

ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center Meeting Room

4730 Casa Cola Way

St. Augustine, Florida

on Monday, May 19, 2025

from 4:00 p.m. to 6:41 p.m.

* * * * *

BOARD MEMBERS PRESENT:

REBA LUDLOW, Chairman
DENNIS CLARKE, Treasurer
MICHELLE CASH-CHAPMAN
JENNIFER LIOTTA
LEN TUCKER

* * * * *

ALSO PRESENT:

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

CINDY A. LAQUIDARA, ESQUIRE, Akerman, LLP, 50 North
Laura Street, Suite 3100, Jacksonville, Florida,
32202, Interim General Counsel.

COURTNEY PITTMAN, Interim Executive Director.

* * * * *

JANET M. BEASON, RPR, RMR, CRR
St. Augustine Court Reporters
1260 North Ponce de Leon Boulevard, Suite E
St. Augustine, FL 32084
(904) 825-0570

1	I N D E X	
2		PAGE
3	CALL TO ORDER	3
4	PLEDGE OF ALLEGIANCE	3
5	ROLL CALL	3
6	MINUTES APPROVAL	4
7	AGENDA APPROVAL	9
8	BUSINESS PARTNER UPDATES	17
9	CONSENT AGENDA	26
10	SKYPRO T-HANGAR APPEAL	29
11	BJM AVIATION T-HANGAR APPEAL	84
12	HASTINGS PROJECT UPDATE	133
13	STAFF REPORTS	152
14	MEMBER COMMENTS AND REPORTS	155
15	PUBLIC COMMENT	None
16	ADJOURNMENT	157
17	REPORTER'S CERTIFICATE	158
18	ERRATA SHEET	159
19		
20		
21		
22		
23		
24		
25		

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

2 CHAIRMAN LUDLOW: The meeting is called to
3 order at 4:00 on Monday, May 19th. And would you
4 please stand for the Pledge?

5 (Pledge of Allegiance.)

6 CHAIRMAN LUDLOW: I'd like to welcome
7 everybody today. Hey, Sallie. We wondered if you
8 were going to make it. Hey, that's our Hastings
9 report.

10 We're happy to welcome everybody here today.
11 You know, it's better than having three people out
12 there in the audience. I don't know. I have to
13 think about that. But anyway, after the Pledge,
14 I'm supposed to say for Harry Ruhsam, Harry, turn
15 your cell phone off, and everybody else.

16 ROLL CALL

17 CHAIRMAN LUDLOW: Okay. So, let's do a roll
18 call. Michelle Cash-Chapman?

19 MS. CASH-CHAPMAN: Present.

20 CHAIRMAN LUDLOW: Dennis Clarke?

21 MR. CLARKE: Present.

22 CHAIRMAN LUDLOW: Jennifer Liotta?

23 MS. LIOTTA: Present.

24 CHAIRMAN LUDLOW: Len Tucker?

25 MR. TUCKER: Here.

1 CHAIRMAN LUDLOW: Reba Ludlow, here. And so
2 we also have Courtney and Linda and Janet and Cindy
3 and what's his name -- Chad.

4 MR. CLARKE: Chad.

5 CHAIRMAN LUDLOW: That was a joke. Yeah, and
6 Chad.

7 So, I thought we were going to have some extra
8 agendas on the table for you. You can print them
9 out online if you want to. If anybody goes online
10 to do that, you can print them out.

11 MINUTES APPROVAL

12 CHAIRMAN LUDLOW: But the next thing on the
13 agenda are the minutes from the May -- oh, welcome
14 back, Michelle and Jennifer, on the May --
15 April 14th meeting, board meeting.

16 So do I have any comments, amendments, or
17 adjustments to the April 14th, 2025 board meeting
18 minutes?

19 MR. TUCKER: Yes, ma'am.

20 CHAIRMAN LUDLOW: Okay. We have a comment.

21 MR. TUCKER: Yeah, I believe that the minutes
22 should proceed with the call to order, that
23 comments occurring prior to call to order or after
24 the adjournment should not be included in
25 minutes --

1 CHAIRMAN LUDLOW: I --

2 MR. TUCKER: -- because they're not part of
3 the official record.

4 CHAIRMAN LUDLOW: I totally agree with that,
5 that the minutes should not begin until the meeting
6 is called to order and nothing before the meeting
7 being called to order should be recorded as such.
8 So do I have to -- I don't have to do anything with
9 that, right? Okay.

10 MS. LIOTTA: Excuse me. If we're going to do
11 a change to the minutes, do we need to vote on
12 that? If we're going to strike something from the
13 record, don't we need to have that --

14 CHAIRMAN LUDLOW: We didn't really strike
15 anything from the record; all we did is make a
16 recommendation for the future.

17 MR. TUCKER: A recommendation --

18 CHAIRMAN LUDLOW: Okay. What do you want?

19 MS. LIOTTA: Excuse me. I see Ms. Laquidara
20 has her hand up.

21 MS. LAQUIDARA: Well, a legal point. Minutes
22 are not a verbatim transcript, they're a summary of
23 what happened at the meeting, and the
24 Attorney General has stated that if anybody objects
25 to a transcript, that they do have to be summarized

1 into minutes.

2 So I just wanted to distinguish between the
3 transcript in which you might take everything down
4 and the minutes that you might generate that would
5 be a summary of that, if that helps.

6 CHAIRMAN LUDLOW: So, do I -- do I have to
7 vote on him suggesting that the minutes don't begin
8 until the meeting begins?

9 MS. LAQUIDARA: Minutes from -- I think that
10 there were two concepts there. Whether the
11 court reporter's taking down all -- everything
12 that's said, and I don't know whether you've ever
13 had a motion for that. Typically, minutes do start
14 when a meeting has started --

15 CHAIRMAN LUDLOW: Right.

16 MS. LAQUIDARA: -- and encaptures what -- the
17 formal action of the board on the agenda.

18 CHAIRMAN LUDLOW: I agree. So that really is
19 not a voting thing, that was a suggestion for the
20 future, that our -- that our court reporter begin
21 recording when -- after the meeting is called to
22 order. So, thank you, Len, I appreciate that. Any
23 anything else, Jennifer?

24 MS. LIOTTA: No. I just had a question.
25 Thank you for the clarification.

1 CHAIRMAN LUDLOW: Thank you. Okay. So the --
2 so we have no other minutes or -- I mean, no other
3 changes, amendments, or deletions to the minutes.
4 Any other comment from the board?

5 (None.)

6 CHAIRMAN LUDLOW: Do -- I don't have to get a
7 public comment for that? No public comment, so
8 then we accept the minutes as -- as presented with
9 the -- what -- with the suggestion, right. Okay.
10 I thought you were going to say something, Chad.
11 Okay. Then we have business partner updates.
12 What?

13 MS. LIOTTA: I'm sorry. We have agenda
14 approval is the next item on the agenda.

15 MR. TUCKER: Yeah.

16 CHAIRMAN LUDLOW: Oh, I missed that. I'm sure
17 I did that on purpose. I jumped right by it,
18 didn't I?

19 MS. LAQUIDARA: And, Madam Chair, did you have
20 a vote to approve the minutes?

21 CHAIRMAN LUDLOW: Okay. So then I do have to
22 have board discussion on the minutes and then I
23 have to have -- and then I have to have a first and
24 second motion, and then I have to have public
25 comment, and then it comes back for a vote?

1 MS. LAQUIDARA: The -- typically there's a
2 motion for approval, and then I thought Mr. --
3 Member Tucker had spoken --

4 CHAIRMAN LUDLOW: Yes.

5 MS. LAQUIDARA: -- as he was the board
6 comments, at which point there seemed to be no more
7 comments and you could call for --

8 CHAIRMAN LUDLOW: Right.

9 MS. LAQUIDARA: -- approval.

10 CHAIRMAN LUDLOW: And then no public comment.

11 MS. LAQUIDARA: Not on the minutes.

12 CHAIRMAN LUDLOW: Right. Okay. So then I'd
13 like a first and second -- no, I don't have to have
14 a first and a second motion, we just have to
15 approve the minutes -- approve the minutes.

16 MS. LAQUIDARA: You should have -- you should
17 have a vote on that, because that's a formal way of
18 recording for the minutes the -- what happened.
19 So --

20 CHAIRMAN LUDLOW: Okay.

21 MS. LAQUIDARA: -- just call for a motion and
22 a second and it will be --

23 CHAIRMAN LUDLOW: Okay. So I need a first and
24 a second motion to --

25 MR. CLARKE: I'll move.

1 CHAIRMAN LUDLOW: Thank you. There's the
2 first.

3 MR. TUCKER: Second.

4 CHAIRMAN LUDLOW: And the second to approve
5 the minutes as presented with Len's suggestion.
6 Any more board discussion?

7 (None.)

8 CHAIRMAN LUDLOW: Any public discussion?

9 (None.)

10 CHAIRMAN LUDLOW: Back to the board. We need
11 to vote. Ms. Cash-Chapman?

12 MS. CASH-CHAPMAN: Aye.

13 CHAIRMAN LUDLOW: Mr. Clarke?

14 MR. CLARKE: Aye.

15 CHAIRMAN LUDLOW: Ms. Liotta?

16 MS. LIOTTA: Aye.

17 CHAIRMAN LUDLOW: Mr. Tucker?

18 MR. TUCKER: Aye.

19 CHAIRMAN LUDLOW: Ms. Ludlow, aye. So the
20 minutes are approved.

21 AGENDA APPROVAL

22 CHAIRMAN LUDLOW: Now we go to agenda
23 approval. Everyone hopefully has the agenda and
24 hopefully it's a very nice, light agenda because
25 we're not doing a three-hour meeting, the Chairman

1 can tell you right now.

2 So, do I have any suggestions, additions, or
3 deletions to the agenda?

4 MS. LIOTTA: I have an addition.

5 CHAIRMAN LUDLOW: Yes, Ms. Liotta?

6 MS. LIOTTA: I'll make a brief statement to
7 give the context of why, because I think it's
8 really critical to understand why the motion is
9 coming.

10 So I'll go ahead and make the statement.
11 Chair, fellow board members, I move to amend the
12 agenda to include consideration of Mr. Pittan's --
13 Mr. Pittman's termination from his position as
14 interim executive director.

15 This motion arises from a pattern of
16 misalignment between what was publicly represented
17 to the board and what later came to light through
18 direct inquiry as well as the continued lack of
19 documentation necessary to clarify the record. It
20 also concerns a key omission during Mr. Pittman's
21 appointment process that the board must now take
22 seriously.

23 At the January 8th, 2024 meeting, then interim
24 executive director Mr. Topp informed the board,
25 quote, Courtney is considering leaving the tower

1 and if he does, he would then become director of
2 operations. So that is the discussion. That's
3 what he and I have been talking about, end quote.

4 Board Member Ludlow asked, And that's --
5 quote, And that's okay to have two jobs, end quote.
6 Mr. Topp responded, Not if he's director of
7 operations, no, end -- end quote.

8 When Ms. Ludlow followed up with the question,
9 quote, So when he's director of operations, he will
10 not have another job, end quote. Mr. Topp
11 confirmed, That's correct.

12 At the February 12th, 2024 meeting,
13 Mr. Pittman provided an update and stated, quote,
14 I've been asked by my company, Robinson Aviation,
15 to stick on a little bit while we're doing the
16 transition until the new manager. So I'll speak on
17 behalf of Robinson Aviation here briefly. We're in
18 the process of hiring a new individual at the end
19 of this month. She retires this month. So she'll
20 be coming to us the 27th of February, end quote.

21 When asked to clarify, he said, "To Robinson --
22 yeah, to Robinson, sorry. We have a new tower
23 manager starting at end of this month, end quote.

24 From these public statements, I believe the
25 board reasonably understood that Mr. Pittman's

1 employment with Robinson Aviation would conclude by
2 the end of February, 2024 and that he would
3 thereafter be serving the Airport Authority
4 exclusively.

5 However, in May 2025, over a year later and
6 only in response to a formal request for employment
7 verification, Mr. Pittman disclosed in writing that
8 his last day with Robinson Aviation was actually
9 November 15th, 2024, nearly nine months after the
10 board had understood that employment -- that
11 employment to have ended. This information was not
12 disclosed to the board during Mr. Pittman's
13 appointment as interim executive director, a vote
14 which happened in May of 2024.

15 At no point in the board's consideration for
16 his suitability for that role were we informed that
17 he continued to be employed by an airport vendor.
18 That omission denied the board the ability to make
19 a fully informed decision about a leadership
20 appointment. The matter came to light only when I
21 requested -- excuse me, when I requested employment
22 documentation in April 2025.

23 Even following that disclosure, Mr. Pittman
24 declined to provide standard records, such as a
25 resignation letter or separation confirmation to

1 verify the end date which he had provided to me in
2 an e-mail as November of 2024. While his prior
3 employer may consider such records internal, the
4 Airport Authority's own administrative policy
5 requires that complete and accurate personnel files
6 be maintained. Another policy requires correct
7 classification of employee status for benefits,
8 payroll, and operational oversight purposes.

9 The dual employment issue was not merely about
10 hours. To the best of my knowledge, the tower
11 manager position is a full-time weekday role. So
12 is the executive director position.

13 The Authority has not received any explanation
14 of how both roles were performed simultaneously for
15 an extended period of time. Equally important,
16 Robinson Aviation is not an unrelated outside
17 employer. It is a vendor under contract with the
18 Authority. The executive director's
19 responsibilities include oversight of vendor
20 performance and contractual compliance.

21 Maintaining simultaneous employment with such
22 a vendor without disclosing that relationship to
23 the board, I believe presents a clear and
24 unmitigated conflict of interest. Mr. Pittman has
25 noted to me in an e-mail --

1 CHAIRMAN LUDLOW: Two-hour meeting.

2 MS. LIOTTA: -- that he has no formal
3 employment agreement restricting outside work.
4 While that may be true, it does not override the
5 board's governance responsibilities.

6 The absence of an agreement also means Mr. --
7 Mr. Pittman's employment is at will. The board
8 retains full discretion to terminate the employment
9 relationship without cause when it determines that
10 continued service no longer aligns with the
11 Authority's needs or standards. I continue to
12 recognize that the airport faces critical
13 operational and staffing challenges.

14 CHAIRMAN LUDLOW: I don't know where the
15 volume is.

16 MS. LIOTTA: I have consistently advocated for
17 those issues to be addressed and understand that
18 any trans- -- oh, excuse me, for those issues to be
19 addressed and understand that any transition should
20 be managed responsibly.

21 But the issue here is not operational, it is
22 institutional. Representations were made and they
23 were not followed. Key information was withheld
24 during an appointment process and documentation --

25 CHAIRMAN LUDLOW: Where is our timer?

1 MS. LIOTTA: -- remains incomplete.

2 CHAIRMAN LUDLOW: Where is our timer?

3 MS. LIOTTA: For these reasons, I move to
4 amend the agenda to include consideration of
5 Mr. Pittman's termination. Thank you.

6 MR. CLARKE: Got a motion.

7 CHAIRMAN LUDLOW: I'm collecting myself.

8 So we need a first -- any more board
9 discussion on adding --

10 MR. TUCKER: We don't --

11 MS. LAQUIDARA: You need a second.

12 MR. TUCKER: We have a motion. We don't have
13 a second yet.

14 CHAIRMAN LUDLOW: Pardon?

15 MR. TUCKER: You have a motion. You don't
16 have a second yet.

17 CHAIRMAN LUDLOW: We have a motion, Jennifer's
18 motion. Do we have a second to add this to the
19 agenda for Mr. Courtney Pittman's termination?

20 Don't look at her like that. She's looking at
21 Michelle saying, "Are you going to vote or not?"

22 MS. LIOTTA: I think it's shocking that --
23 that if the board decides --

24 CHAIRMAN LUDLOW: So obviously we don't have a
25 second.

1 MS. LIOTTA: If the board declines to do
2 this --

3 CHAIRMAN LUDLOW: Right.

4 MS. LIOTTA: -- I think that's a reflection on
5 each and every single board member what their
6 decision's going to be.

7 CHAIRMAN LUDLOW: You know what? I am really
8 proud of the job Courtney is doing. I really wish
9 our board was as cohesive and as into what is best
10 for the airport as Courtney is.

11 So we got a first. Thank you for the long
12 tirade. We're going to last two hours, no matter
13 what you do today. So we -- we went through that.
14 We got a first. We did not get a second. Is there
15 any more board discussion?

16 (None.)

17 CHAIRMAN LUDLOW: Is there any public comment?

18 MS. MARTIN: Yes.

19 CHAIRMAN LUDLOW: Back to the board to vote.

20 MR. CLARKE: No, you've got -- Sacha has a
21 comment.

22 MR. TUCKER: Fails -- fails without a second.

23 MS. LAQUIDARA: Right. There is no -- there's
24 nothing to vote on.

25 CHAIRMAN LUDLOW: We didn't get a second, so

1 we don't have to go for that.

2 MS. LAQUIDARA: Right. There's no --

3 CHAIRMAN LUDLOW: Okay. Motion fails,
4 Jennifer. Courtney, we're happy to have you here.

5 MR. PITTMAN: Thank you, Madam Chair.

6 CHAIRMAN LUDLOW: So back to agenda approval.
7 Are there any more additions, deletions, omissions
8 to the agenda?

9 MS. CASH-CHAPMAN: I'd like to make a motion
10 to approve the agenda as provided to us.

11 MR. TUCKER: Second.

12 CHAIRMAN LUDLOW: I can't hear you.

13 MS. CASH-CHAPMAN: I'd like to make a motion
14 to approve the agenda as presented to us.

15 MR. TUCKER: I'll second.

16 CHAIRMAN LUDLOW: We have a first and a second
17 to approve the agenda as presented to us. All in
18 favor?

19 MR. CLARKE: Aye.

20 MR. TUCKER: Aye.

21 CHAIRMAN LUDLOW: Aye. Aye. Agenda is
22 approved as presented to us. Thank you.

23 BUSINESS PARTNER UPDATES

24 CHAIRMAN LUDLOW: Business partner updates.

25 Ms. Ann?

1 COMMISSIONER TAYLOR: Yes.

2 CHAIRMAN LUDLOW: We put you over there so
3 they didn't have to see the back of your head.

4 COMMISSIONER TAYLOR: Perfect. I like that.

5 CHAIRMAN LUDLOW: They get to see the front of
6 you.

7 COMMISSIONER TAYLOR: Okay. That's great.
8 Good afternoon, everybody. Great to see everybody.
9 I just want to share a couple of things regarding
10 the county update.

11 The first is we are going to be having our
12 very first evening meeting tomorrow night, the
13 20th. That's something that was very very
14 important to me. It's -- our meetings have always
15 been during the week during the day when so many
16 people work and have other commitments.

17 So our very first county commissioner meeting
18 is tomorrow evening at 5:00. And we do start the
19 meeting with public comments, so looking forward to
20 hearing those. And then it's -- we've got three
21 things on the agenda.

22 We are expecting -- because as I'm sure many
23 of you are aware and have been following with the
24 news, we are expecting a number of public comments
25 regarding the whole Guana land swap.

1 CHAIRMAN LUDLOW: Oh, boy.

2 COMMISSIONER TAYLOR: Very very concerning.
3 Very very concerning. There were a lot of people
4 out Saturday morning, which was amazing. After our
5 Tuesday evening meeting, I will be getting on the
6 bus and going to Tallahassee to speak out on behalf
7 of our residents for a 9 a.m. meeting on this.

8 So it is hard to believe. The other day I
9 came into the office and I said I think -- I feel
10 like I'm just going to wake up from a bad dream.
11 But anyway, we will be fighting this and I am
12 not -- I don't know anybody that's supporting it.

13 But I do want to just mention, number two on
14 our agenda item is the comprehensive plan. And I
15 hear so often from so many people a lot -- many
16 people are not even aware of what is the
17 comprehensive plan. And do you know it has not
18 been updated to this degree since the year 2000?
19 So it's been 25 years and this is going to take us
20 out through 2050.

21 What is very very important is basically it's
22 a rule book and it's going to control how and where
23 growth is going to happen in our county. This is
24 very very important. It's going to decide things
25 like where do homes and businesses go, and also how

1 tall buildings can be.

2 I don't know if any of you have seen it or
3 taken a look at the first draft. Something that
4 has been brought to my attention and that is very
5 concerning is that currently we have a -- a
6 building maximum right now of 35 feet outside of
7 PUDs, and it is recommended in this first draft
8 that we raise that to 85 feet. 85 feet. So that
9 is something that I want everyone to be aware. So
10 we will be discussing that tomorrow evening. But
11 just a number of things.

12 So what I'd like to say is just if you're
13 tired of traffic and our schools busting at the
14 seams and all that, and -- and it's just so
15 important to pay attention to what is going on with
16 our land, with our -- with our comprehensive plan.

17 So I welcome everybody. I hope to have a
18 great turnout tomorrow night, and I look forward to
19 any feedback on it. Thank you.

20 CHAIRMAN LUDLOW: Ann?

21 COMMISSIONER TAYLOR: Yes.

22 CHAIRMAN LUDLOW: Isn't this the first time in
23 history this -- your meeting has been changed to an
24 evening meeting?

25 COMMISSIONER TAYLOR: It is.

1 CHAIRMAN LUDLOW: I know.

2 COMMISSIONER TAYLOR: It is.

3 CHAIRMAN LUDLOW: I've been there many times.

4 COMMISSIONER TAYLOR: That was something, and
5 it was not easy to get this, but it was very
6 important to me. And if you followed my campaign
7 at all, that was something that was dear to my
8 heart and I ran on often. And I hear all the time
9 from people how -- how are people expected to
10 come --

11 CHAIRMAN LUDLOW: I know.

12 COMMISSIONER TAYLOR: -- you know, when
13 they're working and all that? So yes, so I'm so
14 glad that this is our first at night and I hope if
15 it goes well, it will be the first of many others.

16 CHAIRMAN LUDLOW: Oh, it will be full.

17 COMMISSIONER TAYLOR: Yes.

18 CHAIRMAN LUDLOW: But the other thing, when
19 you have public comment first, don't your people
20 have to register first? They have to have a card
21 out front so you can categorize like your topics to
22 know how many people are going to speak on what?

23 COMMISSIONER TAYLOR: You know what? We do
24 not do that. I mean, there are cards out front,
25 but what has happened, because we moved it to the

1 front -- I know prior to this -- to November when
2 Chair Joseph got in, they only -- they limited it
3 to 30 minutes before that and then at the end.

4 CHAIRMAN LUDLOW: Oh, okay.

5 COMMISSIONER TAYLOR: We do not have a time
6 limit. Normally they go about an hour. But we do
7 not. I mean, everybody has three minutes to speak
8 but we do not limit people. So if for so reason
9 somebody's there and wants to speak and did not
10 fill out a card, we do not stop them from speaking.

11 CHAIRMAN LUDLOW: Oh, I see.

12 COMMISSIONER TAYLOR: Yes, yes. So, yeah.

13 CHAIRMAN LUDLOW: Thank you.

14 COMMISSIONER TAYLOR: We don't that.

15 CHAIRMAN LUDLOW: Okay. You've been busy.
16 I've seen you in the paper.

17 COMMISSIONER TAYLOR: Yes, yes. I don't know
18 which end is up, but it's all good. Morning, noon,
19 night, weekends and -- yeah. And in between, I --
20 I have my son that just graduated from high school.
21 So --

22 CHAIRMAN LUDLOW: Well, you've got that, too.

23 COMMISSIONER TAYLOR: -- yeah, that was such a
24 blessing, but yeah. Thank you, thank you.

25 CHAIRMAN LUDLOW: Thank you, Ann.

1 COMMISSIONER TAYLOR: Thank you.

2 CHAIRMAN LUDLOW: I'm just being blond today.

3 MS. MARTIN: 5:00, right?

4 COMMISSIONER TAYLOR: 5:00.

5 CHAIRMAN LUDLOW: I couldn't think of what --
6 it's going to be very interesting to see how full
7 you are, isn't it?

8 COMMISSIONER TAYLOR: Yes, it is.

9 CHAIRMAN LUDLOW: Yes, it is. Okay.
10 Mr. Vinny Beyers from Atlantic Aviation?

11 (Not present.)

12 CHAIRMAN LUDLOW: We don't get to hear about
13 the toilets. I just -- I'm not -- that was funny,
14 Courtney. \$80,000 toilets, by the way. Brent
15 McCammon.

16 MR. RIERA: I'll speak on his behalf.

17 CHAIRMAN LUDLOW: Oh, you can speak Jose?
18 Thank you.

19 MR. RIERA: All right. Jose Riera with SAAPA,
20 and I'm speaking on behalf of Brent. He couldn't
21 be here today.

22 First thing I have is the Wings n' Wheels,
23 we're working on that event. It's going to happen
24 on June 14th. I am the aircraft coordinator, so
25 all the ones here that have aircraft, please get

1 with me if you want to put your aircraft on
2 display. I already know some people.

3 But I have a little hiccup that I will need
4 the assistance. We're trying to get a Navy
5 helicopter and I received the following. It says
6 the event coordinator will need to fill out a
7 DoD Form 2535 and submit it to the chief of
8 information. And then the event coordinator needs
9 to apply to obtain an FAA certificate and waiver of
10 FAR approved by FSDO. Once completed and approved,
11 tasking will be delegated to the appropriate
12 department more than likely the one here. So I
13 need some assistance if we want to get a Navy
14 helicopter here.

15 I already talked to the Coast Guard. They're
16 going to be possibly sending a helicopter depending
17 on manpower availability because it's a particular
18 weekend. And so that's what's going on right now
19 on the SAAPA side.

20 Let me switch hats momentarily on behalf of
21 the Coast Guard. This is National Safe Boating
22 Week. Any of you that are boaters, please wear
23 your life jackets. It's really important so we
24 need to reduce fatalities.

25 And also, July 4th weekend is Operation Dry

1 Water. What's going to happen is we have a group
2 force out there between the Coast Guard,
3 Sheriff's Office, and all the authorities in the
4 water. We're trying to reduce the amount of
5 fatalities that take place during the 4th of July
6 weekend due to alcohol.

7 So they're going to be in full force and
8 they're going to be really putting steep penalties
9 on anyone caught maneuvering a boat if alcohol is
10 found. And so, keep that in mind, pass that along
11 to your friends. Wear your life jacket. Thank
12 you, very much.

13 CHAIRMAN LUDLOW: Thank you. Yes, you've been
14 getting good publicity, the Coast Guard, on
15 checking the boats out at the boat ramp.

16 MR. RIERA: Yes. I was supposed to be there.
17 Unfortunately I forgot all about it, I failed to be
18 part of the safety week, but here I am doing my
19 part.

20 CHAIRMAN LUDLOW: You can't do everything.
21 Thank you. Nate McKendrick, Northrop Grumman.

22 (Not present.)

23 CHAIRMAN LUDLOW: Mr. Reid Deputy, AOPA,
24 representative. No comment, Reid. Okay. Thank
25 you.

1 CONSENT AGENDA

2 CHAIRMAN LUDLOW: Next on the agenda is the
3 consent agendment -- agenda. Did everyone receive
4 the financial statements from Roxanne and Courtney
5 and Connie? Did everyone receive them? Are there
6 any questions about the financial statements? Then
7 we approve those as presented.

8 MR. TUCKER: I have -- I have a question.

9 In the current -- or in March 31st, '25,
10 there's a fairly significant number in Other
11 Current Assets, much larger than had been year
12 before, and I just was wanting to find out what
13 that item was.

14 MR. PITTMAN: Yes, sir. So, what was going on
15 is, with the last budget, they had predicted a
16 larger amount of things being in the budget that
17 were not to be true.

18 So they -- they predicted grants. We only did
19 one grant. So there's a certain amount of money
20 that we did not receive that we was -- that was
21 anticipated by the previous company us receiving.
22 We only did one project. So it was expected
23 \$600,000 to be coming through and it didn't happen.
24 We only had one project that we was working on. So
25 that's why.

1 MR. TUCKER: But, I mean, we've got a balance
2 of \$2,300,000 there. I don't understand what that
3 is. I mean, an -- an item that's not on the budget
4 wouldn't be a current asset, I wouldn't think.

5 MS. SANTIAGO: It's on the balance sheet.

6 MR. TUCKER: It's on the balance sheet.

7 MR. PITTMAN: I apologize. You said current
8 assets?

9 MR. CLARKE: Could it be grants receivable?

10 Where's Connie?

11 CHAIRMAN LUDLOW: Connie, could that be grants
12 receivable?

13 CONNIE: Yes, it is grants receivable and it
14 is also the purchase of mitigation credits.

15 MR. TUCKER: Okay. All right. I suspected it
16 might have something to do with mitigation.
17 All right. Thank you.

18 MR. PITTMAN: Apologize.

19 CHAIRMAN LUDLOW: Okay. Thank you. Glad
20 you're here.

21 MR. PITTMAN: That's why I got her.

22 CHAIRMAN LUDLOW: Okay. So everyone has
23 received the financial report. Are there any other
24 comments or questions?

25 (None.)

1 CHAIRMAN LUDLOW: Then we will accept the
2 report as received.

3 MS. LAQUIDARA: You need to have a motion then
4 to accept the consent agenda that's --

5 MR. TUCKER: Move to accept the consent
6 agenda.

7 MR. CLARKE: Second.

8 CHAIRMAN LUDLOW: We have a first and a second
9 to approve the consent agenda. Any other
10 discussion?

11 (None.)

12 CHAIRMAN LUDLOW: And I have to have public
13 discussion every time?

14 MS. LAQUIDARA: You have to have discussion at
15 some point on action items before the action's
16 taken.

17 CHAIRMAN LUDLOW: Okay.

18 MS. LAQUIDARA: So if there was anybody
19 submitted a card and wanted to speak on the consent
20 agenda item, then they should speak before you to
21 have your motion.

22 CHAIRMAN LUDLOW: Any public comment?

23 (None.)

24 CHAIRMAN LUDLOW: No. Okay. Back to the
25 board. We have a first and a second and board

1 discussion. All in favor to accept it as received,
2 say aye.

3 MR. CLARKE: Aye.

4 MS. LIOTTA: Aye.

5 MS. CASH-CHAPMAN: Aye.

6 MR. TUCKER: Aye.

7 CHAIRMAN LUDLOW: Aye. Unanimous. So we move
8 to receive it.

9 I want to say to everyone, thank you for --
10 Cindy Laquidara for being here and being our
11 temporary general counsel. As you can see, she has
12 her hands full with me, because she knows I get
13 emotional and I forget where I am on my sheet of
14 paper. So -- but that's okay. I -- she's got my
15 back. She's going to keep me in line. Thank you,
16 so much, Cindy.

17 SKYPRO T-HANGAR APPEAL

18 CHAIRMAN LUDLOW: Now we go to the agenda
19 items. First thing on the agenda for agenda items
20 is Skypro Enterprises. At the last meeting, we --
21 the board agreed to let Skypro have an appeal. So
22 this will be for the appeal and -- and who will --
23 you will clarify it?

24 MR. PITTMAN: Yes, ma'am. Thank you,
25 Madam Chair.

1 Good afternoon, members of the board. We're
2 here today -- so I wanted if I may talk about the
3 first two agenda items together so it will save
4 time.

5 All right. So the reason why we're here is
6 the appeal of my decision on two separate groups.
7 One you have the Skypro Enterprises and you have
8 BJM, which is also another company as well that
9 encompasses two hangars.

10 It is not -- do I have a personal issue with
11 the gentlemen who are part of this? No. I am here
12 on behalf of the board and behalf of the airport's
13 policy that the board has employed me to enforce.
14 Some of these people are actually my friends. It
15 is difficult sitting in this position sometimes and
16 having to tell someone, hey, you didn't adhere to
17 the rules that are written in the policy, and then
18 I must make a decision.

19 I've heard the attorneys run the airport. No.
20 I've been appointed by the board as the interim
21 executive director to stand in the position and
22 make those calls, call balls and strikes.
23 Sometimes it's support it, sometimes it's not.
24 Sometimes actually making those decisions get me in
25 some hot water. But guess what? I will be here

1 every day until you say that I should not be here
2 to call balls and strikes.

3 Here we are on Agenda Item Number 1,
4 Skypro Enterprises. So what you're going to have
5 is it's going to be broken down in two ten-minute
6 segments. You're going to have Skypro speak first
7 and then aviation attorney's going to speak. This,
8 what we present to you, is just a point of order
9 from our standpoint. That wasn't written on the
10 agenda. That's the only reason why I'm explaining
11 it.

12 The same thing's going on with Agenda Item
13 Number 2. They're going to speak and then the
14 aviation attorney is going to speak and then
15 you-all will make the decision.

16 It is not personal for me. I will say that
17 again. The policy -- as the policy stands, I shall
18 enforce it. Thank you all for your time.

19 CHAIRMAN LUDLOW: Thank you, Courtney. Thanks
20 for the clarification. And I'd like to also
21 clarify that what the board will vote on is to
22 either deny the appeal and affirm staff action or
23 make changes. So, Bill Hay, are you ready?

24 MR. HAY: I believe I have this phone turned
25 off, and I also believe that I have successfully

1 established a stopwatch, so...

2 CHAIRMAN LUDLOW: Harry can tell you.

3 MR. HAY: Ten minutes.

4 First I'd like to say that we used to be a
5 family, this board, this airport. I'm only reading
6 from this script because you can tell I'm two
7 sentences into it and I'm already cracking.
8 Because this was such a better place to be at than
9 Craig. Such a better place.

10 Ms. Laquidara, I usually call her Cindy, but
11 Ms. Laquidara will know I don't break up when I'm
12 public speaking. I've squared off against mayors,
13 I've squared off against governors. I don't crack
14 up, but I'm doing it tonight so I'm reading from
15 the script.

16 Good evening. My name is Bill Hay. I
17 represent Skypro Aviation, 3545 St. Johns Bluff
18 Road, Suite 205, Jacksonville, Florida.

19 On March the 23rd, 2003 [sic] is a day that
20 rocked our family at St. Augustine, a day where a
21 fine member of this community, his wife, and a much
22 loved dog sustained -- sustained a terrible plane
23 crash right across the highway from the Ts. But
24 let's go back in time and explore how that incident
25 helped bring us here today.

1 In 2014, I purchased a Piper Cherokee 161. I
2 began looking for a hangar, as there were none at
3 my home airport. In 2015, I met with Cindy
4 Hollingsworth for the first time and was placed on
5 a T-hangar waiting list.

6 In July of 2017, two years later, I received
7 an e-mail from Cindy saying that money had been
8 slated to build new T-hangars and she asked was I
9 still interested, it would probably still be
10 another two years before we could get you in one,
11 and I said absolutely.

12 In October of 2020, Cindy and I executed a
13 lease for Hangar B-10. It was a happy day that was
14 over five years in the making. That was around the
15 first time that I met Obie McCarty from Hangar B-8.
16 My hangar neighbor, one of the nicest men I've ever
17 had the pleasure to know then and still.

18 In April of 2021, I had the opportunity to
19 purchase a lifelong dream of a Bell 47 helicopter.
20 I quickly knew that I couldn't fit both the hangar
21 and -- in the new hangars -- and I couldn't fit
22 both in the hangar and the new hangars were a long
23 time off, but I bought it anyway.

24 At the same time, I contacted Cindy and asked
25 to be placed on the T-hangar list again as well as

1 the big box hangar list. She did it while we were
2 on the phone and warned me that it may be ten years
3 before any big box hangars were built. I remember
4 saying to her, okay, well every day on the list is
5 one day closer. I moved in the helicopter and
6 leased the Piper to a fellow in Stuart, Florida for
7 free as long as he kept it in a hangar. By the
8 way, it's still there today.

9 December 6, 2022, director Ed Wuellner and I
10 had a discussion about teaching in the helicopter
11 but not having access to air-conditioned office
12 space, as the commercial agreement requires. He
13 gave me permission to teach out of the Ts as long
14 as the ground school was somewhere else and that no
15 student would want badged access. I agreed.

16 March the 23rd, 2023, crash day and the clock
17 started for Obie to get a plane or give up the
18 hangar. Cindy did what she could, but her hands
19 were tied. Obie finally found a partner for the
20 hangar, and around May the 1st, Bill Grenier moved
21 his aircraft into B-8 from Palatka. He didn't last
22 long. The control tower and the high volume of
23 students made flying unenjoyable for him and he
24 quickly moved out to Herlong.

25 Obie as of June 2023 is now back on the hangar

1 clock. Having still not settled his issues with
2 the aircraft finance company and lingering medical
3 problems, he approached me about his hangar and I
4 jumped at the chance, but only if we contacted
5 Kevin and made a plan in case Obie never came back
6 to GA flying.

7 I met with Kevin and Cindy following a safety
8 meeting organized in June at that time by Courtney,
9 then tower chief. It was discussed and settled
10 that I would take over all the payments for B-8 --
11 not just a portion, not an LLC loophole, not a
12 1 percent partnership -- and that there was an
13 understanding that if Obie did not return to GA,
14 then he would fall off the lease and I would have
15 B-8 and B-10 side by side. No silly LLC loophole,
16 no 1 percent partnership, no \$1 ownership, no more
17 liability for Obie.

18 Then in July 2024, Kevin resigned followed
19 shortly by Cindy. Obie was still battling with the
20 insurance company and the financing company and I'm
21 still paying all the rent.

22 In October of 2014, Obie and I both reached
23 out to Roxanne about putting me on the lease and
24 she responded to Obie that she would have to check
25 with Chad. Not Jaime, not Courtney, but Chad. I

1 still don't have an answer to why that would have
2 been the next direct point of contact when the
3 interim director should have been her direct
4 report. I reached out in December of 2024 and got
5 a similar answer.

6 March 18th, 2025, I received a call from
7 Courtney that Obie had turned in his keys and
8 wanted out of the lease. I had no idea this was
9 coming. I was out of state that day and I was
10 unable to speak with Obie until the next day.
11 Courtney assured me that nothing would happen that
12 weekend, as he was out of town as well.

13 Upon returning to Florida, I called Obie and
14 he told me that he never wanted to hurt me or my
15 business, but his financial advisor had told him
16 that he needed to leave flying behind for good in
17 order to settle with the finance company and the
18 insurance.

19 He said he would contact Courtney and explain
20 that in full, and I know that he did because I was
21 on the conference call and a separate call as well
22 when a long detailed message of intent was left.
23 He never meant for me to get kicked out. He knew
24 that we had an agreement in place with the previous
25 executive director.

1 In a separate call, I asked Courtney the very
2 next day to check the list and see where I was in
3 line. He responded very quickly the following day
4 that neither I nor Skypro was on any list, even
5 though Cindy had confirmed to me on the phone the
6 day of that phone call in 2021 that she had put me
7 on both lists.

8 So now I'll go off script because the next is
9 not date or time critical. When all this eviction
10 came up, I called Cindy. I spoke to her at her
11 home. She remembered all that pertains to her that
12 I have stated above and she is listening right now
13 on the Internet. Also, that the hangar list, which
14 I should be on for the big box and the Ts are kept
15 in two blue/gray binders on the top shelf of her
16 former office, although she doesn't know that her
17 office was rearranged. She remembered our
18 conversation with Kevin. She remembers everything.
19 And if you've ever dealt with Cindy Hollingsworth,
20 you know that she remembers everything.

21 Here's where thing gets -- things get
22 sideways. She can't be here for me tonight to bear
23 as my witness because she's a top witness in the
24 State's case against this board. They told her to
25 make no public comment or anything involving the

1 airport at this time.

2 But in addition, her e-mail address and
3 everything sent prior to January 2024 has been
4 wiped and removed from the system. And when I go
5 to my cloud-based storage, the message reads,
6 "Record is no longer available through this IP
7 address."

8 And I'll bring up a separate thing quickly.
9 Tonight when I went to print this script, we loaded
10 a flash drive into Linda's computer. It wouldn't
11 accept it, it wouldn't print it, it wouldn't print
12 anything from me, from Skypro. But we took it to
13 Roxanne's and it printed it as you see right here.
14 The network is corrupted.

15 Over the last three weeks since I was put on
16 the block, I've made very simple inquiries into the
17 aspects that affect whether I am here in B-8 or
18 not. I found 11 LLCs for the purpose of managing
19 aircraft, and I'm sure there are more, but of those
20 11, six have been administratively dissolved for
21 failure to submit annual reports. And those folks
22 are here to say -- and those folks are the first to
23 say, I guess I better get that fixed or they'll be
24 coming after me, Bill.

25 I talked with three individuals that have been

1 called and told they're in the top 20 on the list.
2 What list? Even so, those three don't currently
3 have aircraft. One even lives full time in
4 Connecticut and doesn't plan to move to Florida
5 until 2029 when he retires.

6 Another one plans to partner with someone just
7 because of the hangar shortage and the possible
8 financial gain from free flight hours. One lost
9 his medical in 2022 at 79 and isn't even eligible
10 for an FAA medical but hopes to fly in experimental
11 class and will need a hangar to build it in. Still
12 another hangar tenant that has lived in Key West
13 and paid rent for seven years is just recently
14 moving out. I'll just skip ahead because I'm
15 running out of time.

16 We have a problem with selection and
17 qualification even to be on the list. We have a
18 problem being able to see the list. But the guy
19 who's been paying the bill to help out a dear
20 friend -- the whole bill, not a part, not a member
21 of an LLC, not a 1 percent -- is on the chopping
22 block.

23 Please be -- at the very least please table
24 these evictions and have a public workshop. I know
25 you've asked for it before. Develop a policy with

1 defined requirements to even be on the list.
2 Charge a listing fee to get on the list. Entertain
3 input from stakeholders, that's us. Close the
4 loopholes. Produce a portal system where people
5 can see their position in line and jump out if
6 their health prevents them from flying.

7 So many good ideas are out there, people can
8 share them with you, and give the power of
9 exception back to the executive director and stop
10 making every question for an attorney or you might
11 as well just make Chad the executive director.

12 You know, the very next step after being
13 placed on the block in April, Skypro received an
14 e-mail from KS -- KSGJ accounting, asking Skypro
15 the pay the --

16 CHAIRMAN LUDLOW: It's time.

17 MR. HAY: -- pay the month of May, 17 days in
18 advance. Skypro was the primary recipient, not
19 Obie.

20 CHAIRMAN LUDLOW: Thank you, Bill. Are you
21 next?

22 MR. PITTMAN: Yes.

23 MR. CLARKE: Yeah, he's given ten minutes.

24 MS. SANTIAGO: It's on.

25 MR. ROBERTS: I'll just -- just say go next.

1 Folks, this is as straightforward as it gets.

2 MS. SANTIAGO: It works now.

3 MR. ROBERTS: Okay.

4 MS. SANTIAGO: You have to push that button.

5 MR. ROBERTS: Thanks.

6 Okay. This is as straightforward as it gets.

7 All these folks that are quick to invoke grant
8 assurances and what a public use airport means,
9 here's what an airport use means: We treat
10 everybody the same way. Nobody gets a special deal
11 because of who they know or what their last name
12 is. We're uniform, we're consistent, and we strive
13 for that consistency. That's what a public use
14 airport is about.

15 Mr. Hays was on the waiting list. Okay.
16 We're here for the people on the waiting list. Why
17 do we strictly prohibit the assignment, the private
18 assignment of one T-hangar to another person? It
19 makes the waiting list go away. There is no
20 waiting list.

21 Hangar B-8, the tenant of hangar B-8, the one
22 who's on the lease, the one who signed up for it,
23 the one who's in privity with the airport said, I
24 don't want the hangar anymore.

25 We sent him a use report. There are aircraft

1 in there that are not yours. His response was, I
2 no longer want the hangar. That means it goes to
3 the next person on the waiting list. That's not a
4 new policy, that's not a confusing policy, and it's
5 not a messed-up policy. It's solid. We've always
6 had it.

7 In October -- can you just click through? And
8 if you'll just give me a two-minute warning --

9 MS. SANTIAGO: Yes, sir.

10 MR. ROBERTS: -- that would be great.

11 This is in -- the aircraft that was supposed
12 to be in Hangar B-8 was not there. A nonfunctional
13 helicopter frame was there with -- the next one --
14 with this helicopter who is -- you can tell doesn't
15 have skids, doesn't have any blades. It's not
16 functional, either. In fact, if you go to the next
17 one, one more, this helicopter has been
18 deregistered for years. It's really there for
19 spare parts for Mr. Hay's other helicopter. Next.
20 This is when it was deregistered. Again, please.
21 Deregistered in 2021. So they were derelict
22 aircraft in the hangar when we went in there in
23 October.

24 Now, Mr. Hay's hangar, this is his aircraft.
25 This is his hangar that Skypro does have a lease

1 for. Next. This is an operational helicopter,
2 89 -- 88754. But this is his helicopter. Next.
3 So in October, there were one operational
4 helicopter in B-10, two nonoperational helicopters
5 in B-8.

6 We don't take up a hangar from someone on the
7 waiting list to store nonoperational aircraft for
8 spare parts. That's not why we get the money to
9 build a hangar for someone on the waiting list.
10 Next, please.

11 So, more recently, an inspection of B-8 is
12 that those two derelict aircraft have been moved
13 into B-10 and these aircraft are there. Next.
14 This is presumably an operational aircraft, but
15 Mr. Hay nor Skypro doesn't own it. Don't even know
16 who owns it. Mr. Napier doesn't own it and Obie
17 does not own it. Next. It's owned by some entity
18 that is not on the lease. Next.

19 So now we have an operational aircraft that's
20 on the lease in B-10, two derelict aircraft that
21 are now in B-10 that were in B-8, and now B-8 holds
22 one operational aircraft not owned by the
23 leaseholder, not even owned by Skypro, and another
24 derelict aircraft in B-8.

25 I wish the person on the waiting list was

1 sitting here. I wish the person on the waiting
2 list that's been there since 2018 was sitting here.
3 Next. Can you go to the website?

4 Skypro offers flying lessons, commercial
5 flying lessons. This is a video of a student pilot
6 on his first flight right off the T-hangar pad.
7 You can click it. You can see where that is.
8 That's right out the window. Okay. That's --
9 that's enough. It's going to take off and hover
10 around. You can go back to the website.

11 And they -- Skypro offers -- if you could
12 scroll down. Skypro's offering flight school
13 lessons for a helicopter. No operating agreement,
14 no insurance for the airport like every other
15 flight school here has to have, no minimum
16 operating standards that every other flight school
17 at this airport has to meet, and no insurance with
18 us named as the additional named insured.

19 No one's being evicted. No one's being
20 evicted. The tenant left. We went to give the
21 hangar to the next person on the waiting list and
22 someone else's things were in the hangar. That's
23 how the rule works. That's how Mr. Hays got here,
24 by the waiting list, and that's how we get people
25 here on the waiting list.

1 It's no fun to say no to people that you like
2 or you're friends. But if you're going to have a
3 policy, if you're going to be a public use airport
4 where everyone's treated equally, everyone's
5 treated by the rules that are published ahead of
6 time, we can't have 145 little T-hangar franchises
7 for everyone buying and selling their own T-hangar
8 lease. There will be no waiting list.

9 On behalf of the people on the waiting list,
10 on behalf of the people that follow the rules here,
11 on behalf of all the T-hangar owners that have
12 never assigned their lease in violation of their
13 contract, and on behalf of us as a public use
14 airport, I ask that one of you make a motion to
15 support the interim executive director's decision
16 to not create a new lease that doesn't presently
17 exist and to permit this kind of activity. Thank
18 you.

19 MR. HAY: Do I get five minutes?

20 CHAIRMAN LUDLOW: Thank you, Chad.

21 MR. HAY: Is it five minutes?

22 So let me ask someone in the audience. The
23 white derelict helicopter, pull up November 3740
24 Golf. You'll find it's registered to Skypro
25 Aviation. Pull up 88754, you'll find it registered

1 to Skypro Aviation. Anyone that would like to look
2 up the registration for 7863 Sierra, you will find
3 that there is a contract for sale. It is not
4 registered because when you registered it, you have
5 to pay corporate tax on it. And because it needs a
6 set of skids, I have not paid that corporate tax
7 because I do not want to register it and pay that
8 money until it is revenue generating.

9 Those aircraft are mine. 6141 is registered
10 to a company called Plane Crazy, which is
11 associating with me with the Discovery Channel to
12 bring a helicopter show here to the east coast of
13 Florida out of St. Augustine called Plane Crazy
14 being supported by the Discovery Channel right now.

15 I've been in this hangar since 2020. I've had
16 somebody walk in my hangar one time to look to see
17 if I was doing something wrong. Someone said I had
18 no permission. I had permission from Ed Wuellner.

19 If I could get half of the witnesses that were
20 available to me here tonight to stand up for me,
21 they would. But they're all restricted for some
22 reason or another by the State of Florida for an
23 ongoing investigation.

24 I'm not asking you to give me a break. I'm
25 not asking you to write a special lease. I'm

1 asking you to honor what Kevin agreed with me and
2 Obie. I believe if I -- I'm not allowed
3 cross-examine or question, but I believe that
4 Mr. Courtney Pittman would say that he received a
5 call from Obie that said please don't hurt this
6 man. I did not intend for his business to be shut
7 down, but that's what will happen.

8 And with respect to running a school, we're
9 not running a school; we're offering Part 91
10 helicopter training. Each instructor, in fact one
11 of them is right here in the room right there half
12 asleep, he has his own insurance.

13 The other insurance -- the other instructor
14 has their own insurance. All the instructors are
15 independently insured. As far as insurance for the
16 building is concerned, we apply and maintain
17 insurance regularly for our aircraft.

18 The reason why you don't have records of that
19 is just like Joe Duke, just like Tom Solano, we've
20 got so many aircraft moving in and out, but they
21 all belong to me.

22 If anybody checked those tail numbers, 88754
23 belongs to Skypro. 3740 Golf -- or 40 Golf belongs
24 to me. 6141, a lease contract to me, which is
25 perfectly acceptable.

1 Chad for some reason has got a witch hunt
2 going on for people to get them out of the hangars
3 no matter what was agreed upon in the past and I
4 don't understand it.

5 But I ask the board, please don't shut me
6 down. I'm bringing good stuff to you and I'm
7 complying with the rules. At the worst, tell me to
8 cease operations until you do this, this, this,
9 this, and this.

10 But you guys know that I paid that rent in
11 full. I didn't exercise a loophole that -- that
12 let me buy into a corporation for 1 percent. I
13 didn't have Obie managing an aircraft hangar for
14 \$2,000 a month and only paying 500 to the airport.
15 I paid the full amount of the bill. And I paid the
16 full amount of the bill all the way through the end
17 of this month not knowing if it's even going to be
18 able to be used by me.

19 Before, I used to be all right here. But now,
20 this family has gotten so dysfunctional -- is that
21 it?

22 CHAIRMAN LUDLOW: No.

23 MS. SANTIAGO: You still have one minute.

24 MR. HAY: Has gotten so dysfunctional. I'm
25 not asking you to give me a break; I'm asking you

1 to stop this until we have a formal policy on
2 what's going on. And I ask you, anybody that wants
3 to see that half of this stuff he spouted is wrong,
4 it will be here until everybody leaves this room.

5 CHAIRMAN LUDLOW: Thank you, Bill.

6 Well, today, we're in for appeals, so we need
7 to have board discussion. What -- what we will
8 vote on today is either deny the appeal and affirm
9 staff action. That's what the board will vote on.
10 So, any other board discussion? I need a first and
11 a second motion.

12 MR. CLARKE: I -- I have some discussion.

13 CHAIRMAN LUDLOW: Thank you.

14 MR. CLARKE: Thank you, Bill, for that
15 summary.

16 I've been on -- I've been on the board now
17 it's going on two and a half years. Before I even
18 joined the board, I was -- I spotted flaws in our
19 T-hangar lease policy, our accounting. And I've
20 been advocating that the Authority undertake a
21 policy review, you know, since the -- since I
22 started on the board.

23 And I can tell you just two or three things
24 that come to mind. We -- we don't have a uniform
25 rate for square foot for T-hangars. It fluctuates.

1 It wasn't -- it wasn't put together properly.
2 We -- we don't apply the Consumer Price Index
3 annual adjustment properly. We don't have -- we
4 don't presently take deposits, which I would tie to
5 the financial statements so that it could be
6 audited properly and tied with our financials.

7 So those are three big issues. Now we have
8 another issue. We have a tenant that was made --
9 promises were made by the previous administration.
10 I believe we're obligated to honor them to -- to a
11 degree at least until we can revise our own policy.

12 I -- I -- you know, there's been a lot of
13 other matters that have come before the board, and
14 so this policy review has been delayed and delayed
15 and delayed. It's frustrating me a little bit.

16 But I would -- if Mr. Hays needs some time to
17 work this out, what I would advocate, I don't know
18 if this is a -- a binary decision where we have to,
19 you know, agree to not renew his lease and force
20 him to move the helicopters, but if we can give him
21 time to get this worked out, I believe we have a
22 T-hangar Row A is being constructed right now; is
23 that correct?

24 MR. PITTMAN: That's correct.

25 MR. CLARKE: Are those -- there are going to

1 be eight units in there?

2 MR. PITTMAN: Yes.

3 MR. CLARKE: Are they ded- -- are they to be
4 dedicated to helicopters?

5 MR. PITTMAN: No, we haven't --

6 CHAIRMAN LUDLOW: It doesn't matter.

7 MR. PITTMAN: -- decided that.

8 MR. CLARKE: But the four facing U.S. 1 will
9 be?

10 MR. PITTMAN: No, we haven't made that
11 decision.

12 CHAIRMAN LUDLOW: No.

13 MR. CLARKE: We haven't? Okay. But I --
14 we -- I know we had -- I had some discussions with
15 staff where, you know, just because of where
16 helicopters are located, they would be on that row.

17 I -- but my comment, Madam Chair, is that we
18 let Mr. Pittman and Mr. Hay work out a time frame
19 so we can get this resolved because we're -- we
20 have something to blame -- we have blame. The
21 Authority, that is.

22 CHAIRMAN LUDLOW: Uh-huh.

23 MR. CLARKE: Until we get our act together --
24 and, you know, there are -- you know, I'm not sure
25 how the waiting list -- you know, I've looked at

1 it, I haven't -- I haven't touched it for a couple
2 of years, but there has to be strict procedural
3 rules on how that waiting list is managed, it's
4 administered. I'm not sure if they are being
5 followed. I would like to have an independent
6 review of that list by an expert, you know, that
7 has experience in this.

8 And those are my comments. So I'm not willing
9 to -- I would not support just booting this --

10 CHAIRMAN LUDLOW: Denying ADP.

11 MR. CLARKE: -- moving an aircraft out of a
12 hangar. That is not what we're here for.
13 There's -- there's no way I would support that.

14 CHAIRMAN LUDLOW: Thank you, Dennis. Any
15 board comment?

16 MR. TUCKER: Yeah, I have a comment, and I
17 guess I'm probably going to have to get some advice
18 from legal counsel on this. But I would presume
19 that if there were prior agreements from previous
20 administrative personnel and/or executive
21 directors, that they could have been binding at the
22 time and things that they might have approved would
23 have been authorized or allowed to happen. Is that
24 true or not, I mean, that they -- they could
25 override things or make exceptions as the case may

1 be?

2 MR. ROBERTS: So, to be clear, I just want to
3 bring everybody back to what the actual issue is.

4 There is no lease as we speak. Skypro is
5 asking for a lease, all right? So that's what --
6 and Mr. Pittman said, no, we're going to the next
7 person on the waiting list.

8 So, every lease agreement -- first of all, the
9 lease that applies to that hangar prohibits
10 assignment of the lease. So there can be no
11 assignment to anyone. Any changes to it must be in
12 writing. That's part of the lease. We're not
13 going to have verbal agreements to where we are two
14 years later saying what Ed Wuellner said and
15 Ed Wuellner's not here and Cindy Hollingsworth is
16 not here and Kevin is not here.

17 If there were agreements that important,
18 people get them in writing. If they're that
19 important to you, you get them in writing. And so,
20 I would answer it like this, that just -- just that
21 way.

22 But what's at issue is to ask to get a lease
23 of a hangar that's become vacant because the prior
24 tenant said I'm not in aviation anymore, that
25 triggers our waiting list people.

1 MS. LIOTTA: Are you --

2 MR. TUCKER: Go ahead.

3 MS. LIOTTA: I --

4 CHAIRMAN LUDLOW: Board comment, you're --

5 MS. LIOTTA: Yeah, sorry.

6 CHAIRMAN LUDLOW: -- recognized.

7 MS. LIOTTA: Thank you.

8 I think Mr. Roberts is not characterizing this
9 completely. From what I heard, this is a situ- --
10 this is not a verbal promise, so therefore
11 shouldn't be binding. I disagree with that.

12 Would it have been better for all the parties
13 if it had been in writing? Yeah, I agree. But in
14 looking at what actions were taken and what the
15 parties did appears to be very consistent with an
16 understanding and an arrangement.

17 Skypro, from -- from all accounts, was very
18 transparent. The administration knew all along who
19 he was, what the -- you know, where the payments
20 were coming from. This was -- this was not some
21 dark of night kind of arrangement where he was
22 paying Obie and then oh -- like, no, this was
23 all -- this all seemed very very up front and
24 consistent with the -- what we're hearing; that he
25 was on the up and up, went to the air -- went to

1 the administration, made an arrangement, the
2 parties acted accordingly and consistent with that,
3 this is -- you know, from everything I can see.

4 And I think we should be an airport where we
5 honor our arrangements. And it -- you know, we
6 have -- I agree, our policies need a lot of work,
7 and it -- I don't believe it should be the case
8 where you have the same written policy where
9 completely different things happen just because you
10 have a change in the staff. To me, that shows that
11 our policy needs to be improved.

12 So, I think the best course of action would be
13 to maintain the status quo. And if that means
14 doing a lease because of the technicalities of this
15 particular situation and then getting -- doing the
16 work and actually fixing the policy that everyone
17 is in violent agreement, it seems, that this policy
18 has a lot of shortcomings and needs a -- needs a
19 lot of work.

20 But I don't agree that, you know, we should
21 have a bad policy or an incomplete policy and then
22 on a case-by-case basis the blanks get filled in or
23 it gets interpreted differently because that means
24 we're not treating people equally, and I don't
25 be -- and I think we want to be able to work with

1 the public consistently.

2 So I would support the appeal. And if it
3 comes in the future and we do address a policy and
4 it looks like this is a sort of a situation where
5 it gets terminated in the future but under a clear
6 and consistent policy that's been looked at, I
7 think that would be -- that would be fine.

8 But I don't like everything being so ad hoc
9 and having to -- you know, I don't want our tenants
10 having to wonder, you know, what's -- what's the
11 story going to be this week.

12 CHAIRMAN LUDLOW: Thank you. Comment?

13 MS. CASH-CHAPMAN: Yes, please.

14 CHAIRMAN LUDLOW: Thank you.

15 MS. CASH-CHAPMAN: So I hear what everyone's
16 saying and I -- I feel for Mr. Hay because I
17 understand that this is his livelihood as well.
18 It's not just, you know, we get to go home at the
19 end of the night and it doesn't affect my
20 day-to-day life what happens with Mr. Hay's hangar.

21 But I also understand that we have discussed
22 repeatedly we need to update the policy, we need to
23 update the policy. We've requested workshops for
24 one reason or another. They have not happened.

25 But the fact of the matter is we have a policy

1 and we have a policy for a reason. And so, when
2 we're talking about treating everybody fairly, how
3 about those people that did it the right way, added
4 themselves and have been waiting on that wait list
5 since 2018? How about the people that are trying
6 to be in a T-hangar for their hobby not to run a
7 business out of that are doing it the right way?
8 That silent majority is being stifled by the people
9 that know someone, right?

10 So Mr. Hay was in the right place at the right
11 time and that's so good for him, but unfortunately,
12 our policies are meant to protect everybody at this
13 airport, right?

14 So he already has one hangar. So now he's
15 asking -- so essentially, from what I'm
16 understanding, essentially Mr. Hay is a squatter in
17 that other hangar. There's no lease. There's --
18 there's nothing except, I put my stuff in there and
19 I have a key.

20 So the person that's on the wait list that's
21 been waiting patiently for years and years now does
22 not have the opportunity. What does that say about
23 us in treating fairly? That doesn't. That tells
24 me, you know someone, you get to stay. The
25 official -- the official wait list doesn't exist.

1 It's who you know.

2 And I think that what I ran on, and I know
3 some of the other people I ran with stated the same
4 thing very publicly, we're here for transparency
5 and we're here to make a change, and I think that
6 we need to uphold the policies that we agreed on.

7 Do I think it's extremely unfortunate that
8 people before us made these promises? Absolutely.
9 But I think it's our job to move forward and follow
10 our policies. If we don't like it, we sit down and
11 we change the policy. But until then, it's our job
12 to enforce that policy, and I think that's exactly
13 what our staff has been trying to do and I think
14 it's our job to support them in that.

15 MS. LIOTTA: I've got one thing that I
16 think --

17 CHAIRMAN LUDLOW: I'd like to speak first.

18 MS. LIOTTA: Apologies.

19 CHAIRMAN LUDLOW: All right. Thank you.

20 As -- as should happen, every board member
21 should have a right to speak before someone speaks
22 again.

23 So what I would like to say is I'm really
24 sorry about all that negative -- negative stuff.
25 Yes, we do know we need to work on policy. Yes, we

1 do know we need to. But don't forget, you know,
2 we're struggling to stay afloat.

3 We are doing so good. Think about something
4 positive. We have millions of dollars in grants
5 coming in this year. We are developing east side
6 and the infrastructure. We're building hangars.

7 For goodness sakes, yes, we need things done.
8 Yes, we need to work on the policy. But, you know,
9 look around. We've been working our butts off just
10 trying to keep the airport going. So if we let
11 something slide, then, you know, we'll get to it
12 because that's what we do. Whatever is best for
13 the airport is what we do.

14 So we will get to the finances and we will get
15 to the policy. And just please -- and, media,
16 please focus on the positive. We're doing so well
17 now for -- you know, for what we're doing and where
18 we have come from. Thank you. Jennifer?

19 MS. LIOTTA: I think I'd like to make one
20 point about this particular scenario, as Mr. Hay's
21 mentioned.

22 He kept saying about the things he didn't do
23 after speaking to staff and having these
24 arrangements, which I find it to be credible what
25 he's saying, that under our existing policies, if

1 he had been told that the arrangement that he
2 proposed wasn't workable, he could have had other
3 things that he could have done that my
4 understanding is would have conformed with our
5 existing policies and he would not be here today.

6 So I believe that -- that there's a reliance
7 here. He could have chosen a different path that
8 would have 100 percent complied with our existing
9 policies and he wouldn't be ask -- he wouldn't be
10 here -- this -- this wouldn't be a situation.

11 CHAIRMAN LUDLOW: Okay.

12 MS. LIOTTA: So if -- again, if we want to fix
13 the policies to get rid of the I'll bring you onto
14 my LLC and -- because that harms the people on the
15 wait list, definitely we should have that
16 conversation. And that is -- that could very --
17 there's a real argument there that is a loophole
18 and it -- but that's not -- we should have that
19 discussion, but I don't think we should harm
20 Mr. Hays because he relied on what he was told.

21 CHAIRMAN LUDLOW: Thank you. Okay. We've had
22 board discussion. We need to have a first and a
23 second motion on whether to deny the appeal and
24 affirm staff action. Do I hear a first or a second
25 motion?

1 MS. CASH-CHAPMAN: I make a motion to deny the
2 appeal and affirm staff's action.

3 CHAIRMAN LUDLOW: We have a first motion to
4 deny the appeal and affirm staff action. Do we
5 have a second?

6 (No second.)

7 CHAIRMAN LUDLOW: We don't have a second
8 motion, so the motion fails. Sorry. So, did I
9 have to get board dis- -- I mean, public comment?

10 MR. ROBERTS: I think you need it in the
11 affirmative, as well.

12 MS. LAQUIDARA: Yes. Yes. So now you would
13 ask for a vote to affirm the appeal because there
14 are other procedural matters really not at issue,
15 but it makes a clear record for you to vote.

16 CHAIRMAN LUDLOW: Oh, all right. You're
17 right. I forgot to say that.

18 MS. LAQUIDARA: That's okay.

19 CHAIRMAN LUDLOW: I was so we have to deny and
20 affirm. So, the board has voted to affirm the
21 appeal.

22 MS. CASH-CHAPMAN: You have to make the
23 motion -- someone has to make the motion to do
24 that.

25 CHAIRMAN LUDLOW: Do we have to --

1 MR. TUCKER: You need a motion for --

2 MS. CASH-CHAPMAN: To grant the appeal.

3 MR. TUCKER: -- to affirm the appeal.

4 MS. LAQUIDARA: Right.

5 CHAIRMAN LUDLOW: Oh, that's right. We got
6 that one done. So do I hear a motion -- we need a
7 first and a second motion to affirm the appeal.

8 MS. CASH-CHAPMAN: Grant the appeal.

9 MS. LAQUIDARA: No, to -- if -- you're in
10 reverse, Madam Chair, in -- on this point. That's
11 what's confusing.

12 CHAIRMAN LUDLOW: Yeah.

13 MS. LAQUIDARA: So, in this instance, there's
14 a motion to -- to grant the objector's --

15 CHAIRMAN LUDLOW: Grant --

16 MS. LAQUIDARA: -- appeal.

17 CHAIRMAN LUDLOW: Grant the appeal.

18 MS. LAQUIDARA: If that makes it clear for
19 everybody to -- on what they're voting on.

20 CHAIRMAN LUDLOW: Right.

21 MS. LAQUIDARA: Because there is --

22 CHAIRMAN LUDLOW: Okay. So we're voting now
23 to grant the --

24 MS. LAQUIDARA: To -- to --

25 MR. TUCKER: Well, you need a motion and a

1 second.

2 MS. CASH-CHAPMAN: Someone needs to make the
3 motion.

4 MS. LAQUIDARA: Yes.

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

6 MR. TUCKER: You need a motion and second.

7 CHAIRMAN LUDLOW: Yes. I need a motion and a
8 second to --

9 MR. CLARKE: I'll make that motion, that we
10 grant the appeal.

11 CHAIRMAN LUDLOW: That we grant the appeal.
12 Do I have a second?

13 MS. LIOTTA: I'll second.

14 CHAIRMAN LUDLOW: We have a first and a second
15 to grant the appeal. Any public comment?

16 MR. RIERA: I do.

17 CHAIRMAN LUDLOW: Thank you, Jose.

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

19 I've heard all these comments from both sides.

20 I am a tenant who is on the waiting list. I'm
21 number 57 from 180. So here I am waiting.

22 However, coming from Oklahoma where a
23 handshake is a legal contract, I think this
24 gentleman had a legal contract with the previous
25 administration, so it's -- it affirmed some of the

1 comments I heard.

2 I'd also like to say to the board, look at
3 what's just and look at what's right. If you don't
4 know the definition of the word, look it up in the
5 dictionary and do one of -- one of the things.

6 I'd like to affirm what Mr. Hay says. Let's
7 go back to being a family and let's do things
8 right. And I think the reason we're here today is
9 because the board itself have been guilty of not
10 doing the right things from day one.

11 For two and a half years, I've been hearing
12 Ms. Liotta say let's do some changes and trying to
13 make some things right on some of these leases, and
14 we have not done that.

15 So that's my public comment, just simply let's
16 do what it is right within the family membership as
17 we used to be, and all of a sudden we became
18 dysfunctional. Now let's go back and see what we
19 can do and -- and help somebody.

20 I don't mind waiting. I've been waiting for
21 five years now. And so, hey, if Mr. Hays have to
22 stay in this particular hangar for another year so
23 he can resolve all his issues, let it be. You
24 know, I can wait. Thank you.

25 CHAIRMAN LUDLOW: Thank you, Jose. Any other

1 public comment? Yes, you have to say your name and
2 address, please.

3 MS. LEFEVER: Do I say personal address or
4 business address?

5 CHAIRMAN LUDLOW: Whichever one you want.

6 MS. LEFEVER: Okay. Sonya Lefever, 4900 U.S.
7 Highway 1 North, Suite 200.

8 I'm new to the family, as you call it. I just
9 am not sure what this is going to precipitate as
10 far as a slippery slope with every other lease that
11 is out there on the T-hangars. So if Mr. Hays
12 doesn't have to follow the rules, then do I have
13 to? Can I assign my leases to my next-door
14 neighbor without permission or with just a
15 handshake?

16 I have to agree with Mr. Roberts. If it's
17 important, you write it down. I'm a physician by
18 trade. If you don't write it down, it didn't
19 happen and you will fry in the electric chair for
20 it. So, that's -- that's my comment.

21 CHAIRMAN LUDLOW: Thank you, Sonya. And Sonya
22 is new to us. Who are you with Sonya, FACT?

23 MS. LEFEVER: Yes.

24 CHAIRMAN LUDLOW: Yes. And thank you. Harry
25 first, Bill.

1 MR. HAY: Harry -- go ahead, Harry.

2 MR. RUHSAM: Harry Ruhsam, 497 Costa Del Sol,
3 St. Augustine.

4 Just a brief comment that I would support
5 Bill, knowing that the previous administration was
6 all over the map. I was told lots of different
7 things and everybody else has. A very inconsistent
8 policy, a lot of it not written down, a lot of it
9 very personal in nature, and I think the urgency
10 really is, as the dust settles with other bigger
11 issues, that we do get a good cogent policy going
12 forward with a level playing field. Some of these
13 exceptions, Bill's being a prime example, hopefully
14 we can work around it, especially with all the new
15 hangars being built. Thank you.

16 CHAIRMAN LUDLOW: Thank you, Harry.

17 MR. HAY: I'd like to address a comment that
18 was made about payments relative to the board.

19 We were transparent. We were transparent with
20 everything. And I didn't hide behind any 1 percent
21 or loopholes because I wanted to be transparent.
22 Ms. Liotta has it right. If you'll check my
23 payment, up until August, we paid in hundred dollar
24 bills, both hangars, and got receipted individually
25 for both hangars. There's a whole different story

1 why no one's allowed to pay in hundred dollar bills
2 anymore around here anymore, but it doesn't have
3 anything to do with me.

4 But I will tell you this, that every payment
5 that was made was receipted for B-8 and B-10. Now,
6 over 22 months, are you telling me that no one
7 accounting -- in accounting looked at a cashier's
8 check that said, hmm, from Skypro for Hangar B-8?
9 Well, they're not on the lease. 22 months, 22
10 payments? Each individually denoted for each
11 individual hangar, that's not somebody tried to
12 hide.

13 I'm trying to do the right thing. And after
14 tonight, if you vote to deny or to -- to not kick
15 me out, I'll come to each and every one of you and
16 say what do I need to do? Because we keep talking
17 about this list, but according to the people that
18 administrated the list before this, I've been on it
19 for nine years. But they keep talking about a
20 list. I can't get a list. Who gets the list? How
21 do we see the list? How do I know -- I know that
22 Jose said you were number 81 out of 150?

23 MR. RIERA: 57.

24 MR. HAY: Could you have looked on there and
25 seen where I was? Because apparently I've been on

1 there for ten years.

2 I want to be there, so I'm publicly saying
3 whatever list is out there, please put Skypro down
4 for another T-hangar and a big box hangar, should
5 they ever be built. And for those of you that
6 are -- that are actually showing their
7 compassionate side, thank you, really.

8 MR. PITTMAN: Madam Chair, if I may?

9 CHAIRMAN LUDLOW: Yes, please, Courtney.

10 MR. PITTMAN: I get it. This is
11 uncomfortable. I get it. I know Mr. Hay. I know
12 the position that you-all are in. But the policy
13 is the policy, good, bad, or indifferent.

14 If you vote to -- to support him in his
15 appeal, what does he do? There's no lease. What
16 do we give him? Where do we go from here? What
17 are we opening ourselves up to?

18 Is there another hangar that we -- another
19 tenant that we might remove from a hangar now? We
20 just -- you're just throwing the policy that we've
21 had in the trash and they get to come back?

22 We've got to show consistency how we move
23 forward whether we like it or not. If we don't
24 like the laws, the rules, the policy, we adhere to
25 them until we change them. We don't ignore them

1 because we don't like them. We don't ignore them
2 because they are our friend.

3 I've known Bill Hay for years, but this is the
4 position that I'm in, that I must make this
5 decision. I have no way to make him whole. I
6 tried to give him time, but it's no lease I can
7 give him. I can't help him jump. The people in
8 this room to me signify those on the T-hangar
9 waiting list. I cannot justify one person over
10 another person because in my mind, they are names
11 on a T-hangar witness waiting list.

12 Is there a waiting list? Yes, there is. It's
13 easy to cast stones and say the policy doesn't
14 work, there's not a T-hangar waiting list, but I
15 tell you what. I've been doing public records
16 requests and I've been sending them out.

17 We're making all these accusations, but I'm
18 here to tell you what's what. The facts are -- and
19 the only reason I'm speaking because the way this
20 is supposed to go is he goes first, we go, and then
21 he goes and that's the end of discussion. The only
22 reason I'm standing up now is because he went again
23 and so I want to clarify some things.

24 I made the decision based on the evidence.
25 The evidence was that he had no lease. And if this

1 affects our friendship, I'm here to do my job. He
2 had no lease. I have nothing to give him tomorrow.
3 Thank you.

4 CHAIRMAN LUDLOW: Thank you. And I'm sorry if
5 I did things out of line there. I thought it was
6 a -- a topic that needed to be discussed, and I can
7 guarantee you we will not get through the whole
8 agenda tonight. Hopefully we will get through
9 Hastings, because the --

10 MR. CLARKE: And one more.

11 CHAIRMAN LUDLOW: Yeah, and that, too.

12 Any more board discussion before we vote?

13 MS. LIOTTA: I have one.

14 CHAIRMAN LUDLOW: Oh, wait. Any more public
15 discussion?

16 (None.)

17 CHAIRMAN LUDLOW: Okay. Any more board
18 discussion?

19 MS. LIOTTA: I do, but I think Mr --

20 MR. TUCKER: Yeah, I have some, too, but go
21 ahead.

22 MS. LIOTTA: Well, I think again things may be
23 being stay -- stated too narrowly. If there was an
24 arrangement, obviously there's a way -- you know, a
25 way to effect it.

1 My understanding is that, you know, leases
2 cannot be assigned by tenants without airport
3 approval. So there are ways to assign a lease with
4 airport board approval -- excuse me, with airport
5 approval.

6 There is no lease, but that doesn't mean a new
7 one can't be written. So I think there are ways to
8 effectuate the intent of keeping Mr. Hay in that
9 hangar through some rational means that staff can
10 figure out if the board decides to affirm the --
11 the appeal and, you know, proceed with allowing
12 Mr. Hay to -- to have the benefit of what is the
13 purported bargain here.

14 CHAIRMAN LUDLOW: Thank you. Len?

15 MR. TUCKER: Well, I'm going to vote for him
16 because, I mean, obviously there's a controversy
17 here. If the previous executive director had
18 approved this verbally or the administration
19 approved it verbally, then I could see where an
20 exception could be allowed. But of course they're
21 not here really to give us their input, either, so
22 it's hard to really know what the justification was
23 at that time.

24 My concern is of course that this has taken
25 period -- taken place over a long period of time.

1 You know, there's helicopters involved. They're
2 not easy to move. There's a -- you know, his need
3 for those to be hangared is obvious.

4 I would be willing to go along with some sort
5 of a limited lease or extension of allowing him at
6 least to stay in the hangar for some limited period
7 of time so that he can work those out. I'd be
8 willing to go a year, 18 months.

9 I don't know if anybody -- if you would be
10 willing to modify, if I could propose that
11 amendment to the motion, that, you know, be allowed
12 to have a limited time period that would allow him
13 time to work things out on his own, given the fact
14 that there's -- there's valid points on either side
15 and it's hard to really come down and say yes or no
16 to it. I think that was -- was that your motion?

17 MR. CLARKE: Yeah, I was going to suggest till
18 the end of the fiscal year, which is
19 September 30th. That's, what, like four or five
20 months. I mean, it --

21 CHAIRMAN LUDLOW: December, did you say?

22 MR. CLARKE: I mean, you -- so you have
23 helicopters in B-10 and B-8, Bill?

24 MR. HAY: I'm sorry?

25 MR. CLARKE: You have -- you have your

1 aircraft --

2 MR. HAY: We have 96141 in B-8 and we have
3 flying 88754 in B-10. We have flyable 3740 Golf in
4 B-8 and we have a military veteran helicopter that
5 will be flyable in B-10.

6 MR. CLARKE: So you have two?

7 MR. HAY: We have five --

8 MR. CLARKE: Five.

9 MR. HAY: -- total that are in there, three of
10 which can on a moment's notice be flown, and two
11 that, with a day's work, could be flown.

12 MR. CLARKE: I guess what I'm asking is how --
13 you know, how long you need to work this out, you
14 know, so that we can --

15 MR. HAY: The problem I have, Mr. Clarke, is
16 that to facilitate -- first of all, to go back,
17 where we're launching from, you brought up the
18 mention of safety and the -- and the hangars --
19 that's where we were told to launch from. That's
20 where we were told to launch from by Kevin and --
21 and since that time, by Courtney has told us to
22 launch from D-4. So, to put that up on the screen
23 and say we're causing a hazard, we're not. But
24 that's what we're doing; we're doing what we were
25 told because apparently the helipad at this airport

1 is for the exclusive use of the tour operator only.

2 We were also told that we were going to get
3 two of the hangars on the new A side. The previous
4 administration, Kevin had said they're going to be
5 for helicopters only. Now I understand that's not
6 the case.

7 It would be safer for the airport community if
8 we were all on that side because then we could all
9 use the helipad. But back to your question, does
10 the end of the fiscal year help?

11 MR. CLARKE: Well, it's just -- it's just a
12 date. You know, I would love to see this -- a
13 new --

14 MR. HAY: If I --

15 MR. CLARKE: -- type of policy in place by the
16 end of the fiscal year, which is what I've been
17 asking for for --

18 MR. HAY: If I would have known that an
19 agreement I made in June with the executive
20 director and in the presence of his secretary would
21 be null and void because he resigned in July a
22 month later -- nobody expected Kevin to leave.
23 Nobody expected Cindy to leave.

24 If I would have known that, I don't think I
25 would have invested like I have thousands and

1 thousands of dollars in equipment acquisition,
2 thousands of dollars in negotiations with
3 Discovery Channel, thousands of dollars in
4 hangar -- I'm sorry, I'm sorry. I apologize.

5 CHAIRMAN LUDLOW: That's okay. We really
6 should have not engaged you.

7 MR. CLARKE: Yeah. I -- you know, I'm --

8 CHAIRMAN LUDLOW: Okay. Board comment, any
9 other board comment? Michelle?

10 MS. CASH-CHAPMAN: No.

11 CHAIRMAN LUDLOW: Okay. So -- yes?

12 MS. LIOTTA: Just one last.

13 I -- I think again I just want to reiterate,
14 I -- I would support just Mr. Hays getting a lease
15 without any contingencies or a time frame because,
16 again, based on what he said, he went to the
17 airport and was told one thing was going to be
18 okay. He could have taken other actions that would
19 be -- would have been perfectly okay under the
20 policy and have that lease today.

21 CHAIRMAN LUDLOW: Okay. Okay. So, we -- we
22 need to get to the vote. I know you said it
23 would -- we would affirm the appeal. So do we have
24 to decide now how long or will he work with staff?

25 MS. LAQUIDARA: Madam Chair, depending on the

1 motion, if -- if you have a clear motion and
2 somebody appends to it a direction to staff to
3 negotiate something with some -- some guidance to
4 the staff of the terms, then that -- you could do
5 that, you could direct staff to grant it, come back
6 at the next meeting, so he's there for a month
7 until it comes back and see if they can reach an
8 agreement on a negotiation.

9 If you have a standard lease and there's a
10 motion to -- to apply the standard lease, and that
11 motion succeeds, then that's done and done.

12 CHAIRMAN LUDLOW: Uh-huh.

13 MS. LAQUIDARA: So those are -- are the two
14 alternatives. Of course Mr. Roberts can chime in;
15 I'm speaking only on the matter of procedure how to
16 do that.

17 CHAIRMAN LUDLOW: Okay. So -- so, end of
18 fiscal year is four months, so really what we have
19 to -- yeah, Harry?

20 MR. RUHSAM: Is public comment over?

21 MS. LAQUIDARA: Yes.

22 MR. RUHSAM: Okay.

23 CHAIRMAN LUDLOW: It came back to the board.
24 Sorry. It came back to the board to vote. So I
25 needed clarification on if we affirm the appeal,

1 who does he work with to carry forward, and we
2 don't make that decision now. So can we give them
3 till next meeting, or what?

4 MS. LAQUIDARA: The -- right now, you have a
5 motion in front of you to affirm the appeal
6 allowing him to stay. I don't know what that in
7 and of itself might carry. It might carry the
8 standard lease, if that's the intent of the board.

9 CHAIRMAN LUDLOW: Uh-huh.

10 MS. LAQUIDARA: Then whatever those terms are,
11 that's what you would be approving.

12 CHAIRMAN LUDLOW: Uh-huh.

13 MS. LAQUIDARA: If somebody has a second or a
14 motion to amend that present one, as I've heard, I
15 believe Member Tucker, then that -- whosever motion
16 it is has to agree to the amendment and then
17 there'd be a vote on Mr. Tucker's amendment being
18 the first in line.

19 CHAIRMAN LUDLOW: But I -- what I would like
20 to suggest is, like, staff work with Mr. Hay and
21 they come back with a plan of action next month --
22 I mean, by the next meeting.

23 MS. LAQUIDARA: So that you would be
24 granting -- in that instance, you would be granting
25 the motion to the extent of extending a lease for

1 30 days.

2 In case there's a problem with your board
3 meeting, you might want to go up to 60 days
4 whenever your next board meeting is. They'll --
5 it's best to have a date certain in the lease. And
6 then for the board to discuss further what next
7 steps you may want. But at this point, I believe
8 there's a pending motion and a request to amend
9 that has to be disposed of.

10 MR. TUCKER: And -- Madam Chair. And so, I
11 guess that Mr. Clarke had indicated that he was
12 thinking about the end of the fiscal year, and I
13 certainly would suggest that as maybe changing my
14 amendment to go along with that, till the end of
15 the fiscal year.

16 And I'd be willing to make that just a
17 temporary extension, and then we could readdress
18 the appeal at that point in time so that if we've
19 gotten firmed up on any of our policies or we know
20 what is happening better with construction of new
21 hangars and everything else, all of those factors
22 could lead into something that might be a suitable
23 alternative.

24 I'm sort of kicking the can down the road, but
25 I think it's going to be best for everybody that --

1 at least for Mr. Hay and -- on working out these
2 other issues, if that would be acceptable.

3 MR. CLARKE: Yeah. Yeah, 100 percent.

4 CHAIRMAN LUDLOW: We have a first and a second
5 and we have an amendment. We have -- Chad, more
6 discussion?

7 MR. ROBERTS: Just -- just so everyone knows
8 the scope of what will be involved if the appeal is
9 sustained. No one's addressed the operating
10 agreement, operating a flight school here.

11 Last month we denied a flight school from
12 coming here because they could not meet minimum
13 operating standards. We -- and they were a
14 credible flight school, a reputable national flight
15 school. Couldn't meet operating standards. We'd
16 love to have you here. We can't.

17 So, the next issue that's going to be framed
18 for the board is running a flight school out of a
19 T-hangar. We've never done that before, okay?
20 So -- and we don't have insurance that's -- has us
21 as the additional insured. All those -- well --

22 MS. LAQUIDARA: Well, just again to clarify
23 the motion, I didn't know and don't believe that
24 the appeal can't -- contains within it a grant of
25 authority to run.

1 MR. ROBERTS: It does not.

2 MS. LAQUIDARA: Okay. So that there is no
3 grant of authority to run --

4 MR. ROBERTS: Correct.

5 MS. LAQUIDARA: -- I sense. So that's not
6 part of the appeal for the commissioners at this
7 time. So what --

8 MR. ROBERTS: Just a hangar lease.

9 MS. LAQUIDARA: Just the lease.

10 MR. ROBERTS: Just the hangar lease.

11 MS. LAQUIDARA: Just the lease is the issue
12 for now.

13 CHAIRMAN LUDLOW: So we have first and a
14 second. We have -- we have an amendment to -- to
15 change it to give Mr. Hay till the end of the
16 fiscal year to come to an agreement.

17 MS. LAQUIDARA: You're extending it, as I
18 understand it, to the end of the fiscal year and
19 reserving the right to take further action after
20 that. Is that accurate?

21 MS. LIOTTA: Yeah. And so my understanding
22 from what I'm hearing the other board members
23 saying is the end of the fiscal year of the year
24 does not mean he's terminated from his lease;
25 that's just the next time it comes up to the -- for

1 board assessment.

2 MS. LAQUIDARA: For the board to take further
3 action.

4 MS. LIOTTA: Or -- or a recommendation from
5 staff that if it -- it may be there would be some
6 mis- -- some -- if they've come to some kind of an
7 agreement and have a joint proposal, whatever it
8 may be, but it's just a --

9 CHAIRMAN LUDLOW: Okay.

10 MS. LIOTTA: -- a standard lease until -- at
11 least until the end of the fiscal year, is what I'm
12 hearing.

13 CHAIRMAN LUDLOW: I tell you, that's a really
14 tough one, because we are -- you're violating one
15 side to help out the other side, so I don't know
16 what I'd do. But like can we say cease and desist
17 the flight school or anything?

18 MR. TUCKER: That's not part of the motion.

19 MS. CASH-CHAPMAN: We don't have to.

20 MR. CLARKE: That shouldn't be --

21 CHAIRMAN LUDLOW: That shouldn't be this,
22 okay.

23 MS. LAQUIDARA: I would handle the appeal
24 first and then I would take up any second issue so
25 that you have a clear record. If you're directing

1 someone to stop taking a certain action, you want
2 that nice and clean in a separate motion and second
3 or not, you know, if you're not. I don't mean to
4 imply a certain outcome.

5 CHAIRMAN LUDLOW: Right now, we're voting to
6 affirm the appeal and report back to us at the end
7 of the fiscal year.

8 MR. CLARKE: By the end of the fiscal year.

9 CHAIRMAN LUDLOW: By the end of the fiscal
10 year.

11 MR. CLARKE: We can do it next month if we
12 can.

13 CHAIRMAN LUDLOW: Right. Is that clear to
14 everyone?

15 Okay. We've heard public comment. We've
16 heard board discussion. We discussed ad nauseam.
17 So, all in favor to affirm the appeal and extend
18 till -- till the -- till the end of September 30th
19 fiscal year or before, Ms. Cash-Chapman?

20 MS. CASH-CHAPMAN: No.

21 CHAIRMAN LUDLOW: No. Ms. Clarke --
22 Mr. Clarke?

23 MR. CLARKE: Aye.

24 CHAIRMAN LUDLOW: Ms. Liotta?

25 MS. LIOTTA: Yes.

1 CHAIRMAN LUDLOW: Yes. Mr. Tucker?

2 MR. TUCKER: Yes.

3 CHAIRMAN LUDLOW: Ms. Ludlow, yes. So, we
4 have -- we have till September 30th or before to
5 come to arrangements.

6 MR. HAY: Madam Chair, may I make a comment on
7 the record?

8 CHAIRMAN LUDLOW: Yes.

9 MR. HAY: Thank you.

10 As of this moment, we will cease
11 revenue-generating flight instructional items. We
12 will still be flying, because if I keep Harry on
13 the ground too long, he's going to go stir crazy.

14 CHAIRMAN LUDLOW: He gets cranky.

15 MR. HAY: But we will not be offering training
16 to new students. We will not be continuing
17 training of old students. But we will still be
18 flying. We have to keep them operational. But you
19 have my word, ma'am.

20 CHAIRMAN LUDLOW: And thank you, Bill, and
21 thank you for clarifying that. And guys, I'm
22 really sorry, we -- I'm really happy we got through
23 this, you know, but we're already over an hour now
24 and our next item on the agenda will be
25 BJM Aviation T-hangar appeal. Is somebody saying

1 something?

2 MS. MARTIN: That's not fair.

3 CHAIRMAN LUDLOW: What?

4 MS. MARTIN: Because the Hastings people have
5 come here several times and --

6 CHAIRMAN LUDLOW: No, no, no. I didn't say.
7 We're -- this is the next thing on the agenda.

8 MS. MARTIN: Yeah, I know.

9 CHAIRMAN LUDLOW: And then they're next.
10 Okay. I will not cut them off.

11 BJM AVIATION T-HANGAR APPEAL

12 MR. LUDWIG: I didn't mean to throw that at
13 you.

14 MR. CLARKE: No problem.

15 CHAIRMAN LUDLOW: You can be sure.

16 MR. LUDWIG: I'm going to speed it up.

17 CHAIRMAN LUDLOW: Okay.

18 MR. LUDWIG: I'm going to go fast.

19 MR. CLARKE: Thank you.

20 MR. LUDWIG: I'm going to go as fast as I can.

21 MS. CASH-CHAPMAN: Thank you.

22 MR. ROBERTS: Thanks.

23 CHAIRMAN LUDLOW: And you will introduce?

24 MR. LUDWIG: My name's Jeff Ludwig and I have
25 appeared before various iterations of this board

1 administration over the years. It's good to be
2 back. It's good to see some people and friends,
3 people I know that are here. Let me -- me try to
4 make this go quick.

5 We're here, and the only one that we were
6 noticed was the BJM Aviation T-hangar matter. So
7 that's what I'm here to talk about, not --
8 apparently he said multiple other things, but I'm
9 here to talk about that lease.

10 CHAIRMAN LUDLOW: This appeal.

11 MR. LUDWIG: So if you'll look -- this is the
12 letter that we sent in accordance with Section 813
13 of your airport's rules and regulations appealing
14 Mr. Pittman's decision.

15 We have this company and my client has a --
16 the hangar lease. And it's actually a second
17 iteration of a hangar lease -- apparently the
18 hangar leases at some point in time were refreshed.

19 This one is dated November 1st, 2019, and if
20 you'll look up, it's a standard form lease. I've
21 seen it used before down here. It has a
22 Taylorcraft -- '46 Taylorcraft, November 5284 Mike.

23 At the time, that was the airplane that BJM
24 had in the hangar. And then subsequently,
25 Mr. Pittman I guess comes around and goes in these

1 hangars and takes pictures of airplanes. And
2 you'll see pictures of two airplanes in this hangar
3 we're talking about with the lease, a Piper Lance
4 and a Piper Navajo. Let me see. I've got to put
5 my glasses on here. November --

6 CHAIRMAN LUDLOW: It happens to the best of
7 us.

8 MR. LUDWIG: -- 5569 Victor and November 25
9 Charlie Romeo. Now he says, well, those airplanes
10 are not, you know, ones we recognize. Well,
11 they've been in there for a quite a while.

12 And then if you'll look at the end here on a
13 form given to my client to advise the -- the
14 Authority of if there's a change, because people
15 buy and sell airplanes or have different, he -- his
16 airplanes are, like so many other airplanes,
17 they're held in single member LLCs to isolate
18 the -- the liability.

19 And on a form given to my client by I think --
20 I hate to bring up these old people's name who said
21 what to -- and by the way, you know, y'all have a
22 good problem here. You have more people that want
23 your product than you have product to sell, which
24 are the hangars.

25 You know, I mean, you have a good problem in

1 that, you know, you have people that want what you
2 have, and it looks like you are -- it'd been a, I
3 don't know, a year since I've been down here and I
4 see these hangars going up around here.
5 Congratulations for doing that.

6 CHAIRMAN LUDLOW: Yes.

7 MR. LUDWIG: I'm glad to see y'all making
8 progress, putting up hangars and meeting this
9 demand, because this -- this county is just, it's
10 slowed exploded. I've been coming down here since
11 I was a little boy and I just -- it used to be a
12 two-tracker coming down here and now it's just
13 really really amazing what's happening. So good
14 for meeting -- trying to meet the demand.

15 But what I'm saying here is if you'll look at
16 the pictures of the airplanes and look at these
17 agreements, you'll see these two airplanes, the
18 5669 Victor, which is the Piper Lance that's a
19 picture of, and then you'll see the other one,
20 there's a lease on the airport lease form that was
21 given -- and by the way, these were turned in to
22 the office some time ago. In other words, they
23 went up there and said, look, we've got airplanes
24 and here they are. They put them on the front desk
25 or handed them to Cindy. I can't tell you what.

1 But as far as I can tell, they have -- I mean,
2 this is not a ball or a strike. I think it's just
3 an effort to comply as good as you can to have a
4 legitimate lease agreement.

5 It's not an assignment to some corporation
6 that's in Delaware or New Mexico or something.
7 These are -- these are a lease agreement with the
8 same person that's always had it and then a lease
9 agreement with their -- the airplanes they own on a
10 form that was handed in to the Airport Authority.
11 Rents, they've got the credit card. They make the
12 credit card charge every month. Nobody ever said
13 anything until, bang, out comes Mr. Pittman's
14 letter.

15 So I would ask -- and I could say more, but
16 just to kind of summate, I -- I would ask that the
17 board look at the documents. My client tried to
18 appeal. Unless there's some agenda item or some
19 hidden thing here we don't know about, the
20 BJM Aviation T-hangars are in compliance.

21 We have a lease, we're paying the rent, and
22 they have been noticed -- or the Airport Authority
23 has been noticed that these airplanes are in there,
24 so I don't know what else we can do to comply.

25 CHAIRMAN LUDLOW: Thanks -- thank you, Jeff.

1 Any -- Chad? Okay. Now we have --

2 MR. LUDWIG: Huh-oh. We have a PowerPoint
3 coming.

4 CHAIRMAN LUDLOW: We have a --

5 MR. ROBERTS: You'd be disappointed, wouldn't
6 you, Jeff?

7 CHAIRMAN LUDLOW: -- rebuttal to that, Jeff.

8 MR. PITTMAN: I can't see from over here. Is
9 that what you need, E-4?

10 MR. LUDWIG: We're on E-10.

11 MR. ROBERTS: So there's no appeal of E-4?

12 MR. LUDWIG: It wasn't noticed. That's why
13 I'm not talking about it.

14 MR. ROBERTS: It actually was.

15 MR. LUDWIG: It's not on the agenda.

16 MR. ROBERTS: Well --

17 MR. LUDWIG: I mean, we appealed it, but I'm
18 not -- when I saw the agenda, I'm here to talk
19 about E-10.

20 MR. ROBERTS: Okay.

21 MR. LUDWIG: And we can talk about the next
22 the other one next time, but we're so short on
23 time, I --

24 CHAIRMAN LUDLOW: Thank you.

25 MR. LUDWIG: That's a different -- different

1 lease, different situation than E-10.

2 MR. ROBERTS: Okay. Go to the next slide.

3 So -- so this is the lease for E-4. This
4 LLC's been purchased by the same gentleman that has
5 BJM. Go to the next picture.

6 So, again, we're operating a flight school out
7 of a T-hangar. This is the solicitation on
8 Facebook. You can see the two aircraft that are
9 stacked, the two Cessnas, and before the rates for
10 the flight instruction.

11 And if you note -- if you'd go to the next
12 one -- it says we also offer complex and high
13 performance checkout in the Piper Lance. That's
14 the Piper Lance that's in E-10, okay? So what are
15 we doing to comply? We're not. We're running a
16 flight school out of T-hangars again.

17 We were here about this in January, we're here
18 about this earlier today, and we're here about it
19 again. There are more of these in the pipeline
20 probably.

21 MR. TUCKER: Mr. Roberts?

22 MR. ROBERTS: Yes.

23 MR. TUCKER: I'm looking at the termination
24 letter here and it says for unauthorized storage of
25 aircraft, not a flight school.

1 MR. ROBERTS: So the aircraft stored are --
2 number one, are not the right aircraft.

3 MR. TUCKER: But you're arguing a termination
4 based on a flight school and that's not in the
5 letter here that I'm reading for termination.

6 MR. ROBERTS: He can terminate for any reason
7 he needs to, and I'm telling you --

8 MR. TUCKER: Okay. Well, I understand, but I
9 was assuming that this would be what he would be
10 appealing. So I don't know that --

11 MR. ROBERTS: This went into the equation of
12 why this needed to be stopped abruptly --

13 MR. TUCKER: Okay.

14 MR. ROBERTS: -- all right? So --

15 MS. LIOTTA: I --

16 MR. ROBERTS: -- can we go ahead --

17 MS. LIOTTA: I just want to say I'm very
18 uncomfortable with this. The lease termination
19 specified one basis.

20 MR. ROBERTS: Okay. We'll go with that basis.

21 MS. LIOTTA: The tenant -- the tenant didn't
22 have any way to prepare for these other --

23 MR. ROBERTS: We'll go with that basis.

24 MS. LIOTTA: I'm not hearing about a show
25 cause letter or anything, so this shifting sands

1 kind of situation, I'm very uncomfortable with it.

2 MR. TUCKER: I agree.

3 MR. ROBERTS: Well, I'm uncomfortable with a
4 flight school with no insurance, no operating
5 agreement, and no protection to the
6 Airport Authority for it. I am concerned about
7 that.

8 MS. LIOTTA: All of which could have gone in
9 the letter.

10 MR. ROBERTS: So, these aircraft, what the
11 terms of the lease are, if you're not storing your
12 own aircraft in the hangar, it can be terminated
13 with no notice. That's in the lease agreement.

14 These aircraft are not owned by the tenant.
15 Has anyone -- could you -- could you go to the
16 lease agreement? I'm sorry. Could you go to the
17 next one? Yeah. One more, please. Yeah.
18 Another, please. Yeah, one more. Try one more.
19 Is that the end of it?

20 MR. PITTMAN: Uh-huh.

21 MR. ROBERTS: So if you could go to your
22 package. Does anybody think that you can rent a
23 Piper Lance for \$10 an hour? Does anybody think
24 that's a legitimate arm's length lease? Does
25 anybody think that you can lease a Navajo, a

1 twin-engine aircraft, for \$10 an hour?

2 See, these leases appeared after Mr. Pittman's
3 compliance audit. Not before. Not before.
4 Mr. Pittman sent a notice to the existing tenants:
5 Your aircraft isn't in the hangar. Someone else's
6 hangar, someone else's hangar, someone else's
7 aircraft is in the hangar and then these leases
8 show up. \$10 an hour for a Navajo.

9 MR. CLARKE: Where does he see that?

10 MS. LIOTTA: So, what does the policy say as
11 far as what is required for a lease to be a
12 bona fide lease? Our policy.

13 MR. ROBERTS: \$10 an hour --

14 MS. LIOTTA: What was our -- the question was,
15 what does our policy say?

16 MR. ROBERTS: It doesn't address \$10 an hour,
17 but it has to be a legitimate lease. And our
18 contract says if you're storing aircraft that's not
19 your aircraft, you can have your lease terminated
20 for that.

21 MS. LIOTTA: So our policy says legitimate
22 lease as determined by the -- by staff or does it
23 just say lease?

24 MR. ROBERTS: We have the discretion to know
25 when people are playing cat and mouse with the

1 airport, yes.

2 MR. TUCKER: At one point in time, I believe,
3 and this maybe never carried over in the policy,
4 but there was considerable discussion on this issue
5 back in 2018 when I think a lot of this policy was
6 developed.

7 The -- the clause or the point was that it had
8 to be what was considered a commercially viable
9 lease for the aircraft. So it would have been
10 leased with a financing company or leased by
11 somebody -- it's usually a lease to purchase,
12 something of that nature, but it was considered a
13 commercially viable lease. I don't whether that
14 wording is in the current policy or not, but
15 that's -- that's the way it was back in 2018.

16 MR. ROBERTS: The contract says an ownership
17 interest by a bona fide lease. That -- I can -- I
18 can quote you the language that's in the contract.

19 But we have a bunch -- we have a serial number
20 of issues here. These two hangars have had cars
21 parked outside consistently. The Lance has been
22 used for flight training. We have here our own
23 flight school that her two instructors are doing
24 the flight training here.

25 Now, that's a flight school that does follow

1 the rules, that does have us as an additional
2 insured, that does meet the minimum operating
3 standards. Her two flight instructors started this
4 little flight school. And he has the discretion to
5 stop that because it's dangerous.

6 It's a danger to this airport for people to
7 operate a fly-by-night flight school out of
8 T-hangars for the Lance in E-10, for the 172s in
9 E-4. And he's within his discretion to put an end
10 to it.

11 So, again, what grant assurances mean is
12 everybody inside the fence can't get together and
13 keep people outside the fence from coming in. And
14 we have rules.

15 And what's clear and unambiguous about our
16 policy, there's nothing wrong with them, is that we
17 satisfy our FAA mandate by keeping the T-hangars
18 non-commercialized. We went through this in
19 January. We keep our -- we meet our FAA mandate by
20 keeping our T-hangars non-commercialized.

21 And look, there are more enforcement actions
22 in the pipeline. I'm just telling you there are
23 more. And you've got to be consistent. We don't
24 have a screwed-up policy. Our policy works. It's
25 just that there hasn't been consistent enforcement

1 for a very long time.

2 Mr. Pittman started enforcing our existing
3 policy. You've got to start somewhere. Does it
4 cause dislocations? Yes. You got a lot of people
5 walk up here and say Cindy Hollingsworth said I
6 could do something yes. But nobody says we operate
7 flight schools out of a T-hangar.

8 MR. TUCKER: Well, again, I don't think that
9 was part of what they were appealing here because
10 that doesn't appear to be the reason for the
11 termination.

12 So, you know, I -- I'm looking strictly at
13 termination letter, and I believe our appeal point
14 here is whether or not this lease qualifies as a
15 commercially viable lease.

16 MR. ROBERTS: Could you go back to my --
17 actually, it was.

18 MR. PITTMAN: Madam Chair?

19 MR. ROBERTS: Actually, it was.

20 CHAIRMAN LUDLOW: Yes.

21 MR. PITTMAN: I would like to speak. Thank
22 you, Mr. Roberts.

23 MR. ROBERTS: Just -- yeah.

24 MR. PITTMAN: I would like to speak.

25 MR. ROBERTS: The E-4 notice did have those

1 two pictures of the flight school operation as a
2 grounds for termination.

3 MR. PITTMAN: So when we initially did this,
4 all right, so I've got to -- we've got to put this
5 in chronological order. When we first did this in
6 October, we weren't aware of the flight school, all
7 right?

8 So the flight school came out -- the
9 information on the flight school came out later. I
10 had a conversation with them in my conference room
11 afterwards when we said -- we informed them that we
12 found out about the flight school. The flight
13 school was advertised on Facebook Marketplace.

14 So when we first was moving forward with this,
15 we weren't aware of the flight school, right? We
16 sent them a compliance letter in reference to the
17 information we had at this time.

18 As time progressed, we found out about the
19 flight school. So this wasn't something we sprung
20 up on them; this is something we had a conversation
21 about a couple of months ago, right?

22 And so, here we are, it's two things going on
23 right now. So it's a compliance letter issued out
24 because of the wrong aircraft were in the hangar.
25 Then at -- then over the course of time, we

1 identified that there was a flight school in that
2 hangar.

3 We didn't do it by being private
4 investigators. It was right there on Facebook when
5 you look up our airport. We had staff look at the
6 airport because we post -- we have an active
7 Facebook page with Northeast Florida Regional
8 Airport. So guess what we see on
9 Facebook Marketplace advertising us? A flight
10 school. A flight school. That's how we found it
11 out.

12 And I talked to them in the conference room
13 and they're like -- and it was almost a joke, like,
14 oop, they're in the right. Got you. But it wasn't
15 a joke for me because here we are again trying to
16 uphold the policy whether it's comfortable or not.

17 I don't know these gentlemen from a can of
18 paint, but when I saw that, I have to consider will
19 the other flight schools see this? What standard
20 are we upholding, right? What -- what -- what
21 pattern are we setting?

22 That flight school might be perfect, might be
23 great. But another thing that made me question.
24 How are those instructors getting badges? And that
25 took me on down another path, right? That's

1 opening up cans of worms that I'm not comfortable
2 discussing right here right now.

3 But we've got to be careful. We've got to be
4 mindful. There's cause and effect and every action
5 has a reaction. So I implore you, consider all
6 that. I get it; we're -- we're doing this out of
7 frame. Thank you. Because they had a their time
8 to speak. Our time to speak was sort of
9 interrupted, but that's fine, we'll make those
10 adjustments.

11 MR. TUCKER: I've got one point that I'd like
12 to find out a little more information on.

13 MR. PITTMAN: Yes, sir.

14 MR. TUCKER: In terms of flight school, were
15 they actually giving instruction inside the hangar?
16 I mean, was that like their ground school or --

17 MR. PITTMAN: They advertised having a flight
18 school, right, at that hangar, at that location.

19 MR. TUCKER: So they said at this hangar is
20 the flight school?

21 MR. PITTMAN: They didn't deny it when I had
22 the conversation, that they were -- that they had a
23 flight school.

24 MR. TUCKER: But what did the advertisement
25 say?

1 MR. PITTMAN: We actually had it up on the
2 screen. I -- you're not going to be able to work
3 that mouse.

4 MS. SANTIAGO: I know.

5 MR. PITTMAN: We actually had the flight
6 school up.

7 MR. TUCKER: Well, I mean, did it say at the
8 hangar?

9 MR. PITTMAN: Yes, sir.

10 MR. TUCKER: Is that what it said? Okay.

11 MR. PITTMAN: And like I said, when I talked
12 to them in the conference room, they didn't deny
13 it.

14 MR. TUCKER: Okay.

15 CHAIRMAN LUDLOW: So they're using these
16 planes for --

17 MR. PITTMAN: That's correct.

18 CHAIRMAN LUDLOW: -- instruction.

19 MR. LUDWIG: First of all, I just think what
20 we were to talk about was the BJM Aviation T-hangar
21 lease and the letter that was sent out. That's
22 what we're here talking about.

23 We think the airplanes in there, we did
24 everything. We got a lease. Now, they're talking
25 about a com- -- another hangar, which is not a

1 BJ- -- BJM Aviation lease. I've got a copy of it
2 here.

3 I mean, it's -- you know, it's kind of all of
4 a sudden, we're going down a rabbit hole with a lot
5 of different issues. I thought we were here on the
6 appeal as it was noticed on BJM Aviation lease, and
7 I think we've clearly showed that the lease is in
8 place, the -- the form of lease -- and it wasn't
9 just turned in when he went and did his inspection.

10 This was given -- the -- the lease agreement
11 to notify the Airport Authority was handed in well
12 over a year ago with the -- now, what they do with
13 them when they hand them in, I don't know. I don't
14 know where they went. But we got -- I mean, we
15 didn't make up this form. This form was given to
16 us to hand in and they did hand it in.

17 So -- now, the issue about the flight
18 school -- and I will be -- and I've got to be
19 truthful, this is a -- that issue is a different
20 hangar. They posted that and they took it down
21 immediately. It looked like a flight school.
22 They're not running a flight school now. They're
23 not renting or -- planes to compete with the flight
24 school here.

25 It was simply a Part 91 -- 61 to let people

1 come and use the airplanes. And the -- the rental
2 rates, as Mr. Roberts said, are very low. He just
3 wanted them flown. They weren't there for purposes
4 of a flight school. They posted that and took it
5 immediately down when I think you, Mr. Pittman,
6 said something about it. So it's long gone, it's
7 not happening, it's not an issue anymore.

8 I think what we really need to do is hopefully
9 grant -- or grant the appeal for this hangar,
10 because I think it's full compliance and doing
11 everything kind of -- I mean, they're -- I mean,
12 this isn't even a gray, somebody said something to
13 somebody and previous hand shakes. I mean, here it
14 is.

15 CHAIRMAN LUDLOW: But isn't it wrong that the
16 lease isn't on the aircraft that's in the hangar?
17 Are these --

18 MR. LUDWIG: Well, this lease goes to back to
19 '19 and, you know, they -- people get different
20 hangars over a period of time. And in order to --
21 my understanding is that typically you either go
22 talk to the airport director or airport
23 administrator and say I've got a new airplane, just
24 want you to know this is going to be the airplane
25 that's in the hangar.

1 And here, when that occurred a year or so ago,
2 I think -- again, I'm talking Cindy
3 Hollingsworth -- but somebody up at the front gave
4 us -- this is a St. Augustine Airport Authority
5 form that they handed them to fill it out. They
6 went back and said, okay, we filled it out, we
7 handed it in, and everybody goes on their happy
8 way. So why it didn't get in the system, I don't
9 know.

10 CHAIRMAN LUDLOW: I've never seen that lease.

11 MR. TUCKER: Is this -- is this actually a
12 lease --

13 MR. PITTMAN: I don't have it in front of me.
14 He didn't give me a copy of it.

15 MR. LUDWIG: It was given --

16 MS. SANTIAGO: Do you have a copy, sir, of
17 that?

18 MR. LUDWIG: Sure.

19 CHAIRMAN LUDLOW: I mean, that -- the --
20 there's one that looks like our lease, but --

21 MR. LUDWIG: No. The first one is your lease,
22 but that agreement, that form there, was given to
23 my client --

24 CHAIRMAN LUDLOW: Lease agreement.

25 MR. LUDWIG: -- as you fill this out and that

1 way, we know. And it -- it -- it's directly filled
2 out for those airplanes that the pictures are
3 pictures of.

4 So, whether it was misfiled or not put in a
5 file, I -- you know, who knows? But again, maybe
6 that's something procedurally when you go forward
7 in addressing your policies, that Jeff Ludwig has a
8 Piper Lance and he sells it and he buys a
9 Cherokee Six, how do I let Mr. Pittman and y'all
10 know that I've now got a new airplane and it's in
11 the hangars?

12 This is what was purportedly given to BJM to
13 let y'all know these airplanes are in the hangar.
14 I mean, nobody was, you know, sneaking around in
15 the middle of the night switching airplanes out.
16 They weren't. The rent continued to be paid and,
17 like I said, it's a credit card debit and just
18 trying to do the right thing here.

19 CHAIRMAN LUDLOW: But the lease agreement, I
20 don't see that signed by anybody --

21 MR. PITTMAN: Bingo.

22 CHAIRMAN LUDLOW: -- on the airport.

23 MR. LUDWIG: I don't know what happened to it
24 when it got turned in.

25 CHAIRMAN LUDLOW: So it means nothing.

1 MR. CLARKE: 14th and 1st.

2 MR. PITTMAN: Not that one.

3 MR. CLARKE: Another discrepancy.

4 CHAIRMAN LUDLOW: Yeah. I -- I -- I have to
5 tell you, Jeff, this just isn't looking good,
6 because, number one, we've never seen a lease
7 agreement like this and I don't know where it came
8 from. I've never seen it. It's not signed by
9 anybody at the airport. That lease isn't -- is not
10 in compliance. I don't know.

11 MR. LUDWIG: Well, the -- it's -- in other
12 words, this isn't an assignment issue; this is just
13 what airplane's in there, and should we have --
14 how -- how do your lease tenants notify the
15 Authority that they have a new -- new airplanes?

16 We handed this in, and it's their
17 understanding it was on a form, the form was handed
18 to them by somebody up at your office -- up at the
19 offices, fill this out and turn it in, and that's
20 what they did. Is that --

21 MR. ZACZEK: The form doesn't get signed by
22 the Airport Authority. The form gets signed by the
23 lessier [sic] to the leasee (sic), and it goes back
24 probably four years. I have e-mail of that form
25 coming in from the old management at the

1 Airport Authority.

2 MR. LUDWIG: Yeah, we have e-mails where they
3 sent it to us.

4 MR. ZACZEK: So that was given to us by old
5 Authority people that said use this lease. The
6 Airport Authority doesn't sign on that lease. The
7 Airport Authority signs on the lease for T-hangar,
8 not the airplane itself getting leased to another
9 company.

10 CHAIRMAN LUDLOW: Well, gosh, I'm glad you
11 could find something. We've looked for documents
12 and --

13 MR. ZACZEK: I have them. I could send them
14 to you.

15 CHAIRMAN LUDLOW: -- things forever --

16 MR. LUDWIG: We'll be glad to send you the
17 e-mails --

18 CHAIRMAN LUDLOW: -- and not been able to find
19 them.

20 MR. LUDWIG: -- that these were sent to us
21 from the Authority.

22 MR. ZACZEK: Yeah.

23 MR. LUDWIG: I mean --

24 CHAIRMAN LUDLOW: Any questions for Jeff?

25 MR. TUCKER: Well, my -- my question is that

1 it was my understanding that this needs to be a
2 commercially viable lease that would be something
3 like an arm's length transaction between the lessor
4 and the lessee and more or less covers the
5 valuation.

6 The valuations here are incredibly low and I
7 don't think are realistic that a person leasing an
8 airport would be doing. You can't possibly recover
9 any kind of cost this way. And it even says
10 representing 5 percent of the aircraft's value.

11 MR. CLARKE: A year.

12 MR. TUCKER: I don't think a hundred dollars a
13 year represents 5 percent of the aircraft's value.
14 That seems a little odd to me. So I question
15 whether it's commercially viable.

16 But if this was handed in, this would have
17 been evidence that there was a different aircraft
18 in there and it should have updated our aircraft
19 records. There is no doubt about that. But I
20 still have -- my problem is that it just doesn't
21 seem like a commercially viable lease.

22 MR. LUDWIG: Well, what kind -- I mean, you
23 either lease it or -- or you own it. I mean, the
24 companies, all of these companies are single member
25 and they're all owned by the same person. You

1 know, it's not different people we're dealing with
2 here. They're all the same person, the same -- the
3 same manager, the same owner of the LLCs.

4 I mean, I don't know what that bearing has on
5 whether it's commercially viable or not. It's just
6 this is a form of notice that, hey, we've got a
7 different airplane in the hangar.

8 MR. TUCKER: Well, if that's the case and this
9 is just a form notice and we're not depending on it
10 being a commercially viable lease, then it very
11 easily could have been overlooked during the
12 transition or turmoil at the office, because I
13 don't know of --

14 MR. LUDWIG: I mean, if there's another form
15 you want us to fill out, we'll fill it out, but
16 this is what we thought we were fine until this
17 came about.

18 MR. TUCKER: Okay.

19 MR. PITTMAN: Madam Chair?

20 CHAIRMAN LUDLOW: So the appeal is because
21 they're noncompliant because you don't have the
22 right aircraft that is listed on the lease.

23 MR. LUDWIG: It -- no, it's -- absolutely,
24 it's not that they are wrong here. That is -- that
25 is -- but is that why you would terminate a lease

1 because somehow we now have a different airplane in
2 there? I don't -- you know, I mean, we're paying
3 the rent; we just have a different airplane because
4 the other airplane's gone. But it's the same
5 party.

6 MR. TUCKER: So --

7 CHAIRMAN LUDLOW: I think it's --

8 MR. TUCKER: But who was the lease with
9 originally? Was that --

10 MR. LUDWIG: Hang on a minute here. It was
11 with --

12 MR. TUCKER: BJM Aviation. Okay. So
13 BJM Aviation is the one that's on the hangar list.

14 MR. LUDWIG: Yes, sir.

15 MR. TUCKER: And you're saying that this other
16 entity, which is Diaz Aviation, is the one that
17 actually owns the aircraft.

18 MR. LUDWIG: That's correct.

19 MR. TUCKER: Then you alluded to the fact it
20 is in fact the same owner of both entities.

21 MR. LUDWIG: Right. Diaz Aviation and
22 BJM Aviation are owned by the same -- the same
23 entity, the same person.

24 MR. TUCKER: In my recollection of the
25 history, as long as you could show common

1 ownership -- because it is quite common for people
2 to have an aircraft in an LLC --

3 MR. LUDWIG: Yes, sir.

4 MR. TUCKER: -- and the lease -- I mean,
5 I've -- I've done that on my hangar. I've got --
6 the company's on the lease, but I neither one of
7 those aircraft in there I own personally.

8 Another's on an LLC which is a completely
9 different LLC, but I'm still an owner of the LLC,
10 and there's never been a contention because of the
11 common ownership that it had to match up exactly if
12 you could show the ownership connection, which is
13 what we've always done. I've been in there 27
14 years.

15 MR. LUDWIG: It's -- it's common ownership on
16 the LLCs. I mean, Diaz is --

17 MR. TUCKER: Well, if that's --

18 MR. LUDWIG: -- owned by the same people that
19 own --

20 MR. TUCKER: -- a verifiable -- if that's a
21 verifiable point and that's the only point of
22 contention here for this, I don't see where that's
23 a point of contention because common ownership has
24 always been allowed.

25 If -- if they were common owners, you didn't

1 need a lease or anything else to deal with it, you
2 just -- the fact the same person owns it, they own
3 under a different company or corporation.

4 MR. LUDWIG: Right. This is -- the LLC that
5 has the lease is a Florida LLC.

6 MR. TUCKER: Uh-huh.

7 MR. LUDWIG: Diaz is a New York LLC, common
8 ownership.

9 MR. ROBERTS: I think it's Delaware.

10 MR. LUDWIG: Sir?

11 MR. ROBERTS: I think it's Delaware. Am I
12 right? New York?

13 MR. ZACZEK: New York.

14 MR. TUCKER: Okay.

15 CHAIRMAN LUDLOW: Okay. So, if -- if -- if we
16 agree, affirm the appeal that you are in compliance
17 and just the wrong aircraft got listed on the
18 wrong -- it didn't get updated, say, then -- so
19 leave the flight school out, then there's nothing
20 to say that Courtney's not going to go next week
21 and shut them down because they have a flight
22 school.

23 MR. TUCKER: Well, that's what I would --
24 that's the way I would kind of view what needs to
25 happen at that point in time. If we're going to

1 terminate because of a flight school --

2 MR. LUDWIG: But that's --

3 MR. TUCKER: -- that's a different issue.

4 MR. LUDWIG: That's a different issue and
5 we'll be glad to address that. If you notice that
6 on the board meeting, we'll come address that, but
7 we're just talking about this particular hangar.

8 And like I said, we'll be glad to give you
9 proof of common ownership or update the records.
10 However you instruct us, we'll be more than happy.
11 But I'd ask that you affirm the appeal and we'll
12 get with Courtney and fill out whatever paperwork.
13 And then maybe next time or whenever you want to
14 docket this -- this other issue, but it's really
15 not an issue, but we're glad to address it.

16 MR. TUCKER: So just -- I'm sorry, I don't
17 want to monopolize time here. Just so I'm clear,
18 the other LLC is a New York LLC. Now, in Florida,
19 it's very easy to determine who owns LLCs because
20 you just log in the Secretary of State --

21 MR. LUDWIG: Yes, sir.

22 MR. TUCKER: -- and get the information. I
23 don't know about New York. What kind of proof is
24 there out of New York? Is that something you could
25 low on to Secretary of State about?

1 MR. LUDWIG: Well, I can provide Courtney or
2 Madam Chair with a copy of the New York
3 registration. I just -- I don't have it with me,
4 but I'll be glad to provide it, but it's common
5 ownership.

6 MR. TUCKER: Okay. And I believe that there
7 was some stipulation, though, that it had to be a
8 reasonable percentage of common ownership. It
9 can't be like a 1 percent.

10 MR. LUDWIG: I think it's all -- no, it's
11 not -- I think it's well over 50 percent.

12 MR. TUCKER: Okay. So, in my mind, that's not
13 a violation. I mean, I -- I think we went down the
14 wrong road with this one. I'd like to see, if we
15 do have a reason for termination, I don't think
16 that this is the reason because of the common
17 ownership of the companies involved.

18 MR. LUDWIG: Okay.

19 MR. TUCKER: He owns the airplane one way or
20 the other, he leases the hangar one way or another.
21 It's all through a common source or a common
22 person.

23 MR. LUDWIG: Yes, sir.

24 MR. TUCKER: And that's not unusual,
25 particularly in the aviation industry, that an

1 airplane be in a different LLC. Every one of them
2 I've owned has been in an LLC and the LLC changes
3 with the aircraft.

4 MR. LUDWIG: I can tell you from having done
5 some work, ATP has like 150 Cherokee little
6 Seminoles. Every one of them's in a separate LLC.

7 CHAIRMAN LUDLOW: So, if we -- if we affirm
8 your appeal on the noncompliance, the aircraft,
9 well then, still apparently there's many more
10 things wrong, so --

11 MR. TUCKER: We'd have to address that and --

12 CHAIRMAN LUDLOW: We have to --

13 MR. TUCKER: -- it will have to come back as a
14 separate appeal.

15 CHAIRMAN LUDLOW: -- do that? Yeah.

16 MR. LUDWIG: We'll come back to the party one
17 more time.

18 MR. TUCKER: Okay.

19 CHAIRMAN LUDLOW: Well, we can't have an
20 appeal until --

21 MR. TUCKER: Until -- until there's an action
22 of termination, then that would be the next step.

23 CHAIRMAN LUDLOW: Then we can do that --

24 MR. ROBERTS: E-4 is terminated.

25 CHAIRMAN LUDLOW: Pardon?

1 MR. ROBERTS: E-4 is terminated.

2 CHAIRMAN LUDLOW: D-4?

3 MR. ROBERTS: Echo 4.

4 MR. CLARKE: Echo 4.

5 CHAIRMAN LUDLOW: Oh, Echo 4.

6 MS. LIOTTA: I think we've got a couple of --
7 like a fundamental procedural issue that I think we
8 need to get clear.

9 I'm hearing from the tenant's counsel that
10 the -- only one of the hangar lease appeals was
11 actually noticed publicly. And I would not like to
12 see action taken that could be later potentially
13 attacked because it wasn't properly noticed.

14 So if the notice that went out in the
15 newspaper or whatever it was only mentioned this
16 one lease that the counsel came to discuss, in my
17 mind, we don't -- it may be problematic for us to
18 talk about the other one and it could be addressed
19 at the next meeting. Because that's -- that one
20 seemed to have more issues with the flight school
21 and might have a very different outcome than this
22 very simple lease ownership issue, aircraft
23 ownership issue.

24 So I think as a -- as a procedural matter, we
25 should first clarify what we're acting on today as

1 far as the appeal, and I'd be -- and then make the
2 decision as to what was in the -- this termination.

3 And I think the airport made its decision when
4 it put in the reason for the termination being the
5 lease, so I do -- I do believe that is the issue
6 before the board, as Mr. Tucker said. And
7 that's -- again, they can get another notice of
8 termination tomorrow with a different basis, if
9 that's -- if that's valid and, you know, that could
10 have a totally different outcome.

11 CHAIRMAN LUDLOW: I'd like to go on record
12 saying this time I totally agree with you. I'm
13 sorry, guys. You've got to give credit where
14 credit's due.

15 MS. CASH-CHAPMAN: I just -- I understand
16 we're here solely to discuss wrong plane in the
17 hangar, right? We get that.

18 CHAIRMAN LUDLOW: Right.

19 MS. CASH-CHAPMAN: I also understand that if
20 there are other concerns, I'm sure they can expect
21 to have another letter in the very near future
22 addressing those concerns as well.

23 I am mostly concerned with this lease
24 agreement that we have and I'm concerned for a
25 couple of reasons. This is not something that is

1 branded at all with our airport on it. And I would
2 love to see -- and maybe I don't know if we can
3 make that decision today or not, but I would love
4 to see who that -- who sent you that and where it
5 came from, just for my own piece of mind, because I
6 don't -- I don't know you. You don't know me.

7 MR. ZACZEK: Absolutely.

8 MS. CASH-CHAPMAN: You could have made that up
9 and said, look, they sent this to me two years ago,
10 but I picked it up in the office.

11 MR. ZACZEK: No. It was e-mailed.

12 MS. CASH-CHAPMAN: You know what I mean? So
13 just for my own and for our records --

14 MR. LUDWIG: We'll be glad to provide it.

15 MS. CASH-CHAPMAN: -- moving forward --

16 MR. LUDWIG: Yeah, let -- I'll make sure it
17 gets to Chad or to Courtney.

18 MS. CASH-CHAPMAN: Because -- because this is
19 concerning. I mean, you know, if it came from us
20 and we sent it and we missed this, shame on us,
21 right? That was our fault.

22 If this is something that our airport staff
23 has never seen before and now, you know, it wasn't
24 done in the appropriate time or what have you, that
25 would be I think a separate issue to address.

1 So again, this is a written agreement. It's
2 not signed by any of us, so again, I understand,
3 you know, you signed with your partners, but the
4 fact that it's totally unbranded for us, there's
5 nothing connected to the St. Johns County --
6 Northeast Florida Airport. It just -- it doesn't
7 sit right with me, so I'd like a little bit of
8 clarification on that before I can make an educated
9 decision on that.

10 CHAIRMAN LUDLOW: Any other questions for Jeff
11 or for Chad on this?

12 (None.)

13 CHAIRMAN LUDLOW: Okay. Thank you. So any
14 other board discussion? What we would vote on is
15 compliance -- compliance on the aircraft currently
16 in the hangar.

17 MR. TUCKER: I would like to make a motion
18 that we allow the affirmative assertion by the
19 hangar tenant that his appeal is granted at this
20 point in time because in my opinion, it's just an
21 ownership issue which was clarified and if it's
22 common ownership, it's really not an -- not an item
23 that we should be throwing out.

24 CHAIRMAN LUDLOW: Okay. I have a first to
25 allow the appeal.

1 MS. LIOTTA: I have one question to
2 Mr. Tucker. Do you want to add maybe subject to
3 them providing staff verification documentation
4 within the next --

5 MR. TUCKER: Absolutely.

6 MS. LIOTTA: -- five, ten business days?

7 MR. TUCKER: I -- absolutely. It has to be a
8 verified ownership chain so that the ownership of
9 both entities is shown to be the common owner.

10 CHAIRMAN LUDLOW: Thank you. I have a motion
11 to allow the appeal and then I need a second.

12 MS. LIOTTA: I'll second.

13 CHAIRMAN LUDLOW: We have a first and a second
14 to allow the appeal for compliance of wrong
15 aircraft in the hangar. Okay. Public comment?

16 MS. LEFEVER: Yes.

17 CHAIRMAN LUDLOW: Sonya?

18 MS. LEFEVER: Yes.

19 CHAIRMAN LUDLOW: Thank you.

20 Guys, I apologize for being so late. I -- I
21 had no idea our appeals were going to be so long.
22 But we have to do Hastings because they drove all
23 the way here. So anyway. Carry on.

24 MS. LEFEVER: So, again, this is my first
25 meeting, so I'm going to try not to be too

1 sarcastic. But apparently if I pay the rent, I can
2 do whatever else I want. I can say my lease was
3 given to me by three administrations ago and I have
4 hand shakes, so I'm good to go? Is that what I'm
5 hearing from you guys?

6 MR. TUCKER: Can't address the board -- can't
7 address the board directly.

8 CHAIRMAN LUDLOW: Oh, that's right. Can't
9 address the board.

10 MS. LEFEVER: I can't address the board, okay.

11 Okay. If it's so simple to verify the
12 ownership, this was addressed at last meeting and
13 this meeting, how come the ownership has not been
14 addressed yet? It should be simple. I think
15 that's what Ms. Liotta said. So based on that, I
16 think we've wasted two meetings' worth of time
17 because we didn't verify ownership.

18 I do own a flight school. I do pay hangar
19 rent. My hangar rent is probably a quarter of what
20 I pay for the rent of my building. So, we will
21 probably put in to run our flight school out of our
22 hangars, since that seems to be something that is
23 allowed at this airport. We were told it was not
24 allowed when we -- and in fact, I think ATP was
25 denied because they could not provide 4,000 square

1 feet of hangar space --

2 CHAIRMAN LUDLOW: We can't address that today.

3 MS. LEFEVER: -- and office space. We do
4 provide 4,000 feet of office space and hangar space
5 and have a legitimate flight school. We have
6 insurance that I believe is on file with you guys.
7 We pay Workmen's Comp. We follow all the rules.
8 We have bathrooms. We have air conditioner.

9 As far as I know, none of the T-hangars have
10 their own bathrooms. I'm pretty sure
11 St. Johns County, which does operate inside the
12 fence, will require bathrooms for any commercially
13 operated business.

14 I'm also concerned with how these
15 non-businesses are allowing employees to gain
16 access. They are using SAAPA. It's very easy to
17 get a membership there and a badge access. Either
18 that --

19 MS. SANTIAGO: One minute. One minute, ma'am.

20 MS. LEFEVER: Okay. My last statement will be
21 regarding flight training.

22 There is an -- a club that has fractional
23 ownership which may or may not be legal. I would
24 advise somebody to look at that. And they are
25 providing flight training. And again, that's

1 flight training being run out of a T-hangar. No
2 bathrooms, to my knowledge. No air conditioning.

3 So, if one person has to follow the rules,
4 everyone should have to follow the rules. And I
5 for one will be keeping a very close eye on this
6 because it is not fair. I don't mind competition.
7 Competition is good. But what is fair for one
8 person is fair for another.

9 The non-flight school that they have, the --
10 the one instructor has taken three of our students,
11 okay, that we recruited and they have taken those
12 students. So I don't know what they're doing with
13 the students if they're not teaching them, but
14 anyway.

15 CHAIRMAN LUDLOW: Okay. Sorry. Sonya, thank
16 you. And you are a newcomer, but obviously you've
17 taken hold. Does Bjorn still come to the school?

18 MS. LEFEVER: No, ma'am.

19 CHAIRMAN LUDLOW: He's not involved nor Lily
20 or --

21 MS. LEFEVER: He's fully retired.

22 CHAIRMAN LUDLOW: And the station wagon?

23 MS. LEFEVER: It's gone. Can't keep it --

24 CHAIRMAN LUDLOW: I can't believe --

25 MS. LEFEVER: -- in a hangar, can you?

1 CHAIRMAN LUDLOW: Oh, my gosh. Boy, we could
2 tell stories on that one, let me tell you.
3 All right. I'm sorry, but, you know, what, guys?
4 It's getting late, so I'm getting punchy.

5 All right. So we have a first and a second
6 motion. We've had public comment. Is there any
7 more board discussion before we vote on -- oh, I
8 thought somebody said something --

9 MR. TUCKER: Well, just --

10 CHAIRMAN LUDLOW: -- I did something wrong
11 again.

12 MR. TUCKER: Yeah, just as a point of
13 clarification just so everybody's on the same page,
14 this has nothing to do with whether or not they're
15 running a flight school.

16 CHAIRMAN LUDLOW: No.

17 MR. TUCKER: This has strictly to do with
18 common ownership and the fact that we were
19 putting -- the termination notice said because it
20 was the wrong aircraft, and he has subsequently
21 proved that it's a common ownership, he just failed
22 to notify us of that ownership change. And that is
23 not an uncommon situation, so that's -- that's the
24 entire point here. We're not voting on whether or
25 not he's running a flight school or can run a

1 flight school.

2 MS. LEFEVER: I thought that was the point,
3 there was no proof yet.

4 MR. PITTMAN: Madam --

5 CHAIRMAN LUDLOW: They -- they're --

6 MS. LAQUIDARA: If I could. Point of order --

7 CHAIRMAN LUDLOW: Thank you.

8 MS. LAQUIDARA: -- Madam Chair. We have to
9 leave --

10 CHAIRMAN LUDLOW: Okay.

11 MS. LAQUIDARA: It's within the Chair speaking
12 at this point.

13 MR. ZACZEK: You've got to call the vote.

14 MR. PITTMAN: Madam Chair --

15 MS. LAQUIDARA: I need for --

16 MR. PITTMAN: Madam Chair?

17 CHAIRMAN LUDLOW: Courtney?

18 MR. PITTMAN: You've got it, Madam Chair.

19 Just like Ms. Cindy's doing, people are talking in
20 the crowd. You have the floor, Madam Chair.

21 CHAIRMAN LUDLOW: Okay. Well, there's board
22 discussion, first and second, public comment, board
23 discussion. Now we have to vote.

24 I think we should say -- no, we can't say it.
25 You'll have to carry on to the next step on your

1 own. We -- we can't do that as a board.

2 So, all in favor of allowing the appeal that
3 they are not in compliance, but only because of
4 typos, not -- only because they didn't get to the
5 office to change the aircraft name.

6 All right. All in favor, Ms. Cash-Chapman?
7 Did I say that right? I mean, do you want me to
8 clarify that?

9 MS. CASH-CHAPMAN: Can -- I just want to
10 make --

11 MS. LAQUIDARA: The motion is to grant the --
12 is to grant the appeal.

13 CHAIRMAN LUDLOW: Grant the appeal.

14 MS. LAQUIDARA: Yes.

15 CHAIRMAN LUDLOW: Right.

16 MS. LAQUIDARA: And I thought that you wanted
17 proof within ten days --

18 MR. CLARKE: Ten days.

19 MS. LAQUIDARA: -- or wasn't there some period
20 of time in which you wanted to --

21 MR. TUCKER: Yeah, ten days would be a good
22 reasonable period, I think --

23 MS. CASH-CHAPMAN: So we're granting the
24 appeal pending a ten-day --

25 MR. TUCKER: Ownership verification.

1 MS. CASH-CHAPMAN: -- ownership verification.
2 Okay. I can get on board with it.

3 CHAIRMAN LUDLOW: Grant the appeal pending a
4 ten-day ownership verification. Anything else?
5 Okay. Ms. Cash-Chapman?

6 MS. CASH-CHAPMAN: Yes.

7 CHAIRMAN LUDLOW: Yes. Mr. Clarke?

8 MR. CLARKE: Yes.

9 CHAIRMAN LUDLOW: Ms. Liotta?

10 MS. LIOTTA: Yes.

11 CHAIRMAN LUDLOW: Mr. Tucker?

12 MR. TUCKER: Yes.

13 CHAIRMAN LUDLOW: And Ms. Ludlow, yes. So it
14 is unanimous you are granted the appeal and within
15 ten days, show ownership.

16 MS. LIOTTA: I have one point of question, I
17 guess, as to the other one that we didn't vote on
18 because it wasn't noticed.

19 I'm a little concerned about Mr. Roberts'
20 statement that that lease is terminated. I think
21 it would be -- I just want verification that
22 because the parties haven't had an opportunity to
23 actually do the appeal on that yet, that that would
24 be extended till I assume the next meeting.

25 MS. CASH-CHAPMAN: But did they request to

1 appeal it?

2 CHAIRMAN LUDLOW: It has nothing --

3 MR. ROBERTS: It was --

4 CHAIRMAN LUDLOW: -- to do with today.

5 MR. ROBERTS: Madam Chairman, if I could?

6 CHAIRMAN LUDLOW: Yes, Chad. Nothing to do
7 with today at all. We didn't do anything on that
8 at all.

9 MR. ROBERTS: At the last board meeting, if
10 you recall, one of the aircraft managers got up and
11 said, I'm here for BJM Aviation about two hangars
12 and we knew what he was talking about. Both of his
13 hangars had been terminated.

14 This -- both hangars got termination notices,
15 one for the -- one that included the flight school
16 grounds and this one just for the wrong airplane in
17 the wrong hangar.

18 If you could scroll down, Mr. Pittman. I just
19 want to make sure that we -- see, it's
20 BJM Aviation, and they're -- they're both, right --
21 they're both -- both of -- BJM is actually the
22 tenant for -- well, for E-10.

23 CHAIRMAN LUDLOW: Uh-huh.

24 MR. ROBERTS: Am I correct?

25 MR. LUDWIG: No, sir.

1 MR. ROBERTS: BJM is a tenant for E-4 or E-10?

2 MR. LUDWIG: E-10.

3 MR. ROBERTS: Okay. So E-10 --

4 MR. LUDWIG: The other hangar, whatever the
5 number is, that's Cherokee 140.

6 MR. ROBERTS: Owned by -- owned by the same
7 principal as BJM.

8 CHAIRMAN LUDLOW: That's what it says.

9 MR. PITTMAN: Yes. Yes.

10 MR. LUDWIG: I -- I haven't --

11 MR. ROBERTS: Okay.

12 MR. LUDWIG: We hadn't prepared for that.
13 We're just here --

14 MR. ROBERTS: All right.

15 MR. LUDWIG: -- on BJM.

16 MR. ROBERTS: Okay.

17 MS. LIOTTA: So you're look -- I -- I'm
18 hearing that the position is that there's no appeal
19 right to that other hangar?

20 MR. ROBERTS: Well, this -- at the last
21 meeting, they asked both -- both hangars. The
22 aircraft manager for both hangar tenants asked to
23 make an appeal.

24 MS. LIOTTA: Yes.

25 MR. ROBERTS: That's all I can tell you. Now,

1 if you want to grant them an extension --

2 MS. LIOTTA: I guess my concern is they were
3 told they could have an appeal, but then there was
4 a notice of these things, and I understand they
5 have to -- that the notice was -- I'm hearing that
6 potentially there's a -- there's a disagreement
7 that the notice wasn't sufficient to cover both
8 hangars, that they only came here for one, and I --

9 MR. ROBERTS: Understood.

10 MS. LIOTTA: -- would hate to have a messy
11 situation where --

12 MR. ROBERTS: Right.

13 MS. LIOTTA: -- there's no robust appeal
14 process or it was deficient and that we are then
15 subject to having to drag this out potentially in a
16 courtroom if we could just -- if that's a
17 misunderstanding here, that maybe the better thing
18 to do is put a separate hearing for this other
19 lease for next month, go through all of these
20 flight school issues, which seem to be very
21 concerning but weren't really in front of the board
22 tonight, so that it can be -- we can follow the
23 process, check all the boxes, avoid any questions
24 or any attacks on the process later. It's 30 days.
25 I think that would be --

1 CHAIRMAN LUDLOW: That's not necessary.

2 MS. LIOTTA: -- a wise thing for the board to
3 do. 30 days is kind of cheap insurance on --

4 CHAIRMAN LUDLOW: They can --

5 MS. LIOTTA: -- on having a good process.

6 MR. ROBERTS: I would agree.

7 CHAIRMAN LUDLOW: Okay. Courtney?

8 MR. PITTMAN: Madam Chairman, I support
9 whatever decision you-all make, but they responded
10 to us for both hangars. So it is not that we
11 surprised them.

12 They e-mailed us as the Airport Authority and
13 said they wanted to appeal both. So it's not that
14 they weren't aware. It's not that they weren't
15 prepared. We reached out to them and said would
16 you -- one, they said it here in front of everybody
17 here at the board meeting. It was -- first, it was
18 Skypro were the ones, and then the gentleman walked
19 up to speak about Skypro and he said, hey, I want
20 to appeal, too, right?

21 And then, so we reached out to them as -- as
22 the Authority and said we need something in writing
23 that you want to appeal. Same thing Skypro did.
24 They e-mailed us in writing. They -- they e-mailed
25 us in writing. And so we're not shocking them.

1 They were prepared. If they're not prepared, that
2 was on them because they notified us that they
3 wanted an appeal --

4 CHAIRMAN LUDLOW: Then that --

5 MR. PITTMAN: -- not the other way around.

6 CHAIRMAN LUDLOW: -- should stand.

7 MS. LIOTTA: I mean, I think an appeal is an
8 appeal that doesn't inherently say at the very next
9 meeting necessarily. So I'm --

10 MR. PITTMAN: We told them.

11 MR. LUDWIG: I'm looking at the agenda and the
12 agenda is BJM Aviation T-hangar.

13 There wasn't anything about -- and that's what
14 we came here to address and unanimous board
15 decision to sustain our appeal. If we want to talk
16 about the other issue, put it on the agenda and
17 we'll be glad to discuss it in public forum like we
18 did here. So I think y'all have done the right
19 thing.

20 MS. LIOTTA: Well, I -- okay. I think maybe
21 reasonable people could disagree --

22 CHAIRMAN LUDLOW: We shouldn't even be --

23 MS. LIOTTA: -- whether there was sufficient
24 notice. I don't want to get into that. But it
25 does seem like there was a misunderstanding.

1 And again, 30 days to just do it at the next
2 meeting is, again, cheap insurance. Not saying
3 anyone's right or wrong about how it went down, but
4 clearly the tenant's counsel showed up only
5 prepared to talk about one of the two leases.

6 CHAIRMAN LUDLOW: So you're just saying leave
7 them in the hangar for 30 more days until the --

8 MS. LIOTTA: Yes, this one --

9 CHAIRMAN LUDLOW: -- until our next meeting.

10 MS. LIOTTA: And this one has more of the --
11 the --

12 CHAIRMAN LUDLOW: Okay. Do you agree to that,
13 Chad?

14 MR. ROBERTS: I think that's a prudent course
15 of action. The other tenant is Cherokee 140.

16 CHAIRMAN LUDLOW: Jeff?

17 MR. LUDWIG: That's fine. Cherokee 140 will
18 be --

19 CHAIRMAN LUDLOW: Courtney?

20 MR. PITTMAN: Yes, ma'am.

21 CHAIRMAN LUDLOW: Okay. 30 more days and then
22 we will see you at the next meeting regarding the
23 other charges.

24 Okay. Hallelujah. I want to tell you this is
25 a project dear to my heart.

1 MR. CLARKE: Want to do a five-minute break?

2 CHAIRMAN LUDLOW: Oh.

3 MR. CLARKE: Michelle --

4 CHAIRMAN LUDLOW: Do you want a break?

5 MS. LAQUIDARA: I think we need to --

6 MR. ROBERTS: You did.

7 CHAIRMAN LUDLOW: Nobody wants a break. Just
8 take one. Just take it. I -- I really apologize.
9 I mean, it's already 6:30. I promised two hours.
10 And, Courtney, can you shorten your legislative
11 thing?

12 MR. PITTMAN: Absolutely.

13 CHAIRMAN LUDLOW: And get -- and we're doing
14 nothing else after this.

15 MR. PITTMAN: No, ma'am. This is it.

16 CHAIRMAN LUDLOW: Okay. Thank you. Jeff,
17 good to see you.

18 MR. LUDWIG: Good seeing you.

19 CHAIRMAN LUDLOW: Okay. Mercy. I hope we're
20 getting paid. Great job, Sallie. I do think we
21 will have agenda -- well, no, we don't need to hand
22 agendas out because you can print them out.

23 (Ms. Cash-Chapman exits the room.)

24 HASTINGS PROJECT UPDATE

25 CHAIRMAN LUDLOW: Courtney, would you like to

1 introduce Main Street?

2 MR. PITTMAN: Yes, I absolutely would.

3 CHAIRMAN LUDLOW: Okay.

4 MR. PITTMAN: If I may.

5 CHAIRMAN LUDLOW: Next item on the agenda is
6 Hastings.

7 MR. PITTMAN: Now we're here to talk about
8 Hastings, something that actually brings me joy.

9 We've -- since I've been here at the
10 Airport Authority, I actually met them when I first
11 started here, we took them on a tour of the
12 airfield and we went down to the seaplane ramp and
13 we just -- we actually had a great conversation.
14 And her husband desires to be a pilot, sorry for
15 that because I might have gave some influence on
16 that decision. But here we are.

17 I want to say, one, there's a lot of
18 information they're going to provide today. This
19 is a project that maybe in the past was just about
20 putting a hotel in the place. But if it's -- if we
21 can keep and capture history and move forward and
22 share our history, our rich history of
23 St. Augustine with the people of Hastings and keep
24 that going -- I'm a big history buff, especially on
25 aviation side, not so much trains -- but, you know,

1 what I'm saying? That is important to me.

2 And so -- so I won't ramble on for the sake of
3 time. I would like to introduce Jena to the board.
4 Thank you.

5 MS. DENNIS: Thank you, so much, board and
6 community members. We greatly appreciate your
7 time. I'm going to talk fast, so --

8 CHAIRMAN LUDLOW: Introduce yourself.

9 MS. DENNIS: My name is Jena Dennis. I'm the
10 board chair for Hastings Main Street and this is
11 Sallie O'Hara. She's our executive director and
12 she is the magic behind our organization in helping
13 facilitate a lot of what we've accomplished over
14 the past two years.

15 (Ms. Cash-Chapman reenters the room.)

16 MS. DENNIS: So we are a relatively young
17 nonprofit. We established just about two years
18 ago, and we are working on the revitalization of
19 Hastings, which is a small rural community just
20 outside of St. Augustine. It is still part of
21 St. Johns County. So I know you are all exhausted,
22 so I'm going to get through this as quickly as
23 possible.

24 CHAIRMAN LUDLOW: You could serve champagne.

25 MS. DENNIS: I know we should. So a little

1 bit of background about this project.

2 In January of '24, we were notified about
3 development plans and y'all had under contract that
4 piece of -- parcel where the two historic train
5 depots currently sit, and I believe you were
6 working with a potential hotel buyer to build
7 there.

8 At that time, we were notified that the depots
9 would need to be moved, the hotelier had no
10 interest in preserving them or keeping them, and
11 our board was brought in thankfully to help
12 facilitate that.

13 Our community has been -- it was dissolved in
14 2018 as a municipality and absorbed into
15 St. Johns County, and St. Johns County's been
16 trying to fast track getting caught up with 30
17 years of neglect. So taxpayer dollars are not
18 enough to rebuild the infrastructure needed, so
19 we're working on identifying grants and other
20 opportunities.

21 The opportunities that these two depots
22 provide to our community is a community center for
23 our entire area and all of the nonprofits,
24 Boy Scout groups, Girl Scout groups, and other
25 organizations to use as a place to come and meet

1 and grow.

2 The other building is going to be moved along
3 the rail, which has turned into trail. It's a
4 Rails-to-Trails program, which is our bike trail.
5 That one we're looking at, it will provide all of
6 the requirements needed to become a trail town, so
7 it will put Hastings on the map as an official
8 trail town and bring tourism to our community as
9 well.

10 We're also looking at turning that same depot
11 into an incubator space for small businesses
12 because economic development is critical to the
13 success of Hastings. So --

14 MS. O'HARA: And for the board members, inside
15 your little packet, you've got some visuals. We
16 decided to short-circuit without a PowerPoint to
17 get things moving.

18 MS. DENNIS: Yeah, we have a PowerPoint but
19 we're just going to --

20 CHAIRMAN LUDLOW: Thank you.

21 Also, does everybody know what -- the
22 buildings they're speaking of? Right down there
23 with the blue. Okay. And they are part of history
24 and I'm just so pleased that you --

25 MS. DENNIS: Yes. And we're so grateful for

1 Courtney and his crew for preserving them because
2 the storms have blown the blue tarps off a few
3 times and that rain can be brutal. So thank you,
4 guys, for working with us.

5 MR. PITTMAN: Absolutely.

6 MS. DENNIS: So, in June -- well, in March,
7 the Airport Authority committed to donate and we
8 received a formal confirmation letter that the
9 Airport Authority would donate to the Hastings Main
10 Street and we took off running. And we have
11 written a couple of different grants pertaining to
12 them.

13 The most important was a million dollar grant
14 which would help us not only move them, but would
15 help us revitalize them and turn them into the
16 buildings we need.

17 Now we've had to get creative because how to
18 you get two giant buildings to Hastings? It's not
19 easy, we found out. So we have committed to a
20 local barge company, and Courtney graciously spent
21 some time with logistics in helping us that day we
22 visited figure out how we're going to barge them to
23 Hastings.

24 So we got quotes to do this, we worked out all
25 the logistics, and we have officially -- in June of

1 2024, we applied for the special -- special
2 category grant for restoration and renovation.

3 In November of 2024, the DHR panel in
4 Tallahassee approved our funding, and we ranked
5 number 30, which was a huge deal for such a young
6 new organization in such a big project.

7 February of 2025, we were -- requested a
8 special appropriation from Senator Leek for 400 --
9 I'm sorry, Senator -- not Leek.

10 MS. O'HARA: Senator Leek and
11 Representative Judson.

12 MS. DENNIS: Yes, it was. My apologies.
13 Senator Leek of an additional 400,000 to assist us
14 with additional cost of moving them. And we
15 have -- as of right now -- I know we're still out,
16 the legislators are still out, but as of right now,
17 it's still on the budget; it hasn't been cut.

18 So hopefully, over the next two weeks, we will
19 find out for certain if we've got that funding and
20 then we are -- everything is lined up, all of our
21 ducks in a row, to pick those up and have them
22 moved.

23 In January of 2025, we received a county
24 allocation and contract for infrastructure to take
25 over that site where one of the depots is going on

1 Cochran. We've already prepared the site. We
2 received a separate grant from Rotary to install
3 pavers and create a little pocket park that will be
4 the entry to the smaller of the two depots.

5 In February through now, we have already
6 prepped -- we've been working with contractors and
7 architects for the design and the landscape design
8 of where it will be placed and how it will be
9 placed. And like I said, hopefully we'll know any
10 day now, once the budget is officially balanced,
11 whether or not that funding will be approved.

12 So today is really just a coming out and
13 giving you an update on everything we've been up to
14 for this past year and to say thank you. We're
15 super grateful for giving us this opportunity. I
16 think it's a really big deal for us and I don't
17 know that all of you really understand what a big
18 deal it is for such a small rural community, so
19 thank you.

20 We're happy to answer any questions. One
21 thing we would love to ask, Sallie's always on me
22 checking off those boxes, but we do need a formal
23 letter from the board at your convenience that
24 gives the estimated value of the buildings.

25 This does not have to be a formal appraisal.

1 It can be the taxable value from the property
2 appraiser plus a -- and I'm a real estate broker,
3 I'm more than happy to assist with that valuation.
4 It doesn't do anything other than, for us, it's
5 needed for the grant process.

6 So I don't know if there is any benefit to the
7 Airport Authority of having any type of tax
8 deduction for it being a donation. That would be
9 of course up to y'all to determine. But if that's
10 something we could get over the coming month or so
11 officially once we get approved for funding, that
12 is required to actually receive the grant.

13 MS. O'HARA: And on the agenda, they have the
14 item about lease and further documentation.

15 CHAIRMAN LUDLOW: Sallie, start talking and
16 stand up. Talk -- but start talking, talk louder.
17 We should get Sallie's background on this. Tell
18 them about how Main Street started.

19 MS. O'HARA: Oh. Well, about Florida Main
20 Streets, it's been in Florida since 1985, and I've
21 been affiliated for the past 20 years or so
22 assisting Vilano Beach Main Street to do its
23 build-out and redevelopment.

24 CHAIRMAN LUDLOW: She used to be a brunette.

25 MS. O'HARA: Yeah, I did.

1 And I worked for them for about ten years
2 plus, and -- and then I decided it was enough, and
3 then Jena found me, and then I wound up in Hastings
4 helping them create their revitalization efforts.

5 CHAIRMAN LUDLOW: You're just a glutton for
6 punishment, aren't you?

7 MS. DENNIS: I know, isn't she? We're
8 grateful she hasn't retired yet.

9 So we're very excited. We invite all of you
10 to come out to Hastings and check it out. We have
11 a new mural on the side of our coffee shop. And
12 next week we actually have Kelsey and Courtney
13 Montague, who are famous muralists, that are coming
14 to do second art display, which will be a beautiful
15 mural on the side of another one of our buildings,
16 so --

17 CHAIRMAN LUDLOW: Fantastic. Fantastic. So
18 any -- any questions for them? Yeah?

19 MR. PITTMAN: No questions -- Madam Chair, if
20 there's no questions, I would like to ask to -- to
21 give me permission, me and general counsel
22 permission to work with Hastings to do the
23 appraisal and move forward, because there's some
24 documents we're going to need to do and there's
25 some stuff that general counsel and I have to do on

1 our end. So I'm just asking for board permission
2 to --

3 CHAIRMAN LUDLOW: Do we have to pay for the
4 appraisal?

5 MS. DENNIS: No. It can be just a price
6 opinion.

7 CHAIRMAN LUDLOW: Oh.

8 MS. DENNIS: And we can assist with that. So
9 there's no cost to the Airport Authority for
10 anything that's requested. One of the items would
11 be a letter of support, which obviously it's
12 indicated in your commitment letter, but they need
13 a formal letter.

14 CHAIRMAN LUDLOW: Right.

15 MS. DENNIS: And then the other items are
16 simple checks to boxes.

17 MS. LIOTTA: Thank you. I think you said that
18 the requirement is that the letter needs to come
19 from the board or does -- or would it --

20 MS. DENNIS: The Airport Authority, I believe.

21 MS. LIOTTA: So if Mr. Pittman drafted it --

22 MS. DENNIS: Absolutely.

23 MS. O'HARA: That would be fine.

24 MS. LIOTTA: -- that would be okay? Okay.

25 Just making sure it's meeting your requirements.

1 MS. DENNIS: Yes. We would greatly appreciate
2 any of you that would like to submit a separate
3 letter as a board member. We could use as many
4 letters of support as possible.

5 CHAIRMAN LUDLOW: I thought you were --

6 MS. DENNIS: That's a big deal --

7 CHAIRMAN LUDLOW: -- going to say donations.

8 MS. DENNIS: -- with grants, so we are
9 thankful for that as well in your free time.

10 MR. CLARKE: We'll take them.

11 CHAIRMAN LUDLOW: Very good. Okay. So the
12 cost -- so we're donating the buildings to you. So
13 the cost to us, we're going to have to take down
14 fences, and so what are we going to have to pay
15 for?

16 MR. PITTMAN: Okay. So, Madam Chair, great
17 question.

18 So we have a grant in place right now. So
19 when we had the fence project last year, we still
20 have some funds left over from the fence project.
21 And I talked to Jake, and we can figure out a way
22 that we can remove the fence and try to do it
23 in-house before we actually try to access those
24 funds.

25 CHAIRMAN LUDLOW: I see. So how much money

1 have you guys collected?

2 MS. DENNIS: None yet.

3 CHAIRMAN LUDLOW: No, no, no.

4 MS. O'HARA: We have collected.

5 CHAIRMAN LUDLOW: Yes, you have. Yeah, you
6 have --

7 MS. DENNIS: For the --

8 CHAIRMAN LUDLOW: -- because you started
9 off --

10 MS. DENNIS: For which part? The state grant,
11 we haven't collected in the sense of that's waiting
12 on appropriation.

13 CHAIRMAN LUDLOW: Right.

14 MS. DENNIS: Do you mean just in general?

15 MS. O'HARA: Multiple grants.

16 CHAIRMAN LUDLOW: Because you just started --
17 I mean, you guys started off great guns.

18 MS. O'HARA: We started off with zero and we
19 closed the books in December with \$1.2 million on
20 the books.

21 CHAIRMAN LUDLOW: That is fantastic, Sallie.
22 That is a lot of work.

23 MS. DENNIS: Yes.

24 CHAIRMAN LUDLOW: Plus we'll be happy to have
25 them gone.

1 MS. DENNIS: I'm sure. Yes, I am sure.

2 CHAIRMAN LUDLOW: And of course we could -- is
3 there something in here that we can give donations?

4 MS. DENNIS: Absolutely. Anyone that would
5 like to volunteer or donate, there's a link on our
6 website that will take you specifically to that
7 project that you could donate.

8 Also, are you currently under contract with
9 any -- anyone on that property? I know --

10 CHAIRMAN LUDLOW: No.

11 MS. DENNIS: I believe the hotel fell through.
12 Well, if someone --

13 CHAIRMAN LUDLOW: Not exactly.

14 MS. DENNIS: -- decides to pursue that again,
15 we would love to tie their name into the donation
16 to support -- to help support the --

17 CHAIRMAN LUDLOW: Perfect.

18 MS. DENNIS: We were going to --

19 CHAIRMAN LUDLOW: I understand.

20 MS. DENNIS: -- talk to that hotel about
21 becoming a sponsor of the project. Anyone that
22 would like to sponsor, it's --

23 CHAIRMAN LUDLOW: So -- so when we do our
24 wonderful letters, do we give them to Courtney or
25 is there an address in here?

1 MS. DENNIS: Sure. Our website --

2 CHAIRMAN LUDLOW: Oh, on the website.

3 MS. DENNIS: -- is Hastingsfl.org, and you
4 can -- there's an e-mail address and all of our
5 contact details. You can e-mail letters or you can
6 mail them to the address on the website.

7 CHAIRMAN LUDLOW: Well, I'm excited. I
8 just -- I just cannot believe you guys have gotten
9 this far this fast.

10 MS. O'HARA: I don't, either.

11 MS. DENNIS: Now that we've given up sleeping,
12 it's going really well.

13 CHAIRMAN LUDLOW: Oh, I'm pleased. Any
14 questions for Sallie and Jena?

15 (None.)

16 CHAIRMAN LUDLOW: Thank you. See, she's so
17 little.

18 MS. LAQUIDARA: Through the -- through the
19 Chair, I understand that there was a commitment of
20 some form about a year ago, but we probably -- if
21 you have a budget now, it would be good to start
22 pulling that together in a more formal sense so
23 that we can bring it back to the board and have the
24 board approve an agreement on exactly what's going
25 to be done with the property. And it covers

1 insurance costs, allocation, schedule, that type of
2 thing.

3 So -- so, we -- the sooner you can begin
4 pulling that together or at least saying what your
5 requirements will be and us telling, then we can --
6 we can document it so everybody -- there are no
7 surprises, and when it comes back to the board,
8 they have something with structure to review and
9 approve and assure themselves that -- that staff
10 and legal has adequately protected the airport.

11 MS. O'HARA: We can provide you a copy of the
12 grant that was approved and to be funded with a
13 line item budget of all the elements that are
14 needed for both structures. So we could definitely
15 provide that.

16 MS. DENNIS: Is that what you're asking for?

17 MS. LAQUIDARA: Yes. And I don't want to take
18 much of the board's time, but I don't know if
19 there's been any financial commitment from the
20 members. So that would --

21 MS. DENNIS: No, but we're more than happy to
22 receive any type of financial commitment you would
23 like to provide.

24 MS. LAQUIDARA: I just want to --

25 MS. DENNIS: The only commitment was actually,

1 even prior to Courtney coming, there was discussion
2 of the fence, and Courtney confirmed what had
3 already been handed down from Jaime, that they
4 would work with us with helping facilitate the
5 fence for that, but other than that, there's been
6 no other commitment.

7 MS. LAQUIDARA: Okay.

8 MS. LIOTTA: So it sounds to me like this, and
9 it matches my memory, the airport is donating the
10 structures and it's the foundation's obligation to
11 provide any necessary insurance --

12 MS. DENNIS: Yes.

13 MS. LIOTTA: -- deal with all that other
14 stuff. I guess we're -- the staff is going to look
15 at taking down some obstructing fences or something
16 at no cost to the foundation.

17 It would be interesting -- it would be good to
18 understand if there are any hard costs that the
19 airport will be taking on that may need to be
20 passed through. It doesn't sound like there are,
21 but I as a board member would like to understand
22 that.

23 MR. PITTMAN: Absolutely.

24 MS. LIOTTA: And to the extent we need to have
25 any of that papered up, if their -- if counsel or

1 staff determines that we need some sort of minimum
2 insurance, you know, certificate of insurance or
3 something like that ahead of time, but it sounds
4 like right now the only thing is a specific letter
5 with a valuation.

6 MR. PITTMAN: Correct.

7 MS. LIOTTA: So it sounds like maybe we -- it
8 sounds like we can get you that within your 30-day
9 window, but there may be another thing that needs
10 to get signed for some of these other details.

11 MS. DENNIS: Yeah, we're going to follow up
12 today with an e-mail letting you know exactly what
13 is needed for the grant part of it, and we'll copy
14 Courtney on it and he can distribute.

15 MS. LIOTTA: Okay.

16 MS. CASH-CHAPMAN: May I be recognized? She
17 can't hear me --

18 CHAIRMAN LUDLOW: I forgot what I was going to
19 say.

20 MS. CASH-CHAPMAN: May I be recognized?

21 CHAIRMAN LUDLOW: Yes, you can.

22 MS. CASH-CHAPMAN: Do you think it would be in
23 our best interest just for a board just so we're
24 clear on everything, that we instruct staff to work
25 with our general counsel to come up with maybe a,

1 contract is too -- too formal of a word, but an
2 agreement between both parties so that we're very
3 clear on what our expectations are financially and
4 otherwise as well as what their contributions are
5 and how this is all going to work, just so that we
6 all remain on the same page, so if there's any
7 turnover of any sort, we have -- we have a signed
8 list between us? Is that something we're
9 comfortable with?

10 CHAIRMAN LUDLOW: Yes, that would be great.
11 Let me see. Now, you're realtor, so are you
12 getting commission?

13 MS. DENNIS: No, ma'am.

14 CHAIRMAN LUDLOW: You have to ask these
15 things, you know.

16 MS. LIOTTA: 5 percent of zero.

17 CHAIRMAN LUDLOW: Okay. I understand. I
18 understand. Well, I'm really really pleased.

19 So, Courtney, anything you want to add? Or
20 what I understand, we just -- do we have to vote to
21 give him approval or just --

22 MS. LAQUIDARA: I believe that the instruction
23 from -- as we've heard it from a consensus of the
24 board of just to have some legal documentation on
25 what your obligations are and what theirs are, it

1 will be important so that you don't have people on
2 your property when you want to develop it two years
3 from now who haven't quite gotten to removing the
4 buildings.

5 CHAIRMAN LUDLOW: Right. So we can say all in
6 favor of giving Courtney the --

7 MR. TUCKER: Just consensus.

8 MS. LAQUIDARA: Yeah, I think we're okay.

9 MR. PITTMAN: We're good.

10 CHAIRMAN LUDLOW: Okay. So, we all voted aye.
11 You guys shouldn't let me work on these meetings so
12 long.

13 MS. DENNIS: Thank you so much for your time.

14 CHAIRMAN LUDLOW: Thank you, Jena. And
15 Sallie, good to see you. I'm sorry. I was going
16 to get Sacha to introduce you, but that would have
17 taken another hour, so anyway.

18 All right. We are not going to do the other
19 part of the agenda, the Part 139 audit, the public
20 comment policy, the Customs update. We're moving
21 to that next month. So staff report would be
22 Courtney.

23 STAFF REPORTS

24 MR. PITTMAN: I've just got one thing that I
25 have to read that's a point of order. I have to

1 read.

2 CHAIRMAN LUDLOW: Is it nice?

3 MR. PITTMAN: Yeah, it's just a -- a recusal.

4 I have to read it by the next board meeting.

5 MS. LIOTTA: Can I give a point of order?

6 MS. LAQUIDARA: Yes.

7 MS. LIOTTA: Is this actually necessary?

8 MS. LAQUIDARA: If it's a conflict disclosure
9 form, it's not read aloud, it's just disclosed.

10 The board member discloses it and --

11 MR. PITTMAN: It says on the form that you're
12 supposed to read it by the next board meeting.

13 MS. LAQUIDARA: It says the next board
14 meeting?

15 MR. PITTMAN: Yeah. I would prefer not to.
16 Can I just submit it?

17 MS. LAQUIDARA: You should submit it to --

18 CHAIRMAN LUDLOW: Show her what it is.

19 MR. TUCKER: I just thought it had to be in
20 the minutes by the next board meeting.

21 MS. LAQUIDARA: Right, right.

22 MR. PITTMAN: Because we did it the last time.

23 CHAIRMAN LUDLOW: Conference.

24 MS. LIOTTA: Save ourselves collectively 20
25 minutes.

1 CHAIRMAN LUDLOW: Hey, Michelle, why didn't
2 you say this time: Are we going to stay for the
3 whole thing or two hours?

4 MS. CASH-CHAPMAN: I don't mind breaking.

5 CHAIRMAN LUDLOW: I gave up when it wasn't
6 going to make two hours.

7 MR. CLARKE: (Inaudible.)

8 MS. SANTIAGO: The court reporter can't hear
9 what's going on.

10 MR. PITTMAN: Oh, we're not talking.

11 MS. LAQUIDARA: We're having a private --
12 we're having a sidebar.

13 CHAIRMAN LUDLOW: We're in a sidebar.

14 COURT REPORTER: It was the Chairman I
15 couldn't hear.

16 MS. LAQUIDARA: Oh, okay. Sorry.

17 MS. CASH-CHAPMAN: I expressed that I was
18 happy I had a potty break and that's -- that's okay
19 that our meeting went longer, just so we're all
20 clear.

21 CHAIRMAN LUDLOW: Oh, I -- I'm sorry. Aren't
22 you glad we didn't turn around and say that? Some
23 things, Janet. Just teasing. I know we were -- I
24 forgot she had to write down everything. I really
25 appreciate you guys hanging in there with us. It's

1 not fun.

2 MR. CLARKE: Okay. Tell her to stop
3 recording. She's trying to record.

4 MR. PITTMAN: Madam Chair, we some
5 clarification. Just got to put it into the
6 meetings. We don't have to read it out loud.

7 CHAIRMAN LUDLOW: Okay.

8 MR. PITTMAN: Awesome.

9 CHAIRMAN LUDLOW: All right. So we have that
10 taken. Staff report. You're finished.

11 MR. PITTMAN: Uh-huh.

12 CHAIRMAN LUDLOW: Okay. So, we are not going
13 to do part -- you have the operation and fuel
14 sales. We're not going to do Part 139. So general
15 counsel and aviation attorney comments?

16 MS. LAQUIDARA: No, I think I've covered
17 everything with you.

18 BOARD MEMBER COMMENTS & REPORTS

19 CHAIRMAN LUDLOW: Okay. So board member
20 comments and -- and the comments and reports?

21 MS. CASH-CHAPMAN: Just real quick. I would
22 like us as a board to come to our next meeting
23 prepared with some extra dates perhaps that we
24 could schedule a policy workshop so that we don't
25 schedule it now, but we can come with a few dates

1 prepared for that so we can move forward.

2 CHAIRMAN LUDLOW: Thank you. That's a good
3 point. Okay. Dennis, report, comment?

4 MR. CLARKE: No, no.

5 CHAIRMAN LUDLOW: TPO?

6 MR. CLARKE: Next TPO meeting is June 10th and
7 I'm hoping we'll be able to present our -- some
8 overhead slides from Passero that we've seen
9 already, you know, to that group. So that'll --
10 they're looking for to it, some of them are. At
11 least they've expressed that to me.

12 CHAIRMAN LUDLOW: Good. I think that's
13 wonderful. So, Ms. Liotta, board comments,
14 remarks?

15 (Shakes head.)

16 CHAIRMAN LUDLOW: Mr. Tucker, comments,
17 remarks?

18 MR. TUCKER: The only thing, I would like to
19 agree with Ms. Chapman about the workshop. I want
20 to make sure that my understanding of the workshops
21 is consistent with guidelines, and I believe the
22 board members can actually attend them
23 electronically rather than be in person.

24 MS. LAQUIDARA: They can. I believe you need
25 a quorum still in the meeting, but in the workshop,

1 but I can verify that.

2 MR. TUCKER: Yes, just verify that. So you'd
3 have to have at least three here if you had to have
4 that, right?

5 MS. LAQUIDARA: Yes. So then the other two
6 can -- two can appear by Zoom. I'll double-check
7 that on workshop. I know that's a rule for actual
8 meetings.

9 MR. TUCKER: Yeah. Because that will make it
10 a lot more flexible for some of us to --

11 MS. LAQUIDARA: It -- it often increases the
12 attendance of other people who don't then have to
13 leave and drive here for a -- if they can get a
14 Zoom link.

15 CHAIRMAN LUDLOW: Very good. Our next meeting
16 is June the 9th at 4:00 here and we will have
17 dates -- bring dates for -- is there any other
18 public comment, general public comment before I
19 adjourn?

20 (None.)

21 CHAIRMAN LUDLOW: Thank you for being here.
22 It is 6:51. We're adjourned.

23 (Meeting adjourned at 6:51 p.m.)

24

25

1 REPORTER'S COURT CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

10 Dated this 29th day of May, 2025.

11

12

13

14

15

16

17

18

19

20

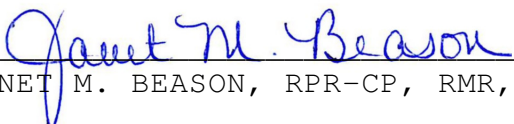
21

22

23

24

25


JANET M. BEASON, RPR-CP, RMR, CRR

1 E R R A T A S H E E T

2 RE: Airport Regular Board Meeting 5-19-25

3 PAGE LINE CORRECTIONS AND REASONS THEREFORE

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

CHAIRMAN LUDLOW: [316] COMMISSIONER TAYLOR: [19] 18/1 18/4 18/7 19/2 20/21 20/25 21/2 21/4 21/12 21/17 21/23 22/5 22/12 22/14 22/17 22/23 23/1 23/4 23/8 CONNIE: [1] 27/13 COURT REPORTER: [1] 154/14 MR. CLARKE: [52] 3/21 4/4 8/25 9/14 15/6 16/20 17/19 27/9 28/7 29/3 40/23 49/12 49/14 50/25 51/3 51/8 51/13 51/23 52/11 63/5 63/9 70/10 72/17 72/22 72/25 73/6 73/8 73/12 74/11 74/15 75/7 79/3 81/20 82/8 82/11 82/23 84/14 84/19 93/9 105/1 105/3 107/11 115/4 125/18 126/8 133/1 133/3 144/10 154/7 155/2 156/4 156/6 MR. HAY: [19] 31/24 32/3 40/17 45/19 45/21 48/24 66/1 66/17 67/24 72/24 73/2 73/7 73/9 73/15 74/14 74/18 83/6 83/9 83/15 MR. LUDWIG: [60] 84/12 84/16 84/18 84/20 84/24 85/11 86/8 87/7 89/2 89/10 89/12 89/15 89/17 89/21 89/25 100/19 102/18 103/15 103/18 103/21 103/25 104/23 105/11 106/2 106/16 106/20 106/23 107/22 108/14 108/23 109/10 109/14 109/18 109/21 110/3 110/15 110/18 111/4 111/7 111/10 112/2 112/4 112/21 113/1 113/10 113/18 113/23 114/4 114/16 117/14 117/16 127/25 128/2 128/4 128/10 128/12 128/15 131/11 132/17 133/18 MR. PITTMAN: [61] 17/5 26/14 27/7 27/18 27/21 29/24 40/22 50/24 51/2 51/5 51/7 51/10 68/8 68/10 89/8 92/20 96/18 96/21 96/24 97/3 99/13 99/17 99/21 100/1 100/5 100/9 100/11 100/17 103/13 104/21 105/2	108/19 124/4 124/14 124/16 124/18 128/9 130/8 131/5 131/10 132/20 133/12 133/15 134/2 134/4 134/7 138/5 142/19 144/16 149/23 150/6 152/9 152/24 153/3 153/11 153/15 153/22 154/10 155/4 155/8 155/11 MR. RIERA: [6] 23/16 23/19 25/16 63/16 63/18 67/23 MR. ROBERTS: [59] 40/25 41/3 41/5 42/10 53/2 61/10 79/7 80/1 80/4 80/8 80/10 84/22 89/5 89/11 89/14 89/16 89/20 90/2 90/22 91/1 91/6 91/11 91/14 91/16 91/20 91/23 92/3 92/10 92/21 93/13 93/16 93/24 94/16 96/16 96/19 96/23 96/25 111/9 111/11 114/24 115/1 115/3 127/3 127/5 127/9 127/24 128/1 128/3 128/6 128/11 128/14 128/16 128/20 128/25 129/9 129/12 130/6 132/14 133/6 MR. RUHSAM: [3] 66/2 76/20 76/22 MR. TUCKER: [90] 3/25 4/19 4/21 5/2 5/17 7/15 9/3 9/18 15/10 15/12 15/15 16/22 17/11 17/15 17/20 26/8 27/1 27/6 27/15 28/5 29/6 52/16 54/2 62/1 62/3 62/25 63/6 70/20 71/15 78/10 81/18 83/2 90/21 90/23 91/3 91/8 91/13 92/2 94/2 96/8 99/11 99/14 99/19 99/24 100/7 100/10 100/14 103/11 106/25 107/12 108/8 108/18 109/6 109/8 109/12 109/15 109/19 109/24 110/4 110/17 110/20 111/6 111/14 111/23 112/3 112/16 112/22 113/6 113/12 113/19 113/24 114/11 114/13 114/18 114/21 118/17 119/5 119/7 120/6 123/9 123/12 123/17 125/21 125/25 126/12 152/7 153/19 156/18 157/2 157/9 MR. ZACZEK: [8] 105/21 106/4 106/13 106/22 111/13 117/7	117/11 124/13 MS. CASH-CHAPMAN: [33] 3/19 9/12 17/9 17/13 29/5 56/13 56/15 61/1 61/22 62/2 62/8 63/2 75/10 81/19 82/20 84/21 116/15 116/19 117/8 117/12 117/15 117/18 125/9 125/23 126/1 126/6 126/25 150/16 150/20 150/22 154/4 154/17 155/21 MS. DENNIS: [38] 135/5 135/9 135/16 135/25 137/18 137/25 138/6 139/12 142/7 143/5 143/8 143/15 143/20 143/22 144/1 144/6 144/8 145/2 145/7 145/10 145/14 145/23 146/1 146/4 146/11 146/14 146/18 146/20 147/1 147/3 147/11 148/16 148/21 148/25 149/12 150/11 151/13 152/13 MS. LAQUIDARA: [67] 5/21 6/9 6/16 7/19 8/1 8/5 8/9 8/11 8/16 8/21 15/11 16/23 17/2 28/3 28/14 28/18 61/12 61/18 62/4 62/9 62/13 62/16 62/18 62/21 62/24 63/4 75/25 76/13 76/21 77/4 77/10 77/13 77/23 79/22 80/2 80/5 80/9 80/11 80/17 81/2 81/23 124/6 124/8 124/11 124/15 125/11 125/14 125/16 125/19 133/5 147/18 148/17 148/24 149/7 151/22 152/8 153/6 153/8 153/13 153/17 153/21 154/11 154/16 155/16 156/24 157/5 157/11 MS. LEFEVER: [14] 65/3 65/6 65/23 119/16 119/18 119/24 120/10 121/3 121/20 122/18 122/21 122/23 122/25 124/2 MS. LIOTTA: [71] 3/23 5/10 5/19 6/24 7/13 9/16 10/4 10/6 14/2 14/16 15/1 15/3 15/22 16/1 16/4 29/4 54/1 54/3 54/5 54/7 58/15 58/18 59/19 60/12 63/13 70/13 70/19 70/22 75/12 80/21 81/4 81/10 82/25 91/15 91/17 91/21 91/24 92/8 93/10 93/14 93/21 115/6 119/1 119/6	119/12 126/10 126/16 128/17 128/24 129/2 129/10 129/13 130/2 130/5 131/7 131/20 131/23 132/8 132/10 143/17 143/21 143/24 149/8 149/13 149/24 150/7 150/15 151/16 153/5 153/7 153/24 MS. MARTIN: [5] 16/18 23/3 84/2 84/4 84/8 MS. O'HARA: [11] 137/14 139/10 141/13 141/19 141/25 143/23 145/4 145/15 145/18 147/10 148/11 MS. SANTIAGO: [10] 27/5 40/24 41/2 41/4 42/9 48/23 100/4 103/16 121/19 154/8 \$ \$1 [1] 35/16 \$1.2 [1] 145/19 \$1.2 million [1] 145/19 \$10 [5] 92/23 93/1 93/8 93/13 93/16 \$2,000 [1] 48/14 \$2,300,000 [1] 27/2 \$600,000 [1] 26/23 \$80,000 [1] 23/14 , '19 [1] 102/19 '24 [1] 136/2 '25 [1] 26/9 '46 [1] 85/22 0 0570 [1] 1/24 1 1 percent [6] 35/12 35/16 39/21 48/12 66/20 113/9 10 [19] 33/13 35/15 43/4 43/13 43/20 43/21 67/5 72/23 73/3 73/5 89/10 89/19 90/1 90/14 95/8 127/22 128/1 128/2 128/3 100 percent [2] 60/8 79/3 10th [1] 156/6 11 [2] 38/18 38/20 1260 [1] 1/23 12th [1] 11/12 133 [1] 2/12 133 Paranza Trace [1] 63/18 139 [2] 152/19 155/14 140 [3] 128/5 132/15 132/17 145 [1] 45/6	14th [4] 4/15 4/17 23/24 105/1 150 [2] 67/22 114/5 152 [1] 2/13 155 [1] 2/14 157 [1] 2/16 158 [1] 2/17 159 [1] 2/18 15th [1] 12/9 161 [1] 33/1 1633 [1] 1/15 17 [2] 2/8 40/17 172s [1] 95/8 18 [1] 72/8 180 [1] 63/21 18th [1] 36/6 19 [1] 1/6 1985 [1] 141/20 19th [1] 3/3 1st [3] 34/20 85/19 105/1 2 20 [3] 39/1 141/21 153/24 200 [1] 65/7 2000 [1] 19/18 2003 [1] 32/19 2014 [2] 33/1 35/22 2015 [1] 33/3 2017 [1] 33/6 2018 [5] 44/2 57/5 94/5 94/15 136/14 2019 [1] 85/19 2020 [2] 33/12 46/15 2021 [3] 33/18 37/6 42/21 2022 [2] 34/9 39/9 2023 [2] 34/16 34/25 2024 [11] 10/23 11/12 12/2 12/9 12/14 13/2 35/18 36/4 38/3 139/1 139/3 2025 [8] 1/6 4/17 12/5 12/22 36/6 139/7 139/23 158/10 2029 [1] 39/5 205 [1] 32/18 2050 [1] 19/20 20th [1] 18/13 22 [3] 67/6 67/9 67/9 23rd [2] 32/19 34/16 25 [3] 19/19 86/8 159/2 2535 [1] 24/7 26 [1] 2/9 27 [1] 110/13 27th [1] 11/20 29 [1] 2/10 29th [1] 158/10 3 30 [9] 22/3 78/1 129/24 130/3 132/1 132/7 132/21 136/16 139/5 30-day [1] 150/8
--	--	--	---	---

3 30th [3] 72/19 82/18 83/4 3100 [1] 1/17 31st [1] 26/9 32084 [1] 1/24 32202 [1] 1/18 32205 [1] 1/15 35 [1] 20/6 3545 St. Johns Bluff [1] 32/17 3740 [3] 45/23 47/23 73/3	904 [1] 1/24 91 [2] 47/9 101/25 96141 [1] 73/2 9th [1] 157/16 A a.m [1] 19/7 ability [1] 12/18 able [6] 39/18 48/18 55/25 100/2 106/18 156/7 about [72] 3/13 11/3 12/19 13/9 22/6 23/12 25/17 26/6 30/2 34/10 35/3 35/23 41/14 57/2 57/3 57/5 57/22 58/24 59/3 59/20 59/22 66/18 67/17 67/19 78/12 85/7 85/9 86/3 88/19 89/13 89/19 89/21 90/17 90/18 90/18 91/24 92/6 95/15 97/12 97/18 97/21 100/20 100/22 100/25 101/17 102/6 107/19 108/17 112/7 112/23 112/25 115/18 126/19 127/11 127/12 130/19 131/13 131/16 132/3 132/5 134/7 134/19 135/17 136/1 136/2 141/14 141/18 141/19 142/1 146/20 147/20 156/19 above [1] 37/12 abruptly [1] 91/12 absence [1] 14/6 absolutely [12] 33/11 58/8 108/23 117/7 119/5 119/7 133/12 134/2 138/5 143/22 146/4 149/23 absorbed [1] 136/14 accept [6] 7/8 28/1 28/4 28/5 29/1 38/11 acceptable [2] 47/25 79/2 access [5] 34/11 34/15 121/16 121/17 144/23 accomplished [1] 135/13 accordance [1] 85/12 according [1] 67/17 accordingly [1] 55/2 accounting [4] 40/14 49/19 67/7 67/7 accounts [1] 54/17 accurate [2] 13/5 80/20 accusations [1] 69/17 acquisition [1] 75/1 across [1] 32/23 act [1] 51/23 acted [1] 55/2 acting [1] 115/25 action [16] 6/17 28/15 31/22 49/9 55/12 60/24	61/2 61/4 77/21 80/19 81/3 82/1 99/4 114/21 115/12 132/15 action's [1] 28/15 actions [3] 54/14 75/18 95/21 active [1] 98/6 activity [1] 45/17 actual [2] 53/3 157/7 actually [26] 12/8 30/14 30/24 55/16 68/6 85/16 89/14 96/17 96/19 99/15 100/1 100/5 103/11 109/17 115/11 126/23 127/21 134/8 134/10 134/13 141/12 142/12 144/23 148/25 153/7 156/22 ad [2] 56/8 82/16 ad hoc [1] 56/8 ad nauseam [1] 82/16 add [3] 15/18 119/2 151/19 added [1] 57/3 adding [1] 15/9 addition [2] 10/4 38/2 additional [5] 44/18 79/21 95/1 139/13 139/14 additions [2] 10/2 17/7 address [22] 38/2 38/7 56/3 65/2 65/3 65/4 66/17 93/16 112/5 112/6 112/15 114/11 117/25 120/6 120/7 120/9 120/10 121/2 131/14 146/25 147/4 147/6 addressed [6] 14/17 14/19 79/9 115/18 120/12 120/14 addressing [2] 104/7 116/22 adequately [1] 148/10 adhere [2] 30/16 68/24 adjourn [1] 157/19 adjourned [2] 157/22 157/23 adjournment [2] 2/16 4/24 adjustment [1] 50/3 adjustments [2] 4/17 99/10 administered [1] 52/4 administrated [1] 67/18 administration [8] 50/9 54/18 55/1 63/25 66/5 71/18 74/4 85/1 administrations [1] 120/3 administrative [2] 13/4 52/20 administratively [1] 38/20	administrator [1] 102/23 ADP [1] 52/10 advance [1] 40/18 advertised [2] 97/13 99/17 advertisement [1] 99/24 advertising [1] 98/9 advice [1] 52/17 advise [2] 86/13 121/24 advisor [1] 36/15 advocate [1] 50/17 advocated [1] 14/16 advocating [1] 49/20 affect [2] 38/17 56/19 affects [1] 70/1 affiliated [1] 141/21 affirm [20] 31/22 49/8 60/24 61/2 61/4 61/13 61/20 61/20 62/3 62/7 64/6 71/10 75/23 76/25 77/5 82/6 82/17 111/16 112/11 114/7 affirmative [2] 61/11 118/18 affirmed [1] 63/25 afloat [1] 59/2 after [12] 3/13 4/23 6/21 12/9 19/4 38/24 40/12 59/23 67/13 80/19 93/2 133/14 afternoon [2] 18/8 30/1 afterwards [1] 97/11 again [27] 31/17 33/25 42/20 58/22 60/12 69/22 70/22 75/13 75/16 79/22 90/6 90/16 90/19 95/11 96/8 98/15 103/2 104/5 116/7 118/1 118/2 119/24 121/25 123/11 132/1 132/2 146/14 against [3] 32/12 32/13 37/24 agenda [49] 2/7 2/9 4/13 6/17 7/13 7/14 9/21 9/22 9/23 9/24 10/3 10/12 15/4 15/19 17/6 17/8 17/10 17/14 17/17 17/21 18/21 19/14 26/1 26/2 26/3 28/4 28/6 28/9 28/20 29/18 29/19 29/19 30/3 31/3 31/10 31/12 70/8 83/24 84/7 88/18 89/15 89/18 131/11 131/12 131/16 133/21 134/5 141/13 152/19 agendas [2] 4/8 133/22 agendment [1] 26/3 ago [8] 87/22 97/21 101/12 103/1 117/9 120/3 135/18 147/20	agree [14] 5/4 6/18 50/19 54/13 55/6 55/20 65/16 77/16 92/2 111/16 116/12 130/6 132/12 156/19 agreed [5] 29/21 34/15 47/1 48/3 58/6 agreement [27] 14/3 14/6 34/12 36/24 44/13 53/8 55/17 74/19 76/8 79/10 80/16 81/7 88/4 88/7 88/9 92/5 92/13 92/16 101/10 103/22 103/24 104/19 105/7 116/24 118/1 147/24 151/2 agreements [4] 52/19 53/13 53/17 87/17 ahead [8] 10/10 39/14 45/5 54/2 66/1 70/21 91/16 150/3 air [4] 34/11 54/25 121/8 122/2 air conditioner [1] 121/8 air-conditioned [1] 34/11 aircraft [56] 23/24 23/25 24/1 34/21 35/2 38/19 39/3 41/25 42/11 42/22 42/24 43/7 43/12 43/13 43/14 43/19 43/20 43/22 43/24 46/9 47/17 47/20 48/13 52/11 73/1 90/8 90/25 91/1 91/2 92/10 92/12 92/14 93/1 93/5 93/7 93/18 93/19 94/9 97/24 102/16 107/17 107/18 108/22 109/17 110/2 110/7 111/17 114/3 114/8 115/22 118/15 119/15 123/20 125/5 127/10 128/22 aircraft's [2] 107/10 107/13 airfield [1] 134/12 airplane [11] 85/23 102/23 102/24 104/10 106/8 108/7 109/1 109/3 113/19 114/1 127/16 airplane's [2] 105/13 109/4 airplanes [17] 86/1 86/2 86/9 86/15 86/16 86/16 87/16 87/17 87/23 88/9 88/23 100/23 102/1 104/2 104/13 104/15 105/15 airport [65] 1/1 12/3 12/17 13/4 14/12 16/10 30/19 32/5 33/3 38/1 41/8 41/9 41/14 41/23 44/14 44/17 45/3 45/14
4 4,000 [2] 120/25 121/4 40 [1] 47/23 400 [1] 139/8 400,000 [1] 139/13 47 [1] 33/19 4730 [1] 1/4 4900 [1] 65/6 497 [1] 66/2 4:00 [3] 1/7 3/3 157/16 4th [2] 24/25 25/5				
5 5 percent [3] 107/10 107/13 151/16 5-19-25 [1] 159/2 50 [1] 1/17 50 percent [1] 113/11 500 [1] 48/14 5284 [1] 85/22 5569 [1] 86/8 5669 [1] 87/18 57 [2] 63/21 67/23 5:00 [3] 18/18 23/3 23/4				
6 60 [1] 78/3 61 [1] 101/25 6141 [2] 46/9 47/24 6:30 [1] 133/9 6:41 [1] 1/7 6:51 [2] 157/22 157/23				
7 7863 [1] 46/2 79 [1] 39/9				
8 81 [1] 67/22 813 [1] 85/12 825-0570 [1] 1/24 84 [1] 2/11 85 [2] 20/8 20/8 88754 [4] 43/2 45/25 47/22 73/3 89 [1] 43/2 8th [1] 10/23				
9 9 a.m [1] 19/7				

A airport... [47] 48/14 55/4 57/13 59/10 59/13 71/2 71/4 71/4 73/25 74/7 75/17 87/20 88/10 88/22 92/6 94/1 95/6 98/5 98/6 98/8 101/11 102/22 102/22 103/4 104/22 105/9 105/22 106/1 106/6 106/7 107/8 116/3 117/1 117/22 118/6 120/23 130/12 134/10 138/7 138/9 141/7 143/9 143/20 148/10 149/9 149/19 159/2 Airport Authority [14] 12/3 88/22 92/6 101/11 105/22 106/1 106/6 106/7 130/12 134/10 138/7 141/7 143/9 143/20 Airport Authority's [1] 13/4 airport's [2] 30/12 85/13 Akerman [1] 1/17 alcohol [2] 25/6 25/9 aligns [1] 14/10 all [96] 5/15 6/11 17/17 20/14 21/7 21/8 21/13 22/18 23/19 23/25 25/3 25/17 27/15 27/17 29/1 30/5 31/15 31/18 35/10 35/21 37/9 37/11 41/7 45/11 46/21 47/14 47/21 48/16 48/19 53/5 53/8 54/12 54/17 54/18 54/23 54/23 58/19 58/24 61/16 63/19 64/17 64/23 66/6 66/14 68/12 69/17 73/16 74/8 74/8 78/21 79/21 82/17 91/14 92/8 97/4 97/6 99/5 100/19 101/3 107/24 107/25 108/2 113/10 113/21 117/1 119/22 121/7 123/3 123/5 125/2 125/6 125/6 127/7 127/8 128/14 128/25 129/19 129/23 130/9 135/21 136/23 137/5 138/24 139/20 140/17 142/9 147/4 148/13 149/13 151/5 151/6 152/5 152/10 152/18 154/19 155/9 all right [12] 23/19 27/15 27/17 30/5 48/19 53/5 58/19 91/14 97/4 123/3 125/6 152/18 ALLEGIANCE [2] 2/4 3/5 allocation [2] 139/24	148/1 allow [5] 72/12 118/18 118/25 119/11 119/14 allowed [8] 47/2 52/23 67/1 71/20 72/11 110/24 120/23 120/24 allowing [5] 71/11 72/5 77/6 121/15 125/2 alluded [1] 109/19 almost [1] 98/13 along [5] 25/10 54/18 72/4 78/14 137/2 aloud [1] 153/9 already [10] 24/2 24/15 32/7 57/14 83/23 133/9 140/1 140/5 149/3 156/9 also [20] 1/14 4/2 10/20 14/6 19/25 24/25 27/14 30/8 31/20 31/25 37/13 56/21 64/2 74/2 90/12 116/19 121/14 137/10 137/21 146/8 alternative [1] 78/23 alternatives [1] 76/14 although [1] 37/16 always [6] 18/14 42/5 88/8 110/13 110/24 140/21 am [15] 16/7 19/11 23/24 25/18 29/13 30/11 38/17 63/20 63/21 65/9 92/6 111/11 116/23 127/24 146/1 amazing [2] 19/4 87/13 amend [4] 10/11 15/4 77/14 78/8 amendment [6] 72/11 77/16 77/17 78/14 79/5 80/14 amendments [2] 4/16 7/3 amount [5] 25/4 26/16 26/19 48/15 48/16 Ann [3] 17/25 20/20 22/25 annual [2] 38/21 50/3 another [30] 11/10 13/6 30/8 33/10 39/6 39/12 41/18 43/23 46/22 50/8 56/24 64/22 68/4 68/18 68/18 69/10 92/18 98/23 98/25 100/25 105/3 106/8 108/14 113/20 116/7 116/21 122/8 142/15 150/9 152/17 Another's [1] 110/8 answer [4] 36/1 36/5 53/20 140/20 anticipated [1] 26/21 any [65] 4/16 6/22 7/4 9/6 9/8 10/2 13/13 14/18 14/19 15/8 16/15 16/17 17/7 20/2 20/19	24/22 26/6 27/23 28/9 28/22 34/3 37/4 42/15 49/10 52/14 53/11 63/15 64/25 66/20 70/12 70/14 70/17 75/8 75/15 78/19 81/24 89/1 91/6 91/22 106/24 107/9 118/2 118/10 118/13 121/12 123/6 129/23 129/24 140/9 140/20 141/6 141/7 142/18 142/18 144/2 146/9 147/13 148/19 148/22 149/11 149/18 149/25 151/6 151/7 157/17 anybody [12] 4/9 5/24 19/12 28/18 47/22 49/2 72/9 92/22 92/23 92/25 104/20 105/9 anymore [5] 41/24 53/24 67/2 67/2 102/7 anyone [7] 25/9 46/1 53/11 92/15 146/4 146/9 146/21 anyone's [1] 132/3 anything [16] 5/8 5/15 6/23 37/25 38/12 67/3 81/17 88/13 91/25 111/1 126/4 127/7 131/13 141/4 143/10 151/19 anyway [6] 3/13 19/11 33/23 119/23 122/14 152/17 AOPA [1] 25/23 apologies [2] 58/18 139/12 apologize [5] 27/7 27/18 75/4 119/20 133/8 apparently [6] 67/25 73/25 85/8 85/17 114/9 120/1 appeal [73] 2/10 2/11 29/17 29/21 29/22 30/6 31/22 49/8 56/2 60/23 61/2 61/4 61/13 61/21 62/2 62/3 62/7 62/8 62/16 62/17 63/10 63/11 63/15 68/15 71/11 75/23 76/25 77/5 78/18 79/8 79/24 80/6 81/23 82/6 82/17 83/25 84/11 85/10 88/18 89/11 96/13 101/6 102/9 108/20 111/16 112/11 114/8 114/14 114/20 116/1 118/19 118/25 119/11 119/14 125/2 125/12 125/13 125/24 126/3 126/14 126/23 127/1 128/18 128/23 129/3 129/13 130/13 130/20 130/23	131/3 131/7 131/8 131/15 appealed [1] 89/17 appealing [3] 85/13 91/10 96/9 appeals [3] 49/6 115/10 119/21 appear [2] 96/10 157/6 appeared [2] 84/25 93/2 appears [1] 54/15 appends [1] 76/2 applied [1] 139/1 applies [1] 53/9 apply [4] 24/9 47/16 50/2 76/10 appointed [1] 30/20 appointment [4] 10/21 12/13 12/20 14/24 appraisal [3] 140/25 142/23 143/4 appraiser [1] 141/2 appreciate [4] 6/22 135/6 144/1 154/25 approached [1] 35/3 appropriate [2] 24/11 117/24 appropriation [2] 139/8 145/12 approval [13] 2/6 2/7 4/11 7/14 8/2 8/9 9/21 9/23 17/6 71/3 71/4 71/5 151/21 approve [11] 7/20 8/15 8/15 9/4 17/10 17/14 17/17 26/7 28/9 147/24 148/9 approved [11] 9/20 17/22 24/10 24/10 52/22 71/18 71/19 139/4 140/11 141/11 148/12 approving [1] 77/11 April [5] 4/15 4/17 12/22 33/18 40/13 April 14th [2] 4/15 4/17 architects [1] 140/7 are [141] 4/13 5/22 9/20 15/21 17/7 18/11 18/22 18/23 18/24 19/16 21/9 21/22 21/24 23/7 24/22 26/5 27/23 30/11 30/14 30/17 31/3 31/23 37/14 38/19 38/22 38/22 40/7 40/20 41/7 41/25 42/1 43/13 43/21 45/5 46/9 47/14 50/7 50/25 50/25 51/3 51/3 51/16 51/24 52/4 52/8 53/13 54/1 57/5 57/7 57/12 59/3 59/5 61/14 65/22 67/6 68/6 68/6 68/12 68/17 69/2 69/10 69/18 71/3 71/7 73/9 76/13 76/13 77/10	81/14 85/3 86/10 86/16 86/24 87/2 87/24 88/7 88/7 88/20 88/23 90/8 90/14 90/19 91/1 91/2 92/11 92/14 93/25 94/23 95/21 95/22 97/22 98/15 98/20 98/21 98/24 102/2 102/17 104/2 104/13 107/6 107/7 107/24 108/24 109/22 111/16 116/20 121/15 121/16 121/24 122/16 124/19 125/3 126/14 129/14 134/16 135/16 135/18 135/21 136/17 137/23 139/16 139/20 142/13 142/13 143/15 144/8 144/14 146/8 148/6 148/13 149/18 149/20 151/3 151/4 151/11 151/25 151/25 152/18 154/2 155/12 156/10 area [1] 136/23 aren't [2] 142/6 154/21 arguing [1] 91/3 argument [1] 60/17 arises [1] 10/15 arm's [2] 92/24 107/3 around [11] 33/14 34/20 44/10 59/9 66/14 67/2 85/25 87/4 104/14 131/5 154/22 arrangement [5] 54/16 54/21 55/1 60/1 70/24 arrangements [3] 55/5 59/24 83/5 art [1] 142/14 as [118] 5/7 7/8 7/8 8/5 9/5 10/13 10/18 10/18 12/13 12/24 13/2 16/9 16/9 16/10 17/10 17/14 17/17 17/22 18/22 26/7 28/2 29/1 29/11 30/8 30/20 31/17 33/2 33/25 33/25 34/7 34/7 34/12 34/13 34/14 34/25 36/12 36/12 36/21 37/23 38/13 40/11 41/1 41/1 41/6 41/6 44/18 45/13 47/15 47/15 52/25 53/4 56/17 58/20 58/20 59/20 61/11 64/16 65/8 65/9 65/10 66/10 77/14 78/13 79/21 80/17 83/10 84/20 84/20 88/1 88/1 88/3 88/3 93/10 93/11 93/22 95/1 96/14 97/1 97/18 101/6 102/2 103/25 109/25 109/25 114/13 115/24 115/24 115/25 116/1 116/2 116/6 116/22 121/9 121/9 123/12 125/1
--	--	--	---	---

A as... [22] 126/17 128/7 130/12 130/21 130/21 135/22 135/22 136/14 136/25 137/7 137/8 139/15 139/16 144/3 144/3 144/4 144/9 149/21 151/4 151/4 151/23 155/22 ask [13] 45/14 45/22 48/5 49/2 53/22 60/9 61/13 88/15 88/16 112/11 140/21 142/20 151/14 asked [9] 11/4 11/14 11/21 33/8 33/24 37/1 39/25 128/21 128/22 asking [12] 40/14 46/24 46/25 47/1 48/25 48/25 53/5 57/15 73/12 74/17 143/1 148/16 asleep [1] 47/12 aspects [1] 38/17 assertion [1] 118/18 assessment [1] 81/1 asset [1] 27/4 assets [2] 26/11 27/8 assign [2] 65/13 71/3 assigned [2] 45/12 71/2 assignment [6] 41/17 41/18 53/10 53/11 88/5 105/12 assist [3] 139/13 141/3 143/8 assistance [2] 24/4 24/13 assisting [1] 141/22 associating [1] 46/11 assume [1] 126/24 assuming [1] 91/9 assurances [2] 41/8 95/11 assure [1] 148/9 assured [1] 36/11 Atlantic [1] 23/10 Atlantic Aviation [1] 23/10 ATP [2] 114/5 120/24 attacked [1] 115/13 attacks [1] 129/24 attend [1] 156/22 attendance [1] 157/12 attention [2] 20/4 20/15 attorney [4] 5/24 31/14 40/10 155/15 Attorney General [1] 5/24 attorney's [1] 31/7 attorneys [1] 30/19 audience [2] 3/12 45/22 audit [2] 93/3 152/19 audited [1] 50/6	August [1] 66/23 Augustine [9] 1/5 1/23 1/24 32/20 46/13 66/3 103/4 134/23 135/20 authorities [1] 25/3 authority [29] 1/1 12/3 13/13 13/18 49/20 51/21 79/25 80/3 86/14 88/10 88/22 92/6 101/11 103/4 105/15 105/22 106/1 106/5 106/6 106/7 106/21 130/12 130/22 134/10 138/7 138/9 141/7 143/9 143/20 Authority's [2] 13/4 14/11 authorized [2] 52/23 158/7 availability [1] 24/17 available [2] 38/6 46/20 Avenue [1] 1/15 aviation [32] 1/16 2/11 11/14 11/17 12/1 12/8 13/16 23/10 31/7 31/14 32/17 45/25 46/1 53/24 83/25 84/11 85/6 88/20 100/20 101/1 101/6 109/12 109/13 109/16 109/21 109/22 113/25 127/11 127/20 131/12 134/25 155/15 avoid [1] 129/23 aware [6] 18/23 19/16 20/9 97/6 97/15 130/14 away [1] 41/19 Awesome [1] 155/8 aye [17] 9/12 9/14 9/16 9/18 9/19 17/19 17/20 17/21 17/21 29/2 29/3 29/4 29/5 29/6 29/7 82/23 152/10	141/17 bad [3] 19/10 55/21 68/13 badge [1] 121/17 badged [1] 34/15 badges [1] 98/24 balance [3] 27/1 27/5 27/6 balanced [1] 140/10 ball [1] 88/2 balls [2] 30/22 31/2 bang [1] 88/13 bargain [1] 71/13 barge [2] 138/20 138/22 based [5] 38/5 69/24 75/16 91/4 120/15 basically [1] 19/21 basis [5] 55/22 91/19 91/20 91/23 116/8 bathrooms [4] 121/8 121/10 121/12 122/2 battling [1] 35/19 be [226] Beach [1] 141/22 bear [1] 37/22 bearing [1] 108/4 BEASON [3] 1/22 158/6 158/13 beautiful [1] 142/14 became [1] 64/17 because [98] 5/2 8/17 9/24 10/7 18/22 21/25 24/17 29/12 32/6 32/8 36/20 37/8 37/23 39/7 39/14 41/11 46/4 46/5 46/7 51/15 51/19 53/23 55/9 55/14 55/23 56/16 59/12 60/14 60/20 61/13 62/21 64/9 66/21 67/16 67/25 69/1 69/2 69/10 69/19 69/22 70/9 71/16 73/25 74/8 74/21 75/15 79/12 81/14 83/12 84/4 86/14 87/9 95/5 96/9 97/24 98/6 98/15 99/7 102/10 105/6 108/12 108/20 108/21 109/1 109/3 110/1 110/10 110/23 111/21 112/1 112/19 113/16 115/13 115/19 117/5 117/18 117/18 118/20 119/22 120/17 120/25 122/6 123/19 125/3 125/4 126/18 126/22 131/2 133/22 134/15 137/12 138/1 138/17 142/23 145/8 145/16 153/22 157/9 become [3] 11/1 53/23 137/6 becoming [1] 146/21 been [78] 11/3 11/14 18/15 18/23 19/18	19/19 20/4 20/23 21/3 22/15 25/13 26/11 30/20 33/7 36/2 36/3 38/3 38/20 38/25 39/19 42/17 43/12 44/2 46/15 49/16 49/16 49/20 50/12 50/14 52/21 52/23 54/12 54/13 56/6 57/4 57/21 58/13 59/9 60/1 64/9 64/11 64/20 67/18 67/25 69/15 69/16 74/16 75/19 86/11 87/2 87/3 87/10 88/22 88/23 90/4 94/9 94/21 95/25 106/18 107/17 108/11 110/10 110/13 110/24 114/2 120/13 127/13 134/9 136/13 136/15 139/17 140/6 140/13 141/20 141/21 148/19 149/3 149/5 before [29] 5/6 22/3 26/12 28/15 28/20 33/10 34/3 39/25 48/19 49/17 50/13 58/8 58/21 67/18 70/12 79/19 82/19 83/4 84/25 85/21 90/9 93/3 93/3 116/6 117/23 118/8 123/7 144/23 157/18 began [1] 33/2 begin [4] 5/5 6/7 6/20 148/3 begins [1] 6/8 behalf [11] 11/17 19/6 23/16 23/20 24/20 30/12 30/12 45/9 45/10 45/11 45/13 behind [3] 36/16 66/20 135/12 being [26] 5/7 23/2 26/16 29/10 29/10 39/18 40/12 44/19 44/19 46/14 50/22 52/4 56/8 57/8 64/7 66/13 66/15 70/23 77/17 98/3 108/10 116/4 119/20 122/1 141/8 157/21 believe [28] 4/21 11/24 13/23 19/8 31/24 31/25 47/2 47/3 50/10 50/21 55/7 60/6 77/15 78/7 79/23 94/2 96/13 113/6 116/5 121/6 122/24 136/5 143/20 146/11 147/8 151/22 156/21 156/24 Bell [1] 33/19 Bell 47 [1] 33/19 belong [1] 47/21 belongs [2] 47/23 47/23 benefit [2] 71/12 141/6 benefits [1] 13/7	best [8] 13/10 16/9 55/12 59/12 78/5 78/25 86/6 150/23 better [7] 3/11 32/8 32/9 38/23 54/12 78/20 129/17 between [7] 6/2 10/16 22/19 25/2 107/3 151/2 151/8 Beyers [1] 23/10 big [10] 34/1 34/3 37/14 50/7 68/4 134/24 139/6 140/16 140/17 144/6 bigger [1] 66/10 bike [1] 137/4 bill [16] 31/23 32/16 34/20 38/24 39/19 39/20 40/20 48/15 48/16 49/5 49/14 65/25 66/5 69/3 72/23 83/20 Bill's [1] 66/13 bills [2] 66/24 67/1 binary [1] 50/18 binders [1] 37/15 binding [2] 52/21 54/11 Bingo [1] 104/21 bit [4] 11/15 50/15 118/7 136/1 BJ [1] 101/1 BJM [22] 2/11 30/8 83/25 84/11 85/6 85/23 88/20 90/5 100/20 101/1 101/6 104/12 109/12 109/13 109/22 127/11 127/20 127/21 128/1 128/7 128/15 131/12 BJM Aviation [12] 83/25 85/6 88/20 100/20 101/1 101/6 109/12 109/13 109/22 127/11 127/20 131/12 Bjorn [1] 122/17 blades [1] 42/15 blame [2] 51/20 51/20 blanks [1] 55/22 blessing [1] 22/24 block [3] 38/16 39/22 40/13 blond [1] 23/2 blown [1] 138/2 blue [3] 37/15 137/23 138/2 blue/gray [1] 37/15 Bluff [1] 32/17 board [116] 1/9 4/15 4/17 6/17 7/4 7/22 8/5 9/6 9/10 10/11 10/17 10/21 10/24 11/4 11/25 12/10 12/12 12/18 13/23 14/7 15/8 15/23 16/1 16/5 16/9 16/15 16/19 28/25 28/25
---	--	--	--	--

B board... [87] 29/21 30/1 30/12 30/13 30/20 31/21 32/5 37/24 48/5 49/7 49/9 49/10 49/16 49/18 49/22 50/13 52/15 54/4 58/20 60/22 61/9 61/20 64/2 64/9 66/18 70/12 70/17 71/4 71/10 75/8 75/9 76/23 76/24 77/8 78/2 78/4 78/6 79/18 80/22 81/1 81/2 82/16 84/25 88/17 112/6 116/6 118/14 120/6 120/7 120/9 120/10 123/7 124/21 124/22 125/1 126/2 127/9 129/21 130/2 130/17 131/14 135/3 135/5 135/10 136/11 137/14 140/23 143/1 143/19 144/3 147/23 147/24 148/7 149/21 150/23 151/24 153/4 153/10 153/12 153/13 153/20 155/18 155/19 155/22 156/13 156/22 159/2 Board Member Ludlow [1] 11/4 board's [3] 12/15 14/5 148/18 boat [2] 25/9 25/15 boaters [1] 24/22 Boating [1] 24/21 boats [1] 25/15 bona [2] 93/12 94/17 bona fide [2] 93/12 94/17 book [1] 19/22 books [2] 145/19 145/20 booting [1] 52/9 both [23] 13/14 33/20 33/22 35/22 37/7 63/19 66/24 66/25 109/20 119/9 127/12 127/14 127/20 127/21 127/21 128/21 128/21 128/22 129/7 130/10 130/13 148/14 151/2 bought [1] 33/23 Boulevard [1] 1/23 box [4] 34/1 34/3 37/14 68/4 boxes [3] 129/23 140/22 143/16 boy [4] 19/1 87/11 123/1 136/24 Boy Scout [1] 136/24 branded [1] 117/1 break [7] 32/11 46/24 48/25 133/1 133/4 133/7 154/18 breaking [1] 154/4	Brent [2] 23/14 23/20 brief [2] 10/6 66/4 briefly [1] 11/17 bring [9] 32/25 38/8 46/12 53/3 60/13 86/20 137/8 147/23 157/17 bringing [1] 48/6 brings [1] 134/8 broken [1] 31/5 broker [1] 141/2 brought [3] 20/4 73/17 136/11 brunette [1] 141/24 brutal [1] 138/3 budget [7] 26/15 26/16 27/3 139/17 140/10 147/21 148/13 buff [1] 134/24 build [5] 33/8 39/11 43/9 136/6 141/23 build-out [1] 141/23 building [5] 20/6 47/16 59/6 120/20 137/2 buildings [8] 20/1 137/22 138/16 138/18 140/24 142/15 144/12 152/4 built [3] 34/3 66/15 68/5 bunch [1] 94/19 bus [1] 19/6 business [10] 2/8 7/11 17/23 17/24 36/15 47/6 57/7 65/4 119/6 121/13 businesses [3] 19/25 121/15 137/11 busting [1] 20/13 busy [1] 22/15 button [1] 41/4 butts [1] 59/9 buy [2] 48/12 86/15 buyer [1] 136/6 buying [1] 45/7 buys [1] 104/8	44/7 44/10 49/23 50/11 50/20 51/19 53/10 55/3 64/19 64/23 64/24 65/13 66/14 69/6 70/6 71/9 72/7 73/10 73/14 76/7 76/14 77/2 78/24 81/16 82/11 82/12 84/15 84/20 88/1 88/3 88/24 89/21 90/8 91/6 91/16 92/12 92/22 92/25 93/19 94/17 94/18 98/17 113/1 114/4 114/23 116/7 116/20 117/2 118/8 120/1 120/2 122/25 123/25 125/9 126/2 128/25 129/22 129/22 130/4 133/10 133/22 134/21 138/3 141/1 143/5 143/8 144/21 144/22 146/3 147/4 147/5 147/5 147/23 148/3 148/5 148/6 148/11 150/8 150/14 150/21 152/5 153/5 153/16 155/25 156/1 156/22 156/24 157/1 157/6 157/6 157/13 can't [26] 17/12 25/20 37/22 45/6 67/20 69/7 71/7 79/16 79/24 87/25 89/8 95/12 107/8 113/9 114/19 120/6 120/6 120/8 120/10 121/2 122/23 122/24 124/24 125/1 150/17 154/8 cannot [3] 69/9 71/2 147/8 cans [1] 99/1 capture [1] 134/21 card [6] 21/20 22/10 28/19 88/11 88/12 104/17 cards [1] 21/24 careful [1] 99/3 carried [1] 94/3 carry [5] 77/1 77/7 77/7 119/23 124/25 cars [1] 94/20 Casa [1] 1/4 case [9] 35/5 37/24 52/25 55/7 55/22 55/22 74/6 78/2 108/8 CASH [8] 1/11 3/18 9/11 82/19 125/6 126/5 133/23 135/15 CASH-CHAPMAN [5] 1/11 3/18 9/11 133/23 135/15 cashier's [1] 67/7 cast [1] 69/13 cat [1] 93/25 categorize [1] 21/21 category [1] 139/2 caught [2] 25/9 136/16	cause [4] 14/9 91/25 96/4 99/4 causing [1] 73/23 cease [3] 48/8 81/16 83/10 cell [1] 3/15 center [2] 1/3 136/22 certain [5] 26/19 78/5 82/1 82/4 139/19 certainly [1] 78/13 certificate [4] 2/17 24/9 150/2 158/1 certify [1] 158/6 Cessnas [1] 90/9 CHAD [16] 1/15 4/3 4/4 4/6 7/10 35/25 35/25 40/11 45/20 48/1 79/5 89/1 117/17 118/11 127/6 132/13 chain [1] 119/8 chair [26] 7/19 10/11 17/5 22/2 29/25 51/17 62/10 65/19 68/8 75/25 78/10 83/6 96/18 108/19 113/2 124/8 124/11 124/14 124/16 124/18 124/20 135/10 142/19 144/16 147/19 155/4 Chairman [5] 1/10 9/25 127/5 130/8 154/14 Challen [1] 1/15 challenges [1] 14/13 champagne [1] 135/24 chance [1] 35/4 change [9] 5/11 55/10 58/5 58/11 68/25 80/15 86/14 123/22 125/5 changed [1] 20/23 changes [5] 7/3 31/23 53/11 64/12 114/2 changing [1] 78/13 Channel [3] 46/11 46/14 75/3 CHAPMAN [9] 1/11 3/18 9/11 82/19 125/6 126/5 133/23 135/15 156/19 characterizing [1] 54/8 charge [2] 40/2 88/12 charges [1] 132/23 Charlie [1] 86/9 cheap [2] 130/3 132/2 check [7] 35/24 37/2 66/22 67/8 129/23 142/10 157/6 checked [1] 47/22 checking [2] 25/15 140/22 checkout [1] 90/13 checks [1] 143/16 Cherokee [6] 33/1 104/9 114/5 128/5 132/15 132/17 Cherokee Six [1] 104/9	chief [2] 24/7 35/9 chime [1] 76/14 chopping [1] 39/21 chosen [1] 60/7 chronological [1] 97/5 CINDY [20] 1/17 4/2 29/10 29/16 32/10 33/3 33/7 33/12 33/24 34/18 35/7 35/19 37/5 37/10 37/19 53/15 74/23 87/25 96/5 103/2 Cindy Laquidara [1] 29/10 Cindy's [1] 124/19 circuit [1] 137/16 clarification [6] 6/25 31/20 76/25 118/8 123/13 155/5 clarified [1] 118/21 clarify [8] 10/19 11/21 29/23 31/21 69/23 79/22 115/25 125/8 clarifying [1] 83/21 CLARKE [8] 1/10 3/20 9/13 73/15 78/11 82/21 82/22 126/7 class [1] 39/11 classification [1] 13/7 clause [1] 94/7 clean [1] 82/2 clear [14] 13/23 53/2 56/5 61/15 62/18 76/1 81/25 82/13 95/15 112/17 115/8 150/24 151/3 154/20 clearly [2] 101/7 132/4 click [2] 42/7 44/7 client [5] 85/15 86/13 86/19 88/17 103/23 clock [2] 34/16 35/1 close [2] 40/3 122/5 closed [1] 145/19 closer [1] 34/5 cloud [1] 38/5 cloud-based [1] 38/5 club [1] 121/22 coast [5] 24/15 24/21 25/2 25/14 46/12 Coast Guard [3] 24/15 24/21 25/2 Cochran [1] 140/1 coffee [1] 142/11 cogent [1] 66/11 cohesive [1] 16/9 Cola [1] 1/4 collected [3] 145/1 145/4 145/11 collecting [1] 15/7 collectively [1] 153/24 com [1] 100/25 come [25] 21/10 49/24 50/13 59/18 67/15 68/21 72/15 76/5 77/21 80/16 81/6 83/5 84/5 102/1 112/6 114/13
---	--	--	---	---

C come... [9] 114/16 120/13 122/17 136/25 142/10 143/18 150/25 155/22 155/25 comes [7] 7/25 56/3 76/7 80/25 85/25 88/13 148/7 comfortable [3] 98/16 99/1 151/9 coming [18] 10/9 11/20 26/23 36/9 38/24 54/20 59/5 63/22 79/12 87/10 87/12 89/3 95/13 105/25 140/12 141/10 142/13 149/1 comment [37] 2/15 4/20 7/4 7/7 7/7 7/25 8/10 16/17 16/21 21/19 25/24 28/22 37/25 51/17 52/15 52/16 54/4 56/12 61/9 63/15 64/15 65/1 65/20 66/4 66/17 75/8 75/9 76/20 82/15 83/6 119/15 123/6 124/22 152/20 156/3 157/18 157/18 comments [17] 2/14 4/16 4/23 8/6 8/7 18/19 18/24 27/24 52/8 63/19 64/1 155/15 155/18 155/20 155/20 156/13 156/16 commercial [2] 34/12 44/4 commercialized [2] 95/18 95/20 commercially [9] 94/8 94/13 96/15 107/2 107/15 107/21 108/5 108/10 121/12 commission [1] 151/12 commissioner [1] 18/17 commissioners [1] 80/6 commitment [6] 143/12 147/19 148/19 148/22 148/25 149/6 commitments [1] 18/16 committed [2] 138/7 138/19 common [17] 109/25 110/1 110/11 110/15 110/23 110/25 111/7 112/9 113/4 113/8 113/16 113/21 113/21 118/22 119/9 123/18 123/21 community [9] 32/21 74/7 135/6 135/19 136/13 136/22 136/22 137/8 140/18	Comp [1] 121/7 companies [3] 107/24 107/24 113/17 company [13] 11/14 26/21 30/8 35/2 35/20 35/20 36/17 46/10 85/15 94/10 106/9 111/3 138/20 company's [1] 110/6 compassionate [1] 68/7 compete [1] 101/23 competition [2] 122/6 122/7 complete [1] 13/5 completed [1] 24/10 completely [3] 54/9 55/9 110/8 complex [1] 90/12 compliance [12] 13/20 88/20 93/3 97/16 97/23 102/10 105/10 111/16 118/15 118/15 119/14 125/3 complied [1] 60/8 comply [3] 88/3 88/24 90/15 complying [1] 48/7 comprehensive [3] 19/14 19/17 20/16 computer [1] 38/10 concepts [1] 6/10 concern [2] 71/24 129/2 concerned [6] 47/16 92/6 116/23 116/24 121/14 126/19 concerning [5] 19/2 19/3 20/5 117/19 129/21 concerns [3] 10/20 116/20 116/22 conclude [1] 12/1 conditioned [1] 34/11 conditioner [1] 121/8 conditioning [1] 122/2 conference [6] 1/3 36/21 97/10 98/12 100/12 153/23 confirmation [2] 12/25 138/8 confirmed [3] 11/11 37/5 149/2 conflict [2] 13/24 153/8 conformed [1] 60/4 confusing [2] 42/4 62/11 Congratulations [1] 87/5 connected [1] 118/5 Connecticut [1] 39/4 connection [1] 110/12 Connie [3] 26/5 27/10 27/11 consensus [2] 151/23	152/7 consent [7] 2/9 26/1 26/3 28/4 28/5 28/9 28/19 consider [3] 13/3 98/18 99/5 considerable [1] 94/4 consideration [3] 10/12 12/15 15/4 considered [2] 94/8 94/12 considering [1] 10/25 consistency [2] 41/13 68/22 consistent [8] 41/12 54/15 54/24 55/2 56/6 95/23 95/25 156/21 consistently [3] 14/16 56/1 94/21 constructed [1] 50/22 construction [1] 78/20 Consumer [1] 50/2 Consumer Price Index [1] 50/2 contact [3] 36/2 36/19 147/5 contacted [2] 33/24 35/4 contains [1] 79/24 contention [3] 110/10 110/22 110/23 context [1] 10/7 contingencies [1] 75/15 continue [1] 14/11 continued [4] 10/18 12/17 14/10 104/16 continuing [1] 83/16 contract [13] 13/17 45/13 46/3 47/24 63/23 63/24 93/18 94/16 94/18 136/3 139/24 146/8 151/1 contractors [1] 140/6 contractual [1] 13/20 contributions [1] 151/4 control [2] 19/22 34/22 controversy [1] 71/16 convenience [1] 140/23 conversation [6] 37/18 60/16 97/10 97/20 99/22 134/13 coordinator [3] 23/24 24/6 24/8 copy [6] 101/1 103/14 103/16 113/2 148/11 150/13 corporate [2] 46/5 46/6 corporation [3] 48/12 88/5 111/3 correct [9] 11/11 13/6 50/23 50/24 80/4 100/17 109/18 127/24	150/6 CORRECTIONS [1] 159/3 corrupted [1] 38/14 cost [6] 107/9 139/14 143/9 144/12 144/13 149/16 Costa [1] 66/2 costs [2] 148/1 149/18 could [59] 8/7 27/9 27/11 33/10 34/18 44/11 46/19 50/5 52/21 52/24 60/2 60/3 60/7 60/16 67/24 71/19 71/20 72/10 73/11 74/8 75/18 76/4 76/5 78/17 78/22 79/12 88/15 92/8 92/15 92/15 92/16 92/21 96/6 96/16 106/11 106/13 108/11 109/25 110/12 112/24 115/12 115/18 116/9 117/8 120/25 123/1 124/6 127/5 127/18 129/3 129/16 131/21 135/24 141/10 144/3 146/2 146/7 148/14 155/24 couldn't [6] 23/5 23/20 33/20 33/21 79/15 154/15 counsel [12] 1/16 1/18 29/11 52/18 115/9 115/16 132/4 142/21 142/25 149/25 150/25 155/15 county [11] 1/1 18/10 18/17 19/23 87/9 118/5 121/11 135/21 136/15 139/23 158/4 County's [1] 136/15 couple [6] 18/9 52/1 97/21 115/6 116/25 138/11 course [8] 55/12 71/20 71/24 76/14 97/25 132/14 141/9 146/2 court [5] 1/23 6/11 6/20 154/8 158/1 court reporter [2] 6/20 154/8 court reporter's [1] 6/11 COURTNEY [37] 1/19 4/2 10/25 15/19 16/8 16/10 17/4 23/14 26/4 31/19 35/8 35/25 36/7 36/11 36/19 37/1 47/4 68/9 73/21 112/12 113/1 117/17 124/17 130/7 132/19 133/10 133/25 138/1 138/20 142/12 146/24 149/1 149/2 150/14 151/19 152/6 152/22	Courtney's [1] 111/20 courtroom [1] 129/16 cover [1] 129/7 covered [1] 155/16 covers [2] 107/4 147/25 CP [2] 158/6 158/13 crack [1] 32/13 cracking [1] 32/7 Craig [1] 32/9 cranky [1] 83/14 crash [2] 32/23 34/16 crazy [3] 46/10 46/13 83/13 create [3] 45/16 140/3 142/4 creative [1] 138/17 credible [2] 59/24 79/14 credit [4] 88/11 88/12 104/17 116/13 credit's [1] 116/14 credits [1] 27/14 crew [1] 138/1 critical [4] 10/8 14/12 37/9 137/12 cross [1] 47/3 cross-examine [1] 47/3 crowd [1] 124/20 CRR [3] 1/22 158/6 158/13 current [5] 26/9 26/11 27/4 27/7 94/14 currently [5] 20/5 39/2 118/15 136/5 146/8 Customs [1] 152/20 cut [2] 84/10 139/17
D D-4 [2] 73/22 115/2 danger [1] 95/6 dangerous [1] 95/5 dark [1] 54/21 date [4] 13/1 37/9 74/12 78/5 dated [2] 85/19 158/10 dates [4] 155/23 155/25 157/17 157/17 day [24] 12/8 18/15 19/8 31/1 32/19 32/20 33/13 34/4 34/5 34/16 36/9 36/10 37/2 37/3 37/6 56/20 56/20 64/10 125/24 126/4 138/21 140/10 150/8 158/10 day's [1] 73/11 days [13] 40/17 78/1 78/3 119/6 125/17 125/18 125/21 126/15 129/24 130/3 132/1 132/7 132/21 de [1] 1/23 deal [7] 41/10 111/1 139/5 140/16 140/18				

D deal... [2] 144/6 149/13 dealing [1] 108/1 dealt [1] 37/19 dear [3] 21/7 39/19 132/25 debit [1] 104/17 December [4] 34/9 36/4 72/21 145/19 December 6 [1] 34/9 decide [2] 19/24 75/24 decided [3] 51/7 137/16 142/2 decides [3] 15/23 71/10 146/14 decision [18] 12/19 30/6 30/18 31/15 45/15 50/18 51/11 69/5 69/24 77/2 85/14 116/2 116/3 117/3 118/9 130/9 131/15 134/16 decision's [1] 16/6 decisions [1] 30/24 declined [1] 12/24 declines [1] 16/1 ded [1] 51/3 dedicated [1] 51/4 deduction [1] 141/8 deficient [1] 129/14 defined [1] 40/1 definitely [2] 60/15 148/14 definition [1] 64/4 degree [2] 19/18 50/11 Del [1] 66/2 Delaware [3] 88/6 111/9 111/11 delayed [3] 50/14 50/14 50/15 delegated [1] 24/11 deletions [3] 7/3 10/3 17/7 demand [2] 87/9 87/14 denied [3] 12/18 79/11 120/25 DENNIS [5] 1/10 3/20 52/14 135/9 156/3 denoted [1] 67/10 deny [9] 31/22 49/8 60/23 61/1 61/4 61/19 67/14 99/21 100/12 Denying [1] 52/10 department [1] 24/12 depending [3] 24/16 75/25 108/9 deposits [1] 50/4 depot [1] 137/10 depots [5] 136/5 136/8 136/21 139/25 140/4 Deputy [1] 25/23 deregistered [3] 42/18 42/20 42/21 derelict [5] 42/21 43/12 43/20 43/24 45/23 design [2] 140/7 140/7	desires [1] 134/14 desist [1] 81/16 desk [1] 87/24 detailed [1] 36/22 details [2] 147/5 150/10 determine [2] 112/19 141/9 determined [1] 93/22 determines [2] 14/9 150/1 develop [2] 39/25 152/2 developed [1] 94/6 developing [1] 59/5 development [2] 136/3 137/12 DHR [1] 139/3 Diaz [4] 109/16 109/21 110/16 111/7 dictionary [1] 64/5 did [38] 5/15 7/17 7/19 16/14 22/9 26/3 26/5 26/18 26/20 26/22 34/1 34/18 35/13 36/20 47/6 54/15 57/3 61/8 70/5 72/21 96/25 97/3 97/5 99/24 100/7 100/23 101/9 101/16 105/20 123/10 125/7 126/25 130/23 131/18 133/6 141/25 153/22 158/7 didn't [30] 5/14 7/18 16/25 18/3 26/23 30/16 34/21 48/11 48/13 59/22 65/18 66/20 79/23 84/6 84/12 91/21 98/3 99/21 100/12 101/15 103/8 103/14 110/25 111/18 120/17 125/4 126/17 127/7 154/1 154/22 different [25] 55/9 60/7 66/6 66/25 86/15 89/25 89/25 90/1 101/5 101/19 102/19 107/17 108/1 108/7 109/1 109/3 110/9 111/3 112/3 112/4 114/1 115/21 116/8 116/10 138/11 differently [1] 55/23 difficult [1] 30/15 direct [4] 10/18 36/2 36/3 76/5 directing [1] 81/25 direction [1] 76/2 directly [2] 104/1 120/7 director [18] 1/19 10/14 10/24 11/1 11/6 11/9 12/13 13/12 30/21 34/9 36/3 36/25 40/9 40/11 71/17 74/20 102/22 135/11 director's [2] 13/18	45/15 directors [1] 52/21 dis [1] 61/9 disagree [2] 54/11 131/21 disagreement [1] 129/6 disappointed [1] 89/5 disclosed [3] 12/7 12/12 153/9 discloses [1] 153/10 disclosing [1] 13/22 disclosure [2] 12/23 153/8 Discovery [3] 46/11 46/14 75/3 Discovery Channel [3] 46/11 46/14 75/3 discrepancy [1] 105/3 discretion [4] 14/8 93/24 95/4 95/9 discuss [4] 78/6 115/16 116/16 131/17 discussed [4] 35/9 56/21 70/6 82/16 discussing [2] 20/10 99/2 discussion [28] 7/22 9/6 9/8 11/2 15/9 16/15 28/10 28/13 28/14 29/1 34/10 49/7 49/10 49/12 60/19 60/22 69/21 70/12 70/15 70/18 79/6 82/16 94/4 118/14 123/7 124/22 124/23 149/1 discussions [1] 51/14 dislocations [1] 96/4 display [2] 24/2 142/14 disposed [1] 78/9 dissolved [2] 38/20 136/13 distinguish [1] 6/2 distribute [1] 150/14 do [127] 3/17 4/10 4/16 5/8 5/8 5/10 5/11 5/18 5/25 6/6 6/6 6/13 7/6 7/21 10/2 15/18 16/1 16/13 18/18 19/13 19/17 19/25 21/23 21/24 22/5 22/6 22/8 22/10 25/20 27/16 30/10 41/17 45/19 46/7 48/8 56/3 58/7 58/13 58/25 59/1 59/12 59/13 59/22 60/24 61/4 61/23 61/25 62/6 63/12 63/16 64/5 64/7 64/12 64/16 64/19 65/3 65/12 66/11 67/3 67/13 67/16 67/16 67/21 67/21 68/15 68/16 68/16 70/1 70/19 75/23 76/4 76/16 81/16 82/11 88/24 96/6 98/3 101/12 102/8 103/16	104/9 104/18 105/14 113/15 114/15 114/23 116/5 116/5 119/2 119/22 120/2 120/18 120/18 121/3 123/14 123/17 125/1 125/7 126/23 127/4 127/6 127/7 129/18 130/3 132/1 132/12 133/1 133/4 133/20 138/24 140/22 141/4 141/22 142/14 142/22 142/24 142/25 143/3 144/22 145/14 146/23 146/24 150/22 151/20 152/18 155/13 155/14 docket [1] 112/14 document [1] 148/6 documentation [6] 10/19 12/22 14/24 119/3 141/14 151/24 documents [3] 88/17 106/11 142/24 DoD [1] 24/7 does [28] 11/1 14/4 42/25 43/17 57/21 57/22 68/15 74/9 77/1 80/1 80/24 92/22 92/23 92/24 93/9 93/10 93/15 93/22 94/25 95/1 95/2 96/3 121/11 122/17 131/25 137/21 140/25 143/19 doesn't [24] 37/16 39/4 42/14 42/15 43/15 43/16 45/16 51/6 56/19 57/23 57/25 65/12 67/2 69/13 71/6 93/16 96/10 105/21 106/6 107/20 118/6 131/8 141/4 149/20 dog [1] 32/22 doing [25] 9/25 11/15 16/8 25/18 32/14 46/17 55/14 55/15 57/7 59/3 59/16 59/17 64/10 69/15 73/24 73/24 87/5 90/15 94/23 99/6 102/10 107/8 122/12 124/19 133/13 dollar [3] 66/23 67/1 138/13 dollars [6] 59/4 75/1 75/2 75/3 107/12 136/17 don't [108] 3/12 5/8 5/13 6/7 6/12 7/6 8/13 14/14 15/10 15/12 15/15 15/20 15/24 17/1 19/12 20/2 21/19 22/14 22/17 23/12 27/2 32/11 32/13 36/1 39/2 41/24 43/6 43/15 47/5 47/18 48/4 48/5 49/24 50/2 50/3 50/4 50/17 55/7	55/20 55/24 56/8 56/9 58/10 59/1 60/19 61/7 64/3 64/20 65/18 68/23 68/25 69/1 69/1 72/9 74/24 77/2 77/6 79/20 79/23 81/15 81/19 82/3 87/3 88/19 88/24 91/10 94/13 95/23 96/8 98/17 101/13 101/13 103/8 103/13 104/20 104/23 105/7 105/10 107/7 107/12 108/4 108/13 108/21 109/2 110/22 112/16 112/23 113/3 113/15 115/17 117/2 117/6 117/6 117/6 122/6 122/12 131/24 133/21 140/16 141/6 147/10 148/17 148/18 152/1 154/4 155/6 155/24 157/12 donate [4] 138/7 138/9 146/5 146/7 donating [2] 144/12 149/9 donation [2] 141/8 146/15 donations [2] 144/7 146/3 done [13] 59/7 60/3 62/6 64/14 76/11 76/11 79/19 110/5 110/13 114/4 117/24 131/18 147/25 door [1] 65/13 double [1] 157/6 double-check [1] 157/6 doubt [1] 107/19 down [31] 6/3 6/11 31/5 44/12 47/7 48/6 58/10 65/17 65/18 66/8 68/3 72/15 78/24 85/21 87/3 87/10 87/12 98/25 101/4 101/20 102/5 111/21 113/13 127/18 132/3 134/12 137/22 144/13 149/3 149/15 154/24 draft [2] 20/3 20/7 drafted [1] 143/21 drag [1] 129/15 dream [2] 19/10 33/19 drive [2] 38/10 157/13 drove [1] 119/22 Dry [1] 24/25 dual [1] 13/9 ducks [1] 139/21 due [2] 25/6 116/14 Duke [1] 47/19 during [7] 10/20 12/12 14/24 18/15 18/15 25/5 108/11 dust [1] 66/10 dysfunctional [3]
---	--	--	---	--

D dysfunctional... [3] 48/20 48/24 64/18	13/17 employment [10] 12/1 12/6 12/10 12/11 12/21 13/9 13/21 14/3 14/7 14/8 encaptures [1] 6/16 encompasses [1] 30/9 end [34] 11/3 11/5 11/7 11/7 11/10 11/18 11/20 11/23 11/23 12/2 13/1 22/3 22/18 48/16 56/19 69/21 72/18 74/10 74/16 76/17 78/12 78/14 80/15 80/18 80/23 81/11 82/6 82/8 82/9 82/18 86/12 92/19 95/9 143/1 ended [1] 12/11 enforce [3] 30/13 31/18 58/12 enforcement [2] 95/21 95/25 enforcing [1] 96/2 engaged [1] 75/6 engine [1] 93/1 enough [3] 44/9 136/18 142/2 Enterprises [3] 29/20 30/7 31/4 Entertain [1] 40/2 entire [2] 123/24 136/23 entities [2] 109/20 119/9 entity [3] 43/17 109/16 109/23 entry [1] 140/4 equally [3] 13/15 45/4 55/24 equation [1] 91/11 equipment [1] 75/1 ERRATA [1] 2/18 especially [2] 66/14 134/24 ESQUIRE [2] 1/15 1/17 essentially [2] 57/15 57/16 established [2] 32/1 135/17 estate [1] 141/2 estimated [1] 140/24 even [16] 12/23 19/16 37/4 39/2 39/3 39/9 39/17 40/1 43/15 43/23 48/17 49/17 102/12 107/9 131/22 149/1 evening [6] 18/12 18/18 19/5 20/10 20/24 32/16 event [3] 23/23 24/6 24/8 ever [5] 6/12 33/16 37/19 68/5 88/12 every [16] 16/5 28/13 31/1 34/4 40/10 44/14	44/16 53/8 58/20 65/10 67/4 67/15 88/12 99/4 114/1 114/6 everybody [20] 3/7 3/10 3/15 18/8 18/8 20/17 22/7 41/10 49/4 53/3 57/2 57/12 62/19 66/7 78/25 95/12 103/7 130/16 137/21 148/6 everybody's [1] 123/13 everyone [11] 9/23 20/9 26/3 26/5 27/22 29/9 45/7 55/16 79/7 82/14 122/4 everyone's [3] 45/4 45/4 56/15 everything [17] 6/3 6/11 25/20 37/18 37/20 38/3 55/3 56/8 66/20 78/21 100/24 102/11 139/20 140/13 150/24 154/24 155/17 evicted [2] 44/19 44/20 eviction [1] 37/9 evictions [1] 39/24 evidence [3] 69/24 69/25 107/17 exactly [5] 58/12 110/11 146/13 147/24 150/12 examine [1] 47/3 example [1] 66/13 except [1] 57/18 exception [2] 40/9 71/20 exceptions [2] 52/25 66/13 excited [2] 142/9 147/7 exclusive [1] 74/1 exclusively [1] 12/4 excuse [5] 5/10 5/19 12/21 14/18 71/4 executed [1] 33/12 executive [15] 1/19 10/14 10/24 12/13 13/12 13/18 30/21 36/25 40/9 40/11 45/15 52/20 71/17 74/19 135/11 exercise [1] 48/11 exhausted [1] 135/21 exist [2] 45/17 57/25 existing [5] 59/25 60/5 60/8 93/4 96/2 exits [1] 133/23 expect [1] 116/20 expectations [1] 151/3 expected [4] 21/9 26/22 74/22 74/23 expecting [2] 18/22 18/24 experience [1] 52/7 experimental [1] 39/10 expert [1] 52/6 explain [1] 36/19	explaining [1] 31/10 explanation [1] 13/13 exploded [1] 87/10 explore [1] 32/24 expressed [2] 154/17 156/11 extend [1] 82/17 extended [2] 13/15 126/24 extending [2] 77/25 80/17 extension [3] 72/5 78/17 129/1 extent [2] 77/25 149/24 extra [2] 4/7 155/23 extremely [1] 58/7 eye [1] 122/5	feel [2] 19/9 56/16 feet [5] 20/6 20/8 20/8 121/1 121/4 fell [1] 146/11 fellow [2] 10/11 34/6 fence [8] 95/12 95/13 121/12 144/19 144/20 144/22 149/2 149/5 fences [2] 144/14 149/15 few [2] 138/2 155/25 fide [2] 93/12 94/17 field [1] 66/12 fighting [1] 19/11 figure [3] 71/10 138/22 144/21 file [2] 104/5 121/6 files [1] 13/5 fill [8] 22/10 24/6 103/5 103/25 105/19 108/15 108/15 112/12 filled [3] 55/22 103/6 104/1 finally [1] 34/19 finance [2] 35/2 36/17 finances [1] 59/14 financial [8] 26/4 26/6 27/23 36/15 39/8 50/5 148/19 148/22 financially [1] 151/3 financials [1] 50/6 financing [2] 35/20 94/10 find [9] 26/12 45/24 45/25 46/2 59/24 99/12 106/11 106/18 139/19 fine [6] 32/21 56/7 99/9 108/16 132/17 143/23 finished [1] 155/10 Firm [1] 1/15 firmed [1] 78/19 first [57] 7/23 8/13 8/14 8/23 9/2 15/8 16/11 16/14 17/16 18/11 18/12 18/17 20/3 20/7 20/22 21/14 21/15 21/19 21/20 23/22 28/8 28/25 29/19 30/3 31/6 32/4 33/4 33/15 38/22 44/6 49/10 53/8 58/17 60/22 60/24 61/3 62/7 63/14 65/25 69/20 73/16 77/18 79/4 80/13 81/24 97/5 97/14 100/19 103/21 115/25 118/24 119/13 119/24 123/5 124/22 130/17 134/10 fiscal [14] 72/18 74/10 74/16 76/18 78/12 78/15 80/16 80/18 80/23 81/11 82/7 82/8 82/9 82/19 fit [2] 33/20 33/21 five [9] 33/14 45/19
E E-10 [9] 89/10 89/19 90/1 90/14 95/8 127/22 128/1 128/2 128/3 E-4 [8] 89/9 89/11 90/3 95/9 96/25 114/24 115/1 128/1 e-mail [9] 13/2 13/25 33/7 38/2 40/14 105/24 147/4 147/5 150/12 e-mailed [4] 117/11 130/12 130/24 130/24 e-mails [2] 106/2 106/17 each [5] 16/5 47/10 67/10 67/10 67/15 earlier [1] 90/18 easily [1] 108/11 east [2] 46/12 59/5 easy [6] 21/5 69/13 72/2 112/19 121/16 138/19 Echo [3] 115/3 115/4 115/5 economic [1] 137/12 economic development [1] 137/12 Ed [4] 34/9 46/18 53/14 53/15 Ed Wuellner [3] 34/9 46/18 53/14 Ed Wuellner's [1] 53/15 educated [1] 118/8 effect [2] 70/25 99/4 effectuate [1] 71/8 effort [1] 88/3 efforts [1] 142/4 eight [1] 51/1 either [9] 31/22 42/16 49/8 71/21 72/14 102/21 107/23 121/17 147/10 electric [1] 65/19 electronically [1] 156/23 elements [1] 148/13 eligible [1] 39/9 else [10] 3/15 6/23 34/14 66/7 78/21 88/24 111/1 120/2 126/4 133/14 else's [4] 44/22 93/5 93/6 93/6 emotional [1] 29/13 employed [2] 12/17 30/13 employee [1] 13/7 employees [1] 121/15 employer [2] 13/3		F FAA [4] 24/9 39/10 95/17 95/19 Facebook [5] 90/8 97/13 98/4 98/7 98/9 Facebook Marketplace [2] 97/13 98/9 faces [1] 14/12 facilitate [4] 73/16 135/13 136/12 149/4 facing [1] 51/8 fact [11] 42/16 47/10 56/25 65/22 72/13 109/19 109/20 111/2 118/4 120/24 123/18 factors [1] 78/21 facts [1] 69/18 failed [2] 25/17 123/21 fails [4] 16/22 16/22 17/3 61/8 failure [1] 38/21 fair [4] 84/2 122/6 122/7 122/8 fairly [3] 26/10 57/2 57/23 fall [1] 35/14 family [6] 32/5 32/20 48/20 64/7 64/16 65/8 famous [1] 142/13 fantastic [3] 142/17 142/17 145/21 far [8] 24/10 47/15 65/10 88/1 93/11 116/1 121/9 147/9 fast [5] 84/18 84/20 135/7 136/16 147/9 fatalities [2] 24/24 25/5 fault [1] 117/21 favor [6] 17/18 29/1 82/17 125/2 125/6 152/6 February [5] 11/12 11/20 12/2 139/7 140/5 February 12th [1] 11/12 fee [1] 40/2 feedback [1] 20/19		

F five... [7] 45/21 64/21 72/19 73/7 73/8 119/6 133/1 five-minute [1] 133/1 fix [1] 60/12 fixed [1] 38/23 fixing [1] 55/16 FL [1] 1/24 flash [1] 38/10 flaws [1] 49/18 flexible [1] 157/10 flight [65] 39/8 44/6 44/12 44/15 44/16 79/10 79/11 79/14 79/14 79/18 81/17 83/11 90/6 90/10 90/16 90/25 91/4 92/4 94/22 94/23 94/24 94/25 95/3 95/4 95/7 96/7 97/1 97/6 97/8 97/9 97/12 97/12 97/15 97/19 98/1 98/9 98/10 98/19 98/22 99/14 99/17 99/20 99/23 100/5 101/17 101/21 101/22 101/23 102/4 111/19 111/21 112/1 115/20 120/18 120/21 121/5 121/21 121/25 122/1 122/9 123/15 123/25 124/1 127/15 129/20 floor [1] 124/20 Florida [16] 1/5 1/15 1/17 32/18 34/6 36/13 39/4 46/13 46/22 98/7 111/5 112/18 118/6 141/19 141/20 158/3 flown [3] 73/10 73/11 102/3 fluctuates [1] 49/25 fly [2] 39/10 95/7 flyable [2] 73/3 73/5 flying [9] 34/23 35/6 36/16 40/6 44/4 44/5 73/3 83/12 83/18 focus [1] 59/16 folks [4] 38/21 38/22 41/1 41/7 follow [9] 45/10 58/9 65/12 94/25 121/7 122/3 122/4 129/22 150/11 followed [5] 11/8 14/23 21/6 35/18 52/5 following [5] 12/23 18/23 24/5 35/7 37/3 foot [1] 49/25 force [3] 25/2 25/7 50/19 foregoing [1] 158/8 forever [1] 106/15 forget [2] 29/13 59/1 forgot [4] 25/17 61/17 150/18 154/24	form [22] 24/7 85/20 86/13 86/19 87/20 88/10 101/8 101/15 101/15 103/5 103/22 105/17 105/17 105/21 105/22 105/24 108/6 108/9 108/14 147/20 153/9 153/11 formal [11] 6/17 8/17 12/6 14/2 49/1 138/8 140/22 140/25 143/13 147/22 151/1 former [1] 37/16 forum [1] 131/17 forward [12] 18/19 20/18 58/9 66/12 68/23 77/1 97/14 104/6 117/15 134/21 142/23 156/1 found [8] 25/10 34/19 38/18 97/12 97/18 98/10 138/19 142/3 foundation [1] 149/16 foundation's [1] 149/10 four [4] 51/8 72/19 76/18 105/24 fractional [1] 121/22 frame [4] 42/13 51/18 75/15 99/7 framed [1] 79/17 franchises [1] 45/6 free [3] 34/7 39/8 144/9 friend [2] 39/20 69/2 friends [4] 25/11 30/14 45/2 85/2 friendship [1] 70/1 front [11] 18/5 21/21 21/24 22/1 54/23 77/5 87/24 103/3 103/13 129/21 130/16 frustrating [1] 50/15 fry [1] 65/19 FSDO [1] 24/10 fuel [1] 155/13 full [12] 13/11 14/8 21/16 23/6 25/7 29/12 36/20 39/3 48/11 48/15 48/16 102/10 full-time [1] 13/11 fully [2] 12/19 122/21 fun [2] 45/1 155/1 functional [1] 42/16 fundamental [1] 115/7 funded [1] 148/12 funding [4] 139/4 139/19 140/11 141/11 funds [2] 144/20 144/24 funny [1] 23/13 further [4] 78/6 80/19 81/2 141/14 future [5] 5/16 6/20 56/3 56/5 116/21	G GA [2] 35/6 35/13 gain [2] 39/8 121/15 gave [4] 34/13 103/3 134/15 154/5 general [9] 1/18 5/24 29/11 142/21 142/25 145/14 150/25 155/14 157/18 generate [1] 6/4 generating [2] 46/8 83/11 gentleman [3] 63/24 90/4 130/18 gentlemen [2] 30/11 98/17 get [73] 7/6 16/14 16/25 18/5 21/5 23/12 23/25 24/4 24/13 29/12 30/24 33/10 34/17 36/23 37/21 38/23 40/2 43/8 44/24 45/19 46/19 48/2 50/21 51/19 51/23 52/17 53/18 53/19 53/22 55/22 56/18 57/24 59/11 59/14 59/14 60/13 61/9 66/11 67/20 68/10 68/11 68/21 70/7 70/8 74/2 75/22 95/12 99/6 102/19 103/8 105/21 111/18 112/12 112/22 115/8 116/7 116/17 121/17 125/4 126/2 131/24 133/13 135/22 137/17 138/17 138/18 141/10 141/11 141/17 150/8 150/10 152/16 157/13 gets [10] 37/21 41/1 41/6 41/10 55/23 56/5 67/20 83/14 105/22 117/17 getting [11] 19/5 25/14 55/15 75/14 98/24 106/8 123/4 123/4 133/20 136/16 151/12 giant [1] 138/18 girl [1] 136/24 give [23] 10/7 34/17 40/8 42/8 44/20 46/24 48/25 50/20 68/16 69/6 69/7 70/2 71/21 77/2 80/15 103/14 112/8 116/13 142/21 146/3 146/24 151/21 153/5 given [13] 40/23 72/13 86/13 86/19 87/21 101/10 101/15 103/15 103/22 104/12 106/4 120/3 147/11 gives [1] 140/24 giving [4] 99/15 140/13 140/15 152/6 glad [12] 21/14 27/19	87/7 106/10 106/16 112/5 112/8 112/15 113/4 117/14 131/17 154/22 glasses [1] 86/5 glutton [1] 142/5 go [48] 9/22 10/10 17/1 19/25 22/6 29/18 32/24 37/8 38/4 40/25 41/19 42/16 44/3 44/10 54/2 56/18 64/7 64/18 66/1 68/16 69/20 69/20 70/20 72/4 72/8 73/16 78/3 78/14 83/13 84/18 84/20 85/4 90/2 90/5 90/11 91/16 91/20 91/23 92/15 92/16 92/21 96/16 102/21 104/6 111/20 116/11 120/4 129/19 goes [9] 4/9 21/15 42/2 69/20 69/21 85/25 102/18 103/7 105/23 going [94] 3/8 4/7 5/10 5/12 7/10 15/21 16/6 16/12 18/11 19/6 19/10 19/19 19/22 19/23 19/24 20/15 21/22 23/6 23/23 24/16 24/18 25/1 25/7 25/8 26/14 29/15 31/4 31/5 31/6 31/7 31/12 31/13 31/14 44/9 45/2 45/3 48/2 48/17 49/2 49/17 50/25 52/17 53/6 53/13 56/11 59/10 65/9 66/11 71/15 72/17 74/2 74/4 75/17 78/25 79/17 83/13 84/16 84/18 84/20 87/4 97/22 100/2 101/4 102/24 111/20 111/25 119/21 119/25 134/18 134/24 135/7 135/22 137/2 137/19 138/22 139/25 142/24 144/7 144/13 144/14 146/18 147/12 147/24 149/14 150/11 150/18 151/5 152/15 152/18 154/2 154/6 154/9 155/12 155/14 Golf [4] 45/24 47/23 47/23 73/3 gone [5] 92/8 102/6 109/4 122/23 145/25 good [33] 18/8 22/18 25/14 30/1 32/16 36/16 40/7 48/6 57/11 59/3 66/11 68/13 85/1 85/2 86/22 86/25 87/13 88/3 105/5 120/4 122/7 125/21 130/5 133/17 133/18 144/11 147/21 149/17 152/9 152/15 156/2 156/12 157/15 goodness [1] 59/7	gosh [2] 106/10 123/1 got [52] 15/6 16/11 16/14 16/20 18/20 22/2 22/22 27/1 27/21 29/14 36/4 44/23 47/20 48/1 58/15 62/5 66/24 68/22 83/22 86/4 87/23 88/11 95/23 96/3 96/4 97/4 97/4 98/14 99/3 99/3 99/11 100/24 101/1 101/14 101/18 102/23 104/10 104/24 108/6 110/5 111/17 115/6 116/13 124/13 124/18 127/10 127/14 137/15 138/24 139/19 152/24 155/5 gotten [5] 48/20 48/24 78/19 147/8 152/3 governance [1] 14/5 governors [1] 32/13 graciously [1] 138/20 graduated [1] 22/20 grant [31] 26/19 41/7 62/2 62/8 62/14 62/15 62/17 62/23 63/10 63/11 63/15 76/5 79/24 80/3 95/11 102/9 102/9 125/11 125/12 125/13 126/3 129/1 138/13 139/2 140/2 141/5 141/12 144/18 145/10 148/12 150/13 granted [2] 118/19 126/14 granting [3] 77/24 77/24 125/23 grants [9] 26/18 27/9 27/11 27/13 59/4 136/19 138/11 144/8 145/15 grateful [3] 137/25 140/15 142/8 gray [2] 37/15 102/12 great [10] 18/7 18/8 20/18 42/10 98/23 133/20 134/13 144/16 145/17 151/10 greatly [2] 135/6 144/1 Grenier [1] 34/20 ground [3] 34/14 83/13 99/16 grounds [2] 97/2 127/16 group [2] 25/1 156/9 groups [3] 30/6 136/24 136/24 grow [1] 137/1 growth [1] 19/23 Grumman [1] 25/21 Guana [1] 18/25 guarantee [1] 70/7 Guard [4] 24/15 24/21 25/2 25/14 guess [10] 30/25 38/23
---	--	---	--	--

G guess... [8] 52/17 73/12 78/11 85/25 98/8 126/17 129/2 149/14 guidance [1] 76/3 guidelines [1] 156/21 guilty [1] 64/9 guns [1] 145/17 guy [1] 39/18 guys [13] 48/10 83/21 116/13 119/20 120/5 121/6 123/3 138/4 145/1 145/17 147/8 152/11 154/25	67/8 67/11 68/4 68/4 68/18 68/19 69/8 69/11 69/14 71/9 72/6 75/4 79/19 80/8 80/10 83/25 84/11 85/6 85/16 85/17 85/18 85/24 86/2 90/7 92/12 93/5 93/6 93/6 93/7 96/7 97/24 98/2 99/15 99/18 99/19 100/8 100/20 100/25 101/20 102/9 102/16 102/25 104/13 106/7 108/7 109/13 110/5 112/7 113/20 115/10 116/17 118/16 118/19 119/15 120/18 120/19 121/1 121/4 122/1 122/25 127/17 128/4 128/19 128/22 131/12 132/7 Hangar B-10 [1] 33/13 Hangar B-8 [2] 42/12 67/8 hangared [1] 72/3 hangars [35] 30/9 33/8 33/21 33/22 34/3 48/2 49/25 59/6 65/11 66/15 66/24 66/25 73/18 74/3 78/21 86/1 86/24 87/4 87/8 88/20 90/16 94/20 95/8 95/17 95/20 102/20 104/11 120/22 121/9 127/11 127/13 127/14 128/21 129/8 130/10 hanging [1] 154/25 happen [11] 19/23 23/23 25/1 26/23 36/11 47/7 52/23 55/9 58/20 65/19 111/25 happened [6] 5/23 8/18 12/14 21/25 56/24 104/23 happening [3] 78/20 87/13 102/7 happens [2] 56/20 86/6 happy [11] 3/10 17/4 33/13 83/22 103/7 112/10 140/20 141/3 145/24 148/21 154/18 hard [4] 19/8 71/22 72/15 149/18 harm [1] 60/19 harms [1] 60/14 Harry [10] 3/14 3/14 32/2 65/24 66/1 66/1 66/2 66/16 76/19 83/12 has [71] 5/20 5/24 6/14 9/23 13/13 13/24 14/2 16/20 19/17 20/4 20/23 21/25 22/7 27/22 29/11 30/13 38/3 39/12 42/17 44/15 44/17 47/12 47/14 48/1 48/20 48/24 50/14 52/2 52/7 55/18	57/14 58/13 61/20 61/23 66/7 66/22 71/24 73/21 77/13 77/16 78/9 79/20 85/15 85/21 88/23 90/4 92/15 93/17 94/21 95/4 99/5 104/7 108/4 110/23 111/5 114/2 114/5 117/23 119/7 120/13 121/22 122/3 122/10 123/14 123/17 123/20 127/2 132/10 136/13 137/3 148/10 hasn't [3] 95/25 139/17 142/8 HASTINGS [19] 2/12 3/8 70/9 84/4 119/22 133/24 134/6 134/8 134/23 135/10 135/19 137/7 137/13 138/9 138/18 138/23 142/3 142/10 142/22 Hastingsfl.org [1] 147/3 hate [2] 86/20 129/10 hats [1] 24/20 have [348] haven't [9] 51/5 51/10 51/13 52/1 52/1 126/22 128/10 145/11 152/3 having [15] 3/11 18/11 30/16 34/11 35/1 56/9 56/10 59/23 99/17 114/4 129/15 130/5 141/7 154/11 154/12 Hay [15] 31/23 32/16 43/15 51/18 56/16 57/10 57/16 64/6 68/11 69/3 71/8 71/12 77/20 79/1 80/15 Hay's [4] 42/19 42/24 56/20 59/20 Hays [7] 41/15 44/23 50/16 60/20 64/21 65/11 75/14 hazard [1] 73/23 he [83] 8/5 11/1 11/1 11/3 11/9 11/21 12/2 12/17 13/1 14/2 23/20 34/7 34/12 34/21 34/23 35/3 35/14 36/12 36/14 36/14 36/16 36/19 36/19 36/20 36/23 36/23 37/3 39/5 47/4 47/12 49/3 54/19 54/21 54/24 57/14 59/22 59/22 60/1 60/1 60/2 60/3 60/5 60/7 60/9 60/9 60/20 60/20 64/23 68/15 69/20 69/21 69/22 69/25 70/1 72/7 74/21 75/16 75/16 75/18 75/24 77/1 78/11 83/14 85/8 86/9 86/15 91/6 91/7 91/9 93/9	95/4 101/9 102/2 103/14 104/8 104/8 113/19 113/20 123/20 123/21 127/12 130/19 150/14 he's [12] 11/6 11/9 40/23 57/14 59/25 76/6 80/24 83/13 95/9 122/19 122/21 123/25 head [2] 18/3 156/15 health [1] 40/6 hear [10] 17/12 19/15 21/8 23/12 56/15 60/24 62/6 150/17 154/8 154/15 heard [8] 30/19 54/9 63/19 64/1 77/14 82/15 82/16 151/23 hearing [11] 18/20 54/24 64/11 80/22 81/12 91/24 115/9 120/5 128/18 129/5 129/18 heart [2] 21/8 132/25 held [2] 1/3 86/17 helicopter [18] 24/5 24/14 24/16 33/19 34/5 34/10 42/13 42/14 42/17 42/19 43/1 43/2 43/4 44/13 45/23 46/12 47/10 73/4 helicopters [7] 43/4 50/20 51/4 51/16 72/1 72/23 74/5 helipad [2] 73/25 74/9 help [9] 39/19 64/19 69/7 74/10 81/15 136/11 138/14 138/15 146/16 helped [1] 32/25 helping [4] 135/12 138/21 142/4 149/4 helps [1] 6/5 her [20] 5/20 15/20 27/21 29/12 32/10 34/4 34/18 36/3 37/10 37/10 37/11 37/15 37/16 37/24 38/2 94/23 95/3 134/14 153/18 155/2 here [123] 3/10 3/25 4/1 11/17 14/21 17/4 23/21 23/25 24/12 24/14 25/18 27/20 29/10 30/2 30/5 30/11 30/25 31/1 31/3 32/25 37/22 38/13 38/17 38/22 41/16 44/1 44/2 44/15 44/23 44/25 45/10 46/12 46/20 47/11 48/19 49/4 52/12 53/15 53/16 53/16 58/4 58/5 60/5 60/7 60/10 63/21 64/8 67/2 68/16 69/18 70/1 71/13 71/17 71/21 79/10 79/12	79/16 84/5 85/3 85/5 85/7 85/9 85/21 86/5 86/12 86/22 87/3 87/4 87/10 87/12 87/15 87/24 88/19 89/8 89/18 90/17 90/17 90/18 90/24 91/5 94/20 94/22 94/24 96/5 96/9 96/14 97/22 98/15 99/2 100/22 101/2 101/5 101/24 102/13 103/1 104/18 107/6 108/2 108/24 109/10 110/22 112/17 116/16 119/23 123/24 127/11 128/13 129/8 129/17 130/16 130/17 131/14 131/18 134/7 134/9 134/11 134/16 146/3 146/25 157/3 157/13 157/16 157/21 here's [2] 37/21 41/9 Herlong [1] 34/24 hey [7] 3/7 3/8 30/16 64/21 108/6 130/19 154/1 hiccup [1] 24/3 hidden [1] 88/19 hide [2] 66/20 67/12 high [3] 22/20 34/22 90/12 high school [1] 22/20 highway [2] 32/23 65/7 him [19] 6/7 34/23 36/15 41/25 50/20 50/20 57/11 68/14 68/16 69/5 69/6 69/7 69/7 70/2 71/15 72/5 72/12 77/6 151/21 hiring [1] 11/18 his [34] 4/3 10/13 12/8 12/16 13/2 23/16 32/21 34/21 35/1 35/3 36/7 36/15 39/9 42/1 42/24 42/25 43/2 44/6 47/6 47/12 50/19 56/17 64/23 68/14 72/2 72/13 74/20 80/24 86/15 95/9 101/9 118/19 127/12 138/1 historic [1] 136/4 history [7] 20/23 109/25 134/21 134/22 134/22 134/24 137/23 hmm [1] 67/8 hobby [1] 57/6 hoc [1] 56/8 hold [1] 122/17 holds [1] 43/21 hole [1] 101/4 Hollingsworth [5] 33/4 37/19 53/15 96/5 103/3 home [3] 33/3 37/11 56/18 homes [1] 19/25
--	--	--	---	---

H honor [3] 47/1 50/10 55/5 hope [3] 20/17 21/14 133/19 hopefully [7] 9/23 9/24 66/13 70/8 102/8 139/18 140/9 hopes [1] 39/10 hoping [1] 156/7 hot [1] 30/25 hotel [4] 134/20 136/6 146/11 146/20 hotelier [1] 136/9 hour [10] 9/25 14/1 22/6 83/23 92/23 93/1 93/8 93/13 93/16 152/17 hours [6] 13/10 16/12 39/8 133/9 154/3 154/6 house [1] 144/23 hover [1] 44/9 how [36] 13/14 19/22 19/25 21/9 21/9 21/22 23/6 32/24 44/23 44/23 44/24 51/25 52/3 57/2 57/5 67/20 67/21 68/22 73/12 73/13 75/24 76/15 98/10 98/24 104/9 105/14 105/14 120/13 121/14 132/3 138/17 138/22 140/8 141/18 144/25 151/5 However [3] 12/5 63/22 112/10 huge [1] 139/5 huh [9] 51/22 76/12 77/9 77/12 89/2 92/20 111/6 127/23 155/11 Huh-oh [1] 89/2 hundred [3] 66/23 67/1 107/12 hunt [1] 48/1 hurt [2] 36/14 47/5 husband [1] 134/14	46/24 46/24 46/25 47/2 48/6 48/6 48/24 48/25 51/24 52/4 52/8 52/17 53/24 57/15 58/23 63/20 65/8 65/17 67/13 68/2 69/4 69/17 69/19 69/22 70/1 70/4 71/15 72/24 73/12 75/4 75/4 75/7 76/15 78/24 80/22 81/11 83/21 83/22 84/16 84/18 84/20 85/7 85/8 87/7 87/15 89/13 89/17 89/18 90/23 91/5 91/7 91/17 91/24 92/1 92/3 92/16 95/22 96/12 99/1 103/2 106/10 110/9 112/16 112/17 115/9 116/12 116/20 116/24 119/25 120/4 120/4 121/10 121/14 123/3 123/4 126/19 127/11 128/17 129/5 131/9 131/11 134/24 135/1 135/7 135/9 135/22 137/24 139/9 141/2 141/3 143/1 146/1 147/7 147/13 151/18 152/15 154/21 156/7 I've [47] 11/14 21/3 22/16 30/19 30/20 32/12 32/13 33/16 38/16 46/15 46/15 49/16 49/16 49/19 51/25 58/15 63/19 64/11 64/20 67/18 67/25 69/3 69/15 69/16 74/16 77/14 85/20 86/4 87/3 87/10 97/4 99/11 101/1 101/18 102/23 103/10 104/10 105/8 110/5 110/5 110/5 110/13 114/2 134/9 141/20 152/24 155/16 idea [2] 36/8 119/21 ideas [1] 40/7 identified [1] 98/1 identifying [1] 136/19 ignore [2] 68/25 69/1 immediately [2] 101/21 102/5 implore [1] 99/5 imply [1] 82/4 important [13] 13/15 18/14 19/21 19/24 20/15 21/6 24/23 53/17 53/19 65/17 135/1 138/13 152/1 improved [1] 55/11 Inaudible [1] 154/7 incident [1] 32/24 include [3] 10/12 13/19 15/4 included [2] 4/24 127/15	incomplete [2] 15/1 55/21 inconsistent [1] 66/7 increases [1] 157/11 incredibly [1] 107/6 incubator [1] 137/11 independent [1] 52/5 independently [1] 47/15 Index [1] 50/2 indicated [2] 78/11 143/12 indifferent [1] 68/13 individual [2] 11/18 67/11 individually [2] 66/24 67/10 individuals [1] 38/25 industry [1] 113/25 influence [1] 134/15 information [8] 12/11 14/23 24/8 97/9 97/17 99/12 112/22 134/18 informed [4] 10/24 12/16 12/19 97/11 infrastructure [3] 59/6 136/18 139/24 inherently [1] 131/8 initially [1] 97/3 input [2] 40/3 71/21 inquiries [1] 38/16 inquiry [1] 10/18 inside [4] 95/12 99/15 121/11 137/14 inspection [2] 43/11 101/9 install [1] 140/2 instance [2] 62/13 77/24 institutional [1] 14/22 instruct [2] 112/10 150/24 instruction [4] 90/10 99/15 100/18 151/22 instructional [1] 83/11 instructor [3] 47/10 47/13 122/10 instructors [4] 47/14 94/23 95/3 98/24 insurance [18] 35/20 36/18 44/14 44/17 47/12 47/13 47/14 47/15 47/17 79/20 92/4 121/6 130/3 132/2 148/1 149/11 150/2 150/2 insured [4] 44/18 47/15 79/21 95/2 intend [1] 47/6 intent [3] 36/22 71/8 77/8 interest [4] 13/24 94/17 136/10 150/23 interested [1] 33/9 interesting [2] 23/6	149/17 interim [8] 1/18 1/19 10/14 10/23 12/13 30/20 36/3 45/15 internal [1] 13/3 Internet [1] 37/13 interpreted [1] 55/23 interrupted [1] 99/9 introduce [5] 84/23 134/1 135/3 135/8 152/16 invested [1] 74/25 investigation [1] 46/23 investigators [1] 98/4 invite [1] 142/9 invoke [1] 41/7 involved [4] 72/1 79/8 113/17 122/19 involving [1] 37/25 IP [1] 38/6 is [327] isn't [11] 20/22 23/7 39/9 93/5 102/12 102/15 102/16 105/5 105/9 105/12 142/7 isolate [1] 86/17 issue [26] 13/9 14/21 30/10 50/8 53/3 53/22 61/14 79/17 80/11 81/24 94/4 101/17 101/19 102/7 105/12 112/3 112/4 112/14 112/15 115/7 115/22 115/23 116/5 117/25 118/21 131/16 issued [1] 97/23 issues [11] 14/17 14/18 35/1 50/7 64/23 66/11 79/2 94/20 101/5 115/20 129/20 it [357] it'd [1] 87/2 it's [133] 3/11 9/24 10/7 15/22 18/14 18/20 19/19 19/21 19/22 19/24 20/14 22/18 23/6 23/23 24/17 24/23 27/5 27/6 30/23 30/23 31/5 34/8 40/16 40/24 42/4 42/5 42/15 42/18 43/17 44/9 45/1 45/24 48/17 49/17 50/15 52/3 56/18 58/1 58/7 58/9 58/11 58/14 63/25 65/16 69/6 69/12 71/22 72/15 74/11 74/11 78/5 78/25 81/8 85/1 85/2 85/16 85/20 87/9 87/12 88/2 88/5 89/15 94/11 95/5 95/6 95/24 97/22 97/23 98/16 101/3 101/3 102/6 102/6 102/7 102/10 104/1 104/10 104/17 105/8 105/11 105/16 107/15 108/1	108/5 108/5 108/23 108/24 109/4 109/7 110/15 110/15 111/9 111/11 112/14 112/19 113/4 113/10 113/10 113/11 113/21 118/1 118/4 118/20 118/21 118/22 120/11 121/16 122/23 123/4 123/21 124/11 127/19 129/24 130/13 130/14 133/9 134/20 137/3 138/18 139/17 140/16 141/4 141/20 143/11 143/25 146/22 147/12 149/10 153/3 153/8 153/9 153/9 154/25 item [13] 7/14 19/14 26/13 27/3 28/20 31/3 31/12 83/24 88/18 118/22 134/5 141/14 148/13 items [7] 28/15 29/19 29/19 30/3 83/11 143/10 143/15 iteration [1] 85/17 iterations [1] 84/25 its [2] 116/3 141/22 itself [3] 64/9 77/7 106/8
I I'd [21] 3/6 8/12 17/9 17/13 20/12 31/20 32/4 58/17 59/19 64/2 64/6 66/17 72/7 78/16 81/16 99/11 112/11 113/14 116/1 116/11 118/7 I'll [19] 8/25 10/6 10/10 11/16 17/15 23/16 37/8 38/8 39/14 40/25 60/13 63/5 63/9 63/13 67/15 113/4 117/16 119/12 157/6 I'm [118] 3/14 7/13 7/16 15/7 18/22 19/10 21/13 23/2 23/13 23/20 31/10 32/5 32/6 32/7 32/11 32/14 32/14 35/20 38/19 39/14				

J joke [3] 4/5 98/13 98/15 Jose [6] 23/17 23/19 63/17 63/18 64/25 67/22 Joseph [1] 22/2 joy [1] 134/8 Judson [1] 139/11 July [5] 24/25 25/5 33/6 35/18 74/21 July 4th [1] 24/25 jump [2] 40/5 69/7 jumped [2] 7/17 35/4 June [8] 23/24 34/25 35/8 74/19 138/6 138/25 156/6 157/16 June 10th [1] 156/6 June 14th [1] 23/24 just [139] 6/2 6/24 8/14 8/21 18/9 19/10 19/13 20/11 20/12 20/14 22/20 23/2 23/13 26/12 31/8 35/11 39/6 39/13 39/14 40/11 40/25 40/25 42/7 42/8 47/19 47/19 49/23 51/15 52/9 53/2 53/20 53/20 55/9 56/18 59/9 59/15 64/3 64/15 65/8 65/14 66/4 68/20 68/20 74/11 74/11 75/12 75/13 75/14 78/16 79/7 79/7 79/22 80/8 80/9 80/10 80/11 80/25 81/8 87/9 87/11 87/12 88/2 88/16 91/17 93/23 95/22 95/25 96/23 100/19 101/9 102/2 102/23 104/17 105/5 105/12 107/20 108/5 108/9 109/3 111/2 111/17 112/7 112/16 112/17 112/20 113/3 116/15 117/5 117/13 118/6 118/20 123/9 123/12 123/13 123/21 124/19 125/9 126/21 127/16 127/18 128/13 129/16 132/1 132/6 133/7 133/8 134/13 134/19 135/17 135/19 137/19 137/24 140/12 142/5 143/1 143/5 143/25 145/14 145/16 147/8 147/8 148/24 150/23 150/23 151/5 151/20 151/21 151/24 152/7 152/24 153/3 153/9 153/16 153/19 154/19 154/23 155/5 155/21 157/2 justification [1] 71/22 justify [1] 69/9	K keep [12] 25/10 29/15 59/10 67/16 67/19 83/12 83/18 95/13 95/19 122/23 134/21 134/23 keeping [5] 71/8 95/17 95/20 122/5 136/10 Kelsey [1] 142/12 kept [3] 34/7 37/14 59/22 Kevin [9] 35/5 35/7 35/18 37/18 47/1 53/16 73/20 74/4 74/22 key [4] 10/20 14/23 39/12 57/19 Key West [1] 39/12 keys [1] 36/7 kick [1] 67/14 kicked [1] 36/23 kicking [1] 78/24 kind [12] 45/17 54/21 81/6 88/16 92/1 101/3 102/11 107/9 107/22 111/24 112/23 130/3 knew [4] 33/20 36/23 54/18 127/12 know [139] 3/11 3/12 6/12 14/14 16/7 19/12 19/17 20/2 21/1 21/11 21/12 21/22 21/23 22/1 22/17 24/2 32/11 33/17 36/20 37/16 37/20 39/24 40/12 41/11 43/15 48/10 49/21 50/12 50/17 50/19 51/14 51/15 51/24 51/24 51/25 52/6 54/19 55/3 55/5 55/20 56/9 56/10 56/18 57/9 57/24 58/1 58/2 58/25 59/1 59/1 59/8 59/11 59/17 64/4 64/24 67/21 67/21 68/11 68/11 70/24 71/1 71/11 71/22 72/1 72/2 72/9 72/11 73/13 73/14 74/12 75/7 75/22 77/6 78/19 79/23 81/15 82/3 83/23 84/8 85/3 86/10 86/21 86/25 87/1 87/3 88/19 88/24 91/10 93/24 96/12 98/17 100/4 101/3 101/13 101/14 102/19 102/24 103/9 104/1 104/5 104/10 104/13 104/14 104/23 105/7 105/10 108/1 108/4 108/13 109/2 112/23 116/9 117/2 117/6 117/6 117/12 117/19 117/23 118/3 121/9 122/12 123/3 134/25 135/21 135/25 137/21 139/15 140/9 140/17 141/6	142/7 146/9 148/18 150/2 150/12 151/15 154/23 156/9 157/7 knowing [2] 48/17 66/5 knowledge [2] 13/10 122/2 known [3] 69/3 74/18 74/24 knows [3] 29/12 79/7 104/5 KS [1] 40/14 KSGJ [1] 40/14 L lack [1] 10/18 Lance [8] 86/3 87/18 90/13 90/14 92/23 94/21 95/8 104/8 land [2] 18/25 20/16 landscape [1] 140/7 language [1] 94/18 LAQUIDARA [5] 1/17 5/19 29/10 32/10 32/11 larger [2] 26/11 26/16 last [15] 12/8 16/12 26/15 29/20 34/21 38/15 41/11 75/12 79/11 120/12 121/20 127/9 128/20 144/19 153/22 late [2] 119/20 123/4 later [8] 10/17 12/5 33/6 53/14 74/22 97/9 115/12 129/24 launch [3] 73/19 73/20 73/22 launching [1] 73/17 Laura [1] 1/17 laws [1] 68/24 lead [1] 78/22 leadership [1] 12/19 lease [118] 33/13 35/14 35/23 36/8 41/22 42/25 43/18 43/20 45/8 45/12 45/16 46/25 47/24 49/19 50/19 53/4 53/5 53/8 53/9 53/10 53/12 53/22 55/14 57/17 65/10 67/9 68/15 69/6 69/25 70/2 71/3 71/6 72/5 75/14 75/20 76/9 76/10 77/8 77/25 78/5 80/8 80/9 80/10 80/11 80/24 81/10 85/9 85/16 85/17 85/20 86/3 87/20 87/20 88/4 88/7 88/8 88/21 90/1 90/3 91/18 92/11 92/13 92/16 92/24 92/25 93/11 93/12 93/17 93/19 93/22 93/23 94/9 94/11 94/13 94/17 96/14 96/15 100/21 100/24 101/1 101/6 101/7 101/8 101/10	102/16 102/18 103/10 103/12 103/20 103/21 103/24 104/19 105/6 105/9 105/14 106/5 106/6 106/7 107/2 107/21 107/23 108/10 108/22 108/25 109/8 110/4 110/6 111/1 111/5 115/10 115/16 115/22 116/5 116/23 120/2 126/20 129/19 141/14 leased [4] 34/6 94/10 94/10 106/8 leasee [1] 105/23 leaseholder [1] 43/23 leases [8] 64/13 65/13 71/1 85/18 93/2 93/7 113/20 132/5 leasing [1] 107/7 least [8] 39/23 50/11 72/6 79/1 81/11 148/4 156/11 157/3 leave [7] 36/16 74/22 74/23 111/19 124/9 132/6 157/13 leaves [1] 49/4 leaving [1] 10/25 Leek [4] 139/8 139/9 139/10 139/13 Lefever [1] 65/6 left [3] 36/22 44/20 144/20 legal [7] 5/21 52/18 63/23 63/24 121/23 148/10 151/24 legislative [1] 133/10 legislators [1] 139/16 legitimate [5] 88/4 92/24 93/17 93/21 121/5 LEN [4] 1/12 3/24 6/22 71/14 Len's [1] 9/5 length [2] 92/24 107/3 Leon [1] 1/23 less [1] 107/4 lessee [1] 107/4 lessier [1] 105/23 lessons [3] 44/4 44/5 44/13 lessor [1] 107/3 let [16] 24/20 29/21 45/22 48/12 51/18 59/10 64/23 85/3 86/4 101/25 104/9 104/13 117/16 123/2 151/11 152/11 let's [7] 3/17 32/24 64/6 64/7 64/12 64/15 64/18 letter [20] 12/25 85/12 88/14 90/24 91/5 91/25 92/9 96/13 97/16 97/23 100/21 116/21 138/8	140/23 143/11 143/12 143/13 143/18 144/3 150/4 letters [3] 144/4 146/24 147/5 letting [1] 150/12 level [1] 66/12 liability [2] 35/17 86/18 life [3] 24/23 25/11 56/20 lifelong [1] 33/19 light [3] 9/24 10/17 12/20 like [81] 3/6 8/13 15/20 17/9 17/13 18/4 19/10 19/25 20/12 21/21 31/20 32/4 44/14 45/1 46/1 47/19 47/19 52/5 53/20 54/22 56/4 56/8 58/10 58/17 58/23 59/19 64/2 64/6 66/17 68/23 68/24 69/1 72/19 74/25 77/19 77/20 81/16 86/16 87/2 96/21 96/24 98/13 98/13 99/11 99/16 100/11 101/21 103/20 104/17 105/7 107/3 107/21 112/8 113/9 113/14 114/5 115/7 115/11 116/11 118/7 118/17 124/19 131/17 131/25 133/25 135/3 140/9 142/20 144/2 146/5 146/22 148/23 149/8 149/20 149/21 150/3 150/4 150/7 150/8 155/22 156/18 likely [1] 24/12 Lily [1] 122/19 limit [2] 22/6 22/8 limited [4] 22/2 72/5 72/6 72/12 Linda [1] 4/2 Linda's [1] 38/10 line [7] 29/15 37/3 40/5 70/5 77/18 148/13 159/3 lined [1] 139/20 lingering [1] 35/2 link [2] 146/5 157/14 LIOTTA [10] 1/11 3/22 9/15 10/5 64/12 66/22 82/24 120/15 126/9 156/13 list [50] 33/5 33/25 34/1 34/4 37/2 37/4 37/13 39/1 39/2 39/17 39/18 40/1 40/2 41/15 41/16 41/19 41/20 42/3 43/7 43/9 43/25 44/2 44/21 44/24 44/25 45/8 45/9 51/25 52/3 52/6 53/7 53/25 57/4 57/20 57/25 60/15 63/20
---	--	--	---	--

L list... [13] 67/17 67/18 67/20 67/20 67/20 67/21 68/3 69/9 69/11 69/12 69/14 109/13 151/8 listed [2] 108/22 111/17 listening [1] 37/12 listing [1] 40/2 lists [1] 37/7 little [15] 11/15 24/3 45/6 50/15 87/11 95/4 99/12 107/14 114/5 118/7 126/19 135/25 137/15 140/3 147/17 lived [1] 39/12 livelihood [1] 56/17 lives [1] 39/3 LLC [17] 35/11 35/15 39/21 60/14 110/2 110/8 110/9 110/9 111/4 111/5 111/7 112/18 112/18 114/1 114/2 114/2 114/6 LLC's [1] 90/4 LLCs [5] 38/18 86/17 108/3 110/16 112/19 LLP [1] 1/17 loaded [1] 38/9 local [1] 138/20 located [1] 51/16 location [1] 99/18 log [1] 112/20 logistics [2] 138/21 138/25 long [15] 16/11 33/22 34/7 34/13 34/22 36/22 71/25 73/13 75/24 83/13 96/1 102/6 109/25 119/21 152/12 longer [4] 14/10 38/6 42/2 154/19 look [23] 15/20 20/3 20/18 46/1 46/16 59/9 64/2 64/3 64/4 85/11 85/20 86/12 87/15 87/16 87/23 88/17 95/21 98/5 98/5 117/9 121/24 128/17 149/14 looked [6] 51/25 56/6 67/7 67/24 101/21 106/11 looking [11] 15/20 18/19 33/2 54/14 90/23 96/12 105/5 131/11 137/5 137/10 156/10 looks [3] 56/4 87/2 103/20 loophole [4] 35/11 35/15 48/11 60/17 loopholes [2] 40/4 66/21 lost [1] 39/8 lot [15] 19/3 19/15 50/12 55/6 55/18 55/19 66/8 66/8 94/5 96/4 101/4 134/17 135/13 145/22 157/10 lots [1] 66/6 loud [1] 155/6 louder [1] 141/16 love [6] 74/12 79/16 117/2 117/3 140/21 146/15 loved [1] 32/22 low [3] 102/2 107/6 112/25 LUDLOW [7] 1/10 4/1 9/19 11/4 11/8 83/3 126/13 Ludwig [2] 84/24 104/7	M ma'am [8] 4/19 29/24 83/19 121/19 122/18 132/20 133/15 151/13 Madam [23] 7/19 17/5 29/25 51/17 62/10 68/8 75/25 78/10 83/6 96/18 108/19 113/2 124/4 124/8 124/14 124/16 124/18 124/20 127/5 130/8 142/19 144/16 155/4 Madam Chair [16] 7/19 17/5 29/25 51/17 62/10 68/8 75/25 78/10 83/6 108/19 113/2 124/18 124/20 142/19 144/16 155/4 Madam Chairman [2] 127/5 130/8 made [16] 14/22 34/23 35/5 38/16 50/8 50/9 51/10 55/1 58/8 66/18 67/5 69/24 74/19 98/23 116/3 117/8 magic [1] 135/12 mail [10] 13/2 13/25 33/7 38/2 40/14 105/24 147/4 147/5 147/6 150/12 mailed [4] 117/11 130/12 130/24 130/24 mails [2] 106/2 106/17 Main [6] 134/1 135/10 138/9 141/18 141/19 141/22 maintain [2] 47/16 55/13 maintained [1] 13/6 Maintaining [1] 13/21 majority [1] 57/8 make [45] 3/8 5/15 10/6 10/10 12/18 17/9 17/13 30/18 30/22 31/15 31/23 37/25 40/11 45/14 52/25 58/5 59/19 61/1 61/22 61/23 63/2 63/5 63/9 64/13 69/4 69/5 77/2 78/16 83/6 85/4 88/11 99/9 101/15 116/1 117/3 117/16 118/8 118/17 125/10 127/19 128/23 130/9 154/6 156/20 157/9 makes [3] 41/19 61/15 62/18 making [6] 30/24 33/14 40/10 69/17 87/7 143/25 man [1] 47/6 managed [2] 14/20 52/3 management [1] 105/25 manager [5] 11/16 11/23 13/11 108/3 128/22 managers [1] 127/10 managing [2] 38/18 48/13 mandate [2] 95/17 95/19 maneuvering [1] 25/9 manpower [1] 24/17 many [12] 18/15 18/22 19/15 19/15 21/3 21/15 21/22 40/7 47/20 86/16 114/9 144/3 map [2] 66/6 137/7 March [5] 26/9 32/19 34/16 36/6 138/6 March 18th [1] 36/6 March 31st [1] 26/9 Marketplace [2] 97/13 98/9 match [1] 110/11 matches [1] 149/9 matter [8] 12/20 16/12 48/3 51/6 56/25 76/15 85/6 115/24 matters [2] 50/13 61/14 maximum [1] 20/6 may [28] 1/6 3/3 4/13 4/14 12/5 12/14 13/3 14/4 30/2 34/2 34/20 40/17 52/25 68/8 70/22 78/7 81/5 81/8 83/6 115/17 121/23 121/23 134/4 149/19 150/9 150/16 150/20 158/10 May 19th [1] 3/3 maybe [11] 78/13 94/3 104/5 112/13 117/2 119/2 129/17 131/20 134/19 150/7 150/25 mayors [1] 32/12 McCammon [1] 23/15 McCarty [1] 33/15 McKendrick [1] 25/21 me [78] 5/10 5/19 12/21 13/1 13/25 14/18 18/14 21/6 24/1 24/20 29/12 29/15 30/13 30/24 31/16 34/2 34/13 35/3 35/23 36/11 36/14 36/14 36/23 37/5 37/6 37/22 38/12 38/24 42/8 45/22 46/11 46/20 46/20 46/24 47/1 47/21 47/24 47/24 48/5 48/7 48/12 48/18 48/25 50/15 55/10 57/24 67/3 67/6 67/15 69/8 71/4 85/3 85/3 86/4 98/15 98/23 98/25 103/13 103/14 107/14 113/3 117/6 117/9 118/7 120/3 123/2 125/7 134/8 135/1 140/21 142/3 142/21 142/21 149/8 150/17 151/11 152/11 156/11 mean [44] 7/2 21/24 22/7 27/1 27/3 52/24 61/9 71/6 71/16 72/20 72/22 77/22 80/24 82/3 84/12 86/25 88/1 89/17 95/11 99/16 100/7 101/3 101/14 102/11 102/11 102/13 103/19 104/14 106/23 107/22 107/23 108/4 108/14 109/2 110/4 110/16 113/13 117/12 117/19 125/7 131/7 133/9 145/14 145/17 means [8] 14/6 41/8 41/9 42/2 55/13 55/23 71/9 104/25 meant [2] 36/23 57/12 media [1] 59/15 medical [3] 35/2 39/9 39/10 meet [7] 44/17 79/12 79/15 87/14 95/2 95/19 136/25 meeting [57] 1/2 1/3 3/2 4/15 4/15 4/17 5/5 5/6 5/23 6/8 6/14 6/21 9/25 10/23 11/12 14/1 18/12 18/17 18/19 19/5 19/7 20/23 20/24 29/20 35/8 76/6 77/3 77/22 78/3 78/4 87/8 87/14 112/6 115/19 119/25 120/12 120/13 126/24 127/9 128/21 130/17 131/9 132/2 132/9 132/22 143/25 153/4 153/12 153/14 153/20 154/19 155/22 156/6 156/25 157/15 157/23 159/2 meetings [4] 18/14 152/11 155/6 157/8	meetings' [1] 120/16 member [15] 2/14 8/3 11/4 16/5 32/21 39/20 58/20 77/15 86/17 107/24 144/3 149/21 153/10 155/18 155/19 members [8] 1/9 10/11 30/1 80/22 135/6 137/14 148/20 156/22 membership [2] 64/16 121/17 memory [1] 149/9 men [1] 33/16 mention [2] 19/13 73/18 mentioned [2] 59/21 115/15 Mercy [1] 133/19 merely [1] 13/9 message [2] 36/22 38/5 messed [1] 42/5 messed-up [1] 42/5 messy [1] 129/10 met [4] 33/3 33/15 35/7 134/10 Mexico [1] 88/6 MICHELLE [7] 1/11 3/18 4/14 15/21 75/9 133/3 154/1 middle [1] 104/15 might [14] 6/3 6/4 27/16 40/10 52/22 68/19 77/7 77/7 78/3 78/22 98/22 98/22 115/21 134/15 Mike [1] 85/22 military [1] 73/4 million [2] 138/13 145/19 millions [1] 59/4 mind [9] 25/10 49/24 64/20 69/10 113/12 115/17 117/5 122/6 154/4 mindful [1] 99/4 mine [1] 46/9 minimum [4] 44/15 79/12 95/2 150/1 minute [7] 31/5 42/8 48/23 109/10 121/19 121/19 133/1 minutes [33] 2/6 4/11 4/13 4/18 4/21 4/25 5/5 5/11 5/21 6/1 6/4 6/7 6/9 6/13 7/2 7/3 7/8 7/20 7/22 8/11 8/15 8/15 8/18 9/5 9/20 22/3 22/7 32/3 40/23 45/19 45/21 153/20 153/25 mis [1] 81/6 misalignment [1] 10/16 misfiled [1] 104/4 missed [2] 7/16 117/20
---	---	--

M misunderstanding [2] 129/17 131/25 mitigation [2] 27/14 27/16 modify [1] 72/10 moment [1] 83/10 moment's [1] 73/10 momentarily [1] 24/20 Monday [2] 1/6 3/3 money [5] 26/19 33/7 43/8 46/8 144/25 monopolize [1] 112/17 Montague [1] 142/13 month [15] 11/19 11/19 11/23 40/17 48/14 48/17 74/22 76/6 77/21 79/11 82/11 88/12 129/19 141/10 152/21 months [7] 12/9 67/6 67/9 72/8 72/20 76/18 97/21 more [37] 8/6 9/6 15/8 16/15 17/7 24/12 35/16 38/19 42/17 43/11 70/10 70/12 70/14 70/17 79/5 86/22 88/15 90/19 92/17 92/18 92/18 95/21 95/23 99/12 107/4 112/10 114/9 114/17 115/20 123/7 132/7 132/10 132/21 141/3 147/22 148/21 157/10 morning [2] 19/4 22/18 most [1] 138/13 mostly [1] 116/23 motion [56] 6/13 7/24 8/2 8/14 8/21 8/24 10/8 10/15 15/6 15/12 15/15 15/17 15/18 17/3 17/9 17/13 28/3 28/21 45/14 49/11 60/23 60/25 61/1 61/3 61/8 61/8 61/23 61/23 62/1 62/6 62/7 62/14 62/25 63/3 63/5 63/6 63/7 63/9 72/11 72/16 76/1 76/1 76/10 76/11 77/5 77/14 77/15 77/25 78/8 79/23 81/18 82/2 118/17 119/10 123/6 125/11 mouse [2] 93/25 100/3 move [14] 8/25 10/11 15/3 28/5 29/7 39/4 50/20 58/9 68/22 72/2 134/21 138/14 142/23 156/1 moved [8] 21/25 34/5 34/20 34/24 43/12 136/9 137/2 139/22 moving [8] 39/14 47/20 52/11 97/14 117/15 137/17 139/14 152/20	Mr [3] 8/2 14/6 70/19 Mr. [73] 9/13 9/17 10/12 10/13 10/20 10/24 11/6 11/10 11/13 11/25 12/7 12/12 12/23 13/24 14/7 15/5 15/19 23/10 25/23 41/15 42/19 42/24 43/15 43/16 44/23 47/4 50/16 51/18 51/18 53/6 54/8 56/16 56/20 57/10 57/16 59/20 60/20 64/6 64/21 65/11 65/16 68/11 71/8 71/12 73/15 75/14 76/14 77/17 77/20 78/11 79/1 80/15 82/22 83/1 85/14 85/25 88/13 90/21 93/2 93/4 96/2 96/22 102/2 102/5 104/9 116/6 119/2 126/7 126/11 126/19 127/18 143/21 156/16 Mr. Clarke [5] 9/13 73/15 78/11 82/22 126/7 Mr. Courtney Pittman [1] 47/4 Mr. Courtney Pittman's [1] 15/19 Mr. Hay [12] 43/15 51/18 56/16 57/10 57/16 64/6 68/11 71/8 71/12 77/20 79/1 80/15 Mr. Hay's [4] 42/19 42/24 56/20 59/20 Mr. Hays [7] 41/15 44/23 50/16 60/20 64/21 65/11 75/14 Mr. Napier [1] 43/16 Mr. Pittan's [1] 10/12 Mr. Pittman [13] 11/13 12/7 12/23 13/24 51/18 53/6 85/25 93/4 96/2 102/5 104/9 127/18 143/21 Mr. Pittman's [9] 10/13 10/20 11/25 12/12 14/7 15/5 85/14 88/13 93/2 Mr. Reid [1] 25/23 Mr. Roberts [6] 54/8 65/16 76/14 90/21 96/22 102/2 Mr. Roberts' [1] 126/19 Mr. Topp [3] 10/24 11/6 11/10 Mr. Tucker [6] 9/17 83/1 116/6 119/2 126/11 156/16 Mr. Tucker's [1] 77/17 Mr. Vinny Beyers [1] 23/10 Ms [4] 9/11 126/9 133/23 135/15 Ms. [21] 5/19 9/15 9/19	10/5 11/8 17/25 32/10 32/11 64/12 66/22 82/19 82/21 82/24 83/3 120/15 124/19 125/6 126/5 126/13 156/13 156/19 Ms. Ann [1] 17/25 Ms. Cash-Chapman [3] 82/19 125/6 126/5 Ms. Chapman [1] 156/19 Ms. Cindy's [1] 124/19 Ms. Clarke [1] 82/21 Ms. Laquidara [3] 5/19 32/10 32/11 Ms. Liotta [7] 9/15 10/5 64/12 66/22 82/24 120/15 156/13 Ms. Ludlow [4] 9/19 11/8 83/3 126/13 much [9] 25/12 26/11 29/16 32/21 134/25 135/5 144/25 148/18 152/13 multiple [2] 85/8 145/15 municipality [1] 136/14 mural [2] 142/11 142/15 muralists [1] 142/13 must [4] 10/21 30/18 53/11 69/4 my [71] 11/14 13/10 20/4 21/6 21/7 22/20 25/18 29/13 29/14 30/6 30/14 32/16 33/3 33/16 36/14 37/23 38/5 46/16 51/17 52/8 56/19 57/18 60/3 60/14 64/15 65/13 65/13 65/20 66/22 69/10 70/1 71/1 71/24 78/13 80/21 83/19 84/24 85/15 86/5 86/13 86/19 88/17 96/16 97/10 102/21 103/23 106/25 106/25 107/1 107/20 109/24 110/5 113/12 115/16 117/5 117/13 118/20 119/24 120/2 120/19 120/20 121/20 122/2 123/1 129/2 132/25 135/9 139/12 149/9 156/20 158/9 myself [1] 15/7	Napier [1] 43/16 narrowly [1] 70/23 Nate [1] 25/21 national [2] 24/21 79/14 nature [2] 66/9 94/12 nauseam [1] 82/16 Navajo [3] 86/4 92/25 93/8 Navy [2] 24/4 24/13 near [1] 116/21 nearly [1] 12/9 necessarily [1] 131/9 necessary [4] 10/19 130/1 149/11 153/7 need [51] 5/11 5/13 8/23 9/10 15/8 15/11 24/3 24/6 24/13 24/24 28/3 39/11 49/6 49/10 55/6 56/22 56/22 58/6 58/25 59/1 59/7 59/8 60/22 61/10 62/1 62/6 62/25 63/6 63/7 67/16 72/2 73/13 75/22 89/9 102/8 111/1 115/8 119/11 124/15 130/22 133/5 133/21 136/9 138/16 140/22 142/24 143/12 149/19 149/24 150/1 156/24 needed [9] 36/16 70/6 76/25 91/12 136/18 137/6 141/5 148/14 150/13 needs [13] 14/11 24/8 46/5 50/16 55/11 55/18 55/18 63/2 91/7 107/1 111/24 143/18 150/9 negative [2] 58/24 58/24 neglect [1] 136/17 negotiate [1] 76/3 negotiation [1] 76/8 negotiations [1] 75/2 neighbor [2] 33/16 65/14 neither [2] 37/4 110/6 network [1] 38/14 never [11] 35/5 36/14 36/23 45/12 79/19 94/3 103/10 105/6 105/8 110/10 117/23 new [30] 11/16 11/18 11/22 33/8 33/21 33/22 42/4 45/16 65/8 65/22 66/14 71/6 74/3 74/13 78/20 83/16 88/6 102/23 104/10 105/15 105/15 111/7 111/12 111/13 112/18 112/23 112/24 113/2 139/6 142/11 New Mexico [1] 88/6 New York [7] 111/7 111/12 111/13 112/18	112/23 112/24 113/2 newcomer [1] 122/16 news [1] 18/24 newspaper [1] 115/15 next [65] 4/12 7/14 26/2 36/2 36/10 37/2 37/8 40/12 40/21 40/25 42/3 42/13 42/16 42/19 43/1 43/2 43/10 43/13 43/17 43/18 44/3 44/21 53/6 65/13 76/6 77/3 77/21 77/22 78/4 78/6 79/17 80/25 82/11 83/24 84/7 84/9 89/21 89/22 90/2 90/5 90/11 92/17 111/20 112/13 114/22 115/19 119/4 124/25 126/24 129/19 131/8 132/1 132/9 132/22 134/5 139/18 142/12 152/21 153/4 153/12 153/13 153/20 155/22 156/6 157/15 next-door [1] 65/13 nice [3] 9/24 82/2 153/2 nicest [1] 33/16 night [8] 18/12 20/18 21/14 22/19 54/21 56/19 95/7 104/15 nine [2] 12/9 67/19 no [109] 6/24 7/2 7/2 7/7 8/6 8/10 8/13 11/7 12/15 14/2 14/10 16/12 16/20 16/23 17/2 25/24 28/24 30/11 30/19 34/14 35/15 35/16 35/16 35/16 36/8 37/25 38/6 41/19 42/2 44/13 44/14 44/15 44/17 44/19 44/19 45/1 45/1 45/8 46/18 48/3 48/22 51/5 51/10 51/12 52/13 53/4 53/6 53/10 54/22 57/17 61/6 62/9 67/1 67/6 68/15 69/5 69/6 69/25 70/2 71/6 72/15 75/10 79/9 80/2 82/20 82/21 84/6 84/6 84/6 84/14 89/11 92/4 92/4 92/5 92/13 103/21 107/19 108/23 113/10 117/11 119/21 122/1 122/2 122/18 123/16 124/3 124/24 127/25 128/18 129/13 133/15 133/21 136/9 142/19 142/20 143/5 143/9 145/3 145/3 145/3 146/10 148/6 148/21 149/6 149/16 151/13 155/16 156/4 156/4 nobody [7] 41/10 74/22 74/23 88/12 96/6 104/14 133/7
---	---	---	--	---

N non [4] 95/18 95/20 121/15 122/9 non-businesses [1] 121/15 non-commercialized [2] 95/18 95/20 non-flight [1] 122/9 noncompliance [1] 114/8 noncompliant [1] 108/21 none [15] 2/15 7/5 9/7 9/9 16/16 27/25 28/11 28/23 33/2 70/16 118/12 121/9 145/2 147/15 157/20 nonfunctional [1] 42/12 nonoperational [2] 43/4 43/7 nonprofit [1] 135/17 nonprofits [1] 136/23 noon [1] 22/18 Normally [1] 22/6 North [3] 1/17 1/23 65/7 Northeast [2] 98/7 118/6 Northeast Florida [1] 118/6 Northrop [1] 25/21 Northrop Grumman [1] 25/21 not [208] note [1] 90/11 noted [1] 13/25 notes [1] 158/9 nothing [13] 5/6 16/24 36/11 57/18 70/2 95/16 104/25 111/19 118/5 123/14 127/2 127/6 133/14 notice [14] 73/10 92/13 93/4 96/25 108/6 108/9 112/5 115/14 116/7 123/19 129/4 129/5 129/7 131/24 noticed [8] 85/6 88/22 88/23 89/12 101/6 115/11 115/13 126/18 notices [1] 127/14 notified [3] 131/2 136/2 136/8 notify [3] 101/11 105/14 123/22 November [9] 12/9 13/2 22/1 45/23 85/19 85/22 86/5 86/8 139/3 November 15th [1] 12/9 November 1st [1] 85/19 November 5284 [1] 85/22	now [65] 9/22 10/1 10/21 20/6 24/18 29/18 34/25 37/8 37/12 41/2 42/24 43/19 43/21 43/21 46/14 48/19 49/16 50/7 50/22 57/14 57/21 59/17 61/12 62/22 64/18 64/21 67/5 68/19 69/22 74/5 75/24 77/2 77/4 80/12 82/5 83/23 86/9 87/12 89/1 94/25 97/23 99/2 100/24 101/12 101/17 101/22 104/10 109/1 112/18 117/23 124/23 128/25 134/7 138/17 139/15 139/16 140/5 140/10 144/18 147/11 147/21 150/4 151/11 152/3 155/25 null [1] 74/21 number [13] 18/24 19/13 20/11 26/10 31/3 31/13 63/21 67/22 91/2 94/19 105/6 128/5 139/5 Number 2 [1] 31/13 number two [1] 19/13 numbers [1] 47/22	office [12] 19/9 25/3 34/11 37/16 37/17 87/22 105/18 108/12 117/10 121/3 121/4 125/5 offices [1] 105/19 official [4] 5/3 57/25 57/25 137/7 officially [3] 138/25 140/10 141/11 often [3] 19/15 21/8 157/11 oh [25] 4/13 7/16 14/18 19/1 21/16 22/4 22/11 23/17 54/22 61/16 62/5 70/14 89/2 115/5 120/8 123/1 123/7 133/2 141/19 143/7 147/2 147/13 154/10 154/16 154/21 okay [110] 3/17 4/20 5/9 5/18 7/1 7/9 7/11 7/21 8/12 8/20 8/23 11/5 17/3 18/7 22/4 22/15 23/9 25/24 27/15 27/19 27/22 28/17 28/24 29/14 34/4 41/3 41/6 41/15 44/8 51/13 60/11 60/21 61/18 62/22 65/6 70/17 75/5 75/8 75/11 75/18 75/19 75/21 75/21 76/17 76/22 79/19 80/2 81/9 81/22 82/15 84/10 84/17 89/1 89/20 90/2 90/14 91/8 91/13 91/20 100/10 100/14 103/6 108/18 109/12 111/14 111/15 113/6 113/12 113/18 114/18 118/13 118/24 119/15 120/10 120/11 121/20 122/11 122/15 124/10 124/21 126/2 126/5 128/3 128/11 128/16 130/7 131/20 132/12 132/21 132/24 133/16 133/19 134/3 137/23 143/24 143/24 144/11 144/16 149/7 150/15 151/17 152/8 152/10 154/16 154/18 155/2 155/7 155/12 155/19 156/3 Oklahoma [1] 63/22 old [4] 83/17 86/20 105/25 106/4 omission [2] 10/20 12/18 omissions [1] 17/7 once [3] 24/10 140/10 141/11 one [101] 24/12 26/19 26/22 26/24 30/7 33/10 33/16 34/5 39/3 39/6 39/8 41/18 41/21 41/22	41/23 42/13 42/17 42/17 43/3 43/22 45/14 46/16 47/10 48/23 56/24 57/14 58/15 59/19 62/6 64/5 64/5 64/10 65/5 67/6 67/15 69/9 70/10 70/13 71/7 75/12 75/17 77/14 81/14 81/14 85/5 85/19 87/19 89/22 90/12 91/2 91/19 92/17 92/17 92/18 92/18 94/2 99/11 103/20 103/21 105/2 105/6 109/13 109/16 110/6 113/14 113/19 113/20 114/1 114/6 114/16 115/10 115/16 115/18 115/19 119/1 121/19 121/19 122/3 122/5 122/7 122/10 123/2 126/16 126/17 127/10 127/15 127/15 127/16 129/8 130/16 132/5 132/8 132/10 133/8 134/17 137/5 139/25 140/20 142/15 143/10 152/24 one's [4] 44/19 44/19 67/1 79/9 ones [3] 23/25 86/10 130/18 ongoing [1] 46/23 online [2] 4/9 4/9 only [27] 12/6 12/20 22/2 26/18 26/22 26/24 31/10 32/5 35/4 48/14 69/19 69/21 74/1 74/5 76/15 85/5 110/21 115/10 115/15 125/3 125/4 129/8 132/4 138/14 148/25 150/4 156/18 oop [1] 98/14 opening [2] 68/17 99/1 operate [3] 95/7 96/6 121/11 operated [1] 121/13 operating [9] 44/13 44/16 79/9 79/10 79/13 79/15 90/6 92/4 95/2 operation [3] 24/25 97/1 155/13 operational [9] 13/8 14/13 14/21 43/1 43/3 43/14 43/19 43/22 83/18 operations [4] 11/2 11/7 11/9 48/8 operator [1] 74/1 opinion [2] 118/20 143/6 opportunities [2] 136/20 136/21 opportunity [4] 33/18 57/22 126/22 140/15	order [14] 2/3 3/3 4/22 4/23 5/6 5/7 6/22 31/8 36/17 97/5 102/20 124/6 152/25 153/5 organization [2] 135/12 139/6 organizations [1] 136/25 organized [1] 35/8 originally [1] 109/9 other [66] 7/2 7/2 7/4 18/16 19/8 21/18 26/10 27/23 28/9 42/19 44/14 44/16 47/13 47/13 49/10 50/13 57/17 58/3 60/2 61/14 64/25 65/10 66/10 75/9 75/18 79/2 80/22 81/15 85/8 86/16 87/19 87/22 89/22 91/22 98/19 105/11 109/4 109/15 112/14 112/18 113/20 115/18 116/20 118/10 118/14 126/17 128/4 128/19 129/18 131/5 131/16 132/15 132/23 136/19 136/24 137/2 141/4 143/15 149/5 149/6 149/13 150/10 152/18 157/5 157/12 157/17 others [1] 21/15 otherwise [1] 151/4 our [101] 3/8 6/20 6/20 14/25 15/2 16/9 18/11 18/14 18/17 19/4 19/7 19/14 19/23 20/13 20/16 20/16 20/16 21/14 29/10 31/9 32/20 37/17 47/17 49/18 49/19 50/6 50/11 51/23 53/25 55/5 55/6 55/11 56/9 57/12 58/9 58/10 58/11 58/13 58/14 59/9 59/25 60/4 60/8 69/2 70/1 78/19 83/24 93/12 93/14 93/15 93/17 93/21 94/22 95/15 95/17 95/19 95/19 95/20 95/24 96/2 96/13 98/5 99/8 103/20 107/18 117/1 117/13 117/21 117/22 119/21 120/21 120/21 122/10 131/15 132/9 134/22 134/22 135/11 135/12 136/11 136/13 136/22 136/23 137/4 137/8 139/4 139/20 142/11 142/15 143/1 146/5 146/23 147/1 147/4 150/23 150/25 151/3 154/19 155/22 156/7 157/15 ourselves [2] 68/17 153/24
---	---	---	---	--

O out [94] 3/11 4/9 4/10 19/4 19/6 19/20 21/21 21/24 22/10 24/6 25/2 25/15 26/12 34/13 34/24 35/23 36/4 36/8 36/9 36/12 36/23 39/14 39/15 39/19 40/5 40/7 44/8 46/13 47/20 48/2 50/17 50/21 51/18 52/11 57/7 65/11 67/15 67/22 68/3 69/16 70/5 71/10 72/7 72/13 73/13 79/1 79/18 81/15 88/13 90/6 90/16 95/7 96/7 97/8 97/9 97/12 97/18 97/23 98/11 99/6 99/12 100/21 103/5 103/6 103/25 104/2 104/15 105/19 108/15 108/15 111/19 112/12 112/24 115/14 118/23 120/21 122/1 129/15 130/15 130/21 133/22 133/22 138/19 138/22 138/24 139/15 139/16 139/19 140/12 141/23 142/10 142/10 144/21 155/6 outcome [3] 82/4 115/21 116/10 outside [6] 13/16 14/3 20/6 94/21 95/13 135/20 over [23] 12/5 18/2 33/14 35/10 38/15 66/6 67/6 69/9 71/25 76/20 83/23 85/1 89/8 94/3 97/25 101/12 102/20 113/11 135/13 139/18 139/25 141/10 144/20 overhead [1] 156/8 overlooked [1] 108/11 override [2] 14/4 52/25 oversight [2] 13/8 13/19 own [21] 13/4 43/15 43/16 43/17 45/7 47/12 47/14 50/11 72/13 88/9 92/12 94/22 107/23 110/7 110/19 111/2 117/5 117/13 120/18 121/10 125/1 owned [10] 43/17 43/22 43/23 92/14 107/25 109/22 110/18 114/2 128/6 128/6 owner [4] 108/3 109/20 110/9 119/9 owners [2] 45/11 110/25 ownership [29] 35/16 94/16 110/1 110/11 110/12 110/15 110/23 111/8 112/9 113/5 113/8 113/17 115/22	115/23 118/21 118/22 119/8 119/8 120/12 120/13 120/17 121/23 123/18 123/21 123/22 125/25 126/1 126/4 126/15 owns [5] 43/16 109/17 111/2 112/19 113/19 P p.m [3] 1/7 1/7 157/23 package [1] 92/22 packet [1] 137/15 pad [1] 44/6 page [5] 2/2 98/7 123/13 151/6 159/3 paid [8] 39/13 46/6 48/10 48/15 48/15 66/23 104/16 133/20 paint [1] 98/18 Palatka [1] 34/21 panel [1] 139/3 paper [2] 22/16 29/14 papered [1] 149/25 paperwork [1] 112/12 Paranza [1] 63/18 parcel [1] 136/4 Pardon [2] 15/14 114/25 park [1] 140/3 parked [1] 94/21 part [19] 5/2 25/18 25/19 30/11 39/20 47/9 53/12 80/6 81/18 96/9 101/25 135/20 137/23 145/10 150/13 152/19 152/19 155/13 155/14 Part 139 [2] 152/19 155/14 Part 91 [2] 47/9 101/25 particular [5] 24/17 55/15 59/20 64/22 112/7 particularly [1] 113/25 parties [5] 54/12 54/15 55/2 126/22 151/2 partner [6] 2/8 7/11 17/23 17/24 34/19 39/6 partners [1] 118/3 partnership [2] 35/12 35/16 parts [2] 42/19 43/8 party [2] 109/5 114/16 pass [1] 25/10 passed [1] 149/20 Passero [1] 156/8 past [5] 48/3 134/19 135/14 140/14 141/21 path [2] 60/7 98/25 patiently [1] 57/21 pattern [2] 10/15 98/21 pavers [1] 140/3 pay [12] 20/15 40/15 40/17 46/5 46/7 67/1 120/1 120/18 120/20	121/7 143/3 144/14 paying [6] 35/21 39/19 48/14 54/22 88/21 109/2 payment [2] 66/23 67/4 payments [4] 35/10 54/19 66/18 67/10 payroll [1] 13/8 penalties [1] 25/8 pending [3] 78/8 125/24 126/3 people [52] 3/11 18/16 19/3 19/15 19/16 21/9 21/9 21/19 21/22 22/8 24/2 30/14 40/4 40/7 41/16 44/24 45/1 45/9 45/10 48/2 53/18 53/25 55/24 57/3 57/5 57/8 58/3 58/8 60/14 67/17 69/7 84/4 85/2 85/3 86/14 86/22 87/1 93/25 95/6 95/13 96/4 101/25 102/19 106/5 108/1 110/1 110/18 124/19 131/21 134/23 152/1 157/12 people's [1] 86/20 percent [12] 35/12 35/16 39/21 48/12 60/8 66/20 79/3 107/10 107/13 113/9 113/11 151/16 percentage [1] 113/8 perfect [3] 18/4 98/22 146/17 perfectly [2] 47/25 75/19 performance [2] 13/20 90/13 performed [1] 13/14 perhaps [1] 155/23 period [8] 13/15 71/25 71/25 72/6 72/12 102/20 125/19 125/22 permission [7] 34/13 46/18 46/18 65/14 142/21 142/22 143/1 permit [1] 45/17 person [19] 41/18 42/3 43/25 44/1 44/21 53/7 57/20 69/9 69/10 88/8 107/7 107/25 108/2 109/23 111/2 113/22 122/3 122/8 156/23 personal [4] 30/10 31/16 65/3 66/9 personally [1] 110/7 personnel [2] 13/5 52/20 pertaining [1] 138/11 pertains [1] 37/11 phone [5] 3/15 31/24 34/2 37/5 37/6 physician [1] 65/17 pick [1] 139/21	picked [1] 117/10 picture [2] 87/19 90/5 pictures [6] 86/1 86/2 87/16 97/1 104/2 104/3 piece [2] 117/5 136/4 pilot [2] 44/5 134/14 pipeline [2] 90/19 95/22 Piper [9] 33/1 34/6 86/3 86/4 87/18 90/13 90/14 92/23 104/8 Pittan's [1] 10/12 PITTMAN [15] 1/19 11/13 12/7 12/23 13/24 47/4 51/18 53/6 85/25 93/4 96/2 102/5 104/9 127/18 143/21 Pittman's [10] 10/13 10/20 11/25 12/12 14/7 15/5 15/19 85/14 88/13 93/2 place [11] 25/5 32/8 32/9 36/24 57/10 71/25 74/15 101/8 134/20 136/25 144/18 placed [5] 33/4 33/25 40/13 140/8 140/9 plan [6] 19/14 19/17 20/16 35/5 39/4 77/21 plane [5] 32/22 34/17 46/10 46/13 116/16 planes [2] 100/16 101/23 plans [2] 39/6 136/3 playing [2] 66/12 93/25 please [17] 3/4 23/25 24/22 39/23 39/23 42/20 43/10 47/5 48/5 56/13 59/15 59/16 65/2 68/3 68/9 92/17 92/18 pleased [3] 137/24 147/13 151/18 pleasure [1] 33/17 PLEDGE [4] 2/4 3/4 3/5 3/13 PLLC [1] 1/15 plus [3] 141/2 142/2 145/24 pocket [1] 140/3 point [29] 5/21 8/6 12/15 28/15 31/8 36/2 59/20 62/10 78/7 78/18 85/18 94/2 94/7 96/13 99/11 110/21 110/21 110/23 111/25 118/20 123/12 123/24 124/2 124/6 124/12 126/16 152/25 153/5 156/3 points [1] 72/14 policies [10] 55/6 57/12 58/6 58/10 59/25 60/5 60/9 60/13 78/19 104/7 policy [56] 13/4 13/6 30/13 30/17 31/17	31/17 39/25 42/4 42/4 42/5 45/3 49/1 49/19 49/21 50/11 50/14 55/8 55/11 55/16 55/17 55/21 55/21 56/3 56/6 56/22 56/23 56/25 57/1 58/11 58/12 58/25 59/8 59/15 66/8 66/11 68/12 68/13 68/20 68/24 69/13 74/15 75/20 93/10 93/12 93/15 93/21 94/3 94/5 94/14 95/16 95/24 95/24 96/3 98/16 152/20 155/24 Ponce [1] 1/23 portal [1] 40/4 portion [1] 35/11 position [9] 10/13 13/11 13/12 30/15 30/21 40/5 68/12 69/4 128/18 positive [2] 59/4 59/16 possible [3] 39/7 135/23 144/4 possibly [2] 24/16 107/8 post [1] 98/6 posted [2] 101/20 102/4 potential [1] 136/6 potentially [3] 115/12 129/6 129/15 potty [1] 154/18 power [1] 40/8 PowerPoint [3] 89/2 137/16 137/18 precipitate [1] 65/9 predicted [2] 26/15 26/18 prefer [1] 153/15 prepare [1] 91/22 prepared [8] 128/12 130/15 131/1 131/1 132/5 140/1 155/23 156/1 prepped [1] 140/6 presence [1] 74/20 present [10] 1/9 1/14 3/19 3/21 3/23 23/11 25/22 31/8 77/14 156/7 presented [6] 7/8 9/5 17/14 17/17 17/22 26/7 presently [2] 45/16 50/4 presents [1] 13/23 preserving [2] 136/10 138/1 presumably [1] 43/14 presume [1] 52/18 pretty [1] 121/10 prevents [1] 40/6 previous [9] 26/21 36/24 50/9 52/19 63/24 66/5 71/17 74/3 102/13 price [2] 50/2 143/5
---	--	--	--	--

P primary [1] 40/18 prime [1] 66/13 principal [1] 128/7 print [6] 4/8 4/10 38/9 38/11 38/11 133/22 printed [1] 38/13 prior [7] 4/23 13/2 22/1 38/3 52/19 53/23 149/1 private [3] 41/17 98/3 154/11 privity [1] 41/23 probably [7] 33/9 52/17 90/20 105/24 120/19 120/21 147/20 problem [8] 39/16 39/18 73/15 78/2 84/14 86/22 86/25 107/20 problematic [1] 115/17 problems [1] 35/3 procedural [4] 52/2 61/14 115/7 115/24 procedurally [1] 104/6 procedure [1] 76/15 proceed [2] 4/22 71/11 proceedings [1] 158/8 process [8] 10/21 11/18 14/24 129/14 129/23 129/24 130/5 141/5 Produce [1] 40/4 product [2] 86/23 86/23 program [1] 137/4 progress [1] 87/8 progressed [1] 97/18 prohibit [1] 41/17 prohibits [1] 53/9 project [12] 2/12 26/22 26/24 132/25 133/24 134/19 136/1 139/6 144/19 144/20 146/7 146/21 promise [1] 54/10 promised [1] 133/9 promises [2] 50/9 58/8 proof [4] 112/9 112/23 124/3 125/17 properly [4] 50/1 50/3 50/6 115/13 property [4] 141/1 146/9 147/25 152/2 proposal [1] 81/7 propose [1] 72/10 proposed [1] 60/2 protect [1] 57/12 protected [1] 148/10 protection [1] 92/5 proud [1] 16/8 proved [1] 123/21 provide [13] 12/24 113/1 113/4 117/14 120/25 121/4 134/18 136/22 137/5 148/11 148/15 148/23 149/11	provided [3] 11/13 13/1 17/10 providing [2] 119/3 121/25 prudent [1] 132/14 public [36] 2/15 7/7 7/7 7/24 8/10 9/8 11/24 16/17 18/19 18/24 21/19 28/12 28/22 32/12 37/25 39/24 41/8 41/13 45/3 45/13 56/1 61/9 63/15 64/15 65/1 69/15 70/14 76/20 82/15 119/15 123/6 124/22 131/17 152/19 157/18 157/18 publicity [1] 25/14 publicly [4] 10/16 58/4 68/2 115/11 published [1] 45/5 PUDs [1] 20/7 pull [2] 45/23 45/25 pulling [2] 147/22 148/4 punchy [1] 123/4 punishment [1] 142/6 purchase [3] 27/14 33/19 94/11 purchased [2] 33/1 90/4 purported [1] 71/13 purportedly [1] 104/12 purpose [2] 7/17 38/18 purposes [2] 13/8 102/3 pursue [1] 146/14 push [1] 41/4 put [19] 18/2 24/1 37/6 38/15 50/1 57/18 68/3 73/22 86/4 87/24 95/9 97/4 104/4 116/4 120/21 129/18 131/16 137/7 155/5 putting [5] 25/8 35/23 87/8 123/19 134/20 Q qualification [1] 39/17 qualifies [1] 96/14 quarter [1] 120/19 question [13] 6/24 11/8 26/8 40/10 47/3 74/9 93/14 98/23 106/25 107/14 119/1 126/16 144/17 questions [10] 26/6 27/24 106/24 118/10 129/23 140/20 142/18 142/19 142/20 147/14 quick [3] 41/7 85/4 155/21 quickly [5] 33/20 34/24 37/3 38/8 135/22 quite [3] 86/11 110/1 152/3	quo [1] 55/13 quorum [1] 156/25 quote [11] 10/25 11/3 11/5 11/5 11/7 11/9 11/10 11/13 11/20 11/23 94/18 quotes [1] 138/24 R rabbit [1] 101/4 rail [1] 137/3 Rails [1] 137/4 rain [1] 138/3 raise [1] 20/8 ramble [1] 135/2 ramp [2] 25/15 134/12 ran [3] 21/8 58/2 58/3 ranked [1] 139/4 rate [1] 49/25 rates [2] 90/9 102/2 rather [1] 156/23 rational [1] 71/9 RE [1] 159/2 reach [1] 76/7 reached [4] 35/22 36/4 130/15 130/21 reaction [1] 99/5 read [6] 152/25 153/1 153/4 153/9 153/12 155/6 readdress [1] 78/17 reading [3] 32/5 32/14 91/5 reads [1] 38/5 ready [1] 31/23 real [3] 60/17 141/2 155/21 realistic [1] 107/7 really [34] 5/14 6/18 10/8 16/7 16/8 24/23 25/8 42/18 58/23 61/14 66/10 68/7 71/21 71/22 72/15 75/5 76/18 81/13 83/22 83/22 87/13 87/13 102/8 112/14 118/22 129/21 133/8 140/12 140/16 140/17 147/12 151/18 151/18 154/24 realtor [1] 151/11 rearranged [1] 37/17 reason [16] 22/8 30/5 31/10 46/22 47/18 48/1 56/24 57/1 64/8 69/19 69/22 91/6 96/10 113/15 113/16 116/4 reasonable [3] 113/8 125/22 131/21 reasonably [1] 11/25 reasons [3] 15/3 116/25 159/3 REBA [2] 1/10 4/1 rebuild [1] 136/18 rebuttal [1] 89/7 recall [1] 127/10	receipted [2] 66/24 67/5 receivable [3] 27/9 27/12 27/13 receive [6] 26/3 26/5 26/20 29/8 141/12 148/22 received [12] 13/13 24/5 27/23 28/2 29/1 33/6 36/6 40/13 47/4 138/8 139/23 140/2 receiving [1] 26/21 recently [2] 39/13 43/11 recipient [1] 40/18 recognize [2] 14/12 86/10 recognized [3] 54/6 150/16 150/20 recollection [1] 109/24 recommendation [3] 5/16 5/17 81/4 recommended [1] 20/7 record [11] 5/3 5/13 5/15 10/19 38/6 61/15 81/25 83/7 116/11 155/3 158/9 recorded [1] 5/7 recording [3] 6/21 8/18 155/3 records [7] 12/24 13/3 47/18 69/15 107/19 112/9 117/13 recover [1] 107/8 recruited [1] 122/11 recusal [1] 153/3 redevelopment [1] 141/23 reduce [2] 24/24 25/4 reenters [1] 135/15 reference [1] 97/16 reflection [1] 16/4 refreshed [1] 85/18 regarding [4] 18/9 18/25 121/21 132/22 Regional [1] 98/7 register [2] 21/20 46/7 registered [5] 45/24 45/25 46/4 46/4 46/9 registration [2] 46/2 113/3 Regular [2] 1/2 159/2 regularly [1] 47/17 regulations [1] 85/13 Reid [2] 25/23 25/24 reiterate [1] 75/13 relationship [2] 13/22 14/9 relative [1] 66/18 relatively [1] 135/16 reliance [1] 60/6 relied [1] 60/20 remain [1] 151/6 remains [1] 15/1 remarks [2] 156/14	156/17 remember [1] 34/3 remembered [2] 37/11 37/17 remembers [2] 37/18 37/20 remove [2] 68/19 144/22 removed [1] 38/4 removing [1] 152/3 renew [1] 50/19 renovation [1] 139/2 rent [11] 35/21 39/13 48/10 88/21 92/22 104/16 109/3 120/1 120/19 120/19 120/20 rental [1] 102/1 renting [1] 101/23 Rents [1] 88/11 repeatedly [1] 56/22 report [10] 3/9 27/23 28/2 36/4 41/25 82/6 152/21 155/10 156/3 158/7 reporter [2] 6/20 154/8 reporter's [3] 2/17 6/11 157/24 Reporters [1] 1/23 reports [6] 2/13 2/14 38/21 152/23 155/18 155/20 represent [1] 32/17 Representations [1] 14/22 representative [2] 25/24 139/11 represented [1] 10/16 representing [1] 107/10 represents [1] 107/13 reputable [1] 79/14 request [3] 12/6 78/8 126/25 requested [5] 12/21 12/21 56/23 139/7 143/10 requests [1] 69/16 require [1] 121/12 required [2] 93/11 141/12 requirement [1] 143/18 requirements [4] 40/1 137/6 143/25 148/5 requires [3] 13/5 13/6 34/12 reserving [1] 80/19 residents [1] 19/7 resignation [1] 12/25 resigned [2] 35/18 74/21 resolve [1] 64/23 resolved [1] 51/19 respect [1] 47/8 responded [4] 11/6 35/24 37/3 130/9
--	---	--	--	---

R response [2] 12/6 42/1 responsibilities [2] 13/19 14/5 responsibly [1] 14/20 restoration [1] 139/2 restricted [1] 46/21 restricting [1] 14/3 retains [1] 14/8 retired [2] 122/21 142/8 retires [2] 11/19 39/5 return [1] 35/13 returning [1] 36/13 revenue [2] 46/8 83/11 revenue-generating [1] 83/11 reverse [1] 62/10 review [4] 49/21 50/14 52/6 148/8 revise [1] 50/11 revitalization [2] 135/18 142/4 revitalize [1] 138/15 rich [1] 134/22 rid [1] 60/13 Riera [2] 23/19 63/18 right [101] 5/9 6/15 7/9 7/17 8/8 8/12 10/1 16/3 16/23 17/2 20/6 23/3 23/19 24/18 27/15 27/17 30/5 32/23 37/12 38/13 44/6 44/8 46/14 47/11 47/11 48/19 50/22 53/5 57/3 57/7 57/9 57/10 57/10 57/13 58/19 58/21 61/16 61/17 62/4 62/5 62/20 64/3 64/8 64/10 64/13 64/16 66/22 67/13 77/4 80/19 82/5 82/13 91/2 91/14 97/4 97/7 97/15 97/21 97/23 98/4 98/14 98/20 98/25 99/2 99/2 99/18 104/18 108/22 109/21 111/4 111/12 116/17 116/18 117/21 118/7 120/8 123/3 123/5 125/6 125/7 125/15 127/20 128/14 128/19 129/12 130/20 131/18 132/3 137/22 139/15 139/16 143/14 144/18 145/13 150/4 152/5 152/18 153/21 153/21 155/9 157/4 RMR [3] 1/22 158/6 158/13 road [3] 32/18 78/24 113/14 ROBERTS [8] 1/15 1/15 54/8 65/16 76/14 90/21 96/22 102/2 Roberts' [1] 126/19 Robinson [7] 11/14 11/17 11/21 11/22 12/1 12/8 13/16 Robinson Aviation [5] 11/14 11/17 12/1 12/8 13/16 robust [1] 129/13 rocked [1] 32/20 role [2] 12/16 13/11 roles [1] 13/14 roll [3] 2/5 3/16 3/17 Romeo [1] 86/9 room [9] 1/3 47/11 49/4 69/8 97/10 98/12 100/12 133/23 135/15 Rotary [1] 140/2 row [3] 50/22 51/16 139/21 Row A [1] 50/22 Roxanne [2] 26/4 35/23 Roxanne's [1] 38/13 RPR [3] 1/22 158/6 158/13 RPR-CP [2] 158/6 158/13 Ruhsam [2] 3/14 66/2 rule [3] 19/22 44/23 157/7 rules [13] 30/17 45/5 45/10 48/7 52/3 65/12 68/24 85/13 95/1 95/14 121/7 122/3 122/4 run [7] 30/19 57/6 79/25 80/3 120/21 122/1 123/25 running [9] 39/15 47/8 47/9 79/18 90/15 101/22 123/15 123/25 138/10 rural [2] 135/19 140/18 S SAAPA [3] 23/19 24/19 121/16 Sacha [2] 16/20 152/16 Safe [1] 24/21 safer [1] 74/7 safety [3] 25/18 35/7 73/18 said [46] 6/12 11/21 19/9 27/7 33/11 36/19 41/23 46/17 47/5 53/6 53/14 53/24 67/8 67/22 74/4 75/16 75/22 85/8 86/20 87/23 88/12 96/5 97/11 99/19 100/10 100/11 102/2 102/6 102/12 103/6 104/17 106/5 112/8 116/6 117/9 120/15 123/8 123/19 127/11 130/13 130/15 130/16 130/19 130/22 140/9 143/17 sake [1] 135/2 sakes [1] 59/7 sale [1] 46/3 sales [1] 155/14 Sallie [7] 3/7 133/20 135/11 141/15 145/21 147/14 152/15 Sallie's [2] 140/21 141/17 same [24] 31/12 33/24 41/10 55/8 58/3 88/8 90/4 107/25 108/2 108/2 108/3 108/3 109/4 109/20 109/22 109/22 109/23 110/18 111/2 123/13 128/6 130/23 137/10 151/6 sands [1] 91/25 sarcastic [1] 120/1 satisfy [1] 95/17 Saturday [1] 19/4 save [2] 30/3 153/24 saw [2] 89/18 98/18 say [50] 3/14 7/10 20/12 29/2 29/9 31/1 31/16 32/4 38/22 38/23 40/25 45/1 47/4 57/22 58/23 61/17 64/2 64/12 65/1 65/3 67/16 69/13 72/15 72/21 73/23 81/16 84/6 88/15 91/17 93/10 93/15 93/23 96/5 99/25 100/7 102/23 111/18 111/20 120/2 124/24 124/24 125/7 131/8 134/17 140/14 144/7 150/19 152/5 154/2 154/22 saying [17] 15/21 33/7 34/4 53/14 56/16 59/22 59/25 68/2 80/23 83/25 87/15 109/15 116/12 132/2 132/6 135/1 148/4 says [13] 24/5 64/6 86/9 90/12 90/24 93/18 93/21 94/16 96/6 107/9 128/8 153/11 153/13 scenario [1] 59/20 schedule [3] 148/1 155/24 155/25 school [59] 22/20 34/14 44/12 44/15 44/16 47/8 47/9 79/10 79/11 79/14 79/15 79/18 81/17 90/6 90/16 90/25 91/4 92/4 94/23 94/25 95/4 95/7 97/1 97/6 97/8 97/9 97/12 97/13 97/15 97/19 98/1 98/10 98/10 98/22 99/14 99/16 99/18 99/20 99/23 100/6 101/18 101/21 101/22 101/24 102/4 111/19 111/22 112/1 115/20 120/18 120/21 121/5 122/9 122/17 123/15 123/25 124/1 127/15 129/20 schools [3] 20/13 96/7 98/19 scope [1] 79/8 Scout [2] 136/24 136/24 screen [2] 73/22 100/2 screwed [1] 95/24 screwed-up [1] 95/24 script [4] 32/6 32/15 37/8 38/9 scroll [2] 44/12 127/18 seams [1] 20/14 seaplane [1] 134/12 second [46] 7/24 8/13 8/14 8/22 8/24 9/3 9/4 15/11 15/13 15/16 15/18 15/25 16/14 16/22 16/25 17/11 17/15 17/16 28/7 28/8 28/25 49/11 60/23 60/24 61/5 61/6 61/7 62/7 63/1 63/6 63/8 63/12 63/13 63/14 77/13 79/4 80/14 81/24 82/2 85/16 119/11 119/12 119/13 123/5 124/22 142/14 secretary [3] 74/20 112/20 112/25 Section [1] 85/12 Section 813 [1] 85/12 see [46] 5/19 18/3 18/5 18/8 22/11 23/6 29/11 37/2 38/13 39/18 40/5 44/7 46/16 49/3 55/3 64/18 67/21 71/19 74/12 76/7 85/2 86/2 86/4 87/4 87/7 87/17 87/19 89/8 90/8 93/2 93/9 98/8 98/19 104/20 110/22 113/14 115/12 117/2 117/4 127/19 132/22 133/17 144/25 147/16 151/11 152/15 seeing [1] 133/18 seem [3] 107/21 129/20 131/25 seemed [3] 8/6 54/23 115/20 seems [3] 55/17 107/14 120/22 seen [9] 20/2 22/16 67/25 85/21 103/10 105/6 105/8 117/23 156/8 segments [1] 31/6 selection [1] 39/16 sell [2] 86/15 86/23 selling [1] 45/7 sells [1] 104/8 Seminoles [1] 114/6 Senator [4] 139/8 139/9 139/10 139/13 Senator Leek [2] 139/8 139/13 send [2] 106/13 106/16 sending [2] 24/16 69/16 sense [3] 80/5 145/11 147/22 sent [11] 38/3 41/25 85/12 93/4 97/16 100/21 106/3 106/20 117/4 117/9 117/20 sentences [1] 32/7 separate [11] 30/6 36/21 37/1 38/8 82/2 114/6 114/14 117/25 129/18 140/2 144/2 separation [1] 12/25 September [3] 72/19 82/18 83/4 September 30th [2] 72/19 83/4 serial [1] 94/19 seriously [1] 10/22 serve [1] 135/24 service [1] 14/10 serving [1] 12/3 set [1] 46/6 setting [1] 98/21 settle [1] 36/17 settled [2] 35/1 35/9 settles [1] 66/10 seven [1] 39/13 several [1] 84/5 shakes [3] 102/13 120/4 156/15 shall [1] 31/17 shame [1] 117/20 share [3] 18/9 40/8 134/22 she [22] 11/19 29/11 29/12 33/8 34/1 34/18 35/24 35/24 37/6 37/11 37/12 37/16 37/17 37/18 37/20 37/22 135/12 141/24 142/7 142/8 150/16 154/24 she'll [1] 11/19 she's [7] 15/20 29/14 29/15 37/23 135/11 147/16 155/3 sheet [4] 2/18 27/5 27/6 29/13 shelf [1] 37/15 Sheriff's [1] 25/3 Sheriff's Office [1] 25/3 shifting [1] 91/25 shocking [2] 15/22 130/25 shop [1] 142/11 short [2] 89/22 137/16 short-circuit [1] 137/16 shortage [1] 39/7			
---	--	--	--

S shortcomings [1] 55/18 shorten [1] 133/10 shortly [1] 35/19 should [32] 4/22 4/24 5/5 5/7 8/16 8/16 14/19 28/20 31/1 36/3 37/14 55/4 55/7 55/20 58/20 58/21 60/15 60/18 60/19 68/4 75/6 105/13 107/18 115/25 118/23 120/14 122/4 124/24 131/6 135/25 141/17 153/17 shouldn't [5] 54/11 81/20 81/21 131/22 152/11 show [8] 46/12 68/22 91/24 93/8 109/25 110/12 126/15 153/18 showed [2] 101/7 132/4 showing [1] 68/6 shown [1] 119/9 shows [1] 55/10 shut [3] 47/6 48/5 111/21 sic [3] 32/19 105/23 105/23 side [13] 24/19 35/15 35/15 59/5 68/7 72/14 74/3 74/8 81/15 81/15 134/25 142/11 142/15 sidebar [2] 154/12 154/13 sides [1] 63/19 sideways [1] 37/22 Sierra [1] 46/2 sign [1] 106/6 signed [9] 41/22 104/20 105/8 105/21 105/22 118/2 118/3 150/10 151/7 significant [1] 26/10 signify [1] 69/8 signs [1] 106/7 silent [1] 57/8 silly [1] 35/15 similar [1] 36/5 simple [5] 38/16 115/22 120/11 120/14 143/16 simply [2] 64/15 101/25 simultaneous [1] 13/21 simultaneously [1] 13/14 since [13] 19/18 38/15 44/2 46/15 49/21 49/21 57/5 73/21 87/3 87/10 120/22 134/9 141/20 single [3] 16/5 86/17 107/24	sir [11] 26/14 42/9 99/13 100/9 103/16 109/14 110/3 111/10 112/21 113/23 127/25 sit [3] 58/10 118/7 136/5 site [2] 139/25 140/1 sitting [3] 30/15 44/1 44/2 situ [1] 54/9 situation [7] 55/15 56/4 60/10 90/1 92/1 123/23 129/11 six [2] 38/20 104/9 skids [2] 42/15 46/6 skip [1] 39/14 SKYPRO [28] 2/10 29/17 29/20 29/21 30/7 31/4 31/6 32/17 37/4 38/12 40/13 40/14 40/18 42/25 43/15 43/23 44/4 44/11 45/24 46/1 47/23 53/4 54/17 67/8 68/3 130/18 130/19 130/23 Skypro Aviation [1] 46/1 Skypro Enterprises [1] 31/4 Skypro's [1] 44/12 slated [1] 33/8 sleeping [1] 147/11 slide [2] 59/11 90/2 slides [1] 156/8 slippery [1] 65/10 slope [1] 65/10 slowed [1] 87/10 small [3] 135/19 137/11 140/18 smaller [1] 140/4 sneaking [1] 104/14 so [331] Sol [1] 66/2 Solano [1] 47/19 solely [1] 116/16 solicitation [1] 90/7 solid [1] 42/5 some [56] 4/7 24/2 24/13 28/15 30/14 30/25 43/17 46/21 48/1 49/12 50/16 51/14 52/17 54/20 58/3 63/25 64/12 64/13 64/13 66/12 69/23 70/20 71/9 72/4 72/6 76/3 76/3 81/5 81/6 81/6 85/2 85/18 87/22 88/5 88/18 88/18 113/7 114/5 125/19 134/15 137/15 138/21 142/23 142/25 144/20 147/20 149/15 150/1 150/10 151/24 154/22 155/4 155/23 156/7 156/10 157/10 somebody [13] 46/16	64/19 67/11 76/2 77/13 83/25 94/11 102/12 102/13 103/3 105/18 121/24 123/8 somebody's [1] 22/9 somehow [1] 109/1 someone [17] 30/16 39/6 43/6 43/9 44/22 45/22 46/17 57/9 57/24 58/21 61/23 63/2 82/1 93/5 93/6 93/6 146/12 something [39] 5/12 7/10 18/13 20/3 20/9 21/4 21/7 27/16 46/17 51/20 59/3 59/11 76/3 78/22 84/1 88/6 94/12 96/6 97/19 97/20 102/6 102/12 104/6 106/11 107/2 112/24 116/25 117/22 120/22 123/8 123/10 130/22 134/8 141/10 146/3 148/8 149/15 150/3 151/8 sometimes [4] 30/15 30/23 30/23 30/24 somewhere [2] 34/14 96/3 son [1] 22/20 Sonya [6] 65/6 65/21 65/21 65/22 119/17 122/15 sooner [1] 148/3 sorry [21] 7/13 11/22 54/5 58/24 61/8 70/4 72/24 75/4 75/4 76/24 83/22 92/16 112/16 116/13 122/15 123/3 134/14 139/9 152/15 154/16 154/21 sort [6] 56/4 72/4 78/24 99/8 150/1 151/7 sound [1] 149/20 sounds [4] 149/8 150/3 150/7 150/8 source [1] 113/21 space [6] 34/12 121/1 121/3 121/4 121/4 137/11 spare [2] 42/19 43/8 speak [22] 11/16 19/6 21/22 22/7 22/9 23/16 23/17 28/19 28/20 31/6 31/7 31/13 31/14 36/10 53/4 58/17 58/21 96/21 96/24 99/8 99/8 130/19 speaking [8] 22/10 23/20 32/12 59/23 69/19 76/15 124/11 137/22 speaks [1] 58/21 special [5] 41/10 46/25 139/1 139/1 139/8 specific [1] 150/4 specifically [1] 146/6 specified [1] 91/19	speed [1] 84/16 spent [1] 138/20 spoke [1] 37/10 spoken [1] 8/3 sponsor [2] 146/21 146/22 spotted [1] 49/18 spouted [1] 49/3 sprung [1] 97/19 square [2] 49/25 120/25 squared [2] 32/12 32/13 squatter [1] 57/16 ST [5] 1/1 1/5 1/23 1/24 158/4 St. [12] 32/17 32/20 46/13 66/3 103/4 118/5 121/11 134/23 135/20 135/21 136/15 136/15 St. Augustine [6] 32/20 46/13 66/3 103/4 134/23 135/20 St. Johns [1] 118/5 St. Johns County [3] 121/11 135/21 136/15 St. Johns County's [1] 136/15 stacked [1] 90/9 staff [27] 2/13 31/22 49/9 51/15 55/10 58/13 59/23 60/24 61/4 71/9 75/24 76/2 76/4 76/5 77/20 81/5 93/22 98/5 117/22 119/3 148/9 149/14 150/1 150/24 152/21 152/23 155/10 staff's [1] 61/2 staffing [1] 14/13 stakeholders [1] 40/3 stand [5] 3/4 30/21 46/20 131/6 141/16 standard [7] 12/24 76/9 76/10 77/8 81/10 85/20 98/19 standards [5] 14/11 44/16 79/13 79/15 95/3 standing [1] 69/22 standpoint [1] 31/9 stands [1] 31/17 start [6] 6/13 18/18 96/3 141/15 141/16 147/21 started [11] 6/14 34/17 49/22 95/3 96/2 134/11 141/18 145/8 145/16 145/17 145/18 starting [1] 11/23 state [6] 36/9 46/22 112/20 112/25 145/10 158/3 State's [1] 37/24 stated [5] 5/24 11/13 37/12 58/3 70/23 statement [4] 10/6	10/10 121/20 126/20 statements [4] 11/24 26/4 26/6 50/5 station [1] 122/22 status [2] 13/7 55/13 status quo [1] 55/13 stay [7] 57/24 59/2 64/22 70/23 72/6 77/6 154/2 steep [1] 25/8 stenographic [1] 158/9 stenographically [1] 158/7 step [3] 40/12 114/22 124/25 steps [1] 78/7 stick [1] 11/15 stified [1] 57/8 still [22] 33/9 33/9 33/17 34/8 35/1 35/19 35/21 36/1 39/11 48/23 83/12 83/17 107/20 110/9 114/9 122/17 135/20 139/15 139/16 139/17 144/19 156/25 stipulation [1] 113/7 stir [1] 83/13 stones [1] 69/13 stop [6] 22/10 40/9 49/1 82/1 95/5 155/2 stopped [1] 91/12 stopwatch [1] 32/1 storage [2] 38/5 90/24 store [1] 43/7 stored [1] 91/1 stories [1] 123/2 storing [2] 92/11 93/18 storms [1] 138/2 story [2] 56/11 66/25 straightforward [2] 41/1 41/6 Street [6] 1/17 134/1 135/10 138/10 141/18 141/22 Streets [1] 141/20 strict [1] 52/2 strictly [3] 41/17 96/12 123/17 strike [3] 5/12 5/14 88/2 strikes [2] 30/22 31/2 strive [1] 41/12 structure [1] 148/8 structures [2] 148/14 149/10 struggling [1] 59/2 Stuart [1] 34/6 student [2] 34/15 44/5 students [6] 34/23 83/16 83/17 122/10 122/12 122/13 stuff [6] 48/6 49/3 57/18 58/24 142/25 149/14 subject [2] 119/2
---	---	--	--	---

S subject... [1] 129/15 submit [5] 24/7 38/21 144/2 153/16 153/17 submitted [1] 28/19 subsequently [2] 85/24 123/20 succeeds [1] 76/11 success [1] 137/13 successfully [1] 31/25 such [10] 5/7 12/24 13/3 13/21 22/23 32/8 32/9 139/5 139/6 140/18 sudden [2] 64/17 101/4 sufficient [2] 129/7 131/23 suggest [3] 72/17 77/20 78/13 suggesting [1] 6/7 suggestion [3] 6/19 7/9 9/5 suggestions [1] 10/2 suitability [1] 12/16 suitable [1] 78/22 Suite [4] 1/17 1/23 32/18 65/7 summarized [1] 5/25 summary [3] 5/22 6/5 49/15 summate [1] 88/16 super [1] 140/15 support [14] 30/23 45/15 52/9 52/13 56/2 58/14 66/4 68/14 75/14 130/8 143/11 144/4 146/16 146/16 supported [1] 46/14 supporting [1] 19/12 supposed [5] 3/14 25/16 42/11 69/20 153/12 sure [17] 7/16 18/22 38/19 51/24 52/4 65/9 84/15 103/18 116/20 117/16 121/10 127/19 143/25 146/1 146/1 147/1 156/20 surprised [1] 130/11 surprises [1] 148/7 suspected [1] 27/15 sustain [1] 131/15 sustained [2] 32/22 79/9 sutained [1] 32/22 swap [1] 18/25 switch [1] 24/20 switching [1] 104/15 system [3] 38/4 40/4 103/8 T T-HANGAR [27] 2/10 2/11 29/17 33/5 33/25 41/18 44/6 45/6 45/7	45/11 49/19 50/22 57/6 68/4 69/8 69/11 69/14 79/19 83/25 84/11 85/6 90/7 96/7 100/20 106/7 122/1 131/12 T-hangars [9] 33/8 49/25 65/11 88/20 90/16 95/8 95/17 95/20 121/9 table [2] 4/8 39/23 tail [1] 47/22 take [18] 6/3 10/21 19/19 25/5 35/10 43/6 44/9 50/4 80/19 81/2 81/24 133/8 133/8 139/24 144/10 144/13 146/6 148/17 taken [12] 20/3 28/16 54/14 71/24 71/25 75/18 115/12 122/10 122/11 122/17 152/17 155/10 takes [1] 86/1 taking [4] 6/11 82/1 149/15 149/19 talk [15] 30/2 85/7 85/9 89/18 89/21 100/20 102/22 115/18 131/15 132/5 134/7 135/7 141/16 141/16 146/20 talked [5] 24/15 38/25 98/12 100/11 144/21 talking [15] 11/3 57/2 67/16 67/19 86/3 89/13 100/22 100/24 103/2 112/7 124/19 127/12 141/15 141/16 154/10 tall [1] 20/1 Tallahassee [2] 19/6 139/4 tarps [1] 138/2 tasking [1] 24/11 tax [3] 46/5 46/6 141/7 taxable [1] 141/1 taxpayer [1] 136/17 Taylorcraft [2] 85/22 85/22 teach [1] 34/13 teaching [2] 34/10 122/13 teasing [1] 154/23 technicalities [1] 55/14 tell [21] 10/1 30/16 32/2 32/6 42/14 48/7 49/23 67/4 69/15 69/18 81/13 87/25 88/1 105/5 114/4 123/2 123/2 128/25 132/24 141/17 155/2 telling [4] 67/6 91/7 95/22 148/5 tells [1] 57/23 temporary [2] 29/11 78/17 ten [13] 31/5 32/3 34/2	40/23 68/1 119/6 125/17 125/18 125/21 125/24 126/4 126/15 142/1 ten-day [2] 125/24 126/4 ten-minute [1] 31/5 tenant [14] 39/12 41/21 44/20 50/8 53/24 63/20 68/19 91/21 91/21 92/14 118/19 127/22 128/1 132/15 tenant's [2] 115/9 132/4 tenants [5] 56/9 71/2 93/4 105/14 128/22 terminate [4] 14/8 91/6 108/25 112/1 terminated [8] 56/5 80/24 92/12 93/19 114/24 115/1 126/20 127/13 termination [17] 10/13 15/5 15/19 90/23 91/3 91/5 91/18 96/11 96/13 97/2 113/15 114/22 116/2 116/4 116/8 123/19 127/14 terms [4] 76/4 77/10 92/11 99/14 terrible [1] 32/22 than [13] 3/11 24/12 26/11 32/8 86/23 90/1 112/10 115/21 141/3 141/4 148/21 149/5 156/23 thank [77] 6/22 6/25 7/1 9/1 15/5 16/11 17/5 17/22 20/19 22/13 22/24 22/24 22/25 23/1 23/18 25/11 25/13 25/21 25/24 27/17 27/19 29/9 29/15 29/24 31/18 31/19 40/20 45/17 45/20 49/5 49/13 49/14 52/14 54/7 56/12 56/14 58/19 59/18 60/21 63/17 64/24 64/25 65/21 65/24 66/15 66/16 68/7 70/3 70/4 71/14 83/9 83/20 83/21 84/19 84/21 88/25 89/24 96/21 99/7 118/13 119/10 119/19 122/15 124/7 133/16 135/4 135/5 137/20 138/3 140/14 140/19 143/17 147/16 152/13 152/14 156/2 157/21 thankful [1] 144/9 thankfully [1] 136/11 Thanks [4] 31/19 41/5 84/22 88/25 that [644] that'll [1] 156/9	that's [134] 3/8 6/12 8/17 11/2 11/4 11/5 11/11 16/4 18/7 18/13 19/12 24/18 26/25 27/3 27/21 28/4 29/14 31/10 40/3 41/13 42/3 42/4 43/8 43/19 44/2 44/8 44/8 44/9 44/22 44/23 44/24 47/7 49/9 50/24 53/5 53/12 53/23 56/6 57/11 57/20 57/20 58/12 59/12 60/18 61/18 62/5 62/10 64/15 65/20 65/20 67/11 69/21 72/19 73/19 73/19 73/24 74/5 75/5 76/11 77/8 77/11 79/17 79/20 80/5 80/25 81/13 81/18 84/2 85/7 87/18 88/6 88/8 89/12 89/25 90/13 90/14 91/4 92/13 92/24 93/18 94/15 94/15 94/18 94/25 98/10 98/25 99/9 100/17 100/21 102/16 102/25 104/6 105/19 108/8 109/13 109/18 110/17 110/20 110/21 110/22 111/23 111/24 112/2 112/3 112/4 113/12 113/24 115/19 116/7 116/9 116/9 120/8 120/15 121/25 123/23 123/23 128/5 128/8 128/25 129/16 130/1 131/13 132/14 132/17 141/9 143/10 144/6 145/11 152/25 154/18 154/18 156/2 156/12 157/7 their [21] 16/5 40/5 40/6 41/11 45/7 45/12 45/12 47/14 57/6 68/6 71/21 88/9 99/7 99/16 103/7 105/16 121/10 142/4 146/15 149/25 151/4 theirs [1] 151/25 them [73] 4/8 4/10 22/10 26/5 40/6 40/8 47/11 48/2 50/10 53/18 53/19 58/14 68/25 68/25 68/25 69/1 69/1 69/16 77/2 83/18 84/10 87/24 87/25 95/16 97/10 97/11 97/16 97/20 98/12 100/12 101/13 101/13 102/3 103/5 105/18 106/13 106/13 106/19 111/21 114/1 119/3 122/13 129/1 130/11 130/15 130/21 130/25 131/2 131/10 132/7 133/22 134/10 134/11 136/10	136/10 138/1 138/12 138/14 138/15 138/15 138/22 139/14 139/21 141/18 142/1 142/4 142/18 144/10 145/25 146/24 147/6 156/10 156/22 them's [1] 114/6 themselves [2] 57/4 148/9 then [76] 7/8 7/11 7/21 7/22 7/23 7/24 7/25 8/2 8/10 8/12 10/23 11/1 18/20 22/3 24/8 26/6 28/1 28/3 28/20 30/17 31/7 31/13 31/14 33/17 35/9 35/14 35/18 54/22 55/15 55/21 58/11 59/11 65/12 69/20 71/19 74/8 76/4 76/11 77/10 77/15 77/16 78/6 78/17 81/24 84/9 85/24 86/12 87/19 88/8 93/7 97/25 97/25 108/10 109/19 111/18 111/19 112/13 114/9 114/22 114/23 116/1 119/11 129/3 129/14 130/18 130/21 131/4 132/21 139/20 142/2 142/3 142/3 143/15 148/5 157/5 157/12 there [111] 3/12 6/10 6/10 8/6 16/14 16/17 16/23 17/7 18/2 19/3 21/3 21/24 22/9 25/2 25/16 26/5 27/2 27/23 28/18 33/2 34/8 35/12 38/19 40/7 41/19 41/25 42/1 42/12 42/13 42/18 42/22 43/3 43/13 44/2 45/8 46/3 47/11 50/25 51/1 51/24 52/2 52/19 53/4 53/10 53/17 57/18 60/17 61/13 62/21 65/11 67/24 68/1 68/2 68/3 68/18 69/12 69/12 70/5 70/23 71/3 71/6 71/7 73/9 76/6 80/2 81/5 86/11 87/23 88/23 90/19 94/4 95/21 95/22 95/25 98/1 98/4 100/23 102/3 103/22 105/13 107/17 107/18 107/19 109/2 110/7 110/13 112/24 113/6 116/20 121/17 121/22 123/6 124/3 125/19 129/3 131/13 131/23 131/25 136/7 137/22 141/6 146/3 146/25 147/19 148/6 149/1 149/18 149/20 150/9 154/25 157/17 there'd [1] 77/17
--	--	--	--	---

T there's [55] 8/1 9/1 16/23 17/2 26/10 26/19 50/12 52/13 52/13 57/17 57/17 57/18 60/6 60/17 62/13 66/25 68/15 69/14 70/24 71/16 72/1 72/2 72/14 72/14 76/9 78/2 78/8 86/14 87/20 88/18 89/11 95/16 99/4 103/20 108/14 110/10 111/19 114/9 114/21 118/4 124/21 128/18 129/6 129/6 129/13 134/17 142/20 142/23 142/24 143/9 146/5 147/4 148/19 149/5 151/6 thereafter [1] 12/3 therefore [2] 54/10 159/3 these [42] 11/24 15/3 30/14 39/24 41/7 43/13 58/8 59/23 63/19 64/13 66/12 69/17 79/1 85/25 86/20 87/4 87/16 87/17 87/21 88/7 88/7 88/23 90/19 91/22 92/10 92/14 93/2 93/7 94/20 98/17 100/15 102/17 104/13 106/20 107/24 121/14 129/4 129/19 136/21 150/10 151/14 152/11 they [109] 5/25 14/22 18/3 18/5 21/20 22/2 22/2 22/6 26/15 26/18 26/18 28/20 37/24 41/11 42/21 44/11 46/21 47/20 51/3 51/3 51/16 52/4 52/21 52/22 52/24 52/24 56/24 67/19 68/5 68/21 69/2 69/10 76/7 77/21 79/12 79/13 87/22 87/24 87/24 88/1 88/9 88/11 88/22 96/9 99/7 99/15 99/17 99/19 99/21 99/22 99/22 100/12 101/12 101/13 101/14 101/16 101/20 101/20 102/3 102/4 102/19 103/5 103/5 104/16 105/15 105/20 106/2 108/24 110/25 111/2 111/21 116/7 116/20 117/9 119/22 120/25 121/16 121/24 122/9 122/11 124/5 125/3 125/4 126/25 128/21 129/2 129/3 129/4 129/8 130/4 130/9 130/12 130/13 130/14 130/14 130/16 130/24 130/24 130/24 131/1 131/2 131/2 137/23 141/13 143/12 148/8 149/3 156/24 157/13 they'll [2] 38/23 78/4 they're [38] 5/2 5/22 21/13 24/15 25/7 25/8 31/13 39/1 46/21 53/18 62/19 67/9 71/20 72/1 74/4 84/9 86/17 98/13 98/14 100/15 100/24 101/22 101/22 102/11 107/25 108/2 108/21 122/12 122/13 123/14 124/5 127/20 127/20 127/21 131/1 134/18 137/22 156/10 they've [4] 81/6 86/11 88/11 156/11 thing [27] 4/12 6/19 21/18 23/22 29/19 37/21 38/8 58/4 58/15 67/13 75/17 84/7 88/19 98/23 104/18 129/17 130/2 130/23 131/19 133/11 140/21 148/2 150/4 150/9 152/24 154/3 156/18 thing's [1] 31/12 things [31] 18/9 18/21 19/24 20/11 26/16 37/21 44/22 49/23 52/22 52/25 55/9 59/7 59/22 60/3 64/5 64/7 64/10 64/13 66/7 69/23 70/5 70/22 72/13 85/8 97/22 106/15 114/10 129/4 137/17 151/15 154/23 think [81] 3/13 6/9 10/7 15/22 16/4 19/9 23/5 27/4 54/8 55/4 55/12 55/25 56/7 58/2 58/5 58/7 58/9 58/12 58/13 58/16 59/3 59/19 60/19 61/10 63/23 64/8 66/9 70/19 70/22 71/7 72/16 74/24 75/13 78/25 86/19 88/2 92/22 92/23 92/25 94/5 96/8 100/19 100/23 101/7 102/5 102/8 102/10 103/2 107/7 107/12 109/7 111/9 111/11 113/10 113/11 113/13 113/15 115/6 115/7 115/24 116/3 117/25 120/14 120/16 120/24 124/24 125/22 126/20 129/25 131/7 131/18 131/20 132/14 133/5 133/20 140/16 143/17 150/22 152/8 155/16 156/12 thinking [1] 78/12 this [234] 130/24 130/24 131/1 131/2 131/2 137/23 141/13 143/12 148/8 149/3 156/24 157/13 those [36] 14/17 14/18 18/20 26/7 30/22 30/24 38/19 38/21 38/22 39/2 43/12 46/9 47/22 50/7 50/25 52/8 57/3 68/5 69/8 72/3 72/7 76/13 77/10 78/21 79/21 86/9 96/25 98/24 99/9 104/2 110/7 116/22 122/11 139/21 140/22 144/23 thought [2] 37/5 113/7 thought [11] 4/7 7/10 8/2 70/5 101/5 108/16 123/8 124/2 125/16 144/5 153/19 thousands [4] 74/25 75/1 75/2 75/3 three [13] 3/11 9/25 18/20 22/7 38/15 38/25 39/2 49/23 50/7 73/9 120/3 122/10 157/3 three-hour [1] 9/25 through [20] 10/17 16/13 19/20 26/23 38/6 42/7 48/16 70/7 70/8 71/9 83/22 95/18 113/21 129/19 135/22 140/5 146/11 147/18 147/18 149/20 throw [1] 84/12 throwing [2] 68/20 118/23 tie [2] 50/4 146/15 tied [2] 34/19 50/6 till [9] 72/17 77/3 78/14 80/15 82/18 82/18 82/18 83/4 126/24 time [69] 13/11 13/15 20/22 21/8 22/5 28/13 30/4 31/18 32/24 33/4 33/15 33/23 33/24 35/8 37/9 38/1 39/3 39/15 40/16 45/6 46/16 50/16 50/21 51/18 52/22 57/11 69/6 71/23 71/25 72/7 72/12 72/13 73/21 75/15 78/18 80/7 80/25 85/18 85/23 87/22 89/22 89/23 94/2 96/1 97/17 97/18 97/25 99/7 99/8 102/20 111/25 112/13 112/17 114/17 116/12 117/24 118/20 120/16 125/20 135/3 135/7 136/8 138/21 144/9 148/18 150/3 152/13 153/22 154/2 timer [2] 14/25 15/2 times [3] 21/3 84/5 138/3 tirade [1] 16/12 tired [1] 20/13 today [22] 3/7 3/10 16/13 23/2 23/21 30/2 32/25 34/8 49/6 49/8 60/5 64/8 75/20 90/18 115/25 117/3 121/2 127/4 127/7 134/18 140/12 150/12 together [6] 30/3 50/1 51/23 95/12 147/22 148/4 toilets [2] 23/13 23/14 told [16] 36/14 36/15 37/24 39/1 60/1 60/20 66/6 73/19 73/20 73/21 73/25 74/2 75/17 120/23 129/3 131/10 Tom [1] 47/19 tomorrow [6] 18/12 18/18 20/10 20/18 70/2 116/8 tonight [7] 32/14 37/22 38/9 46/20 67/14 70/8 129/22 too [9] 22/22 70/11 70/20 70/23 83/13 119/25 130/20 151/1 151/1 took [6] 38/12 98/25 101/20 102/4 134/11 138/10 top [3] 37/15 37/23 39/1 topic [1] 70/6 topics [1] 21/21 Topp [3] 10/24 11/6 11/10 total [1] 73/9 totally [4] 5/4 116/10 116/12 118/4 touched [1] 52/1 tough [1] 81/14 tour [2] 74/1 134/11 tourism [1] 137/8 tower [5] 10/25 11/22 13/10 34/22 35/9 town [3] 36/12 137/6 137/8 TPO [2] 156/5 156/6 Trace [1] 63/18 track [1] 136/16 tracker [1] 87/12 trade [1] 65/18 traffic [1] 20/13 trail [4] 137/3 137/4 137/6 137/8 Trails [1] 137/4 train [1] 136/4 training [8] 47/10 83/15 83/17 94/22 94/24 121/21 121/25 122/1 trains [1] 134/25 trans [1] 14/18 transaction [1] 107/3 transcript [4] 5/22 5/25 6/3 158/8 transition [3] 11/16 14/19 108/12 transparency [1] 58/4 transparent [4] 54/18 66/19 66/19 66/21 trash [1] 68/21 Treasurer [1] 1/10 treat [1] 41/9 treated [2] 45/4 45/5 treating [3] 55/24 57/2 57/23 tried [3] 67/11 69/6 88/17 triggers [1] 53/25 true [4] 14/4 26/17 52/24 158/8 truthful [1] 101/19 try [5] 85/3 92/18 119/25 144/22 144/23 trying [12] 24/4 25/4 57/5 58/13 59/10 64/12 67/13 87/14 98/15 104/18 136/16 155/3 Ts [3] 32/23 34/13 37/14 TUCKER [10] 1/12 3/24 8/3 9/17 77/15 83/1 116/6 119/2 126/11 156/16 Tucker's [1] 77/17 Tuesday [1] 19/5 turmoil [1] 108/12 turn [4] 3/14 105/19 138/15 154/22 turned [6] 31/24 36/7 87/21 101/9 104/24 137/3 turning [1] 137/10 turnout [1] 20/18 turnover [1] 151/7 twin [1] 93/1 twin-engine [1] 93/1 two [52] 6/10 11/5 14/1 16/12 19/13 30/3 30/6 30/9 31/5 32/6 33/6 33/10 37/15 42/8 43/4 43/12 43/20 49/17 49/23 53/13 64/11 73/6 73/10 74/3 76/13 86/2 87/12 87/17 90/8 90/9 94/20 94/23 95/3 97/1 97/22 117/9 120/16 127/11 132/5 133/9 135/14 135/17 136/4 136/21 138/18 139/18 140/4 152/2 154/3 154/6 157/5 157/6 Two-hour [1] 14/1 two-minute [1] 42/8 two-tracker [1] 87/12 type [4] 74/15 141/7 148/1 148/22 typically [3] 6/13 8/1 102/21 typos [1] 125/4
--

U U.S. [1] 51/8 U.S. 1 [1] 51/8 Uh [8] 51/22 76/12 77/9 77/12 92/20 111/6 127/23 155/11 Uh-huh [8] 51/22 76/12 77/9 77/12 92/20 111/6 127/23 155/11 unable [1] 36/10 unambiguous [1] 95/15 unanimous [3] 29/7 126/14 131/14 unauthorized [1] 90/24 unbranded [1] 118/4 uncomfortable [4] 68/11 91/18 92/1 92/3 uncommon [1] 123/23 under [7] 13/17 56/5 59/25 75/19 111/3 136/3 146/8 understand [22] 10/8 14/17 14/19 27/2 48/4 56/17 56/21 74/5 80/18 91/8 116/15 116/19 118/2 129/4 140/17 146/19 147/19 149/18 149/21 151/17 151/18 151/20 understanding [10] 35/13 54/16 57/16 60/4 71/1 80/21 102/21 105/17 107/1 156/20 understood [3] 11/25 12/10 129/9 undertake [1] 49/20 unenjoyable [1] 34/23 unfortunate [1] 58/7 unfortunately [2] 25/17 57/11 uniform [2] 41/12 49/24 units [1] 51/1 Unless [1] 88/18 unmitigated [1] 13/24 unrelated [1] 13/16 until [25] 5/5 6/8 11/16 31/1 36/10 39/5 46/8 48/8 49/1 49/4 50/11 51/23 58/11 66/23 68/25 76/7 81/10 81/11 88/13 108/16 114/20 114/21 114/21 132/7 132/9 unusual [1] 113/24 up [65] 5/20 11/8 19/10 22/18 32/11 32/14 34/17 37/10 38/8 41/22 42/5 43/6 45/23 45/25 46/2 46/20 54/23 54/25 54/25 64/4 66/23 68/17 69/22 73/17 73/22 78/3 78/19 80/25 81/24 84/16 85/20 86/20 87/4	87/8 87/23 93/8 95/24 96/5 97/20 98/5 99/1 100/1 100/6 101/15 103/3 105/18 105/18 110/11 117/8 117/10 127/10 130/19 132/4 136/16 139/20 139/21 140/13 141/9 141/16 142/3 147/11 149/25 150/11 150/25 154/5 update [9] 2/12 11/13 18/10 56/22 56/23 112/9 133/24 140/13 152/20 updated [3] 19/18 107/18 111/18 updates [4] 2/8 7/11 17/23 17/24 uphold [2] 58/6 98/16 upholding [1] 98/20 upon [2] 36/13 48/3 urgency [1] 66/9 us [54] 11/20 17/10 17/14 17/17 17/22 19/19 26/21 32/25 40/3 44/18 45/13 57/23 58/8 65/22 71/21 73/21 79/20 82/6 86/7 95/1 98/9 101/16 103/4 106/3 106/4 106/20 108/15 112/10 115/17 117/19 117/20 118/2 118/4 123/22 130/10 130/12 130/24 130/25 131/2 138/4 138/14 138/15 138/21 139/13 140/15 140/16 141/4 144/13 148/5 149/4 151/8 154/25 155/22 157/10 use [12] 41/8 41/9 41/13 41/25 45/3 45/13 74/1 74/9 102/1 106/5 136/25 144/3 used [8] 32/4 48/18 48/19 64/17 85/21 87/11 94/22 141/24 using [2] 100/15 121/16 usually [2] 32/10 94/11 V vacant [1] 53/23 valid [2] 72/14 116/9 valuation [3] 107/5 141/3 150/5 valuations [1] 107/6 value [4] 107/10 107/13 140/24 141/1 various [1] 84/25 vendor [4] 12/17 13/17 13/19 13/22 verbal [2] 53/13 54/10 verbally [2] 71/18 71/19	verbatim [1] 5/22 verifiable [2] 110/20 110/21 verification [6] 12/7 119/3 125/25 126/1 126/4 126/21 verified [1] 119/8 verify [5] 13/1 120/11 120/17 157/1 157/2 very [47] 9/24 18/12 18/13 18/13 18/17 19/2 19/2 19/3 19/3 19/21 19/21 19/24 19/24 20/4 21/5 23/6 25/12 37/1 37/3 38/16 39/23 40/12 54/15 54/17 54/23 54/23 58/4 60/16 66/7 66/9 91/17 92/1 96/1 102/2 108/10 112/19 115/21 115/22 116/21 121/16 122/5 129/20 131/8 142/9 144/11 151/2 157/15 veteran [1] 73/4 viable [8] 94/8 94/13 96/15 107/2 107/15 107/21 108/5 108/10 Victor [2] 86/8 87/18 video [1] 44/5 view [1] 111/24 Vilano [1] 141/22 Vilano Beach [1] 141/22 Vinny [1] 23/10 violating [1] 81/14 violation [2] 45/12 113/13 violent [1] 55/17 visited [1] 138/22 visuals [1] 137/15 void [1] 74/21 volume [2] 14/15 34/22 volunteer [1] 146/5 vote [28] 5/11 6/7 7/20 7/25 8/17 9/11 12/13 15/21 16/19 16/24 31/21 49/8 49/9 61/13 61/15 67/14 68/14 70/12 71/15 75/22 76/24 77/17 118/14 123/7 124/13 124/23 126/17 151/20 voted [2] 61/20 152/10 voting [5] 6/19 62/19 62/22 82/5 123/24 W wagon [1] 122/22 wait [6] 57/4 57/20 57/25 60/15 64/24 70/14 waiting [30] 33/5 41/15 41/16 41/19 41/20 42/3 43/7 43/9 43/25 44/1 44/21 44/24 44/25 45/8	45/9 51/25 52/3 53/7 53/25 57/4 57/21 63/20 63/21 64/20 64/20 69/9 69/11 69/12 69/14 145/11 waiver [1] 24/9 wake [1] 19/10 walk [2] 46/16 96/5 walked [1] 130/18 want [50] 4/9 5/18 18/9 19/13 20/9 24/1 24/13 29/9 34/15 41/24 42/2 46/7 53/2 55/25 56/9 60/12 65/5 68/2 69/23 75/13 78/3 78/7 82/1 86/22 87/1 91/17 102/24 108/15 112/13 112/17 119/2 120/2 125/7 125/9 126/21 127/19 129/1 130/19 130/23 131/15 131/24 132/24 133/1 133/4 134/17 148/17 148/24 151/19 152/2 156/19 wanted [11] 6/2 28/19 30/2 36/8 36/14 66/21 102/3 125/16 125/20 130/13 131/3 wanting [1] 26/12 wants [3] 22/9 49/2 133/7 warned [1] 34/2 warning [1] 42/8 was [172] wasn't [15] 31/9 50/1 50/1 60/2 89/12 97/19 98/14 101/8 115/13 117/23 125/19 126/18 129/7 131/13 154/5 wasted [1] 120/16 water [3] 25/1 25/4 30/25 way [27] 1/4 8/17 23/14 34/8 41/10 48/16 52/13 53/21 57/3 57/7 69/5 69/19 70/24 70/25 86/21 87/21 91/22 94/15 103/8 104/1 107/9 111/24 113/19 113/20 119/23 131/5 144/21 ways [2] 71/3 71/7 we [473] We'd [2] 79/15 114/11 we'll [19] 59/11 91/20 91/23 99/9 106/16 108/15 112/5 112/6 112/8 112/10 112/11 114/16 117/14 131/17 140/9 144/10 145/24 150/13 156/7 we're [103] 3/10 5/10 5/12 9/25 11/15 11/17 16/12 17/4 23/23 24/4 25/4 30/1 30/5 41/12	41/12 41/16 47/8 47/9 49/6 50/10 51/19 52/12 53/6 53/12 54/24 55/24 57/2 58/4 58/5 59/2 59/6 59/16 59/17 62/22 64/8 69/17 73/17 73/23 73/23 73/24 73/24 82/5 83/23 84/7 85/5 86/3 88/21 89/10 89/22 90/6 90/15 90/15 90/17 90/18 99/6 99/6 100/22 101/4 108/1 108/9 109/2 111/25 112/7 112/15 115/25 116/16 123/24 125/23 128/13 130/25 133/13 133/19 134/7 136/19 137/5 137/10 137/19 137/25 138/22 139/15 140/14 140/20 142/7 142/9 142/24 144/12 144/13 148/21 149/14 150/11 150/23 151/2 151/8 152/8 152/9 152/20 154/10 154/11 154/12 154/13 154/19 155/14 157/22 we've [35] 18/20 27/1 42/5 47/19 56/23 59/9 60/21 68/20 68/22 78/18 79/19 82/15 82/15 87/23 97/4 99/3 99/3 101/7 105/6 106/11 108/6 110/13 115/6 120/16 123/6 134/9 135/13 138/17 139/19 140/1 140/6 140/13 147/11 151/23 156/8 wear [2] 24/22 25/11 website [6] 44/3 44/10 146/6 147/1 147/2 147/6 week [6] 18/15 24/22 25/18 56/11 111/20 142/12 weekday [1] 13/11 weekend [4] 24/18 24/25 25/6 36/12 weekends [1] 22/19 weeks [2] 38/15 139/18 welcome [4] 3/6 3/10 4/13 20/17 well [57] 5/21 10/18 21/15 22/22 30/8 33/25 34/4 36/12 36/21 40/11 49/6 56/17 59/16 61/11 62/25 67/9 70/22 71/15 74/11 79/21 79/22 86/9 86/10 89/16 91/8 92/3 96/8 100/7 101/11 102/18 105/11 106/10 106/25 107/22 108/8 110/17 111/23 113/1
--	--	--	--	---

W well... [19] 113/11 114/9 114/19 116/22 123/9 124/21 127/22 128/20 131/20 133/21 137/9 138/6 141/19 144/9 146/12 147/7 147/12 151/4 151/18 went [19] 16/13 38/9 42/22 44/20 54/25 54/25 69/22 75/16 87/23 91/11 95/18 101/9 101/14 103/6 113/13 115/14 132/3 134/12 154/19 were [61] 3/8 4/7 6/10 7/10 12/16 13/14 14/22 14/23 19/3 26/17 33/2 33/22 34/1 34/3 34/19 42/21 43/3 43/21 44/22 46/19 50/9 52/19 53/17 54/14 54/20 66/19 66/19 67/22 73/19 73/20 73/24 74/2 74/2 74/8 79/13 85/5 85/18 87/21 90/17 96/9 97/24 99/14 99/22 100/20 101/5 106/20 108/16 110/25 119/21 120/23 123/18 129/2 130/18 131/1 136/2 136/5 136/8 139/7 144/5 146/18 154/23 weren't [7] 97/6 97/15 102/3 104/16 129/21 130/14 130/14 West [1] 39/12 what [163] what's [15] 4/3 24/18 25/1 49/2 53/22 56/10 56/10 62/11 64/3 64/3 69/18 87/13 95/15 147/24 154/9 whatever [9] 59/12 68/3 77/10 81/7 112/12 115/15 120/2 128/4 130/9 Wheels [1] 23/22 when [48] 6/14 6/21 11/8 11/9 11/21 12/20 12/21 14/9 18/15 21/12 21/18 22/1 32/11 36/2 36/22 37/9 38/4 38/9 39/5 42/20 42/22 46/4 57/1 89/18 93/25 94/5 97/3 97/5 97/11 97/14 98/4 98/18 99/21 100/11 101/9 101/13 102/5 103/1 104/6 104/24 116/3 120/24 134/10 144/19 146/23 148/7 152/2 154/5 whenever [2] 78/4 112/13 where [41] 14/14 14/25	15/2 19/22 19/25 29/13 32/20 37/2 37/21 40/4 44/7 45/4 50/18 51/15 51/15 53/13 54/19 54/21 55/4 55/8 55/8 56/4 59/17 63/22 67/25 68/16 71/19 73/17 73/19 73/20 93/9 101/14 105/7 106/2 110/22 116/13 117/4 129/11 136/4 139/25 140/8 Where's [1] 27/10 whether [15] 6/10 6/12 38/17 60/23 68/23 94/13 96/14 98/16 104/4 107/15 108/5 123/14 123/24 131/23 140/11 which [35] 6/3 8/6 12/14 13/1 19/4 22/18 30/8 37/13 46/10 47/24 50/4 59/24 72/18 73/10 74/16 86/23 87/18 92/8 100/25 109/16 110/8 110/12 118/21 121/11 121/23 125/20 129/20 135/19 137/3 137/4 138/14 139/5 142/14 143/11 145/10 Whichever [1] 65/5 while [5] 11/15 13/2 14/4 34/1 86/11 white [1] 45/23 who [21] 29/22 30/11 41/11 41/22 42/14 43/16 54/18 58/1 63/20 65/22 67/20 77/1 86/20 104/5 109/8 112/19 117/4 117/4 142/13 152/3 157/12 who's [3] 39/19 41/22 41/23 whole [6] 18/25 39/20 66/25 69/5 70/7 154/3 whosever [1] 77/15 why [16] 10/7 10/8 26/25 27/21 30/5 31/10 36/1 41/16 43/8 47/18 67/1 89/12 91/12 103/8 108/25 154/1 wife [1] 32/21 will [70] 8/22 11/9 14/7 19/5 19/11 20/10 21/15 21/16 24/3 24/6 24/11 28/1 29/22 29/22 29/23 30/3 30/25 31/15 31/16 31/21 32/11 39/11 45/8 46/2 47/7 49/4 49/7 49/9 51/8 59/14 59/14 65/19 67/4 70/7 70/8 73/5 75/24 79/8 83/10 83/12 83/15 83/16 83/17 83/24 84/10 84/23 98/18 101/18	114/13 120/20 121/12 121/20 122/5 132/17 132/22 133/21 137/5 137/7 139/18 140/3 140/8 140/8 140/11 142/14 146/6 148/5 149/19 152/1 157/9 157/16 willing [5] 52/8 72/4 72/8 72/10 78/16 window [2] 44/8 150/9 Wings [1] 23/22 Wings n' Wheels [1] 23/22 wiped [1] 38/4 wise [1] 130/2 wish [3] 16/8 43/25 44/1 witch [1] 48/1 withheld [1] 14/23 within [8] 64/16 79/24 95/9 119/4 124/11 125/17 126/14 150/8 without [7] 13/22 14/9 16/22 65/14 71/2 75/15 137/16 witness [3] 37/23 37/23 69/11 witnesses [1] 46/19 won't [1] 135/2 wonder [1] 56/10 wondered [1] 3/7 wonderful [2] 146/24 156/13 word [3] 64/4 83/19 151/1 wording [1] 94/14 words [2] 87/22 105/12 work [27] 14/3 18/16 50/17 51/18 55/6 55/16 55/19 55/25 58/25 59/8 66/14 69/14 72/7 72/13 73/11 73/13 75/24 77/1 77/20 100/2 114/5 142/22 145/22 149/4 150/24 151/5 152/11 workable [1] 60/2 worked [3] 50/21 138/24 142/1 working [10] 21/13 23/23 26/24 59/9 79/1 135/18 136/6 136/19 138/4 140/6 Workmen's [1] 121/7 Workmen's Comp [1] 121/7 works [3] 41/2 44/23 95/24 workshop [5] 39/24 155/24 156/19 156/25 157/7 workshops [2] 56/23 156/20 worms [1] 99/1 worst [1] 48/7	worth [1] 120/16 would [123] 3/3 6/4 11/1 12/1 12/2 33/9 34/15 35/10 35/14 35/14 35/24 36/1 36/11 36/19 42/10 46/1 46/21 47/4 50/4 50/16 50/17 51/16 52/5 52/9 52/13 52/18 52/22 53/20 54/12 55/12 56/2 56/7 56/7 58/23 60/4 60/5 60/8 61/12 66/4 72/4 72/9 72/12 74/7 74/12 74/18 74/20 74/24 74/25 75/14 75/18 75/19 75/23 75/23 77/11 77/19 77/23 77/24 78/13 79/2 81/5 81/23 81/24 88/15 88/16 91/9 91/9 94/9 96/21 96/24 107/2 107/8 107/16 108/25 111/23 111/24 114/22 115/11 117/1 117/3 117/25 118/14 118/17 121/23 125/21 126/21 126/23 129/10 129/25 130/6 130/15 133/25 134/2 135/3 136/9 138/9 138/14 138/14 140/21 141/8 142/20 143/10 143/19 143/23 143/24 144/1 144/2 146/4 146/15 146/22 147/21 148/20 148/22 149/4 149/17 149/17 149/21 150/22 151/10 152/16 152/21 153/15 155/21 156/18 wouldn't [9] 27/4 27/4 38/10 38/11 38/11 60/9 60/9 60/10 89/5 wound [1] 142/3 write [4] 46/25 65/17 65/18 154/24 writing [8] 12/7 53/12 53/18 53/19 54/13 130/22 130/24 130/25 written [7] 30/17 31/9 55/8 66/8 71/7 118/1 138/11 wrong [17] 46/17 49/3 95/16 97/24 102/15 108/24 111/17 111/18 113/14 114/10 116/16 119/14 123/10 123/20 127/16 127/17 132/3 Wuellner [3] 34/9 46/18 53/14 Wuellner's [1] 53/15 Y y'all [7] 86/21 87/7 104/9 104/13 131/18 136/3 141/9	yeah [42] 4/5 4/21 7/15 11/22 22/12 22/19 22/23 22/24 40/23 52/16 54/5 54/13 62/12 70/11 70/20 72/17 75/7 76/19 79/3 79/3 80/21 84/8 92/17 92/17 92/18 96/23 105/4 106/2 106/22 114/15 117/16 123/12 125/21 137/18 141/25 142/18 145/5 150/11 152/8 153/3 153/15 157/9 year [29] 12/5 19/18 26/11 59/5 64/22 72/8 72/18 74/10 74/16 76/18 78/12 78/15 80/16 80/18 80/23 80/23 81/11 82/7 82/8 82/10 82/19 87/3 101/12 103/1 107/11 107/13 140/14 144/19 147/20 years [27] 19/19 33/6 33/10 33/14 34/2 39/13 42/18 49/17 52/2 53/14 57/21 57/21 64/11 64/21 67/19 68/1 69/3 85/1 105/24 110/14 117/9 135/14 135/17 136/17 141/21 142/1 152/2 yes [85] 4/19 8/4 10/5 16/18 18/1 20/21 21/13 21/17 22/12 22/12 22/17 22/17 23/8 23/9 25/13 25/16 26/14 27/13 29/24 40/22 42/9 51/2 56/13 58/25 58/25 59/7 59/8 61/12 61/12 63/4 63/7 65/1 65/23 65/24 68/9 69/12 72/15 75/11 76/21 82/25 83/1 83/2 83/3 83/8 87/6 90/22 94/1 96/4 96/6 96/20 99/13 100/9 109/14 110/3 112/21 113/23 119/16 119/18 125/14 126/6 126/7 126/8 126/10 126/12 126/13 127/6 128/9 128/9 128/24 132/8 132/20 134/2 137/25 139/12 144/1 145/5 145/23 146/1 148/17 149/12 150/21 151/10 153/6 157/2 157/5 yet [7] 15/13 15/16 120/14 124/3 126/23 142/8 145/2 York [7] 111/7 111/12 111/13 112/18 112/23 112/24 113/2 you [427] you'd [3] 89/5 90/11
--	---	--	--	--

<div><div><div>Y</div><div><div>you'd... [1] 157/2</div><div>you'll [12] 42/8 45/24 45/25 66/22 85/11 85/20 86/2 86/12 87/15 87/17 87/19 124/25</div><div>you're [27] 20/12 27/20 31/4 31/6 45/2 45/2 45/3 54/4 61/16 62/9 68/20 80/17 81/14 81/25 82/3 91/3 92/11 93/18 100/2 109/15 128/17 132/6 142/5 148/16 151/11 153/11 155/10</div><div>you've [14] 6/12 16/20 22/15 22/22 25/13 37/19 39/25 95/23 96/3 116/13 122/16 124/13 124/18 137/15</div><div>you-all [3] 31/15 68/12 130/9</div><div>young [2] 135/16 139/5</div><div>your [43] 3/15 18/3 20/23 21/19 21/21 24/1 24/23 25/11 25/11 28/21 31/18 65/1 72/16 72/25 74/9 78/2 78/4 85/13 86/23 92/11 92/21 93/5 93/19 93/19 103/21 104/7 105/14 105/18 114/8 118/3 124/25 133/10 135/6 137/15 140/23 143/12 143/25 144/9 148/4 150/8 151/25 152/2 152/13</div><div>yours [1] 42/1</div><div>yourself [1] 135/8</div></div></div><div><div>Z</div><div><div>zero [2] 145/18 151/16</div><div>Zoom [2] 157/6 157/14</div></div></div></div>				
--	--	--	--	--