.

5 I don't believe that there is a policy for
6 such a thing, nor should -- nor should there be
7 that gives one provider some sort of inherent
8 advantage over the others, divorced from the merits
9 of the project.

10 MS. LUDLOW: I'd like to respond to that.

11 I don't know how you can say -- I don't know
12 how you can discard years and years of
13 infrastructure work that one company has done and
14 say everybody that walks in the door is equal
15 because obviously one firm has done years and years
16 of work, and are we going to pay another firm to
17 redo what's already been done?

18 MS. LIOTTA: Well, that's why I said every --
19 I was trying to be very careful and clear when I
20 said that each project should be assessed
21 individually on its merits.

22 In some -- in some cases, prior experience
23 directly related to a proposed project may very
24 well be a factor that would cause -- that would
25 make sense to continue working with the prior

1 provider, but that may not always be the case.

2 MS. LUDLOW: Right.

3 MS. LIOTTA: And we shouldn't have a
4 presumption that because we worked with one
5 engineering firm exclusively for many many years,
6 that some -- that therefore going forward, that's
7 the only -- you know, that's one that makes the
8 most sense just as an incumbency issue. I think
9 everything needs to be done on the merits on a
10 case-by-case basis.

11 MR. OLSON: I'm trying to --

12 MS. LUDLOW: I don't think you can discard --
13 discard --

14 MR. OLSON: I'm now asking I guess another
15 related question.

16 MS. LUDLOW: Mr. Chairman, you need to
17 recognize members as we talk.

18 CHAIRMAN CLARKE: The Chair recognizes Mr. --
19 it recognized Ms. Ludlow and now recognizes
20 Mr. Olson.

21 MR. OLSON: Okay.

22 CHAIRMAN CLARKE: Thank you.

23 MR. OLSON: I'm now getting a little bit more
24 confused about this.

25 Now, I -- it was my understanding that we have

1 to rebid our engineering services for, what, every
2 five years as to who our retained attorney -- or
3 engineer will be, essentially the -- the go-to when
4 we have engineering needs, and that we prepared an
5 RFP to select that engineering firm. We called for
6 proposals.

7 MS. LIOTTA: Uh-huh.

8 MR. OLSON: I guess the puzzlement came when
9 we ended up selecting multiple firms. And now we
10 have the quandary that we're talking about, is how
11 we go to which firm. But wasn't the original
12 objective to use a scoring of factors to actually
13 rank and select the best of those firms based on
14 that scoring?

15 CHAIRMAN CLARKE: I'd like to add -- add a
16 comment to that. I believe that we -- we gave
17 ourselves the flexibility to have multiple firms in
18 our -- as qualified to operate for us.

19 MR. OLSON: Okay.

20 MS. LIOTTA: So my understanding of what
21 happened was, you know, we said in the RFP we
22 intended to have more than one at the end.

23 CHAIRMAN CLARKE: Right. Right.

24 MS. LIOTTA: So that was --

25 MR. OLSON: Okay. That was --

1 MS. LIOTTA: Part of the purpose was to have
2 multiple -- more competition, more choices, more
3 master services agreements in place, so we'd have
4 more -- more than one firm to call up.

5 MR. OLSON: So that was an intent --

6 MS. LIOTTA: That was a part of the intent.
7 After --

8 MR. OLSON: -- stated intent at the outset.
9 Okay.

10 MS. LIOTTA: After the scoring was done, there
11 were three, is there was -- you know, Passero I
12 think had the highest score, as expected.

13 MR. OLSON: Okay.

14 MS. LIOTTA: And then there were two other
15 firms that had an equal score. So that's why we're
16 talking about three instead of, you know, maybe
17 two.

18 MR. OLSON: Okay.

19 MS. LIOTTA: So now we're -- staff is moving
20 forward to get the -- and Passero's, and I probably
21 keep mispronouncing that, is --

22 MR. OLSON: Passero.

23 MS. LIOTTA: Passero, is -- theirs was --
24 theirs was near -- near the end of the term anyway,
25 so there's is -- was one of the reasons we started

1 the bid process.

2 So anyway, all three of them are being -- you
3 know, Passero's is being renewed, the other two are
4 being written, and they'll come to us for approval
5 so that those can get signed.

6 But my concern was once those are in place, is
7 there going to be -- you know, how is that going to
8 be administered? And I think it cuts against the
9 intent of what the Authority was doing if it's
10 administered in such a way that only Passero is --
11 is going to be brought -- is even going to be
12 invited in on a particular -- the majority of
13 projects.

14 MR. OLSON: Because where we ended up is all
15 three of them are on equal footing?

16 MS. LIOTTA: In my viewpoint, they should be.
17 They should be looked at -- like I said, every
18 project on a case-by-case basis should be looked at
19 with an unbiased eye as to who's the best for that.
20 And there may or may not be, depending on what the
21 project is, a -- a reason to go with one over the
22 other.

23 And we could -- I would suggest, and maybe
24 it's good to look at what other airports are doing
25 and kind of see if -- what their policies and

1 procedures are.

2 MR. OLSON: Yeah.

3 MS. LIOTTA: That might be good guidance.

4 My understanding is some airports just
5 consistently, even if they have master services
6 agreements in place, will consistency just send
7 certain things out to bid always if they're over a
8 certain dollar threshold, just always.

9 CHAIRMAN CLARKE: Well --

10 MS. LIOTTA: And I'm not saying that's what we
11 should be doing --

12 CHAIRMAN CLARKE: Why don't we --

13 MS. LIOTTA: -- but in looking, I -- I don't
14 want us falling -- the airport falling in a
15 situation where we have providers that we end up
16 not using because we're administering the way
17 that --

18 CHAIRMAN CLARKE: Why don't we wait --

19 MS. LIOTTA: -- they're not getting --

20 CHAIRMAN CLARKE: -- until we see the master
21 service agreements and then -- you know, let's not
22 put the cart before the horse.

23 I mean, once the -- we have projects, there
24 are plenty in the pipeline, we're going to be able
25 to evaluate which firm is going to be the best

1 suited to handle each project. So --

2 MR. OLSON: So we're going to -- we're -- the
3 path forward would be to enter into a master
4 service agreement with three different firms.

5 CHAIRMAN CLARKE: Correct.

6 MR. OLSON: Okay.

7 CHAIRMAN CLARKE: Right, right.

8 MS. LIOTTA: Right. That's what -- that's
9 where we're headed.

10 CHAIRMAN CLARKE: And that gives us a lot of
11 flexibility.

12 MS. LIOTTA: Yeah.

13 MR. OLSON: Is it -- would it be an
14 administrative decision or a board decision as for
15 any work that would be needed as to which firm
16 is --

17 CHAIRMAN CLARKE: Well, I think it's going on
18 to depend on the project. I mean, we don't want
19 to -- we don't want the board to be in a position
20 where we're micromanaging staff. I mean, that's
21 why we hire an executive director.

22 They're going to take into consideration all
23 of the factors that -- you know, that come into
24 play for executing a given contract, and they'll
25 advise us as to which matching of needs versus

1 qualifications are best suited for that project.

2 It may be that all three of them work on a

3 particular project --

4 MS. LIOTTA: Yeah, and --

5 CHAIRMAN CLARKE: -- I mean, and that would be
6 fine.

7 MS. LIOTTA: And I -- I think that's exactly
8 right.

9 My only concern when I referenced the memo was
10 that it seemed to be suggesting a policy as to how
11 to do that, and the board sets the policy and the
12 staff runs the -- runs the airport.

13 And so, I'm just drawing that line, saying as
14 a policy matter, we should not have a policy where
15 the board has -- one, the board hasn't approved
16 and, two, that gives any one provider an incumbent
17 advant- -- advantage that's not truly tied to a
18 reason why.

19 MR. OLSON: Okay. And as you said, we could
20 look at how other airports specifically handle what
21 we're talking about now.

22 CHAIRMAN CLARKE: Sounds like an opportunity
23 for the policy committee to take up a new task.

24 MS. LIOTTA: Happy to -- happy to help if
25 that --

1 CHAIRMAN CLARKE: Okay.

2 MS. LIOTTA: -- because it is a referred body,
3 so the board needs to refer to the policy committee
4 if there's --

5 MS. LUDLOW: Do we have a policy committee?
6 Aren't you head of the policy committee?

7 MS. LIOTTA: Yes. It's -- it sits rather
8 (unintelligible), but it's -- it does exist. The
9 only thing that's been suggested so far is the
10 leasing policy, which really I can't -- I can't be
11 involved with right now until --

12 MS. LUDLOW: But you could have --

13 MS. LIOTTA: -- other issues are dealt with.
14 But --

15 MS. LUDLOW: -- a policy meeting on something
16 like this --

17 MS. LIOTTA: Absolutely.

18 MS. LUDLOW: -- and pull everybody together.

19 CHAIRMAN CLARKE: Okay. Is there any more
20 discussion on the engineering service issue?

21 (None.)

22 CHAIRMAN CLARKE: All right. Hearing none, we
23 can move to new business items. Are there any --

24 MR. TOPP: There aren't any.

25 CHAIRMAN CLARKE: -- new business items? Then

1 we'll --

2 MR. TOPP: Next meeting, but not this time.

3 CHAIRMAN CLARKE: Next meeting, we'll have
4 staff reports. I believe, Mr. Topp, you're going
5 to go first --

6 MR. TOPP: I'll go first.

7 CHAIRMAN CLARKE: -- on the staff reports?

8 STAFF REPORT

9 MR. TOPP: Yeah. The -- you know, as the
10 interim executive director, there's quite a bit of
11 authority that's given to me for the day-to-day
12 running of the airport.

13 And I think that it's important, and I said
14 this when I was elected, that we want to do what
15 the board wants to have done, but once a decision's
16 been made that the -- the executive director and
17 his or her staff need to continue on and get the
18 job done, all right, according to the guidelines
19 that are given to the board -- by the board.

20 I think that the last six months or so, y'all
21 have been burdened with this upheaval, or as I like
22 to say, the drama that existed here prior to me
23 taking over, and we got this. We can get this
24 done, we can move forward, and you-all don't need
25 to, like Mr. Clarke said, have to worry about the

1 nitty-gritty daily grind and -- what was the term
2 you used, Mr. Clarke --

3 CHAIRMAN CLARKE: Micromanage.

4 MR. TOPP: -- micromanaging.

5 We've got talented people in the office. We
6 know what we're doing. Y'all are spending a lot of
7 time looking at this new -- at this new executive
8 director. We want to move the airport forward and
9 I think we're doing that and, you know, we don't
10 want to take a lot of your time to do that.

11 So that brings us to one other thing. I --
12 you know, I don't if I misspoke about the fact that
13 the -- that the empowerment that I've been given --
14 is that correct, gentlemen, the legal team?

15 MR. BLOCKER: Yes. Through -- through the
16 Chairman.

17 CHAIRMAN CLARKE: Yes.

18 MR. BLOCKER: So, yes, Mr. Topp did -- we did
19 talk about that. Obviously our charter and rules
20 do give Mr. Topp as interim executive director some
21 authority. That way, when the board makes -- makes
22 a policy, then he can carry out that policy, that's
23 correct.

24 CHAIRMAN CLARKE: Okay. Thank you.

25 MR. TOPP: Okay. And so, regarding the 21

1 acres or whatever, I have talked with the legal
2 team to -- put together to work with Volato.

3 Just as a side note, Martinair has chosen to
4 take a different -- to go -- to move to the
5 northeast portion of the airport when that becomes
6 available. So they basically stepped away from the
7 21.1 acres.

8 And since my predecessor sent out 14 --
9 contacted 14,000 other people to -- and I'm not
10 exaggerating, that's what they did, the lone
11 survivor, if you will, is Volato.

12 And I think, as I was joking with Mr. Liotta
13 on Saturday I met with him just to have a coffee, I
14 wanted to bring him a shovel and say, "Here it is,
15 get started," right?

16 You know, now there's a lot of paperwork that
17 has to be done. I know that Mr. Blocker is
18 contacting their attorney to start the process of
19 developing a development agreement and a lease
20 agreement.

21 There's quite a bit of documents that have to
22 be made to get going on this. We've got EPA and
23 some other stuff. And then once those documents
24 start flowing in, our general counsel -- our
25 counsel will review it. And then once the point

1 that we -- once we've vetted those documents, then
2 we'll present it to y'all and we can move forward.
3 There's -- there's a lot of -- a lot from the lip
4 to the cup to get things done.

5 CHAIRMAN CLARKE: So we're -- we're not
6 anywhere close to having a -- beginning lease
7 negotiations with --

8 MR. TOPP: No, we are doing that now.

9 CHAIRMAN CLARKE: I mean, that's -- that's
10 part of this process you're describing.

11 MR. TOPP: Yeah. No, Mr. Blocker can expand
12 on that.

13 CHAIRMAN CLARKE: Okay. Thank you.

14 MR. TOPP: He's been talking to Alexa -- I
15 guess Alexis, Alexa. Do you want to --

16 CHAIRMAN CLARKE: Yes, sir.

17 MR. BLOCKER: Through the Chair.

18 So I have reached out to Volato's attorney,
19 Alex, and made her aware, based on the direction of
20 Mr. Topp, that we will need a proposed lease
21 agreement, a development agreement.

22 There's some due diligence that we still have
23 to do as staff, and obviously a bond possibility,
24 and all of that will come before the board. But
25 it's going to take some time to draft these

1 documents and get these prepared where they can be
2 reviewed by the board for a decision. So we
3 will -- we will do that. We'll get all of those
4 documents together so the board can do its due
5 diligence. We'll vet it, the feasibility.

6 But at this -- at this point, based on
7 Martinair interested in a different parcel -- which
8 still has to be vetted and there's due diligence
9 and I won't step in front of Mr. Topp in that
10 substitution, I'll let him finish that -- but
11 that's at a different stage of -- in the process.

12 So where we are with -- with this particular
13 is we need documents and we can engage in
14 negotiations. But we have to have -- have
15 documents so we can start those negotiations --

16 MR. TOPP: Right.

17 MR. BLOCKER: -- and see where we're at.

18 MR. TOPP: And Martinair, you know, we've got
19 to be ready to determine if it's an appropriate
20 proposal. Once they do move over there, there was
21 some things that we had to cover with them and get
22 clarified, which they did a good job of clarifying.

23 And -- but, you know, that's the lay of the
24 land right now, you know, as the chess pieces are
25 being moved around and being put in the right

1 place.

2 MR. OLSON: So I --

3 MR. TOPP: And -- go ahead.

4 MR. OLSON: Mr. Chair, I had a question. So
5 Martinair has officially withdrawn; is that
6 correct?

7 MR. TOPP: They've -- they've requested to --
8 they've withdrawn, yes.

9 MR. OLSON: They have withdrawn from the 21
10 acres.

11 MR. TOPP: From that piece of property, that's
12 correct.

13 MR. OLSON: Okay. I guess the main thing is
14 that before we -- I assume before we see documents,
15 there would be a easier to review term sheet that
16 would come to the board to look at and discuss the
17 terms.

18 MR. BLOCKER: That's correct.

19 MR. OLSON: Okay. That's all I have.

20 MR. TOPP: Mr. Blocker, I have a question on
21 that, because I -- I've been going through all the
22 records and there seems to have been a -- is it an
23 offer sheet from them or was it a term sheet?

24 MR. ROBERTS: I can. If you want,
25 Mr. Chairman, I can --

1 CHAIRMAN CLARKE: Yeah, please.

2 MR. ROBERTS: In the course of preparing the
3 notice to Northrop Grumman to determine if they had
4 any interest in developing the parcel themselves,
5 based on their contractual terms that they
6 currently have, there is a pretty -- pretty far
7 along term sheet that was used as part of that, and
8 I think as the process moves forward, that will get
9 more and more granular and more and more developed.
10 But there is a broad outline of a term sheet that
11 presently exists.

12 MR. BLOCKER: And, Mr. Chair, if I can just go
13 off on that.

14 CHAIRMAN CLARKE: Yes, please.

15 MR. BLOCKER: After speaking with counsel for
16 Volato, there's some additional, you know, work
17 that we're going to have to do and make sure that
18 we refine that and get that prepared.

19 If I could just briefly address Martinair.
20 Because they're looking at a different parcel,
21 there was a due -- due diligence effort that we
22 were engaging in, Mr. Topp and myself. We still
23 need to fully engage in due diligence based on
24 their initial proposal. There's some questions
25 that were raised. So we will continue that due

1 diligence now, knowing that they're looking at a
2 different area.

3 But we're at a different state of due
4 diligence with Martinair. It's still very new,
5 very preliminary. We don't have any term sheets or
6 really anything to go off with.

7 Volato, we're at a different stage of
8 development. We have, you know, some preliminary
9 terms. We have some -- some more actual items that
10 we can work on. So I would treat those in
11 different stages at this point.

12 MR. OLSON: Okay. No, my question was just to
13 be clear that we have no other party at this point
14 having any interest in the 21 acres --

15 MR. BLOCKER: That's correct.

16 MR. OLSON: -- except Volato. Okay.

17 MR. BLOCKER: Yes, sir --

18 MR. OLSON: Thank you.

19 MR. BLOCKER: -- that's correct.

20 MR. OLSON: Okay.

21 MR. TOPP: And did anybody have any questions
22 on that? Any further questions on that? No?

23 (None.)

24 MR. TOPP: The next thing is, is that we're
25 still dealing with the lightning damage and

1 mitigation. We have two different firms that are
2 going to come in and look at what we have today and
3 see if we can update it from two decades old.

4 We have some, what's called for the engineers
5 here, definite leaks in our grounding somewhere
6 that's causing things to jump like it did. The
7 tower folks are still having to walk up stairs
8 because the elevator's still out. We're hoping
9 that will be done tomorrow.

10 We fixed the phone thing. I think that got
11 done today for the tower. That all had to do with
12 that bolt of lightning that went through two
13 devices and went into the hangar there at -- at Joe
14 Duke's hangar and wiped out everything inside there
15 as well.

16 MS. LIOTTA: I know at a previous board
17 meeting, you mentioned you were going to look into
18 insurance. Was there any --

19 MR. TOPP: Yes. I was going --

20 MS. LIOTTA: Okay.

21 MR. TOPP: -- get to that next. Thank you.

22 The -- yes, we've already contacted. We filed
23 the preliminary claim, you know how you have to do.
24 AIG has already contacted us. Dana and Chloe are
25 actually putting together all of the fees.

1 We don't know all of them yet because, like
2 the elevator, we have to find out what all that is,
3 and I -- and I don't think we've heard -- I'll have
4 to ask Dana tomorrow if we've heard if we can
5 include labor on that or not. We don't know.
6 They're supposed to get back to us about that.

7 So, yeah, we're definitely going to get --
8 back of a napkin, we're bumping \$80,000, not
9 including labor, in just parts that were blown up.

10 MS. LIOTTA: So did the insurance carrier come
11 back and give any initial feedback on whether it
12 was excluded or included?

13 MR. TOPP: No, because they have to see
14 exactly what each item was --

15 MS. LIOTTA: Okay.

16 MR. TOPP: -- that went out. Some will
17 probably be exclude -- you know, taken.

18 The other thing we've done is we're buying
19 spares for the spares, if you will. We went
20 through all our spares. We had other stuff coming
21 in and those spares got wiped out.

22 Mainly, it's -- there's three boards --
23 there's a master board that runs a certain section
24 of fences and then there's what they call an up and
25 a down board for each fence, and they just got

1 fried.

2 So we had other ones, and James did a really
3 good job of taking a transistor from here and, you
4 know, he just got everything working again. And it
5 was really a -- it was a Hercu- -- Herculean
6 effort by everybody. They worked here a lot of
7 time.

8 The centerline lights, we're still waiting for
9 a switch for that, so those are actually being
10 turned on in the afternoon and turned off in the
11 morning when they come to work. Just the first
12 thousand feet on 31.

13 Any questions on that, further questions?

14 CHAIRMAN CLARKE: You mentioned that you're
15 talking to some engineering or electrical
16 engineering consultants. Is -- is part of the
17 mitigation upgrading or hardening the system --

18 MR. TOPP: Yes.

19 CHAIRMAN CLARKE: -- to -- to, you know,
20 prevent --

21 MR. TOPP: Right.

22 CHAIRMAN CLARKE: -- future occurrences?

23 MR. TOPP: Yeah, there's two parts to it. One
24 is the EE, the electrical engineering portion of
25 it, and there's some -- there's also some things

1 which I've been putting off presenting because I
2 want to get that interface for the -- our network,
3 because that got -- because our building, the
4 administrative building got whacked, the tower got
5 whacked twice, the runway, the northeast end of the
6 runway got whacked a few times.

7 So we had, I don't know, I'd have to ask
8 either James or -- it was like eight different
9 strikes that we had all in a period of three days.
10 It was fun, you know, if you consider that fun.
11 So, yes, we've got engineering firms that are going
12 to be giving us some quotes on fixing that so that
13 we don't get killed next time.

14 Just a brief note. I talked to Scott Ban --
15 Maynard from the Economic Development Chamber of
16 Commerce about that large plot they wanted across
17 U.S. 1, and met with he and two of his personnel.
18 And we talked for about 30 minutes about that, and
19 I said it's on the ALP, let's go. You know, let's
20 bring it on and give us a proposal, and so he's
21 working on that.

22 The last thing, which I guess we could put
23 this on new business, is the demo of
24 360 North Boulevard. Y'all saw the two quotes that
25 we got for that. Were there any questions on that?

1 Because obviously one was somewhere over 30 and the
2 other one was 27,000.

3 And obviously -- and I particularly like the
4 other company that was 27,000 better anyway. But
5 they -- they were more detailed. It's actually
6 26,000 as opposed to the other one being 30 plus
7 1,200 to get the driveway taken up.

8 MR. OLSON: Yeah, I had a question about
9 that -- two questions. One quick one. I assume
10 that this contractor, the apparent low bidder, is
11 fully licensed and insured.

12 MR. TOPP: Yes, absolutely.

13 MR. OLSON: Okay. My other question is
14 probably a more complex one maybe.

15 I think all our board has seen Mr. Bock's work
16 in looking at an opportunity for us relative to the
17 land we're talking about now where this house is.

18 MR. TOPP: Yes.

19 MR. OLSON: And the scenario, as I -- as it's
20 been explained to me, would be based on a appraised
21 value of our land -- or of the property.

22 So I don't know whether it's worthy of
23 consideration, but this house is appraised I think
24 somewhere in the range of 200 and some thousand, or
25 something like that.

1 MR. TOPP: Leave it up until the appraisal?

2 MR. OLSON: Would it be better to leave the
3 house up, not expend the demo money now, and with a
4 possibility that the entire property may appraise
5 higher with the house than without the house in the
6 scenario that Mr. Bock is talking about?

7 MR. BOCK: Can I make a comment?

8 CHAIRMAN CLARKE: I think -- I think what we
9 need to do is -- for the public is explain what
10 the -- perhaps Mr. Topp or if you want to defer to
11 Mr. Bock --

12 MR. OLSON: Mr. Bock's here.

13 CHAIRMAN CLARKE: -- and tell us what the
14 grand so-called plan is for the Florida Land Trust.

15 MR. BOCK: Do you want me to say a few words?

16 CHAIRMAN CLARKE: Sure. Is that okay?

17 MR. TOPP: Yeah, that will be fine.

18 CHAIRMAN CLARKE: Okay.

19 MR. BOCK: Alan Bock, Ponte Vedra Boulevard.

20 There is a development south of this, Madeira,
21 that has about 30 acres that they're trying to get
22 into the preservation, in the North Florida
23 preservation program, where they will buy the
24 property.

25 The State pays for it at market rate, which is

1 decided by an appraisal from the State and from the
2 private landowner. The State has a program, they
3 have been buying land in large chunks in
4 Central Florida trying to get it in preservation.

5 We have adjacent and other neighbors have land
6 adjacent to that 30-acre site. So it's a great
7 opportunity to dispose of our excess land at a
8 market value. Also, this could be a nice park for
9 the St. Augustine community. The -- from my
10 understanding, and it's the -- the fellow that's in
11 charge of it, Mr. Buch, he's available for a
12 Wednesday call or meeting --

13 MR. TOPP: Great.

14 MR. BOCK: -- and he can explain the program
15 in a lot more detail.

16 But it sounds like a good opportunity for us
17 to put a 60-acre tract together, turn it into a
18 nature preserve, have access from North Boulevard
19 to the water so we could have canoe and kayakers
20 with access, nature trails, something I think
21 St. Augustine probably it would be great to have.
22 And I think the county has mentioned that several
23 times, that they would be interested in the
24 property for the same purposes.

25 This will give us some buffer from the 31

1 approach where now we have the property we own and
2 there's two other houses.

3 My understanding is they're interested in
4 the -- in the land, not necessarily the buildings,
5 and Mr. Buch, when he comes in or talks to you on
6 Wednesday, he may be able to clarify that. My
7 understanding is if it's vacant land, it may have
8 more value and they don't have to deal with the --
9 with the disposal of the property.

10 MR. TOPP: All right.

11 MR. BOCK: So maybe wait till you have a
12 conversation, Mr. Topp, and then find out whether
13 or not you want to go forward with the contract to
14 dispose of --

15 MR. TOPP: Okay.

16 MR. BOCK: -- the existing structure.

17 But we have one neighbor that signed up. We
18 have the airport property. Between the two of us,
19 there's 15 acres. There's 30 acres of land that
20 Madeira is interested in putting in the program.
21 So you can see we have a nice 30-acre area from the
22 approach end of 31 all the way down to Madeira.
23 And that's all waterfront.

24 The State likes the program obviously for
25 preservation. There's a bunch of the wildlife in

1 the area they want to preserve. What this also
2 adds is a storm buffer for this community if they
3 have a tidal surge.

4 MR. TOPP: Yes.

5 MR. BOCK: So they're looking at that now. So
6 we're right in the marshlands, you know, a few
7 hundred feet back, so it will give a little
8 protection for the airport also. So maybe wait
9 till Wednesday --

10 MR. TOPP: Yeah --

11 MR. BOCK: -- and see what he has to say.

12 MR. TOPP: -- let's get a little more detail.

13 CHAIRMAN CLARKE: I think it's important to
14 note, maybe, Mr. Topp, you can chime in, that that
15 property that we currently own is about between
16 nine and ten acres or thereabouts, but it would not
17 be available for aeronautical development. Is that
18 true?

19 MR. TOPP: Correct.

20 CHAIRMAN CLARKE: Okay. So it would be excess
21 property.

22 MR. TOPP: Yeah, and the other thing is we
23 want to be careful that we don't use it as a
24 reliever for the boat ramp on the way across to
25 Vilano because we don't need folks with their

1 outriggers going under 31. You know, kayaks and
2 things like that is fine. But a park would be
3 really nice.

4 There's a really nice -- if you get a chance,
5 there's the address, go look at the property. It's
6 beautiful. It's a beautiful piece of property, and
7 I think that's excellent.

8 CHAIRMAN CLARKE: We don't want masts --

9 MR. TOPP: If you get a chance -- if you get a
10 chance, you can have Mr. Bock show you the picture
11 he has of all of these spoonbill -- what are they,
12 flamingos?

13 MR. BOCK: They're pink spoonbill something.

14 MR. TOPP: Something gorgeous.

15 MR. BOCK: There's hundreds of them --

16 MR. TOPP: Hundreds of them.

17 MR. BOCK: -- in the trees right on the water.

18 MR. TOPP: It's really really cool.

19 MS. LUDLOW: I understand someone from Madeira
20 is already trying to work up a program to get those
21 saved --

22 MR. TOPP: Yes.

23 MS. LUDLOW: -- to get that piece saved.

24 MR. TOPP: That's all part of it.

25 MS. LUDLOW: I don't know how --

1 MR. OLSON: That's part of --

2 MS. LUDLOW: -- that would work with ours.

3 MR. TOPP: It goes pretty far south, that
4 piece of land.

5 MR. BOCK: It would be a nice park.

6 MR. TOPP: So on the demo, I tend to agree
7 with Mr. Olson. I think that's a great idea. We
8 will look at it. I want to talk to this gentleman
9 on Wednesday and see what his ideas are and I'll
10 get back to you on the 23rd.

11 Also, just from my point of view, as I've
12 mentioned in the past, on the 16th I head up to
13 Atlanta for the Southeast Airport Association run
14 by the FAA meeting, and we're going to meet a lot
15 of the people, including the gentleman that's going
16 to be doing our 139 inspection in December. He and
17 I are going to get together. And then I talked to
18 someone about -- on the airport yesterday and, you
19 know, I think it will be a good meeting.

20 I will try as best as I can to get the agenda
21 out Wednesday while I'm in Atlanta, but it may be
22 on that Friday for the 23rd, I may not get it out
23 until Friday this one time. And I apologize for
24 that, but I can't be in two places at once. That
25 would be cool if I could, but I just can't.

1 CHAIRMAN CLARKE: Okay.

2 MS. LUDLOW: I -- I have a legal question.

3 The -- the reason I keep this on is because I
4 like to see comments, and I -- our meeting live and
5 so we can see who is -- who is watching, and if
6 they have a comment.

7 So, I see Vinny, Kevin, and James are
8 watching, so could we possibly ask -- ask them --
9 ask Kevin a question about that property or
10 something?

11 MR. BLOCKER: Well --

12 MS. LUDLOW: I mean, if they're live on
13 Facebook. They can comment, but we cannot ask
14 them?

15 CHAIRMAN CLARKE: Is it going to add any --
16 anything of substance to our --

17 MS. LUDLOW: I don't know. That's -- I wanted
18 to know that ahead of time before I asked them.

19 CHAIRMAN CLARKE: I don't know.

20 MR. OLSON: We're not taking any action today
21 anyway on this.

22 MS. LUDLOW: No. That was just --

23 MR. OLSON: Okay.

24 MS. LUDLOW: It was a question because I see
25 them.

1 MR. OLSON: A procedural question.

2 MS. LUDLOW: Right.

3 MR. BLOCKER: Yeah. Mr. Chairman, I would --
4 I understand the intent. I think that's -- that's
5 great to try to get people involved. That's
6 generally not the -- was not the idea of public
7 comment.

8 MS. LUDLOW: Right.

9 MR. BLOCKER: Obviously during the pandemic,
10 there were some loosening of those rules, but I
11 would advise against that for the obvious reason
12 that it's -- it --

13 MS. LUDLOW: Okay.

14 MR. BLOCKER: -- it generally is not --

15 MS. LUDLOW: Well, I just needed a legal
16 opinion.

17 MR. BLOCKER: Sure. I understand.

18 MS. LUDLOW: Sometimes they pipe in.

19 MR. TOPP: That's all -- I'm sorry.

20 MS. LUDLOW: I'm done.

21 MR. TOPP: Anybody else?

22 CHAIRMAN CLARKE: Yeah, we're good.

23 MR. TOPP: That's all I have. I don't know
24 about. Mr. Blocker, is there anything further on
25 the 21 acres?

1 MR. BLOCKER: No, sir.

2 MR. TOPP: No? Then I guess that leaves
3 Mr. Roberts.

4 MR. ROBERTS: Mr. Chairman, thank you for the
5 Part 16 update.

6 At this point, procedurally the issues are
7 framed. Unless one of the parties files something
8 new, everything's been replied to and spoken to.
9 So at this point, it's just literally in the hands
10 of the FAA.

11 There's one issue that the legal department
12 would like a point of indulgence about, and -- and
13 it -- it arose from some language that I had in the
14 very last submission and -- and a morning-after
15 concern that that needed some clarity.

16 And it involved the ethical firewall that
17 Mrs. Liotta has scrupulously followed since even
18 before she came here. So that five years from now,
19 anybody could not lift up that paragraph and -- and
20 be concerned whether we were worried about real
21 impropriety or the appearance of impropriety.

22 As -- as the nonconflicted board members are
23 aware, we -- we made the decision to -- concurrent
24 with the ROFR notice to Grumman, to publish that
25 notice that -- to widen the net to make sure that

1 if anyone was contemplating making a submission on
2 this same parcel, they would know that there would
3 come a date after which new submissions would be
4 foreclosed. One of the -- one of the pleadings in
5 the Part 16, you know, challenged our purposes for
6 doing that, and we had to respond to that.

7 As the nonconflicted members are aware,
8 Mrs. Liotta would not have been aware of this, but
9 as the nonconflicted members are aware and the
10 staff is aware, one of the circumstances that
11 informed our decision to publish that notice was
12 also to protect Mrs. Liotta, and to protect the
13 board and the Authority, but to protect all the
14 members of the board, both the conflicted members
15 and the nonconflicted members -- member from any
16 suggestion that Volato was being insulated from
17 competitive scrutiny or that they had some inside
18 track here. So that notice was published through a
19 marketing agency to 14,000 -- a marketing list of
20 14,000 airport land user aeronautical companies.

21 So, we've never -- we -- we wanted to make the
22 record clear, legal department, staff -- and let
23 the record reflect I'm across the room from the
24 interim executive director and I'm adjacent to the
25 airport's general counsel -- we've never had one

1 scintilla of concern about anyone trying to
2 influence us in the way we've defended the
3 Authority or decisions we've taken or the things
4 we've needed to do or say.

5 And prior to Mrs. Liotta even coming onto the
6 board, even before she was sworn in, she sent what
7 lawyers call a Chinese firewall, which is not only
8 did she not want -- obviously she would not vote on
9 any of these matters, she didn't want to hear about
10 these matters. She didn't want courtesy copies of
11 anything. She didn't want a courtesy briefing on
12 anything. She didn't -- if we were crossing the
13 street, she would cross the street to the other
14 side when it came to this issue.

15 She has been scrupulous and exemplary in the
16 way a person in her circumstances could handle this
17 situation. And we want that record clear and
18 unambiguous that way. We've never felt any concern
19 that way. And --

20 MR. TOPP: Amen.

21 MR. ROBERTS: -- and we want the report clear
22 that we -- we wanted the board to know and the
23 public to know that the leadership here is
24 committed to transparency, fairness, process, and
25 doing what's best -- best for the

1 Airport Authority.

2 So, we just wanted to sort of put a verbal
3 footnote into our pleadings that we filed that way
4 for her benefit and for the record. And,
5 Mr. Blocker, have I --

6 MR. BLOCKER: Sure, yeah. Mr. Chairman
7 recognize.

8 You know, obviously as a -- as a board member,
9 Mrs. Liotta is -- is in a unique position. I'll
10 tell you I have found her to always follow the
11 ethical rules on this matter.

12 She has ever engaged in this matter. We've
13 never had a conversation about any of this ever.
14 She's been recused from all shade meetings
15 involving this matter, has not received any updates
16 that the other board members have received, and has
17 never participated in any discussion on this
18 matter.

19 So I think as a board member, the Authority,
20 you know, has operated ethically, has handled this
21 matter as best they can. All of our board members
22 have worked hard, but Mrs. Liotta in particular I
23 want to be very clear has absolutely followed all
24 of the ethical rules. So I think it's important
25 for us to put that on the record right now.

1 Those filings, you know, I did discuss this
2 with Mr. Roberts and Mr. Margolin, our counsel
3 that's handling this. Sometimes in litigation
4 things come out, but I want to make sure the board
5 understands clearly there is no implication
6 whatsoever that Board Member Liotta has ever ever
7 challenged anyone, whether it's Mr. Topp, myself,
8 or any one of us. We never discussed it --

9 MR. TOPP: I agree.

10 MR. BLOCKER: -- which we've never had a
11 discussion on it since I've been here. So I want
12 to be very clear on that as well and echo that.
13 So, Mr. Topp, I don't know if you --

14 MR. TOPP: No, I can say you guys said it
15 perfectly. I agree 1,000 percent, as opposed to a
16 hundred percent which you always say, and that it's
17 never even come up, not once. And I've had several
18 meetings with Ms. Liotta -- Mrs. Liotta. And, no,
19 definite integrity there without a doubt. I have
20 no question at all.

21 CHAIRMAN CLARKE: Is that it? Thank you,
22 gentlemen. That was very eloquently stated, I
23 might say. And I likewise have never heard any --
24 haven't any hear -- heard of any impropriety
25 whatsoever. And I think that is -- for the record,

1 let the -- let it reflect that.

2 MR. TOPP: Great.

3 CHAIRMAN CLARKE: Any other comments?

4 (None.)

5 CHAIRMAN CLARKE: Is that it, Mr. Roberts?

6 MR. ROBERTS: It is. Thank you, very much.

7 CHAIRMAN CLARKE: Okay. All right. We can
8 move to -- we'll entertain public comments.

9 Mr. Gorman.

10 PUBLIC COMMENT - GENERAL

11 MR. OLSON: Staff report's been done, I guess.

12 CHAIRMAN CLARKE: Yes, staff report is
13 concluded.

14 MR. OLSON: Okay.

15 MR. TOPP: We're finished.

16 CHAIRMAN CLARKE: Staff reports -- Mr. Gorman.

17 MR. GORMAN: Jack Gorman, 795 Stokes Landing
18 Road.

19 I'd just like to know if the public will be
20 available and the -- an aerial view or a map would
21 be available of any of these lands that are going
22 to be dedicated for conservation or public use.

23 CHAIRMAN CLARKE: Oh, yeah. They're --

24 MR. GORMAN: In other words, how those could
25 be distributed.

1 CHAIRMAN CLARKE: I believe they're -- they
2 would be available on the appraiser's website.

3 MR. BOCK: I have a draft I can send, the one
4 I sent you folks.

5 CHAIRMAN CLARKE: Yeah, okay. Yeah, we can
6 forward it to you. I have the -- that information
7 from Mr. Bock. I'll forward it to you.

8 MR. GORMAN: All right. Thanks.

9 CHAIRMAN CLARKE: It's about 30 acres.

10 MR. BOCK: It's 60 all together.

11 CHAIRMAN CLARKE: 60 all together. Okay.
12 Anyone else from the public? Mr. Riera.

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

14 Two comments. First comment is, I commend the
15 board for the work they have done, especially on
16 maintaining transparency and excusing yourself from
17 all these issues with the Part 16. I've been party
18 to all this as a liaison and I think I can attest
19 that it's been very transparent, very clean. So
20 thank you for that.

21 The second one, I am supervisor number two for
22 the Madeira CDD and I'm really happy to see that
23 there's kind of working on trying to get this tract
24 of land coming together.

25 I personally wanted to -- if I win the

1 lottery, I'd buy the land and redonate it because I
2 just love that area. And so, I'm very happy to see
3 that the board in here and now I'm going to go and
4 talk to my board and discuss and see how we can
5 make this thing happen and work really well. Thank
6 you.

7 MR. TOPP: Thank you.

8 CHAIRMAN CLARKE: Thank you, Mr. Riera. Any
9 other comments from the public?

10 (None.)

11 MEMBER COMMENTS AND REPORTS

12 CHAIRMAN CLARKE: Hearing none, we'll have
13 member comments. Ms. Cash-Chapman?

14 MS. CASH-CHAPMAN: So we -- I just wanted to
15 give a quick update as far as our executive
16 director search goes.

17 We had another workshop last Friday and we
18 narrowed it down to our top four candidates. We're
19 still kind of going through a vetting process with
20 that, so we might be narrowing it down to three
21 candidates in the very near future.

22 My job right now is to reach out to those
23 candidates and make sure they're still interested
24 in the position itself because the applications
25 have been sitting for a little bit.

1 I have some messages out. I've heard from one
2 person so far who is beyond interested. I won't --
3 I can't quote him, but he is very interested to
4 still be in the running. So that's exciting news.
5 I did get another phone call while we were sitting
6 here from another applicant, so they're getting my
7 messages. So hopefully I'm getting some callbacks
8 pretty soon on that.

9 And just so everyone here knows, the way we
10 did our process is we took all of the contact
11 information off of every application that came to
12 us. Everyone was assigned a number -- I could not
13 memorize 76 names if you paid me to, so I had an
14 Excel spreadsheet someplace.

15 So that left all of us to narrow down
16 applicants based solely on what their resumes and
17 cover letters if they provided those. And that was
18 to protect not only the applicants -- because it's
19 a public meeting, we don't want to rip anyone apart
20 not name, that's not nice -- and also to protect us
21 to make sure that we weren't selecting anyone based
22 on known or unknown biases -- biases on our part.

23 And I think that we found with our top few
24 applicants we've got a little bit of diversity as
25 far as their backgrounds in what they've done in

1 aviation. Everyone does have an aviation
2 background of some sort. I know I'm really excited
3 about the applicants that we have and I hope that
4 the rest of the board is as well.

5 We will be setting up another -- another
6 workshop so that we can narrow down what we want
7 for the applicants to present when they come to us.
8 They will be going through -- the staff is going to
9 reach out to them.

10 Each board member is going to have a 15- to
11 30-minute phone interview individually with each
12 applicant, again, as part of our vetting process,
13 and then after that we will decide who we will
14 bring on-site for an interview.

15 At on-site interview will have a presentation
16 from the applicant to us based on a prompt that we
17 give them when they set it up so that we can work
18 through kind of how they -- how they do things, how
19 do they think, what's their process when they want
20 to solve a problem and see what's going to work
21 best for us. Of course there will be questions and
22 answers, they'll meet with the staff, they'll tour
23 the airport, things like that.

24 So maybe before we leave today we should pick
25 another date for a workshop, if that's okay with

1 everybody to do that or we can wait.

2 MR. OLSON: No, I think we should do that.

3 MS. CASH-CHAPMAN: What you guys want to do,
4 I'm here for it. I'd rather do it now.

5 MR. OLSON: Let's do it now.

6 MS. LIOTTA: Yeah, I think the only reason we
7 didn't discuss setting another date was we wanted
8 to -- it was the unknown of when those first
9 initial phone screenings were going to get done.
10 So I'm not -- do --

11 MS. CASH-CHAPMAN: I mean, we can wait till
12 our next meeting because hopefully by then we'll
13 have all of our phone interviews scheduled and done
14 and then we can go from there to --

15 MS. LIOTTA: I think it's either that or we
16 just throw a dart and just pick a date --

17 MS. CASH-CHAPMAN: Hope for the best.

18 MS. LIOTTA: -- that we think is far enough
19 out that it's going to work.

20 MS. LUDLOW: I'd like to wait, since I did
21 miss the last meeting. It was due to my -- my
22 note-taking. So, yes, I would like to wait, if we
23 can.

24 MS. CASH-CHAPMAN: Sure.

25 MR. OLSON: When do you anticipate the phone,

1 the individual phone meetings will be scheduled?

2 MS. CASH-CHAPMAN: So that's going to depend
3 on a whole lot of things. It depends on all of us
4 getting our information to the staff -- sorry,
5 Chloe, I'm not going to make eye contact with you
6 for that -- to get all of our availability to the
7 staff and then the candidates to get their
8 availability. But we did discuss having for the
9 applicants maybe like a block of time.

10 MR. OLSON: Yeah, okay.

11 MS. CASH-CHAPMAN: But I know one of the
12 people that I spoke to today was very excited to
13 hear that it wouldn't be 30 minutes one day, 15
14 minutes this day --

15 MR. OLSON: Yeah.

16 MS. CASH-CHAPMAN: -- and they could just kind
17 of get it all done in one -- in one sitting.

18 MR. OLSON: Okay.

19 MS. CASH-CHAPMAN: So hopefully we can
20 organize a couple of those in the very near future.
21 So it's really on us. Let's get our -- our
22 availability. Again, we're looking at 15, 30
23 minutes max with each applicant and we will set
24 that up and go from there.

25 CHAIRMAN CLARKE: And you -- you would like to

1 have everyone on the same day, every board member
2 on the same day if possible?

3 MS. CASH-CHAPMAN: I think the applicants
4 would appreciate that.

5 CHAIRMAN CLARKE: Okay. All right.

6 MS. CASH-CHAPMAN: Especially the ones that
7 need to take time out of work to do this.

8 CHAIRMAN CLARKE: All right. Chloe, are you
9 ready for us to -- okay. We'll send those --

10 MS. CASH-CHAPMAN: Sorry.

11 MS. FISCHBACH: That's okay.

12 CHAIRMAN CLARKE: -- our schedules to you.
13 Okay. Ms. Liotta?

14 MS. LIOTTA: I just -- I guess one thing to
15 just confirm.

16 Would the rest of the board like me to go
17 ahead and formally take up looking into policy on
18 engineering services or RFPs in general for bidding
19 things out? Like looking at how other airports do
20 that now that we have multiple -- we'll be having
21 multiple engineering MSAs in place, kind of how
22 to -- to the extent we need a policy to look
23 into --

24 MR. OLSON: Yeah, but you don't need to do
25 that as a committee; you can just do that. I mean,

1 that sounds like --

2 MS. LIOTTA: That's true, I can just -- I can
3 just go look and then bring something back to the
4 next --

5 MR. OLSON: Yeah, that would be good.

6 MS. LIOTTA: I just don't want to blindside
7 anybody.

8 MR. OLSON: Yeah. No, that would be good.

9 MS. LIOTTA: I can do that.

10 MR. OLSON: And I like your suggestion on
11 looking and seeing how other airports are doing
12 something. I think that's --

13 MS. LIOTTA: Yeah, I try not to invent the
14 wheels, especially when that's not my expertise,
15 either wheel-making or running airports. So I'll
16 see what other -- what the smart people are doing.

17 And the other thing is more of a personal
18 note. I'd just like to thank every member of the
19 board for all the work you've been putting into. I
20 know I've, you know, not been involved in the shade
21 meetings, and I'm sure it's been a lot of work and
22 additional stress for each of you and for the staff
23 as well as our counsel.

24 You know, I've -- a lot of nice things have
25 been said about me and I really appreciate that at

1 this meeting, but I think, you know, each you has
2 done a lot of work under some challenging
3 circumstances with changes in staffing and -- and
4 just how it is to deal with litigation in general.
5 I know it's not easy and I really appreciate the
6 work and the professionalism of everybody at the
7 airport and the board members. So I just wanted to
8 put that out there.

9 CHAIRMAN CLARKE: Okay. Ms. Ludlow? Thank
10 you.

11 MS. LUDLOW: Okay. Okay. Yeah, on the
12 Transportation Planning Organization, I'm pleased
13 to announce that Nancy Sikes-Kline, mayor of
14 St. Augustine, and myself have been appointed to
15 the legislative -- to be a legislative
16 representative for the Transportation Planning
17 Organization.

18 And I'm sure it's because we've been so
19 involved, we know what they're doing, we're happy
20 with what they're doing, and they have to be happy
21 with what we're doing or we would not be appointed
22 as a representative for the legislature. That's my
23 report.

24 CHAIRMAN CLARKE: Okay. Thank you.
25 Mr. Olson?

1 MR. OLSON: Just probably -- probably just a
2 housekeeping urging of our interim director that
3 figure out a way that we can as a board see each
4 other when we're meeting and interacting. I hate
5 to just try to reach around to speak and interact
6 with our board like this.

7 MR. TOPP: Okay. I was directed to do this it
8 way, but if we need to change it, we can change it.
9 It's not a problem. We've got these two angled
10 things --

11 MR. OLSON: Yeah, I mean, I think it's
12 important that we also are face-to-face with people
13 that want to attend our meetings and have their --
14 their interests heard. But I do think it's good
15 for us to be able to in an interaction way see each
16 other.

17 MR. TOPP: Okay.

18 CHAIRMAN CLARKE: Okay. Is that it?

19 And my comments are I'd like to thank
20 Ms. Cash-Chapman for her efforts in how she handled
21 the -- handling the resumes. It was a very
22 efficient process and very effective and
23 enlightening, I would say.

24 I'd like to make a suggestion for the -- for
25 the policy committee. I believe that -- that our

1 lease policy -- I'd like to direct this to staff as
2 much as to the policy committee. I think our
3 leases need to be looked at top to bottom,
4 particularly the -- you know, the T-hangar leases,
5 and then followed up by -- I don't know if we can
6 standardize a corporate -- the corporate leases so
7 much, but I think the T-hangar leases, it would be
8 a good opportunity to, you know, take a look at
9 them.

10 Particularily, I'm concerned about the
11 Consumer Price Index adjustment. I -- I -- I'm not
12 convinced that it's handled quite transparently
13 as -- as it ought to be. Mr. Topp, maybe you
14 can --

15 MR. TOPP: As soon as you're done, I've got a
16 few things.

17 CHAIRMAN CLARKE: But that -- you know, I
18 think that that would be a good task for a future
19 meeting. It doesn't have to be done immediately,
20 but, you know, we can --

21 MR. TOPP: We actually -- counsel and myself
22 actually started talking about that Friday --

23 CHAIRMAN CLARKE: Okay.

24 MR. TOPP: -- okay?

25 CHAIRMAN CLARKE: That's good, yeah.

1 MR. TOPP: Two things. One, at the last board
2 meeting, we were asked to start looking at that
3 and, you know, we actually started working on that
4 last Friday.

5 CHAIRMAN CLARKE: Okay. That's good.

6 MR. OLSON: Is it the -- I mean, is it the
7 CPI? That's a benchmark -- that's like a -- there
8 are recognized sources for measuring CPI.

9 CHAIRMAN CLARKE: Well, my concern is that
10 there's many ways to apply CPI. It's not -- there
11 are -- there are different CPI. So we need to
12 narrow the focus and say specifically what we're --
13 we're using as the CPI. I mean, if you look at the
14 current news, it's somewhere in the 3.7 percent.
15 Well, last year --

16 MR. OLSON: It was 8 percent.

17 CHAIRMAN CLARKE: -- it was 8 percent and then
18 we applied a 3 percent.

19 But I think it's being -- if I'm not -- if I'm
20 correct, the CPI is being applied to our leases on
21 the anniversary date of the lease. Well, in my
22 mind, I believe it would be more appropriate to
23 apply that -- that adjustment on a single day of
24 the year across the --

25 MR. OLSON: Oh, okay.

1 CHAIRMAN CLARKE: -- whole spectrum.

2 MS. LIOTTA: Yeah, it -- typically, you would
3 want that in our -- you know, to be aligned with
4 the fiscal year of the entity --

5 CHAIRMAN CLARKE: Correct. Correct.

6 MS. LIOTTA: -- not -- you know, which --

7 MS. LUDLOW: Exactly.

8 MS. LIOTTA: Right. So it's a little bit, you
9 just send out one notice, hey, this is happening --

10 MR. OLSON: Rather than -- okay.

11 CHAIRMAN CLARKE: It would be administratively
12 easier to -- to manage as well.

13 MR. OLSON: Yeah.

14 CHAIRMAN CLARKE: So we'll take a look at
15 that.

16 MR. OLSON: Okay.

17 CHAIRMAN CLARKE: That will be part of it.

18 MS. LUDLOW: I would like to say, because I
19 have been going over the individual leases, also,
20 and -- and you can't just look at the individual
21 leases because the hangars have different
22 designations. And so I had to go back and pull out
23 the policy --

24 MR. TOPP: Right.

25 MS. LUDLOW: -- and start highlighting the

1 policy for how it, you know, coincided with my
2 hangar size or corporate or commercial.

3 CHAIRMAN CLARKE: Yeah.

4 MS. LUDLOW: It makes a difference. You have
5 to look at them together.

6 MR. TOPP: Yeah.

7 CHAIRMAN CLARKE: I think it should be very
8 formulaic and -- and very transparent, put on the
9 website.

10 And another issue I would like to make sure
11 that we're -- our charge per square foot is
12 uniform, fairly uniform across the spectrum of all
13 leases on the airport. At least the T-hangar
14 leases. Corporate and commercial are -- are a
15 little bit different, but I believe they need to be
16 looked at longer term. So I guess that's a task
17 for the staff to --

18 MR. TOPP: Yeah, and we --

19 CHAIRMAN CLARKE: Thank you.

20 MR. TOPP: -- actually started talking about
21 that on Friday, also --

22 CHAIRMAN CLARKE: Okay. Good.

23 MR. TOPP: -- so we're on it.

24 The other thing is, just as a side note,
25 besides the trip to Atlanta, I'm going with the

1 Florida Aviation Council on November 6th, 7th, and
2 8th to a meeting in Tallahassee where we're
3 actually going to have things and talk to
4 representatives for our areas and all that.

5 So if the board has anybody or anything that
6 has to do with the airport that you might want me
7 to talk to them about, please forward it to me and
8 I'll put that in my hip pocket when I'm meeting
9 with the legislators.

10 CHAIRMAN CLARKE: Okay.

11 MR. OLSON: Yeah, we need a special
12 appropriation for our water and sewer outfall line.

13 MR. TOPP: I'm on that in like white on rice.

14 MR. ROBERTS: Come home with it.

15 CHAIRMAN CLARKE: Okay.

16 MR. TOPP: No problem, Mr. Roberts.

17 MS. LUDLOW: What are -- what's the first
18 date? Will you miss the next meeting October 23rd?
19 When are you going --

20 MR. TOPP: No. I come back -- no, I come back
21 from Atlanta on the 19th.

22 MS. LUDLOW: Okay.

23 MR. TOPP: And then so I'm going to put out
24 the agenda on the 20th. And then we have a meeting
25 on the 23rd.

1 MS. LUDLOW: Right.

2 MR. TOPP: And then, yeah --

3 MS. LUDLOW: I just wanted to be sure.

4 MR. TOPP: -- I'll be here. Just like I said,
5 it will just be Friday instead of Wednesday, the
6 agenda.

7 MS. LUDLOW: Okay. No problem.

8 CHAIRMAN CLARKE: Okay. Are there any other
9 business matters to take care of?

10 MS. CASH-CHAPMAN: I just -- it's 5:02.

11 CHAIRMAN CLARKE: 5:02?

12 MS. CASH-CHAPMAN: That's all I want to say
13 right now. We started at 4:00 and it is 5:02. Go
14 ahead.

15 CHAIRMAN CLARKE: Calling this meeting
16 adjourned.

17 (Meeting adjourned at 5:02 p.m.)

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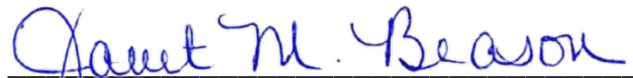
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REPORTER'S CERTIFICATE

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 18th day of October, 2023.



JANET M. BEASON, FPR-C, RMR, CRR

<p>CHAIRMAN CLARKE: [108] MR. BLOCKER: [21] 5/8 5/11 5/16 22/15 22/18 24/17 25/17 26/18 27/12 27/15 28/15 28/17 28/19 40/11 41/3 41/9 41/14 41/17 42/1 45/6 46/10 MR. BOCK: [14] 34/7 34/15 34/19 35/14 36/11 36/16 37/5 37/11 38/13 38/15 38/17 39/5 48/3 48/10 MR. GORMAN: [3] 47/17 47/24 48/8 MR. OLSON: [74] MR. RIERA: [2] 7/3 48/13 MR. ROBERTS: [6] 26/24 27/2 42/4 44/21 47/6 62/14 MR. TOPP: [84] MS. CASH-CHAPMAN: [15] 4/6 49/14 52/3 52/11 52/17 52/24 53/2 53/11 53/16 53/19 54/3 54/6 54/10 63/10 63/12 MS. FISCHBACH: [1] 54/11 MS. LIOTTA: [53] 3/18 4/5 4/11 4/13 4/20 4/25 6/1 6/7 8/22 9/2 9/5 9/10 11/7 12/18 13/3 14/7 14/20 14/24 15/1 15/6 15/10 15/14 15/19 15/23 16/16 17/3 17/10 17/13 17/19 18/8 18/12 19/4 19/7 19/24 20/2 20/7 20/13 20/17 29/16 29/20 30/10 30/15 52/6 52/15 52/18 54/14 55/2 55/6 55/9 55/13 60/2 60/6 60/8 MS. LUDLOW: [38] 3/12 4/4 6/4 10/15 12/10 13/2 13/12 13/16 20/5 20/12 20/15 20/18 38/19 38/23 38/25 39/2 40/2 40/12 40/17 40/22 40/24 41/2 41/8 41/13 41/15 41/18 41/20 52/20 56/11 60/7 60/18 60/25 61/4 62/17 62/22 63/1 63/3 63/7</p>	<p>1,200 [1] 33/7 100 [1] 1/15 11th [2] 3/15 3/17 133 [1] 48/13 139 [1] 39/16 14 [1] 23/8 14,000 [3] 23/9 43/19 43/20 15 [4] 36/19 51/10 53/13 53/22 16 [3] 42/5 43/5 48/17 1633 [1] 1/17 16th [1] 39/12 17 [1] 1/24 18th [1] 64/10 19th [1] 62/21</p> <hr/> <p>2 200 [1] 33/24 2023 [2] 1/6 64/10 20th [1] 62/24 21 [5] 2/10 22/25 26/9 28/14 41/25 21.1 [1] 23/7 22nd [2] 4/19 4/20 23rd [4] 39/10 39/22 62/18 62/25 26,000 [1] 33/6 27,000 [2] 33/2 33/4 28 [2] 3/14 7/4 28th [2] 3/17 7/7</p> <hr/> <p>3 3 percent [1] 59/18 3.7 [1] 59/14 30 [8] 32/18 33/1 33/6 34/21 36/19 48/9 53/13 53/22 30-acre [2] 35/6 36/21 30-minute [1] 51/11 31 [4] 31/12 35/25 36/22 38/1 32084 [1] 1/24 32086 [1] 1/16 32205 [1] 1/17 360 North Boulevard [1] 32/24</p> <hr/> <p>4 414 [1] 1/15 47 [1] 2/11 4730 [1] 1/4 49 [1] 2/12 4:00 [2] 1/7 63/13</p> <hr/> <p>5 5:02 [5] 1/7 63/10 63/11 63/13 63/17</p> <hr/> <p>6 60 [2] 48/10 48/11 60-acre [1] 35/17 63 [1] 2/13 64 [1] 2/14 6th [1] 62/1</p>	<p>7 76 [1] 50/13 795 [1] 47/17 7th [1] 62/1</p> <hr/> <p>8 825-0570 [1] 1/25 8th [1] 62/2</p> <hr/> <p>9 904 [1] 1/25</p> <hr/> <p>A able [4] 7/6 17/24 36/6 57/15 about [37] 7/23 8/3 8/5 9/11 9/25 11/4 13/24 14/10 15/16 19/21 21/25 22/12 22/19 30/6 32/16 32/18 32/18 33/8 33/17 34/6 34/21 37/15 39/18 40/9 41/24 42/12 42/20 44/1 44/9 45/13 48/9 51/3 55/25 58/10 58/22 61/20 62/7 absolutely [3] 20/17 33/12 45/23 accept [1] 5/14 access [2] 35/18 35/20 according [1] 21/18 acre [3] 35/6 35/17 36/21 acres [10] 23/1 23/7 26/10 28/14 34/21 36/19 36/19 37/16 41/25 48/9 across [6] 8/6 32/16 37/24 43/23 59/24 61/12 action [1] 40/20 actual [2] 10/11 28/9 actually [10] 5/13 14/12 29/25 31/9 33/5 58/21 58/22 59/3 61/20 62/3 add [4] 4/13 14/15 14/15 40/15 additional [2] 27/16 55/22 address [2] 27/19 38/5 adds [1] 37/2 adjacent [3] 35/5 35/6 43/24 adjourned [2] 63/16 63/17 ADJOURNMENT [1] 2/13 adjustment [2] 58/11 59/23 administered [2] 16/8 16/10 administering [1] 17/16 administrative [2] 18/14 32/4</p>	<p>administratively [1] 60/11 advant [1] 19/17 advantage [2] 12/8 19/17 advise [2] 18/25 41/11 aerial [1] 47/20 aeronautical [2] 37/17 43/20 after [6] 15/7 15/10 27/15 42/14 43/3 51/13 afternoon [1] 31/10 again [3] 31/4 51/12 53/22 against [2] 16/8 41/11 agency [1] 43/19 agenda [8] 2/5 3/10 4/8 4/10 4/13 39/20 62/24 63/6 agree [3] 39/6 46/9 46/15 agreement [5] 18/4 23/19 23/20 24/21 24/21 agreements [3] 15/3 17/6 17/21 ahead [5] 11/19 26/3 40/18 54/17 63/14 AlG [1] 29/24 airport [22] 1/1 1/16 1/18 3/3 7/9 8/24 11/12 17/14 19/12 21/12 22/8 23/5 36/18 37/8 39/13 39/18 43/20 45/1 51/23 56/7 61/13 62/6 Airport Authority [1] 45/1 airport's [1] 43/25 airports [6] 16/24 17/4 19/20 54/19 55/11 55/15 Alan [1] 34/19 Alex [1] 24/19 Alexa [2] 24/14 24/15 Alexis [1] 24/15 aligned [1] 60/3 all [58] 3/7 3/8 3/8 4/2 6/15 7/9 7/16 8/2 8/21 9/15 16/2 16/14 18/22 19/2 20/22 21/18 21/24 24/24 25/3 26/19 26/21 29/11 29/25 30/1 30/2 30/20 32/9 33/15 36/10 36/22 36/23 38/11 38/24 41/19 41/23 43/13 45/14 45/21 45/23 46/20 47/7 48/8 48/10 48/11 48/17 48/18 50/10 50/15 52/13 53/3 53/6 53/17 54/5 54/8 55/19 61/12 62/4 63/12 all right [9] 3/7 6/15 7/16 8/2 8/21 20/22 21/18 48/8 54/8</p>	<p>ALLEGIANCE [3] 2/3 3/4 3/5 along [1] 27/7 ALP [1] 32/19 already [4] 12/17 29/22 29/24 38/20 also [13] 1/14 8/14 10/21 31/25 35/8 37/1 37/8 39/11 43/12 50/20 57/12 60/19 61/21 always [5] 13/1 17/7 17/8 45/10 46/16 am [1] 48/21 Amen [1] 44/20 angled [1] 57/9 anniversary [1] 59/21 announce [1] 56/13 another [11] 6/11 12/16 13/14 49/17 50/5 50/6 51/5 51/5 51/25 52/7 61/10 answers [1] 51/22 anticipate [1] 52/25 any [38] 3/19 3/22 3/22 4/10 5/18 7/6 11/22 11/23 18/15 19/16 20/19 20/23 20/24 27/4 28/5 28/14 28/21 28/22 29/18 30/11 31/13 32/25 40/15 40/20 43/15 44/9 44/18 45/13 45/15 45/17 46/8 46/23 46/24 46/24 47/3 47/21 49/8 63/8 anybody [5] 28/21 41/21 42/19 55/7 62/5 anyone [7] 5/18 43/1 44/1 46/7 48/12 50/19 50/21 anything [8] 7/21 8/8 28/6 40/16 41/24 44/11 44/12 62/5 anyway [4] 15/24 16/2 33/4 40/21 anywhere [1] 24/6 apart [1] 50/19 apologize [1] 39/23 apparent [1] 33/10 appearance [1] 42/21 applicant [4] 50/6 51/12 51/16 53/23 applicants [7] 50/16 50/18 50/24 51/3 51/7 53/9 54/3 application [1] 50/11 applications [1] 49/24 applied [2] 59/18 59/20 apply [2] 59/10 59/23 appointed [2] 56/14 56/21 appraisal [3] 8/9 34/1 35/1 appraise [1] 34/4 appraised [2] 33/20 33/23</p>
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<p>W was... [56] 11/23 12/19 13/25 14/21 14/24 14/25 15/1 15/5 15/6 15/10 15/11 15/23 15/24 15/25 16/6 16/9 19/9 21/14 22/1 23/12 25/20 26/23 27/7 27/21 28/12 29/18 29/19 30/12 30/14 31/5 31/5 32/8 32/10 33/1 33/2 33/4 40/22 40/24 41/6 43/1 43/11 43/16 43/18 44/6 46/22 50/12 50/17 52/7 52/8 52/21 53/12 57/7 57/21 59/16 59/17 64/6 wasn't [1] 14/11 watching [2] 40/5 40/8 water [3] 35/19 38/17 62/12 waterfront [1] 36/23 way [15] 1/4 16/10 17/16 22/21 36/22 37/24 44/2 44/16 44/18 44/19 45/3 50/9 57/3 57/8 57/15 ways [1] 59/10 we [186] we'd [1] 15/3 we'll [20] 3/4 3/9 6/15 6/19 8/1 8/25 9/18 9/19 9/24 21/1 21/3 24/2 25/3 25/5 47/8 49/12 52/12 54/9 54/20 60/14 we're [42] 5/23 7/25 14/10 15/15 15/19 17/16 17/24 18/2 18/2 18/9 18/20 19/21 22/6 22/9 24/5 24/5 25/17 27/17 28/3 28/7 28/24 29/8 30/7 30/8 30/18 31/8 33/17 37/6 39/14 40/20 41/22 47/15 49/18 53/22 56/19 56/21 57/4 59/12 59/13 61/11 61/23 62/2 we've [21] 10/8 22/5 23/22 24/1 25/18 29/22 30/3 30/4 30/18 32/11 43/21 43/25 44/2 44/3 44/4 44/18 45/12 46/10 50/24 56/18 57/9 website [2] 48/2 61/9 Wednesday [6] 35/12 36/6 37/9 39/9 39/21 63/5 well [18] 4/22 7/19 10/21 12/18 12/24 17/9 18/17 29/15 40/11 41/15 46/12 49/5 51/4 55/23 59/9 59/15 59/21 60/12 went [4] 29/12 29/13 30/16 30/19</p>	<p>were [15] 10/15 15/11 15/14 27/22 27/25 29/17 30/9 32/25 33/5 41/10 42/20 44/12 50/5 52/9 59/2 weren't [1] 50/21 whacked [3] 32/4 32/5 32/6 what [42] 7/22 8/10 8/17 8/17 9/2 11/20 14/1 14/20 16/9 16/20 16/24 16/25 17/10 18/8 19/20 21/14 22/1 22/6 23/10 29/2 30/2 30/14 30/24 34/8 34/9 34/13 37/1 37/11 38/11 39/9 44/6 50/16 50/25 51/6 52/3 55/16 55/16 56/19 56/20 56/21 59/12 62/17 what's [6] 12/17 29/4 44/25 51/19 51/20 62/17 whatever [1] 23/1 whatsoever [2] 46/6 46/25 wheel [1] 55/15 wheel-making [1] 55/15 wheels [1] 55/14 when [22] 8/12 9/22 9/22 12/19 14/3 14/8 19/9 21/14 22/21 23/5 31/11 36/5 44/14 51/7 51/17 51/19 52/8 52/25 55/14 57/4 62/8 62/19 where [14] 7/17 8/7 16/14 17/15 18/9 18/20 19/14 25/1 25/12 25/17 33/17 34/23 36/1 62/2 whether [5] 30/11 33/22 36/12 42/20 46/7 which [15] 14/11 17/25 18/15 18/25 20/10 25/7 25/22 32/1 32/22 34/25 43/3 44/7 46/10 46/16 60/6 while [2] 39/21 50/5 white [1] 62/13 who [6] 6/22 14/2 40/5 40/5 50/2 51/13 who's [1] 16/19 whole [2] 53/3 60/1 why [6] 12/18 15/15 17/12 17/18 18/21 19/18 widen [1] 42/25 wildlife [1] 36/25 will [34] 6/12 10/20 14/3 17/6 23/11 23/25 24/20 24/24 25/3 25/3 27/8 27/25 29/9 30/16 30/19 34/17 34/23 35/25 37/7 39/8 39/19 39/20 47/19 51/5 51/8</p>	<p>51/13 51/13 51/15 51/21 53/1 53/23 60/17 62/18 63/5 win [1] 48/25 wiped [2] 29/14 30/21 withdrawn [3] 26/5 26/8 26/9 without [2] 34/5 46/19 won't [2] 25/9 50/2 words [2] 34/15 47/24 work [22] 11/18 12/13 12/16 18/15 19/2 23/2 27/16 28/10 31/11 33/15 38/20 39/2 48/15 49/5 51/17 51/20 52/19 54/7 55/19 55/21 56/2 56/6 worked [3] 13/4 31/6 45/22 working [6] 8/3 12/25 31/4 32/21 48/23 59/3 workshop [8] 4/15 4/16 5/19 6/13 6/16 49/17 51/6 51/25 worried [1] 42/20 worry [1] 21/25 worthy [1] 33/22 would [55] 5/8 5/16 5/16 7/17 8/9 11/17 11/18 11/22 11/23 12/24 12/24 16/23 18/3 18/13 18/15 19/5 26/15 26/16 28/10 33/20 34/2 35/21 35/23 37/16 37/20 38/2 39/2 39/5 39/25 41/3 41/11 42/12 43/2 43/2 43/3 43/8 44/8 44/13 47/20 48/2 52/22 53/25 54/4 54/16 55/5 55/8 56/21 57/23 58/7 58/18 59/22 60/2 60/11 60/18 61/10 wouldn't [1] 53/13 written [1] 16/4</p> <hr/> <p>Y y'all [5] 9/1 21/20 22/6 24/2 32/24 yeah [44] 4/20 5/13 7/19 7/25 8/25 10/5 10/9 11/1 11/6 17/2 18/12 19/4 21/9 24/11 27/1 30/7 31/23 33/8 34/17 37/10 37/22 41/3 41/22 45/6 47/23 48/5 48/5 52/6 53/10 53/15 54/24 55/5 55/8 55/13 56/11 57/11 58/25 60/2 60/13 61/3 61/6 61/18 62/11 63/2 year [3] 59/15 59/24 60/4 years [7] 12/12 12/12 12/15 12/15 13/5 14/2 42/18</p>	<p>yes [22] 5/8 8/25 9/9 10/23 20/7 22/15 22/17 22/18 24/16 26/8 27/14 28/17 29/19 29/22 31/18 32/11 33/12 33/18 37/4 38/22 47/12 52/22 yesterday [1] 39/18 yet [1] 30/1 you [129] you're [4] 21/4 24/10 31/14 58/15 you've [2] 10/22 55/19 you-all [1] 21/24 Young [2] 7/4 7/8 Young Eagles [2] 7/4 7/8 your [2] 22/10 55/10 yourself [1] 48/16</p>	
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