

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, September 11, 2023

from 4:00 p.m. to 5:01 and 5:48 to 6:27 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

ROBERT OLSON  
DENNIS CLARKE, Chairman  
JENNIFER LIOTTA

BOARD MEMBERS ABSENT:

MICHELLE CASH-CHAPMAN  
REBA LUDLOW, Treasurer

\* \* \* \* \*

ALSO PRESENT:

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

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

JAIME TOPP, Interim Executive Director.

\* \* \* \* \*

JANET M. BEASON, FPR-C, RMR, CRR  
St. Augustine Court Reporters  
17 Pacific Street, Suite B  
St. Augustine, FL 32084  
(904) 825-0570

	I N D E X	
		PAGE
1		
2		
3	PLEDGE OF ALLEGIANCE	3
4	MOMENT OF SILENCE FOR SEPTEMBER 11 VICTIMS	3
5	MEETING MINUTES (August 28, 2023)	4
6	AGENDA APPROVAL	4
7	STAFF REPORT	57
8	BUSINESS PARTNER UPDATES	47, 56
9	NEW BUSINESS	
10	Interim Executive Director Contract Approval	(tabled)
	30-Day "Last Call" Notices	6, 53
11		
	PUBLIC COMMENT - GENERAL	89
12		
	MEMBER COMMENTS AND REPORTS	91
13		
	ADJOURNMENT	93
14		
	REPORTER'S CERTIFICATE	94
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN CLARKE: All right. It's 4:00. I'd  
3 like to call the -- to order this meeting of the  
4 St. Johns County Airport Authority. We'll please  
5 observe the Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 MOMENT OF SILENCE

8 THE COURT: Now I'd like to ask everyone's  
9 attention so we can -- let's observe a moment of  
10 silence for our fellow citizens, the victims of the  
11 terrorist attack 22 years ago.

12 (Moment of silence.)

13 CHAIRMAN CLARKE: Thank you. Thank you very  
14 much.

15 Before we begin, as you see, we have two board  
16 members are -- are absent today. Ms. Cash-Chapman  
17 was unfortunately in an auto accident. She's  
18 recovering but she's not feeling well enough to  
19 attend this meeting either -- either in person or  
20 via phone. Ms. Ludlow is -- is traveling, but I  
21 understand she may be able to attend by telephone.

22 But what I -- we need to ask the -- for  
23 approval by resolution of the board to allow her to  
24 attend the meeting telephonically. So I would ask  
25 for a motion that we approve that.

1 MR. OLSON: I -- I'll move.

2 MS. LIOTTA: Second.

3 CHAIRMAN CLARKE: All in favor?

4 MR. OLSON: Aye.

5 MS. LIOTTA: Aye.

6 CHAIRMAN CLARKE: Aye. It's approved. So do  
7 we have her on the phone yet?

8 MR. TOPP: Not yet, but she will be shortly.

9 MEETING MINUTES (August 28, 2023)

10 CHAIRMAN CLARKE: Okay. We have -- the -- the  
11 next item on the agenda are the meeting minutes or  
12 transcription for the August 28th meeting. They're  
13 not available yet, and so we are going to defer  
14 that item until the September 25th regular meeting.

15 AGENDA APPROVAL

16 CHAIRMAN CLARKE: And the next item is agenda  
17 approval. And before we begin, I'd like to state  
18 that we have a budget hearing that is -- we are  
19 obligated to begin -- or budget hearing/meeting  
20 we're obligated to begin at 5:01 p.m. today.

21 And so, the -- what I would like to do is  
22 rearrange the order of business slightly so that  
23 we'll go from -- from this point to new business  
24 and then we'll resume with the staff reports and  
25 the business partner updates. I don't believe

1 we'll be very long on new business because there  
2 are only two items to -- to approve. Does anyone  
3 else have any --

4 MR. OLSON: Mr. Chairman, I really feel  
5 strongly that we should move budget to old business  
6 and deal with that very early on in this meeting  
7 because if we're having a hearing on our budget at  
8 5:00, I have some concerns about our -- some rather  
9 fundamental concerns about our budget. And I think  
10 our board needs time to address concerns of myself  
11 and others before we conduct a hearing on the  
12 budget.

13 CHAIRMAN CLARKE: Well, the hearing will be --  
14 it's a meeting and a hearing for -- to hear  
15 comments from the public --

16 MR. OLSON: Yes, but --

17 CHAIRMAN CLARKE: -- so we'll be able to take  
18 care of all of your concerns at that --

19 MR. OLSON: In past -- it's a hearing -- it's  
20 a public hearing. So the practice is that you have  
21 a budget that's ready for hearing by the public  
22 when you have your hearings. It would be I think a  
23 disservice to the public to bring a not ready for  
24 prime time budget into a hearing.

25 CHAIRMAN CLARKE: I -- I will eagerly await

1 your comments at that -- at that meeting. I'm not  
2 sure what -- what your concerns are, but you can  
3 address them at that meeting.

4 MR. OLSON: Okay.

5 VOTE TO APPROVE INTERIM EXECUTIVE DIRECTOR CONTRACT

6 CHAIRMAN CLARKE: So we're going -- any  
7 others? Is Ms. Ludlow on the phone yet?

8 MR. TOPP: Let's see. Okay. I'm going to  
9 call her.

10 (Pause in the proceedings.)

11 MR. TOPP: It's ringing. They're just  
12 climbing out, so I don't know if she's going to be  
13 able to turn on her WiFi just yet.

14 CHAIRMAN CLARKE: Okay. Well, let's defer  
15 that item.

16 MR. OLSON: Which item?

17 CHAIRMAN CLARKE: The vote to approve the  
18 interim executive director. That would be the  
19 first item under new business. We either defer it  
20 to later in the meeting or perhaps we will defer it  
21 until the September 25th meeting.

22 30-DAY LAST CALL NOTICES

23 CHAIRMAN CLARKE: The next item on the agenda  
24 is the 30-day so-called last call notices, and I  
25 believe Mr. Roberts was prepared to address that.

1           MR. ROBERTS: Right. So we have two  
2 proposed -- well, two proposals floating around.

3           One that you'll hear today to do the  
4 preliminary intake decision about, which is a  
5 hangar development lease by Titan, what I'll just  
6 call the Titan group. And Mr. -- I think  
7 Mr. Bock's here and his representatives are here.  
8 Also, associated with a proposed development for  
9 some nonaeronautical commercial property to the  
10 south, including a hotel and office building.

11           And the notion is that right now, as we've  
12 said before, this airport's open for business.  
13 It's always been open for business. It has to be  
14 remain open for business at any time. But to bring  
15 some order to the process of potentially  
16 competitive proposals, that the Authority publish  
17 notice that an interested party has made a proposal  
18 for a certain parcel, and that it invites others to  
19 submit competitive proposals or alternative  
20 proposals, but that at some point, there would be a  
21 date to cut off all of that process so that the  
22 Authority can have a discrete pool of proposals to  
23 evaluate and not have proposals kind of coming in  
24 at the last minute after, you know, one's been down  
25 the road and people have done things in reliance on

1           it and -- and so forth.

2           So, using the very same format that we have  
3 most recently done with the Volato 21-acre  
4 proposal, it's presently on our website, we would  
5 also do the same proposal language for the Titan  
6 lease -- which is east side property and I can show  
7 that on a map, but it's -- it's what I call the  
8 Taxiway A-2 corner, but also shifting into the area  
9 on our Airport Layout Plan that's our -- designated  
10 as our future FBO.

11           It is also a concurrent proposal for the  
12 Volato proposal. It's sort of Plan B for Volato if  
13 the 21 acres did not work out. So, in a sense, it  
14 is a contemporaneous overlapping competing proposal  
15 for that.

16           And so we would publish those two proposals  
17 with that language on the website in the same way  
18 that we had done before. So that's -- that's what  
19 this item is about. Yes, sir?

20           MR. OLSON: A couple of questions. I guess  
21 first, last call. Are you actually referring to  
22 the notice of lease development opportunity, or is  
23 last call the last chance to get a drink before the  
24 bar closes?

25           MR. ROBERTS: Well, it's styled on the website



1 as a notice of lease opportunity and it describes  
2 the process.

3 MR. OLSON: Okay. But, I mean, I guess I  
4 asked that question to make a point. I really  
5 think that it's a formal process. We should  
6 address it more formally in our agenda and our  
7 briefings.

8 My next question is, why is -- where did  
9 30-day come from? Because I believe the Volato one  
10 was longer than 30 days. I looked at the agenda  
11 and saw 30-day, and I'm wondering where did 30 days  
12 come from.

13 MR. ROBERTS: It's at the -- it's within our  
14 discretion to make it whatever length the -- the  
15 board thinks is appropriate.

16 MR. OLSON: Seems short range if it's going to  
17 be taken as a serious call for opportunities.

18 MR. ROBERTS: I would say the only balancing  
19 factor to the time is that if people are going to  
20 come and make a proposal, it basically tells  
21 everybody we're just going to wait for 60 days or  
22 45 days or 30 days or whatever.

23 So I think the only balancing issue for the  
24 board to consider is if -- if the airport's open  
25 for business, when someone comes and makes a

1 proposal, it's going to ring a bell of a temporary  
2 timeout for any other person to say, well,  
3 someone's made a request for that, I was thinking  
4 about making a request for that, I'm going to get  
5 my proposal in, too.

6 The -- the logistics of getting in a proposal  
7 are really modest, right? So it's -- it's not --  
8 they're modest. You -- you go down the checklist  
9 of 8.1 and address it and submit it. So it's not a  
10 big logistics burden.

11 So the 30 days was an attempt to balance  
12 fairness to the proposing party to not have to just  
13 get parked for an indeterminate amount of time and  
14 fairness for some other party to have 30 days to  
15 put their business plan in.

16 MR. OLSON: Are we going to be evaluating the  
17 proposals based simply on the minimum lease  
18 standards?

19 MR. ROBERTS: You mean, were to --

20 MR. OLSON: Is that your -- is that the  
21 intention that you're advising us on? Because  
22 those are minimums, right?

23 MR. ROBERTS: Are you talking about were there  
24 to be two competing proposals --

25 MR. OLSON: Yes.

1 MR. ROBERTS: -- for the same thing?

2 MR. OLSON: Yes.

3 MR. ROBERTS: I think that how they were  
4 evaluated is going to depend on what the proposals  
5 are.

6 So, for example, with the Volato proposal, we  
7 did not limit it to another fixed-base operator; we  
8 opened up to any commercial aeronautical use. And  
9 I think there would be logically a process that  
10 would differ, for example, criteria might differ,  
11 for example, were there to be three competing  
12 proposals for an FBO as opposed to one FBO, one  
13 maintenance repair facility, and another's --

14 MR. OLSON: Okay.

15 MR. ROBERTS: -- just bulk hangars, right? So  
16 you might want to have the flexibility to have a  
17 different process and different criteria depending  
18 on what shows up. That was the --

19 MR. OLSON: Okay. We have not -- I don't  
20 believe we've had a meeting presentation on Joyce,  
21 have we?

22 MR. ROBERTS: Have not.

23 CHAIRMAN CLARKE: We have not, no.

24 MR. OLSON: Or I think we had something on  
25 Titan, but not a lot of detail at this point.

1 MR. ROBERTS: Have not.

2 What we did in the past was we -- they have  
3 submitted their business plan, Titan has. It's  
4 ripe for the board to say in their screening  
5 function, Okay, staff, go forward with the  
6 evaluation of this. It's not a decision today on  
7 the merits.

8 It -- it is our written policy that for any  
9 commercial aeronautical land lease, that the board  
10 executes this filtering process where you just  
11 simply approve the proposal to go to staff to be  
12 further evaluated.

13 MR. OLSON: But they're being named in our  
14 agenda action, so they must have some implied --  
15 some level of implied blessing, and we haven't seen  
16 it yet.

17 MR. ROBERTS: Well, any -- any proposal has  
18 blessing. I mean, any proposal --

19 MR. OLSON: Well, any proposal that meets the  
20 minimum standards, is what you're saying. Is  
21 that --

22 MR. ROBERTS: Yes, sir.

23 MR. OLSON: -- right? Okay.

24 MR. ROBERTS: I mean, we -- we cannot --

25 MR. OLSON: Why aren't we -- I mean, we've got

1 a proposal -- or we got a presentation. We asked  
2 Volato to give us a presentation.

3 MR. ROBERTS: Right. And that --

4 MR. OLSON: They gave us a presentation --

5 MR. ROBERTS: Yes, sir.

6 MR. OLSON: -- and then we took action.

7 MR. ROBERTS: Yes, sir. That -- actually, my  
8 recollection was it was the other way around, but I  
9 could be wrong.

10 MR. OLSON: No.

11 MR. ROBERTS: Maybe the proposal went first  
12 and then --

13 MR. OLSON: Yes.

14 CHAIRMAN CLARKE: Mr. Roberts, I have a  
15 question to maybe help to clarify this -- you know,  
16 this issue.

17 You know, given the fact that we have a  
18 master plan and an Airport Layout Plan that we  
19 publish to the world that says, you know, we're  
20 open for business, and by the way, you can -- if  
21 you want to do business at this airport, here --  
22 here is what's available.

23 Is -- is this 30-day notice not equivalent to  
24 a courtesy notice to -- to the rest of the world?  
25 It's not something that's required by regulation?

1 That's my understanding --

2 MR. OLSON: It's not required.

3 CHAIRMAN CLARKE: -- from the past -- past  
4 discussions that we've had.

5 MR. ROBERTS: It is not required, but -- but  
6 as I've said before, it -- it's discretionary on  
7 this approach.

8 CHAIRMAN CLARKE: Okay.

9 MR. ROBERTS: But it is not required.

10 CHAIRMAN CLARKE: All right. Can you tell us,  
11 are we to then -- we're publishing a -- a notice  
12 given the fact that Titan has presented this  
13 initial --

14 MR. ROBERTS: Titan has submitted its business  
15 plan and it conforms with the checklist of 8.1.

16 CHAIRMAN CLARKE: Okay.

17 MR. ROBERTS: Now I believe staff has  
18 scheduled their presentation for the next board  
19 meeting. So that's what I --

20 CHAIRMAN CLARKE: Okay.

21 MS. LIOTTA: And I think, if I'm follow --  
22 tracking the process correctly, they meet the  
23 requirements for the proposal. So does that mean  
24 the 90-day clock is running, so to speak, for a  
25 decision to be --

1           MR. ROBERTS: I think the 90-day -- for  
2 commercial aeronautical use land leases, I would  
3 say the 90-day clock should begin to run when the  
4 board makes its screening function intake decision,  
5 right?

6           So staff can represent to you that they are  
7 proposing to build bulk hangars, right? They're  
8 proposing to build bulk hangars, which we have a  
9 waiting list for. So, you know, conceptually, you  
10 know, it's -- it's a kind of low bar to get over as  
11 opposed to, is someone asking to lease the land to  
12 have a truck stop? You would -- you would say  
13 we're not going to have a truck stop, right? Stop  
14 it. Don't even waste your time working up this  
15 proposal.

16           But that -- that's the screening function.  
17 And the -- the standard of review for today is,  
18 is -- is if this were to go forward and -- and be  
19 realized, would this be a public use of this  
20 parcel, being that they are proposing to develop  
21 bulk hangars?

22           MS. LIOTTA: Okay. So that -- that's a  
23 threshold matter. And then -- then it goes to  
24 staff to do the negotiations. And if it's -- my  
25 understanding is if something -- if it becomes

1 clear that what's being proposed would not be  
2 suitable in the view of the airport, it's not like  
3 it's a must-do --

4 MR. ROBERTS: Correct.

5 MS. LIOTTA: -- it's, you know, just go  
6 through the process of looking at it and --

7 MR. ROBERTS: Correct.

8 MS. LIOTTA: -- it could end up one way or the  
9 other.

10 MR. ROBERTS: It -- who knows how it will go  
11 through that process. It could be that their  
12 proposal is, you know, they don't want to do a bond  
13 for construction and we say that's a threshold deal  
14 and then -- so the parties walk away.

15 I mean, so it's not a done deal. It's simply  
16 these types of proposals require this board's  
17 approval. And to answer Mr. Olson's point, the --  
18 the proposal, I believe, is scheduled for the next  
19 board meeting. So --

20 MS. LIOTTA: So the nonaeronautical sounds  
21 like it's basically the same except for that gating  
22 function of this is commercial aeronautical is not  
23 there?

24 MR. ROBERTS: That's -- well, the reason I  
25 think the board -- if you're talking about the



1           Joyce thing?

2           MS. LIOTTA:   Yes.

3           MR. ROBERTS:   Yes.   So --

4           MR. DOUGLAS:   If we can just pause for a  
5 moment --

6           MR. ROBERTS:   Yes.

7           MR. DOUGLAS:   -- to let the record reflect  
8 that Ms. Ludlow is joining us --

9           MR. TOPP:    We've got Ms. Ludlow on the phone.  
10 I don't know if you want to switch gears or should  
11 I just ask her -- she's going to be on the airplane  
12 for a while.

13          CHAIRMAN CLARKE:   Why don't we finish this  
14 item, and just let her know that we jumped ahead --

15          MR. TOPP:    Reba, I'll call you back in a few  
16 minutes, okay?

17          MS. LUDLOW:   All right.   Thank you.

18          CHAIRMAN CLARKE:   Do you want to let her stay  
19 on the phone or --

20          MS. LIOTTA:   She needs to vote on it.   I think  
21 this may be a good time for me to raise my question  
22 because it may be a quorum issue.

23                 You mentioned that the Titan proposal touches  
24 in some way, shape, or form upon Volato.

25          MR. ROBERTS:   I think it does --

1 MS. LIOTTA: Is this something that I can even  
2 vote on?

3 MR. ROBERTS: My recommendation would be to  
4 abstain on that.

5 MR. DOUGLAS: So for that issue, then that  
6 would not be a quorum.

7 MS. LIOTTA: Unless --

8 MR. DOUGLAS: Unless she comes back on.

9 MS. LIOTTA: -- Reba is being able to vote.

10 CHAIRMAN CLARKE: Okay. Let's --

11 MR. OLSON: Well, I've got more questions,  
12 Mr. Chair.

13 MR. ROBERTS: Yeah.

14 CHAIRMAN CLARKE: Well, if we can't act on it,  
15 I think we need to --

16 MR. TOPP: We can get Reba on, but it's -- you  
17 know, I don't know. It's up to you.

18 CHAIRMAN CLARKE: Well, we're -- we're going  
19 to have to get her on if we -- in order to get to  
20 the next item on the agenda, the contract for the  
21 executive director.

22 MR. TOPP: Okay. Let me get her on the phone.

23 MR. OLSON: So we're not going to discuss it  
24 anymore?

25 MS. LIOTTA: Well, if we could maybe break it

1 in two and talk about Joyce in the meantime, I  
2 don't think that would be an issue.

3 CHAIRMAN CLARKE: Okay.

4 MR. ROBERTS: To answer your question about  
5 Joyce, Joyce involves some land that is potentially  
6 available for aeronautical use that would not be  
7 aeronautical use.

8 So that's another kind of special category  
9 where we would need to go to the FAA and say, we  
10 have land that theoretically we could build a  
11 taxilane to for a hangar, theoretically, but for  
12 prudential purposes, we believe the highest and  
13 best use would be this nonaeronautical use, right?

14 So that's a biggy, right? That's -- that's a  
15 big one. And -- and whether it's designated that  
16 way in the book or not, I would suggest merits  
17 board oversight.

18 MR. OLSON: And we would need board  
19 authorization before anyone went to FAA to ask the  
20 question, right?

21 MR. ROBERTS: Strictly, no. I would say  
22 that --

23 MR. OLSON: Really?

24 MR. ROBERTS: Well, unless you chose to make  
25 that policy. The existing policy is I think we

1 have discretion to -- we talk with our FAA folks  
2 all the time. But no lease is approved at this  
3 airport but for y'all's approval, period.

4 So there would be no reason for it to get -- I  
5 don't think anyone wants it to go so far down the  
6 road that if y'all were not inclined to prosecute  
7 it, it would make sense to not prosecute it earlier  
8 than later and waste everybody's time.

9 MR. OLSON: Yeah. A couple of more questions  
10 if I may, Mr. Chair.

11 CHAIRMAN CLARKE: Okay. Please make them  
12 quick.

13 MR. OLSON: Why -- what is the stated  
14 rationale now that we are talking about? A notice  
15 of lease opportunity with these two -- for these  
16 two requests, but we didn't request one for Solano  
17 where we had heard there were possibly multiple  
18 interests in that.

19 What was -- why -- we had a report in June --  
20 of June by our then executive director that  
21 there -- he knew of other interests in that, but we  
22 chose -- the Authority chose not to do that notice.

23 What is the -- you know, when we get asked by  
24 the public as to "What's going on at the airport,  
25 I'm real confused with what you-all are doing

1           there," what is our answer on that?

2           MR. ROBERTS: I think that was literally the  
3           discussion at the last board meeting, and -- and my  
4           recollection --

5           MR. OLSON: We don't have the minutes from  
6           that, so...

7           MR. ROBERTS: I understand.

8           My recollection was that because Mr. Solano's  
9           expression of interest that was documented predated  
10          any of this other kind of standard that we were  
11          doing and -- and that it was a noncommercial land  
12          lease, which theoretically did not require the  
13          intake of the board at all under the current  
14          governance structure, that collectively it was  
15          debated and decided that we would not put that  
16          proposal through that process.

17          MR. OLSON: Okay.

18          MR. ROBERTS: And that was -- but that -- I  
19          think that's going to be reflected in the minutes  
20          from the last --

21          MR. OLSON: Okay. Mr. Chairman, these --  
22          these decisions that we're talking about now and  
23          maybe not making today tie in I believe strongly to  
24          how we see our budget and our budget decisions and  
25          our policy about budget.

1           CHAIRMAN CLARKE: Okay.

2           MR. OLSON: So I urge -- I would urge that we  
3 not take action on this because of -- it ties in  
4 with, I would say, budget -- budget realities,  
5 unless I am completely off base in understanding  
6 where we are financially.

7           CHAIRMAN CLARKE: Okay. Well, we'll determine  
8 that at 5:01. Right now, are you asking -- is  
9 staff asking for a resolution for these items,  
10 either?

11          MR. ROBERTS: Yeah, I would -- I would say  
12 what's -- the process today has no impact on the  
13 budget, because it's not -- it's not a decision  
14 about the merits.

15          CHAIRMAN CLARKE: Right.

16          MR. ROBERTS: So we -- but at the same time,  
17 it can't really be worked up to assess its impact  
18 on the budget without this intake process.

19          CHAIRMAN CLARKE: Okay. Do you need approval  
20 from the board --

21          MR. ROBERTS: We do.

22          CHAIRMAN CLARKE: -- for the intake process?

23          MR. OLSON: I think part of it ties in with  
24 our budget because I believe there are -- are  
25 budget considerations that suggest we need to go

1 beyond minimum standards to evaluate lease  
2 proposals and lease requests.

3 CHAIRMAN CLARKE: Well, I don't want to jump  
4 ahead to the budget, but this -- there's -- for us  
5 to give approval for this notice to be published on  
6 our website has no impact, as Mr. Roberts has  
7 already stated, on the budget because there's --  
8 there's no impact on the budget even with  
9 Mr. Solano's proposal.

10 MR. OLSON: Okay. Let me --

11 CHAIRMAN CLARKE: So let's -- let's move on  
12 here. We're wasting a lot of time --

13 MR. OLSON: Mr. Chairman, I -- I would like  
14 just clarification.

15 CHAIRMAN CLARKE: Please do it quickly.

16 MR. OLSON: Is there -- is there no  
17 financial -- is there no implication that we are  
18 going to be relying only on minimum standards to  
19 evaluate lease requests if we issue this notice?

20 MR. ROBERTS: We -- we are not -- minimum  
21 standards are just that, so --

22 MR. OLSON: So we're not going to be  
23 necessarily having to rely solely on minimum  
24 standards?

25 MR. ROBERTS: As long as they meet minimum

1 standards, or alternatively the board consciously  
2 says, in this circumstance, we want to deviate from  
3 minimum standards. You have the discretion to do  
4 that.

5 MR. OLSON: Okay.

6 MR. ROBERTS: So you have the discretion to  
7 lower the bar or to maintain the bar or require  
8 people to exceed the bar.

9 MR. OLSON: After this notice.

10 MR. ROBERTS: Exactly.

11 MR. OLSON: Okay. Thank you.

12 CHAIRMAN CLARKE: Okay. All right. You're  
13 welcome.

14 MR. ROBERTS: So at that point, I think --

15 MS. LIOTTA: I would request any resolution be  
16 bifurcated.

17 MR. ROBERTS: Yes.

18 MS. LIOTTA: I think I have to --

19 MR. ROBERTS: Yes.

20 MS. LIOTTA: -- go through the formalities  
21 here.

22 This is -- for the record, I am employed by  
23 and have an ownership interest in Volato, which is  
24 a party who is currently negotiating for land lease  
25 space at the airport. And because this matter of



1 the Titan land lease may touch upon that, I have a  
2 conflict and cannot vote.

3 MR. ROBERTS: Okay. So at this point,  
4 Mr. Executive Director, I would artic- -- you want  
5 me to articulate the proposal, which is to refer --  
6 let's start with the Titan proposal.

7 MR. TOPP: Correct. Go ahead and articulate  
8 it --

9 MR. ROBERTS: It would be to defer --

10 MR. TOPP: -- and I'm going to -- as soon as  
11 we're ready to vote, I'll get Reba on the phone.

12 MR. ROBERTS: Okay. We're ready to vote.

13 MR. TOPP: Okay.

14 MS. LIOTTA: Do you need to do public comment?

15 MR. ROBERTS: I -- let's do public comment.

16 Do I need --

17 MR. OLSON: Thank you.

18 MR. ROBERTS: Do I need to articulate the  
19 resolution first and then public comment?

20 CHAIRMAN CLARKE: Yeah, that would be a good  
21 idea.

22 MR. ROBERTS: All right. So the public -- so  
23 for the resolution would be that the written  
24 submission of the Titan group for the development  
25 of a -- an approximately five-acre parcel on the

1 east side of the runway be taken in and referred to  
2 staff for further evaluation in accordance with  
3 Chapter 8.2 of the lease policy manual, Page 54.

4 MR. TOPP: Got it.

5 MR. OLSON: Okay.

6 MR. TOPP: Do you want to --

7 CHAIRMAN CLARKE: Does anyone like to make a  
8 motion to --

9 MR. OLSON: I'll move -- based on what was  
10 just said, I'll make that motion.

11 CHAIRMAN CLARKE: Okay. Is there a second?

12 MR. TOPP: Can you second?

13 CHAIRMAN CLARKE: I -- I can second, yeah.

14 MR. TOPP: I'm waiting for her to answer.  
15 Hopefully she's past 10,000 feet.

16 MR. ROBERTS: If you were to second, then we  
17 could get through with the public comments, I  
18 suspect.

19 CHAIRMAN CLARKE: Okay. We have a motion and  
20 a second. Are there any comments from the public?  
21 Anyone would like to weigh in on this weighty  
22 issue? Mr. Liotta.

23 MR. LIOTTA: I'll pretend like there's a  
24 microphone here like normal. Matt Liotta, 93 Lake  
25 Mist Court, St. Johns.

1           First, I'm going to make everyone's life  
2 easier today. I'm going to state for the record  
3 that Volato hereby rescinds its request for the  
4 land in question that Titan is now asking for. So,  
5 I think that also eliminates some conflicts and  
6 other governance issues for you.

7           Second of all, I've got to tell you guys, you  
8 keep coming up with new ways to change the game and  
9 you've got to stop that. Either change your lease  
10 policy to whatever you want it to be or follow your  
11 lease policy.

12           It's 90 days. Not 90 days after maybe doing  
13 this or maybe doing that. It's 90 days. Sorry I  
14 disagree with your counsel there, but that's what  
15 it says. A layman can see it. It says 90 days.  
16 Doesn't say do last calls. It doesn't say, hey,  
17 let's go do all of this other stuff. It's 90 days.

18           And companies understand this in this space.  
19 People develop all over the country at many  
20 different airports. Part of the reason why Volato  
21 doesn't need this land anymore is because we find  
22 more suitable land over in Jacksonville. And when  
23 you talk to JAA, they have a pretty consistent  
24 policy and it's very straightforward to work with  
25 them. You don't have to worry about them changing

1 the game midstream.

2 Volato asked for that land a long time ago,  
3 and the Airport Authority actually modified the  
4 ROFR associated with Atlantic based upon that  
5 request. That's how long ago we're talking. So  
6 everything around here seems to be changing the  
7 game to slow things down, to not make things  
8 happen. I don't understand that.

9 We have land here at the airport. It's  
10 supposed to be for the public good. It's supposed  
11 to support aeronautical uses. Especially  
12 commercial aeronautical uses, okay?

13 We should want to see every square foot of  
14 land that's here in use for aeronautical purposes  
15 if it's possible. And if you've got people who are  
16 coming to you to use your land and make it for the  
17 public good, you should let them and you should not  
18 keep putting barriers in their way at all. You  
19 should actually be helpful and say, hey, what can  
20 we do to speed this process up and get you to build  
21 right away? We've got a seven-year waiting list.  
22 Can you help us with that? If so, come on over.  
23 That seems to be what the air -- other airports do.

24 So, anyway, I just think you guys should just  
25 follow your policy, change your policy, but don't

1 keep every meeting coming up with a new version of  
2 it. Thank you.

3 CHAIRMAN CLARKE: Thank you, Mr. Liotta. Any  
4 other comments?

5 MR. BOCK: Maybe I can answer some of -- some  
6 of the questions. Alan Bock, Ponte Vedra Beach.  
7 I'm here representing Titan Enterprises.

8 I spent most of my career doing industrial  
9 developing, developments and commercial real  
10 estate, identifying opportunities, building to suit  
11 or building industrial buildings. It's pretty much  
12 the same path I've been on for most of my career.

13 We need hangars here. I'm a tenant. I've got  
14 a hangar already, but we've just run out of space,  
15 so I see this as a business opportunity for Titan  
16 and the airport.

17 This could -- it's about 50,000 square feet of  
18 hangar space. These hangars will be big enough to  
19 get larger aircraft in here that will be able to  
20 purchase more fuel. Some of these aircraft are  
21 taking on 5-, 6-, 7,000 gallons at a time, which  
22 would be a big boon for the current FBO. I've been  
23 asked if we could supply fuel. Possibly in the  
24 future we could, so we complete -- turn this into  
25 an FBO and compete it.

1           We intend to get a green light from the  
2           airport to get into discussions about what this is  
3           going to look like. So we'll have some  
4           architectural comments from the airport. Build  
5           this -- maybe it looks like a future FBO, maybe it  
6           doesn't, but for me, this is a just a commercial  
7           development like you would develop a Publix or a  
8           Walgreens on the street corner.

9           I've been coming to these meetings for about  
10          two years now. We seem to have a habit of kicking  
11          the can down the road a little further each  
12          meeting. As a business, I've made comments before  
13          that the speed of business, and Matt even says a  
14          comment about the speed of business and the of  
15          politics or -- or the government are two different  
16          speedometers at this point.

17          So all I'm looking for is just a green light  
18          to come in, do the discussion. You'll have plenty  
19          of time to do the evaluation. This is a real  
20          simple four or five hangars for storage of our  
21          current waiting list. We'll offer that to them.

22          There's some other opportunities to bring some  
23          additional maintenance in, some aircraft  
24          management, possibly supply some fuel in the  
25          future. But today we're just looking for a green

1 light to go ahead and have these discussions and  
2 get you involved with the development, and as Matt  
3 said, develop something here that we want to bring  
4 into the airport and -- and meet the needs of the  
5 local pilot community.

6 CHAIRMAN CLARKE: All right. Thank you.

7 MR. BOCK: Any questions for me?

8 (None.)

9 MR. BOCK: Okay.

10 CHAIRMAN CLARKE: Thank you, Mr. Bock. Any  
11 other comments from the public?

12 (None.)

13 CHAIRMAN CLARKE: Do we have Ms. Ludlow on the  
14 phone?

15 MR. TOPP: No. I guess she's still climbing.  
16 I don't know if we're going to get her in, but, I  
17 mean --

18 MR. OLSON: Does the -- I'm sorry. Does the  
19 motion say 30 days or more? I mean --

20 MR. ROBERTS: There's no motion. The motion  
21 doesn't speak to the --

22 MR. OLSON: Time.

23 MR. ROBERTS: -- to the notice on the website  
24 issue.

25 MR. OLSON: Okay. So this is not anything

1 about the notice.

2 MR. TOPP: This is to bring --

3 MR. ROBERTS: It's not about the notice.

4 MR. OLSON: Okay.

5 MR. ROBERTS: It's simply the -- the -- what I  
6 call the 8.2 procedure when you bring it in and --

7 MR. OLSON: Yes, okay, bring it in.

8 MR. ROBERTS: -- and it sounds like --

9 MR. OLSON: Yes, okay. Thanks.

10 MR. ROBERTS: -- perhaps we may, depending on  
11 Ms. Liotta, based on the representation of Volato  
12 that there is not -- it is not a potentially  
13 overlapping, with that clarification, in terms of  
14 having a quorum, it could release Mrs. Liotta for  
15 the issue.

16 MR. OLSON: Okay.

17 CHAIRMAN CLARKE: Are you comfortable with  
18 that, Mrs. Liotta, to --

19 MS. LIOTTA: Well, if our airport counsel  
20 doesn't think there's a conflict. I can't think of  
21 one offhand.

22 If there's no involvement in Volato's pending  
23 negotiations, then it does appear to be a separate  
24 issue, and so I think I'll withdraw my earlier  
25 statement of conflict based on this clarification



1 and so it looks like we'd have a quorum to vote,  
2 even if Ms. Reba -- Ms. Ludlow can't join us right  
3 now.

4 MR. TOPP: Still can't get her in.

5 MS. LIOTTA: Okay.

6 CHAIRMAN CLARKE: Well, it looks like we  
7 have -- we have a motion and we have a second to --  
8 to publish the notice for the Titan land lease  
9 proposal.

10 MR. TOPP: It's to --

11 MR. ROBERTS: It's to refer it to staff.

12 CHAIRMAN CLARKE: Refer it to staff, I'm  
13 sorry. Yeah.

14 MR. TOPP: Yes.

15 MS. LIOTTA: I'll -- so, the motion's pending  
16 we just vote on it or we -- I'm sorry, I lost track  
17 of where we are.

18 MR. OLSON: We had public comment, so we're  
19 ready to vote.

20 MS. LIOTTA: Okay. Ready to vote, okay.

21 CHAIRMAN CLARKE: All in favor?

22 MR. OLSON: Aye.

23 MS. LIOTTA: Aye.

24 CHAIRMAN CLARKE: Aye. That's unanimous.

25 All right. She still --

1           MR. TOPP: Yeah, we'll try it one more time,  
2 but she's not been able to get in.

3           CHAIRMAN CLARKE: All right. We are --

4           MR. TOPP: You want to start on the staff  
5 reports?

6           CHAIRMAN CLARKE: Yeah, let's start on staff  
7 reports.

8           MS. LIOTTA: Are we --

9           MR. OLSON: What about the --

10          MS. LIOTTA: Are we continuing the Joyce  
11 matter?

12          MS. MARTIN: Yeah, what about Joyce?

13          MS. LIOTTA: We had to bifurcate them, but  
14 now --

15          CHAIRMAN CLARKE: Oh, okay. The -- yeah, how  
16 do you want to handle that? We're not -- we don't  
17 have a --

18          MR. TOPP: We don't have a proposal from them  
19 yet. They don't even -- they haven't even done the  
20 8.1 because they're making changes --

21          CHAIRMAN CLARKE: Okay.

22          MS. LIOTTA: Oh.

23          MR. TOPP: -- so I think that's something we  
24 have to wait for, and we're meeting with them on  
25 the 15th.

1           CHAIRMAN CLARKE: Okay.

2           MS. LIOTTA: Can we ask staff to look -- I am  
3 concerned about the aeronautical use issue with the  
4 FAA. I've said this before. My preference is  
5 always aeronautical use first. But it's unclear  
6 how viable the current -- like if we were to do it  
7 as an aeronautical use, what -- would that really  
8 be something -- because I know there's existing  
9 houses and other things that may make it difficult  
10 to do that now.

11           So I -- I think -- how do I want to put this?  
12 I'm concerned about the aeronautical use, though I  
13 understand that it may not be practically feasible  
14 right now with the other -- with the land that we  
15 don't own that might be blocking.

16           So -- but it -- now might be a good time to at  
17 least talk to the FAA about that issue. Because if  
18 we go down the road with Joyce and then there's an  
19 issue later, it's not a good use of anyone's time.

20           MR. TOPP: May I add something, Ms. Liotta?

21           I think that I will spend some time with the  
22 engineering folks and -- and look at the different  
23 pieces, what I call the bottom of the L that goes  
24 east and west, for a hotel and the top of the L  
25 which goes along U.S. 1.

1           And I think that, you know, moving and  
2           expanding the hangars to there is possible, but I  
3           don't know if it's feasible because we don't own  
4           those two pieces, those two houses right now and we  
5           don't know when that will be.

6           And then -- and the timing of when -- let's  
7           say it happened next year, those two homes, and we  
8           could expand it, between building the road and all  
9           of the other things that we have to do, according  
10          to the engineering group and I'll verify this,  
11          we're looking at probably ten years before we could  
12          put hangars in there.

13          And I think we have to weigh the income from  
14          some other type of use with waiting ten years. So  
15          let's say we could make money for ten years and  
16          then put hangars across the way.

17          MS. LIOTTA: Well, alternative -- alternative  
18          plan, the -- the airport could do a land lease with  
19          a third party for aeronautical use --

20          MR. TOPP: Yes.

21          MS. LIOTTA: -- and it wouldn't be ten years.  
22          I can appreciate how the airport may not have the  
23          funds to -- to do a bunch of development, but I  
24          think we have other ways to -- to development.

25          MR. TOPP: And I'll talk to our engineering

1 group, because the main thing is how to get to it.

2 MS. LIOTTA: Yes.

3 MR. TOPP: You know, unless it's --

4 MS. LIOTTA: Access is --

5 MR. TOPP: The one thing that we've all talked  
6 about before is maybe not a hangar to store  
7 airplanes, but maybe some sort of a miniature MRO  
8 or something like that that could go in there and  
9 it's mainly trucks that they're re -- they're  
10 required for. So I'll do some studies and I'll  
11 have something by the 25th when we get together  
12 again.

13 MR. OLSON: Okay. I have some comments or  
14 questions, also, Mr. Chairman.

15 CHAIRMAN CLARKE: Okay.

16 MR. OLSON: First off, when you do consult  
17 with the engineers, please consider also the  
18 realignment of the east/west road. As you and I  
19 looked at on a map --

20 MR. TOPP: Right.

21 MR. OLSON: -- I think actually enhances the  
22 site both for possible commercial as well as  
23 possible aviation. In fact, it looked like it  
24 might improve the aviation possibilities if you --

25 MR. TOPP: You're talking about realigning it

1 to go south of that -- of the bottom of the L?

2 MR. OLSON: Moving it -- moving the connecting  
3 road to the south so that you're not chopping up  
4 the southern part of the property. But you and I  
5 looked at it on a map and --

6 MR. TOPP: Yeah, we looked at it --

7 MR. OLSON: Okay.

8 MR. TOPP: -- and the only challenge that we'd  
9 have to look at it is where does the fence have to  
10 go and does that block out people being able to get  
11 here and some other things?

12 MR. OLSON: Yeah, it's just -- I don't want to  
13 belabor everybody's time --

14 MR. TOPP: I got it.

15 MR. OLSON: -- here to go into detail.

16 MR. TOPP: I understand your concerns and --

17 MR. OLSON: My other observation is if this  
18 were to become commercially available consolidated  
19 frontage on U.S. 1, I think there would be a  
20 feeding frenzy from the real estate development  
21 community for wanting to propose for this site, and  
22 I -- I think that it could be something that could  
23 be -- bolster the finances of the Authority and the  
24 airport if that were to happen. I don't think this  
25 is a situation if it were to become clear that it

1 was available commercial frontage consolidated  
2 large site.

3 U.S. 1 is experiencing, and we all see it,  
4 a -- the beginning of urbanization up and down  
5 U.S. 1. And I think -- I really do, I really think  
6 that this is prime for a full RFP process where  
7 we're bidding and seeking proposals that include  
8 pricing proposals.

9 There is nothing that I know of -- I know FAA  
10 requires us to lease property at at least market  
11 rate or appraised value -- appraised value. The  
12 true market rate is what the marketplace tells us  
13 it is. So I'll just say that point.

14 I don't want -- just as a board member, I  
15 don't -- I personally don't believe that we should  
16 just tighten it up to our standard process. I  
17 think consolidating -- finding a consolidated piece  
18 of land along -- frontage along U.S. 1 is a real  
19 opportunity for the development community if we  
20 want to make it available.

21 CHAIRMAN CLARKE: Will staff please take  
22 Mr. Olson's comments into consideration as we --

23 MR. TOPP: I will.

24 MS. LIOTTA: I --

25 CHAIRMAN CLARKE: Any more comments?

1           MS. LIOTTA: I think there was an enter -- an  
2 important piece of information we learned today,  
3 which is that we don't -- if they -- if we don't  
4 actually have the proposal from Joyce yet, they  
5 took it back and making changes, it seems like if  
6 we do an RFP, we decide to start that, that it's a  
7 bit -- it is more a clean slate, right?

8           They -- they don't -- they're not pursuing  
9 their -- their current proposal with us right now  
10 for whatever reason. They've -- this is the second  
11 meeting that they've decided not to -- that they're  
12 not ready to come and present to us. It doesn't --  
13 I would be supportive of just, you know, saying,  
14 hey, you know, can staff start working on an actual  
15 RFP?

16           I know we identified Jerry Brienza as a  
17 potential consultant who can work on that and help  
18 get that put together and -- if the staff's  
19 constrained right now with, you know, low staffing  
20 and other matters.

21           So if that's something that the board -- I --  
22 I would be supportive of that alternative as  
23 opposed to like a high level just send us something  
24 in 30 days kind of -- kind of notice out there.

25           CHAIRMAN CLARKE: That's going to be a new



1 item on -- would be a new item on our agenda, would  
2 it not? Let's ask staff. We'll consider that --  
3 those suggestions perhaps if --

4 MS. LIOTTA: Well, I think we have to decide  
5 to do that or this. I don't think it would be  
6 compatible to do with a 30-day thing and then do an  
7 RFP in two weeks. That would be confusing to  
8 everybody.

9 CHAIRMAN CLARKE: Well, to the degree -- to  
10 the extent that they have not yet submitted  
11 anything that would warrant the 30-day notice, do  
12 we -- do we need to do -- I'll ask counsel, do we  
13 need to do anything on the Joyce matter?

14 MR. ROBERTS: I think it's -- I think it's  
15 entirely a prudential matter of, if you're going to  
16 do the RFP, the earlier you can do it, the better  
17 everyone off -- the better off everyone is.  
18 Because it's -- it's more -- the earlier you do it,  
19 the more fair it is, the more equitable it is, and  
20 the less prejudicial it is to the person who came  
21 here and thought of the concept, right?

22 So this is the market talking to us, right?  
23 This is the market saying, there's -- there's  
24 benefit here for this type of commercial use. And  
25 someone spotted that and -- and that's why it's on

1 the table. And so, if it's -- if the board is  
2 disposed to doing an RFP, then the earlier that  
3 process could get going, the better it would be.

4 CHAIRMAN CLARKE: Would we not need a scope  
5 of -- you know, for that RFP? You know, before  
6 we --

7 MR. ROBERTS: We could -- we could work up a  
8 scope --

9 MR. TOPP: And I will also talk to Jerry  
10 Brienza (pronunciation) --

11 CHAIRMAN CLARKE: Brienza.

12 MS. LIOTTA: Brienza.

13 MR. TOPP: -- Brienza, and let me -- I'll have  
14 something for us on the 25th.

15 MR. OLSON: But let's not restrict it to a  
16 hotel and a small office building. Let's make  
17 it -- again, let's have the marketplace tell us  
18 what the -- what their idea of the best --

19 MR. TOPP: May I make a comment to Mr. Olson,  
20 if you don't mind, Mr. Chairman?

21 CHAIRMAN CLARKE: Yeah, please do. Jump in  
22 any time.

23 MR. TOPP: If we're building hangars for  
24 commercial large airplanes and Atlantic is always  
25 looking for space for airplanes to go into, you're

1 talking about if hopefully Volato builds hangars,  
2 you're going to need a place to put those people,  
3 right?

4 And if there's a hotel here, it just makes  
5 sense, and I would have to say that putting a hotel  
6 here makes a lot of sense. Now, whether it's there  
7 or across U.S. 1, I don't know, but I think the  
8 hotel is important.

9 MR. OLSON: Well, it depends on what your  
10 objective is. I mean, I think we all want quality  
11 development associated with the airport.

12 MR. TOPP: Absolutely.

13 MR. OLSON: But again, if the marketplace  
14 is -- has a different idea as to what that  
15 development is, and if our -- one of our objectives  
16 is to bolster the airport's financial position,  
17 those should be the -- probably the priorities  
18 here.

19 MR. TOPP: Well, there's some aviation --

20 MR. OLSON: But our -- our first priority, the  
21 way I understand it, is our first priority is we --  
22 we can't even issue an RFP for commercial  
23 development without consultation with the FAA. So  
24 I don't think it's anything that can happen.

25 MR. TOPP: Right.

1           MR. OLSON: I mean, step one is the FAA --  
2 well, step one is to further assess with the  
3 engineer -- based on what we just discussed, step  
4 one, further assess with the engineers. Because  
5 FAA is also going to ask the question: Are you  
6 sure this doesn't have priority use for aviation?

7           MR. TOPP: Absolutely. Yes.

8           MR. OLSON: Step two is talking to the FAA  
9 about it, and then step three is bringing back an  
10 RFP.

11          CHAIRMAN CLARKE: All right. Do we have -- we  
12 have enough to --

13          MR. TOPP: I think Mr. Roberts has --

14          CHAIRMAN CLARKE: -- come back -- Mr. Roberts?

15          MR. ROBERTS: I was just going to -- one last  
16 contribution to the discussion, if I may.

17           It -- while it is true that we preach the  
18 market talking to us serially with these proposals,  
19 we do have -- we the board have what I would call  
20 the zoning function, right?

21           So we've probably seen neighborhoods, and I  
22 don't want to pick on our cities over on the west  
23 coast, but there are a lot of cities on the west  
24 coast that have a 7-Eleven and a house and a  
25 funeral parlor and a house and -- and it's not a

1 great outcome and it's because no one sat there and  
2 said we're going to have a master plan and we want  
3 to have a balance and a mix.

4 So you have the discretion to -- you have the  
5 discretion to say, we think a big commercial hotel  
6 and some commercial corporate buildings here would  
7 be part of a good healthy mix, right?

8 So, I -- I would just -- that's the only  
9 caveat I wanted to throw, is that we -- we don't --  
10 we don't have to just simply let the market tell us  
11 what we want. We have the discretion to shape  
12 those decisions. And then, too, I think probably  
13 the FAA does not want to hear from us until we have  
14 some concrete thing in our hand, all right?

15 MR. TOPP: Right.

16 MR. ROBERTS: So, we -- we've breached the  
17 subject with them, our -- our counterparts --

18 MR. TOPP: Okay. I got it. And I'm actually  
19 going up to Atlanta for an FAA meeting next month.  
20 So it won't be by the 25th, but at least we'll more  
21 concrete and I'll have something to talk to them  
22 about.

23 MR. ROBERTS: All right. We've breached the  
24 subject of how the process works.

25 MR. TOPP: Right.

1           MR. ROBERTS:  So -- so something to talk  
2           about.

3           MR. OLSON:  I thought our FAA people were --  
4           that we relate to are in Orlando.

5           MR. TOPP:  Yes, they are.  They're all going  
6           to be in Atlanta for airport stuff.

7           MR. OLSON:  Oh, okay.

8           MR. TOPP:  So I'm meeting them, and I'm also  
9           meeting the guy that does the Part 139 inspection  
10          and a few other folks --

11          MR. OLSON:  Okay.  Good.

12          MR. TOPP:  -- when I'm up there.  Do we  
13          want -- may I make a recommendation?

14          CHAIRMAN CLARKE:  Yeah, please do.  Please  
15          jump in.

16          MR. TOPP:  Since we don't -- we haven't been  
17          able to get Ms. Ludlow.  So I would love for y'all  
18          to vote for my contract, but if we have to wait  
19          vote for that, we can.  I think Mr. Dean's been  
20          here and I think we probably should let him speak  
21          for a minute.

22          CHAIRMAN CLARKE:  Yes.

23          MR. TOPP:  I don't want to take his time.

24          CHAIRMAN CLARKE:  All right.

25          MS. MARTIN:  Business partner updates.

1 MR. TOPP: Right.

2 BUSINESS PARTNER UPDATES

3 CHAIRMAN CLARKE: Yeah, let's -- we're going  
4 to -- we're going to table the vote for the interim  
5 executive director for the time being and we're  
6 going to jump into business partner updates. So,  
7 Commissioner Dean, we'd like to hear from you.

8 COMMISSIONER DEAN: Hi, guys. Good afternoon.  
9 Good to see everyone again. I'll be brief. We  
10 also had our budget hearing, tentative budget  
11 hearing last Tuesday. Just a few highlights.

12 We continue to grow, no surprise. One of the  
13 fastest-growing counties in America. 3,100  
14 counties in America, and at last count, we were  
15 Number 8 on the growth list.

16 What that does also do is increase our taxable  
17 revenue, and the assessed valuations for the entire  
18 county went up about 10 1/2 percent this year. So  
19 we certainly did not increase the millage rate. We  
20 did have a discussion about possibly lowering it,  
21 but we have so many things to do in the way of  
22 infrastructure catching up with growth, that we  
23 kept the millage rate the same.

24 On that note, just FYI, our staff has prepared  
25 a presentation to us that was very interesting last

1 Tuesday. It was an update on our infrastructure  
2 progress. And we currently have, either in design  
3 or going out to bid or under construction, a total  
4 of \$504 million in infrastructure projects.  
5 Primarily roads, but also regional -- three  
6 regional parks and at least one library. And the  
7 fire station on 207 at the county golf course is  
8 under construction. Those are some of the things  
9 that's happening.

10 The other thing I'll mention because we had a  
11 pretty lengthy discussion Tuesday, we've been  
12 working on a beach renourishment for Ponte Vedra  
13 Beach for at least five or six years. The federal  
14 government chose not to get involved, the Army  
15 Corps of Engineers, for several reasons. Public  
16 access -- limited public access was the primary  
17 reason.

18 So we've gone forward with a state/local  
19 partnership Ponte Vedra Beach, particularly from  
20 the north end of Guana River Preserve to the -- all  
21 the way up past Mickler's Landing up to roughly the  
22 Sawgrass Country Club area, it's about a six-mile  
23 stretch.

24 Several years ago, DEP in their state  
25 analysis, decided that was the number one most



1 eroded -- critically-eroded beach in the state. So  
2 we've been very active working with our legislative  
3 delegation. And this year, somewhat remarkably,  
4 thanks to our legislative delegation, appropriated  
5 \$25 million to give us just enough money, almost  
6 just enough money to do the entire project, the  
7 nine-mile project, from the Guana River Preserve up  
8 to the Duval County line. And so, we're going to  
9 do -- we did set the MSTU rates for each of the  
10 oceanfront homeowners.

11 And just as an aside, people who wonder --  
12 there are quite a few people in the county who come  
13 to me and ask why -- why is the county paying  
14 ad valorem taxes when I live in Fruit Cove or  
15 Hastings or somewhere to restore someone's  
16 oceanfront beach?

17 Well, the fact is, the county has never used  
18 any ad valorem taxes for beach renourishment. We  
19 get our money, our revenue from three sources for  
20 beach renourishment: The federal government, we  
21 have two projects, Vilano Beach and  
22 St. Augustine Beach; the state government, which  
23 appropriates millions of dollars primarily to  
24 South Florida where they have beach renourishment,  
25 about 20, 25 projects, plus our two makes 27 around

1 the state. And then at the local level, the local  
2 level that we the county put in, comes from two  
3 sources: Number one, MSTU is established to tax  
4 the oceanfront homeowner, to levy a tax on them so  
5 as homeowner oceanfront, they put skin in the game.  
6 But the other source is the tourist tax, not  
7 ad valorem tax.

8 I just want to point that out because I get  
9 questioned all the time about why should I a  
10 homeowner wherever inland pay to restore the beach?  
11 That doesn't happen, never has, and as long as I'm  
12 on the commission, never will.

13 So that's -- that project's going to be under  
14 construction, that beach renourishment, probably in  
15 the first quarter coming up -- the first calendar  
16 quarter coming up in '24. And we'll be back for  
17 our final budget hearing on September 19th, which  
18 is in concurrence with our regular commission  
19 meeting.

20 And those were the two I wanted to highlight  
21 today. So unless there are any questions --

22 CHAIRMAN CLARKE: I have a question.

23 COMMISSIONER DEAN: -- that concludes my  
24 report.

25 CHAIRMAN CLARKE: Thank you,

1 Commissioner Dean. That was very helpful. May  
2 have some implications on the financing for the  
3 Authority, some ideas in there.

4 But I'd like to ask, if you know, the source  
5 of the \$504 million infrastructure. Is it a  
6 combination of concurrent revenues, any bonds  
7 issued --

8 COMMISSIONER DEAN: It's sort of a --

9 CHAIRMAN CLARKE: -- grants?

10 COMMISSIONER DEAN: -- sort of a laundry list.

11 I'll tell you that we have, since 2018 -- most  
12 people also don't know that when we had the great  
13 recession in '08 followed by a decrease in tax  
14 revenue the next two years, the then commission in  
15 2010 abolished the impact fees for development in  
16 order to bring development back.

17 Now I may or may not have done the same thing,  
18 but the point is, we didn't start collecting impact  
19 fees on residential development until 2018, and so  
20 that fund has been building.

21 We also have a transportation trust fund which  
22 is pretty substantial and has a bonding capacity,  
23 and so -- and the same is true with the recreation  
24 and parks impact fee fund. We'll have -- we have a  
25 bonding capacity of \$7 million for regional parks,

1 three, and we have a bonding capacity of I think  
2 about \$225 million for county transportation  
3 projects, four-laning, widening, bridges,  
4 sidewalks. So there's a combination of different  
5 revenue sources for us.

6 CHAIRMAN CLARKE: Okay. That's very helpful.  
7 That type of funding or financing has not occurred  
8 before, to my knowledge, at the Airport Authority,  
9 but that is something we may be able to pursue in  
10 the future. Thank you, very much. Appreciate  
11 that.

12 COMMISSIONER DEAN: Okay.

13 MR. TOPP: Thank you, sir.

14 MR. OLSON: Thanks, yes.

15 COMMISSIONER DEAN: Good to see you.

16 CHAIRMAN CLARKE: I'm reading 4:56. Perhaps  
17 we can recess this meeting for a couple of minutes  
18 and then we'll call the budget meeting --

19 MS. MARTIN: What about other business  
20 partners?

21 MS. LIOTTA: I think -- I think we didn't  
22 finish up the Joyce. And I think we could probably  
23 get it done in a couple of minutes so we can give  
24 staff direction and not have to delay --

25 CHAIRMAN CLARKE: Oh, okay.

1 MS. LIOTTA: -- one way or the other for the  
2 parties.

3 CHAIRMAN CLARKE: I agree. I thought we gave  
4 it to them but --

5 MS. MARTIN: Are there any other business  
6 partners here?

7 MS. LIOTTA: We have -- we didn't finish up  
8 the Joyce matter. We want to get that done.

9 CHAIRMAN CLARKE: All right.

10 MR. OLSON: I thought Joyce wasn't -- hasn't  
11 proposed -- submitted anything.

12 MR. TOPP: I've got Reba here.

13 MS. LIOTTA: Well, if were talking about doing  
14 an RFP, we could direct staff to start working on  
15 that.

16 MR. OLSON: Oh, okay.

17 MS. LIOTTA: That's what I'm --

18 MR. OLSON: Okay.

19 MS. LIOTTA: -- if the board wants to do that,  
20 but...

21 So, I mean, I guess I'll do it. I'll move  
22 that we -- board direct staff to work with counsel  
23 and potentially a consultant -- to look into  
24 getting consultant help to start working on an RFP  
25 for the land identified as potential

1 nonaeronautical use development.

2 MR. OLSON: I second that motion. I just  
3 would urge that we try to look at other models out  
4 there. There are a lot of RFPs, examples out  
5 there, airports issue RFPs for development, and not  
6 immediately go to maybe consultants, because --

7 MR. TOPP: I got it.

8 MR. OLSON: -- I think it's a budget issue.  
9 But I think the consultant that Ms. Liotta has  
10 mentioned ought to be well experienced in that.  
11 So, I don't know, just trying to not spend a lot of  
12 money on it.

13 MR. TOPP: I'll -- yeah, I'm not into that.

14 CHAIRMAN CLARKE: We have a motion and a  
15 second from the floor. I'll entertain a vote for  
16 that.

17 MS. LIOTTA: Any public comment?

18 CHAIRMAN CLARKE: Any public comment? Sorry.

19 (None.)

20 MR. OLSON: Wow.

21 CHAIRMAN CLARKE: All in favor?

22 MR. OLSON: Aye.

23 MS. LIOTTA: Aye.

24 CHAIRMAN CLARKE: I'll vote no.

25 MS. LIOTTA: So we don't have a -- we have two

1 to one. We don't --

2 MR. DOUGLAS: Is Ms. Ludlow on the phone?

3 MR. TOPP: No.

4 MS. LIOTTA: Okay. Then it fails.

5 MR. OLSON: Did you vote no?

6 CHAIRMAN CLARKE: I voted no.

7 MR. OLSON: Okay.

8 MS. LIOTTA: Okay.

9 CHAIRMAN CLARKE: All right. We can move  
10 on -- yeah, we have 4:59. Let's recess this  
11 meeting and in two minutes, we'll call the budget  
12 meeting to order.

13 MS. MARTIN: What happened to the interim  
14 executive director contract?

15 CHAIRMAN CLARKE: We're -- we're putting that  
16 off until we can get Ms. Ludlow on the --

17 MR. OLSON: How about the other business  
18 partners?

19 MS. MARTIN: Other staff -- other business  
20 partners?

21 CHAIRMAN CLARKE: Other business partners, we  
22 have -- at 5:01, I'm told that we have to have --  
23 open the budget meeting and we'll resume this  
24 meeting after the budget meeting is concluded.

25 MS. MARTIN: Well, they're not going to stick

1 around.

2 CHAIRMAN CLARKE: Well, that's on advice of  
3 our counsel; is that correct --

4 MR. DOUGLAS: Yes.

5 CHAIRMAN CLARKE: -- Mr. Douglas? Thank you.  
6 All right. We'll recess this meeting for --

7 MR. TOPP: Two minutes.

8 CHAIRMAN CLARKE: -- another two minutes.

9 (Recess had.)

10 CHAIRMAN CLARKE: And resume the general  
11 meeting.

12 MR. TOPP: Okay.

13 CHAIRMAN CLARKE: We were on staff reports?

14 MR. TOPP: Well, we didn't we get everybody  
15 from the business partners.

16 BUSINESS PARTNERS UPDATE (Resumed)

17 CHAIRMAN CLARKE: Oh, I'm sorry. Thank you.  
18 We did not. Mr. Beyers?

19 (Not present.)

20 MR. LIOTTA: He left.

21 CHAIRMAN CLARKE: Mr. Riera?

22 MR. RIERA: Just a quick correction.

23 Our last meeting, I indicated that the  
24 Young Eagles is going -- was going to be on  
25 October 22nd. It's now going to be on



1           October 29th. That was my mistake last time  
2           because I had the wrong -- was looking at the wrong  
3           date. That's all I have.

4           MR. TOPP: Thank you.

5           MR. RIERA: Thank you.

6           CHAIRMAN CLARKE: Okay. Thank you, Mr. Riera.  
7           Mr. McKendrick or other representative of Northrop?

8                                 (Not present.)

9           CHAIRMAN CLARKE: Mr. Pittman?

10                                (Not present.)

11           CHAIRMAN CLARKE: Mr. Pittman's not here.

12                                STAFF REPORTS

13           CHAIRMAN CLARKE: Okay. Now we can go to  
14           staff reports.

15           MR. TOPP: Okay. Thank you, Mr. Chairman.

16           The -- just real quickly, we had a tremendous  
17           very good effort by all our -- our staff in getting  
18           the airport closed in a timely fashion and prepared  
19           completely, including contact emergency management,  
20           the state emergency management, and the county  
21           emergency management, and then opened it without a  
22           hitch on the Thursday at 0800.

23           I want to commend the office staff for getting  
24           the paperwork out and the maintenance staff who did  
25           the great job led by James and somebody's son Jake.

1           They really did a great job. And on top of all  
2           that, they did this and the camera. And we have a  
3           really great group here. They're motivated and I  
4           appreciate it personally, making my job that much  
5           easier.

6           The Solano land lease update, I know that -- I  
7           don't know if you want to talk just a minute about  
8           your meeting with Mr. Solano.

9           MR. HOLESKO: Andrew Holesko with  
10          Passero Associates.

11          We met with Mr. Solano just to basically give  
12          him some general guidance on his next step  
13          privately with engineering, metal building  
14          providers, a local contractor, a local civil  
15          engineer, and things like that. So we just  
16          basically sat with him. We wanted to ask him  
17          questions about the site, the corners with the  
18          site.

19          The question came up about the sidewalk and,  
20          you know, we just basically told him everybody  
21          still expects there to be a sidewalk. And the  
22          reason that his lease parcel extended out to the  
23          road is that he's responsible for his own parking.  
24          So we basically had the discussion that you're  
25          responsible for all of that. We're still trying to

1 keep a tree or two that's on the site, if you can  
2 work around it to make all that work. But just  
3 basically answered his question as to how and what  
4 for the next steps.

5 MR. TOPP: Great.

6 MR. HOLESKO: Gave him contact information  
7 from several different professionals and suppliers  
8 that could assist him and he was gone on his way.  
9 We had very very productive hour-long discussion  
10 with him.

11 MR. TOPP: Thank you, very much. Appreciate  
12 it. And I'll follow up from there with Mr. Solano.  
13 There's some things that were raised in the last  
14 couple of days to me about -- that we have to keep  
15 in mind that 25 or 30 years from now, it's going to  
16 be the airport's hangar. You may still want to  
17 re-lease it, I don't know, but it needs to fulfill  
18 the needs of the airport as well. Not just a  
19 bathroom and maybe a little desk on the front desk  
20 and stuff. I'll talk to him about that, okay?

21 Titan land lease, I think we beat that to  
22 death. I think we're okay on that. We're working  
23 on that.

24 Engineering services RFQ, I did a study with  
25 the help of staff, especially Chloe, and we went

1 through it all, and I think that we had a total of  
2 six folks that applied, and of those six, we're  
3 down to using the point system out of our  
4 requirements plus reading through the proposals  
5 from the different firms.

6 So we've come to Passero. In my opinion, I  
7 recommend that they're the lead engineering firm,  
8 since they've got over 20, 30 years of work here or  
9 20-plus years here for work here and over  
10 \$50 million in construction that they've done here  
11 already.

12 But that said, we decided also to hear, and  
13 they're here, Michael Baker International and also  
14 the Pond & Company, which I will have out here for  
15 our next meeting, because they did not come today  
16 that I know of. Oh, you're here. All right.  
17 Great. Fantastic.

18 Okay. So we could start with the Michael  
19 Baker International and just give us --

20 MS. LIOTTA: Oh --

21 MR. TOPP: Go ahead.

22 MS. LIOTTA: I just, you know, since we spoke  
23 earlier today, I would just like to point out that,  
24 based on what you told me, Pond and Michael Baker  
25 had an equal point score. They both got the same

1 point score.

2 MR. TOPP: Exactly. They both had the same  
3 exact point score. The only thing they were  
4 missing is doing work already for the airport,  
5 okay? So with that in mind --

6 MR. OLSON: So just to be also clear, we're  
7 hearing from three firms.

8 MR. TOPP: Two.

9 MR. OLSON: Two firms.

10 MR. TOPP: I don't know that we need to hear  
11 from Passero again -- Passero.

12 MR. OLSON: Okay. So, but there are three  
13 firms to are finalists --

14 MR. TOPP: Yes.

15 MR. OLSON: -- for selection. Three firms?

16 MR. TOPP: Well, I guess you could say that.  
17 I'm recommending that we stay with Passero and pick  
18 one of the other two firms. That's my  
19 recommendation.

20 MR. OLSON: We have -- let's see. Right now  
21 we have one firm, right?

22 MR. TOPP: One firm.

23 MR. OLSON: How do -- what's the relationship  
24 if there are two firms? I mean, what are we  
25 selecting them for?

1           I mean, what happens if the -- with the next  
2 engineering project that comes up? How do we  
3 manage that? How do we decide which firm or are we  
4 paying two firms to do one project --

5           MR. TOPP: That's a good question.

6           MR. OLSON: -- like we have two attorneys now,  
7 two firms, or how do we do --

8           MR. TOPP: That's a good question. Because  
9 that wasn't covered when y'all decided to go out  
10 and get another engineering firm.

11          MS. LIOTTA: My understanding is that this --  
12 these are master contracts that will be -- as we  
13 move forward with this, the next step would be to  
14 put those in place. I assume there'll be some sort  
15 of negotiation with that. Then we'll see, you  
16 know, rates and various things. But that's not  
17 baked into this, I don't think.

18          MR. TOPP: No.

19          MS. LIOTTA: It's just credentials. And then  
20 we then have the option of which -- you know,  
21 picking up the phone or just asking like  
22 potentially both for their initial thoughts on  
23 something.

24                 It's up to -- I think it's up to the Authority  
25 on how to use each of the professionals. It just

1 gives a deeper bench, so to speak, of professionals  
2 to call up without -- we'll have a preexisting  
3 relationship with them as opposed to having to go  
4 through an RFQ to get their pricing on something.

5 MR. TOPP: Right.

6 MS. LIOTTA: That's my -- that's my  
7 interpretation.

8 MR. OLSON: So we're going to end up with two  
9 firms --

10 MR. TOPP: That's my understanding.

11 MR. OLSON: -- is your recommendation. And  
12 Passero would be one of them --

13 MR. TOPP: That is correct.

14 MR. OLSON: -- because they have the highest  
15 score?

16 MR. TOPP: That is correct.

17 MR. OLSON: And now we're hearing from two  
18 firms that are equally scored for the other firm.

19 MR. TOPP: That's correct.

20 MR. OLSON: Okay.

21 MS. LIOTTA: And theoretically, we could enter  
22 into contracts with all three of them.

23 MR. OLSON: Yeah, I guess we could.

24 CHAIRMAN CLARKE: Uh-huh.

25 MR. OLSON: And is part of the way we decide

1 if we have multiple firms on retained -- there's no  
2 retainer fee, is there?

3 MR. TOPP: No, not as of right now.

4 MR. OLSON: We're not paying a retainer fee.

5 MR. TOPP: Not at this time.

6 MR. OLSON: So we could have three. It  
7 doesn't cost us anything. But --

8 MR. TOPP: Yeah.

9 MR. OLSON: -- do we select -- when we have  
10 three firms or two firms, do we make the selection  
11 in part based on fee proposal or just general  
12 aptitude for the specific project?

13 MR. TOPP: I think there's several different  
14 things that we have to look at.

15 Aptitude is key. History, not having to  
16 reinvent the wheel and spend money to have people  
17 reinvent the wheel. If it's projects that are  
18 similar in other areas that they've worked on, the  
19 second firm --

20 MR. OLSON: Okay.

21 MR. TOPP: -- if you will, that might be the  
22 place to go with that and --

23 MR. OLSON: The reason I -- everything in our  
24 capital budget for this year and next year has  
25 already been worked on at some level by Passero.



1 MR. TOPP: That is correct.

2 MR. OLSON: So would -- would the thinking be  
3 that if Passero had already initiated a project for  
4 whatever, you know, feasibility study or  
5 preliminary environmental work or things like that,  
6 that they would stay with the project, or would we  
7 be considering these firms for actually flipping  
8 some of these capital projects that are already  
9 maybe in grant applications to another firm?

10 MR. TOPP: I think we would keep what we have  
11 right now and anything new -- and we are working on  
12 a few different things for the future, and that we  
13 would direct it in that direction.

14 MR. OLSON: Okay.

15 MS. LIOTTA: I -- I take a little bit more of  
16 a nuanced view. I think it makes sense to keep it  
17 if something's in flow and if you're getting input  
18 on the grant process from your professionals, it  
19 doesn't necessarily make sense to upset that.

20 MR. OLSON: Yeah.

21 MS. LIOTTA: However, there may be some things  
22 that are more discrete. The planning phase, it's  
23 done, that's it, a separate bucket of money, move  
24 on to something else.

25 The building phase, I don't think -- I think

1           that would be an opportunity, but you could  
2           potentially look at other firms because there's  
3           no -- there's no inherent advantage to keeping  
4           it -- I just -- but I think that's getting way down  
5           into the weeds that I should stay out of. It's --  
6           sorry, it's a weakness of mine.

7           MR. TOPP: I do have a question.

8           MR. OLSON: It's just it's a new -- it's a new  
9           thing to have more than one, so I wanted to  
10          understand.

11          MS. LIOTTA: Here -- here it is, but it's very  
12          very typical, in fact, it's how most airports do  
13          it.

14          MR. OLSON: Have multiple.

15          MS. LIOTTA: Yes, have multiple.

16          MR. TOPP: Mr. Roberts [sic], can I ask you a  
17          question? You seemed to have talked to, was it  
18          Boca Raton, Boca Raton Airport and others?

19          MR. OLSON: Yes.

20          MR. TOPP: And they have more than one  
21          engineering firm?

22          MR. OLSON: I don't know. I know they have  
23          two legal firms. So they have an aviation firm out  
24          of --

25          MR. TOPP: And a general counsel, right.

1           MR. OLSON: And a general counsel firm  
2 locally. Yeah, I don't know. I've never asked  
3 that question.

4           MR. TOPP: I'll have to ask for some guidance  
5 on that. It was nice of -- Mr. Roberts introduced  
6 me to and I've spoken with the executive director  
7 of Jacksonville. I'll talk to him and find out how  
8 they work it.

9           MR. OLSON: Well, I mean -- I mean, I don't  
10 know if it's a question now. We're about to  
11 interview two other firms, one of which you -- at  
12 least one of which you say would be, what --

13          MR. TOPP: Well, we're going to interview two.

14          MR. OLSON: -- joint --

15          MR. TOPP: I think that we --

16          MS. LIOTTA: Well, I mean --

17          MR. TOPP: I don't know that we need to --

18          MS. LIOTTA: -- we put out the RFPs that we  
19 intend to enter into contracts with at least two.  
20 And appreciate that the -- the representatives  
21 showed up this evening, so if they -- I'd be -- I'd  
22 be happy to hear from them if they are pre -- you  
23 know, comfortable --

24          MR. TOPP: Sure.

25          MS. LIOTTA: -- making some comments.

1           MR. TOPP: How much time would you like to  
2 give them, Mr. Chairman?

3           CHAIRMAN CLARKE: Five minutes --

4           MR. TOPP: Okay.

5           CHAIRMAN CLARKE: -- ten minutes each?

6           MR. TOPP: All right.

7           CHAIRMAN CLARKE: What you're comfortable  
8 with. I'd say ten minutes each.

9           MR. TOPP: Okay. Sounds good.

10          MR. LIESKE: I didn't come prepared with  
11 any -- with any documentation or anything --

12          MS. LIOTTA: Okay.

13          MR. LIESKE: -- for an interview, but I can  
14 certainly speak for --

15          MR. TOPP: Tell us about your company.

16          MR. OLSON: Once you get an engineer talking,  
17 you know --

18          MR. TOPP: We'll go backwards in reverse  
19 alphabetical order, if that's all right with y'all.  
20 So why don't you go ahead and go first.

21          MR. LIESKE: Okay. Sure. My leg is a little  
22 bit asleep there. My name is Andrew Lieske. I'm  
23 here representing Pond & Company.

24                 From our RFQ and proposal, we are a, you know,  
25 full-service PE firm. We mainly gear towards, you

1 know, basically industrial projects, is one of our  
2 pillars and as well as infrastructure projects, and  
3 then our last is our federal group.

4 So our aviation practice began as an arm for  
5 our Department of Defense work. So we have been in  
6 aviation practice for about 25 years now. And more  
7 or less with that, we have grown our aviation  
8 practice.

9 We hold on-call contracts with Hartsfield,  
10 with a joint venture with -- with Michael Baker as  
11 well as Savannah and Jacksonville Aviation  
12 Authority. So those are the main three airports  
13 that we cover as far as our on-call services.

14 Right now, with the Jacksonville Aviation  
15 Authority, we also have what's known as their east  
16 side development, which is a more or less campus  
17 for Boeing, is the major lease -- leaseholder  
18 there. So we have a major project on the east side  
19 of Cecil Field as well as a variety of different  
20 projects that we're servicing for the Jacksonville  
21 Aviation Authority.

22 I serve as project manager with  
23 Pond & Company, and that is more or less my duty  
24 at -- at Pond. I wish I had a better spiel than  
25 what I have right now -- kind of thrown out there

1 not knowing that I would be speaking today.

2 MR. TOPP: That's all right.

3 CHAIRMAN CLARKE: I've got a couple of  
4 questions.

5 Do you as part of your services do grant  
6 applications and -- because I think we've been  
7 relying a lot -- we -- this airport is minimally  
8 staffed, so we've relying on engineering support to  
9 do the actual grant work for a lot of our public  
10 works projects.

11 MR. LIESKE: Sure. So, as far as the grant  
12 applications, Pond & Company doesn't -- doesn't  
13 typically do that aspect of things. We don't  
14 really have the services in-house. So, as part of  
15 our proposal, we had another subconsultant that we  
16 were utilizing to aid in those.

17 MR. OLSON: So you do use a sub for the grant  
18 applications?

19 MR. LIESKE: Correct.

20 MR. OLSON: What about environmental and  
21 archaeology? Subs also?

22 MR. LIESKE: Environmental, we have staff  
23 available for environmental.

24 MR. OLSON: In-house?

25 MR. LIESKE: In-house. We have -- our main

1 person, his name's Michael Savage. He is a former  
2 FDEP representative and now is servicing Pond  
3 throughout the whole coast of Florida.

4 MR. OLSON: Okay. Good.

5 MR. TOPP: Any other questions?

6 MS. LIOTTA: I stopped by the offices and  
7 looked at the -- all the various proposals, so,  
8 yes, it was a strong proposal, so thank you.

9 MR. LIESKE: Yeah. I will -- I will just add,  
10 you know, we -- we do very good in architectural  
11 work. That is one of our strong suits, is  
12 vertical-type hangar development and all the  
13 aspects that you guys are -- have been talking  
14 about, what you guys have been working on, we do it  
15 on both the DoD side and, you know, the -- for  
16 Jacksonville Aviation Authority and other airports.  
17 So --

18 MR. TOPP: Great.

19 MR. LIESKE: -- appreciate your time. Thank  
20 you.

21 MR. OLSON: Okay. Thank you.

22 MR. TOPP: Thank you, very much. All right.

23 MR. RUSSELL: Good evening. I'm Brian  
24 Russell, vice president with Michael Baker  
25 International. Similarly to one of your questions

1 a moment ago, we are also a consultant with  
2 Jacksonville Aviation Authority, as he was just --  
3 so going back to multiple consultants there.

4 Seeing as we've -- we've individually been  
5 joining these board meetings, we weren't exactly  
6 sure what to anticipate, but we did -- we did take  
7 notes from -- from the legal counsel. So we were  
8 slightly prepared, but I did bring something if I'm  
9 able to provide that to each of the board members.

10 MR. TOPP: Sure.

11 MR. RUSSELL: So this is just a quick summary  
12 of what was in our proposal and as well as some of  
13 the team members that you see here today with us.

14 MR. TOPP: Thank you, very much.

15 MR. RUSSELL: And a few of the things that we  
16 focused on in our proposal is the fact that right  
17 here in Jacksonville, it is a center of excellence  
18 for aviation.

19 We have engineering, planning, architecture,  
20 construction services, all of those focused on  
21 aviation. And I say that because that's how the  
22 office in Jacksonville was built.

23 We started working with Jacksonville Aviation  
24 Authority under a similar type of agreement of an  
25 engineering consultant continuing services



1 contract, and we've held that contract for over 18  
2 years consecutively now.

3 Much of our work has also been at Cecil  
4 Airport, Jacksonville International Airport, but  
5 one of the common themes that I see between Cecil  
6 and this airport, is setting it up for development.  
7 And that's some of the items that we have done for  
8 Cecil Airport.

9 In their hangar development, they've had  
10 successful hangar developments and we've worked on  
11 five hangar developments for them and worked on  
12 setting up for future development as well.

13 So on top of that, the local experts, I do  
14 have with us -- with me here today our project  
15 manager, Tom Schilling, who's over 20 years in the  
16 aviation business; Greg Kern, who is one of our  
17 business development leads; Angie Borja, who is  
18 architecture; and then Phil Jufko here, who is on  
19 our planning side. Now, Phil is nationally our  
20 planning expert that serves Michael Baker  
21 nationally.

22 One of the things I -- as I'm saying that, I  
23 realize I did not mention is Michael Baker is  
24 ranked 18th in the country in aviation engineering  
25 services, and we have roughly 3,500 employees

1 nationally, but here locally we're about a little  
2 over 30 employees.

3 In Florida, when -- when you are looking for  
4 more information about what other airports and  
5 baseline, we have worked with 43 of airports here  
6 in Florida, so we do have quite a bit of a reach  
7 that we can bring that excellence to the team here.

8 And then finally, I'll just leave that, you  
9 know, we've been here. Unfortunately we have not  
10 worked -- we did some environmental work here back  
11 some time ago. That was before my time, actually.  
12 But -- but we'd -- we'd be really excited to be  
13 part of working on this in the future. So with  
14 that, that's all I had. Thank you.

15 CHAIRMAN CLARKE: All right. Thank you.

16 MR. TOPP: Any further questions?

17 MR. RUSSELL: Oh, any questions? Sorry.

18 MS. LIOTTA: Well, I think I'll ask  
19 Mr. Olson's question, because it's a good one.  
20 What is your staffing situation? What support do  
21 you bring for help -- assisting with grants  
22 management?

23 MR. RUSSELL: So we have done -- we have  
24 worked with several airports around Florida with  
25 helping manage their grants, implementing their

1 CFE, five-year lookahead, so getting ahead on the  
2 grant application process. So yes, we do that  
3 in-house.

4 MR. OLSON: Have you done recently FDOT grants  
5 for T-hangars?

6 MR. RUSSELL: I'm trying to think. The last  
7 time we did that would have been in Titusville  
8 Space Coast Regional Airport, probably four or five  
9 years ago.

10 MR. OLSON: Oh, okay. I was going to ask what  
11 the current construction looks -- costs look like.

12 MR. RUSSELL: Construction costs? Yes, we do  
13 have some of those.

14 MR. OLSON: I hear they're like the bids are  
15 coming in scarily high.

16 MR. RUSSELL: We're seeing some -- some  
17 reduction, as the demand on metal buildings is  
18 going down, however it's still there, but those are  
19 traditionally a metal building type structure and  
20 time for not only the cost going up, but time to  
21 deliver that building has -- has been longer than  
22 in the last few years.

23 MR. OLSON: Yes. Yes, sir?

24 CHAIRMAN CLARKE: How long were the -- are you  
25 familiar with Herlong --

1 MR. RUSSELL: Yes.

2 CHAIRMAN CLARKE: -- as well as Cecil --

3 MR. RUSSELL: I am, yes.

4 CHAIRMAN CLARKE: -- or maybe Craig? What  
5 sort of waiting list length do they have?

6 MR. RUSSELL: Oh, gosh.

7 CHAIRMAN CLARKE: I mean, just roughly. You  
8 don't have to give me an exact number, but --

9 MR. RUSSELL: You know, I'm not sure. I know  
10 that it -- I do not know what their waiting list  
11 is. I apologize.

12 CHAIRMAN CLARKE: But they -- do they --  
13 generally they have a shortage of hangars?

14 MR. RUSSELL: They do, yes.

15 MR. SCHILLING: We just did some new T-hangars  
16 at Herlong about three years ago.

17 MR. LIESKE: That's right. I forgot about  
18 that. Thank you.

19 CHAIRMAN CLARKE: Any in the planning stages  
20 for those?

21 MR. SCHILLING: Well, they kind of have it set  
22 up like we would recommend for you where they've  
23 kind of been building it out. So they'll do a  
24 taxilane and a -- and a T-hangar building that's  
25 nested and then they'll just keep -- keep moving on

1 and on.

2 CHAIRMAN CLARKE: Okay. So if we told you we  
3 had a 3200-foot runway we're going to build, how  
4 many T-hangars could you put adjacent to that  
5 runway on either side?

6 MR. ROBERTS: Hypothetically speaking.

7 CHAIRMAN CLARKE: That's rather specific,  
8 but --

9 MR. JUFKO: Are you talking about the train  
10 runway?

11 CHAIRMAN CLARKE: Yes, sir.

12 MR. JUFKO: You probably wouldn't be building  
13 hangars to support that in the -- in the initial  
14 phase, right?

15 CHAIRMAN CLARKE: I'm just saying if we had --  
16 if we had another 3,200 feet of runway and were  
17 able to build hangars on either side of that, how  
18 many hangars would fit? Just a general question.

19 MR. JUFKO: You -- you could build hangars on  
20 each side. That's open land --

21 CHAIRMAN CLARKE: Right.

22 MR. JUFKO: -- in that area. But if that's  
23 being built or envisioned for capacity purposes,  
24 right? You're looking for handling touch-and-go  
25 activity, and so you're trying to provide some

1 relief for the main facilities here and offload  
2 some of that --

3 CHAIRMAN CLARKE: Well, actually provide  
4 shelter for the -- these 300 people that are  
5 waiting for, you know, four walls and a roof.

6 MR. JUFKO: That's --

7 CHAIRMAN CLARKE: Yeah.

8 MR. JUFKO: You definitely would have room to  
9 development multiple T-hangars there.

10 CHAIRMAN CLARKE: Thank you.

11 MR. TOPP: What was that? I didn't hear the  
12 last part he said.

13 MR. JUFKO: You would have room over there to  
14 develop based on what the layout that you have for  
15 it right now.

16 MR. TOPP: Right, there would be --

17 MR. JUFKO: That's assuming you owned all of  
18 that property over there.

19 MR. TOPP: Yes, we do.

20 MR. JUFKO: Okay. Great.

21 CHAIRMAN CLARKE: Thank you, guys.

22 MS. LIOTTA: I just want to say thank you all  
23 for coming. I thought your RFP was -- was quite  
24 excellent. Appreciate all of the time and effort.

25 MR. RUSSELL: Thank you.

1           MR. TOPP: Thank you. Okay. That's it. Any  
2 other questions on the engineering? Robert?  
3 Mr. Olson, do you have anything else?

4           MR. OLSON: (Shakes head.)

5           MS. LIOTTA: Do we --

6           MR. TOPP: No? Ms. Liotta?

7           MS. LIOTTA: Is this an action item or is this  
8 just a --

9           MR. TOPP: No. I want to go back and talk to  
10 them and then I'll give you a recommendation on the  
11 25th.

12          MS. LIOTTA: Well, I'd personally like to see  
13 discussions. All right. Yeah.

14          MR. TOPP: Yeah, that's fine. We can have  
15 discussions right now, if you want.

16          MS. LIOTTA: Oh, no. I mean, no, that's fine.  
17 I just would rather see things move a little  
18 faster --

19          MR. TOPP: Me, too.

20          MS. LIOTTA: -- but -- okay.

21          MR. TOPP: All right. Gun Club purchase  
22 update, we met with them today, and I don't know if  
23 you want to cover it, Mr. Roberts.

24          MR. ROBERTS: Generally, some of the  
25 shareholders from the Gun Club visited with us

1 the -- they're a nice group. They have a larger  
2 board.

3 We let them know that an appraisal had been  
4 done, and we floated some -- hopefully some win-win  
5 options for both the Authority and the Gun Club.

6 And the opportunity for us to use a local  
7 wetland mitigation property that would be the end  
8 of the peninsula, what I would call the end -- that  
9 part of the wetland that sticks out into the  
10 Intracoastal Waterway, they have a concern that  
11 they literally shoot over that property and they  
12 would love to see that property be something else  
13 and not a building or people.

14 So what's in it for them is to offset the  
15 purchase cost for us. We could -- we could do a  
16 straight purchase. We just buy their 22 acres and  
17 write a check and boom, that's it, in which case we  
18 could conceivably mitigate land by buying a  
19 landfill island in Tampa and doing that somewhere  
20 else. That wouldn't ben- -- that wouldn't give  
21 them any benefit or reassurance that their Gun Club  
22 would be safe for perpetual operation which they  
23 have an interest in.

24 So they have an interest in doing not exactly  
25 a land swap, but the functional equivalent of a



1 land swap by us using that peninsula land to be our  
2 wetland mitigation area, thereby precluding it from  
3 ever having condominiums or something out there,  
4 and then that would offset our cost to purchase  
5 their property. So they -- we all vetted all those  
6 combinations and permutations, and they have a  
7 board meeting on Wednesday --

8 MR. TOPP: Yes.

9 MR. ROBERTS: -- and they're going to vet that  
10 with their board and continue the discussion.

11 MR. TOPP: And the mechanics, if you want to  
12 talk about the deed, you know, how the deed would  
13 work to -- like you said, it's not really a land  
14 swap, but --

15 MR. ROBERTS: So I'm going to -- I'm going to  
16 do some homework --

17 MR. TOPP: All right. Yeah.

18 MR. ROBERTS: -- with Charles here --

19 MR. TOPP: Perfect.

20 MR. ROBERTS: -- and get my --

21 MR. TOPP: I don't have anything to add on  
22 that.

23 It went well, in my opinion. Mr. Roberts did  
24 real well, and the -- and the folks from our  
25 engineering firm were there as well and they did a

1 good job in getting everything ready, especially  
2 Matt. So, it went real well. And I think they  
3 were happy and they went back prepared to make the  
4 presentation to their board --

5 MR. ROBERTS: Yeah.

6 MR. TOPP: -- with the help of everybody else.

7 CHAIRMAN CLARKE: Just one -- just one  
8 question. Is it -- is it a one-for-one  
9 proportional, you know, offset for --

10 MR. ROBERTS: That was in our opening  
11 proposal.

12 CHAIRMAN CLARKE: Yeah. And they -- they  
13 were --

14 MR. ROBERTS: They are thinking about it.

15 CHAIRMAN CLARKE: Thinking about it, okay.

16 MR. TOPP: Our --

17 MR. OLSON: So our opening --

18 MR. TOPP: -- our sense is --

19 MR. OLSON: Our opening proposal is less than  
20 what we -- presumably because we have some soft  
21 costs associated with the transaction, it's less  
22 than what is listed as the total cost in land  
23 acquisition in our capital budget?

24 MR. ROBERTS: I would have to double check.  
25 We don't -- I don't think we've -- obviously we

1 haven't gotten to the point where we --

2 MR. OLSON: Well, Mr. Topp would know that.

3 MR. TOPP: Go ahead. Ask that question again,  
4 please.

5 MR. OLSON: The land that we're talking about  
6 right now is general land acquisition, it's listed  
7 as a general land acquisition in our --

8 MR. TOPP: In our budget.

9 MR. OLSON: -- proposed budget for the coming  
10 year.

11 My question was, is the number that you're  
12 talking about with the Gun Club presumably less  
13 than the amount listed? Because I'm assuming we  
14 have some soft costs in that two --

15 MR. TOPP: Well, yes, it's less than what's in  
16 here, but I don't know what portion of this,  
17 Mr. Chairman, is the land acquisition.

18 MR. ROBERTS: And there's an FDOT grant  
19 running around in the mix as well, too.

20 CHAIRMAN CLARKE: Right.

21 MR. OLSON: It's the second item under the  
22 capital budget --

23 CHAIRMAN CLARKE: Yeah.

24 MR. OLSON: -- for the coming year. I, you  
25 know, want to make sure that we're not -- I mean,

1 if we're --

2 MR. TOPP: General land acquisition --

3 MR. OLSON: -- if we're dealing as  
4 precariously with our available cash.

5 MR. TOPP: Well, Mr. Olson, what's going to  
6 happen here, and folks from Passero can help me  
7 with this if I need to, but let's just say it's  
8 a -- it appraised at \$2.1 million, okay?

9 MR. OLSON: Okay.

10 MR. TOPP: And it's 21 -- 22 acres, right?

11 MR. OLSON: Okay.

12 MR. TOPP: 22 acres that they're giving --  
13 we're buying with them and we're going to trade for  
14 11 acres. So that basically is half --

15 MR. OLSON: Okay.

16 MR. TOPP: -- right? So it'd be about  
17 20 some-odd million -- \$2 million. And the -- I'm  
18 sorry. \$1.1 million is what we would have cash  
19 outlay.

20 But the additional, as you call it, soft  
21 costs, there'll be -- some of the FDOT grants will  
22 use some of that because we have the extra funds,  
23 right? Because we have \$2 million, correct, on  
24 the -- in the grant, right?

25 And so we'll have a million left over from the

1 grant and use that to help develop -- you know, to  
2 get the land filled in there and to do what we need  
3 to do to the environmental --

4 MR. OLSON: Okay. So a portion of that is not  
5 being used to acquire land for the road realignment  
6 along --

7 MR. TOPP: Some of it will.

8 MR. OLSON: Okay. Okay. Sorry. I --

9 MR. TOPP: That's all right.

10 MR. OLSON: Okay.

11 MR. TOPP: Any other questions on that?

12 MR. ROBERTS: It allows us to -- divert's not  
13 the right word -- to include. Because it would be  
14 a bundled transaction, it would allow us to get  
15 potentially some of that FDOT grant money and to  
16 also be able to use that for the mitigation effort.  
17 That's the good thing for us.

18 MR. OLSON: Good.

19 MR. TOPP: And some of the infrastructure.

20 The last thing -- anything else? Do you have  
21 anything? No? The last thing is, iVenture  
22 security assessment.

23 In the interest of time and some --

24 Ms. Liotta's concerns, what I may do is just send  
25 you-all a memo, which has been done in the past. I

1           was going all the way back to 15 years and there  
2           were a lot of memos sent to y'all for outside of  
3           the board meetings. And I'll send you a memo on,  
4           not to scare you, but to make you aware of our  
5           exposure right now and what we would like to do  
6           about it.

7           MR. OLSON: Does that have cost complications  
8           for our budget?

9           MR. TOPP: Well, that's that hundred thousand  
10          dollars you see there.

11          MR. OLSON: Okay. Okay.

12          MR. TOPP: That's all I've got.

13          MR. OLSON: Well, Mr. Topp, I wanted to ask  
14          you. The September 8th date has passed for the  
15          ROFR on Northrop Grumman. Have we had a response  
16          from that?

17          MR. TOPP: Yeah, I can talk to that, sir.  
18          We -- I talked to both of our legal counsels today  
19          about that, and in both cases, the 8th is the date,  
20          but it could be in the mail --

21          MR. OLSON: Okay.

22          MR. TOPP: -- right? So the consensus is to  
23          wait a couple of days like to Tuesday at least --

24          MR. OLSON: Okay.

25          MR. TOPP: -- and then -- but as of right now,

1 nothing. Crickets.

2 MR. OLSON: Okay. When and if you receive a  
3 communication, will you share that with the  
4 board --

5 MR. TOPP: Absolutely.

6 MR. OLSON: -- when it comes in?

7 MR. TOPP: Absolutely.

8 MR. OLSON: Thank you. Okay.

9 MR. TOPP: I have a question for counsel, if  
10 you don't mind. Could I ask them a question real  
11 quick? What if they don't send anything?

12 MR. ROBERTS: Then it's waived.

13 MR. TOPP: Say again?

14 MR. ROBERTS: Then it's waived.

15 MR. TOPP: Okay. Perfect. Silence is also --

16 MR. ROBERTS: Silence is a no.

17 MR. TOPP: Okay. Got it.

18 Mr. Douglas, I guess the only thing we had for  
19 you here was my interim executive contract. I  
20 don't know if you want to entertain any questions  
21 that the board might have, and if not, we'll reload  
22 because we are -- I'm sure I can hear stomachs  
23 growling.

24 So I don't have -- personally, I'm comfortable  
25 with waiting. I don't have a problem and I know

1 we'll get something resolved. And I plan on being  
2 here every day as necessary to get the job done,  
3 and I appreciate the trust that you've put in me to  
4 get that done. Okay?

5 MS. LIOTTA: Okay. Well, I appreciate your  
6 patience. I -- I think we spoke earlier about  
7 moving it to the next agenda --

8 MR. TOPP: Yeah.

9 MS. LIOTTA: -- given constraints today. So,  
10 thank you.

11 MR. TOPP: Absolutely. Not a problem.  
12 Mr. Roberts, do you have anything else?

13 MR. ROBERTS: Nothing really material to  
14 really update.

15 You know, we're four days from the published  
16 deadline for any concurrent submissions, so I think  
17 all the parties have an interest in -- before they  
18 roll their sleeves up and -- and work through the  
19 lease language, that we get that date behind us so  
20 that we know how to handle that. But as of today,  
21 we have received no concurrent proposals for the  
22 21-acre parcel --

23 MR. TOPP: That is correct.

24 MR. ROBERTS: -- as of today, and we're four  
25 days from the 20 -- the 15th. And -- and I'll just



1 continue rolling on.

2 The Modern Aero lease is very close, and I had  
3 a chance to talk with the principal of Modern Aero  
4 just before our meeting and we're down to a couple  
5 of -- just a couple of nits here and there, but  
6 that should be in closure soon.

7 MR. TOPP: Great. Thank you, very much.

8 PUBLIC COMMENT - GENERAL

9 MR. TOPP: The last -- the next is public  
10 comment, general. Anybody -- Mr. Chairman, do you  
11 have any other people that put in their slips of  
12 paper? I think --

13 CHAIRMAN CLARKE: Mr.--

14 MR. TOPP: -- Sacha already did hers.

15 CHAIRMAN CLARKE: Mr. Riera, I believe he's --

16 MR. LIOTTA: He's left.

17 CHAIRMAN CLARKE: -- he's left, he's gone.

18 MR. TOPP: Anybody else?

19 CHAIRMAN CLARKE: Anyone else care to make a  
20 comment?

21 (None.)

22 CHAIRMAN CLARKE: I don't see any.

23 MR. TOPP: I expected Mr. Liotta one more time  
24 today.

25 MR. LIOTTA: You want me to say something

1           else?  Sure.

2           MR. TOPP:  Come on up.

3           MR. LIOTTA:  He invited me.

4           I just want to point out one of the topics of  
5           the meeting was, you know, watching expenses and  
6           increasing revenue.  And it might be obvious to me,  
7           but just for everybody else's benefit, if the  
8           airport worked with people who wanted to develop  
9           things, they would receive revenue.  So if you sped  
10          that up, the revenue would come in quicker.  And if  
11          you stopped litigating things, you'd spend less  
12          money.

13          MR. TOPP:  Amen, brother.

14          CHAIRMAN CLARKE:  Very astute observation.

15          Thank you.

16          MR. TOPP:  Absolutely.  Talking about stating  
17          the obvious, right?

18          CHAIRMAN CLARKE:  All right.

19          MR. TOPP:  Ms. Chapman's not here.  We wish  
20          her well.  She's going to the doctor tomorrow.  She  
21          had some pain she told me -- I think I mentioned  
22          that she had an accident and with her  
23          three-year-old in the back and she did not -- she  
24          was lucid, but she didn't -- she sounded like she  
25          was in pain when I talked to her today.  So she

1 promised after the doctors or whatever, she's going  
2 to let us know how she's doing.

3 Mr. Clarke, do you have anything else?  
4 Comments and reports?

5 AUTHORITY COMMENTS AND REPORTS

6 CHAIRMAN CLARKE: I do not. We're receiving  
7 member comments.

8 MS. LIOTTA: (Shakes head.)

9 CHAIRMAN CLARKE: Nothing?

10 MR. OLSON: I -- easy report. The Economic  
11 Development quarterly breakfast is September 22nd  
12 and the topic is housing affordability for people  
13 working in our county and service employment with  
14 affordability issues in our county.

15 MR. TOPP: Yeah, if I could make a comment on  
16 that.

17 I met with the folks at Grumman, the local  
18 president and some of their folks, and that's the  
19 number one problem that they have, is they have  
20 been turning away projects from a big corporate  
21 portion of Grumman because don't know if they can  
22 get employees to work on the projects. So that's  
23 definitely important, you know.

24 MR. OLSON: Not an easily solution.

25 MR. TOPP: No, it's not.

1           CHAIRMAN CLARKE:  It's not.  Anymore?  Is that  
2           it?

3           My comment, just to remind everyone that on  
4           Tuesday, September 19th, at 10 a.m., there will be  
5           a meeting of the master plan committee.  It will be  
6           here in this room.

7           And I want to thank Andrew Holesko for putting  
8           together a very informative agenda.  We will be  
9           following that by and large, but we'll be talking  
10          about generally development at the airport and more  
11          with a focus on the parallel runway that's about  
12          6,000 linear feet to the west.  So I encourage all  
13          of you to attend that meeting and if you know of  
14          anyone else that has an interest, please do.

15          MS. MARTIN:  What day of the week is it?

16          CHAIRMAN CLARKE:  It's a Tuesday.  Tuesday,  
17          September 19th, 10 a.m.  And -- it was part of the  
18          motivation for putting the new screen up.  We're  
19          going to have some interesting graphics to share  
20          with the public.  So that's all I have.

21          All right.  I'll entertain a motion to  
22          adjourn.

23          MS. LIOTTA:  So move.

24          MR. OLSON:  So move.

25          MS. LIOTTA:  Second.

1                   CHAIRMAN CLARKE: All in favor?

2                   MR. OLSON: Aye.

3                   MS. LIOTTA: Aye.

4                   CHAIRMAN CLARKE: Aye. It's adjourned. Thank  
5                   you.

6                   (Meeting adjourned at 6:27 p.m.)

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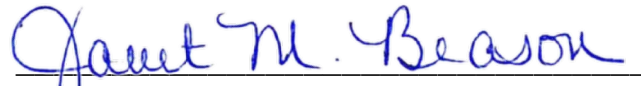
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REPORTER'S CERTIFICATE

STATE OF FLORIDA       )  
COUNTY OF ST. JOHNS   )

I, JANET M. BEASON, FPR-C, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 29th day of September, 2023.

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

<p><b>CHAIRMAN CLARKE:</b> [135] <b>COMMISSIONER</b> <b>DEAN:</b> [6] 47/8 50/23 51/8 51/10 52/12 52/15 <b>MR. BOCK:</b> [3] 29/5 31/7 31/9 <b>MR. DOUGLAS:</b> [6] 17/4 17/7 18/5 18/8 55/2 56/4 <b>MR. HOLESKO:</b> [2] 58/9 59/6 <b>MR. JUFKO:</b> [9] 77/9 77/12 77/19 77/22 78/6 78/8 78/13 78/17 78/20 <b>MR. LIESKE:</b> [10] 68/10 68/13 68/21 70/11 70/19 70/22 70/25 71/9 71/19 76/17 <b>MR. LIOTTA:</b> [5] 26/23 56/20 89/16 89/25 90/3 <b>MR. OLSON:</b> [152] <b>MR. RIERA:</b> [2] 56/22 57/5 <b>MR. ROBERTS:</b> [85] 7/1 8/25 9/13 9/18 10/19 10/23 11/1 11/3 11/15 11/22 12/1 12/17 12/22 12/24 13/3 13/5 13/7 13/11 14/5 14/9 14/14 14/17 15/1 16/4 16/7 16/10 16/24 17/3 17/6 17/25 18/3 18/13 19/4 19/21 19/24 21/2 21/7 21/18 22/11 22/16 22/21 23/20 23/25 24/6 24/10 24/14 24/17 24/19 25/3 25/9 25/12 25/15 25/18 25/22 26/16 31/20 31/23 32/3 32/5 32/8 32/10 33/11 41/14 42/7 44/15 45/16 45/23 46/1 77/6 79/24 81/9 81/15 81/18 81/20 82/5 82/10 82/14 82/24 83/18 85/12 87/12 87/14 87/16 88/13 88/24 <b>MR. RUSSELL:</b> [14] 71/23 72/11 72/15 74/17 74/23 75/6 75/12 75/16 76/1 76/3 76/6 76/9 76/14 78/25 <b>MR. SCHILLING:</b> [2] 76/15 76/21 <b>MR. TOPP:</b> [163] <b>MS. LIOTTA:</b> [74] 4/2 4/5 14/21 15/22 16/5 16/8 16/20 17/2 17/20 18/1 18/7 18/9 18/25 24/15 24/18 24/20 25/14 32/19 33/5 33/15 33/20 33/23 34/8 34/10 34/13 34/22 35/2 36/17</p>	<p>36/21 37/2 37/4 39/24 40/1 41/4 42/12 52/21 53/1 53/7 53/13 53/17 53/19 54/17 54/23 54/25 55/4 55/8 60/20 60/22 62/11 62/19 63/6 63/21 65/15 65/21 66/11 66/15 67/16 67/18 67/25 68/12 71/6 74/18 78/22 79/5 79/7 79/12 79/16 79/20 88/5 88/9 91/8 92/23 92/25 93/3 <b>MS. LUDLOW:</b> [1] 17/17 <b>MS. MARTIN:</b> [8] 34/12 46/25 52/19 53/5 55/13 55/19 55/25 92/15 <b>THE COURT:</b> [1] 3/8</p> <p><b>\$</b></p> <p><b>\$1.1 [1]</b> 84/18 <b>\$2 [2]</b> 84/17 84/23 <b>\$2 million [2]</b> 84/17 84/23 <b>\$2.1 [1]</b> 84/8 <b>\$225 [1]</b> 52/2 <b>\$25 [1]</b> 49/5 <b>\$50 [1]</b> 60/10 <b>\$50 million [1]</b> 60/10 <b>\$504 [2]</b> 48/4 51/5 <b>\$7 [1]</b> 51/25 <b>\$7 million [1]</b> 51/25</p> <p><b>'</b></p> <p><b>'08 [1]</b> 51/13 <b>'24 [1]</b> 50/16</p> <p><b>0</b></p> <p><b>0570 [1]</b> 1/25 <b>0800 [1]</b> 57/22</p> <p><b>1</b></p> <p><b>10 [2]</b> 92/4 92/17 <b>10 1/2 [1]</b> 47/18 <b>10,000 [1]</b> 26/15 <b>100 [1]</b> 1/17 <b>11 [3]</b> 1/6 2/4 84/14 <b>139 [1]</b> 46/9 <b>15 [1]</b> 86/1 <b>15th [2]</b> 34/25 88/25 <b>1633 [1]</b> 1/19 <b>17 [1]</b> 1/24 <b>18 [1]</b> 73/1 <b>18th [1]</b> 73/24 <b>19th [3]</b> 50/17 92/4 92/17</p> <p><b>2</b></p> <p><b>20 [5]</b> 49/25 60/8 73/15 84/17 88/25 <b>20-plus [1]</b> 60/9 <b>2010 [1]</b> 51/15 <b>2018 [2]</b> 51/11 51/19</p>	<p><b>2023 [4]</b> 1/6 2/5 4/9 94/10 <b>207 [1]</b> 48/7 <b>21 [2]</b> 8/13 84/10 <b>21-acre [2]</b> 8/3 88/22 <b>22 [4]</b> 3/11 80/16 84/10 84/12 <b>22nd [2]</b> 56/25 91/11 <b>25 [3]</b> 49/25 59/15 69/6 <b>25th [6]</b> 4/14 6/21 37/11 42/14 45/20 79/11 <b>27 [1]</b> 49/25 <b>28 [2]</b> 2/5 4/9 <b>28th [1]</b> 4/12 <b>29th [2]</b> 57/1 94/10</p> <p><b>3</b></p> <p><b>3,100 [1]</b> 47/13 <b>3,200 [1]</b> 77/16 <b>3,500 [1]</b> 73/25 <b>30 [10]</b> 9/10 9/11 9/22 10/11 10/14 31/19 40/24 59/15 60/8 74/2 <b>30-Day [8]</b> 2/10 6/22 6/24 9/9 9/11 13/23 41/6 41/11 <b>300 [1]</b> 78/4 <b>3200-foot [1]</b> 77/3 <b>32084 [1]</b> 1/24 <b>32086 [1]</b> 1/17 <b>32205 [1]</b> 1/19</p> <p><b>4</b></p> <p><b>414 [1]</b> 1/17 <b>43 [1]</b> 74/5 <b>45 [1]</b> 9/22 <b>47 [1]</b> 2/8 <b>4730 [1]</b> 1/4 <b>4:00 [2]</b> 1/7 3/2 <b>4:56 [1]</b> 52/16 <b>4:59 [1]</b> 55/10</p> <p><b>5</b></p> <p><b>50,000 [1]</b> 29/17 <b>53 [1]</b> 2/10 <b>54 [1]</b> 26/3 <b>56 [1]</b> 2/8 <b>57 [1]</b> 2/7 <b>5:00 [1]</b> 5/8 <b>5:01 [4]</b> 1/7 4/20 22/8 55/22 <b>5:48 [1]</b> 1/7</p> <p><b>6</b></p> <p><b>6,000 [1]</b> 92/12 <b>60 [1]</b> 9/21 <b>6:27 [2]</b> 1/7 93/6</p> <p><b>7</b></p> <p><b>7,000 [1]</b> 29/21 <b>7-Eleven [1]</b> 44/24</p> <p><b>8</b></p> <p><b>8.1 [3]</b> 10/9 14/15 34/20</p>	<p><b>8.2 [2]</b> 26/3 32/6 <b>825-0570 [1]</b> 1/25 <b>89 [1]</b> 2/11 <b>8th [2]</b> 86/14 86/19</p> <p><b>9</b></p> <p><b>90 [5]</b> 27/12 27/12 27/13 27/15 27/17 <b>90-day [3]</b> 14/24 15/1 15/3 <b>904 [1]</b> 1/25 <b>91 [1]</b> 2/12 <b>93 [2]</b> 2/13 26/24 <b>94 [1]</b> 2/14</p> <p><b>A</b></p> <p><b>a.m [2]</b> 92/4 92/17 <b>able [12]</b> 3/21 5/17 6/13 18/9 29/19 34/2 38/10 46/17 52/9 72/9 77/17 85/16 <b>abolished [1]</b> 51/15 <b>about [67]</b> 5/8 5/9 7/4 8/19 10/4 10/23 16/25 19/1 19/4 20/14 21/22 21/25 22/14 27/25 29/17 30/2 30/9 30/14 32/1 32/3 34/9 34/12 35/3 35/12 35/17 37/6 37/25 43/1 44/9 45/22 46/2 47/18 47/20 48/22 49/25 50/9 52/2 52/19 53/13 55/17 58/7 58/17 58/19 59/14 59/20 67/10 68/15 69/6 70/20 71/14 74/1 74/4 76/16 76/17 77/9 81/12 82/14 82/15 83/5 83/12 84/16 86/6 86/19 88/6 90/16 92/10 92/11 <b>absent [2]</b> 1/12 3/16 <b>Absolutely [6]</b> 43/12 44/7 87/5 87/7 88/11 90/16 <b>abstain [1]</b> 18/4 <b>access [3]</b> 37/4 48/16 48/16 <b>accident [2]</b> 3/17 90/22 <b>accordance [1]</b> 26/2 <b>according [1]</b> 36/9 <b>acquire [1]</b> 85/5 <b>acquisition [5]</b> 82/23 83/6 83/7 83/17 84/2 <b>acre [3]</b> 8/3 25/25 88/22 <b>acres [5]</b> 8/13 80/16 84/10 84/12 84/14 <b>across [2]</b> 36/16 43/7 <b>act [1]</b> 18/14 <b>action [4]</b> 12/14 13/6 22/3 79/7 <b>active [1]</b> 49/2 <b>activity [1]</b> 77/25 <b>actual [2]</b> 40/14 70/9 <b>actually [10]</b> 8/21 13/7</p>	<p>28/3 28/19 37/21 40/4 45/18 65/7 74/11 78/3 <b>ad [3]</b> 49/14 49/18 50/7 <b>ad valorem [3]</b> 49/14 49/18 50/7 <b>add [3]</b> 35/20 71/9 81/21 <b>additional [2]</b> 30/23 84/20 <b>address [5]</b> 5/10 6/3 6/25 9/6 10/9 <b>adjacent [1]</b> 77/4 <b>adjourn [1]</b> 92/22 <b>adjourned [2]</b> 93/4 93/6 <b>ADJOURNMENT [1]</b> 2/13 <b>advantage [1]</b> 66/3 <b>advice [1]</b> 56/2 <b>advising [1]</b> 10/21 <b>Aero [2]</b> 89/2 89/3 <b>aeronautical [14]</b> 11/8 12/9 15/2 16/22 19/6 19/7 28/11 28/12 28/14 35/3 35/5 35/7 35/12 36/19 <b>affordability [2]</b> 91/12 91/14 <b>after [5]</b> 7/24 24/9 27/12 55/24 91/1 <b>afternoon [1]</b> 47/8 <b>again [7]</b> 37/12 42/17 43/13 47/9 61/11 83/3 87/13 <b>agenda [12]</b> 2/6 4/11 4/15 4/16 6/23 9/6 9/10 12/14 18/20 41/1 88/7 92/8 <b>ago [8]</b> 3/11 28/2 28/5 48/24 72/1 74/11 75/9 76/16 <b>agree [1]</b> 53/3 <b>agreement [1]</b> 72/24 <b>ahead [8]</b> 17/14 23/4 25/7 31/1 60/21 68/20 75/1 83/3 <b>aid [1]</b> 70/16 <b>air [1]</b> 28/23 <b>aircraft [3]</b> 29/19 29/20 30/23 <b>airplane [1]</b> 17/11 <b>airplanes [3]</b> 37/7 42/24 42/25 <b>airport [36]</b> 1/1 1/17 1/19 3/4 8/9 13/18 13/21 16/2 20/3 20/24 24/25 28/3 28/9 29/16 30/2 30/4 31/4 32/19 36/18 36/22 38/24 43/11 46/6 52/8 57/18 59/18 61/4 66/18 70/7 73/4 73/4 73/6 73/8 75/8 90/8 92/10 <b>Airport Authority [2]</b> 3/4 28/3</p>
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<p><b>A</b></p> <p><b>airport's [4]</b> 7/12 9/24 43/16 59/16</p> <p><b>airports [9]</b> 27/20 28/23 54/5 66/12 69/12 71/16 74/4 74/5 74/24</p> <p><b>Alan [1]</b> 29/6</p> <p><b>all [70]</b> 3/2 4/3 5/18 7/21 14/10 17/17 20/2 20/25 21/13 24/12 25/22 27/7 27/17 27/19 28/18 30/17 31/6 33/21 33/25 34/3 36/8 37/5 39/3 43/10 44/11 45/14 45/23 46/5 46/24 48/20 50/9 53/9 54/21 55/9 56/6 57/3 57/17 58/1 58/25 59/2 60/1 60/16 63/22 68/6 68/19 70/2 71/7 71/12 71/22 72/20 74/14 74/15 78/17 78/22 78/24 79/13 79/21 81/5 81/5 81/17 85/9 85/25 86/1 86/12 88/17 90/18 92/12 92/20 92/21 93/1</p> <p><b>all right [14]</b> 14/10 25/22 33/25 34/3 44/11 55/9 68/6 68/19 70/2 71/22 79/13 81/17 85/9 92/21</p> <p><b>ALLEGIANCE [3]</b> 2/3 3/5 3/6</p> <p><b>allow [2]</b> 3/23 85/14</p> <p><b>allows [1]</b> 85/12</p> <p><b>almost [1]</b> 49/5</p> <p><b>along [4]</b> 35/25 39/18 39/18 85/6</p> <p><b>alphabetical [1]</b> 68/19</p> <p><b>already [8]</b> 23/7 29/14 60/11 61/4 64/25 65/3 65/8 89/14</p> <p><b>also [25]</b> 1/15 7/8 8/5 8/8 8/11 27/5 37/14 37/17 42/9 44/5 46/8 47/10 47/16 48/5 51/12 51/21 60/12 60/13 61/6 69/15 70/21 72/1 73/3 85/16 87/15</p> <p><b>alternative [4]</b> 7/19 36/17 36/17 40/22</p> <p><b>alternatively [1]</b> 24/1</p> <p><b>always [3]</b> 7/13 35/5 42/24</p> <p><b>am [4]</b> 22/5 24/22 35/2 76/3</p> <p><b>Amen [1]</b> 90/13</p> <p><b>America [2]</b> 47/13 47/14</p> <p><b>amount [2]</b> 10/13 83/13</p> <p><b>analysis [1]</b> 48/25</p> <p><b>Andrew [3]</b> 58/9 68/22 92/7</p> <p><b>Angie [1]</b> 73/17</p>	<p><b>another [7]</b> 11/7 19/8 56/8 62/10 65/9 70/15 77/16</p> <p><b>another's [1]</b> 11/13</p> <p><b>answer [5]</b> 16/17 19/4 21/1 26/14 29/5</p> <p><b>answered [1]</b> 59/3</p> <p><b>anticipate [1]</b> 72/6</p> <p><b>any [37]</b> 5/3 6/6 7/14 10/2 11/8 12/8 12/17 12/17 12/18 12/19 21/10 24/15 26/20 29/3 31/7 31/10 39/25 42/22 49/18 50/21 51/6 53/5 54/17 54/18 68/11 68/11 71/5 74/16 74/17 76/19 79/1 80/21 85/11 87/20 88/16 89/11 89/22</p> <p><b>Anybody [2]</b> 89/10 89/18</p> <p><b>anymore [3]</b> 18/24 27/21 92/1</p> <p><b>anyone [7]</b> 5/2 19/19 20/5 26/7 26/21 89/19 92/14</p> <p><b>anyone's [1]</b> 35/19</p> <p><b>anything [15]</b> 31/25 41/11 41/13 43/24 53/11 64/7 65/11 68/11 79/3 81/21 85/20 85/21 87/11 88/12 91/3</p> <p><b>anyway [1]</b> 28/24</p> <p><b>apologize [1]</b> 76/11</p> <p><b>appear [1]</b> 32/23</p> <p><b>application [1]</b> 75/2</p> <p><b>applications [4]</b> 65/9 70/6 70/12 70/18</p> <p><b>applied [1]</b> 60/2</p> <p><b>appraisal [1]</b> 80/3</p> <p><b>appraised [3]</b> 39/11 39/11 84/8</p> <p><b>appreciate [9]</b> 36/22 52/10 58/4 59/11 67/20 71/19 78/24 88/3 88/5</p> <p><b>approach [1]</b> 14/7</p> <p><b>appropriate [1]</b> 9/15</p> <p><b>appropriated [1]</b> 49/4</p> <p><b>appropriates [1]</b> 49/23</p> <p><b>approval [9]</b> 2/6 2/10 3/23 4/15 4/17 16/17 20/3 22/19 23/5</p> <p><b>approve [5]</b> 3/25 5/2 6/5 6/17 12/11</p> <p><b>approved [2]</b> 4/6 20/2</p> <p><b>approximately [1]</b> 25/25</p> <p><b>aptitude [2]</b> 64/12 64/15</p> <p><b>archaeology [1]</b> 70/21</p> <p><b>architectural [2]</b> 30/4 71/10</p> <p><b>architecture [2]</b> 72/19 73/18</p> <p><b>are [69]</b> 3/16 3/16 4/11</p>	<p>4/13 4/18 5/2 6/2 7/7 8/21 9/19 10/7 10/16 10/22 10/23 11/5 14/11 15/6 15/20 20/14 20/25 22/6 22/8 22/24 22/24 23/17 23/20 23/21 26/20 28/15 29/20 30/15 32/17 33/17 34/3 34/8 34/10 44/5 44/23 46/4 46/5 48/8 49/12 50/21 53/5 54/4 61/12 61/13 61/24 61/24 62/3 62/12 63/18 64/17 65/8 65/11 65/22 67/22 68/24 69/12 71/13 72/1 74/3 75/14 75/18 75/24 77/9 78/4 82/14 87/22</p> <p><b>area [4]</b> 8/8 48/22 77/22 81/2</p> <p><b>areas [1]</b> 64/18</p> <p><b>aren't [1]</b> 12/25</p> <p><b>arm [1]</b> 69/4</p> <p><b>Army [1]</b> 48/14</p> <p><b>around [8]</b> 7/2 13/8 28/6 49/25 56/1 59/2 74/24 83/19</p> <p><b>artic [1]</b> 25/4</p> <p><b>articulate [3]</b> 25/5 25/7 25/18</p> <p><b>as [70]</b> 3/15 7/11 8/10 9/1 9/17 11/12 14/6 15/10 20/24 23/6 23/25 23/25 25/10 25/10 29/15 30/12 31/2 35/7 37/18 37/22 37/22 39/14 39/22 40/16 40/22 43/14 49/11 50/5 50/11 50/11 53/25 59/3 59/18 62/12 63/3 64/3 69/2 69/2 69/4 69/10 69/11 69/13 69/13 69/15 69/19 69/19 69/22 70/5 70/11 70/11 70/14 72/2 72/4 72/12 72/12 73/12 73/22 75/17 76/2 76/2 81/25 82/22 83/7 83/19 84/3 84/20 86/25 88/2 88/20 88/24</p> <p><b>aside [1]</b> 49/11</p> <p><b>ask [19]</b> 3/8 3/22 3/24 17/11 19/19 35/2 41/2 41/12 44/5 49/13 51/4 58/16 66/16 67/4 74/18 75/10 83/3 86/13 87/10</p> <p><b>asked [6]</b> 9/4 13/1 20/23 28/2 29/23 67/2</p> <p><b>asking [5]</b> 15/11 22/8 22/9 27/4 62/21</p> <p><b>asleep [1]</b> 68/22</p> <p><b>aspect [1]</b> 70/13</p> <p><b>aspects [1]</b> 71/13</p> <p><b>assess [3]</b> 22/17 44/2 44/4</p> <p><b>assessed [1]</b> 47/17</p>	<p><b>assessment [1]</b> 85/22</p> <p><b>assist [1]</b> 59/8</p> <p><b>assisting [1]</b> 74/21</p> <p><b>associated [4]</b> 7/8 28/4 43/11 82/21</p> <p><b>Associates [1]</b> 58/10</p> <p><b>assume [1]</b> 62/14</p> <p><b>assuming [2]</b> 78/17 83/13</p> <p><b>astute [1]</b> 90/14</p> <p><b>Atlanta [2]</b> 45/19 46/6</p> <p><b>Atlantic [2]</b> 28/4 42/24</p> <p><b>attack [1]</b> 3/11</p> <p><b>attempt [1]</b> 10/11</p> <p><b>attend [4]</b> 3/19 3/21 3/24 92/13</p> <p><b>attention [1]</b> 3/9</p> <p><b>attorneys [1]</b> 62/6</p> <p><b>August [3]</b> 2/5 4/9 4/12</p> <p><b>August 28th [1]</b> 4/12</p> <p><b>Augustine [5]</b> 1/5 1/17 1/23 1/24 49/22</p> <p><b>AUTHORITY [20]</b> 1/1 1/17 1/19 3/4 7/16 7/22 20/22 28/3 38/23 51/3 52/8 62/24 69/12 69/15 69/21 71/16 72/2 72/24 80/5 91/5</p> <p><b>authorization [1]</b> 19/19</p> <p><b>authorized [1]</b> 94/7</p> <p><b>auto [1]</b> 3/17</p> <p><b>available [8]</b> 4/13 13/22 19/6 38/18 39/1 39/20 70/23 84/4</p> <p><b>Avenue [1]</b> 1/19</p> <p><b>aviation [19]</b> 1/19 37/23 37/24 43/19 44/6 66/23 69/4 69/6 69/7 69/11 69/14 69/21 71/16 72/2 72/18 72/21 72/23 73/16 73/24</p> <p><b>await [1]</b> 5/25</p> <p><b>aware [1]</b> 86/4</p> <p><b>away [3]</b> 16/14 28/21 91/20</p> <p><b>Aye [11]</b> 4/4 4/5 4/6 33/22 33/23 33/24 54/22 54/23 93/2 93/3 93/4</p> <p><b>B</b></p> <p><b>back [13]</b> 17/15 18/8 40/5 44/9 44/14 50/16 51/16 72/3 74/10 79/9 82/3 86/1 90/23</p> <p><b>backwards [1]</b> 68/18</p> <p><b>baked [1]</b> 62/17</p> <p><b>Baker [7]</b> 60/13 60/19 60/24 69/10 71/24 73/20 73/23</p> <p><b>balance [2]</b> 10/11 45/3</p> <p><b>balancing [2]</b> 9/18 9/23</p> <p><b>bar [5]</b> 8/24 15/10 24/7 24/7 24/8</p>	<p><b>barriers [1]</b> 28/18</p> <p><b>base [2]</b> 11/7 22/5</p> <p><b>based [9]</b> 10/17 26/9 28/4 32/11 32/25 44/3 60/24 64/11 78/14</p> <p><b>baseline [1]</b> 74/5</p> <p><b>basically [9]</b> 9/20 16/21 58/11 58/16 58/20 58/24 59/3 69/1 84/14</p> <p><b>bathroom [1]</b> 59/19</p> <p><b>be [112]</b></p> <p><b>beach [13]</b> 29/6 48/12 48/13 48/19 49/1 49/16 49/18 49/20 49/21 49/22 49/24 50/10 50/14</p> <p><b>BEASON [3]</b> 1/23 94/6 94/13</p> <p><b>beat [1]</b> 59/21</p> <p><b>because [38]</b> 5/1 5/7 9/9 10/21 17/22 21/8 22/3 22/13 22/24 23/7 24/25 27/21 34/20 35/8 35/17 36/3 37/1 41/18 44/4 45/1 48/10 50/8 54/6 57/2 60/15 62/8 63/14 66/2 70/6 72/21 74/19 82/20 83/13 84/22 84/23 85/13 87/22 91/21</p> <p><b>become [2]</b> 38/18 38/25</p> <p><b>becomes [1]</b> 15/25</p> <p><b>been [25]</b> 7/13 7/24 29/12 29/22 30/9 34/2 46/16 46/19 48/11 49/2 51/20 64/25 69/5 70/6 71/13 71/14 72/4 73/3 74/9 75/7 75/21 76/23 80/3 85/25 91/20</p> <p><b>before [17]</b> 3/15 4/17 5/11 7/12 8/18 8/23 14/6 19/19 30/12 35/4 36/11 37/6 42/5 52/8 74/11 88/17 89/4</p> <p><b>began [1]</b> 69/4</p> <p><b>begin [5]</b> 3/15 4/17 4/19 4/20 15/3</p> <p><b>beginning [1]</b> 39/4</p> <p><b>behind [1]</b> 88/19</p> <p><b>being [9]</b> 12/13 15/20 16/1 18/9 38/10 47/5 77/23 85/5 88/1</p> <p><b>belabor [1]</b> 38/13</p> <p><b>believe [11]</b> 4/25 6/25 9/9 11/20 14/17 16/18 19/12 21/23 22/24 39/15 89/15</p> <p><b>bell [1]</b> 10/1</p> <p><b>ben [1]</b> 80/20</p> <p><b>bench [1]</b> 63/1</p> <p><b>benefit [3]</b> 41/24 80/21 90/7</p> <p><b>best [2]</b> 19/13 42/18</p>
--	---	--	--	---



<p><b>B</b></p> <p><b>better</b> [4] 41/16 41/17 42/3 69/24</p> <p><b>between</b> [2] 36/8 73/5</p> <p><b>Beyers</b> [1] 56/18</p> <p><b>beyond</b> [1] 23/1</p> <p><b>bid</b> [1] 48/3</p> <p><b>bidding</b> [1] 39/7</p> <p><b>bids</b> [1] 75/14</p> <p><b>bifurcate</b> [1] 34/13</p> <p><b>bifurcated</b> [1] 24/16</p> <p><b>big</b> [6] 10/10 19/15 29/18 29/22 45/5 91/20</p> <p><b>biggy</b> [1] 19/14</p> <p><b>bit</b> [4] 40/7 65/15 68/22 74/6</p> <p><b>blissing</b> [2] 12/15 12/18</p> <p><b>block</b> [1] 38/10</p> <p><b>blocking</b> [1] 35/15</p> <p><b>board</b> [34] 1/9 1/12 3/15 3/23 5/10 9/15 9/24 12/4 12/9 14/18 15/4 16/19 16/25 19/17 19/18 21/3 21/13 22/20 24/1 39/14 40/21 42/1 44/19 53/19 53/22 72/5 72/9 80/2 81/7 81/10 82/4 86/3 87/4 87/21</p> <p><b>board's</b> [1] 16/16</p> <p><b>Boca</b> [2] 66/18 66/18</p> <p><b>Boca Raton</b> [1] 66/18</p> <p><b>Bock</b> [2] 29/6 31/10</p> <p><b>Bock's</b> [1] 7/7</p> <p><b>Boeing</b> [1] 69/17</p> <p><b>bolster</b> [2] 38/23 43/16</p> <p><b>bond</b> [1] 16/12</p> <p><b>bonding</b> [3] 51/22 51/25 52/1</p> <p><b>bonds</b> [1] 51/6</p> <p><b>book</b> [1] 19/16</p> <p><b>boom</b> [1] 80/17</p> <p><b>boon</b> [1] 29/22</p> <p><b>Borja</b> [1] 73/17</p> <p><b>both</b> [8] 37/22 60/25 61/2 62/22 71/15 80/5 86/18 86/19</p> <p><b>bottom</b> [2] 35/23 38/1</p> <p><b>Boulevard</b> [1] 1/17</p> <p><b>breached</b> [2] 45/16 45/23</p> <p><b>break</b> [1] 18/25</p> <p><b>breakfast</b> [1] 91/11</p> <p><b>Brian</b> [1] 71/23</p> <p><b>bridges</b> [1] 52/3</p> <p><b>brief</b> [1] 47/9</p> <p><b>briefings</b> [1] 9/7</p> <p><b>Brienza</b> [5] 40/16 42/10 42/11 42/12 42/13</p> <p><b>bring</b> [11] 5/23 7/14 30/22 31/3 32/2 32/6 32/7 51/16 72/8 74/7 74/21</p> <p><b>bringing</b> [1] 44/9</p>	<p><b>brother</b> [1] 90/13</p> <p><b>bucket</b> [1] 65/23</p> <p><b>budget</b> [34] 4/18 4/19 5/5 5/7 5/9 5/12 5/21 5/24 21/24 21/24 21/25 22/4 22/4 22/13 22/18 22/24 22/25 23/4 23/7 23/8 47/10 47/10 50/17 52/18 54/8 55/11 55/23 55/24 64/24 82/23 83/8 83/9 83/22 86/8</p> <p><b>build</b> [8] 15/7 15/8 19/10 28/20 30/4 77/3 77/17 77/19</p> <p><b>building</b> [15] 7/10 29/10 29/11 36/8 42/16 42/23 51/20 58/13 65/25 75/19 75/21 76/23 76/24 77/12 80/13</p> <p><b>buildings</b> [3] 29/11 45/6 75/17</p> <p><b>builds</b> [1] 43/1</p> <p><b>built</b> [2] 72/22 77/23</p> <p><b>bulk</b> [4] 11/15 15/7 15/8 15/21</p> <p><b>bunch</b> [1] 36/23</p> <p><b>bundled</b> [1] 85/14</p> <p><b>burden</b> [1] 10/10</p> <p><b>business</b> [33] 2/8 2/9 4/22 4/23 4/25 5/1 5/5 6/19 7/12 7/13 7/14 9/25 10/15 12/3 13/20 13/21 14/14 29/15 30/12 30/13 30/14 46/25 47/2 47/6 52/19 53/5 55/17 55/19 55/21 56/15 56/16 73/16 73/17</p> <p><b>buy</b> [1] 80/16</p> <p><b>buying</b> [2] 80/18 84/13</p>	<p>87/22 91/21</p> <p><b>can't</b> [6] 18/14 22/17 32/20 33/2 33/4 43/22</p> <p><b>cannot</b> [2] 12/24 25/2</p> <p><b>capacity</b> [4] 51/22 51/25 52/1 77/23</p> <p><b>capital</b> [4] 64/24 65/8 82/23 83/22</p> <p><b>care</b> [2] 5/18 89/19</p> <p><b>career</b> [2] 29/8 29/12</p> <p><b>Casa</b> [1] 1/4</p> <p><b>case</b> [1] 80/17</p> <p><b>cases</b> [1] 86/19</p> <p><b>cash</b> [4] 1/13 3/16 84/4 84/18</p> <p><b>CASH-CHAPMAN</b> [1] 1/13</p> <p><b>catching</b> [1] 47/22</p> <p><b>category</b> [1] 19/8</p> <p><b>caveat</b> [1] 45/9</p> <p><b>Cecil</b> [5] 69/19 73/3 73/5 73/8 76/2</p> <p><b>center</b> [2] 1/3 72/17</p> <p><b>certain</b> [1] 7/18</p> <p><b>certainly</b> [2] 47/19 68/14</p> <p><b>CERTIFICATE</b> [2] 2/14 94/1</p> <p><b>certify</b> [1] 94/6</p> <p><b>CFE</b> [1] 75/1</p> <p><b>CHAD</b> [1] 1/18</p> <p><b>Chair</b> [2] 18/12 20/10</p> <p><b>Chairman</b> [10] 1/10 5/4 21/21 23/13 37/14 42/20 57/15 68/2 83/17 89/10</p> <p><b>Challen</b> [1] 1/19</p> <p><b>challenge</b> [1] 38/8</p> <p><b>chance</b> [2] 8/23 89/3</p> <p><b>change</b> [3] 27/8 27/9 28/25</p> <p><b>changes</b> [2] 34/20 40/5</p> <p><b>changing</b> [2] 27/25 28/6</p> <p><b>CHAPMAN</b> [2] 1/13 3/16</p> <p><b>Chapman's</b> [1] 90/19</p> <p><b>Chapter</b> [1] 26/3</p> <p><b>Chapter 8.2</b> [1] 26/3</p> <p><b>CHARLES</b> [2] 1/16 81/18</p> <p><b>check</b> [2] 80/17 82/24</p> <p><b>checklist</b> [2] 10/8 14/15</p> <p><b>Chloe</b> [1] 59/25</p> <p><b>chopping</b> [1] 38/3</p> <p><b>chose</b> [4] 19/24 20/22 20/22 48/14</p> <p><b>circumstance</b> [1] 24/2</p> <p><b>cities</b> [2] 44/22 44/23</p> <p><b>citizens</b> [1] 3/10</p> <p><b>civil</b> [1] 58/14</p> <p><b>clarification</b> [3] 23/14 32/13 32/25</p> <p><b>clarify</b> [1] 13/15</p>	<p><b>CLARKE</b> [2] 1/10 91/3</p> <p><b>clean</b> [1] 40/7</p> <p><b>clear</b> [3] 16/1 38/25 61/6</p> <p><b>climbing</b> [2] 6/12 31/15</p> <p><b>clock</b> [2] 14/24 15/3</p> <p><b>close</b> [1] 89/2</p> <p><b>closed</b> [1] 57/18</p> <p><b>closes</b> [1] 8/24</p> <p><b>closure</b> [1] 89/6</p> <p><b>Club</b> [6] 48/22 79/21 79/25 80/5 80/21 83/12</p> <p><b>coast</b> [4] 44/23 44/24 71/3 75/8</p> <p><b>Cola</b> [1] 1/4</p> <p><b>collecting</b> [1] 51/18</p> <p><b>collectively</b> [1] 21/14</p> <p><b>combination</b> [2] 51/6 52/4</p> <p><b>combinations</b> [1] 81/6</p> <p><b>come</b> [13] 9/9 9/12 9/20 28/22 30/18 40/12 44/14 49/12 60/6 60/15 68/10 90/2 90/10</p> <p><b>comes</b> [5] 9/25 18/8 50/2 62/2 87/6</p> <p><b>comfortable</b> [4] 32/17 67/23 68/7 87/24</p> <p><b>coming</b> [11] 7/23 27/8 28/16 29/1 30/9 50/15 50/16 75/15 78/23 83/9 83/24</p> <p><b>commend</b> [1] 57/23</p> <p><b>comment</b> [14] 2/11 25/14 25/15 25/19 30/14 33/18 42/19 54/17 54/18 89/8 89/10 89/20 91/15 92/3</p> <p><b>comments</b> [16] 2/12 5/15 6/1 26/17 26/20 29/4 30/4 30/12 31/11 37/13 39/22 39/25 67/25 91/4 91/5 91/7</p> <p><b>commercial</b> [15] 7/9 11/8 12/9 15/2 16/22 28/12 29/9 30/6 37/22 39/1 41/24 42/24 43/22 45/5 45/6</p> <p><b>commercially</b> [1] 38/18</p> <p><b>commission</b> [3] 50/12 50/18 51/14</p> <p><b>Commissioner</b> [2] 47/7 51/1</p> <p><b>Commissioner Dean</b> [2] 47/7 51/1</p> <p><b>committee</b> [1] 92/5</p> <p><b>common</b> [1] 73/5</p> <p><b>communication</b> [1] 87/3</p> <p><b>community</b> [3] 31/5 38/21 39/19</p> <p><b>companies</b> [1] 27/18</p> <p><b>company</b> [5] 60/14</p>	<p>68/15 68/23 69/23 70/12</p> <p><b>compatible</b> [1] 41/6</p> <p><b>compete</b> [1] 29/25</p> <p><b>competing</b> [3] 8/14 10/24 11/11</p> <p><b>competitive</b> [2] 7/16 7/19</p> <p><b>complete</b> [1] 29/24</p> <p><b>completely</b> [2] 22/5 57/19</p> <p><b>complications</b> [1] 86/7</p> <p><b>conceivably</b> [1] 80/18</p> <p><b>concept</b> [1] 41/21</p> <p><b>conceptually</b> [1] 15/9</p> <p><b>concern</b> [1] 80/10</p> <p><b>concerned</b> [2] 35/3 35/12</p> <p><b>concerns</b> [7] 5/8 5/9 5/10 5/18 6/2 38/16 85/24</p> <p><b>concluded</b> [1] 55/24</p> <p><b>concludes</b> [1] 50/23</p> <p><b>concrete</b> [2] 45/14 45/21</p> <p><b>concurrence</b> [1] 50/18</p> <p><b>concurrent</b> [4] 8/11 51/6 88/16 88/21</p> <p><b>condominiums</b> [1] 81/3</p> <p><b>conduct</b> [1] 5/11</p> <p><b>Conference</b> [1] 1/3</p> <p><b>conflict</b> [3] 25/2 32/20 32/25</p> <p><b>conflicts</b> [1] 27/5</p> <p><b>conforms</b> [1] 14/15</p> <p><b>confused</b> [1] 20/25</p> <p><b>confusing</b> [1] 41/7</p> <p><b>connecting</b> [1] 38/2</p> <p><b>consciously</b> [1] 24/1</p> <p><b>consecutively</b> [1] 73/2</p> <p><b>consensus</b> [1] 86/22</p> <p><b>consider</b> [3] 9/24 37/17 41/2</p> <p><b>consideration</b> [1] 39/22</p> <p><b>considerations</b> [1] 22/25</p> <p><b>considering</b> [1] 65/7</p> <p><b>consistent</b> [1] 27/23</p> <p><b>consolidated</b> [3] 38/18 39/1 39/17</p> <p><b>consolidating</b> [1] 39/17</p> <p><b>constrained</b> [1] 40/19</p> <p><b>constraints</b> [1] 88/9</p> <p><b>construction</b> [8] 16/13 48/3 48/8 50/14 60/10 72/20 75/11 75/12</p> <p><b>consult</b> [1] 37/16</p> <p><b>consultant</b> [6] 40/17 53/23 53/24 54/9 72/1 72/25</p> <p><b>consultants</b> [2] 54/6 72/3</p>
<p><b>C</b></p>				
<p><b>calendar</b> [1] 50/15</p> <p><b>call</b> [21] 2/10 3/3 6/9 6/22 6/24 7/6 8/7 8/21 8/23 9/17 17/15 32/6 35/23 44/19 52/18 55/11 63/2 69/9 69/13 80/8 84/20</p> <p><b>called</b> [1] 6/24</p> <p><b>calls</b> [1] 27/16</p> <p><b>came</b> [2] 41/20 58/19</p> <p><b>camera</b> [1] 58/2</p> <p><b>campus</b> [1] 69/16</p> <p><b>can</b> [38] 3/9 6/2 7/22 8/6 13/20 14/10 15/6 17/4 18/1 18/16 26/12 26/13 27/15 28/19 28/22 29/5 30/11 35/2 36/22 40/14 40/17 41/16 43/24 46/19 52/17 52/23 55/9 55/16 57/13 59/1 66/16 68/13 74/7 79/14 84/6 86/17</p>	<p><b>calendar</b> [1] 50/15</p> <p><b>call</b> [21] 2/10 3/3 6/9 6/22 6/24 7/6 8/7 8/21 8/23 9/17 17/15 32/6 35/23 44/19 52/18 55/11 63/2 69/9 69/13 80/8 84/20</p> <p><b>called</b> [1] 6/24</p> <p><b>calls</b> [1] 27/16</p> <p><b>came</b> [2] 41/20 58/19</p> <p><b>camera</b> [1] 58/2</p> <p><b>campus</b> [1] 69/16</p> <p><b>can</b> [38] 3/9 6/2 7/22 8/6 13/20 14/10 15/6 17/4 18/1 18/16 26/12 26/13 27/15 28/19 28/22 29/5 30/11 35/2 36/22 40/14 40/17 41/16 43/24 46/19 52/17 52/23 55/9 55/16 57/13 59/1 66/16 68/13 74/7 79/14 84/6 86/17</p>	<p><b>calendar</b> [1] 50/15</p> <p><b>call</b> [21] 2/10 3/3 6/9 6/22 6/24 7/6 8/7 8/21 8/23 9/17 17/15 32/6 35/23 44/19 52/18 55/11 63/2 69/9 69/13 80/8 84/20</p> <p><b>called</b> [1] 6/24</p> <p><b>calls</b> [1] 27/16</p> <p><b>came</b> [2] 41/20 58/19</p> <p><b>camera</b> [1] 58/2</p> <p><b>campus</b> [1] 69/16</p> <p><b>can</b> [38] 3/9 6/2 7/22 8/6 13/20 14/10 15/6 17/4 18/1 18/16 26/12 26/13 27/15 28/19 28/22 29/5 30/11 35/2 36/22 40/14 40/17 41/16 43/24 46/19 52/17 52/23 55/9 55/16 57/13 59/1 66/16 68/13 74/7 79/14 84/6 86/17</p>	<p><b>calendar</b> [1] 50/15</p> <p><b>call</b> [21] 2/10 3/3 6/9 6/22 6/24 7/6 8/7 8/21 8/23 9/17 17/15 32/6 35/23 44/19 52/18 55/11 63/2 69/9 69/13 80/8 84/20</p> <p><b>called</b> [1] 6/24</p> <p><b>calls</b> [1] 27/16</p> <p><b>came</b> [2] 41/20 58/19</p> <p><b>camera</b> [1] 58/2</p> <p><b>campus</b> [1] 69/16</p> <p><b>can</b> [38] 3/9 6/2 7/22 8/6 13/20 14/10 15/6 17/4 18/1 18/16 26/12 26/13 27/15 28/19 28/22 29/5 30/11 35/2 36/22 40/14 40/17 41/16 43/24 46/19 52/17 52/23 55/9 55/16 57/13 59/1 66/16 68/13 74/7 79/14 84/6 86/17</p>	<p><b>calendar</b> [1] 50/15</p> <p><b>call</b> [21] 2/10 3/3 6/9 6/22 6/24 7/6 8/7 8/21 8/23 9/17 17/15 32/6 35/23 44/19 52/18 55/11 63/2 69/9 69/13 80/8 84/20</p> <p><b>called</b> [1] 6/24</p> <p><b>calls</b> [1] 27/16</p> <p><b>came</b> [2] 41/20 58/19</p> <p><b>camera</b> [1] 58/2</p> <p><b>campus</b> [1] 69/16</p> <p><b>can</b> [38] 3/9 6/2 7/22 8/6 13/20 14/10 15/6 17/4 18/1 18/16 26/12 26/13 27/15 28/19 28/22 29/5 30/11 35/2 36/22 40/14 40/17 41/16 43/24 46/19 52/17 52/23 55/9 55/16 57/13 59/1 66/16 68/13 74/7 79/14 84/6 86/17</p>

<p><b>C</b></p> <p><b>consultation [1]</b> 43/23  <b>contact [2]</b> 57/19 59/6  <b>contemporaneous [1]</b> 8/14  <b>continue [3]</b> 47/12  81/10 89/1  <b>continuing [2]</b> 34/10  72/25  <b>contract [8]</b> 2/10 6/5  18/20 46/18 55/14 73/1  73/1 87/19  <b>contractor [1]</b> 58/14  <b>contracts [4]</b> 62/12  63/22 67/19 69/9  <b>contribution [1]</b> 44/16  <b>corner [2]</b> 8/8 30/8  <b>corners [1]</b> 58/17  <b>corporate [2]</b> 45/6  91/20  <b>Corps [1]</b> 48/15  <b>correct [11]</b> 16/4 16/7  25/7 56/3 63/13 63/16  63/19 65/1 70/19 84/23  88/23  <b>correction [1]</b> 56/22  <b>correctly [1]</b> 14/22  <b>cost [6]</b> 64/7 75/20  80/15 81/4 82/22 86/7  <b>costs [5]</b> 75/11 75/12  82/21 83/14 84/21  <b>could [37]</b> 13/9 16/8  16/11 18/25 19/10  26/17 29/17 29/23  29/24 32/14 36/8 36/11  36/15 36/18 37/8 38/22  38/22 42/3 42/7 42/7  52/22 53/14 59/8 60/18  61/16 63/21 63/23 64/6  66/1 77/4 77/19 80/15  80/15 80/18 86/20  87/10 91/15  <b>counsel [11]</b> 1/17 1/19  27/14 32/19 41/12  53/22 56/3 66/25 67/1  72/7 87/9  <b>counsels [1]</b> 86/18  <b>count [1]</b> 47/14  <b>counterparts [1]</b> 45/17  <b>counties [2]</b> 47/13  47/14  <b>country [3]</b> 27/19  48/22 73/24  <b>county [13]</b> 3/4 47/18  48/7 49/8 49/12 49/13  49/17 50/2 52/2 57/20  91/13 91/14 94/4  <b>couple [9]</b> 8/20 20/9  52/17 52/23 59/14 70/3  86/23 89/4 89/5  <b>course [1]</b> 48/7  <b>Court [2]</b> 1/23 26/25  <b>courtesy [1]</b> 13/24  <b>Cove [1]</b> 49/14  <b>cover [2]</b> 69/13 79/23</p>	<p><b>covered [1]</b> 62/9  <b>Craig [1]</b> 76/4  <b>credentials [1]</b> 62/19  <b>Crickets [1]</b> 87/1  <b>criteria [2]</b> 11/10 11/17  <b>critically [1]</b> 49/1  <b>critically-eroded [1]</b> 49/1  <b>CRR [3]</b> 1/23 94/6  94/13  <b>current [6]</b> 21/13 29/22  30/21 35/6 40/9 75/11  <b>currently [2]</b> 24/24  48/2  <b>cut [1]</b> 7/21</p> <hr/> <p><b>D</b></p> <p><b>date [5]</b> 7/21 57/3  86/14 86/19 88/19  <b>Dated [1]</b> 94/10  <b>day [14]</b> 2/10 6/22 6/24  9/9 9/11 13/23 14/24  15/1 15/3 41/6 41/11  88/2 92/15 94/10  <b>days [18]</b> 9/10 9/11  9/21 9/22 9/22 10/11  10/14 27/12 27/12  27/13 27/15 27/17  31/19 40/24 59/14  86/23 88/15 88/25  <b>deadline [1]</b> 88/16  <b>deal [3]</b> 5/6 16/13  16/15  <b>dealing [1]</b> 84/3  <b>Dean [2]</b> 47/7 51/1  <b>Dean's [1]</b> 46/19  <b>death [1]</b> 59/22  <b>debated [1]</b> 21/15  <b>decide [4]</b> 40/6 41/4  62/3 63/25  <b>decided [5]</b> 21/15  40/11 48/25 60/12 62/9  <b>decision [5]</b> 7/4 12/6  14/25 15/4 22/13  <b>decisions [3]</b> 21/22  21/24 45/12  <b>decrease [1]</b> 51/13  <b>deed [2]</b> 81/12 81/12  <b>deeper [1]</b> 63/1  <b>Defense [1]</b> 69/5  <b>defer [5]</b> 4/13 6/14 6/19  6/20 25/9  <b>definitely [2]</b> 78/8  91/23  <b>degree [1]</b> 41/9  <b>delay [1]</b> 52/24  <b>delegation [2]</b> 49/3  49/4  <b>deliver [1]</b> 75/21  <b>demand [1]</b> 75/17  <b>DENNIS [1]</b> 1/10  <b>DEP [1]</b> 48/24  <b>Department [1]</b> 69/5  <b>depend [1]</b> 11/4  <b>depending [2]</b> 11/17</p>	<p>32/10  <b>depends [1]</b> 43/9  <b>describes [1]</b> 9/1  <b>design [1]</b> 48/2  <b>designated [2]</b> 8/9  19/15  <b>desk [2]</b> 59/19 59/19  <b>detail [2]</b> 11/25 38/15  <b>determine [1]</b> 22/7  <b>develop [7]</b> 15/20  27/19 30/7 31/3 78/14  85/1 90/8  <b>developing [1]</b> 29/9  <b>development [27]</b> 7/5  7/8 8/22 25/24 30/7  31/2 36/23 36/24 38/20  39/19 43/11 43/15  43/23 51/15 51/16  51/19 54/1 54/5 69/16  71/12 73/6 73/9 73/12  73/17 78/9 91/11 92/10  <b>developments [3]</b> 29/9  73/10 73/11  <b>deviate [1]</b> 24/2  <b>did [28]</b> 8/13 9/8 9/11  11/7 12/2 21/12 47/19  47/20 49/9 55/5 56/18  57/24 58/1 58/2 59/24  60/15 72/6 72/6 72/8  73/23 74/10 75/7 76/15  81/23 81/25 89/14  90/23 94/7  <b>didn't [8]</b> 20/16 51/18  52/21 53/7 56/14 68/10  78/11 90/24  <b>differ [2]</b> 11/10 11/10  <b>different [12]</b> 11/17  11/17 27/20 30/15  35/22 43/14 52/4 59/7  60/5 64/13 65/12 69/19  <b>difficult [1]</b> 35/9  <b>direct [3]</b> 53/14 53/22  65/13  <b>direction [2]</b> 52/24  65/13  <b>director [10]</b> 1/20 2/10  6/5 6/18 18/21 20/20  25/4 47/5 55/14 67/6  <b>disagree [1]</b> 27/14  <b>discrete [2]</b> 7/22 65/22  <b>discretion [7]</b> 9/14  20/1 24/3 24/6 45/4  45/5 45/11  <b>discretionary [1]</b> 14/6  <b>discuss [1]</b> 18/23  <b>discussed [1]</b> 44/3  <b>discussion [8]</b> 21/3  30/18 44/16 47/20  48/11 58/24 59/9 81/10  <b>discussions [5]</b> 14/4  30/2 31/1 79/13 79/15  <b>disposed [1]</b> 42/2  <b>disservice [1]</b> 5/23  <b>divert's [1]</b> 85/12  <b>do [102]</b></p>	<p><b>doctor [1]</b> 90/20  <b>doctors [1]</b> 91/1  <b>documentation [1]</b> 68/11  <b>documented [1]</b> 21/9  <b>DoD [1]</b> 71/15  <b>does [13]</b> 5/2 14/23  17/25 26/7 31/18 31/18  32/23 38/9 38/10 45/13  46/9 47/16 86/7  <b>doesn't [13]</b> 27/16  27/16 27/21 30/6 31/21  32/20 40/12 44/6 50/11  64/7 65/19 70/12 70/12  <b>doing [11]</b> 20/25 21/11  27/12 27/13 29/8 42/2  53/13 61/4 80/19 80/24  91/2  <b>dollars [2]</b> 49/23 86/10  <b>don't [68]</b> 4/25 6/12  11/19 15/14 16/12  17/10 17/13 18/17 19/2  20/5 21/5 23/3 27/25  28/8 28/25 31/16 34/16  34/18 34/19 35/15 36/3  36/3 36/5 38/12 38/24  39/14 39/15 39/15 40/3  40/3 40/8 41/5 42/20  43/7 43/24 44/22 45/9  45/10 46/16 46/23  51/12 54/11 54/25 55/1  58/7 59/17 61/10 62/17  65/25 66/22 67/2 67/9  67/17 68/20 70/13 76/8  79/22 81/21 82/25  82/25 83/16 87/10  87/11 87/20 87/24  87/25 89/22 91/21  <b>done [17]</b> 7/25 8/3 8/18  16/15 34/19 51/17  52/23 53/8 60/10 65/23  73/7 74/23 75/4 80/4  85/25 88/2 88/4  <b>double [1]</b> 82/24  <b>DOUGLAS [4]</b> 1/16  1/16 56/5 87/18  <b>down [11]</b> 7/24 10/8  20/5 28/7 30/11 35/18  39/4 60/3 66/4 75/18  89/4  <b>drink [1]</b> 8/23  <b>duty [1]</b> 69/23  <b>Duval [1]</b> 49/8  <b>Duval County [1]</b> 49/8</p> <hr/> <p><b>E</b></p> <p><b>each [7]</b> 30/11 49/9  62/25 68/5 68/8 72/9  77/20  <b>eagerly [1]</b> 5/25  <b>Eagles [1]</b> 56/24  <b>earlier [7]</b> 20/7 32/24  41/16 41/18 42/2 60/23  88/6  <b>early [1]</b> 5/6</p>	<p><b>easier [2]</b> 27/2 58/5  <b>easily [1]</b> 91/24  <b>east [6]</b> 8/6 26/1 35/24  37/18 69/15 69/18  <b>east/west [1]</b> 37/18  <b>easy [1]</b> 91/10  <b>Economic [1]</b> 91/10  <b>effort [3]</b> 57/17 78/24  85/16  <b>either [8]</b> 3/19 3/19  6/19 22/10 27/9 48/2  77/5 77/17  <b>Eleven [1]</b> 44/24  <b>eliminates [1]</b> 27/5  <b>else [13]</b> 5/3 65/24  79/3 80/12 80/20 82/6  85/20 88/12 89/18  89/19 90/1 91/3 92/14  <b>else's [1]</b> 90/7  <b>emergency [3]</b> 57/19  57/20 57/21  <b>employed [1]</b> 24/22  <b>employees [3]</b> 73/25  74/2 91/22  <b>employment [1]</b> 91/13  <b>encourage [1]</b> 92/12  <b>end [5]</b> 16/8 48/20 63/8  80/7 80/8  <b>engineer [3]</b> 44/3  58/15 68/16  <b>engineering [15]</b> 35/22  36/10 36/25 58/13  59/24 60/7 62/2 62/10  66/21 70/8 72/19 72/25  73/24 79/2 81/25  <b>engineers [3]</b> 37/17  44/4 48/15  <b>enhances [1]</b> 37/21  <b>enough [5]</b> 3/18 29/18  44/12 49/5 49/6  <b>enter [3]</b> 40/1 63/21  67/19  <b>Enterprises [1]</b> 29/7  <b>entertain [3]</b> 54/15  87/20 92/21  <b>entire [2]</b> 47/17 49/6  <b>entirely [1]</b> 41/15  <b>environmental [6]</b> 65/5  70/20 70/22 70/23  74/10 85/3  <b>envisioned [1]</b> 77/23  <b>equal [1]</b> 60/25  <b>equally [1]</b> 63/18  <b>equitable [1]</b> 41/19  <b>equivalent [2]</b> 13/23  80/25  <b>eroded [2]</b> 49/1 49/1  <b>especially [3]</b> 28/11  59/25 82/1  <b>ESQUIRE [2]</b> 1/16 1/18  <b>established [1]</b> 50/3  <b>estate [2]</b> 29/10 38/20  <b>evaluate [3]</b> 7/23 23/1  23/19  <b>evaluated [2]</b> 11/4</p>
---	---	--	--	--

<p><b>E</b></p> <p>evaluated... [1] 12/12 evaluating [1] 10/16 evaluation [3] 12/6 26/2 30/19 even [8] 15/14 18/1 23/8 30/13 33/2 34/19 34/19 43/22 evening [2] 67/21 71/23 ever [1] 81/3 every [3] 28/13 29/1 88/2 everybody [6] 9/21 41/8 56/14 58/20 82/6 90/7 everybody's [2] 20/8 38/13 everyone [4] 41/17 41/17 47/9 92/3 everyone's [2] 3/8 27/1 everything [3] 28/6 64/23 82/1 exact [2] 61/3 76/8 exactly [4] 24/10 61/2 72/5 80/24 example [3] 11/6 11/10 11/11 examples [1] 54/4 exceed [1] 24/8 excellence [2] 72/17 74/7 excellent [1] 78/24 except [1] 16/21 excited [1] 74/12 executes [1] 12/10 executive [11] 1/20 2/10 6/5 6/18 18/21 20/20 25/4 47/5 55/14 67/6 87/19 existing [2] 19/25 35/8 expand [1] 36/8 expanding [1] 36/2 expected [1] 89/23 expects [1] 58/21 expenses [1] 90/5 experienced [1] 54/10 experiencing [1] 39/3 expert [1] 73/20 experts [1] 73/13 exposure [1] 86/5 expression [1] 21/9 extended [1] 58/22 extent [1] 41/10 extra [1] 84/22</p>	<p>72/16 factor [1] 9/19 fails [1] 55/4 fair [1] 41/19 fairness [2] 10/12 10/14 familiar [1] 75/25 Fantastic [1] 60/17 far [3] 20/5 69/13 70/11 fashion [1] 57/18 faster [1] 79/18 fastest [1] 47/13 fastest-growing [1] 47/13 favor [4] 4/3 33/21 54/21 93/1 FBO [6] 8/10 11/12 11/12 29/22 29/25 30/5 FDEP [1] 71/2 FDOT [4] 75/4 83/18 84/21 85/15 feasibility [1] 65/4 feasible [2] 35/13 36/3 federal [3] 48/13 49/20 69/3 fee [4] 51/24 64/2 64/4 64/11 feeding [1] 38/20 feel [1] 5/4 feeling [1] 3/18 fees [2] 51/15 51/19 feet [4] 26/15 29/17 77/16 92/12 fellow [1] 3/10 fence [1] 38/9 few [7] 17/15 46/10 47/11 49/12 65/12 72/15 75/22 Field [1] 69/19 filled [1] 85/2 filtering [1] 12/10 final [1] 50/17 finalists [1] 61/13 finally [1] 74/8 finances [1] 38/23 financial [2] 23/17 43/16 financially [1] 22/6 financing [2] 51/2 52/7 find [2] 27/21 67/7 finding [1] 39/17 fine [2] 79/14 79/16 finish [3] 17/13 52/22 53/7 fire [1] 48/7 firm [15] 1/16 1/18 60/7 61/21 61/22 62/3 62/10 63/18 64/19 65/9 66/21 66/23 67/1 68/25 81/25 firms [18] 60/5 61/7 61/9 61/13 61/15 61/18 61/24 62/4 62/7 63/9 63/18 64/1 64/10 64/10 65/7 66/2 66/23 67/11 first [12] 6/19 8/21</p>	<p>13/11 25/19 27/1 35/5 37/16 43/20 43/21 50/15 50/15 68/20 fit [1] 77/18 five [7] 25/25 30/20 48/13 68/3 73/11 75/1 75/8 five-acre [1] 25/25 five-year [1] 75/1 fixed [1] 11/7 fixed-base [1] 11/7 FL [1] 1/24 flexibility [1] 11/16 flipping [1] 65/7 floated [1] 80/4 floating [1] 7/2 floor [1] 54/15 Florida [9] 1/5 1/17 1/19 49/24 71/3 74/3 74/6 74/24 94/3 flow [1] 65/17 focus [1] 92/11 focused [2] 72/16 72/20 folks [8] 20/1 35/22 46/10 60/2 81/24 84/6 91/17 91/18 follow [4] 14/21 27/10 28/25 59/12 followed [1] 51/13 following [1] 92/9 foot [2] 28/13 77/3 foregoing [1] 94/7 forgot [1] 76/17 form [1] 17/24 formal [1] 9/5 formalities [1] 24/20 formally [1] 9/6 format [1] 8/2 former [1] 71/1 forth [1] 8/1 forward [4] 12/5 15/18 48/18 62/13 four [6] 30/20 52/3 75/8 78/5 88/15 88/24 four-laning [1] 52/3 FPR [3] 1/23 94/6 94/13 FPR-C [3] 1/23 94/6 94/13 frenzy [1] 38/20 front [1] 59/19 frontage [3] 38/19 39/1 39/18 Fruit [1] 49/14 Fruit Cove [1] 49/14 fuel [3] 29/20 29/23 30/24 fulfill [1] 59/17 full [2] 39/6 68/25 full-service [1] 68/25 function [5] 12/5 15/4 15/16 16/22 44/20 functional [1] 80/25 fund [3] 51/20 51/21</p>	<p>51/24 fundamental [1] 5/9 funding [1] 52/7 funds [2] 36/23 84/22 funeral [1] 44/25 further [6] 12/12 26/2 30/11 44/2 44/4 74/16 future [8] 8/10 29/24 30/5 30/25 52/10 65/12 73/12 74/13 FYI [1] 47/24</p> <p><b>G</b></p> <p>gallons [1] 29/21 game [4] 27/8 28/1 28/7 50/5 gating [1] 16/21 gave [3] 13/4 53/3 59/6 gear [1] 68/25 gears [1] 17/10 general [13] 1/17 2/11 56/10 58/12 64/11 66/25 67/1 77/18 83/6 83/7 84/2 89/8 89/10 generally [3] 76/13 79/24 92/10 get [44] 8/23 10/4 10/13 15/10 18/16 18/19 18/19 18/22 20/4 20/23 25/11 26/17 28/20 29/19 30/1 30/2 31/2 31/16 33/4 34/2 37/1 37/11 38/10 40/18 42/3 46/17 48/14 49/19 50/8 52/23 53/8 55/16 56/14 62/10 63/4 68/16 81/20 85/2 85/14 88/1 88/2 88/4 88/19 91/22 getting [8] 10/6 53/24 57/17 57/23 65/17 66/4 75/1 82/1 give [10] 13/2 23/5 49/5 52/23 58/11 60/19 68/2 76/8 79/10 80/20 given [3] 13/17 14/12 88/9 gives [1] 63/1 giving [1] 84/12 go [32] 4/23 10/8 12/5 12/11 15/18 16/5 16/10 19/9 20/5 22/25 24/20 25/7 27/17 31/1 35/18 37/8 38/1 38/10 38/15 42/25 54/6 57/13 60/21 62/9 63/3 64/22 68/18 68/20 68/20 77/24 79/9 83/3 goes [3] 15/23 35/23 35/25 going [60] 4/13 6/6 6/8 6/12 9/16 9/19 9/21 10/1 10/4 10/16 11/4 15/13 17/11 18/18 18/23 20/24 21/19 23/18 23/22 25/10 27/1</p>	<p>27/2 30/3 31/16 40/25 41/15 42/3 43/2 44/5 44/15 45/2 45/19 46/5 47/3 47/4 47/6 48/3 49/8 50/13 55/25 56/24 56/24 56/25 59/15 63/8 67/13 72/3 75/10 75/18 75/20 77/3 81/9 81/15 81/15 84/5 84/13 86/1 90/20 91/1 92/19 golf [1] 48/7 gone [3] 48/18 59/8 89/17 good [22] 17/21 25/20 28/10 28/17 35/16 35/19 45/7 46/11 47/8 47/9 52/15 57/17 62/5 62/8 68/9 71/4 71/10 71/23 74/19 82/1 85/17 85/18 gosh [1] 76/6 got [19] 12/25 13/1 17/9 18/11 26/4 27/7 27/9 28/15 28/21 29/13 38/14 45/18 53/12 54/7 60/8 60/25 70/3 86/12 87/17 gotten [1] 83/1 governance [2] 21/14 27/6 government [4] 30/15 48/14 49/20 49/22 grant [11] 65/9 65/18 70/5 70/9 70/11 70/17 75/2 83/18 84/24 85/1 85/15 grants [5] 51/9 74/21 74/25 75/4 84/21 graphics [1] 92/19 great [10] 45/1 51/12 57/25 58/1 58/3 59/5 60/17 71/18 78/20 89/7 green [3] 30/1 30/17 30/25 Greg [1] 73/16 group [7] 7/6 25/24 36/10 37/1 58/3 69/3 80/1 grow [1] 47/12 growing [1] 47/13 growling [1] 87/23 grown [1] 69/7 growth [2] 47/15 47/22 Grumman [3] 86/15 91/17 91/21 Guana [2] 48/20 49/7 Guana River [2] 48/20 49/7 guess [7] 8/20 9/3 31/15 53/21 61/16 63/23 87/18 guidance [2] 58/12 67/4 Gun [5] 79/21 79/25 80/5 80/21 83/12</p>
<p><b>F</b></p> <p>FAA [13] 19/9 19/19 20/1 35/4 35/17 39/9 43/23 44/1 44/5 44/8 45/13 45/19 46/3 facilities [1] 78/1 facility [1] 11/13 fact [6] 13/17 14/12 37/23 49/17 66/12</p>				

<p><b>G</b>  <b>Gun Club [5]</b> 79/21  79/25 80/5 80/21 83/12  <b>guy [1]</b> 46/9  <b>guys [6]</b> 27/7 28/24  47/8 71/13 71/14 78/21</p>	<p><b>heard [1]</b> 20/17  <b>hearing [15]</b> 4/18 4/19  5/7 5/11 5/13 5/14 5/19  5/20 5/21 5/24 47/10  47/11 50/17 61/7 63/17  <b>hearing/meeting [1]</b>  4/19  <b>hearings [1]</b> 5/22  <b>held [2]</b> 1/3 73/1  <b>help [9]</b> 13/15 28/22  40/17 53/24 59/25  74/21 82/6 84/6 85/1  <b>helpful [3]</b> 28/19 51/1  52/6  <b>helping [1]</b> 74/25  <b>her [15]</b> 3/23 4/7 6/9  6/13 17/11 17/14 17/18  18/19 18/22 26/14  31/16 33/4 90/20 90/22  90/25  <b>here [55]</b> 7/7 7/7 13/21  13/22 23/12 24/21  26/24 28/6 28/9 28/14  29/7 29/13 29/19 31/3  38/11 38/15 41/21  41/24 43/4 43/6 43/18  45/6 46/20 53/6 53/12  57/11 58/3 60/8 60/9  60/9 60/10 60/13 60/14  60/16 66/11 66/11  68/23 72/13 72/17  73/14 73/18 74/1 74/5  74/7 74/9 74/10 78/1  81/18 83/16 84/6 87/19  88/2 89/5 90/19 92/6  <b>hereby [1]</b> 27/3  <b>Herlong [2]</b> 75/25  76/16  <b>hers [1]</b> 89/14  <b>hey [3]</b> 27/16 28/19  40/14  <b>Hi [1]</b> 47/8  <b>high [2]</b> 40/23 75/15  <b>highest [2]</b> 19/12 63/14  <b>highlight [1]</b> 50/20  <b>highlights [1]</b> 47/11  <b>him [10]</b> 46/20 58/12  58/16 58/16 58/20 59/6  59/8 59/10 59/20 67/7  <b>his [8]</b> 7/7 46/23 58/12  58/22 58/23 59/3 59/8  71/1  <b>History [1]</b> 64/15  <b>hitch [1]</b> 57/22  <b>hold [1]</b> 69/9  <b>Holesko [2]</b> 58/9 92/7  <b>homeowner [3]</b> 50/4  50/5 50/10  <b>homeowners [1]</b> 49/10  <b>homes [1]</b> 36/7  <b>homework [1]</b> 81/16  <b>hopefully [3]</b> 26/15  43/1 80/4  <b>hotel [7]</b> 7/10 35/24  42/16 43/4 43/5 43/8</p>	<p>45/5  <b>hour [1]</b> 59/9  <b>hour-long [1]</b> 59/9  <b>house [6]</b> 44/24 44/25  70/14 70/24 70/25 75/3  <b>houses [2]</b> 35/9 36/4  <b>housing [1]</b> 91/12  <b>how [27]</b> 11/3 16/10  21/24 28/5 34/15 35/6  35/11 36/22 37/1 45/24  55/17 59/3 61/23 62/2  62/3 62/7 62/25 66/12  67/7 68/1 72/21 75/24  77/3 77/17 81/12 88/20  91/2  <b>however [2]</b> 65/21  75/18  <b>huh [1]</b> 63/24  <b>hundred [1]</b> 86/9  <b>Hypothetically [1]</b> 77/6</p>	<p><b>implied [2]</b> 12/14 12/15  <b>important [3]</b> 40/2 43/8  91/23  <b>improve [1]</b> 37/24  <b>inclined [1]</b> 20/6  <b>include [2]</b> 39/7 85/13  <b>including [2]</b> 7/10  57/19  <b>income [1]</b> 36/13  <b>increase [2]</b> 47/16  47/19  <b>increasing [1]</b> 90/6  <b>indeterminate [1]</b>  10/13  <b>indicated [1]</b> 56/23  <b>individually [1]</b> 72/4  <b>industrial [3]</b> 29/8  29/11 69/1  <b>information [3]</b> 40/2  59/6 74/4  <b>informative [1]</b> 92/8  <b>infrastructure [6]</b>  47/22 48/1 48/4 51/5  69/2 85/19  <b>inherent [1]</b> 66/3  <b>initial [3]</b> 14/13 62/22  77/13  <b>initiated [1]</b> 65/3  <b>inland [1]</b> 50/10  <b>input [1]</b> 65/17  <b>inspection [1]</b> 46/9  <b>intake [5]</b> 7/4 15/4  21/13 22/18 22/22  <b>intend [2]</b> 30/1 67/19  <b>intention [1]</b> 10/21  <b>interest [7]</b> 21/9 24/23  80/23 80/24 85/23  88/17 92/14  <b>interested [1]</b> 7/17  <b>interesting [2]</b> 47/25  92/19  <b>interests [2]</b> 20/18  20/21  <b>interim [7]</b> 1/20 2/10  6/5 6/18 47/4 55/13  87/19  <b>International [4]</b> 60/13  60/19 71/25 73/4  <b>interpretation [1]</b> 63/7  <b>interview [3]</b> 67/11  67/13 68/13  <b>Intracoastal [1]</b> 80/10  <b>introduced [1]</b> 67/5  <b>invited [1]</b> 90/3  <b>invites [1]</b> 7/18  <b>involved [2]</b> 31/2 48/14  <b>involvement [1]</b> 32/22  <b>involves [1]</b> 19/5  <b>is [189]</b>  <b>island [1]</b> 80/19  <b>issue [16]</b> 9/23 13/16  17/22 18/5 19/2 23/19  26/22 31/24 32/15  32/24 35/3 35/17 35/19  43/22 54/5 54/8</p>	<p><b>issued [1]</b> 51/7  <b>issues [2]</b> 27/6 91/14  <b>it [182]</b>  <b>it'd [1]</b> 84/16  <b>it's [102]</b>  <b>item [14]</b> 4/11 4/14  4/16 6/15 6/16 6/19  6/23 8/19 17/14 18/20  41/1 41/1 79/7 83/21  <b>items [3]</b> 5/2 22/9 73/7  <b>its [4]</b> 14/14 15/4 22/17  27/3  <b>iVenture [1]</b> 85/21</p>
<p><b>H</b>  <b>habit [1]</b> 30/10  <b>had [33]</b> 8/18 11/20  11/24 14/4 20/17 20/19  33/18 34/13 47/10  48/10 51/12 56/9 57/2  57/16 58/24 59/9 60/1  60/25 61/2 65/3 69/24  70/15 73/9 74/14 77/3  77/15 77/16 80/3 86/15  87/18 89/2 90/21 90/22  <b>half [1]</b> 84/14  <b>hand [1]</b> 45/14  <b>handle [2]</b> 34/16 88/20  <b>handling [1]</b> 77/24  <b>hangar [11]</b> 7/5 19/11  29/14 29/18 37/6 59/16  71/12 73/9 73/10 73/11  76/24  <b>hangars [21]</b> 11/15  15/7 15/8 15/21 29/13  29/18 30/20 36/2 36/12  36/16 42/23 43/1 75/5  76/13 76/15 77/4 77/13  77/17 77/18 77/19 78/9  <b>happen [5]</b> 28/8 38/24  43/24 50/11 84/6  <b>happened [2]</b> 36/7  55/13  <b>happening [1]</b> 48/9  <b>happens [1]</b> 62/1  <b>happy [2]</b> 67/22 82/3  <b>Hartsfield [1]</b> 69/9  <b>has [26]</b> 7/13 7/17 12/3  12/17 14/12 14/14  14/17 22/12 23/6 23/6  43/14 44/13 47/24  49/17 50/11 51/20  51/22 52/7 54/9 64/24  73/3 75/21 75/21 85/25  86/14 92/14  <b>hasn't [1]</b> 53/10  <b>Hastings [1]</b> 49/15  <b>have [190]</b>  <b>haven't [4]</b> 12/15 34/19  46/16 83/1  <b>having [6]</b> 5/7 23/23  32/14 63/3 64/15 81/3  <b>he [7]</b> 20/21 56/20 59/8  71/1 72/2 78/12 90/3  <b>he's [5]</b> 58/23 89/15  89/16 89/17 89/17  <b>head [2]</b> 79/4 91/8  <b>healthy [1]</b> 45/7  <b>hear [10]</b> 5/14 7/3  45/13 47/7 60/12 61/10  67/22 75/14 78/11  87/22</p>	<p><b>heard [1]</b> 20/17  <b>hearing [15]</b> 4/18 4/19  5/7 5/11 5/13 5/14 5/19  5/20 5/21 5/24 47/10  47/11 50/17 61/7 63/17  <b>hearing/meeting [1]</b>  4/19  <b>hearings [1]</b> 5/22  <b>held [2]</b> 1/3 73/1  <b>help [9]</b> 13/15 28/22  40/17 53/24 59/25  74/21 82/6 84/6 85/1  <b>helpful [3]</b> 28/19 51/1  52/6  <b>helping [1]</b> 74/25  <b>her [15]</b> 3/23 4/7 6/9  6/13 17/11 17/14 17/18  18/19 18/22 26/14  31/16 33/4 90/20 90/22  90/25  <b>here [55]</b> 7/7 7/7 13/21  13/22 23/12 24/21  26/24 28/6 28/9 28/14  29/7 29/13 29/19 31/3  38/11 38/15 41/21  41/24 43/4 43/6 43/18  45/6 46/20 53/6 53/12  57/11 58/3 60/8 60/9  60/9 60/10 60/13 60/14  60/16 66/11 66/11  68/23 72/13 72/17  73/14 73/18 74/1 74/5  74/7 74/9 74/10 78/1  81/18 83/16 84/6 87/19  88/2 89/5 90/19 92/6  <b>hereby [1]</b> 27/3  <b>Herlong [2]</b> 75/25  76/16  <b>hers [1]</b> 89/14  <b>hey [3]</b> 27/16 28/19  40/14  <b>Hi [1]</b> 47/8  <b>high [2]</b> 40/23 75/15  <b>highest [2]</b> 19/12 63/14  <b>highlight [1]</b> 50/20  <b>highlights [1]</b> 47/11  <b>him [10]</b> 46/20 58/12  58/16 58/16 58/20 59/6  59/8 59/10 59/20 67/7  <b>his [8]</b> 7/7 46/23 58/12  58/22 58/23 59/3 59/8  71/1  <b>History [1]</b> 64/15  <b>hitch [1]</b> 57/22  <b>hold [1]</b> 69/9  <b>Holesko [2]</b> 58/9 92/7  <b>homeowner [3]</b> 50/4  50/5 50/10  <b>homeowners [1]</b> 49/10  <b>homes [1]</b> 36/7  <b>homework [1]</b> 81/16  <b>hopefully [3]</b> 26/15  43/1 80/4  <b>hotel [7]</b> 7/10 35/24  42/16 43/4 43/5 43/8</p>	<p><b>I</b>  <b>I'd [8]</b> 3/2 3/8 4/17 51/4  67/21 67/21 68/8 79/12  <b>I'll [35]</b> 4/1 7/5 17/15  25/11 26/9 26/10 26/23  32/24 33/15 36/10  36/25 37/10 37/10  39/13 41/12 42/13  45/21 47/9 48/10 51/11  53/21 53/21 54/13  54/15 54/24 59/12  59/20 67/4 67/7 74/8  74/18 79/10 86/3 88/25  92/21  <b>I'm [41]</b> 6/1 6/8 9/11  10/4 14/21 20/25 25/10  26/14 27/1 27/2 29/7  29/13 30/17 31/18  33/12 33/16 35/12  45/18 46/8 46/8 46/12  50/11 52/16 53/17  54/13 55/22 56/17  61/17 68/22 71/23 72/8  73/22 75/6 76/9 77/15  81/15 81/15 83/13  84/17 87/22 87/24  <b>I've [14]</b> 14/6 18/11  27/7 29/12 29/13 29/22  30/9 30/12 35/4 53/12  67/2 67/6 70/3 86/12  <b>idea [3]</b> 25/21 42/18  43/14  <b>ideas [1]</b> 51/3  <b>identified [2]</b> 40/16  53/25  <b>identifying [1]</b> 29/10  <b>immediately [1]</b> 54/6  <b>impact [7]</b> 22/12 22/17  23/6 23/8 51/15 51/18  51/24  <b>implementing [1]</b>  74/25  <b>implication [1]</b> 23/17  <b>implications [1]</b> 51/2</p>	<p><b>implied [2]</b> 12/14 12/15  <b>important [3]</b> 40/2 43/8  91/23  <b>improve [1]</b> 37/24  <b>inclined [1]</b> 20/6  <b>include [2]</b> 39/7 85/13  <b>including [2]</b> 7/10  57/19  <b>income [1]</b> 36/13  <b>increase [2]</b> 47/16  47/19  <b>increasing [1]</b> 90/6  <b>indeterminate [1]</b>  10/13  <b>indicated [1]</b> 56/23  <b>individually [1]</b> 72/4  <b>industrial [3]</b> 29/8  29/11 69/1  <b>information [3]</b> 40/2  59/6 74/4  <b>informative [1]</b> 92/8  <b>infrastructure [6]</b>  47/22 48/1 48/4 51/5  69/2 85/19  <b>inherent [1]</b> 66/3  <b>initial [3]</b> 14/13 62/22  77/13  <b>initiated [1]</b> 65/3  <b>inland [1]</b> 50/10  <b>input [1]</b> 65/17  <b>inspection [1]</b> 46/9  <b>intake [5]</b> 7/4 15/4  21/13 22/18 22/22  <b>intend [2]</b> 30/1 67/19  <b>intention [1]</b> 10/21  <b>interest [7]</b> 21/9 24/23  80/23 80/24 85/23  88/17 92/14  <b>interested [1]</b> 7/17  <b>interesting [2]</b> 47/25  92/19  <b>interests [2]</b> 20/18  20/21  <b>interim [7]</b> 1/20 2/10  6/5 6/18 47/4 55/13  87/19  <b>International [4]</b> 60/13  60/19 71/25 73/4  <b>interpretation [1]</b> 63/7  <b>interview [3]</b> 67/11  67/13 68/13  <b>Intracoastal [1]</b> 80/10  <b>introduced [1]</b> 67/5  <b>invited [1]</b> 90/3  <b>invites [1]</b> 7/18  <b>involved [2]</b> 31/2 48/14  <b>involvement [1]</b> 32/22  <b>involves [1]</b> 19/5  <b>is [189]</b>  <b>island [1]</b> 80/19  <b>issue [16]</b> 9/23 13/16  17/22 18/5 19/2 23/19  26/22 31/24 32/15  32/24 35/3 35/17 35/19  43/22 54/5 54/8</p>	<p><b>issued [1]</b> 51/7  <b>issues [2]</b> 27/6 91/14  <b>it [182]</b>  <b>it'd [1]</b> 84/16  <b>it's [102]</b>  <b>item [14]</b> 4/11 4/14  4/16 6/15 6/16 6/19  6/23 8/19 17/14 18/20  41/1 41/1 79/7 83/21  <b>items [3]</b> 5/2 22/9 73/7  <b>its [4]</b> 14/14 15/4 22/17  27/3  <b>iVenture [1]</b> 85/21</p> <p><b>J</b>  <b>JAA [1]</b> 27/23  <b>Jacksonville [12]</b> 1/19  27/22 67/7 69/11 69/14  69/20 71/16 72/2 72/17  72/22 72/23 73/4  <b>JAIME [1]</b> 1/20  <b>Jake [1]</b> 57/25  <b>James [1]</b> 57/25  <b>JANET [3]</b> 1/23 94/6  94/13  <b>JENNIFER [1]</b> 1/11  <b>Jerry [2]</b> 40/16 42/9  <b>job [5]</b> 57/25 58/1 58/4  82/1 88/2  <b>JOHNS [4]</b> 1/1 3/4  26/25 94/4  <b>join [1]</b> 33/2  <b>joining [2]</b> 17/8 72/5  <b>joint [2]</b> 67/14 69/10  <b>Joyce [13]</b> 11/20 17/1  19/1 19/5 19/5 34/10  34/12 35/18 40/4 41/13  52/22 53/8 53/10  <b>Jufko [1]</b> 73/18  <b>jump [4]</b> 23/3 42/21  46/15 47/6  <b>jumped [1]</b> 17/14  <b>June [2]</b> 20/19 20/20  <b>just [81]</b> 6/11 6/13 7/5  9/21 10/12 11/15 12/10  16/5 17/4 17/11 17/14  23/14 23/21 26/10  28/24 28/24 29/14 30/6  30/17 30/25 33/16  38/12 39/13 39/14  39/16 40/13 40/23 43/4  44/3 44/15 45/8 45/10  47/11 47/24 49/5 49/6  49/11 50/8 54/2 54/11  56/22 57/16 58/7 58/11  58/15 58/20 59/2 59/18  60/19 60/22 60/23 61/6  62/19 62/21 62/25  64/11 66/4 66/8 71/9  72/2 72/11 74/8 76/7  76/15 76/25 77/15  77/18 78/22 79/8 79/17  80/16 82/7 82/7 84/7  85/24 88/25 89/4 89/5  90/4 90/7 92/3</p>

<p><b>K</b></p> <p><b>keep [9]</b> 27/8 28/18 29/1 59/1 59/14 65/10 65/16 76/25 76/25</p> <p><b>keeping [1]</b> 66/3</p> <p><b>kept [1]</b> 47/23</p> <p><b>Kern [1]</b> 73/16</p> <p><b>key [1]</b> 64/15</p> <p><b>kicking [1]</b> 30/10</p> <p><b>kind [9]</b> 7/23 15/10 19/8 21/10 40/24 40/24 69/25 76/21 76/23</p> <p><b>knew [1]</b> 20/21</p> <p><b>know [75]</b> 6/12 7/24 13/15 13/17 13/19 15/9 15/10 16/5 16/12 17/10 17/14 18/17 18/17 20/23 31/16 35/8 36/1 36/3 36/5 37/3 39/9 39/9 40/13 40/14 40/16 40/19 42/5 42/5 43/7 51/4 51/12 54/11 58/6 58/7 58/20 59/17 60/16 60/22 61/10 62/16 62/20 65/4 66/22 66/22 67/2 67/10 67/17 67/23 68/17 68/24 69/1 71/10 71/15 74/9 76/9 76/9 76/10 78/5 79/22 80/3 81/12 82/9 83/2 83/16 83/25 85/1 87/20 87/25 88/15 88/20 90/5 91/2 91/21 91/23 92/13</p> <p><b>knowing [1]</b> 70/1</p> <p><b>knowledge [1]</b> 52/8</p> <p><b>known [1]</b> 69/15</p> <p><b>knows [1]</b> 16/10</p>	<p><b>later [3]</b> 6/20 20/8 35/19</p> <p><b>laundry [1]</b> 51/10</p> <p><b>Law [1]</b> 1/16</p> <p><b>layman [1]</b> 27/15</p> <p><b>layout [3]</b> 8/9 13/18 78/14</p> <p><b>lead [1]</b> 60/7</p> <p><b>leads [1]</b> 73/17</p> <p><b>learned [1]</b> 40/2</p> <p><b>lease [28]</b> 7/5 8/6 8/22 9/1 10/17 12/9 15/11 20/2 20/15 21/12 23/1 23/2 23/19 24/24 25/1 26/3 27/9 27/11 33/8 36/18 39/10 58/6 58/22 59/17 59/21 69/17 88/19 89/2</p> <p><b>leaseholder [1]</b> 69/17</p> <p><b>leases [1]</b> 15/2</p> <p><b>least [8]</b> 35/17 39/10 45/20 48/6 48/13 67/12 67/19 86/23</p> <p><b>leave [1]</b> 74/8</p> <p><b>led [1]</b> 57/25</p> <p><b>left [4]</b> 56/20 84/25 89/16 89/17</p> <p><b>leg [1]</b> 68/21</p> <p><b>legal [3]</b> 66/23 72/7 86/18</p> <p><b>legislative [2]</b> 49/2 49/4</p> <p><b>length [2]</b> 9/14 76/5</p> <p><b>lengthy [1]</b> 48/11</p> <p><b>less [9]</b> 41/20 69/7 69/16 69/23 82/19 82/21 83/12 83/15 90/11</p> <p><b>let [11]</b> 17/7 17/14 17/18 18/22 23/10 28/17 42/13 45/10 46/20 80/3 91/2</p> <p><b>let's [20]</b> 3/9 6/8 6/14 18/10 23/11 23/11 25/6 25/15 27/17 34/6 36/6 36/15 41/2 42/15 42/16 42/17 47/3 55/10 61/20 84/7</p> <p><b>level [5]</b> 12/15 40/23 50/1 50/2 64/25</p> <p><b>levy [1]</b> 50/4</p> <p><b>library [1]</b> 48/6</p> <p><b>Lieske [1]</b> 68/22</p> <p><b>life [1]</b> 27/1</p> <p><b>light [3]</b> 30/1 30/17 31/1</p> <p><b>like [38]</b> 3/3 3/8 4/17 4/21 16/2 16/21 23/13 26/7 26/21 26/23 26/24 30/3 30/5 30/7 32/8 33/1 33/6 35/6 37/8 37/23 40/5 40/23 47/7 51/4 58/15 60/23 62/6 62/21 65/5 68/1 75/11 75/14 76/22 79/12</p>	<p>81/13 86/5 86/23 90/24</p> <p><b>limit [1]</b> 11/7</p> <p><b>limited [1]</b> 48/16</p> <p><b>line [1]</b> 49/8</p> <p><b>linear [1]</b> 92/12</p> <p><b>LIOTTA [11]</b> 1/11 26/22 26/24 29/3 32/11 32/14 32/18 35/20 54/9 79/6 89/23</p> <p><b>Liotta's [1]</b> 85/24</p> <p><b>list [7]</b> 15/9 28/21 30/21 47/15 51/10 76/5 76/10</p> <p><b>listed [3]</b> 82/22 83/6 83/13</p> <p><b>literally [2]</b> 21/2 80/11</p> <p><b>litigating [1]</b> 90/11</p> <p><b>little [6]</b> 30/11 59/19 65/15 68/21 74/1 79/17</p> <p><b>live [1]</b> 49/14</p> <p><b>local [9]</b> 31/5 48/18 50/1 50/1 58/14 58/14 73/13 80/6 91/17</p> <p><b>locally [2]</b> 67/2 74/1</p> <p><b>logically [1]</b> 11/9</p> <p><b>logistics [2]</b> 10/6 10/10</p> <p><b>long [7]</b> 5/1 23/25 28/2 28/5 50/11 59/9 75/24</p> <p><b>longer [2]</b> 9/10 75/21</p> <p><b>look [9]</b> 30/3 35/2 35/22 38/9 53/23 54/3 64/14 66/2 75/11</p> <p><b>lookahead [1]</b> 75/1</p> <p><b>looked [6]</b> 9/10 37/19 37/23 38/5 38/6 71/7</p> <p><b>looking [8]</b> 16/6 30/17 30/25 36/11 42/25 57/2 74/3 77/24</p> <p><b>looks [4]</b> 30/5 33/1 33/6 75/11</p> <p><b>lost [1]</b> 33/16</p> <p><b>lot [9]</b> 11/25 23/12 43/6 44/23 54/4 54/11 70/7 70/9 86/2</p> <p><b>love [2]</b> 46/17 80/12</p> <p><b>low [2]</b> 15/10 40/19</p> <p><b>lower [1]</b> 24/7</p> <p><b>lowering [1]</b> 47/20</p> <p><b>lucid [1]</b> 90/24</p> <p><b>LUDLOW [10]</b> 1/13 3/20 6/7 17/8 17/9 31/13 33/2 46/17 55/2 55/16</p>	<p><b>make [25]</b> 9/4 9/14 9/20 19/24 20/7 20/11 26/7 26/10 27/1 28/7 28/16 35/9 36/15 39/20 42/16 42/19 46/13 59/2 64/10 65/19 82/3 83/25 86/4 89/19 91/15</p> <p><b>makes [6]</b> 9/25 15/4 43/4 43/6 49/25 65/16</p> <p><b>making [6]</b> 10/4 21/23 34/20 40/5 58/4 67/25</p> <p><b>manage [2]</b> 62/3 74/25</p> <p><b>management [5]</b> 30/24 57/19 57/20 57/21 74/22</p> <p><b>manager [2]</b> 69/22 73/15</p> <p><b>manual [1]</b> 26/3</p> <p><b>many [4]</b> 27/19 47/21 77/4 77/18</p> <p><b>map [3]</b> 8/7 37/19 38/5</p> <p><b>market [6]</b> 39/10 39/12 41/22 41/23 44/18 45/10</p> <p><b>marketplace [3]</b> 39/12 42/17 43/13</p> <p><b>master [4]</b> 13/18 45/2 62/12 92/5</p> <p><b>master plan [3]</b> 13/18 45/2 92/5</p> <p><b>material [1]</b> 88/13</p> <p><b>Matt [4]</b> 26/24 30/13 31/2 82/2</p> <p><b>matter [6]</b> 15/23 24/25 34/11 41/13 41/15 53/8</p> <p><b>matters [1]</b> 40/20</p> <p><b>may [20]</b> 3/21 17/21 17/22 20/10 25/1 32/10 35/9 35/13 35/20 36/22 42/19 44/16 46/13 51/1 51/17 51/17 52/9 59/16 65/21 85/24</p> <p><b>maybe [15]</b> 13/11 13/15 18/25 21/23 27/12 27/13 29/5 30/5 30/5 37/6 37/7 54/6 59/19 65/9 76/4</p> <p><b>McKendrick [1]</b> 57/7</p> <p><b>me [20]</b> 17/21 18/22 23/10 25/5 30/6 31/7 42/13 49/13 59/14 60/24 67/6 73/14 76/8 79/19 84/6 88/3 89/25 90/3 90/6 90/21</p> <p><b>mean [20]</b> 9/3 10/19 12/18 12/24 12/25 14/23 16/15 31/17 31/19 43/10 44/1 53/21 61/24 62/1 67/9 67/9 67/16 76/7 79/16 83/25</p> <p><b>meantime [1]</b> 19/1</p> <p><b>mechanics [1]</b> 81/11</p> <p><b>meet [3]</b> 14/22 23/25 31/4</p> <p><b>meeting [47]</b> 1/2 1/3</p>	<p>2/5 3/3 3/19 3/24 4/9 4/11 4/12 4/14 4/19 5/6 5/14 6/1 6/3 6/20 6/21 11/20 14/19 16/19 21/3 29/1 30/12 34/24 40/11 45/19 46/8 46/9 50/19 52/17 52/18 55/11 55/12 55/23 55/24 55/24 56/6 56/11 56/23 58/8 60/15 81/7 89/4 90/5 92/5 92/13 93/6</p> <p><b>meetings [3]</b> 30/9 72/5 86/3</p> <p><b>meets [1]</b> 12/19</p> <p><b>member [3]</b> 2/12 39/14 91/7</p> <p><b>members [5]</b> 1/9 1/12 3/16 72/9 72/13</p> <p><b>memo [2]</b> 85/25 86/3</p> <p><b>memos [1]</b> 86/2</p> <p><b>mention [2]</b> 48/10 73/23</p> <p><b>mentioned [3]</b> 17/23 54/10 90/21</p> <p><b>merits [3]</b> 12/7 19/16 22/14</p> <p><b>met [3]</b> 58/11 79/22 91/17</p> <p><b>metal [3]</b> 58/13 75/17 75/19</p> <p><b>Michael [8]</b> 60/13 60/18 60/24 69/10 71/1 71/24 73/20 73/23</p> <p><b>Michael Baker [4]</b> 60/24 69/10 73/20 73/23</p> <p><b>MICHELLE [1]</b> 1/13</p> <p><b>Mickler's [1]</b> 48/21</p> <p><b>Mickler's Landing [1]</b> 48/21</p> <p><b>microphone [1]</b> 26/24</p> <p><b>midstream [1]</b> 28/1</p> <p><b>might [8]</b> 11/10 11/16 35/15 35/16 37/24 64/21 87/21 90/6</p> <p><b>mile [2]</b> 48/22 49/7</p> <p><b>millage [2]</b> 47/19 47/23</p> <p><b>million [12]</b> 48/4 49/5 51/5 51/25 52/2 60/10 84/8 84/17 84/17 84/18 84/23 84/25</p> <p><b>millions [1]</b> 49/23</p> <p><b>mind [4]</b> 42/20 59/15 61/5 87/10</p> <p><b>mine [1]</b> 66/6</p> <p><b>miniature [1]</b> 37/7</p> <p><b>minimally [1]</b> 70/7</p> <p><b>minimum [8]</b> 10/17 12/20 23/1 23/18 23/20 23/23 23/25 24/3</p> <p><b>minimums [1]</b> 10/22</p> <p><b>minute [3]</b> 7/24 46/21 58/7</p> <p><b>minutes [14]</b> 2/5 4/9 4/11 17/16 21/5 21/19</p>
<p><b>L</b></p> <p><b>Lake [1]</b> 26/24</p> <p><b>land [36]</b> 12/9 15/2 15/11 19/5 19/10 21/11 24/24 25/1 27/4 27/21 27/22 28/2 28/9 28/14 28/16 33/8 35/14 36/18 39/18 53/25 58/6 59/21 77/20 80/18 80/25 81/1 81/1 81/13 82/22 83/5 83/6 83/7 83/17 84/2 85/2 85/5</p> <p><b>landfill [1]</b> 80/19</p> <p><b>Landing [1]</b> 48/21</p> <p><b>language [3]</b> 8/5 8/17 88/19</p> <p><b>laning [1]</b> 52/3</p> <p><b>large [3]</b> 39/2 42/24 92/9</p> <p><b>larger [2]</b> 29/19 80/1</p> <p><b>last [24]</b> 2/10 6/22 6/24 7/24 8/21 8/23 8/23 21/3 21/20 27/16 44/15 47/11 47/14 47/25 56/23 57/1 59/13 69/3 75/6 75/22 78/12 85/20 85/21 89/9</p>	<p><b>let [11]</b> 17/7 17/14 17/18 18/22 23/10 28/17 42/13 45/10 46/20 80/3 91/2</p> <p><b>let's [20]</b> 3/9 6/8 6/14 18/10 23/11 23/11 25/6 25/15 27/17 34/6 36/6 36/15 41/2 42/15 42/16 42/17 47/3 55/10 61/20 84/7</p> <p><b>level [5]</b> 12/15 40/23 50/1 50/2 64/25</p> <p><b>levy [1]</b> 50/4</p> <p><b>library [1]</b> 48/6</p> <p><b>Lieske [1]</b> 68/22</p> <p><b>life [1]</b> 27/1</p> <p><b>light [3]</b> 30/1 30/17 31/1</p> <p><b>like [38]</b> 3/3 3/8 4/17 4/21 16/2 16/21 23/13 26/7 26/21 26/23 26/24 30/3 30/5 30/7 32/8 33/1 33/6 35/6 37/8 37/23 40/5 40/23 47/7 51/4 58/15 60/23 62/6 62/21 65/5 68/1 75/11 75/14 76/22 79/12</p>	<p><b>M</b></p> <p><b>made [3]</b> 7/17 10/3 30/12</p> <p><b>mail [1]</b> 86/20</p> <p><b>main [4]</b> 37/1 69/12 70/25 78/1</p> <p><b>mainly [2]</b> 37/9 68/25</p> <p><b>maintain [1]</b> 24/7</p> <p><b>maintenance [3]</b> 11/13 30/23 57/24</p> <p><b>major [2]</b> 69/17 69/18</p>	<p><b>make [25]</b> 9/4 9/14 9/20 19/24 20/7 20/11 26/7 26/10 27/1 28/7 28/16 35/9 36/15 39/20 42/16 42/19 46/13 59/2 64/10 65/19 82/3 83/25 86/4 89/19 91/15</p> <p><b>makes [6]</b> 9/25 15/4 43/4 43/6 49/25 65/16</p> <p><b>making [6]</b> 10/4 21/23 34/20 40/5 58/4 67/25</p> <p><b>manage [2]</b> 62/3 74/25</p> <p><b>management [5]</b> 30/24 57/19 57/20 57/21 74/22</p> <p><b>manager [2]</b> 69/22 73/15</p> <p><b>manual [1]</b> 26/3</p> <p><b>many [4]</b> 27/19 47/21 77/4 77/18</p> <p><b>map [3]</b> 8/7 37/19 38/5</p> <p><b>market [6]</b> 39/10 39/12 41/22 41/23 44/18 45/10</p> <p><b>marketplace [3]</b> 39/12 42/17 43/13</p> <p><b>master [4]</b> 13/18 45/2 62/12 92/5</p> <p><b>master plan [3]</b> 13/18 45/2 92/5</p> <p><b>material [1]</b> 88/13</p> <p><b>Matt [4]</b> 26/24 30/13 31/2 82/2</p> <p><b>matter [6]</b> 15/23 24/25 34/11 41/13 41/15 53/8</p> <p><b>matters [1]</b> 40/20</p> <p><b>may [20]</b> 3/21 17/21 17/22 20/10 25/1 32/10 35/9 35/13 35/20 36/22 42/19 44/16 46/13 51/1 51/17 51/17 52/9 59/16 65/21 85/24</p> <p><b>maybe [15]</b> 13/11 13/15 18/25 21/23 27/12 27/13 29/5 30/5 30/5 37/6 37/7 54/6 59/19 65/9 76/4</p> <p><b>McKendrick [1]</b> 57/7</p> <p><b>me [20]</b> 17/21 18/22 23/10 25/5 30/6 31/7 42/13 49/13 59/14 60/24 67/6 73/14 76/8 79/19 84/6 88/3 89/25 90/3 90/6 90/21</p> <p><b>mean [20]</b> 9/3 10/19 12/18 12/24 12/25 14/23 16/15 31/17 31/19 43/10 44/1 53/21 61/24 62/1 67/9 67/9 67/16 76/7 79/16 83/25</p> <p><b>meantime [1]</b> 19/1</p> <p><b>mechanics [1]</b> 81/11</p> <p><b>meet [3]</b> 14/22 23/25 31/4</p> <p><b>meeting [47]</b> 1/2 1/3</p>	<p>2/5 3/3 3/19 3/24 4/9 4/11 4/12 4/14 4/19 5/6 5/14 6/1 6/3 6/20 6/21 11/20 14/19 16/19 21/3 29/1 30/12 34/24 40/11 45/19 46/8 46/9 50/19 52/17 52/18 55/11 55/12 55/23 55/24 55/24 56/6 56/11 56/23 58/8 60/15 81/7 89/4 90/5 92/5 92/13 93/6</p> <p><b>meetings [3]</b> 30/9 72/5 86/3</p> <p><b>meets [1]</b> 12/19</p> <p><b>member [3]</b> 2/12 39/14 91/7</p> <p><b>members [5]</b> 1/9 1/12 3/16 72/9 72/13</p> <p><b>memo [2]</b> 85/25 86/3</p> <p><b>memos [1]</b> 86/2</p> <p><b>mention [2]</b> 48/10 73/23</p> <p><b>mentioned [3]</b> 17/23 54/10 90/21</p> <p><b>merits [3]</b> 12/7 19/16 22/14</p> <p><b>met [3]</b> 58/11 79/22 91/17</p> <p><b>metal [3]</b> 58/13 75/17 75/19</p> <p><b>Michael [8]</b> 60/13 60/18 60/24 69/10 71/1 71/24 73/20 73/23</p> <p><b>Michael Baker [4]</b> 60/24 69/10 73/20 73/23</p> <p><b>MICHELLE [1]</b> 1/13</p> <p><b>Mickler's [1]</b> 48/21</p> <p><b>Mickler's Landing [1]</b> 48/21</p> <p><b>microphone [1]</b> 26/24</p> <p><b>midstream [1]</b> 28/1</p> <p><b>might [8]</b> 11/10 11/16 35/15 35/16 37/24 64/21 87/21 90/6</p> <p><b>mile [2]</b> 48/22 49/7</p> <p><b>millage [2]</b> 47/19 47/23</p> <p><b>million [12]</b> 48/4 49/5 51/5 51/25 52/2 60/10 84/8 84/17 84/17 84/18 84/23 84/25</p> <p><b>millions [1]</b> 49/23</p> <p><b>mind [4]</b> 42/20 59/15 61/5 87/10</p> <p><b>mine [1]</b> 66/6</p> <p><b>miniature [1]</b> 37/7</p> <p><b>minimally [1]</b> 70/7</p> <p><b>minimum [8]</b> 10/17 12/20 23/1 23/18 23/20 23/23 23/25 24/3</p> <p><b>minimums [1]</b> 10/22</p> <p><b>minute [3]</b> 7/24 46/21 58/7</p> <p><b>minutes [14]</b> 2/5 4/9 4/11 17/16 21/5 21/19</p>

<p><b>M</b>  <b>minutes...</b> [8] 52/17  52/23 55/11 56/7 56/8  68/3 68/5 68/8  <b>missing</b> [1] 61/4  <b>Mist</b> [1] 26/25  <b>mistake</b> [1] 57/1  <b>mitigate</b> [1] 80/18  <b>mitigation</b> [3] 80/7  81/2 85/16  <b>mix</b> [3] 45/3 45/7 83/19  <b>models</b> [1] 54/3  <b>Modern</b> [2] 89/2 89/3  <b>Modern Aero</b> [2] 89/2  89/3  <b>modest</b> [2] 10/7 10/8  <b>modified</b> [1] 28/3  <b>moment</b> [6] 2/4 3/7 3/9  3/12 17/5 72/1  <b>Monday</b> [1] 1/6  <b>money</b> [9] 36/15 49/5  49/6 49/19 54/12 64/16  65/23 85/15 90/12  <b>month</b> [1] 45/19  <b>more</b> [23] 9/6 18/11  20/9 27/22 29/20 31/19  34/1 39/25 40/7 41/18  41/19 41/19 45/20  65/15 65/22 66/9 66/20  69/6 69/16 69/23 74/4  89/23 92/10  <b>most</b> [6] 8/3 29/8 29/12  48/25 51/11 66/12  <b>motion</b> [11] 3/25 26/8  26/10 26/19 31/19  31/20 31/20 33/7 54/2  54/14 92/21  <b>motion's</b> [1] 33/15  <b>motivated</b> [1] 58/3  <b>motivation</b> [1] 92/18  <b>move</b> [11] 4/1 5/5  23/11 26/9 53/21 55/9  62/13 65/23 79/17  92/23 92/24  <b>moving</b> [5] 36/1 38/2  38/2 76/25 88/7  <b>Mr</b> [7] 7/6 13/14 20/10  42/20 44/14 59/12  89/13  <b>Mr.</b> [46] 5/4 6/25 7/7  16/17 18/12 21/8 21/21  23/6 23/9 23/13 25/4  26/22 29/3 31/10 37/14  39/22 42/19 44/13  46/19 56/5 56/18 56/21  57/6 57/7 57/9 57/11  57/15 58/8 58/11 66/16  67/5 68/2 74/19 79/3  79/23 81/23 83/2 83/17  84/5 86/13 87/18 88/12  89/10 89/15 89/23 91/3  <b>Mr. Beyers</b> [1] 56/18  <b>Mr. Bock</b> [1] 31/10  <b>Mr. Bock's</b> [1] 7/7  <b>Mr. Chair</b> [1] 18/12</p>	<p><b>Mr. Chairman</b> [8] 5/4  21/21 23/13 37/14  57/15 68/2 83/17 89/10  <b>Mr. Clarke</b> [1] 91/3  <b>Mr. Dean's</b> [1] 46/19  <b>Mr. Douglas</b> [2] 56/5  87/18  <b>Mr. Executive</b> [1] 25/4  <b>Mr. Liotta</b> [3] 26/22  29/3 89/23  <b>Mr. McKendrick</b> [1]  57/7  <b>Mr. Olson</b> [3] 42/19  79/3 84/5  <b>Mr. Olson's</b> [3] 16/17  39/22 74/19  <b>Mr. Pittman</b> [1] 57/9  <b>Mr. Pittman's</b> [1] 57/11  <b>Mr. Riera</b> [3] 56/21  57/6 89/15  <b>Mr. Roberts</b> [8] 6/25  23/6 44/13 66/16 67/5  79/23 81/23 88/12  <b>Mr. Solano</b> [2] 58/8  58/11  <b>Mr. Solano's</b> [2] 21/8  23/9  <b>Mr. Topp</b> [2] 83/2  86/13  <b>MRO</b> [1] 37/7  <b>Mrs.</b> [2] 32/14 32/18  <b>Mrs. Liotta</b> [2] 32/14  32/18  <b>Ms</b> [4] 6/7 17/8 17/9  33/2  <b>Ms.</b> [13] 3/16 3/20  31/13 32/11 33/2 35/20  46/17 54/9 55/2 55/16  79/6 85/24 90/19  <b>Ms. Cash-Chapman</b> [1]  3/16  <b>Ms. Chapman's</b> [1]  90/19  <b>Ms. Liotta</b> [4] 32/11  35/20 54/9 79/6  <b>Ms. Liotta's</b> [1] 85/24  <b>Ms. Ludlow</b> [6] 3/20  31/13 33/2 46/17 55/2  55/16  <b>MSTU</b> [2] 49/9 50/3  <b>much</b> [10] 3/14 29/11  52/10 58/4 59/11 68/1  71/22 72/14 73/3 89/7  <b>multiple</b> [6] 20/17 64/1  66/14 66/15 72/3 78/9  <b>must</b> [2] 12/14 16/3  <b>must-do</b> [1] 16/3  <b>my</b> [35] 9/8 10/5 13/7  14/1 15/24 17/21 18/3  21/3 21/8 29/8 29/12  32/24 35/4 38/17 46/18  50/23 52/8 57/1 58/4  60/6 61/18 62/11 63/6  63/6 63/10 68/21 68/22  69/23 74/11 81/20</p>	<p>81/23 83/11 87/19 92/3  94/8  <b>myself</b> [1] 5/10  <hr/> <b>N</b>  <b>name</b> [1] 68/22  <b>name's</b> [1] 71/1  <b>named</b> [1] 12/13  <b>nationally</b> [3] 73/19  73/21 74/1  <b>necessarily</b> [2] 23/23  65/19  <b>necessary</b> [1] 88/2  <b>need</b> [19] 3/22 18/15  19/9 19/18 22/19 22/25  25/14 25/16 25/18  27/21 29/13 41/12  41/13 42/4 43/2 61/10  67/17 84/7 85/2  <b>needs</b> [5] 5/10 17/20  31/4 59/17 59/18  <b>negotiating</b> [1] 24/24  <b>negotiation</b> [1] 62/15  <b>negotiations</b> [2] 15/24  32/23  <b>neighborhoods</b> [1]  44/21  <b>nested</b> [1] 76/25  <b>never</b> [4] 49/17 50/11  50/12 67/2  <b>new</b> [13] 2/9 4/23 5/1  6/19 27/8 29/1 40/25  41/1 65/11 66/8 66/8  76/15 92/18  <b>next</b> [18] 4/11 4/16  6/23 9/8 14/18 16/18  18/20 36/7 45/19 51/14  58/12 59/4 60/15 62/1  62/13 64/24 88/7 89/9  <b>nice</b> [2] 67/5 80/1  <b>nine</b> [1] 49/7  <b>nine-mile</b> [1] 49/7  <b>nits</b> [1] 89/5  <b>no</b> [32] 11/23 13/10  19/21 20/2 20/4 22/12  23/6 23/8 23/16 23/17  31/15 31/20 32/22 45/1  47/12 54/24 55/3 55/5  55/6 62/18 64/1 64/3  66/3 66/3 79/6 79/9  79/16 79/16 85/21  87/16 88/21 91/25  <b>nonaeronautical</b> [4]  7/9 16/20 19/13 54/1  <b>noncommercial</b> [1]  21/11  <b>None</b> [4] 31/8 31/12  54/19 89/21  <b>normal</b> [1] 26/24  <b>north</b> [1] 48/20  <b>Northrop</b> [2] 57/7  86/15  <b>Northrop Grumman</b> [1]  86/15  <b>not</b> [108]</p>	<p><b>note</b> [1] 47/24  <b>notes</b> [2] 72/7 94/9  <b>nothing</b> [4] 39/9 87/1  88/13 91/9  <b>notice</b> [17] 7/17 8/22  9/1 13/23 13/24 14/11  20/14 20/22 23/5 23/19  24/9 31/23 32/1 32/3  33/8 40/24 41/11  <b>notices</b> [3] 2/10 6/22  6/24  <b>notion</b> [1] 7/11  <b>now</b> [38] 3/8 7/11  14/17 20/14 21/22 22/8  27/4 30/10 33/3 34/14  35/10 35/14 35/16 36/4  40/9 40/19 43/6 51/17  56/25 57/13 59/15  61/20 62/6 63/17 64/3  65/11 67/10 69/6 69/14  69/25 71/2 73/2 73/19  78/15 79/15 83/6 86/5  86/25  <b>nuanced</b> [1] 65/16  <b>number</b> [6] 47/15  48/25 50/3 76/8 83/11  91/19  <b>Number 8</b> [1] 47/15  <hr/> <b>O</b>  <b>objective</b> [1] 43/10  <b>objectives</b> [1] 43/15  <b>obligated</b> [2] 4/19 4/20  <b>observation</b> [2] 38/17  90/14  <b>observe</b> [2] 3/5 3/9  <b>obvious</b> [2] 90/6 90/17  <b>obviously</b> [1] 82/25  <b>occurred</b> [1] 52/7  <b>oceanfront</b> [4] 49/10  49/16 50/4 50/5  <b>October</b> [2] 56/25 57/1  <b>October 22nd</b> [1]  56/25  <b>October 29th</b> [1] 57/1  <b>odd</b> [1] 84/17  <b>off</b> [6] 7/21 22/5 37/16  41/17 41/17 55/16  <b>offer</b> [1] 30/21  <b>offhand</b> [1] 32/21  <b>office</b> [4] 7/10 42/16  57/23 72/22  <b>offices</b> [1] 71/6  <b>offload</b> [1] 78/1  <b>offset</b> [3] 80/14 81/4  82/9  <b>Oh</b> [12] 34/15 34/22  46/7 52/25 53/16 56/17  60/16 60/20 74/17  75/10 76/6 79/16  <b>okay</b> [102]  <b>old</b> [2] 5/5 90/23  <b>OLSON</b> [4] 1/10 42/19  79/3 84/5  <b>Olson's</b> [3] 16/17</p>	<p>39/22 74/19  <b>Once</b> [1] 68/16  <b>one</b> [45] 7/3 9/9 11/12  11/12 16/8 19/15 20/16  32/21 34/1 37/5 43/15  44/1 44/2 44/4 44/15  45/1 47/12 48/6 48/25  50/3 53/1 55/1 61/18  61/21 61/22 62/4 63/12  66/9 66/20 67/11 67/12  69/1 71/11 71/25 73/5  73/16 73/22 74/19 82/7  82/7 82/8 82/8 89/23  90/4 91/19  <b>one's</b> [1] 7/24  <b>only</b> [9] 5/2 9/18 9/23  23/18 38/8 45/8 61/3  75/20 87/18  <b>open</b> [7] 7/12 7/13 7/14  9/24 13/20 55/23 77/20  <b>opened</b> [2] 11/8 57/21  <b>opening</b> [3] 82/10  82/17 82/19  <b>operation</b> [1] 80/22  <b>operator</b> [1] 11/7  <b>opinion</b> [2] 60/6 81/23  <b>opportunities</b> [3] 9/17  29/10 30/22  <b>opportunity</b> [7] 8/22  9/1 20/15 29/15 39/19  66/1 80/6  <b>opposed</b> [4] 11/12  15/11 40/23 63/3  <b>option</b> [1] 62/20  <b>options</b> [1] 80/5  <b>order</b> [7] 3/3 4/22 7/15  18/19 51/16 55/12  68/19  <b>Orlando</b> [1] 46/4  <b>other</b> [43] 10/2 10/14  13/8 16/9 20/21 21/10  27/6 27/17 28/23 29/4  30/22 31/11 35/9 35/14  36/9 36/14 36/24 38/11  38/17 40/20 46/10  48/10 50/6 52/19 53/1  53/5 54/3 55/17 55/19  55/19 55/21 57/7 61/18  63/18 64/18 66/2 67/11  71/5 71/16 74/4 79/2  85/11 89/11  <b>others</b> [4] 5/11 6/7  7/18 66/18  <b>ought</b> [1] 54/10  <b>our</b> [92] 3/10 5/7 5/8  5/9 5/10 8/4 8/9 8/9  8/10 9/6 9/6 9/13 12/8  12/13 20/1 20/20 21/1  21/24 21/24 21/25  22/24 23/6 30/20 32/19  36/25 39/16 41/1 43/15  43/15 43/20 43/20  43/21 44/22 45/14  45/17 45/17 46/3 47/10  47/16 47/24 48/1 49/2</p>
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<p><b>O</b></p> <p><b>our...</b> [50] 49/4 49/19 49/19 49/25 50/17 50/18 56/3 56/23 57/17 57/17 60/3 60/15 64/23 68/24 69/1 69/3 69/3 69/4 69/5 69/7 69/13 70/9 70/15 70/25 71/11 72/12 72/16 73/3 73/14 73/16 73/19 73/19 81/1 81/4 81/24 82/10 82/16 82/17 82/18 82/19 82/23 83/7 83/8 84/4 86/4 86/8 86/18 89/4 91/13 91/14</p> <p><b>out</b> [24] 6/12 8/13 29/14 38/10 40/24 48/3 50/8 54/3 54/4 57/24 58/22 60/3 60/14 60/23 62/9 66/5 66/23 67/7 67/18 69/25 76/23 80/9 81/3 90/4</p> <p><b>outcome</b> [1] 45/1</p> <p><b>outlay</b> [1] 84/19</p> <p><b>outside</b> [1] 86/2</p> <p><b>over</b> [14] 15/10 27/19 27/22 28/22 44/22 60/8 60/9 73/1 73/15 74/2 78/13 78/18 80/11 84/25</p> <p><b>overlapping</b> [2] 8/14 32/13</p> <p><b>oversight</b> [1] 19/17</p> <p><b>own</b> [3] 35/15 36/3 58/23</p> <p><b>owned</b> [1] 78/17</p> <p><b>ownership</b> [1] 24/23</p>	<p><b>partners</b> [7] 52/20 53/6 55/18 55/20 55/21 56/15 56/16</p> <p><b>partnership</b> [1] 48/19</p> <p><b>party</b> [5] 7/17 10/12 10/14 24/24 36/19</p> <p><b>passed</b> [1] 86/14</p> <p><b>Passero</b> [9] 58/10 60/6 61/11 61/11 61/17 63/12 64/25 65/3 84/6</p> <p><b>Passero Associates</b> [1] 58/10</p> <p><b>past</b> [7] 5/19 12/2 14/3 14/3 26/15 48/21 85/25</p> <p><b>path</b> [1] 29/12</p> <p><b>patience</b> [1] 88/6</p> <p><b>pause</b> [2] 6/10 17/4</p> <p><b>pay</b> [1] 50/10</p> <p><b>paying</b> [3] 49/13 62/4 64/4</p> <p><b>PE</b> [1] 68/25</p> <p><b>pending</b> [2] 32/22 33/15</p> <p><b>peninsula</b> [2] 80/8 81/1</p> <p><b>people</b> [17] 7/25 9/19 24/8 27/19 28/15 38/10 43/2 46/3 49/11 49/12 51/12 64/16 78/4 80/13 89/11 90/8 91/12</p> <p><b>percent</b> [1] 47/18</p> <p><b>Perfect</b> [2] 81/19 87/15</p> <p><b>perhaps</b> [4] 6/20 32/10 41/3 52/16</p> <p><b>period</b> [1] 20/3</p> <p><b>permutations</b> [1] 81/6</p> <p><b>perpetual</b> [1] 80/22</p> <p><b>person</b> [4] 3/19 10/2 41/20 71/1</p> <p><b>personally</b> [4] 39/15 58/4 79/12 87/24</p> <p><b>phase</b> [3] 65/22 65/25 77/14</p> <p><b>Phil</b> [2] 73/18 73/19</p> <p><b>phone</b> [10] 3/20 4/7 6/7 17/9 17/19 18/22 25/11 31/14 55/2 62/21</p> <p><b>pick</b> [2] 44/22 61/17</p> <p><b>picking</b> [1] 62/21</p> <p><b>piece</b> [2] 39/17 40/2</p> <p><b>pieces</b> [2] 35/23 36/4</p> <p><b>pillars</b> [1] 69/2</p> <p><b>pilot</b> [1] 31/5</p> <p><b>Pittman</b> [1] 57/9</p> <p><b>Pittman's</b> [1] 57/11</p> <p><b>place</b> [3] 43/2 62/14 64/22</p> <p><b>plan</b> [11] 8/9 8/12 10/15 12/3 13/18 13/18 14/15 36/18 45/2 88/1 92/5</p> <p><b>Plan B</b> [1] 8/12</p> <p><b>planning</b> [5] 65/22 72/19 73/19 73/20 76/19</p>	<p><b>please</b> [10] 3/4 20/11 23/15 37/17 39/21 42/21 46/14 46/14 83/4 92/14</p> <p><b>PLEDGE</b> [3] 2/3 3/5 3/6</p> <p><b>plenty</b> [1] 30/18</p> <p><b>PLLC</b> [1] 1/18</p> <p><b>plus</b> [3] 49/25 60/4 60/9</p> <p><b>point</b> [18] 4/23 7/20 9/4 11/25 16/17 24/14 25/3 30/16 39/13 50/8 51/18 60/3 60/23 60/25 61/1 61/3 83/1 90/4</p> <p><b>policy</b> [10] 12/8 19/25 19/25 21/25 26/3 27/10 27/11 27/24 28/25 28/25</p> <p><b>politics</b> [1] 30/15</p> <p><b>Pond</b> [7] 60/14 60/24 68/23 69/23 69/24 70/12 71/2</p> <p><b>Ponte</b> [3] 29/6 48/12 48/19</p> <p><b>Ponte Vedra</b> [3] 29/6 48/12 48/19</p> <p><b>pool</b> [1] 7/22</p> <p><b>portion</b> [3] 83/16 85/4 91/21</p> <p><b>position</b> [1] 43/16</p> <p><b>possibilities</b> [1] 37/24</p> <p><b>possible</b> [4] 28/15 36/2 37/22 37/23</p> <p><b>possibly</b> [4] 20/17 29/23 30/24 47/20</p> <p><b>potential</b> [2] 40/17 53/25</p> <p><b>potentially</b> [7] 7/15 19/5 32/12 53/23 62/22 66/2 85/15</p> <p><b>practically</b> [1] 35/13</p> <p><b>practice</b> [4] 5/20 69/4 69/6 69/8</p> <p><b>pre</b> [1] 67/22</p> <p><b>preach</b> [1] 44/17</p> <p><b>precariously</b> [1] 84/4</p> <p><b>precluding</b> [1] 81/2</p> <p><b>predated</b> [1] 21/9</p> <p><b>preexisting</b> [1] 63/2</p> <p><b>preference</b> [1] 35/4</p> <p><b>prejudicial</b> [1] 41/20</p> <p><b>preliminary</b> [2] 7/4 65/5</p> <p><b>prepared</b> [6] 6/25 47/24 57/18 68/10 72/8 82/3</p> <p><b>present</b> [6] 1/9 1/15 40/12 56/19 57/8 57/10</p> <p><b>presentation</b> [7] 11/20 13/1 13/2 13/4 14/18 47/25 82/4</p> <p><b>presented</b> [1] 14/12</p> <p><b>presently</b> [1] 8/4</p> <p><b>Preserve</b> [2] 48/20</p>	<p>49/7</p> <p><b>president</b> [2] 71/24 91/18</p> <p><b>presumably</b> [2] 82/20 83/12</p> <p><b>pretend</b> [1] 26/23</p> <p><b>pretty</b> [4] 27/23 29/11 48/11 51/22</p> <p><b>pricing</b> [2] 39/8 63/4</p> <p><b>primarily</b> [2] 48/5 49/23</p> <p><b>primary</b> [1] 48/16</p> <p><b>prime</b> [2] 5/24 39/6</p> <p><b>principal</b> [1] 89/3</p> <p><b>priorities</b> [1] 43/17</p> <p><b>priority</b> [3] 43/20 43/21 44/6</p> <p><b>privately</b> [1] 58/13</p> <p><b>probably</b> [9] 36/11 43/17 44/21 45/12 46/20 50/14 52/22 75/8 77/12</p> <p><b>problem</b> [3] 87/25 88/11 91/19</p> <p><b>procedure</b> [1] 32/6</p> <p><b>proceedings</b> [2] 6/10 94/8</p> <p><b>process</b> [21] 7/15 7/21 9/2 9/5 11/9 11/17 12/10 14/22 16/6 16/11 21/16 22/12 22/18 22/22 28/20 39/6 39/16 42/3 45/24 65/18 75/2</p> <p><b>productive</b> [1] 59/9</p> <p><b>professionals</b> [4] 59/7 62/25 63/1 65/18</p> <p><b>progress</b> [1] 48/2</p> <p><b>project</b> [10] 49/6 49/7 62/2 62/4 64/12 65/3 65/6 69/18 69/22 73/14</p> <p><b>project's</b> [1] 50/13</p> <p><b>projects</b> [12] 48/4 49/21 49/25 52/3 64/17 65/8 69/1 69/2 69/20 70/10 91/20 91/22</p> <p><b>promised</b> [1] 91/1</p> <p><b>pronunciation</b> [1] 42/10</p> <p><b>property</b> [9] 7/9 8/6 38/4 39/10 78/18 80/7 80/11 80/12 81/5</p> <p><b>proportional</b> [1] 82/9</p> <p><b>proposal</b> [38] 7/17 8/4 8/5 8/11 8/12 8/14 9/20 10/1 10/5 10/6 11/6 12/11 12/17 12/18 12/19 13/1 13/11 14/23 15/15 16/12 16/18 17/23 21/16 23/9 25/5 25/6 33/9 34/18 40/4 40/9 64/11 68/24 70/15 71/8 72/12 72/16 82/11 82/19</p> <p><b>proposals</b> [19] 7/2 7/16 7/19 7/20 7/22</p>	<p>7/23 8/16 10/17 10/24 11/4 11/12 16/16 23/2 39/7 39/8 44/18 60/4 71/7 88/21</p> <p><b>propose</b> [1] 38/21</p> <p><b>proposed</b> [5] 7/2 7/8 16/1 53/11 83/9</p> <p><b>proposing</b> [4] 10/12 15/7 15/8 15/20</p> <p><b>prosecute</b> [2] 20/6 20/7</p> <p><b>provide</b> [3] 72/9 77/25 78/3</p> <p><b>providers</b> [1] 58/14</p> <p><b>prudential</b> [2] 19/12 41/15</p> <p><b>public</b> [25] 2/11 5/15 5/20 5/21 5/23 15/19 20/24 25/14 25/15 25/19 25/22 26/17 26/20 28/10 28/17 31/11 33/18 48/15 48/16 54/17 54/18 70/9 89/8 89/9 92/20</p> <p><b>publish</b> [4] 7/16 8/16 13/19 33/8</p> <p><b>published</b> [2] 23/5 88/15</p> <p><b>publishing</b> [1] 14/11</p> <p><b>Publix</b> [1] 30/7</p> <p><b>purchase</b> [5] 29/20 79/21 80/15 80/16 81/4</p> <p><b>purposes</b> [3] 19/12 28/14 77/23</p> <p><b>pursue</b> [1] 52/9</p> <p><b>pursuing</b> [1] 40/8</p> <p><b>put</b> [14] 10/15 21/15 35/11 36/12 36/16 40/18 43/2 50/2 50/5 62/14 67/18 77/4 88/3 89/11</p> <p><b>putting</b> [5] 28/18 43/5 55/15 92/7 92/18</p>
<p><b>P</b></p> <p><b>p.m</b> [4] 1/7 1/7 4/20 93/6</p> <p><b>Pacific</b> [1] 1/24</p> <p><b>PAGE</b> [2] 2/2 26/3</p> <p><b>Page 54</b> [1] 26/3</p> <p><b>pain</b> [2] 90/21 90/25</p> <p><b>paper</b> [1] 89/12</p> <p><b>paperwork</b> [1] 57/24</p> <p><b>parallel</b> [1] 92/11</p> <p><b>parcel</b> [5] 7/18 15/20 25/25 58/22 88/22</p> <p><b>parked</b> [1] 10/13</p> <p><b>parking</b> [1] 58/23</p> <p><b>parks</b> [3] 48/6 51/24 51/25</p> <p><b>parlor</b> [1] 44/25</p> <p><b>part</b> [13] 22/23 27/20 38/4 45/7 46/9 63/25 64/11 70/5 70/14 74/13 78/12 80/9 92/17</p> <p><b>Part 139</b> [1] 46/9</p> <p><b>particularly</b> [1] 48/19</p> <p><b>parties</b> [3] 16/14 53/2 88/17</p> <p><b>partner</b> [5] 2/8 4/25 46/25 47/2 47/6</p>				
<p><b>Q</b></p> <p><b>quality</b> [1] 43/10</p> <p><b>quarter</b> [2] 50/15 50/16</p> <p><b>quarterly</b> [1] 91/11</p> <p><b>question</b> [24] 9/4 9/8 13/15 17/21 19/4 19/20 27/4 44/5 50/22 58/19 59/3 62/5 62/8 66/7 66/17 67/3 67/10 74/19 77/18 82/8 83/3 83/11 87/9 87/10</p> <p><b>questioned</b> [1] 50/9</p> <p><b>questions</b> [16] 8/20 18/11 20/9 29/6 31/7 37/14 50/21 58/17 70/4 71/5 71/25 74/16 74/17 79/2 85/11 87/20</p> <p><b>quick</b> [4] 20/12 56/22 72/11 87/11</p> <p><b>quicker</b> [1] 90/10</p> <p><b>quickly</b> [2] 23/15 57/16</p>				

<p><b>Q</b> quite [3] 49/12 74/6 78/23 quorum [4] 17/22 18/6 32/14 33/1</p>	<p>27/2 94/8 recovering [1] 3/18 recreation [1] 51/23 reduction [1] 75/17 refer [3] 25/5 33/11 33/12</p>	<p>22/9 24/15 25/19 25/23 resolved [1] 88/1 response [1] 86/15 responsible [2] 58/23 58/25</p>	<p>1/18 6/25 13/14 23/6 44/13 44/14 66/16 67/5 79/23 81/23 88/12 ROFR [2] 28/4 86/15 roll [1] 88/18 rolling [1] 89/1 roof [1] 78/5 room [4] 1/3 78/8 78/13 92/6</p>	<p>72/13 73/5 79/12 79/17 80/12 86/10 89/22 seeing [2] 72/4 75/16 seeking [1] 39/7 seem [1] 30/10 seemed [1] 66/17 seems [4] 9/16 28/6 28/23 40/5 seen [2] 12/15 44/21 select [1] 64/9 selecting [1] 61/25 selection [2] 61/15 64/10 send [4] 40/23 85/24 86/3 87/11 sense [7] 8/13 20/7 43/5 43/6 65/16 65/19 82/18</p>
<p><b>R</b> raise [1] 17/21 raised [1] 59/13 range [1] 9/16 ranked [1] 73/24 rate [4] 39/11 39/12 47/19 47/23 rates [2] 49/9 62/16 rather [3] 5/8 77/7 79/17 rationale [1] 20/14 Raton [2] 66/18 66/18 re [2] 37/9 59/17 re-lease [1] 59/17 reach [1] 74/6 reading [2] 52/16 60/4 ready [8] 5/21 5/23 25/11 25/12 33/19 33/20 40/12 82/1 real [9] 20/25 29/9 30/19 38/20 39/18 57/16 81/24 82/2 87/10 realigning [1] 37/25 realignment [2] 37/18 85/5 realities [1] 22/4 realize [1] 73/23 realized [1] 15/19 really [15] 5/4 9/4 10/7 19/23 22/17 35/7 39/5 39/5 58/1 58/3 70/14 74/12 81/13 88/13 88/14 rearrange [1] 4/22 reason [7] 16/24 20/4 27/20 40/10 48/17 58/22 64/23 reasons [1] 48/15 reassurance [1] 80/21 REBA [7] 1/13 17/15 18/9 18/16 25/11 33/2 53/12 receive [2] 87/2 90/9 received [1] 88/21 receiving [1] 91/6 recently [2] 8/3 75/4 recess [4] 52/17 55/10 56/6 56/9 recession [1] 51/13 recollection [3] 13/8 21/4 21/8 recommend [2] 60/7 76/22 recommendation [5] 18/3 46/13 61/19 63/11 79/10 recommending [1] 61/17 record [4] 17/7 24/22</p>	<p>referred [1] 26/1 referring [1] 8/21 reflect [1] 17/7 reflected [1] 21/19 regional [4] 48/5 48/6 51/25 75/8 regular [3] 1/2 4/14 50/18 regulation [1] 13/25 reinvent [2] 64/16 64/17 relate [1] 46/4 relationship [2] 61/23 63/3 release [1] 32/14 reliance [1] 7/25 relief [1] 78/1 reload [1] 87/21 rely [1] 23/23 relying [3] 23/18 70/7 70/8 remain [1] 7/14 remarkably [1] 49/3 remind [1] 92/3 renourishment [5] 48/12 49/18 49/20 49/24 50/14 repair [1] 11/13 report [5] 2/7 20/19 50/24 91/10 94/7 REPORTER'S [2] 2/14 93/7 Reporters [1] 1/23 reports [9] 2/12 4/24 34/5 34/7 56/13 57/12 57/14 91/4 91/5 represent [1] 15/6 representation [1] 32/11 representative [2] 57/7 71/2 representatives [2] 7/7 67/20 representing [2] 29/7 68/23 request [6] 10/3 10/4 20/16 24/15 27/3 28/5 requests [3] 20/16 23/2 23/19 require [3] 16/16 21/12 24/7 required [5] 13/25 14/2 14/5 14/9 37/10 requirements [2] 14/23 60/4 requires [1] 39/10 rescinds [1] 27/3 residential [1] 51/19 resolution [5] 3/23</p>	<p>rest [1] 13/24 restore [2] 49/15 50/10 restrict [1] 42/15 resume [3] 4/24 55/23 56/10 Resumed [1] 56/16 retained [1] 64/1 retainer [2] 64/2 64/4 revenue [7] 47/17 49/19 51/14 52/5 90/6 90/9 90/10 revenues [1] 51/6 reverse [1] 68/18 review [1] 15/17 RFP [12] 39/6 40/6 40/15 41/7 41/16 42/2 42/5 43/22 44/10 53/14 53/24 78/23 RFPs [3] 54/4 54/5 67/18 RFQ [3] 59/24 63/4 68/24 Riera [3] 56/21 57/6 89/15 right [86] 3/2 7/1 7/11 10/7 10/22 11/15 12/23 13/3 14/10 15/5 15/7 15/13 17/17 19/13 19/14 19/20 22/8 22/15 24/12 25/22 28/21 31/6 33/2 33/25 34/3 35/14 36/4 37/20 40/7 40/9 40/19 41/21 41/22 43/3 43/25 44/11 44/20 45/7 45/14 45/15 45/23 45/25 46/24 47/1 53/9 55/9 56/6 60/16 61/20 61/21 63/5 64/3 65/11 66/25 68/6 68/19 69/14 69/25 70/2 71/22 72/16 74/15 76/17 77/14 77/21 77/24 78/15 78/16 79/13 79/15 79/21 81/17 83/6 83/20 84/10 84/16 84/23 84/24 85/9 85/13 86/5 86/22 86/25 90/17 90/18 92/21 ring [1] 10/1 ringing [1] 6/11 ripe [1] 12/4 River [2] 48/20 49/7 RMR [3] 1/23 94/6 94/13 road [9] 7/25 20/6 30/11 35/18 36/8 37/18 38/3 58/23 85/5 roads [1] 48/5 ROBERT [2] 1/10 79/2 ROBERTS [12] 1/18</p>	<p>1/18 6/25 13/14 23/6 44/13 44/14 66/16 67/5 79/23 81/23 88/12 ROFR [2] 28/4 86/15 roll [1] 88/18 rolling [1] 89/1 roof [1] 78/5 room [4] 1/3 78/8 78/13 92/6 roughly [3] 48/21 73/25 76/7 run [2] 15/3 29/14 running [2] 14/24 83/19 runway [6] 26/1 77/3 77/5 77/10 77/16 92/11 Russell [1] 71/24</p> <p><b>S</b> Sacha [1] 89/14 safe [1] 80/22 said [9] 7/12 14/6 26/10 31/3 35/4 45/2 60/12 78/12 81/13 same [12] 8/2 8/5 8/17 11/1 16/21 22/16 29/12 47/23 51/17 51/23 60/25 61/2 sat [2] 45/1 58/16 Savage [1] 71/1 Savannah [1] 69/11 saw [1] 9/11 Sawgrass [1] 48/22 say [27] 9/18 10/2 12/4 15/3 15/12 16/13 19/9 19/21 22/4 22/11 27/16 27/16 28/19 31/19 36/7 36/15 39/13 43/5 45/5 61/16 67/12 68/8 72/21 78/22 84/7 87/13 89/25 saying [5] 12/20 40/13 41/23 73/22 77/15 says [5] 13/19 24/2 27/15 27/15 30/13 scare [1] 86/4 scarily [1] 75/15 scheduled [2] 14/18 16/18 Schilling [1] 73/15 scope [2] 42/4 42/8 score [4] 60/25 61/1 61/3 63/15 scored [1] 63/18 screen [1] 92/18 screening [3] 12/4 15/4 15/16 second [14] 4/2 26/11 26/12 26/13 26/16 26/20 27/7 33/7 40/10 54/2 54/15 64/19 83/21 92/25 security [1] 85/22 see [18] 3/15 6/8 21/24 27/15 28/13 29/15 39/3 47/9 52/15 61/20 62/15</p>	<p>72/13 73/5 79/12 79/17 80/12 86/10 89/22 seeing [2] 72/4 75/16 seeking [1] 39/7 seem [1] 30/10 seemed [1] 66/17 seems [4] 9/16 28/6 28/23 40/5 seen [2] 12/15 44/21 select [1] 64/9 selecting [1] 61/25 selection [2] 61/15 64/10 send [4] 40/23 85/24 86/3 87/11 sense [7] 8/13 20/7 43/5 43/6 65/16 65/19 82/18 sent [1] 86/2 separate [2] 32/23 65/23 September [10] 1/6 2/4 4/14 6/21 50/17 86/14 91/11 92/4 92/17 94/10 September 19th [3] 50/17 92/4 92/17 September 22nd [1] 91/11 September 25th [2] 4/14 6/21 September 8th [1] 86/14 serially [1] 44/18 serious [1] 9/17 serve [1] 69/22 serves [1] 73/20 service [2] 68/25 91/13 services [7] 59/24 69/13 70/5 70/14 72/20 72/25 73/25 servicing [2] 69/20 71/2 set [2] 49/9 76/21 setting [2] 73/6 73/12 seven [1] 28/21 seven-year [1] 28/21 several [5] 48/15 48/24 59/7 64/13 74/24 Shakes [2] 79/4 91/8 shape [2] 17/24 45/11 share [2] 87/3 92/19 shareholders [1] 79/25 she [14] 3/21 4/8 17/20 18/8 33/25 90/20 90/21 90/22 90/23 90/23 90/24 90/24 90/24 90/25 she's [10] 3/17 3/18 6/12 17/11 26/15 31/15 34/2 90/20 91/1 91/2 shelter [1] 78/4 shifting [1] 8/8 shoot [1] 80/11 short [1] 9/16 shortage [1] 76/13</p>



<p><b>S</b>  <b>shortly</b> [1] 4/8  <b>should</b> [15] 5/5 9/5  15/3 17/10 28/13 28/17  28/17 28/19 28/24  39/15 43/17 46/20 50/9  66/5 89/6  <b>show</b> [1] 8/6  <b>showed</b> [1] 67/21  <b>shows</b> [1] 11/18  <b>sic</b> [1] 66/16  <b>side</b> [9] 8/6 26/1 69/16  69/18 71/15 73/19 77/5  77/17 77/20  <b>sidewalk</b> [2] 58/19  58/21  <b>sidewalks</b> [1] 52/4  <b>silence</b> [6] 2/4 3/7 3/10  3/12 87/15 87/16  <b>similar</b> [2] 64/18 72/24  <b>Similarly</b> [1] 71/25  <b>simple</b> [1] 30/20  <b>simply</b> [5] 10/17 12/11  16/15 32/5 45/10  <b>since</b> [4] 46/16 51/11  60/8 60/22  <b>sir</b> [8] 8/19 12/22 13/5  13/7 52/13 75/23 77/11  86/17  <b>site</b> [6] 37/22 38/21  39/2 58/17 58/18 59/1  <b>situation</b> [2] 38/25  74/20  <b>six</b> [4] 48/13 48/22  60/2 60/2  <b>six-mile</b> [1] 48/22  <b>skin</b> [1] 50/5  <b>slate</b> [1] 40/7  <b>sleeves</b> [1] 88/18  <b>slightly</b> [2] 4/22 72/8  <b>slips</b> [1] 89/11  <b>slow</b> [1] 28/7  <b>small</b> [1] 42/16  <b>so</b> [162]  <b>so-called</b> [1] 6/24  <b>soft</b> [3] 82/20 83/14  84/20  <b>Solano</b> [5] 20/16 58/6  58/8 58/11 59/12  <b>Solano's</b> [2] 21/8 23/9  <b>solely</b> [1] 23/23  <b>solution</b> [1] 91/24  <b>some</b> [65] 5/8 5/8 7/9  7/15 7/20 10/14 12/14  12/15 17/24 19/5 27/5  29/5 29/5 29/20 30/3  30/22 30/22 30/23  30/24 35/21 36/14 37/7  37/10 37/13 38/11  43/19 45/6 45/14 48/8  51/2 51/3 58/12 59/13  62/14 64/25 65/8 65/21  67/4 67/25 72/12 73/7  74/10 74/11 75/13  75/16 75/16 76/15</p>	<p>77/25 78/2 79/24 80/4  80/4 81/16 82/20 83/14  84/17 84/21 84/22 85/7  85/15 85/19 85/23  90/21 91/18 92/19  <b>some-odd</b> [1] 84/17  <b>somebody's</b> [1] 57/25  <b>someone</b> [3] 9/25  15/11 41/25  <b>someone's</b> [2] 10/3  49/15  <b>something</b> [25] 11/24  13/25 15/25 18/1 31/3  34/23 35/8 35/20 37/8  37/11 38/22 40/21  40/23 42/14 45/21 46/1  52/9 62/23 63/4 65/24  72/8 80/12 81/3 88/1  89/25  <b>something's</b> [1] 65/17  <b>somewhat</b> [1] 49/3  <b>somewhere</b> [2] 49/15  80/19  <b>son</b> [1] 57/25  <b>soon</b> [2] 25/10 89/6  <b>sorry</b> [10] 27/13 31/18  33/13 33/16 54/18  56/17 66/6 74/17 84/18  85/8  <b>sort</b> [6] 8/12 37/7 51/8  51/10 62/14 76/5  <b>sounded</b> [1] 90/24  <b>sounds</b> [3] 16/20 32/8  68/9  <b>source</b> [2] 50/6 51/4  <b>sources</b> [3] 49/19 50/3  52/5  <b>south</b> [4] 7/10 38/1  38/3 49/24  <b>South Florida</b> [1]  49/24  <b>southern</b> [1] 38/4  <b>Southpark</b> [1] 1/17  <b>space</b> [6] 24/25 27/18  29/14 29/18 42/25 75/8  <b>speak</b> [5] 14/24 31/21  46/20 63/1 68/14  <b>speaking</b> [2] 70/1 77/6  <b>special</b> [1] 19/8  <b>specific</b> [2] 64/12 77/7  <b>sped</b> [1] 90/9  <b>speed</b> [3] 28/20 30/13  30/14  <b>speedometers</b> [1]  30/16  <b>spend</b> [4] 35/21 54/11  64/16 90/11  <b>spent</b> [1] 29/8  <b>spiel</b> [1] 69/24  <b>spoke</b> [2] 60/22 88/6  <b>spoken</b> [1] 67/6  <b>spotted</b> [1] 41/25  <b>square</b> [2] 28/13 29/17  <b>ST</b> [6] 1/1 1/5 1/17 1/23  1/24 94/4</p>	<p><b>St.</b> [3] 3/4 26/25 49/22  <b>St. Augustine Beach</b>  [1] 49/22  <b>St. Johns</b> [1] 26/25  <b>St. Johns County</b> [1]  3/4  <b>staff</b> [30] 2/7 4/24 12/5  12/11 14/17 15/6 15/24  22/9 26/2 33/11 33/12  34/4 34/6 35/2 39/21  40/14 41/2 47/24 52/24  53/14 53/22 55/19  56/13 57/12 57/14  57/17 57/23 57/24  59/25 70/22  <b>staff's</b> [1] 40/18  <b>staffed</b> [1] 70/8  <b>staffing</b> [2] 40/19  74/20  <b>stages</b> [1] 76/19  <b>standard</b> [3] 15/17  21/10 39/16  <b>standards</b> [8] 10/18  12/20 23/1 23/18 23/21  23/24 24/1 24/3  <b>start</b> [9] 25/6 34/4 34/6  40/6 40/14 51/18 53/14  53/24 60/18  <b>started</b> [1] 72/23  <b>state</b> [9] 4/17 27/2  48/18 48/24 49/1 49/22  50/1 57/20 94/3  <b>state/local</b> [1] 48/18  <b>stated</b> [2] 20/13 23/7  <b>statement</b> [1] 32/25  <b>stating</b> [1] 90/16  <b>station</b> [1] 48/7  <b>stay</b> [4] 17/18 61/17  65/6 66/5  <b>stenographic</b> [1] 94/9  <b>stenographically</b> [1]  94/7  <b>step</b> [7] 44/1 44/2 44/3  44/8 44/9 58/12 62/13  <b>steps</b> [1] 59/4  <b>stick</b> [1] 55/25  <b>sticks</b> [1] 80/9  <b>still</b> [7] 31/15 33/4  33/25 58/21 58/25  59/16 75/18  <b>stomachs</b> [1] 87/22  <b>stop</b> [4] 15/12 15/13  15/13 27/9  <b>stopped</b> [2] 71/6 90/11  <b>storage</b> [1] 30/20  <b>store</b> [1] 37/6  <b>straight</b> [1] 80/16  <b>straightforward</b> [1]  27/24  <b>street</b> [2] 1/24 30/8  <b>stretch</b> [1] 48/23  <b>Strictly</b> [1] 19/21  <b>strong</b> [2] 71/8 71/11  <b>strongly</b> [2] 5/5 21/23  <b>structure</b> [2] 21/14</p>	<p>75/19  <b>studies</b> [1] 37/10  <b>study</b> [2] 59/24 65/4  <b>stuff</b> [3] 27/17 46/6  59/20  <b>styled</b> [1] 8/25  <b>sub</b> [1] 70/17  <b>subconsultant</b> [1]  70/15  <b>subject</b> [2] 45/17 45/24  <b>submission</b> [1] 25/24  <b>submissions</b> [1] 88/16  <b>submit</b> [2] 7/19 10/9  <b>submitted</b> [4] 12/3  14/14 41/10 53/11  <b>Subs</b> [1] 70/21  <b>substantial</b> [1] 51/22  <b>successful</b> [1] 73/10  <b>suggest</b> [2] 19/16  22/25  <b>suggestions</b> [1] 41/3  <b>suit</b> [1] 29/10  <b>suitable</b> [2] 16/2 27/22  <b>Suite</b> [2] 1/17 1/24  <b>suits</b> [1] 71/11  <b>summary</b> [1] 72/11  <b>suppliers</b> [1] 59/7  <b>supply</b> [2] 29/23 30/24  <b>support</b> [4] 28/11 70/8  74/20 77/13  <b>supportive</b> [2] 40/13  40/22  <b>supposed</b> [2] 28/10  28/10  <b>sure</b> [11] 6/2 44/6  67/24 68/21 70/11 72/6  72/10 76/9 83/25 87/22  90/1  <b>surprise</b> [1] 47/12  <b>suspect</b> [1] 26/18  <b>swap</b> [3] 80/25 81/1  81/14  <b>switch</b> [1] 17/10  <b>system</b> [1] 60/3</p>	<p>44/18 53/13 68/16  71/13 77/9 83/5 83/12  90/16 92/9  <b>Tampa</b> [1] 80/19  <b>tax</b> [5] 50/3 50/4 50/6  50/7 51/13  <b>taxable</b> [1] 47/16  <b>taxes</b> [2] 49/14 49/18  <b>taxilane</b> [2] 19/11  76/24  <b>Taxiway</b> [1] 8/8  <b>team</b> [2] 72/13 74/7  <b>telephone</b> [1] 3/21  <b>telephonically</b> [1] 3/24  <b>tell</b> [6] 14/10 27/7  42/17 45/10 51/11  68/15  <b>tells</b> [2] 9/20 39/12  <b>temporary</b> [1] 10/1  <b>ten</b> [6] 36/11 36/14  36/15 36/21 68/5 68/8  <b>tenant</b> [1] 29/13  <b>tentative</b> [1] 47/10  <b>terms</b> [1] 32/13  <b>terrorist</b> [1] 3/11  <b>than</b> [10] 9/10 20/8  66/9 66/20 69/24 75/21  82/19 82/22 83/13  83/15  <b>thank</b> [38] 3/13 3/13  17/17 24/11 25/17 29/2  29/3 31/6 31/10 50/25  52/10 52/13 56/5 56/17  57/4 57/5 57/6 57/15  59/11 71/8 71/19 71/21  71/22 72/14 74/14  74/15 76/18 78/10  78/21 78/22 78/25 79/1  87/8 88/10 89/7 90/15  92/7 93/4  <b>thanks</b> [3] 32/9 49/4  52/14  <b>that</b> [366]  <b>that's</b> [66] 5/21 8/9  8/18 8/18 13/25 14/1  14/19 15/16 15/22  16/13 16/24 19/8 19/14  19/14 19/14 21/19  27/14 28/5 28/14 33/24  34/23 40/21 40/25  41/25 45/8 48/9 50/13  52/6 53/17 56/2 57/3  59/1 61/18 62/5 62/8  62/16 63/6 63/6 63/10  63/19 65/23 66/4 68/19  70/2 72/21 73/7 74/14  76/17 76/24 77/7 77/20  77/22 78/6 78/17 79/1  79/14 79/16 80/17 85/9  85/17 86/9 86/12 91/18  91/22 92/11 92/20  <b>their</b> [25] 10/15 12/3  12/4 14/18 16/11 28/18  40/9 40/9 42/18 48/24  62/22 63/4 69/15 73/9</p>
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<p><b>T</b>  <b>their...</b> [11] 74/25 74/25  76/10 80/16 80/21 81/5  81/10 82/4 88/18 89/11  91/18  <b>them</b> [28] 6/3 20/11  27/25 27/25 28/17  30/21 34/13 34/18  34/24 45/17 45/21 46/8  50/4 53/4 61/25 63/3  63/12 63/22 67/22 68/2  73/11 79/10 79/22 80/3  80/14 80/21 84/13  87/10  <b>themes</b> [1] 73/5  <b>then</b> [36] 4/24 13/6  13/12 14/11 15/23  15/23 16/14 18/5 20/20  25/19 26/16 32/23  35/18 36/6 36/16 41/6  42/2 44/9 45/12 50/1  51/14 52/18 55/4 57/21  62/15 62/19 62/20 69/3  73/18 74/8 76/25 79/10  81/4 86/25 87/12 87/14  <b>theoretically</b> [4] 19/10  19/11 21/12 63/21  <b>there</b> [58] 5/1 7/20  10/23 11/9 11/11 16/23  20/4 20/17 20/21 21/1  22/24 23/16 23/16  23/17 26/11 26/20  27/14 32/12 36/2 36/12  37/8 38/19 39/9 40/1  40/24 43/6 44/23 45/1  46/12 49/12 50/21 51/3  53/5 54/4 54/4 54/5  58/21 59/12 61/12  61/24 64/2 65/21 68/22  69/18 69/25 72/3 75/18  78/9 78/13 78/16 78/18  81/3 81/25 85/2 86/1  86/10 89/5 92/4  <b>there'll</b> [2] 62/14 84/21  <b>there's</b> [21] 23/4 23/7  23/8 26/23 30/22 31/20  32/20 32/22 35/8 35/18  41/23 41/23 43/4 43/19  52/4 59/13 64/1 64/13  66/2 66/3 83/18  <b>thereby</b> [1] 81/2  <b>these</b> [16] 16/16 20/15  20/15 21/21 21/22 22/9  29/18 29/20 30/9 31/1  44/18 62/12 65/7 65/8  72/5 78/4  <b>they</b> [60] 11/3 12/2  12/14 13/4 14/22 15/6  15/20 16/12 23/25  27/23 34/19 34/19 40/3  40/4 40/8 40/8 41/10  46/5 49/24 50/5 58/1  58/2 60/15 60/25 61/2  61/3 63/14 65/6 66/20  66/22 66/23 67/8 67/21</p>	<p>67/22 76/5 76/12 76/12  76/13 76/14 76/21 80/1  80/10 80/11 80/11  80/22 80/24 81/5 81/6  81/25 82/2 82/3 82/12  82/12 82/14 87/11  88/17 90/9 91/19 91/19  91/21  <b>they'll</b> [2] 76/23 76/25  <b>they're</b> [19] 4/12 6/11  10/8 12/13 15/7 34/20  37/9 37/9 40/8 40/11  46/5 55/25 58/3 60/7  60/13 75/14 80/1 81/9  84/12  <b>they've</b> [7] 40/10 40/11  60/8 60/10 64/18 73/9  76/22  <b>thing</b> [14] 11/1 17/1  37/1 37/5 41/6 45/14  48/10 51/17 61/3 66/9  85/17 85/20 85/21  87/18  <b>things</b> [21] 7/25 28/7  28/7 35/9 36/9 38/11  47/21 48/8 58/15 59/13  62/16 64/14 65/5 65/12  65/21 70/13 72/15  73/22 79/17 90/9 90/11  <b>think</b> [80] 5/9 5/22 7/6  9/5 9/23 11/3 11/9  11/24 14/21 15/1 16/25  17/20 17/25 18/15 19/2  19/25 20/5 21/2 21/19  22/23 24/14 24/18 27/5  28/24 32/20 32/20  32/24 34/23 35/11  35/21 36/1 36/13 36/24  37/21 38/19 38/22  38/24 39/5 39/5 39/17  40/1 41/4 41/5 41/14  41/14 43/7 43/10 43/24  44/13 45/5 45/12 46/19  46/20 52/1 52/21 52/21  52/22 54/8 54/9 59/21  59/22 60/1 62/17 62/24  64/13 65/10 65/16  65/25 65/25 66/4 67/15  70/6 74/18 75/6 82/2  82/25 88/6 88/16 89/12  90/21  <b>thinking</b> [4] 10/3 65/2  82/14 82/15  <b>thinks</b> [1] 9/15  <b>third</b> [1] 36/19  <b>this</b> [91] 3/3 3/19 4/23  5/6 7/12 8/19 11/25  12/6 12/10 13/15 13/16  13/21 13/23 14/7 14/12  15/14 15/18 15/19  15/19 16/16 16/22  17/13 17/21 18/1 19/13  20/2 21/10 22/3 22/18  23/4 23/5 23/19 24/2  24/9 24/22 24/25 25/3</p>	<p>26/21 27/13 27/17  27/18 27/18 27/21  28/20 29/15 29/17  29/24 30/2 30/5 30/6  30/16 30/19 31/25 32/2  32/25 35/4 35/11 36/10  38/17 38/21 38/24 39/6  40/10 41/5 41/22 41/23  41/24 44/6 47/18 49/3  52/17 55/10 55/23 56/6  58/2 62/11 62/13 62/17  64/5 64/24 67/21 70/7  72/11 73/6 74/13 79/7  79/7 83/16 84/7 92/6  94/10  <b>those</b> [20] 8/16 10/22  36/4 36/4 36/7 41/3  43/2 43/17 45/12 48/8  50/20 60/2 62/14 69/12  70/16 72/20 75/13  75/18 76/20 81/5  <b>though</b> [1] 35/12  <b>thought</b> [5] 41/21 46/3  53/3 53/10 78/23  <b>thoughts</b> [1] 62/22  <b>thousand</b> [1] 86/9  <b>three</b> [14] 11/11 44/9  48/5 49/19 52/1 61/7  61/12 61/15 63/22 64/6  64/10 69/12 76/16  90/23  <b>three-year-old</b> [1]  90/23  <b>threshold</b> [2] 15/23  16/13  <b>through</b> [9] 16/6 16/11  21/16 24/20 26/17 60/1  60/4 63/4 88/18  <b>throughout</b> [1] 71/3  <b>throw</b> [1] 45/9  <b>thrown</b> [1] 69/25  <b>Thursday</b> [1] 57/22  <b>tie</b> [1] 21/23  <b>ties</b> [2] 22/3 22/23  <b>tighten</b> [1] 39/16  <b>time</b> [36] 5/10 5/24  7/14 9/19 10/13 15/14  17/21 20/2 20/8 22/16  23/12 28/2 29/21 30/19  31/22 34/1 35/16 35/19  35/21 38/13 42/22  46/23 47/5 50/9 57/1  64/5 68/1 71/19 74/11  74/11 75/7 75/20 75/20  78/24 85/23 89/23  <b>timely</b> [1] 57/18  <b>timeout</b> [1] 10/2  <b>timing</b> [1] 36/6  <b>Titan</b> [16] 7/5 7/6 8/5  11/25 12/3 14/12 14/14  17/23 25/1 25/6 25/24  27/4 29/7 29/15 33/8  59/21  <b>Titan Enterprises</b> [1]  29/7</p>	<p><b>Titusville</b> [1] 75/7  <b>today</b> [23] 3/16 4/20  7/3 12/6 15/17 21/23  22/12 27/2 30/25 40/2  50/21 60/15 60/23 70/1  72/13 73/14 79/22  86/18 88/9 88/20 88/24  89/24 90/25  <b>together</b> [3] 37/11  40/18 92/8  <b>told</b> [5] 55/22 58/20  60/24 77/2 90/21  <b>Tom</b> [1] 73/15  <b>tomorrow</b> [1] 90/20  <b>too</b> [4] 10/5 45/12  79/19 83/19  <b>took</b> [2] 13/6 40/5  <b>top</b> [3] 35/24 58/1  73/13  <b>topic</b> [1] 91/12  <b>topics</b> [1] 90/4  <b>TOPP</b> [3] 1/20 83/2  86/13  <b>total</b> [3] 48/3 60/1  82/22  <b>touch</b> [2] 25/1 77/24  <b>touches</b> [1] 17/23  <b>tourist</b> [1] 50/6  <b>towards</b> [1] 68/25  <b>track</b> [1] 33/16  <b>tracking</b> [1] 14/22  <b>trade</b> [1] 84/13  <b>traditionally</b> [1] 75/19  <b>train</b> [1] 77/9  <b>transaction</b> [2] 82/21  85/14  <b>transcript</b> [1] 94/8  <b>transcription</b> [1] 4/12  <b>transportation</b> [2]  51/21 52/2  <b>traveling</b> [1] 3/20  <b>Treasurer</b> [1] 1/13  <b>tree</b> [1] 59/1  <b>tremendous</b> [1] 57/16  <b>truck</b> [2] 15/12 15/13  <b>trucks</b> [1] 37/9  <b>true</b> [4] 39/12 44/17  51/23 94/8  <b>trust</b> [2] 51/21 88/3  <b>try</b> [2] 34/1 54/3  <b>trying</b> [4] 54/11 58/25  75/6 77/25  <b>Tuesday</b> [7] 47/11 48/1  48/11 86/23 92/4 92/16  92/16  <b>turn</b> [2] 6/13 29/24  <b>turning</b> [1] 91/20  <b>two</b> [41] 3/15 5/2 7/1  7/2 8/16 10/24 19/1  20/15 20/16 30/10  30/15 36/4 36/4 36/7  41/7 44/8 49/21 49/25  50/2 50/20 51/14 54/25  55/11 56/7 56/8 59/1  61/8 61/9 61/18 61/24</p>	<p>62/4 62/6 62/7 63/8  63/17 64/10 66/23  67/11 67/13 67/19  83/14  <b>type</b> [6] 36/14 41/24  52/7 71/12 72/24 75/19  <b>types</b> [1] 16/16  <b>typical</b> [1] 66/12  <b>typically</b> [1] 70/13</p> <hr/> <p><b>U</b>  <b>U.S.</b> [6] 35/25 38/19  39/3 39/5 39/18 43/7  <b>U.S. 1</b> [6] 35/25 38/19  39/3 39/5 39/18 43/7  <b>Uh</b> [1] 63/24  <b>Uh-huh</b> [1] 63/24  <b>unanimous</b> [1] 33/24  <b>unclear</b> [1] 35/5  <b>under</b> [7] 6/19 21/13  48/3 48/8 50/13 72/24  83/21  <b>understand</b> [8] 3/21  21/7 27/18 28/8 35/13  38/16 43/21 66/10  <b>understanding</b> [5]  14/1 15/25 22/5 62/11  63/10  <b>unfortunately</b> [2] 3/17  74/9  <b>unless</b> [6] 18/7 18/8  19/24 22/5 37/3 50/21  <b>until</b> [5] 4/14 6/21  45/13 51/19 55/16  <b>up</b> [41] 11/8 11/18  15/14 16/8 18/17 22/17  27/8 28/20 29/1 38/3  39/4 39/16 42/7 45/19  46/12 47/18 47/22  48/21 48/21 49/7 50/15  50/16 52/22 53/7 58/19  59/12 62/2 62/21 62/24  62/24 63/2 63/8 67/21  73/6 73/12 75/20 76/22  88/18 90/2 90/10 92/18  <b>update</b> [5] 48/1 56/16  58/6 79/22 88/14  <b>updates</b> [5] 2/8 4/25  46/25 47/2 47/6  <b>upon</b> [3] 17/24 25/1  28/4  <b>upset</b> [1] 65/19  <b>urbanization</b> [1] 39/4  <b>urge</b> [3] 22/2 22/2 54/3  <b>use</b> [36] 10/21 13/2 13/4  14/10 17/8 23/4 28/22  33/2 39/10 39/12 40/9  40/12 40/23 41/22  42/14 42/17 44/18  45/10 45/13 47/25 49/5  52/5 60/19 64/7 68/15  72/13 73/14 79/25 80/6  80/15 81/1 85/12 85/14  85/17 88/19 91/2  <b>use</b> [25] 11/8 15/2</p>
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<p><b>U</b></p> <p><b>use... [23]</b> 15/19 19/6 19/7 19/13 19/13 28/14 28/16 35/3 35/5 35/7 35/12 35/19 36/14 36/19 41/24 44/6 54/1 62/25 70/17 80/6 84/22 85/1 85/16</p> <p><b>used [2]</b> 49/17 85/5</p> <p><b>uses [2]</b> 28/11 28/12</p> <p><b>using [3]</b> 8/2 60/3 81/1</p> <p><b>utilizing [1]</b> 70/16</p>	<p><b>waived [2]</b> 87/12 87/14</p> <p><b>Walgreens [1]</b> 30/8</p> <p><b>walk [1]</b> 16/14</p> <p><b>walls [1]</b> 78/5</p> <p><b>want [40]</b> 11/16 13/21 16/12 17/10 17/18 23/3 24/2 25/4 26/6 27/10 28/13 31/3 34/4 34/16 35/11 38/12 39/14 39/20 43/10 44/22 45/2 45/11 45/13 46/13 46/23 50/8 53/8 57/23 58/7 59/16 78/22 79/9 79/15 79/23 81/11 83/25 87/20 89/25 90/4 92/7</p>	<p>59/22 59/22 60/2 61/6 63/8 63/17 64/4 67/10 67/13 69/20 74/1 75/16 77/3 83/5 83/25 84/1 84/3 84/13 84/13 88/15 88/24 89/4 91/6 92/18</p> <p><b>we've [23]</b> 7/11 11/20 12/25 14/4 17/9 28/21 29/14 37/5 44/21 45/16 45/23 48/11 48/18 49/2 60/6 70/6 70/8 72/4 72/4 73/1 73/10 74/9 82/25</p> <p><b>weakness [1]</b> 66/6</p> <p><b>website [5]</b> 8/4 8/17 8/25 23/6 31/23</p> <p><b>Wednesday [1]</b> 81/7</p> <p><b>weeds [1]</b> 66/5</p> <p><b>week [1]</b> 92/15</p> <p><b>weeks [1]</b> 41/7</p> <p><b>weigh [2]</b> 26/21 36/13</p> <p><b>weighty [1]</b> 26/21</p> <p><b>welcome [1]</b> 24/13</p> <p><b>well [58]</b> 3/18 5/13 6/14 7/2 8/25 10/2 12/17 12/19 16/24 18/11 18/14 18/18 18/25 19/24 22/7 23/3 32/19 33/6 36/17 37/22 41/4 41/9 43/9 43/19 44/2 49/17 53/13 54/10 55/25 56/2 56/14 59/18 61/16 67/9 67/13 67/16 69/2 69/11 69/19 72/12 73/12 74/18 76/2 76/21 78/3 79/12 81/23 81/24 81/25 82/2 83/2 83/15 83/19 84/5 86/9 86/13 88/5 90/20</p> <p><b>went [7]</b> 13/11 19/19 47/18 59/25 81/23 82/2 82/3</p> <p><b>were [28]</b> 10/19 10/23 11/3 11/11 15/18 20/6 20/17 21/10 26/16 35/6 38/18 38/24 38/25 46/3 47/14 50/20 53/13 56/13 59/13 61/3 70/16 72/7 75/24 77/16 81/25 82/3 82/13 86/2</p> <p><b>weren't [1]</b> 72/5</p> <p><b>west [5]</b> 35/24 37/18 44/22 44/23 92/12</p> <p><b>wetland [3]</b> 80/7 80/9 81/2</p> <p><b>what [69]</b> 3/22 4/21 6/2 6/2 7/5 8/7 8/18 11/4 11/18 12/2 12/20 14/19 20/13 20/19 20/23 20/25 21/1 26/9 27/14 28/19 28/23 30/2 32/5 34/9 34/12 35/7 35/23 39/12 42/18 42/18 43/9 43/14 44/3 44/19 45/11 47/16 52/19 53/17</p>	<p>55/13 59/3 60/24 61/24 62/1 65/10 67/12 68/7 69/25 70/20 71/14 72/6 72/12 74/4 74/20 74/20 75/10 76/4 76/10 78/11 78/14 80/8 82/20 82/22 83/16 84/18 85/2 85/24 86/5 87/11 92/15</p> <p><b>what's [9]</b> 13/22 16/1 20/24 22/12 61/23 69/15 80/14 83/15 84/5</p> <p><b>whatever [6]</b> 9/14 9/22 27/10 40/10 65/4 91/1</p> <p><b>wheel [2]</b> 64/16 64/17</p> <p><b>when [20]</b> 5/22 9/25 15/3 20/23 27/22 32/6 36/5 36/6 37/11 37/16 46/12 49/14 51/12 62/9 64/9 74/3 74/3 87/2 87/6 90/25</p> <p><b>where [12]</b> 9/8 9/11 12/10 19/9 20/17 22/6 33/17 38/9 39/6 49/24 76/22 83/1</p> <p><b>wherever [1]</b> 50/10</p> <p><b>whether [2]</b> 19/15 43/6</p> <p><b>which [22]</b> 6/16 7/4 8/6 15/8 21/12 24/23 25/5 29/21 35/25 40/3 49/22 50/17 51/21 60/14 62/3 62/20 67/11 67/12 69/16 80/17 80/22 85/25</p> <p><b>while [2]</b> 17/12 44/17</p> <p><b>who [12]</b> 16/10 24/24 28/15 40/17 41/20 49/11 49/12 57/24 73/16 73/17 73/18 90/8</p> <p><b>who's [1]</b> 73/15</p> <p><b>whole [1]</b> 71/3</p> <p><b>why [11]</b> 9/8 12/25 17/13 20/13 20/19 27/20 41/25 49/13 49/13 50/9 68/20</p> <p><b>widening [1]</b> 52/3</p> <p><b>WiFi [1]</b> 6/13</p> <p><b>will [24]</b> 4/8 5/13 5/25 6/20 16/10 29/18 29/19 35/21 36/5 39/21 39/23 42/9 50/12 60/14 62/12 64/21 71/9 71/9 84/21 85/7 87/3 92/4 92/5 92/8</p> <p><b>win [2]</b> 80/4 80/4</p> <p><b>win-win [1]</b> 80/4</p> <p><b>wish [2]</b> 69/24 90/19</p> <p><b>withdraw [1]</b> 32/24</p> <p><b>within [1]</b> 9/13</p> <p><b>without [4]</b> 22/18 43/23 57/21 63/2</p> <p><b>won't [1]</b> 45/20</p> <p><b>wonder [1]</b> 49/11</p> <p><b>wondering [1]</b> 9/11</p> <p><b>word [1]</b> 85/13</p> <p><b>work [20]</b> 8/13 27/24</p>	<p>40/17 42/7 53/22 59/2 59/2 60/8 60/9 61/4 65/5 67/8 69/5 70/9 71/11 73/3 74/10 81/13 88/18 91/22</p> <p><b>worked [9]</b> 22/17 64/18 64/25 73/10 73/11 74/5 74/10 74/24 90/8</p> <p><b>working [12]</b> 15/14 40/14 48/12 49/2 53/14 53/24 59/22 65/11 71/14 72/23 74/13 91/13</p> <p><b>works [2]</b> 45/24 70/10</p> <p><b>world [2]</b> 13/19 13/24</p> <p><b>worry [1]</b> 27/25</p> <p><b>would [91]</b> 3/24 4/21 5/22 6/18 7/20 8/4 8/16 9/18 11/9 11/10 15/2 15/12 15/12 15/19 16/1 18/3 18/6 19/2 19/6 19/9 19/13 19/16 19/18 19/21 20/4 20/7 21/15 22/2 22/4 22/11 22/11 23/13 24/15 25/4 25/9 25/20 25/23 26/21 29/22 30/7 35/7 38/19 40/13 40/22 41/1 41/1 41/5 41/7 41/11 42/3 42/4 43/5 44/19 45/6 45/8 46/17 54/3 60/23 62/13 63/12 65/2 65/2 65/6 65/6 65/10 65/13 66/1 67/12 68/1 70/1 75/7 76/22 77/18 78/8 78/13 78/16 79/17 80/7 80/8 80/12 80/22 81/4 81/12 82/24 83/2 84/18 85/13 85/14 86/5 90/9 90/10</p> <p><b>wouldn't [4]</b> 36/21 77/12 80/20 80/20</p> <p><b>Wow [1]</b> 54/20</p> <p><b>write [1]</b> 80/17</p> <p><b>written [2]</b> 12/8 25/23</p> <p><b>wrong [3]</b> 13/9 57/2 57/2</p>
<p><b>V</b></p> <p><b>valorem [3]</b> 49/14 49/18 50/7</p> <p><b>valuations [1]</b> 47/17</p> <p><b>value [2]</b> 39/11 39/11</p> <p><b>variety [1]</b> 69/19</p> <p><b>various [2]</b> 62/16 71/7</p> <p><b>Vedra [3]</b> 29/6 48/12 48/19</p> <p><b>venture [1]</b> 69/10</p> <p><b>verify [1]</b> 36/10</p> <p><b>version [1]</b> 29/1</p> <p><b>vertical [1]</b> 71/12</p> <p><b>vertical-type [1]</b> 71/12</p> <p><b>very [23]</b> 3/13 5/1 5/6 8/2 27/24 47/25 49/2 51/1 52/6 52/10 57/17 59/9 59/9 59/11 66/11 66/12 71/10 71/22 72/14 89/2 89/7 90/14 92/8</p> <p><b>vet [1]</b> 81/9</p> <p><b>vetted [1]</b> 81/5</p> <p><b>via [1]</b> 3/20</p> <p><b>viable [1]</b> 35/6</p> <p><b>vice [1]</b> 71/24</p> <p><b>vice president [1]</b> 71/24</p> <p><b>victims [2]</b> 2/4 3/10</p> <p><b>view [2]</b> 16/2 65/16</p> <p><b>Vilano [1]</b> 49/21</p> <p><b>Vilano Beach [1]</b> 49/21</p> <p><b>visited [1]</b> 79/25</p> <p><b>Volato [13]</b> 8/3 8/12 8/12 9/9 11/6 13/2 17/24 24/23 27/3 27/20 28/2 32/11 43/1</p> <p><b>Volato's [1]</b> 32/22</p> <p><b>vote [18]</b> 6/5 6/17 17/20 18/2 18/9 25/2 25/11 25/12 33/1 33/16 33/19 33/20 46/18 46/19 47/4 54/15 54/24 55/5</p> <p><b>voted [1]</b> 55/6</p>	<p><b>wanted [6]</b> 45/9 50/20 58/16 66/9 86/13 90/8</p> <p><b>wanting [1]</b> 38/21</p> <p><b>wants [2]</b> 20/5 53/19</p> <p><b>warrant [1]</b> 41/11</p> <p><b>was [49]</b> 3/17 6/25 9/10 10/3 10/11 11/18 12/2 13/8 13/8 20/19 21/2 21/8 21/9 21/11 21/14 21/18 26/9 39/1 40/1 44/15 47/25 48/1 48/16 48/25 51/1 56/24 57/1 57/2 59/8 66/17 67/5 71/8 72/2 72/12 72/22 74/11 75/10 78/11 78/23 78/23 82/10 83/11 86/1 87/19 90/5 90/24 90/25 92/17 94/6</p> <p><b>wasn't [2]</b> 53/10 62/9</p> <p><b>waste [2]</b> 15/14 20/8</p> <p><b>wasting [1]</b> 23/12</p> <p><b>watching [1]</b> 90/5</p> <p><b>Waterway [1]</b> 80/10</p> <p><b>way [17]</b> 1/4 8/17 13/8 13/20 16/8 17/24 19/16 28/18 36/16 43/21 47/21 48/21 53/1 59/8 63/25 66/4 86/1</p> <p><b>ways [2]</b> 27/8 36/24</p> <p><b>we [328]</b></p> <p><b>we'd [5]</b> 33/1 38/8 47/7 74/12 74/12</p> <p><b>we'll [24]</b> 3/4 4/23 4/24 5/1 5/17 22/7 30/3 30/21 34/1 41/2 45/20 50/16 51/24 52/18 55/11 55/23 56/6 62/15 63/2 68/18 84/25 87/21 88/1 92/9</p> <p><b>we're [56]</b> 4/20 5/7 6/6 9/21 13/19 14/11 15/13 18/18 18/18 18/23 21/22 23/12 23/22 25/11 25/12 28/5 30/25 31/16 33/18 34/16 34/24 36/11 39/7 42/23 45/2 47/3 47/4 47/5 49/8 55/15 55/15 58/25</p>	<p>59/22 59/22 60/2 61/6 63/8 63/17 64/4 67/10 67/13 69/20 74/1 75/16 77/3 83/5 83/25 84/1 84/3 84/13 84/13 88/15 88/24 89/4 91/6 92/18</p> <p><b>we've [23]</b> 7/11 11/20 12/25 14/4 17/9 28/21 29/14 37/5 44/21 45/16 45/23 48/11 48/18 49/2 60/6 70/6 70/8 72/4 72/4 73/1 73/10 74/9 82/25</p> <p><b>weakness [1]</b> 66/6</p> <p><b>website [5]</b> 8/4 8/17 8/25 23/6 31/23</p> <p><b>Wednesday [1]</b> 81/7</p> <p><b>weeds [1]</b> 66/5</p> <p><b>week [1]</b> 92/15</p> <p><b>weeks [1]</b> 41/7</p> <p><b>weigh [2]</b> 26/21 36/13</p> <p><b>weighty [1]</b> 26/21</p> <p><b>welcome [1]</b> 24/13</p> <p><b>well [58]</b> 3/18 5/13 6/14 7/2 8/25 10/2 12/17 12/19 16/24 18/11 18/14 18/18 18/25 19/24 22/7 23/3 32/19 33/6 36/17 37/22 41/4 41/9 43/9 43/19 44/2 49/17 53/13 54/10 55/25 56/2 56/14 59/18 61/16 67/9 67/13 67/16 69/2 69/11 69/19 72/12 73/12 74/18 76/2 76/21 78/3 79/12 81/23 81/24 81/25 82/2 83/2 83/15 83/19 84/5 86/9 86/13 88/5 90/20</p> <p><b>went [7]</b> 13/11 19/19 47/18 59/25 81/23 82/2 82/3</p> <p><b>were [28]</b> 10/19 10/23 11/3 11/11 15/18 20/6 20/17 21/10 26/16 35/6 38/18 38/24 38/25 46/3 47/14 50/20 53/13 56/13 59/13 61/3 70/16 72/7 75/24 77/16 81/25 82/3 82/13 86/2</p> <p><b>weren't [1]</b> 72/5</p> <p><b>west [5]</b> 35/24 37/18 44/22 44/23 92/12</p> <p><b>wetland [3]</b> 80/7 80/9 81/2</p> <p><b>what [69]</b> 3/22 4/21 6/2 6/2 7/5 8/7 8/18 11/4 11/18 12/2 12/20 14/19 20/13 20/19 20/23 20/25 21/1 26/9 27/14 28/19 28/23 30/2 32/5 34/9 34/12 35/7 35/23 39/12 42/18 42/18 43/9 43/14 44/3 44/19 45/11 47/16 52/19 53/17</p>	<p>55/13 59/3 60/24 61/24 62/1 65/10 67/12 68/7 69/25 70/20 71/14 72/6 72/12 74/4 74/20 74/20 75/10 76/4 76/10 78/11 78/14 80/8 82/20 82/22 83/16 84/18 85/2 85/24 86/5 87/11 92/15</p> <p><b>what's [9]</b> 13/22 16/1 20/24 22/12 61/23 69/15 80/14 83/15 84/5</p> <p><b>whatever [6]</b> 9/14 9/22 27/10 40/10 65/4 91/1</p> <p><b>wheel [2]</b> 64/16 64/17</p> <p><b>when [20]</b> 5/22 9/25 15/3 20/23 27/22 32/6 36/5 36/6 37/11 37/16 46/12 49/14 51/12 62/9 64/9 74/3 74/3 87/2 87/6 90/25</p> <p><b>where [12]</b> 9/8 9/11 12/10 19/9 20/17 22/6 33/17 38/9 39/6 49/24 76/22 83/1</p> <p><b>wherever [1]</b> 50/10</p> <p><b>whether [2]</b> 19/15 43/6</p> <p><b>which [22]</b> 6/16 7/4 8/6 15/8 21/12 24/23 25/5 29/21 35/25 40/3 49/22 50/17 51/21 60/14 62/3 62/20 67/11 67/12 69/16 80/17 80/22 85/25</p> <p><b>while [2]</b> 17/12 44/17</p> <p><b>who [12]</b> 16/10 24/24 28/15 40/17 41/20 49/11 49/12 57/24 73/16 73/17 73/18 90/8</p> <p><b>who's [1]</b> 73/15</p> <p><b>whole [1]</b> 71/3</p> <p><b>why [11]</b> 9/8 12/25 17/13 20/13 20/19 27/20 41/25 49/13 49/13 50/9 68/20</p> <p><b>widening [1]</b> 52/3</p> <p><b>WiFi [1]</b> 6/13</p> <p><b>will [24]</b> 4/8 5/13 5/25 6/20 16/10 29/18 29/19 35/21 36/5 39/21 39/23 42/9 50/12 60/14 62/12 64/21 71/9 71/9 84/21 85/7 87/3 92/4 92/5 92/8</p> <p><b>win [2]</b> 80/4 80/4</p> <p><b>win-win [1]</b> 80/4</p> <p><b>wish [2]</b> 69/24 90/19</p> <p><b>withdraw [1]</b> 32/24</p> <p><b>within [1]</b> 9/13</p> <p><b>without [4]</b> 22/18 43/23 57/21 63/2</p> <p><b>won't [1]</b> 45/20</p> <p><b>wonder [1]</b> 49/11</p> <p><b>wondering [1]</b> 9/11</p> <p><b>word [1]</b> 85/13</p> <p><b>work [20]</b> 8/13 27/24</p>	<p>40/17 42/7 53/22 59/2 59/2 60/8 60/9 61/4 65/5 67/8 69/5 70/9 71/11 73/3 74/10 81/13 88/18 91/22</p> <p><b>worked [9]</b> 22/17 64/18 64/25 73/10 73/11 74/5 74/10 74/24 90/8</p> <p><b>working [12]</b> 15/14 40/14 48/12 49/2 53/14 53/24 59/22 65/11 71/14 72/23 74/13 91/13</p> <p><b>works [2]</b> 45/24 70/10</p> <p><b>world [2]</b> 13/19 13/24</p> <p><b>worry [1]</b> 27/25</p> <p><b>would [91]</b> 3/24 4/21 5/22 6/18 7/20 8/4 8/16 9/18 11/9 11/10 15/2 15/12 15/12 15/19 16/1 18/3 18/6 19/2 19/6 19/9 19/13 19/16 19/18 19/21 20/4 20/7 21/15 22/2 22/4 22/11 22/11 23/13 24/15 25/4 25/9 25/20 25/23 26/21 29/22 30/7 35/7 38/19 40/13 40/22 41/1 41/1 41/5 41/7 41/11 42/3 42/4 43/5 44/19 45/6 45/8 46/17 54/3 60/23 62/13 63/12 65/2 65/2 65/6 65/6 65/10 65/13 66/1 67/12 68/1 70/1 75/7 76/22 77/18 78/8 78/13 78/16 79/17 80/7 80/8 80/12 80/22 81/4 81/12 82/24 83/2 84/18 85/13 85/14 86/5 90/9 90/10</p> <p><b>wouldn't [4]</b> 36/21 77/12 80/20 80/20</p> <p><b>Wow [1]</b> 54/20</p> <p><b>write [1]</b> 80/17</p> <p><b>written [2]</b> 12/8 25/23</p> <p><b>wrong [3]</b> 13/9 57/2 57/2</p>
<p><b>W</b></p> <p><b>wait [4]</b> 9/21 34/24 46/18 86/23</p> <p><b>waiting [9]</b> 15/9 26/14 28/21 30/21 36/14 76/5 76/10 78/5 87/25</p>	<p>59/22 59/22 60/2 61/6 63/8 63/17 64/4 67/10 67/13 69/20 74/1 75/16 77/3 83/5 83/25 84/1 84/3 84/13 84/13 88/15 88/24 89/4 91/6 92/18</p> <p><b>we've [23]</b> 7/11 11/20 12/25 14/4 17/9 28/21 29/14 37/5 44/21 45/16 45/23 48/11 48/18 49/2 60/6 70/6 70/8 72/4 72/4 73/1 73/10 74/9 82/25</p> <p><b>weakness [1]</b> 66/6</p> <p><b>website [5]</b> 8/4 8/17 8/25 23/6 31/23</p> <p><b>Wednesday [1]</b> 81/7</p> <p><b>weeds [1]</b> 66/5</p> <p><b>week [1]</b> 92/15</p> <p><b>weeks [1]</b> 41/7</p> <p><b>weigh [2]</b> 26/21 36/13</p> <p><b>weighty [1]</b> 26/21</p> <p><b>welcome [1]</b> 24/13</p> <p><b>well [58]</b> 3/18 5/13 6/14 7/2 8/25 10/2 12/17 12/19 16/24 18/11 18/14 18/18 18/25 19/24 22/7 23/3 32/19 33/6 36/17 37/22 41/4 41/9 43/9 43/19 44/2 49/17 53/13 54/10 55/25 56/2 56/14 59/18 61/16 67/9 67/13 67/16 69/2 69/11 69/19 72/12 73/12 74/18 76/2 76/21 78/3 79/12 81/23 81/24 81/25 82/2 83/2 83/15 83/19 84/5 86/9 86/13 88/5 90/20</p> <p><b>went [7]</b> 13/11 19/19 47/18 59/25 81/23 82/2 82/3</p> <p><b>were [28]</b> 10/19 10/23 11/3 11/11 15/18 20/6 20/17 21/10 26/16 35/6 38/18 38/24 38/25 46/3 47/14 50/20 53/13 56/13 59/13 61/3 70/16 72/7 75/24 77/16 81/25 82/3 82/13 86/2</p> <p><b>weren't [1]</b> 72/5</p> <p><b>west [5]</b> 35/24 37/18 44/22 44/23 92/12</p> <p><b>wetland [3]</b> 80/7 80/9 81/2</p> <p><b>what [69]</b> 3/22 4/21 6/2 6/2 7/5 8/7 8/18 11/4 11/18 12/2 12/20 14/19 20/13 20/19 20/23 20/25 21/1 26/9 27/14 28/19 28/23 30/2 32/5 34/9 34/12 35/7 35/23 39/12 42/18 42/18 43/9 43/14 44/3 44/19 45/11 47/16 52/19 53/17</p>	<p>55/13 59/3 60/24 61/24 62/1 65/10 67/12 68/7 69/25 70/20 71/14 72/6 72/12 74/4 74/20 74/20 75/10 76/4 76/10 78/11 78/14 80/8 82/20 82/22 83/16 84/18 85/2 85/24 86/5 87/11 92/15</p> <p><b>what's [9]</b> 13/22 16/1 20/24 22/12 61/23 69/15 80/14 83/15 84/5</p> <p><b>whatever [6]</b> 9/14 9/22 27/10 40/10 65/4 91/1</p> <p><b>wheel [2]</b> 64/16 64/17</p> <p><b>when [20]</b> 5/22 9/25 15/3 20/23 27/22 32/6 36/5 36/6 37/11 37/16 46/12 49/14 51/12 62/9 64/9 74/3 74/3 87/2 87/6 90/25</p> <p><b>where [12]</b> 9/8 9/11 12/10 19/9 20/17 22/6 33/17 38/9 39/6 49</p>		

<p><b>Y</b></p> <p><b>years... [17]</b> 36/11 36/14 36/15 36/21 48/13 48/24 51/14 59/15 60/8 60/9 69/6 73/2 73/15 75/9 75/22 76/16 86/1</p> <p><b>yes [38]</b> 5/16 8/19 10/25 11/2 12/22 13/5 13/7 13/13 17/2 17/3 17/6 24/17 24/19 32/7 32/9 33/14 36/20 37/2 44/7 46/5 46/22 52/14 56/4 61/14 66/15 66/19 71/8 75/2 75/12 75/23 75/23 76/1 76/3 76/14 77/11 78/19 81/8 83/15</p> <p><b>yet [9]</b> 4/7 4/8 4/13 6/7 6/13 12/16 34/19 40/4 41/10</p> <p><b>you [204]</b></p> <p><b>you'd [1]</b> 90/11</p> <p><b>you'll [2]</b> 7/3 30/18</p> <p><b>you're [16]</b> 10/21 12/20 16/25 24/12 37/25 38/3 41/15 42/25 43/2 58/24 60/16 65/17 68/7 77/24 77/25 83/11</p> <p><b>you've [3]</b> 27/9 28/15 88/3</p> <p><b>you-all [2]</b> 20/25 85/25</p> <p><b>Young [1]</b> 56/24</p> <p><b>Young Eagles [1]</b> 56/24</p> <p><b>your [25]</b> 5/18 5/22 6/1 6/2 10/20 15/14 19/4 27/9 27/10 27/14 28/16 28/25 28/25 38/16 43/9 58/8 63/11 65/18 68/15 70/5 71/19 71/25 74/20 78/23 88/5</p>				
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**Z**

**zoning [1]** 44/20