

Page 1

[1] ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY
 [2] Regular Meeting
 [3] held at 4796 U.S. 1 North
 [4] St. Augustine, Florida
 [5] on Monday, January 24, 2000
 [6] from 4:00 p.m. to 5:05 p.m.
 [7] * * * * *
 [8] BOARD MEMBERS PRESENT:
 [9] JAMES CARL DAVIS, SR., Chairman
 [10] CHARLES LASSITER
 [10] CHARLES WATTS
 [11] * * * * *
 [12] BOARD MEMBERS ABSENT:
 [13] JOSEPH S. TAYLOR
 [14] BILL ROSE
 [14] JIM BRYANT, County Commissioner/Airport Liaison
 [15] * * * * *
 [16] ALSO PRESENT:
 [17] CINDY BARTIN, Esquire, Rogers, Towers, Bailey,
 [18] Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
 [18] FL, 32084, Attorney for Airport Authority.
 [19] EDWARD WUELLNER, A.A.E, Executive Director.
 [20] BRYAN COOPER, Assistant Airport Director.
 [21] * * * * *
 [22] St. Augustine Court Reporters
 [23] 1510 N. Ponce de Leon Blvd., Suite A
 [23] St. Augustine, FL 32084
 [24] (904) 825-0570
 [25]

Page 2

I N D E X

[1]			
[2]		PAGE	
[3]	2. APPROVAL OF MEETING MINUTES		3
[4]	3. ACCEPTANCE OF FINANCIAL REPORTS		4
[5]	4. REPORTS:		
[6]	B. Mr. Richard Weaver - Aero Sport, Inc.	5	
[7]	C. Mr. John Leslie - Grumman St. Augustine	5	
[7]	D. Mr. Robert Fleming - S.A.P.A.	5	
[8]	E. Ms. Cindy Bartin - Attorney	5	
[8]	5. ACTION ITEMS		
[9]	A. Project Update	5	
[10]	B. Presentation by Mark Arnold regarding eminent domain cases	15	
[11]	6. AUTHORITY MEMBER REPORTS:		
[12]	A. Mr. James "Carl" Davis	No report	
[13]	B. Mr. Charles Lassiter	No report	
[14]	C. Mr. Dennis R. Watts	No report	
[15]	7. PUBLIC COMMENT		48
[16]	8. NEXT BOARD MEETING		47
[17]	9. ADJOURNMENT		60
[18]			
[19]			
[20]			
[21]			
[22]			
[23]			
[24]			
[25]			

Page 3

P R O C E E D I N G S

[1] CHAIRMAN DAVIS: Good afternoon, ladies and
 [2] gentlemen. Welcome to our St. Augustine-St.
 [3] Johns County Airport Authority meeting for
 [4] January 24th of 2000. This is our first meeting
 [5] of the year, and we welcome everyone. We're glad
 [6] that we could get to 2000.
 [7] APPROVAL OF MEETING MINUTES
 [8] CHAIRMAN DAVIS: Calling the meeting to
 [9] order, our first order of business is the
 [10] approval of the regular minutes from December
 [11] 20th, 1999. Gentlemen, are there any questions?
 [12] (No questions.)
 [13] CHAIRMAN DAVIS: If not, I'll entertain a
 [14] motion to approve the meeting minutes from
 [15] December 20th, 1999.
 [16] MR. LASSITER: I'll make a motion to
 [17] approve.
 [18] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.
 [19] And a second?
 [20] MR. WATTS: Second.
 [21] CHAIRMAN DAVIS: Thank you, Mr. Watts. All
 [22] in favor of accepting the minutes for the meeting
 [23] of December 20th, 1999, signify by aye.
 [24] MR. LASSITER: Aye.
 [25]

Page 4

[1] MR. WATTS: Aye.
 [2] CHAIRMAN DAVIS: Aye. And opposed?
 [3] (No opposition.)
 [4] CHAIRMAN DAVIS: By your vote, you have
 [5] accepted these minutes. Also the approval of the
 [6] minutes from the special meeting held January 4,
 [7] 2000, which was the election of officers. Any
 [8] questions, gentlemen?
 [9] (No questions.)
 [10] CHAIRMAN DAVIS: If not, I'll entertain a
 [11] motion to accept those minutes.
 [12] MR. WATTS: I'll make that motion.
 [13] CHAIRMAN DAVIS: Thank you, Mr. Watts.
 [14] MR. LASSITER: Second.
 [15] CHAIRMAN DAVIS: Thank you, Mr. Lassiter.
 [16] All in favor, signify by aye.
 [17] MR. LASSITER: Aye.
 [18] MR. WATTS: Aye.
 [19] CHAIRMAN DAVIS: Aye. And opposed?
 [20] (No opposition.)
 [21] CHAIRMAN DAVIS: You have approved your
 [22] minutes for December 20th and January 4.
 [23] APPROVAL OF FINANCIAL REPORTS
 [24] CHAIRMAN DAVIS: The next order of business
 [25] is acceptance of the financial report. Mr. Rose

Page 5

[1] is not here. Pat, do we have copies?
[2] AIRPORT SECRETARY: We don't have them yet.
[3] CHAIRMAN DAVIS: Gentlemen, we will forego
[4] the acceptance of these -- this financial report
[5] until our February 24th (sic) meeting, which we
[6] will approve both. Any questions on that?
[7] (No questions.)
[8] CHAIRMAN DAVIS: Reports, Mr. Bryant is not
[9] here. Mr. Weaver?
[10] 4.B. - MR. WEAVER
[11] MR. WEAVER: We have nothing.
[12] CHAIRMAN DAVIS: Mr. Leslie?
[13] 4.C. - MR. LESLIE
[14] MR. LESLIE: No, sir.
[15] CHAIRMAN DAVIS: Okay. St. Augustine
[16] Authority -- Pilots Association?
[17] 4.D. - MR. FLEMING
[18] MR. FLEMING: (Shakes head.)
[19] CHAIRMAN DAVIS: Thank you, Mr. Fleming.
[20] And --
[21] 4.E. - MS. BARTIN
[22] MS. BARTIN: Nothing to report.
[23] CHAIRMAN DAVIS: -- Ms. Bartin? Then we'll
[24] go into our action items. Mr. Wuellner.
[25] 5.A. - PROJECT UPDATE

Page 6

[1] MR. WUELLNER: Yes, sir. As is our custom
[2] on an end -- or first meeting of the year, try to
[3] bring you up to date on ongoing projects on the
[4] airport.
[5] And in the spirit of that, I'll give you a
[6] brief -- brief update of the ongoing projects and
[7] let you know that over the next two months or so,
[8] we will begin the process of building the capital
[9] improvement work plan with Florida DOT, and as
[10] promised last year at budget time, that we'll
[11] begin involving this board with discussion of
[12] those projects as well as the -- not only
[13] funding, but the timing of the projects in
[14] getting them in there, and so we'll be coming
[15] back to you in the next month or two with that
[16] information.
[17] And if you so-desire, we can even invite the
[18] representative from Florida DOT to be here also
[19] and provide input, if you'd like. They've
[20] indicated a willingness to certainly get involved
[21] in it or be there for informational purposes.
[22] By way of ongoing projects, the Taxiway A
[23] project, which was the FAA project that kicked
[24] off in August of this year when we were awarded
[25] the grant from the Federal Aviation

Page 7

[1] Administration, is nearing completion.
[2] We have -- are in the process of awarding
[3] the last few contract pieces of this project that
[4] are funded largely by Florida DOT, that the
[5] additional work that's out there, majority of the
[6] basic project; that is, the strengthening and
[7] widening and paved shoulders portion of the
[8] project, which included redoing the taxiway
[9] lighting associated with that project, is near --
[10] is for the most part complete and waiting paving
[11] at this point.
[12] Limerock's in place. Stabilization's
[13] occurred. Relocation of lighting has occurred.
[14] Really just kind of waiting on paving, which I
[15] believe, due to the economics involved, we're
[16] going to try and do all at one time or one
[17] mobilization with the contractor.
[18] So, we expect that to wrap up really not to
[19] exceed another 30 days total time. So, hopefully
[20] this time next month, we'll be -- have a
[21] completed project that everybody's using out
[22] there.
[23] Taxiway B, which is the internal completion
[24] of the parallel taxiway, is currently in design
[25] and continues to be in design with discussions on

Page 8

[1] both the engineering details, especially on the
[2] south end of this project, as it has implications
[3] related to wetlands, and in the environmental
[4] mitigation that would be necessary to facilitate
[5] the parallel taxiway in the extreme southwest
[6] portion.
[7] We are still discussing the -- the design
[8] parameters in that area as well as the
[9] feasibility of including in the mitigation
[10] package we would be submitting to the various
[11] environmental agencies, both state and federal, a
[12] method of perhaps recovering the 800 feet off the
[13] south end of the runway that is currently
[14] displaced as a result of the safety area
[15] requirements.
[16] In other words, we'd be looking to
[17] reestablish a nonpaved, stabilized safety area on
[18] the south end of the runway which would allow
[19] full use of the runway, a full 8,000 feet for
[20] both landing and takeoffs to the north. We're
[21] looking at what the environmental impacts and see
[22] if we can't put that together as an FAA project
[23] in the future.
[24] Also packaged with that is stabilizing
[25] the -- what would be the eastern edge of Runway

Page 9

[1] 13/31, particularly on the south where it
[2] affronts the seaplane area and those areas
[3] associated with the marsh, trying to stabilize
[4] and provide the necessary safety area width along
[5] the east side of the runway.

[6] So we're going to try and package that
[7] together for environmental purposes; that is, to
[8] establish the mitigation requirements and all
[9] that go with it, and then, if necessary, separate
[10] it into some projects based on their likelihood
[11] of funding and the various funding sources
[12] available to us. And I'm sure you'll see more of
[13] this as it matures over the next several months
[14] in design.

[15] We're in -- just to remind you, we're not --
[16] have not been in any particular panic to rush
[17] design through on this project, as we are not in
[18] a position to go to construction from two fronts.
[19] One, not all of the grant funds have been
[20] identified. We're hoping to also fund a portion
[21] of this at least with FAA funds.

[22] But, more importantly, it's also tied to the
[23] ILS project, and moving into construction would
[24] necessitate the removal or relocation of the VOR
[25] on the facility because of the location of the

Page 10

[1] parallel taxiway, and as such, until we're
[2] established with a replacement nav. aid, that
[3] being the ILS or whatever ultimately comes out,
[4] until that's established and working, it didn't
[5] make any sense to go through and plow down the
[6] only all other nav. aid on the facility. So, in
[7] terms of phasing there, it's not been in a huge
[8] hurry pending the outcome of all the design and
[9] bidding and construction of the ILS.

[10] The ILS itself is nearing 30 percent design.
[11] Spoke with them this afternoon, and it's their
[12] intention to have that 30 percent design package
[13] to us next week. That will facilitate submittal
[14] to FAA of the 7460s, which are the mechanism by
[15] which FAA kicks off formal review of the ILS, its
[16] proposed location, the parameters associated with
[17] it. It also formally kicks off the request for
[18] frequencies from FCC for the purposes of using
[19] the nav. aid.

[20] So, that process in itself, once submitted,
[21] can take six months or more to finally fall back
[22] out of the Federal Government side from a
[23] permitting and a licensing standpoint.

[24] The T-hangar project is 99 percent complete.
[25] Our maintenance folks, we have a few remaining

Page 11

[1] punch list items on the project, and there are
[2] only a handful of those.

[3] The other item, we neglected in the
[4] specifications to require painting of the drywall
[5] that's associated with the fire walls in the
[6] hangars, so our maintenance folks are in the
[7] process of painting that, and we should be in and
[8] out of here -- we've already begun contacting
[9] existing tenants who requested to move and will
[10] shortly move into the folks from the Aero Sport
[11] leasehold that were going to be relocated over
[12] here, and then we'll begin the T-hangar waiting
[13] list shortly thereafter. So, I expect -- we're
[14] looking to be able to place the first people in
[15] that area approximately February 1st. So, we're
[16] going to move through that.

[17] The gate cards, the process has more or less
[18] been established. We will be communicating that
[19] to the tenants next week, allowing most of
[20] February for the transition of existing gate card
[21] users and tenants to the new gate cards over the
[22] month of February.

[23] Corporate hangars 4 and 5 on the east side,
[24] hangar 4 is in construction. The slab has been
[25] poured. It is awaiting delivery of the building.

Page 12

[1] That should be here, we're told, the 14th of
[2] February, that week. And then they move on from
[3] there with the erection of the building and
[4] finishing it out. So, we're looking at probably
[5] an early May, perhaps as early as late April
[6] occupancy date. That's the SK helicopter -- or
[7] SK Logistics hangar facility.

[8] Hangar 5, we've requested the preparation of
[9] a JPA from Florida DOT, so I would suspect as
[10] early as the February meeting, we'll have the
[11] grant agreement before you folks for resolution.
[12] That will facilitate the construction -- design
[13] and construction of hangar number 5. We have a
[14] tenant already for that. So we'll move it on
[15] through when it's -- you'll get the resolution
[16] once the final executed grant is back in our
[17] hands.

[18] We are in the -- in the negotiating state
[19] with Aero Sport in the terminal area and look
[20] very optimistically in the next week or so we'll
[21] have that part of it wrapped up and we can begin
[22] the process of moving it into design and
[23] engineering documents be prepared for that.

[24] Florida DOT has found -- has been able to
[25] identify additional money for us to be able to

Page 13

[1] build the first phase in its entirety, that being
 [2] the 10,000 square foot hangar, and the right at
 [3] 8,000 square foot of office building in the
 [4] terminal area being phase one. In addition to
 [5] that, the removal of the two existing T-hangars
 [6] that are in that area and the infrastructure
 [7] required for the entirety of the project.

[8] The four corporate hangars that were
 [9] identified in that project would be funded by
 [10] Florida DOT at a later date. Could be as early
 [11] as July of this year, but it would -- it would
 [12] not currently be able to be moved through
 [13] construction or into that type of a forum.

[14] I think that brings you up to date for the
 [15] most part on what's going on construction-wise.
 [16] At least at this point, we've agreed with the
 [17] folks at Aero Sport to hold off on any
 [18] replacement of the skin on the large hangar until
 [19] which time as they have the other 10,000 square
 [20] foot hangar to be constructed in place to allow
 [21] them some ability to move those aircraft into
 [22] storage while that work's being accomplished.
 [23] So, it's -- from the terms of construction, has
 [24] been delayed a little bit.

[25] But by agreement, and same way with the

Page 14

[1] apron rehab money that's out there, it still is
 [2] again waiting on the construction project to
 [3] finish to identify the specific areas we want to
 [4] do that apron work in with the Florida DOT grant.

[5] The tower, we're still waiting a formal
 [6] letter from FAA and are -- putting us into the
 [7] Contract Tower Program. All signs, all
 [8] indications are good. It's my understanding that
 [9] it has been approved and sent on from the Atlanta
 [10] office up to Washington for any final reviews.
 [11] So, hopefully it's kind of imminent now.

[12] But that approval will come back which will
 [13] then allow us to move into the process of
 [14] acquiring -- establishing contracts with a
 [15] design/build firm. I think that will be the
 [16] recommended approach back to the board for the
 [17] tower facility itself. But that will come back
 [18] to the board before it goes to construction so
 [19] you know that that's coming up, too.

[20] And tied to that project is also the
 [21] airfield electrical vault, which would be
 [22] included in that construction effort and tie-in.
 [23] And I think that's pretty much it as far as
 [24] project updates go.

[25] The second item we have for you today, at

Page 15

[1] your request or at this board's request, we have
 [2] brought down from the Jacksonville office of
 [3] Rogers, Towers Mr. Mark Allen -- or Mark Arnold,
 [4] and he is the, lack of better terms, expert or
 [5] authority on eminent domain proceedings and
 [6] process, and he's agreed to kind of brief this
 [7] board on the process and attempt to address any
 [8] questions you might have about what you can and
 [9] can't do and how and procedurally and the like,
 [10] and try to get us all up to speed on that.

[11] Mr. Arnold?

[12] 5.B. - MARK ARNOLD (EMINENT DOMAIN)

[13] MR. ARNOLD: Thank you. As you were told,
 [14] my name is Mark Arnold. I've been called worse,
 [15] believe me. I appreciate the opportunity to come
 [16] down here this afternoon and give you a quick
 [17] primer, and that's what it is going to be, is
 [18] quick.

[19] I'm not going to try to make y'all an expert
 [20] or anything else, but just give you a road map,
 [21] if you will, of what you have to look forward to
 [22] should you see fit to exercise the power that you
 [23] are granted in the Florida law that was enacted
 [24] creating the authority, and that is the power of
 [25] eminent domain.

Page 16

[1] Eminent domain is the power to acquire
 [2] private property for a public purpose.
 [3] Condemnation is the process whereby you exercise
 [4] that power.

[5] You oftentimes will hear people, "Well, my
 [6] property was condemned." Don't think of it as
 [7] being a dilapidated house. That is not
 [8] condemnation.

[9] Condemnation is when a governing body, such
 [10] as yourself, authorizes through a resolution the
 [11] acquisition of private property for a public
 [12] purpose. In order to enact or in order to
 [13] exercise that power, it must be for a public
 [14] purpose.

[15] An airport is a transportation facility, and
 [16] under Florida law and court cases, it has been
 [17] held as such that that is a public purpose, the
 [18] expansion of the airport facilities, which would
 [19] include hangars, terminals, runways or any gas
 [20] tank farms, things of that nature are all public
 [21] purposes, which would be appurtenant to the
 [22] facility.

[23] When you decide that you may have to acquire
 [24] property for a public purpose, the law is
 [25] changing and has been changed by this last

Page 17

[1] legislative session, which will go in effect on
 [2] July 1st, 2000.

[3] It used to be that DOT was one of the few
 [4] acquiring authorities, or condemning authorities
 [5] as they're called, that would actually have to
 [6] provide a written offer to a property owner.
 [7] That law has been changed. It was done so at the
 [8] request of many property owners.

[9] I'll give you a little history on myself. I
 [10] represent both property owners and condemning
 [11] authorities and I think it was a fair change,
 [12] because now the condemning authority up front
 [13] must make a written offer before they can
 [14] exercise the power of eminent domain. That offer
 [15] is generally based upon the appraised value of
 [16] the property.

[17] I discussed this afternoon with the
 [18] Executive Director generally the appraisers y'all
 [19] have been using and also suggested some other
 [20] firms that do this type work that I've worked
 [21] with throughout the State of Florida. And just
 [22] because our appraiser or your appraiser comes up
 [23] with a number doesn't mean that's going to be
 [24] ultimately what you end up purchasing the
 [25] property for. It sometimes never ceases to amaze

Page 18

[1] me the disparity between qualified appraisers and
 [2] what they value property at. As you know, even
 [3] if you own property, you probably think it's
 [4] worth more than sometimes the market says it is,
 [5] and vice versa.

[6] But once you obtain an appraisal and you
 [7] attempt to negotiate a purchase, if you're unable
 [8] to do so, generally speaking, it will come back
 [9] to a board for the enactment of a resolution
 [10] authorizing the acquisition of the property
 [11] through eminent domain and a decision at that
 [12] time needs to be made by the condemning authority
 [13] as to whether or not they want to do a quick
 [14] taking or a slow taking.

[15] A slow taking is a court procedure whereby
 [16] you file a petition in court, you go before the
 [17] judge and a jury once discovery is completed on
 [18] the case and both sides have got a chance to look
 [19] at each other's sides positions, and a jury will
 [20] determine what compensation should be for that
 [21] property.

[22] Once the jury determines what compensation
 [23] should be, then the condemning authority has 20
 [24] days to deposit what the jury says the value of
 [25] the property is into the court's registry, and

Page 19

[1] that operates as a closing, if you will, on title
 [2] of the property. It transfers upon deposit of
 [3] the funds in the court's registry.

[4] The procedure -- a slow-take procedure is
 [5] very seldom used nowadays. Most condemning
 [6] authorities have projects on line, their funding
 [7] set up, they want to move forward with it. So
 [8] they employ what is called a quick-taking
 [9] procedure.

[10] The difference in a quick-taking procedure
 [11] is, you do the same things; you file your
 [12] petition, you enact a resolution beforehand, but
 [13] once you have filed your petition, you file with
 [14] it what's called a Declaration of Taking.

[15] That Declaration of Taking states what your
 [16] appraiser has placed as a value on the property
 [17] to be acquired, whether it's one parcel, two
 [18] parcels, three parcels, however many you're
 [19] acquiring.

[20] You then go before the judge and you show
 [21] the judge through your engineering testimony,
 [22] your appraisal testimony, and what other
 [23] testimony might be necessary that; A, the
 [24] property sought to be acquired is for a public
 [25] purpose. You being an airport authority, that's

Page 20

[1] pretty well given. Secondly, that the property
 [2] is reasonably necessary for a public purpose.

[3] And I emphasize "reasonably necessary"
 [4] because the cases have held that you do not have
 [5] to have a then current use or project ready to
 [6] get off the ground to acquire the property.

[7] Future long-range planning, the courts have
 [8] said, is sufficient to show necessity, reasonable
 [9] necessity. So, it's not an absolute necessity.
 [10] It's a reasonable necessity in your discretion.

[11] In other words, the judge does not
 [12] substitute his discretion or her discretion for
 [13] your discretion. It's in the discretion of that
 [14] board. And then that you have done a valid
 [15] appraisal of the subject property.

[16] A valid appraisal doesn't mean that that
 [17] number is the right number, but rather it has
 [18] been done by certified real estate appraiser who
 [19] has followed acceptable appraisal methodologies
 [20] in arriving at his value or her value
 [21] conclusions.

[22] At that point, the condemning authority has
 [23] made a prima facie showing to acquire the
 [24] property. And absent a property owner showing
 [25] abuse of discretion, fraud or bad faith -- those

Page 21

[1] are the only defenses to the property being
[2] acquired -- the Court will grant an order of
[3] taking.

[4] When they grant the order of taking, the
[5] Court will put in there the amount of money that
[6] you are required to deposit into the court's
[7] registry within 20 days of the enactment of that
[8] order. At that time, once that money's
[9] deposited, the condemning authority is married to
[10] that property. By that I mean, you go to jury
[11] trial on down the road.

[12] And there's one way to keep things straight.
[13] A jury is always going to determine how much the
[14] property is worth. A judge is going to determine
[15] if you have the right to acquire the property.
[16] So, there are two separate and distinct functions
[17] that are being performed.

[18] When the jury determines compensation, and
[19] if you've employed a quick taking, no matter what
[20] that compensation is, you must pay it. If you've
[21] availed yourself of a slow take, it's kind of
[22] like you've looked at all the cards that are on
[23] the table at that point and say, okay, I want to
[24] write a check for that, or I don't. With a quick
[25] taking, that's not the case.

Page 22

[1] Now, you can abandon an order of taking or
[2] set it aside if both parties agree to it. In
[3] other words, if the property owner and condemning
[4] authority came back and said, "All right, we've
[5] decided we don't need this property," or, "We've
[6] worked out a better deal," such as Mr. Davis did
[7] several years ago on the landfill north of here,
[8] then you can abandon it. But it must take the
[9] agreement of both sides.

[10] How long does the process take? From the
[11] time that you enact your resolution, if you avail
[12] yourself of a quick taking, you're usually
[13] looking at somewhere between 30 to 90 days after
[14] the filing of your suit before title transfers.
[15] Generally speaking, the trial on compensation
[16] will -- will occur within a year to 18 months
[17] after you have filed your suit.

[18] The fees and costs associated with this
[19] process, of course the Airport Authority has to
[20] pay for their own attorney's fees, appraisal
[21] fees, if engineering fees are necessary or
[22] engineering testimony is necessary, exhibits,
[23] depositions, things of that nature.

[24] Under Florida law, you must also pay
[25] reasonable fees and costs for the property owner.

Page 23

[1] A property owner's fees are determined by the
[2] difference between -- and I like to use the
[3] example of say you offered the property owner a
[4] hundred dollars for their property and
[5] subsequently you settled for a thousand.

[6] If the property owner has engaged an
[7] attorney, the attorney's fees are based upon the
[8] benefit derived for that property owner through
[9] the course of representation; in other words,
[10] there's a \$900 benefit there, the Court will look
[11] at that benefit and apply a statutory fig --
[12] calculation to that number to arrive at the
[13] attorney's fee.

[14] There are also ancillary-type proceedings
[15] that may be associated with the eminent -- or the
[16] condemnation process, such as apportionment,
[17] which you would have to pay the attorneys fees on
[18] apportionment.

[19] What is apportionment? If you will think of
[20] a piece of property as a pie, that is the whole
[21] pie is valued first by the jury. Then there may
[22] be other people, such as lessees, people that
[23] have liens, tax certificates, mortgages, all that
[24] relate to that property, that are then in line
[25] before the judge to say, "Well, judge, I need

Page 24

[1] this piece of pie from the whole," or, "I'm
[2] entitled to it." And that goes through what's
[3] called an apportionment hearing. And the judge
[4] makes that decision.

[5] So, that's the last phase. The costs, the
[6] appraiser's cost -- they are also, the property
[7] owner's entitled to have their own appraiser and
[8] those costs are paid for by the condemning
[9] authority.

[10] All of those costs, however, are subject to
[11] reasonableness. In other words, if you have a
[12] taking that's a \$200,000 piece of property and
[13] all of a sudden the Court's looking at bills of
[14] \$200,000 for appraisers, engineers, aerial
[15] photos, everything else in the world, the judge
[16] makes the determination as to whether or not that
[17] was reasonable.

[18] So, there are limitations. It's not a blank
[19] check for a property owner or a property owner's
[20] attorney to go out and just hire willy-nilly
[21] everybody they want to to work on the case.

[22] That is a real brief overview, and I'm sure
[23] y'all might have questions. So, if you do,
[24] through the Chair, I would be happy to try to
[25] answer them for you.

Page 25

[1] CHAIRMAN DAVIS: Gentlemen, are there any
[2] questions? Mr. Lassiter?

[3] MR. LASSITER: I have three. The quick or
[4] slow, I guess is just to -- is decided by the
[5] condemning authority just to whatever profile the
[6] project is or requires as far as time line.

[7] MR. ARNOLD: That is correct, yeah. That's
[8] generally your decision, and hopefully assisted
[9] by input from legal staff and your appraisers and
[10] your Executive Director.

[11] MR. LASSITER: In your experience in doing
[12] these condemnations, what -- what is historically
[13] kind of the range from the appraisal to the final
[14] figures? Are those pretty generally -- is it
[15] done case-by-case? I know that's kind of a
[16] broad-brush question.

[17] MR. ARNOLD: It -- that is a real broad
[18] brush, and I've seen them at both ends of the
[19] spectrum. I mean, I -- there is -- I've seen
[20] appraisals where -- well, I can give you an
[21] example right now.

[22] I'm representing the transportation
[23] authority up in Jacksonville on their Wonderwood
[24] Connector and there's an appraisal that we
[25] obtained of \$50,000 and the property owner said

Page 26

[1] \$500,000. So, you get that range.

[2] Now, a jury can come back on your number or
[3] on the property owner's number or anywhere in
[4] between. Those are the -- that's the ceiling
[5] (indicating), that's the floor (indicating), and
[6] I've seen them come in at the floor, at the
[7] ceiling and everywhere in between, and don't ever
[8] ask me to predict.

[9] MR. LASSITER: Okay. Historically, again
[10] this is a broad-brush question, the actual fees
[11] that are the final figure versus the appraised
[12] value of the land, is that usually percentage?

[13] Let's say if the land -- like you said, the
[14] \$200,000, does that generally fall in like a 50
[15] percent plus on that for the costs associated?
[16] In other words, our costs, the lawyer fees and
[17] all like that, how does that usually run in
[18] relationship or ratio to the land costs?

[19] MR. ARNOLD: You know, it's -- it is a broad
[20] question and the -- the luxury you may have in
[21] this project that DOT doesn't have oftentimes --
[22] and I represent a lot of property owners against
[23] DOT, and invariably they ask me, well, why are
[24] they so low? I mean, they have -- they've missed
[25] this, that and the other. And I say, well, think

Page 27

[1] of it -- and I've used this with a jury. I say
[2] think of it as a cooker cutter approach. They
[3] have an appraiser going in there that may be
[4] appraising 75 or 80 parcels of land on a bid
[5] basis. When you do that, it's very easy to
[6] overlook things, to make mistakes, and not on
[7] purpose, but your numbers may end up not being
[8] what they should be.

[9] In your particular instance, and I'm trying
[10] to roundabout get you an answer to your question,
[11] from what my general understanding is, you don't
[12] have a lot of parcels that you're going to be
[13] acquiring. So, therefore, the appraisals that
[14] are conducted or performed for those parcels
[15] should be in sufficient detail and the appraiser
[16] has sufficient time to get pretty close to market
[17] value.

[18] If your appraisal is real good, that's going
[19] to limit the amount of fees you're going to pay,
[20] because there's not going to be a lot of benefit
[21] that can be obtained with another appraisal. In
[22] other words, the closer the two appraisers are
[23] together, the less fees are going to be incurred
[24] in that type case, because there's just -- it's a
[25] percentage. That's how that fee works, unless

Page 28

[1] there's an apportionment issue.

[2] Can I say what percentage of the land value
[3] is attributable afterwards to fees and costs? It
[4] ranges all over. I think that the more thorough
[5] job you do at the beginning, though, the better
[6] chance you have of holding those down.

[7] And I -- I've represented condemning
[8] authorities and I've represented property owners,
[9] and it's like I tell a lot of my condemning
[10] authorities and I will tell y'all, I look on my
[11] job when I'm representing a condemning authority
[12] very much like when I was a prosecutor: I'm
[13] there to make sure that we put a good product on
[14] the table as far as an appraisal is concerned and
[15] everything else, because the people are entitled
[16] to full compensation for their land. And just as
[17] a prosecutor shouldn't just try to get a
[18] conviction, he should make sure justice is done.

[19] Well, your job in condemning property, if
[20] it's looked at in that manner, and the condemning
[21] authorities that I work against look at it in
[22] that manner, those are always the best cases to
[23] work on. Are there any other questions?

[24] CHAIRMAN DAVIS: Mr. Watts?

[25] MR. WATTS: One of the questions I have is

Page 29

[1] on the -- you said that a judge would make the
[2] final decision on, say, liens or mortgages,
[3] second mortgages.

[4] MR. ARNOLD: Yes, sir.

[5] MR. WATTS: Could you -- I mean, would you
[6] mind just explaining a little bit more into
[7] detail on that? Say, for example, you know, a
[8] piece of property worth \$200,000 and there's like
[9] \$250,000 owed on the property, I mean, now the
[10] jury would not make that determination, it would
[11] be the judge's final decision.

[12] MR. ARNOLD: That is the judge's
[13] determination based upon the priority of the
[14] liens.

[15] In other words, if you go out and sue
[16] someone and get a judgment against them and you
[17] record that lien, well, if there was someone else
[18] that had recorded a judgment before you, they
[19] would, generally speaking, be ahead of you as far
[20] as the priority of that lien.

[21] You can only cut that pie up a certain
[22] amount of ways. So if there's somebody out there
[23] that's lost as far as their priority is concerned
[24] and you've got \$250,000 worth of various liens
[25] and judgments and taxes on a \$200,000 award,

Page 31

[1] y'all were included, and you are. Does that
[2] answer your question?

[3] CHAIRMAN DAVIS: That answers my question.
[4] Thank you. Would you remain there for a minute?
[5] Any public comment, please, would you come to the
[6] podium?

[7] MR. HARVEY: Yeah, I'd like to ask.

[8] CHAIRMAN DAVIS: Yes, sir. Please --

[9] MR. HARVEY: My name is Mel Harvey.

[10] CHAIRMAN DAVIS: Sir, please come up.

[11] MR. HARVEY: Mel Harvey, 417 Indian Bend
[12] Road. I'm probably going to be one of the ones
[13] you're fighting with, or my attorney. I'd just
[14] like to ask you a question.

[15] When a piece of property comes up that
[16] cannot be replaced in the area, what is taken in
[17] effect with that? I mean, the physical condition
[18] of a piece of property.

[19] MR. ARNOLD: Can I answer in the mike?

[20] MR. HARVEY: Yes.

[21] CHAIRMAN DAVIS: Please.

[22] MR. ARNOLD: I don't know if you're asking
[23] me -- is it a special use property? Is it a
[24] residential?

[25] MR. HARVEY: Well, it can't be replaced.

Page 30

[1] there's only going to be \$200,000 there to divide
[2] up. So, somebody's still going to be waiting in
[3] line. And that is the judge's decision as to who
[4] has the priority as to the proceeds.

[5] It's just like if you sold a house, you
[6] always prorate your taxes. You always have to
[7] have your mortgage paid off before you get the
[8] proceeds of the sale.

[9] It's the same way with a condemnation case.
[10] This is a forced sale, but nevertheless the
[11] proceeds are subject to whatever liens and
[12] encumbrances may be out there.

[13] MR. WATTS: Thank you.

[14] CHAIRMAN DAVIS: Mr. Arnold, I have one
[15] question for the record.

[16] MR. ARNOLD: Yes, sir.

[17] CHAIRMAN DAVIS: Would you explain Florida
[18] State Statute 74.011, please?

[19] MR. ARNOLD: Explain it? That is the
[20] enabling statute for a quick taking under Florida
[21] law, and it specifically confers on airport
[22] authorities the right to do the quick taking.

[23] Not all Florida governmental entities have
[24] that authority and must be specifically
[25] granted -- and I did double-check and make sure

Page 32

[1] There's none in this area that will replace my
[2] piece of property.

[3] MR. ARNOLD: Well -- and I understand it
[4] and, believe me, I represent enough property
[5] owners where I --

[6] MR. HARVEY: Does that come up in it? I
[7] mean, I don't know.

[8] MR. ARNOLD: No, sir, it does not. I mean,
[9] the value of the property is based upon market
[10] research as to, are there comparable sales out
[11] there.

[12] It is not -- and there is a jury instruction
[13] to this effect. The appraised value of the
[14] property is merely a tool to assist the trier of
[15] fact in determining what full compensation should
[16] be. And a property owner, it is the -- the
[17] determination should be not what the condemning
[18] authority has gained, but what has the property
[19] owner lost.

[20] So, you know, now if you're talking about
[21] special use properties, there are certain ways
[22] you can appraise that. But each property
[23] owner -- and I feel the same way. I mean, my
[24] piece of property that I own, I don't think I
[25] could replace it. Nor would my wife want me to

Page 33

[1] try to replace it. But that is a common issue
 [2] that's brought up by many property owners when
 [3] their homes are being acquired.
 [4] MR. HARVEY: Thank you. Now, I just have
 [5] one other comment. I know all we are to you
 [6] on -- if you come up with this eminent domain, is
 [7] a plot on a map. And I would like to invite each
 [8] one of you down to see what you're displacing if
 [9] you vote to go eminent domain. And that, you
 [10] know -- I think I deserve that. You know what
 [11] you're doing before you do it.

[12] If you want the airport to be
 [13] self-sufficient, you cannot continue to take
 [14] property off the tax rolls and expect this place
 [15] to ever be self-sufficient. I mean, you want to
 [16] dig a holding pond to build hangars to rent to
 [17] people with planes. To me, that is not public
 [18] need. Thank you.

[19] CHAIRMAN DAVIS: Thank you, Mr. Harvey.
 [20] Anyone else, please?

[21] MR. MUSSELLS: He pretty well covered that.

[22] CHAIRMAN DAVIS: We asked Mr. Arnold to come
 [23] up because we wanted to get everyone to know
 [24] exactly what eminent domain was. There was a
 [25] question that came up at our last meeting, so I

Page 34

[1] instructed Cindy to try to find out just exactly
 [2] what the statutes were.

[3] I read a couple of them myself, but this is
 [4] what we came up with. And Rogers and Towers has
 [5] given us a synopsis of what it means and what the
 [6] statute is.

[7] It goes in great detail, and I know
 [8] Mr. Arnold couldn't go into it because we'd be
 [9] here three hours for him to go through the full
 [10] thing, but at least you have a general idea as to
 [11] what eminent domain meant.

[12] And I think the board members wanted to know
 [13] also where our hands were and if our hands were
 [14] tied for any reason so that we can be fair. We
 [15] on this board want to be fair to you, also. And
 [16] that's why we had him come up.

[17] MR. MUSSELLS: Does that mean you people are
 [18] coming down to look at our property? We haven't
 [19] gotten an answer on that.

[20] CHAIRMAN DAVIS: We all will come and look
 [21] at your property if you would like to.

[22] MR. MUSSELLS: I think we deserve that.

[23] CHAIRMAN DAVIS: We will look at it. But
 [24] understand, and I don't want to give you false
 [25] hopes of anything, looking at your property would

Page 35

[1] probably be the same as looking at mine, and if
 [2] that's what you desire for us to just look at it,
 [3] that's fine.

[4] MR. MUSSELLS: Because I don't think -- it's
 [5] not the same as most people's property,
 [6] particularly in this neighborhood. It's not the
 [7] same at all.

[8] CHAIRMAN DAVIS: Okay.

[9] MR. MUSSELLS: That's why we deserve to have
 [10] you look at it, all of you.

[11] CHAIRMAN DAVIS: Gentlemen, do you have any
 [12] comments about going to look at the property?
 [13] Mr. Wuellner?

[14] MR. WUELLNER: I was just going to state I
 [15] think we need for the record -- unless that all
 [16] picked up, we need the gentleman's name and
 [17] address just for the public record on it.

[18] MR. MUSSELLS: My name is Roger Mussells.
 [19] I'm at 395 Indian Bend Road.

[20] MR. WUELLNER: Thank you, sir.

[21] MR. MUSSELLS: Right next to Mr. Harvey
 [22] here.

[23] CHAIRMAN DAVIS: Thank you, Mr. Mussells.
 [24] Gentlemen, any questions, any comments?

[25] MR. LASSITER: Mr. Chairman, I know that

Page 36

[1] what the gentleman was asking us to do, and I
 [2] have no problem at all, and by all rights, we're
 [3] a public body and we should respond to the
 [4] public.

[5] MR. MUSSELLS: I really think you should.

[6] MR. LASSITER: Yes. My question would be
 [7] just the timing, and I don't even know when this
 [8] is coming up. We were pretty much given a
 [9] heads-up by the Executive Director as to this is
 [10] coming down the pike.

[11] I think that in the course of this moving
 [12] through the normal agenda, that when this is to
 [13] come up, and if it's in the future, if it's in
 [14] distant future or the intermediate future or the
 [15] immediate future, at that time is when I think we
 [16] should probably get with you and look at this
 [17] thing. If we go look at it now and it's a year
 [18] and a half from now before this comes up on the
 [19] agenda, then that's not a timely review. So --

[20] MR. MUSSELLS: Makes sense.

[21] MR. LASSITER: -- that was my -- would be my
 [22] only comment.

[23] CHAIRMAN DAVIS: Mr. Watts?

[24] MR. WATTS: Mr. Chairman, I agree with
 [25] Mr. Lassiter. I think, you know, it's the

Page 37

[1] responsibility of this board to make that
 [2] decision at the time that it comes up on the
 [3] agenda, to come and look at your property. I
 [4] know I will.
 [5] MR. MUSSELLS: Thank you.
 [6] CHAIRMAN DAVIS: So, sir, you understand
 [7] that coming -- coming now and if we do it -- if
 [8] it comes up on an agenda two years from now --
 [9] MR. MUSSELLS: Quite understand that.
 [10] CHAIRMAN DAVIS: -- there wouldn't be any
 [11] sense --
 [12] MR. MUSSELLS: Right.
 [13] CHAIRMAN DAVIS: Right.
 [14] MR. MUSSELLS: Thank you.
 [15] CHAIRMAN DAVIS: Thank you. Mr. Harvey?
 [16] MR. HARVEY: Yeah, Mel Harvey again. We
 [17] were told by your Executive Director here that it
 [18] would probably come up in March. You know, I
 [19] think we need to know something. When are you
 [20] planning on doing it?
 [21] You can't just leave us hanging out there.
 [22] We don't know where in the heck we're going. I
 [23] mean, you know, we're humans, also, and we need
 [24] to have an answer so we can all get on with the
 [25] game. Thank you.

Page 39

[1] The reality is, we would probably not press
 [2] this forward in any manner until at least
 [3] October. However, after October, it would really
 [4] be your call as a board as to the speed at which
 [5] you wish to move ahead with this project.
 [6] At that point, all you've committed is --
 [7] with DOT is entered into a Joint Participation
 [8] Agreement with Florida DOT for purposes of
 [9] establishing the money to develop. So, you know,
 [10] it largely is in your hands how quickly.
 [11] We have interest and projects as well as the
 [12] money to move the infrastructure portion ahead,
 [13] even today. So, there's not a shortage of
 [14] projects to move into the first -- the first
 [15] block there.
 [16] But again, it's your call as to the phasing
 [17] of that project and whether it makes, you know,
 [18] fiscal sense to move it through beginning in
 [19] October or something that for economic reasons
 [20] you wish to delay or for any other reason wish to
 [21] delay or not move forward. But, in terms of
 [22] ability to develop, that's the most likely place
 [23] to start.
 [24] CHAIRMAN DAVIS: From a time line
 [25] standpoint, we're looking outside at what, how

Page 38

[1] CHAIRMAN DAVIS: Thank you, Mr. Harvey.
 [2] Mr. Wuellner?
 [3] MR. WUELLNER: All I can provide is my best
 [4] guess on the time line. The grants associated
 [5] with construction become eligible for
 [6] formalization in a grant beginning July of this
 [7] year. That's the earliest possible date to begin
 [8] the grant part of the project.
 [9] The project details have yet to be
 [10] engineered or any other -- you know, other than
 [11] conceptually for purposes of establishing the
 [12] Water Management-related permits and
 [13] wetland-related permits, because we did this as a
 [14] 25-acre parcel originally with those districts.
 [15] It is not on your current -- current year
 [16] capital improvements budget, which places the
 [17] project, from a construction standpoint,
 [18] regardless of what you do with the grant, until
 [19] at least after October 1st of this year.
 [20] That would be the absolute earliest time
 [21] from a budget standpoint, unless you chose to
 [22] amend your budget, that it would move forward.
 [23] And at this point, we wouldn't envision doing
 [24] that, since the funds are not available until
 [25] very late in our fiscal year, also.

Page 40

[1] long?
 [2] MR. WUELLNER: I think realistically, from
 [3] launching the project in a -- from a design
 [4] standpoint for construction, you are probably
 [5] looking at least a year till it would be
 [6] completed from a start date, whenever that would
 [7] be.
 [8] But you're probably looking at 90 days to as
 [9] long as 180 days to -- of a window to acquire,
 [10] that kind of a lead time. And then also factor
 [11] in whichever method you -- might be chosen to do
 [12] that.
 [13] He indicated 30 to 90 days on the quick
 [14] method, and you have whatever -- I don't know if
 [15] I ever heard an answer on the other, but I assume
 [16] based on how long it took to get to a jury, it
 [17] was probably as much as a year after or lead time
 [18] for that.
 [19] So, it could be two years to develop if you
 [20] took the long route. It could be, you know, a
 [21] year to 18 months from the startup between
 [22] acquisition, engineering and construction to use.
 [23] CHAIRMAN DAVIS: That's what I wanted to
 [24] know, because I had scratched my figures down and
 [25] I was looking at from 18 months to 2 years on the

Page 41

[1] outside for that project.

[2] MR. WUELLNER: I think that's -- I think
[3] that's fairly well grounded.

[4] CHAIRMAN DAVIS: But they will be duly
[5] notified within time enough to know when this is
[6] coming up; is that correct?

[7] MR. WUELLNER: As I understand the process,
[8] we need to place a written offer on the table
[9] before you move a resolution forward for eminent
[10] domain, which means obviously there's got to be
[11] some communication that goes on before the
[12] process itself starts.

[13] It will be up to them whether or not to
[14] accept that offer based on an appraisal at that
[15] time or move through the -- you know, it throws
[16] it back at this board again as to whether to
[17] decide to move through the process at that point,
[18] and then which method to take.

[19] MR. LASSITER: Ed --

[20] CHAIRMAN DAVIS: Mr. Lassiter, go ahead.

[21] MR. LASSITER: Ed, we were talking about
[22] moving into the planning stages for next year,
[23] and I think that this obviously is one of those
[24] pieces in that planning stage.

[25] I think what we're saying is the gentleman

Page 42

[1] is at least -- it won't be for at least another
[2] six months, then, before we really start getting
[3] a solid date such -- and I -- it's unfortunate
[4] that we can't say July the 15th is when we're
[5] going to come to you, but it would appear that
[6] this thing is still kind of in a haze a little
[7] bit as far as the clarity of the time line.

[8] MR. WUELLNER: Well, I would think the
[9] earliest that the board, this board would be
[10] willing to commit to a project that would involve
[11] absolutely needing to take the property would be
[12] after you have an executed grant agreement that
[13] would pay for the facilities to be constructed.

[14] So, you know, that puts it on at least a
[15] July 1st time line to consider the process. You
[16] know, at that point, you may want to say, well,
[17] we'll defer even beginning it until your new
[18] budget year; that is, even moving through an
[19] eminent domain process or whatever, until
[20] October, or you may wish to begin that process as
[21] early as July when you have the money, you know,
[22] essentially tied up with Florida DOT at that
[23] point. Or you may wish to defer it even longer.

[24] MR. LASSITER: Well, I think if we were
[25] going to write the proposal and go for the grant,

Page 43

[1] at that time is when we need to take a look at
[2] the project and take a look at the property, as
[3] well.

[4] MR. WUELLNER: Well, when that grant is
[5] prepared and given to us for execution after
[6] July, there's probably the best time to have the
[7] discussion about when you want to move the
[8] project forward --

[9] MR. LASSITER: That would also --

[10] MR. WUELLNER: -- or whether you --

[11] MR. LASSITER: -- give us an idea of the
[12] scope and the size and the impacts and all the
[13] other things.

[14] MR. WUELLNER: Now, realize it would not be
[15] engineered at that point, but you'd have some
[16] idea of what's envisioned for that particular
[17] area.

[18] MR. HARVEY: Yeah, Mel Harvey again. Well,
[19] why were we told March? I mean, who's running
[20] the show here?

[21] CHAIRMAN DAVIS: Why were you told what,
[22] Mr. Harvey?

[23] MR. HARVEY: We were told that you would
[24] start your eminent domain in March.

[25] MR. WUELLNER: Originally --

Page 44

[1] MR. HARVEY: Am I correct?

[2] CHAIRMAN DAVIS: I don't --

[3] MR. WUELLNER: We said as early as March.

[4] CHAIRMAN DAVIS: As early as March.

[5] MR. WUELLNER: And in reviewing the project
[6] itself, the available funds with Florida DOT, the
[7] grant time lines, you know, our best guess for
[8] not only on the funding side, you know, was after
[9] July.

[10] MR. HARVEY: Well, just for -- as you know,
[11] the permitting process on building a new --
[12] anything new, it's probably going to take me at
[13] least a year, year and a half to build another
[14] house. I built that one and I'm going to build
[15] another one, if I can find a piece of property.

[16] So, you know, we need to know about when
[17] you're going to start your eminent domain
[18] proceedings so we know what we're doing, too. I
[19] mean, we just can't be dangled out there and
[20] we're going to do it in March and now we're going
[21] to do it in July and now we're going to do it in
[22] October. We don't want to live like that. Thank
[23] you.

[24] CHAIRMAN DAVIS: Thank you, Mr. Harvey. Any
[25] other comment?

Page 45

[1] MR. WATTS: Mr. Chair?
[2] CHAIRMAN DAVIS: Mr. Watts.
[3] MR. WATTS: I agree with the gentleman. I
[4] think we can't leave these people hanging. This
[5] is something that we've got to make a decision
[6] on.

[7] I think we need to work with Ed to
[8] determine, you know, exactly -- I know there's
[9] grants and things of that nature, but I know as a
[10] property owner myself, I wouldn't want to be left
[11] hanging on this. So, I think as soon as we
[12] can -- you know, as soon as the board can reach
[13] that decision, I think it needs to be made.

[14] CHAIRMAN DAVIS: I agree with you. As soon
[15] as we get everything in line to know exactly what
[16] it is, Ed, we can bring it up. Ed, if we need to
[17] have a special meeting, let us know, and we will
[18] come in so that we can let them know so they
[19] won't be hanging and they'll know how long they
[20] have to --

[21] MR. WUELLNER: If you'd like, I mean, we
[22] could agenda an item to discuss it at your next
[23] meeting.

[24] CHAIRMAN DAVIS: I would rather take a
[25] little bit more time than that, than that next

Page 46

[1] meeting.
[2] If you have anything that's -- if we have
[3] anything concrete for the next meeting, yes, go
[4] ahead and agenda it. If not, then we can do it
[5] on the next meeting coming up. Because that
[6] meeting is going to be on the regular day of the
[7] third Monday in March; is that correct?

[8] MR. WUELLNER: That's correct.

[9] CHAIRMAN DAVIS: All right. If we have
[10] anything concrete on it for the next one, yes,
[11] let's agenda that item for the next meeting.

[12] And, Mr. Harvey, we will let you know and
[13] everyone else, because it will be published and
[14] you'll see the agenda and then you'll know.

[15] MR. MUSSELLS: Excuse me?

[16] CHAIRMAN DAVIS: Yes, sir.

[17] MR. MUSSELLS: I just want to know, do you
[18] people realize you're dealing with waterfront
[19] property? Do you know that?

[20] CHAIRMAN DAVIS: Yes, sir, we are fully
[21] aware of the property.

[22] MR. MUSSELLS: You are aware it is
[23] waterfront property.

[24] CHAIRMAN DAVIS: Yes, sir.

[25] MR. MUSSELLS: Which is very difficult to

Page 47

[1] get again.

[2] CHAIRMAN DAVIS: I understand.

[3] MR. MUSSELLS: I hope you do understand,
[4] because you might be in the same position
[5] yourself some day.

[6] CHAIRMAN DAVIS: I agree, sir. Anything
[7] else, sir?

[8] (No comment.)

[9] CHAIRMAN DAVIS: Gentlemen, any more
[10] comment?

[11] (No further comment.)

[12] CHAIRMAN DAVIS: Our next board meeting is
[13] going to be Monday, the 28th of February at 2
[14] p.m., a joint meeting with the St. Johns County
[15] Commissioners in the Conference Room B at 4020
[16] Lewis Speedway, which is down the street.

[17] This is a combined meeting with the
[18] commissioners so that some of their concerns and
[19] some of ours with the commission, we need to get
[20] to them, but understand we are a separate
[21] authority from the commissioners.

[22] This meeting is a joint venture between us
[23] to try to make things better for the county
[24] itself, but you are a separate authority. Any
[25] other questions?

Page 48

[1] (No questions.)

[2] CHAIRMAN DAVIS: If not, this --

[3] MR. CIRIELLO: Whoa.

[4] CHAIRMAN DAVIS: Mr. Ciriello.

[5] MR. CIRIELLO: Public comment, you missed
[6] public comment.

[7] CHAIRMAN DAVIS: That's what's been going
[8] on, Mr. Ciriello. All of them, Mr. Harvey and
[9] everyone has been having a public comment.

[10] MR. CIRIELLO: I thought that was all under
[11] 5.B. --

[12] CHAIRMAN DAVIS: No.

[13] MR. CIRIELLO: -- talking about eminent
[14] domain and I was waiting for you guys to give
[15] your reports.

[16] MR. HARVEY: He skipped that, didn't he?

[17] CHAIRMAN DAVIS: No, I went through it.
[18] Mr. Ciriello, you have a comment, come up,
[19] please.

[20] MR. CIRIELLO: All right. I apologize for
[21] missing it, the procedure.

[22] PUBLIC COMMENT

[23] MR. CIRIELLO: Joe Ciriello. I want to
[24] thank you, first of all, as a person sitting out
[25] here, that you was so kind in giving the people

Page 49

[1] all the time they wanted to talk. I think that's
[2] good of your board.

[3] I've been to places where they give you
[4] three minutes to talk and if you're not done,
[5] they chase you right out, and I think you people
[6] should be complimented.

[7] The reason I'm coming up before you guys is
[8] I've had an idea in my mind for quite a few
[9] years, it's not just something that's come up
[10] recently, about St. Augustine Airport being a
[11] host for the AOPA expo.

[12] And I always thought that all you did was
[13] ask for an application and they'd send you one
[14] and you send it in, but after I bugged them a
[15] couple of times, they sent me an e-mail, which
[16] I'm sure you people have a copy of, and I wanted
[17] to present it to you with the hopes that the
[18] board would consider doing this or, you know,
[19] trying to, and investigate the possibilities.

[20] This isn't just a project for the board. In
[21] my opinion, what you would have to do is call for
[22] some workshops, get the golf world village
[23] involved, the fixed base operator, the flight
[24] school, Chamber of Commerce, the County
[25] Commissioners, maybe City of St. Augustine or St.

Page 50

[1] Augustine Beach.

[2] St. Johns County, I've been hearing for
[3] years is such a great place for tourism, and this
[4] expo, while it is aviation-related, would be
[5] quite an impact on the county with money.
[6] Motels, restaurants and all of that would all
[7] benefit.

[8] Now, if you invited all these different
[9] entities to a workshop to get their input on
[10] whether we could do it or not, it would be a good
[11] start.

[12] Now, as I read this original paragraph when
[13] I saw this, I said, oh, that's impossible. But
[14] yet the airports that they picked for this are
[15] general aviation airports.

[16] And I don't understand how they say they
[17] want room for 1,200 aircraft at one time. That
[18] seems -- you know, there must be some loopholes
[19] in here or something that isn't explained in
[20] quite details, but I think this airport could
[21] possibly pull it off.

[22] And if you included all these other entities
[23] like the, you know, World Golf Village and Better
[24] Business Bureau and Committee of 100 and business
[25] people and get all their input, you might be able

Page 51

[1] to somehow qualify for this. And I think it
[2] would be a boom for the St. Johns County plus the
[3] airport itself.

[4] Now, this isn't a quickie project. As you
[5] can see, they say they hope by -- to see me in
[6] the year 2001 down in Fort Lauderdale. I don't
[7] recall where the 2000 thing's going to be, and I
[8] don't know if 2002, 3 or 4 is already spoken for.

[9] So this isn't something that you would have
[10] to, you know, dig right in and start working on
[11] in a matter of minutes. You have a couple of
[12] years to work at this particular problem to see
[13] if you could qualify.

[14] And as a long-range plan, if you start
[15] making inquiries to see if it is possible and
[16] invite the proper people and get all their input,
[17] it just might be something that could come to
[18] fruition (sic), and if I'm still around in a few
[19] years, it would make me real happy to say that
[20] our airport has become a stopping way for the
[21] expo -- AOPA expo.

[22] It is a pretty big deal and it's a big
[23] organization and you get a lot of publicity. If
[24] Donna gave you the copy of this last year's
[25] itinerary, you can see there's a lot that goes

Page 52

[1] on.

[2] You've got a lot to offer. You've got your
[3] beaches. You've got tons of golfing. If
[4] Mr. Taylor was here, there would be maybe some
[5] ways of lining up some fishing tours, you know,
[6] from his Comachee Cove and from Conch Shell
[7] (sic). There's all kinds of things to do here.

[8] And the people that come to this might not
[9] just come for the two or three days that the
[10] expo's here, they may just stay for a whole week
[11] and make a big vacation out of it.

[12] So I would really like to see the Authority
[13] take the additional step and do something with
[14] this project and something serious with it. And
[15] that's what I had in mind. Thank you.

[16] CHAIRMAN DAVIS: Thank you, Mr. Ciriello.
[17] Mr. Watts?

[18] MR. WATTS: Mr. Chairman, Bryan, I don't
[19] mean to put you on the spot, but I guess you're a
[20] member of the organization, and would you --
[21] would you comment on some of these things?

[22] MR. COOPER: Well, first of all, I'd like to
[23] say that Mr. Showalter in Orlando, at Orlando
[24] Executive Airport, has been instrumental a number
[25] of times in having that at Orlando airport, and I

Page 53

[1] think he has a relationship with Aero Sport.
 [2] They might be interested in discussing that
 [3] possibility with him.
 [4] But I remember an article that I read
 [5] shortly after the last AOPA expo at Orlando, and
 [6] he mentioned in the article, if I remember right,
 [7] there were only seven airports in the United
 [8] States that were large enough, had the correct
 [9] facilities to accommodate that.

[10] I'd be surprised, Joe, if we're one of
 [11] those. But I think probably before you spend a
 [12] whole lot of time, if you talk to Mr. Showalter,
 [13] you'd get a much clearer picture of whether or
 [14] not it is something that we could tackle.

[15] I've been to a number of those conventions.
 [16] I try to go to them as often as I can. Joe, the
 [17] next one this year is in New Orleans. And the
 [18] following year will be Fort Lauderdale.

[19] MR. CIRIELLO: Yeah, okay.

[20] MR. WUELLNER: The comments I would add, it
 [21] appears to be two distinct things. One, there's
 [22] an airport side to this meeting, if I understand
 [23] it correctly, that is a place to park all these
 [24] airplanes and some static displays. And you have
 [25] a distinctly different one that deals with the

Page 54

[1] convention aspect of it, the need for meeting
 [2] rooms and hotel rooms and the like.

[3] And having, you know, our entire staff just
 [4] gone through a similar exercise with the Florida
 [5] Airport Managers Association to a much smaller
 [6] scale, but the same general exercise that goes
 [7] on, and to be honest, we were probably the
 [8] largest one if we aren't still the largest event
 [9] that was held, that has been held at World Golf
 [10] to date. And it's a -- represents a fraction of
 [11] what space they're asking for.

[12] Frankly, I don't -- unless somebody -- you
 [13] know, unless Joe has some other ideas, I'm not
 [14] sure where we could handle the convention side of
 [15] the event.

[16] I mean, my understanding of World Golf is,
 [17] you know, they have five, six -- you know, a
 [18] fraction of the space here. They've got -- I
 [19] know 304 rooms for a fact is all that's available
 [20] at World Golf. If you added in even Vistana, you
 [21] might pick up another hundred rooms, and that's
 [22] on the high side.

[23] MR. CIRIELLO: I understand there's some
 [24] more motels being built out around the golf
 [25] village or golf area.

Page 55

[1] MR. WUELLNER: The only stuff I'm aware of
 [2] was what was built there. Was it Sleep Inn or --

[3] MR. LASSITER: Comfort Suites.

[4] MR. WUELLNER: -- Comfort Suites there at
 [5] the intersection, and that's just another hundred
 [6] or 200 rooms.

[7] MR. LASSITER: If I remember it, I think the
 [8] convention center has about 54,000 square feet.
 [9] The Comfort Suites has the -- around 150 units.
 [10] And of course the hotel at World Golf Village has
 [11] the 304. There are to be three other hotels
 [12] built on that corner, but they total no more I
 [13] think than around 450 rooms, something in that
 [14] neighborhood.

[15] Now, the next exit down at 16, there's about
 [16] another 450, so if you could lump the interchange
 [17] with Vistana with the 16, you might be able to
 [18] hit their threshold rooms.

[19] Your problem is your meeting space. We've
 [20] got less than half of what their requirements
 [21] are. Now, depending on how fixed and hard they
 [22] are on these requirements, you know, if they --
 [23] if there is wiggle room in this 120,000, there'd
 [24] have to be a whole lot of wiggle room trying to
 [25] get this thing --

Page 56

[1] MR. CIRIELLO: You won't know that unless
 [2] you contact them.

[3] MR. LASSITER: Yeah, absolutely. And I
 [4] think that's the best thing to do, as Bryan said,
 [5] contact the guy who's put this thing on and say,
 [6] how firm are these people?

[7] We would have extreme difficulties meeting
 [8] their lodging and meeting space before we moved
 [9] on to even whether the airport could support the
 [10] number of aircraft that they say are going to
 [11] come in here.

[12] And I'm like you; I would love this. This
 [13] would be just great, if we could get it here.
 [14] And in this industry, I can tell you, there would
 [15] be 130 percent support from every member in
 [16] this -- in this community in the tourist business
 [17] to bring this type of --

[18] MR. CIRIELLO: Are you actually saying yes
 [19] or no? I mean, are you saying, yes, you'll look;
 [20] or, no, you can't?

[21] MR. LASSITER: I'm saying yes, if they would
 [22] allow us the -- again, I'm saying that what needs
 [23] to be done is Bryan needs to contact this
 [24] gentleman down -- or Aero Sport, down in Orlando
 [25] and just ask the simple question: If we had

Page 57

[1] 54,000 square feet to put up, would they even
[2] consider us? If the answer is no, there's no
[3] need to go any further because we don't have the
[4] square footage anywhere else.

[5] The next largest square footage available I
[6] believe is at the Marriott, and they're maybe
[7] another 25 -- I'm not real sure, but I think it's
[8] no more than 25,000 square feet, and that's a
[9] good 20 miles down the road.

[10] So, that's -- that's the main problem. If
[11] you -- if that's a hurdle you can get by, then,
[12] you know, through bussing and whatever, we can
[13] pull the 1,900 rooms, but they will not be within
[14] walking distance. Even if we're out six years
[15] from now. I think there's a total room count in
[16] the county of about 5,000 rooms. But that's
[17] north to south, east to west.

[18] MR. CIRIELLO: Well, that kind of concerned
[19] me, but I don't think the other places had that,
[20] either. I don't know why that's -- they have it
[21] in there. But you don't usually have that kind
[22] of room around an airport that they have that
[23] much, you know, within walking distance.

[24] MR. COOPER: Joe, the walking distance is
[25] for the convention activities --

Page 58

[1] MR. CIRIELLO: Yeah, I know.
[2] MR. COOPER: -- it's not for the airport.
[3] The static display's a total different thing.

[4] MR. CIRIELLO: Yeah.
[5] MR. WUELLNER: Do you happen to know when
[6] the next available date is?

[7] MR. CIRIELLO: No, they didn't tell me.
[8] That's what I say, you guys would have to contact
[9] AOPA, you have the address, and ask them
[10] questions on your own.

[11] You know, I mean, you might talk to the guy
[12] in Orlando and he might say, no, you can't
[13] qualify and you just drop it there, and you go
[14] and talk to AOPA and negotiate with them and tell
[15] them how much there is down here.

[16] I mean, I'm always hearing about how great
[17] this place is. Get in there and fight a little
[18] bit and they may bend a little bit. You can't
[19] talk to Orlando. You've got to talk directly to
[20] AOPA. They're the ones that give the okay.

[21] CHAIRMAN DAVIS: Joe, thanks for bringing
[22] this to our attention and I guarantee you we will
[23] look into it and see if it's feasible for us and
[24] for the area that we have. If they are hard fast
[25] on the square footage, then we'll bring that back

Page 59

[1] to you and let you know that, too, you and the
[2] public to know.

[3] MR. CIRIELLO: Thank you.

[4] CHAIRMAN DAVIS: But we will look into it.
[5] It's not a dead issue and it's not going to just
[6] drop off the desk, all right? I promise you
[7] that.

[8] MR. CIRIELLO: Thank you.

[9] CHAIRMAN DAVIS: Any other public comment,
[10] please?

[11] (No public comment.)

[12] CHAIRMAN DAVIS: If not, gentlemen,
[13] anything?

[14] (No comment.)

[15] CHAIRMAN DAVIS: Then we'll be at our next
[16] meeting at the conference room at St. Johns
[17] Commission on the 28th of February. And this
[18] meeting is adjourned.

[19] (Whereupon, the meeting adjourned at 5:05 p.m.)
[20]
[21]
[22]
[23]
[24]
[25]


Page 60

REPORTER'S COURT CERTIFICATE

[1]
[2]
[3] STATE OF FLORIDA)
[4] COUNTY OF ST. JOHNS)
[5]

[6] I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I
[7] was authorized to and did stenographically report the
[8] foregoing proceedings and that the transcript is a true
[9] record of my stenographic notes.
[10]

[11] Dated this 27th day of January, 2000.

[12] 
[13] JANE M. BEASON, RPR-CP, RMR, CRR
[14] Notary Public - State of Florida
[15] My Commission No.: CC 705710
[16] Expires: April 30, 2002
[17]
[18]
[19]
[20]
[21]
[22]
[23]
[24]
[25]

Airport Authority - Jan. 24, 2000

\$	6	apportionment 23/16, 23/18, 23/19, 24/3, 28/1 appraisal 18/6, 19/22, 20/15, 20/16, 20/19, 22/20, 25/13, 25/24, 27/18, 27/21, 28/14, 41/14 appraisals 25/20, 27/13 appraise 32/22 appraised 17/15, 26/11, 32/13 appraiser 17/22, 19/16, 20/18, 24/7, 27/3, 27/15 appraiser's 24/6 appraisers 17/18, 18/1, 24/14, 25/9, 27/22 appraising 27/4 appreciate 15/15 approach 14/16, 27/2 APPROVAL 2/3, 3/8, 3/11, 4/5, 4/23, 14/12 approve 3/15, 3/18, 5/6 approved 4/21, 14/9 appurtenant 16/21 April 12/5 apron 14/1, 14/4 area 8/8, 8/14, 8/17, 9/2, 9/4, 11/15, 12/19, 13/4, 13/6, 31/16, 32/1, 43/17, 54/25, 58/24 areas 9/2, 14/3 Arnold 2/10, 15/3, 15/12, 15/14 arrive 23/12 arriving 20/20 article 53/4, 53/6 aspect 54/1 assist 32/14 Assistant 1/20 assisted 25/8 associated 7/9, 9/3, 10/16, 11/5, 22/18, 23/15, 26/15, 38/4 Association 5/16, 54/5 Atlanta 14/9 attempt 15/7, 18/7 attention 58/22 Attorney 1/18, 2/7, 23/7, 24/20, 31/13 attorney's 22/20, 23/7, 23/13 attorneys 23/17 attributable 28/3 August 6/24 AUGUSTINE 1/1, 1/4, 1/17, 1/22, 1/23, 2/6, 5/15, 49/10, 49/25, 50/1 Augustine-St 3/3 authorities 17/4, 17/11, 19/6, 28/8, 28/10, 28/21, 30/22 AUTHORITY 1/1, 1/18, 2/11, 3/4, 5/16, 15/5, 15/24, 17/12, 18/12, 18/23, 19/25, 20/22, 21/9, 22/4, 22/19, 24/9, 25/5, 25/23, 28/11, 30/24, 32/18, 47/21, 47/24, 52/12 authorized 60/7 authorizes 16/10 authorizing 18/10 available 9/12, 38/24, 44/6, 54/19, 57/5, 58/6 availed 21/21 Aviation 6/25, 50/15 aviation-related 50/4 awaiting 11/25 award 29/25 awarded 6/24 awarding 7/2 aye 3/24, 3/25, 4/1, 4/2, 4/16, 4/17, 4/18, 4/19
\$200,000 24/12, 24/14, 26/14, 29/8, 29/25, 30/1 \$250,000 29/9, 29/24 \$50,000 25/25 \$500,000 26/1 \$900 23/10	6 2/11 60 2/16	
&	7	
& 1/17	7 2/14 74.011 30/18 7460s 10/14 75 27/4	
*	8	
* 1/7, 1/11, 1/15, 1/21	8 2/15 8,000 8/19, 13/3 80 27/4 800 8/12 825-0570 1/23	
1	9	
1 1/3 1,200 50/17 1,900 57/13 10,000 13/2, 13/19 100 50/24 120,000 55/23 13/31 9/1 130 56/15 14th 12/1 15 2/10 150 55/9 1510 1/22 15th 42/4 16 55/15, 55/17 170 1/17 18 22/16, 40/21, 40/25 180 40/9 1999 3/12, 3/16, 3/24 1st 11/15, 17/2, 38/19, 42/15	9 2/16 90 22/13, 40/8, 40/13 904 1/23 99 10/24	
2	A	
2 2/3, 40/25, 47/13 20 18/23, 21/7, 57/9 200 55/6 2000 1/5, 3/5, 3/7, 4/7, 17/2, 51/7, 60/11 2001 51/6 2002 51/8 20th 3/12, 3/16, 3/24, 4/22 24 1/5 24th 3/5, 5/5 25 57/7 25,000 57/8 25-acre 38/14 27th 60/11 28th 47/13, 59/17	A.A.E 1/19 abandon 22/1, 22/8 ability 13/21, 39/22 ABSENT 1/12, 20/24 absolute 20/9, 38/20 abuse 20/25 accept 4/11, 41/14 acceptable 20/19 ACCEPTANCE 2/4, 4/25, 5/4 accepted 4/5 accepting 3/23 accommodate 53/9 accomplished 13/22 acquire 16/1, 16/23, 20/6, 20/23, 21/15, 40/9 acquired 19/17, 19/24, 21/2, 33/3 acquiring 14/14, 17/4, 19/19, 27/13 acquisition 16/11, 18/10, 40/22 ACTION 2/8, 5/24 activities 57/25 add 53/20 added 54/20 address 15/7, 35/17, 58/9 adjourned 59/18, 59/19 ADJOURNMENT 2/16 Administration 7/1 aerial 24/14 Aero 2/6, 11/10, 12/19, 13/17, 53/1, 56/24 affronts 9/2 afternoon 3/2, 10/11, 15/16, 17/17 afterwards 28/3 agencies 8/11 agenda 36/12, 36/19, 37/3, 37/8, 45/22, 46/4, 46/11, 46/14 agree 22/2, 36/24, 45/3, 45/14, 47/6 agreed 13/16, 15/6 agreement 12/11, 13/25, 22/9, 39/8, 42/12 aid 10/2, 10/6, 10/19 aircraft 13/21, 50/17, 56/10 airfield 14/21 airplanes 53/24 AIRPORT 1/1, 1/18, 1/20, 3/4, 5/2, 6/4, 16/15, 16/18, 19/25, 22/19, 30/21, 33/12, 49/10, 50/20, 51/3, 51/20, 52/24, 52/25, 53/22, 54/5, 56/9, 57/22, 58/2 airports 50/14, 50/15, 53/7 Allen 15/3 allow 8/18, 13/20, 14/13, 56/22 allowing 11/19 amaze 17/25 amend 38/22 amount 21/5, 27/19, 29/22 ancillary-type 23/14 answer 24/25, 27/10, 31/2, 31/19, 34/19, 37/24, 40/15, 57/2 answers 31/3 AOPA 49/11, 51/21, 53/5, 58/9, 58/14, 58/20 apologize 48/20 application 49/13 apply 23/11	
3		
3 2/3, 2/4, 51/8 30 7/19, 10/10, 10/12, 22/13, 40/13 304 54/19, 55/11 32084 1/18, 1/23 395 35/19		
4		
4 2/4, 2/5, 4/6, 4/22, 11/23, 11/24, 51/8 4.B 5/10 4.C 5/13 4.D 5/17 4.E 5/21 4020 47/15 417 31/11 450 55/13, 55/16 47 2/15 4796 1/3 48 2/14 4:00 1/6		
5		
5 2/6, 2/7, 2/8, 2/9, 11/23, 12/8, 12/13 5,000 57/16 5.A 5/25 5.B 15/12, 48/11 50 26/14 54,000 55/8, 57/1 5:05 1/6, 59/19		
		B bad 20/25 Bailey 1/17 BARTIN 2/7 base 49/23 based 9/10, 17/15, 23/7, 29/13, 32/9, 40/16, 41/14 basis 27/5 Beach 50/1 beaches 52/3 BEASON 60/6 Bend 31/11, 35/19, 58/18 benefit 23/8, 23/10, 23/11, 27/20, 50/7 bid 27/4 bidding 10/9 big 51/22, 52/11 BILL 1/13 bills 24/13 bit 13/24, 29/6, 42/7, 45/25, 58/18 blank 24/18 block 39/15 Blvd 1/22 BOARD 1/8, 1/12, 2/15, 6/11, 14/16, 14/18, 15/7, 18/9, 20/14, 34/12, 34/15, 37/1, 39/4, 41/16, 42/9, 45/12, 47/12, 49/2, 49/18, 49/20 board's 15/1 body 16/9, 36/3

boom 51/2
 brief 6/6, 15/6, 24/22
 bring 6/3, 45/16, 56/17, 58/25
 bringing 58/21
 brings 13/14
 broad 25/17, 26/19
 broad-brush 25/16, 26/10
 brought 15/2, 33/2
 brush 25/18
 BRYAN 1/20, 52/18, 56/4, 56/23
 BRYANT 1/14
 budget 6/10, 38/16, 38/21, 38/22, 42/18
 bugged 49/14
 build 13/1, 33/16, 44/13, 44/14
 building 6/8, 11/25, 12/3, 13/3, 44/11
 built 44/14, 54/24, 55/2, 55/12
 Bureau 50/24
 business 3/10, 4/24, 50/24, 56/16
 bussing 57/12

C

calculation 23/12
 call 39/4, 39/16, 49/21
 came 22/4, 33/25, 34/4
 capital 6/8, 38/16
 card 11/20
 cards 11/17, 11/21, 21/22
 CARL 1/9, 2/12
 case 18/18, 21/25, 24/21, 27/24, 30/9
 case-by-case 25/15
 cases 2/10, 16/16, 20/4, 28/22
 ceases 17/25
 ceiling 26/4, 26/7
 center 55/8
 CERTIFICATE 60/1
 certificates 23/23
 certified 20/18
 certify 60/6
 Chair 24/24
 Chairman 1/9, 3/2, 3/9, 3/14, 3/19, 3/22, 4/2, 4/4, 4/10, 4/13, 4/15, 4/19, 4/21, 4/24, 5/3, 5/8, 5/12, 5/15, 5/19, 5/23, 25/1, 28/24, 30/14, 30/17, 31/3, 31/8, 31/10, 31/21, 33/19, 33/22, 34/20, 34/23, 35/8, 35/11, 35/23, 36/23, 37/6, 37/10, 37/13, 37/15, 38/1, 39/24, 40/23, 41/4, 41/20, 43/21, 44/2, 44/4, 44/24, 45/2, 45/14, 45/24, 46/9, 46/16, 46/20, 46/24, 47/2, 47/6, 47/9, 47/12, 48/2, 48/4, 48/7, 48/12, 48/17, 52/16, 58/21, 59/4, 59/9, 59/12, 59/15
 Chamber 49/24
 chance 18/18, 28/6
 change 17/11
 changed 16/25, 17/7
 changing 16/25
 CHARLES 1/9, 1/10
 chase 49/5
 check 21/24, 24/19
 chose 38/21
 chosen 40/11
 CINDY 1/17, 34/1
 Ciriello 48/23
 City 49/25
 clarity 42/7
 clearer 53/13
 close 27/16
 closer 27/22
 closing 19/1
 Comachee 52/6
 combined 47/17
 Comfort 55/3, 55/4, 55/9
 COMMENT 2/14, 31/5, 33/5, 36/22, 44/25, 47/8, 47/10, 47/11, 48/5, 48/6, 48/9, 48/18, 48/22, 52/21, 59/9, 59/11, 59/14
 comments 35/12, 35/24, 53/20
 Commerce 49/24
 commission 47/19, 59/17
 Commissioner/Airport 1/14
 Commissioners 47/15, 47/18, 47/21, 49/25
 commit 42/10
 committed 39/6
 Committee 50/24
 common 33/1
 communicating 11/18
 communication 41/11
 community 56/16
 comparable 32/10
 compensation 18/20, 18/22, 21/18, 21/20, 22/15, 28/16, 32/15
 complete 7/10, 10/24

completed 7/21, 18/17, 40/6
 completion 7/1, 7/23
 complimented 49/6
 concerned 28/14, 29/23, 57/18
 concerns 47/18
 Conch 52/6
 conclusions 20/21
 concrete 46/3, 46/10
 Condemnation 16/3, 16/8, 16/9, 23/16, 30/9
 condemnations 25/12
 condemned 16/6
 condemning 17/4, 17/10, 17/12, 18/12, 18/23, 19/5, 20/22, 21/9, 22/3, 24/8, 25/5, 28/7, 28/9, 28/11, 28/19, 28/20, 32/17
 condition 31/17
 conducted 27/14
 Conference 47/15, 59/16
 confers 30/21
 Connector 25/24
 constructed 13/20, 42/13
 construction 9/18, 9/23, 10/9, 11/24, 12/12, 12/13, 13/13, 13/23, 14/2, 14/18, 14/22, 38/5, 38/17, 40/4, 40/22
 construction-wise 13/15
 contact 56/2, 56/5, 56/23, 58/8
 contacting 11/8
 continue 33/13
 continues 7/25
 contract 7/3, 14/7
 contractor 7/17
 contracts 14/14
 convention 54/1, 54/14, 55/8, 57/25
 conventions 53/15
 conviction 28/18
 cooker 27/2
 COOPER 1/20
 copies 5/1
 copy 49/16, 51/24
 corner 55/12
 Corporate 11/23, 13/8
 correct 25/7, 41/6, 44/1, 46/7, 46/8, 53/8
 correctly 53/23
 cost 24/6
 costs 22/18, 22/25, 24/5, 24/8, 24/10, 26/15, 26/16, 26/18, 28/3
 count 57/15
 COUNTY 1/1, 1/14, 3/4, 47/14, 47/23, 49/24, 50/2, 50/5, 51/2, 57/16, 60/4
 couple 34/3, 49/15, 51/11
 course 22/19, 23/9, 36/11, 55/10
 Court 1/22, 16/16, 18/15, 18/16, 21/2, 21/5, 23/10, 60/1
 court's 18/25, 19/3, 21/6, 24/13
 courts 20/7
 Cove 52/6
 covered 33/21
 creating 15/24
 CRR 60/6
 currently 7/24, 8/13, 13/12
 custom 6/1
 cut 29/21
 cutter 27/2

D

dangled 44/19
 date 6/3, 12/6, 13/10, 13/14, 38/7, 40/6, 42/3, 54/10, 58/6
 Dated 60/11
 DAVIS 1/9, 2/12, 3/2, 3/9, 3/14, 3/19, 3/22, 4/2, 4/4, 4/10, 4/13, 4/15, 4/19, 4/21, 4/24, 5/3, 5/8, 5/12, 5/15, 5/19, 5/23, 25/1, 28/24, 30/14, 30/17, 31/3, 31/8, 31/10, 31/21, 33/19, 33/22, 34/20, 34/23, 35/8, 35/11, 35/23, 36/23, 37/6, 37/10, 37/13, 37/15, 38/1, 39/24, 40/23, 41/4, 41/20, 43/21, 44/2, 44/4, 44/24, 45/2, 45/14, 45/24, 46/9, 46/16, 46/20, 46/24, 47/2, 47/6, 47/9, 47/12, 48/2, 48/4, 48/7, 48/12, 48/17, 52/16, 58/21, 59/4, 59/9, 59/12, 59/15
 day 46/6, 47/5, 60/11
 days 7/19, 18/24, 21/7, 22/13, 40/8, 40/9, 40/13, 52/9
 de 1/22
 dead 59/5
 deal 22/6, 51/22
 dealing 46/18
 deals 53/25
 December 3/11, 3/16, 3/24, 4/22
 decide 16/23, 41/17
 decided 22/5, 25/4

decision 18/11, 24/4, 25/8, 29/2, 29/11, 30/3, 37/2, 45/5, 45/13
 Declaration 19/14, 19/15
 defenses 21/1
 defer 42/17, 42/23
 delay 39/20, 39/21
 delayed 13/24
 delivery 11/25
 deposit 18/24, 19/2, 21/6
 deposited 21/9
 depositions 22/23
 derived 23/8
 deserve 33/10, 34/22, 35/9
 design 7/24, 7/25, 8/7, 9/14, 9/17, 10/8, 10/10, 10/12, 12/12, 12/22, 40/3
 design/build 14/15
 desire 35/2
 desk 59/6
 detail 27/15, 29/7, 34/7
 details 8/1, 38/9, 50/20
 determination 24/16, 29/10, 29/13, 32/17
 determine 18/20, 21/13, 21/14, 45/8
 determined 23/1
 determines 18/22, 21/18
 determining 32/15
 develop 39/9, 39/22, 40/19
 difference 19/10, 23/2
 difficult 46/25
 difficulties 56/7
 dig 33/16, 51/10
 dilapidated 16/7
 Director 1/19, 1/20, 17/18, 25/10, 36/9, 37/17
 discovery 18/17
 discretion 20/10, 20/12, 20/13, 20/25
 discuss 45/22
 discussed 17/17
 discussing 8/7, 53/2
 discussion 6/11, 43/7
 discussions 7/25
 disparity 18/1
 displaced 8/14
 displacing 33/8
 display's 58/3
 displays 53/24
 distance 57/14, 57/23, 57/24
 distant 36/14
 districts 38/14
 divide 30/1
 documents 12/23
 doesn't 17/23, 20/16, 26/21
 dollars 23/4
 domain 2/10, 15/5, 15/12, 15/25, 16/1, 17/14, 18/11, 33/6, 33/9, 33/24, 34/11, 41/10, 42/19, 43/24, 44/17, 48/14
 Donna 51/24
 DOT 6/9, 6/18, 7/4, 12/9, 12/24, 13/10, 14/4, 17/3, 26/21, 26/23, 39/7, 39/8, 42/22, 44/6
 double-check 30/25
 drop 58/13, 59/6
 drywall 11/4

E

e-mail 49/15
 east 9/5, 11/23, 57/17
 eastern 8/25
 easy 27/5
 economic 39/19
 economics 7/15
 Ed 41/19, 41/21, 45/7, 45/16
 edge 8/25
 EDWARD 1/19
 effect 17/1, 31/17, 32/13
 effort 14/22
 election 4/7
 electrical 14/21
 eligible 38/5
 eminent 2/10, 15/5, 15/12, 15/25, 16/1, 17/14, 18/11, 23/15, 33/6, 33/9, 33/24, 34/11, 41/9, 42/19, 43/24, 44/17, 48/13
 emphasize 20/3
 employ 19/8
 employed 21/19
 enact 16/12, 19/12, 22/11
 enacted 15/23
 enactment 18/9, 21/7
 encumbrances 30/12
 end 6/2, 8/2, 8/13, 8/18, 17/24, 27/7
 ends 25/18

<p>engaged 23/6 engineered 38/10, 43/15 engineering 8/1, 12/23, 19/21, 22/21, 22/22, 40/22 engineers 24/14 entered 39/7 entertain 3/14, 4/10 entities 30/23, 50/9, 50/22 entitled 24/2, 24/7, 28/15 environmental 8/3, 8/11, 8/21, 9/7 envision 38/23 envisioned 43/16 erection 12/3 Esquire 1/17 establish 9/8 established 10/2, 10/4, 11/18 establishing 14/14, 38/11, 39/9 estate 20/18 event 54/8, 54/15 exceed 7/19 Excuse 46/15 executed 12/16, 42/12 execution 43/5 Executive 1/19, 17/18, 25/10, 36/9, 37/17, 52/24 exercise 15/22, 16/3, 16/13, 17/14, 54/4, 54/6 exhibits 22/22 existing 11/9, 11/20, 13/5 exit 55/15 expansion 16/18 expect 7/18, 11/13, 33/14 experience 25/11 expert 15/4, 15/19 expo 49/11, 50/4, 51/21, 53/5 expo's 52/10 extreme 8/5, 56/7</p>	<p>folks 10/25, 11/6, 11/10, 12/11, 13/17 followed 20/19 foot 13/2, 13/3, 13/20 footage 57/4, 57/5, 58/25 forced 30/10 forego 5/3 formal 10/15, 14/5 formalization 38/6 formally 10/17 Fort 51/6, 53/18 forum 13/13 found 12/24 four 13/8 fraction 54/10, 54/18 fraud 20/25 frequencies 10/18 front 17/12 fronts 9/18 frutation 51/18 functions 21/16 fund 9/20 funded 7/4, 13/9 funding 6/13, 9/11, 19/6, 44/8 funds 9/19, 9/21, 19/3, 38/24, 44/6 future 8/23, 20/7, 36/13, 36/14, 36/15</p>	<p>hours 34/9 house 16/7, 30/5, 44/14 huge 10/7 humans 37/23 hundred 23/4, 54/21, 55/5 hurdle 57/11 hurry 10/8</p>
F		
<p>FAA 6/23, 8/22, 9/21, 10/14, 10/15, 14/6 facia 20/23 facilitate 8/4, 10/13, 12/12 facilities 16/18, 42/13, 53/9 facility 9/25, 10/6, 12/7, 14/17, 16/15, 16/22 fact 32/15, 54/19 factor 40/10 fair 17/11, 34/14, 34/15 faith 20/25 fall 10/21, 26/14 false 34/24 farms 16/20 fast 58/24 favor 3/23, 4/16 FCC 10/18 feasibility 8/9 feasible 58/23 February 5/5, 11/15, 11/20, 11/22, 12/2, 12/10, 47/13, 59/17 Federal 6/25, 8/11, 10/22 fee 23/13, 27/25 fees 22/18, 22/20, 22/21, 22/25, 23/1, 23/7, 23/17, 26/10, 26/16, 27/19, 27/23, 28/3 feet 8/12, 8/19, 55/8, 57/1, 57/8 fig 23/11 fight 58/17 fighting 31/13 figure 26/11 figures 25/14, 40/24 file 18/16, 19/11, 19/13 filed 22/17 filing 22/14 FINANCIAL 2/4, 4/23, 4/25, 5/4 find 34/1, 44/15 fine 35/3 finish 14/3 finishing 12/4 fire 11/5 firm 14/15, 56/6 firms 17/20 fiscal 38/25, 39/18 fishing 52/5 fit 15/22 five 54/17 fixed 49/23, 55/21 FL 1/18, 1/23 Fleming 2/7 flight 49/23 floor 26/5, 26/6 Florida 1/4, 6/9, 6/18, 7/4, 12/9, 12/24, 13/10, 14/4, 15/23, 16/16, 17/21, 22/24, 30/17, 30/20, 30/23, 39/8, 42/22, 44/6, 54/4, 60/3</p>	<p>G</p> <p>gained 32/18 game 37/25 gas 16/19 gate 11/17, 11/20, 11/21 Gay 1/17 gentleman 36/1, 41/25, 45/3, 56/24 gentleman's 35/16 gentlemen 3/3, 3/12, 4/8, 5/3, 25/1, 35/11, 35/24, 47/9, 59/12 glad 3/6 golf 49/22, 50/23, 54/9, 54/16, 54/20, 54/24, 54/25, 55/10 golfing 52/3 governing 16/9 Government 10/22 governmental 30/23 grant 6/25, 9/19, 12/11, 12/16, 14/4, 21/2, 21/4, 38/6, 38/8, 38/18, 42/12, 42/25, 43/4, 44/7 granted 15/23, 30/25 grants 38/4, 45/9 ground 20/6 grounded 41/3 Grumman 2/6 guarantee 58/22 guess 25/4, 38/4, 44/7, 52/19 guy 56/5, 58/11 guys 48/14, 49/7, 58/8</p>	<p style="text-align: center;">I</p> <p>idea 34/10, 43/11, 43/16, 49/8 ideas 54/13 identified 9/20, 13/9 identify 12/25, 14/3 ILS 9/23, 10/3, 10/9, 10/10, 10/15 immediate 36/15 imminent 14/11 impact 50/5 impacts 8/21, 43/12 implications 8/2 impossible 50/13 improvement 6/9 improvements 38/16 incurred 27/23 Indian 31/11, 35/19 indicated 6/20, 40/13 indicating 26/5 indications 14/8 industry 56/14 information 6/16 informational 6/21 infrastructure 13/6, 39/12 Inn 55/2 input 6/19, 25/9, 50/9, 50/25, 51/16 inquiries 51/15 instructed 34/1 instruction 32/12 instrumental 52/24 intention 10/12 interchange 55/16 interest 39/11 intermediate 36/14 internal 7/23 intersection 55/5 investigate 49/19 invite 6/17, 33/7, 51/16 invited 50/8 issue 28/1, 33/1, 59/5 item 11/3, 14/25, 45/22, 46/11 ITEMS 2/8, 5/24, 11/1 itinerary 51/25</p>
H		
	<p>half 36/18, 44/13, 55/20 handful 11/2 handle 54/14 hands 12/17, 34/13, 39/10 hangar 11/24, 12/7, 12/8, 12/13, 13/2, 13/18, 13/20 hangars 11/6, 11/23, 13/8, 16/19, 33/16 hanging 37/21, 45/4, 45/11, 45/19 happy 24/24, 51/19 hard 55/21, 58/24 Harvey 31/9, 31/11, 37/16, 43/18 haze 42/6 head 5/18 heads-up 36/9 held 1/3, 4/6, 16/17, 20/4, 54/9 helicopter 12/6 high 54/22 hire 24/20 historically 25/12, 26/9 history 17/9 hit 55/18 hold 13/17 holding 28/6, 33/16 homes 33/3 honest 54/7 hope 47/3, 51/5 hopes 34/25, 49/17 hoping 9/20 host 49/11 hotel 54/2, 55/10 hotels 55/11</p>	<p style="text-align: center;">J</p> <p>Jacksonville 15/2, 25/23 JAMES 1/9 JANET 60/6 January 1/5, 3/5, 4/6, 4/22, 60/11 JIM 1/14 job 28/5, 28/11, 28/19 Joe 48/23, 53/10, 53/16, 54/13, 57/24, 58/21 JOHNS 1/1, 3/4, 47/14, 50/2, 51/2, 59/16, 60/4 Joint 39/7, 47/14, 47/22 Jones 1/17 JOSEPH 1/13 JPA 12/9 judge 18/17, 19/20, 19/21, 20/11, 21/14, 23/25, 24/3, 24/15, 29/1 judge's 29/11, 29/12, 30/3 judgment 29/16, 29/18 judgments 29/25 July 13/11, 17/2, 38/6, 42/4, 42/15, 42/21, 43/6, 44/9, 44/21 jury 18/17, 18/19, 18/22, 18/24, 21/10, 21/13, 21/18, 23/21, 26/2, 27/1, 29/10, 32/12, 40/16 justice 28/18</p>
K		
		<p>kicked 6/23 kicks 10/15, 10/17</p>
L		
		<p>lack 15/4 ladies 3/2 land 26/12, 26/13, 26/18, 27/4, 28/2, 28/16 landfill 22/7</p>

<p>landing 8/20 large 13/18, 53/8 largest 54/8, 57/5 LASSITER 1/9, 2/13 later 13/10 Lauderdale 51/6, 53/18 launching 40/3 law 15/23, 16/16, 16/24, 17/7, 22/24, 30/21 lawyer 26/16 lead 40/10, 40/17 leasehold 11/11 leave 37/21, 45/4 left 45/10 legal 25/9 legislative 17/1 Leon 1/22 Leslie 2/6 lessees 23/22 letter 14/6 Lewis 47/16 Liaison 1/14 licensing 10/23 lien 29/17, 29/20 liens 23/23, 29/2, 29/14, 29/24, 30/11 lighting 7/9, 7/13 likelihood 9/10 Limerock's 7/12 limit 27/19 limitations 24/18 line 19/6, 23/24, 25/6, 30/3, 38/4, 39/24, 42/7, 42/15, 45/15 lines 44/7 lining 52/5 list 11/1, 11/13 little 13/24, 17/9, 29/6, 42/6, 45/25, 58/17, 58/18 live 44/22 location 9/25, 10/16 lodging 56/8 Logistics 12/7 long-range 20/7, 51/14 loopholes 50/18 lost 29/23, 32/19 love 56/12 low 26/24 lump 55/16 luxury 26/20</p>	<p>money's 21/8 month 6/15, 7/20, 11/22 months 6/7, 9/13, 10/21, 22/16, 40/21, 40/25, 42/2 mortgage 30/7 mortgages 23/23, 29/2, 29/3 Motels 50/6, 54/24 motion 3/15, 3/17, 4/11, 4/12 move 11/9, 11/10, 11/16, 12/2, 12/14, 13/21, 14/13, 19/7, 38/22, 39/5, 39/12, 39/14, 39/18, 39/21, 41/9, 41/15, 41/17, 43/7 moved 13/12, 56/8 moving 9/23, 12/22, 36/11, 41/22, 42/18 Mr. Arnold 15/11, 15/13, 25/7, 25/17, 26/19, 29/4, 29/12, 30/14, 30/16, 30/19, 31/19, 31/22, 32/3, 32/8, 33/22, 34/8 Mr. Bryant 5/8 Mr. Chair 45/1 Mr. Chairman 35/25, 36/24, 52/18 Mr. Charles 2/13 MR. CIRIELLO 48/3, 48/4, 48/5, 48/8, 48/10, 48/13, 48/18, 48/20, 48/23, 52/16, 53/19, 54/23, 56/1, 56/18, 57/18, 58/1, 58/4, 58/7, 59/3, 59/8 MR. COOPER 52/22, 57/24, 58/2 Mr. Davis 22/6 Mr. Dennis 2/13 MR. FLEMING 5/17, 5/18, 5/19 MR. HARVEY 31/7, 31/9, 31/11, 31/20, 31/25, 32/6, 33/4, 33/19, 35/21, 37/15, 37/16, 38/1, 43/18, 43/22, 43/23, 44/1, 44/10, 44/24, 46/12, 48/8, 48/16 Mr. James 2/12 Mr. John 2/6 MR. LASSITER 3/17, 3/19, 3/25, 4/14, 4/15, 4/17, 25/2, 25/3, 25/11, 26/9, 35/25, 36/6, 36/21, 36/25, 41/19, 41/20, 41/21, 42/24, 43/9, 43/11, 55/3, 55/7, 56/3, 56/21 Mr. Leslie 5/12, 5/13, 5/14 Mr. Mark 15/3 MR. MUSSELLS 33/21, 34/17, 34/22, 35/4, 35/9, 35/18, 35/21, 35/23, 36/5, 36/20, 37/5, 37/9, 37/12, 37/14, 46/15, 46/17, 46/22, 46/25, 47/3 Mr. Richard 2/6 Mr. Robert 2/7 Mr. Rose 4/25 Mr. Showalter 52/23, 53/12 Mr. Taylor 52/4 MR. WATTS 3/21, 3/22, 4/1, 4/12, 4/13, 4/18, 28/24, 28/25, 29/5, 30/13, 36/23, 36/24, 45/1, 45/2, 45/3, 52/17, 52/18 Mr. Weaver 5/9, 5/10, 5/11 Mr. Wuellner 5/24, 6/1, 35/13, 35/14, 35/20, 38/2, 38/3, 40/2, 41/2, 41/7, 42/8, 43/4, 43/10, 43/14, 43/25, 44/3, 44/5, 45/21, 46/8, 53/20, 55/1, 55/4, 58/5 MS. BARTIN 5/21, 5/22, 5/23 Ms. Cindy 2/7 Mussells 35/18</p>	<p style="text-align: center;">O</p> <p>obtain 18/6 obtained 25/25, 27/21 occupancy 12/6 October 38/19, 39/3, 39/19, 42/20, 44/22 offer 17/6, 17/13, 17/14, 41/8, 41/14, 52/2 offered 23/3 office 13/3, 14/10, 15/2 officers 4/7 operates 19/1 operator 49/23 opinion 49/21 opportunity 15/15 opposed 4/2, 4/19 opposition 4/3, 4/20 optimistically 12/20 order 3/10, 4/24, 16/12, 21/2, 21/4, 21/8, 22/1 organization 51/23, 52/20 original 50/12 originally 38/14, 43/25 Orlando 52/23, 52/25, 53/5, 56/24, 58/12, 58/19 Orleans 53/17 outcome 10/8 overlook 27/6 overview 24/22 owed 29/9 owner 17/6, 20/24, 22/3, 22/25, 23/3, 23/6, 23/8, 24/19, 25/25, 32/16, 32/19, 32/23, 45/10 owner's 23/1, 24/7, 24/19, 26/3 owners 17/8, 17/10, 26/22, 28/8, 32/5, 33/2</p>
<p>M</p>	<p>N</p>	<p style="text-align: center;">P</p> <p>P.A 1/17 p.m 1/6, 47/14, 59/19 package 8/10, 9/6, 10/12 packaged 8/24 paid 24/8, 30/7 painting 11/4, 11/7 panic 9/16 paragraph 50/12 parallel 7/24, 8/5, 10/1 parameters 8/8, 10/16 parcel 19/17, 38/14 parcels 19/18, 27/4, 27/12, 27/14 park 53/23 part 7/10, 12/21, 13/15, 38/8 Participation 39/7 parties 22/2 Pat 5/1 paved 7/7 paving 7/10, 7/14 pay 21/20, 22/20, 22/24, 23/17, 27/19, 42/13 pending 10/8 percentage 26/12, 27/25, 28/2 performed 21/17, 27/14 permits 38/12, 38/13 permitting 10/23, 44/11 petition 18/16, 19/12, 19/13 phase 13/1, 13/4, 24/5 phasing 10/7, 39/16 photos 24/15 physical 31/17 pick 54/21 picked 35/16, 50/14 picture 53/13 pie 23/20, 23/21, 24/1, 29/21 piece 23/20, 24/1, 24/12, 29/8, 31/15, 31/18, 32/2, 32/24, 44/15 pieces 7/3, 41/24 pike 36/10 Pilots 5/16 place 7/12, 11/14, 13/20, 33/14, 39/22, 41/8, 50/3, 53/23, 58/17 placed 19/16 places 38/16, 49/3, 57/19 plan 6/9, 51/14 planes 33/17 planning 20/7, 37/20, 41/22, 41/24 plot 33/7 plow 10/5 plus 26/15, 51/2 podium 31/6 point 7/11, 13/16, 20/22, 21/23, 38/23, 39/6, 41/17, 42/16, 42/23, 43/15 Ponce 1/22 pond 33/16 portion 7/7, 8/6, 9/20, 39/12</p>
<p>main 57/10 maintenance 10/25, 11/6 majority 7/5 Malaga 1/17 Management-related 38/12 Managers 54/5 manner 28/20, 28/22, 39/2 map 15/20, 33/7 March 37/18, 43/19, 43/24, 44/3, 44/4, 44/20, 46/7 Mark 2/10, 15/3, 15/12, 15/14 market 18/4, 27/16, 32/9 married 21/9 Marriott 57/6 marsh 9/3 matter 21/19, 51/11 matures 9/13 mechanism 10/14 Meeting 1/2, 2/3, 2/15, 3/4, 3/5, 3/8, 3/9, 3/15, 3/23, 4/6, 5/5, 6/2, 12/10, 33/25, 45/17, 45/23, 46/1, 46/3, 46/5, 46/6, 46/11, 47/12, 47/14, 47/17, 47/22, 53/22, 54/1, 55/19, 56/7, 56/8, 59/16, 59/18, 59/19 Mel 31/9, 31/11, 37/16, 43/18 MEMBER 2/11, 52/20, 56/15 MEMBERS 1/8, 1/12, 34/12 mentioned 53/6 method 8/12, 40/11, 40/14, 41/18 methodologies 20/19 mike 31/19 miles 57/9 mind 29/6, 49/8, 52/15 minute 31/4 MINUTES 2/3, 3/8, 3/11, 3/15, 3/23, 4/5, 4/6, 4/11, 4/22, 49/4, 51/11 missed 26/24, 48/5 missing 48/21 mistakes 27/6 mitigation 8/4, 8/9, 9/8 mobilization 7/17 Monday 1/5, 46/7, 47/13 money 12/25, 14/1, 21/5, 39/9, 39/12, 42/21, 50/5</p>	<p>name 15/14, 31/9, 35/16, 35/18 nature 16/20, 22/23, 45/9 nav 10/2, 10/6, 10/19 nearing 7/1, 10/10 necessary 8/4, 9/4, 9/9, 19/23, 20/2, 20/3, 22/21, 22/22 necessitate 9/24 necessity 20/8, 20/9, 20/10 need 22/5, 23/25, 33/18, 35/15, 35/16, 37/19, 37/23, 41/8, 43/1, 44/16, 45/7, 45/16, 47/19, 54/1, 57/3 needing 42/11 needs 18/12, 45/13, 56/22, 56/23 neglected 11/3 negotiate 18/7, 58/14 negotiating 12/18 neighborhood 35/6, 55/14 new 11/21, 42/17, 44/11, 44/12, 53/17 nonpaved 8/17 normal 36/12 North 1/3, 8/20, 22/7, 57/17 notes 60/9 notified 41/5 number 12/13, 17/23, 20/17, 23/12, 26/2, 26/3, 52/24, 53/15, 56/10 numbers 27/7</p>	

<p>position 9/18, 47/4 positions 18/19 possibilities 49/19 possibility 53/3 possible 38/7, 51/15 poured 11/25 power 15/22, 15/24, 16/1, 16/4, 16/13, 17/14 predict 26/8 preparation 12/8 prepared 12/23, 43/5 Presentation 2/10 press 39/1 pretty 14/23, 20/1, 25/14, 27/16, 33/21, 36/8, 51/22 prima 20/23 primer 15/17 priority 29/13, 29/20, 29/23, 30/4 private 16/2, 16/11 problem 36/2, 51/12, 55/19, 57/10 procedurally 15/9 procedure 18/15, 19/4, 19/9, 19/10, 48/21 proceedings 15/5, 23/14, 44/18, 60/8 proceeds 30/4, 30/8, 30/11 process 6/8, 7/2, 10/20, 11/7, 11/17, 12/22, 14/13, 15/6, 15/7, 16/3, 22/10, 22/19, 23/16, 41/7, 41/12, 41/17, 42/15, 42/19, 42/20, 44/11 product 28/13 profile 25/5 Program 14/7 Project 2/9, 5/25, 6/23, 7/3, 7/6, 7/8, 7/9, 7/21, 8/2, 8/22, 9/17, 9/23, 10/24, 11/1, 13/7, 13/9, 14/2, 14/20, 14/24, 20/5, 25/6, 26/21, 38/8, 38/9, 38/17, 39/5, 39/17, 40/3, 41/1, 42/10, 43/2, 43/8, 44/5, 49/20, 51/4, 52/14 projects 6/3, 6/6, 6/12, 6/13, 6/22, 9/10, 19/6, 39/11, 39/14 promise 59/6 promised 6/10 properties 32/21 property 16/2, 16/6, 16/11, 16/24, 17/6, 17/8, 17/10, 17/16, 17/25, 18/2, 18/3, 18/10, 18/21, 18/25, 19/2, 19/16, 19/24, 20/1, 20/6, 20/15, 20/24, 21/1, 21/10, 21/14, 21/15, 22/3, 22/5, 22/25, 23/1, 23/3, 23/4, 23/6, 23/8, 23/20, 23/24, 24/6, 24/12, 24/19, 25/25, 26/3, 26/22, 28/8, 28/19, 29/8, 29/9, 31/15, 31/18, 31/23, 32/2, 32/4, 32/9, 32/14, 32/16, 32/18, 32/22, 32/24, 33/2, 33/14, 34/18, 34/21, 34/25, 35/5, 35/12, 37/3, 42/11, 43/2, 44/15, 45/10, 46/19, 46/21, 46/23 proposal 42/25 proposed 10/16 prorate 30/6 prosecutor 28/12, 28/17 provide 6/19, 9/4, 17/6, 38/3 PUBLIC 2/14, 16/2, 16/11, 16/13, 16/17, 16/20, 16/24, 19/24, 20/2, 31/5, 33/17, 35/17, 36/3, 36/4, 48/5, 48/6, 48/9, 48/22, 59/2, 59/9, 59/11 publicity 51/23 published 46/13 pull 50/21, 57/13 punch 11/1 purchase 18/7 purchasing 17/24 purpose 16/2, 16/12, 16/14, 16/17, 16/24, 19/25, 20/2, 27/7 purposes 6/21, 9/7, 10/18, 16/21, 38/11, 39/8 put 8/22, 21/5, 28/13, 52/19, 56/5, 57/1 puts 42/14 putting 14/6</p>	<p>read 34/3, 50/12, 53/4 reality 39/1 reason 34/14, 39/20, 49/7 reasonable 20/8, 20/10, 22/25, 24/17 reasonableness 24/11 reasons 39/19 recall 51/7 recommended 14/16 record 29/17, 30/15, 35/15, 35/17, 60/9 recorded 29/18 recovering 8/12 redoing 7/8 reestablish 8/17 registry 18/25, 19/3, 21/7 Regular 1/2, 3/11, 46/6 rehab 14/1 relate 23/24 related 8/3 relationship 26/18, 53/1 relocated 11/11 Relocation 7/13, 9/24 remain 31/4 remaining 10/25 remember 53/4, 53/6, 55/7 remind 9/15 removal 9/24, 13/5 rent 33/16 replace 32/1, 32/25, 33/1 replaced 31/16, 31/25 replacement 10/2, 13/18 report 2/12, 2/13, 4/25, 5/4, 5/22, 60/7 REPORTER'S 60/1 Reporters 1/22 REPORTS 2/4, 2/5, 2/11, 4/23, 5/8, 48/15 represent 17/10, 26/22, 32/4 representation 23/9 representative 6/18 represented 28/7, 28/8 representing 25/22, 28/11 represents 54/10 request 10/17, 15/1, 17/8 requested 11/9, 12/8 require 11/4 required 13/7, 21/6 requirements 8/15, 9/8, 55/20, 55/22 requires 25/6 research 32/10 residential 31/24 resolution 12/11, 12/15, 16/10, 18/9, 19/12, 22/11, 41/9 respond 36/3 responsibility 37/1 restaurants 50/6 result 8/14 review 10/15, 36/19 reviewing 44/5 reviews 14/10 rights 36/2 RMR 60/6 road 15/20, 21/11, 31/12, 35/19, 57/9 Roger 35/18 Rogers 1/17, 15/3, 34/4 rolls 33/14 Room 47/15, 50/17, 55/23, 55/24, 57/15, 57/22, 59/16 rooms 54/2, 54/19, 54/21, 55/6, 55/13, 55/18, 57/13, 57/16 ROSE 1/13 route 40/20 RPR-CP 60/6 run 26/17 running 43/19 runway 8/13, 8/18, 8/19, 8/25, 9/5 runways 16/19 rush 9/16</p>	<p>SECRETARY 5/2 self-sufficient 33/13, 33/15 send 49/13, 49/14 sense 10/5, 36/20, 37/11, 39/18 sent 14/9, 49/15 separate 9/9, 21/16, 47/20, 47/24 serious 52/14 session 17/1 set 19/7, 22/2 settled 23/5 seven 53/7 Shakes 5/18 Shell 52/6 shortage 39/13 shoulders 7/7 show 19/20, 20/8, 43/20 side 9/5, 10/22, 11/23, 44/8, 53/22, 54/14, 54/22 sides 18/18, 18/19, 22/9 signify 3/24, 4/16 signs 14/7 simple 56/25 sitting 48/24 six 10/21, 42/2, 54/17, 57/14 size 43/12 SK 12/6, 12/7 skin 13/18 skipped 48/16 slab 11/24 Sleep 55/2 slow 18/14, 18/15, 21/21, 25/4 slow-take 19/4 smaller 54/5 so-desire 6/17 sold 30/5 solid 42/3 sought 19/24 sources 9/11 south 8/2, 8/13, 8/18, 9/1, 57/17 southwest 8/5 space 54/11, 54/18, 55/19, 56/8 specifications 11/4 spectrum 25/19 speed 15/10, 39/4 Speedway 47/16 spend 53/11 spirit 6/5 Sport 2/6, 11/10, 12/19, 13/17, 53/1, 56/24 spot 52/19 square 13/2, 13/3, 13/19, 55/8, 57/1, 57/4, 57/5, 57/8, 58/25 Stabilization's 7/12 stabilize 9/3 stabilized 8/17 stabilizing 8/24 staff 25/9, 54/3 stage 41/24 stages 41/22 standpoint 10/23, 38/17, 38/21, 39/25, 40/4 start 39/23, 40/6, 42/2, 43/24, 44/17, 50/11, 51/10, 51/14 starts 41/12 startup 40/21 state 8/11, 12/18, 17/21, 30/18, 35/14, 60/3 states 19/15, 53/8 static 53/24, 58/3 Statute 30/18, 30/20, 34/6 statutes 34/2 statutory 23/11 stay 52/10 stenographic 60/9 stenographically 60/7 step 52/13 stopping 51/20 storage 13/22 straight 21/12 Street 1/17, 47/16 strengthening 7/6 stuff 55/1 subject 20/15, 24/10, 30/11 submittal 10/13 submitted 10/20 submitting 8/10 substitute 20/12 sue 29/15 sufficient 20/8, 27/15, 27/16 suit 22/14, 22/17 Suite 1/22 Suites 55/3, 55/4, 55/9 support 56/9, 56/15</p>
<p>Q</p>		
<p>qualified 18/1 quality 51/1, 51/13, 58/13 question 25/16, 26/10, 26/20, 27/10, 30/15, 31/2, 31/3, 31/14, 33/25, 36/6, 56/25 questions 3/12, 3/13, 4/8, 4/9, 5/6, 5/7, 15/8, 24/23, 25/2, 28/23, 28/25, 35/24, 47/25, 48/1, 58/10 quick 15/16, 15/18, 18/13, 21/19, 21/24, 22/12, 25/3, 30/20, 30/22, 40/13 quick-taking 19/8, 19/10 quickie 51/4</p>	<p>S</p>	
<p>R</p>	<p>S.A.P.A 2/7 safety 8/14, 8/17, 9/4 sale 30/8, 30/10 sales 32/10 saw 50/13 scale 54/6 school 49/24 scope 43/12 scratched 40/24 seaplane 9/2 second 3/20, 3/21, 4/14, 14/25, 29/3</p>	
<p>range 25/13, 26/1 ranges 28/4 ratio 26/18 reach 45/12</p>		

suspect 12/9 synopsis 34/5	W
T	waiting 7/10, 7/14, 11/12, 14/2, 14/5, 30/2, 48/14 walking 57/14, 57/23, 57/24 walls 11/5 Washington 14/10 Water 38/12 waterfront 46/18, 46/23 WATTS 1/10, 2/13 Weaver 2/6 week 10/13, 11/19, 12/2, 12/20, 52/10 Welcome 3/3, 3/6 west 57/17 wetland-related 38/13 wetlands 8/3 Whoa 48/3 widening 7/7 width 9/4 wife 32/25 wiggle 55/23, 55/24 willing 42/10 willingness 6/20 window 40/9 wish 39/5, 39/20, 42/20, 42/23 Wonderwood 25/23 words 8/16, 20/11, 22/3, 23/9, 24/11, 26/16, 27/22, 29/15 work 6/9, 7/5, 14/4, 17/20, 24/21, 28/21, 28/23, 45/7, 51/12 work's 13/22 worked 17/20, 22/6 working 10/4, 51/10 works 27/25 workshop 50/9 workshops 49/22 world 24/15, 49/22, 50/23, 54/9, 54/16, 54/20, 55/10 worth 18/4, 21/14, 29/8, 29/24 wrap 7/18 wrapped 12/21 write 21/24, 42/25 written 17/6, 17/13, 41/8 WUELLNER 1/19
T-hangar 10/24, 11/12 T-hangars 13/5 table 21/23, 28/14, 41/8 tackle 53/14 takeoffs 8/20 talk 49/1, 49/4, 53/12, 58/11, 58/14, 58/19 talking 32/20, 41/21, 48/13 tank 16/20 tax 23/23, 33/14 taxes 29/25, 30/6 Taxiway 6/22, 7/8, 7/23, 7/24, 8/5, 10/1 TAYLOR 1/13 tenant 12/14 tenants 11/9, 11/19, 11/21 terminal 12/19, 13/4 terminals 16/19 terms 10/7, 13/23, 15/4, 39/21 testimony 19/21, 19/22, 19/23, 22/22 Thank 3/19, 3/22, 4/13, 4/15, 5/19, 15/13, 30/13, 31/4, 33/4, 33/18, 33/19, 35/20, 35/23, 37/5, 37/14, 37/15, 37/25, 38/1, 44/22, 44/24, 48/24, 52/15, 52/16, 59/3, 59/8 thanks 58/21 They've 6/19, 26/24, 54/18 third 46/7 thousand 23/5 three 19/18, 25/3, 34/9, 49/4, 52/9, 55/11 threshold 55/18 throws 41/15 tie-in 14/22 tied 9/22, 14/20, 34/14, 42/22 till 40/5 time 6/10, 7/16, 7/19, 7/20, 13/19, 18/12, 21/8, 22/11, 25/6, 27/16, 36/15, 37/2, 38/4, 38/20, 39/24, 40/10, 40/17, 41/5, 41/15, 42/7, 42/15, 43/1, 43/6, 44/7, 45/25, 49/1, 50/17, 53/12 timely 36/19 times 49/15, 52/25 timing 6/13, 36/7 title 19/1, 22/14 tons 52/3 tool 32/14 tourism 50/3 tourist 56/16 tours 52/5 tower 14/5, 14/7, 14/17 Towers 1/17, 15/3, 34/4 transcript 60/8 transfers 19/2, 22/14 transition 11/20 transportation 16/15, 25/22 trial 21/11, 22/15 trier 32/14 true 60/8 two 6/7, 6/15, 9/18, 13/5, 19/17, 21/16, 27/22, 37/8, 40/19, 52/9, 53/21 type 13/13, 17/20, 27/24, 56/17	X
U	X 2/1
U.S 1/3 unfortunate 42/3 United 53/7 units 55/9 Update 2/9, 5/25, 6/6 updates 14/24 users 11/21	Y
V	year 3/6, 6/2, 6/10, 6/24, 13/11, 22/16, 36/17, 38/7, 38/15, 38/19, 38/25, 40/5, 40/17, 40/21, 41/22, 42/18, 44/13, 51/6, 53/17, 53/18 year's 51/24 years 22/7, 37/8, 40/19, 40/25, 49/9, 50/3, 51/12, 51/19, 57/14