

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, November 15, 2021

from 4:00 p.m. to 6:13 p.m.

* * * * *

BOARD MEMBERS PRESENT:

BRUCE MAGUIRE, Chairman
SUZANNE GREEN
JUSTIN MIRGEAUX
REBA LUDLOW
ROBERT OLSON

* * * * *

ALSO PRESENT:

DOUGLAS N. BURNETT, Esquire, St. Johns Law Group,
104 Sea Grove Main Street, St. Augustine, FL, 32080,
Attorney for Airport Authority.

EDWARD WUELLNER, A.A.E., Executive Director.

* * * * *

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

I N D E X

	PAGE
PLEDGE OF ALLEGIANCE	3
MEETING MINUTES	5
OCTOBER 2021 FINANCIAL REPORT ACCEPTANCE	6
AGENDA APPROVAL	8
STAFF REPORTS	37
BUSINESS PARTNER UPDATES	65
BUSINESS ITEMS	
A. Conditional Release of Retainage TW "D"	74
B. Board Committees - Robert Olson	76
PUBLIC COMMENT - GENERAL	111
AUTHORITY MEMBER COMMENTS AND REPORTS	119
ADJOURNMENT	123
REPORTER'S CERTIFICATE	124

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

2 CHAIRMAN MAGUIRE: Okay. It's 4:00. Let's
3 start. Okay.

4 MS. LUDLOW: 4:00.

5 CHAIRMAN MAGUIRE: Okay. Suzanne, will you
6 call the --

7 MS. GREEN: Sure.

8 CHAIRMAN MAGUIRE: -- Pledge of Allegiance?

9 (Pledge of Allegiance.)

10 CHAIRMAN MAGUIRE: Okay. I was just handed a
11 package, which I assume we all got one put in front
12 of us. It's four pages long and it pretty well --
13 the way I quickly read over it, it pretty well
14 attacks our executive director.

15 MS. LUDLOW: Well, we have plenty of others
16 that don't.

17 CHAIRMAN MAGUIRE: Pardon?

18 MS. LUDLOW: We all got plenty of others that
19 don't attack him. Did you get other e-mails today?

20 CHAIRMAN MAGUIRE: No, I'm just talking about
21 this one, okay?

22 What concerns -- well, two things concern me.
23 Several years ago, we had a letter come in when
24 Suzanne was chairman that attacked our legal
25 attorney at that time.

1 MS. GREEN: Uh-huh.

2 CHAIRMAN MAGUIRE: It was a personal attack.
3 He had a grievance against our attorney that was
4 not part of this airport at all, and it was very
5 personal and degrading, and I took exception to
6 that and I said I hope I never see that again. If
7 somebody has an attack on the airport, come
8 forward. That's -- that's the first thing because
9 this is a personal -- a lot of personal issues in
10 here.

11 Secondly, it's signed by a concerned citizen.
12 I don't respond to concerned citizens unless I know
13 who that concerned citizen is. I'm not discounting
14 what's in here. Maybe some is facts, but a lot of
15 it is very personal. But I will look at it --

16 MS. LUDLOW: I haven't looked at it.

17 CHAIRMAN MAGUIRE: But it bothers me that
18 somebody would submit a personal statement against
19 anybody at this airport and not sign it, okay?

20 Now, having said that, if anybody has a
21 comment on that, go ahead and speak up now.

22 MS. LUDLOW: Is that a good time to say
23 something good to --

24 CHAIRMAN MAGUIRE: Yes.

25 MS. LUDLOW: -- to offset it?

1 CHAIRMAN MAGUIRE: Please. Please.

2 MS. LUDLOW: Okay. Well, I received a --

3 CHAIRMAN MAGUIRE: A little bit closer.

4 MS. LUDLOW: I thought you were going to tell
5 me to stop it in a minute.

6 CHAIRMAN MAGUIRE: Yes, I will.

7 MS. LUDLOW: I received -- I don't know if
8 they sent them to everybody or not, but I received
9 about a dozen letters, you know, just expressing
10 general concern about things going on, but nothing
11 ugly.

12 THE COURT: Good.

13 MS. LUDLOW: So --

14 CHAIRMAN MAGUIRE: I'm glad to hear that.

15 MS. LUDLOW: -- nothing ugly. It was just
16 talk.

17 CHAIRMAN MAGUIRE: Okay. All right.

18 MEETING MINUTES

19 CHAIRMAN MAGUIRE: Minutes, do we have any
20 comments on the minutes at all?

21 MR. OLSON: No.

22 MS. GREEN: No.

23 CHAIRMAN MAGUIRE: Changes, modifications?

24 (None.)

25 CHAIRMAN MAGUIRE: Seeing none, the minutes

1 will stand as submitted.

2 FINANCIAL REPORT ACCEPTANCE

3 CHAIRMAN MAGUIRE: All right. Financial
4 report acceptance, any comments on the financial
5 report? Yes, Reba.

6 MS. LUDLOW: We did not vote -- we did not
7 ratify September's reports because we had the
8 workshop next --

9 CHAIRMAN MAGUIRE: Correct.

10 MS. LUDLOW: -- and we had -- the profit and
11 loss, we had just gotten it so we postponed it. So
12 September hasn't been ratified nor October.

13 CHAIRMAN MAGUIRE: Okay. Is that correct?

14 MR. WUELLNER: That's correct. It's correct
15 every year. We don't do -- or approve September
16 financials. They're a part of the approval of the
17 audit when it occurs.

18 CHAIRMAN MAGUIRE: So when we approve the
19 audit, it --

20 MR. WUELLNER: That -- which will probably be
21 February or March by the time you approve. You're
22 respectively adopting the entirety of the fiscal
23 year at that point, the previous fiscal year.

24 CHAIRMAN MAGUIRE: So it's melded into that?

25 MR. WUELLNER: Correct. And our fiscal year

1 is an October 1st fiscal year, so they wouldn't be
2 included in this --

3 CHAIRMAN MAGUIRE: Right. Does that make
4 sense, Reba?

5 MS. LUDLOW: Yes, it does. But the only thing
6 wrong with the last one, we could have approved it
7 then, was that we didn't have the profit and loss.
8 So they didn't hold it out waiting on the audit,
9 right?

10 MR. WUELLNER: No, they did. It's -- you --
11 you can adopt financially, but ultimately they're
12 not -- they're -- they're not really approved until
13 they're a part of the audit for the annual audit
14 cycle which occurs in February or March.

15 MS. LUDLOW: Okay. We get these financial
16 statements and we go over them and we see how much
17 comes out of this and this and our operating
18 expenses and our grant money, and you're saying
19 we're not supposed to approve those on a monthly
20 basis; we're supposed to wait till the audit?

21 MR. WUELLNER: No. We're simply saying you
22 approve it monthly up till the end of September.
23 The end of September is rolled into the annual
24 audit report because that's inclusive of the entire
25 fiscal year.

1 MS. LUDLOW: Okay. End of September. So even
2 though we have October financials, we don't vote on
3 them or accept them?

4 MR. WUELLNER: Well, October is a new fiscal
5 year.

6 CHAIRMAN MAGUIRE: October 1st starts the new
7 year.

8 MS. LUDLOW: Oh, okay. Okay.

9 MR. WUELLNER: Yes.

10 MS. LUDLOW: So we save these until -- right.
11 Because September is the end of the fiscal year.

12 MR. WUELLNER: Correct.

13 MS. LUDLOW: I got it.

14 CHAIRMAN MAGUIRE: All right. Thank you.

15 MS. LUDLOW: Thank you.

16 CHAIRMAN MAGUIRE: Any other comments on the
17 financials?

18 (None.)

19 CHAIRMAN MAGUIRE: Okay. Having seen none, so
20 they will stand as submitted.

21 AGENDA APPROVAL

22 CHAIRMAN MAGUIRE: Agenda.

23 MR. MIRGEAUX: I'd like to make a motion --

24 CHAIRMAN MAGUIRE: Okay.

25 MR. MIRGEAUX: -- to amend the agenda.

1 CHAIRMAN MAGUIRE: Okay. What's your --

2 MR. MIRGEAUX: I received a lot of interest,
3 public interest, about the -- about today's agenda.
4 More so than any other agenda item that I've
5 addressed during my very brief period time here on
6 the -- on the board.

7 But due to the -- the amount and the interest
8 in the lease policy and the policy amendment
9 related to our lease policy and the policy
10 amendment related to the minimum commercial
11 operating standards and the changes that are before
12 the board today, I'd like to make a motion that we
13 drop those from today's agenda.

14 MS. LUDLOW: I second.

15 CHAIRMAN MAGUIRE: Okay. Who --

16 MR. WUELLNER: What are we dropping?

17 CHAIRMAN MAGUIRE: What are we dropping? I
18 don't know if I understand.

19 MR. MIRGEAUX: The two items --

20 CHAIRMAN MAGUIRE: I'm not opposing, I just --

21 (Mr. Burnett joins the meeting.)

22 MR. MIRGEAUX: The two business items, the
23 policy amendments for the lease policy and the
24 policy amendment under the minimum commercial
25 operating standards, I'd like those dropped from

1 today's agenda.

2 CHAIRMAN MAGUIRE: Okay. And discussion, why
3 would you want those dropped?

4 MR. MIRGEAUX: If there's a lot of public
5 interest about the changes that we're
6 considering --

7 CHAIRMAN MAGUIRE: Okay.

8 MR. MIRGEAUX: -- and there's a lot of concern
9 that it really raises more questions than answers,
10 and I -- listening to the stakeholders here at the
11 airport and hearing them out and I agree with a lot
12 of what they're saying, and I just don't want to
13 enter into something hastily, and I think that we
14 should drop these from the business items.

15 CHAIRMAN MAGUIRE: When you say "drop," you
16 mean postpone them?

17 MR. MIRGEAUX: I strike them from today's
18 agenda.

19 CHAIRMAN MAGUIRE: Okay. Are we postponing
20 them or are we wiping them off forever? What do
21 you mean?

22 MR. MIRGEAUX: Well, I mean drop them from
23 today's business items. That's what I mean.

24 CHAIRMAN MAGUIRE: Okay. So they will be
25 brought next meeting or the meeting after that.

1 MR. MIRGEAUX: Well, that's -- obviously I
2 don't make the agenda, so --

3 CHAIRMAN MAGUIRE: But you're part of the
4 group that does make the agenda --

5 MR. MIRGEAUX: Right.

6 CHAIRMAN MAGUIRE: -- okay? So -- well, let's
7 start off with you. So you have -- you made a
8 motion to drop the items off of today's agenda.

9 MR. MIRGEAUX: Yes.

10 CHAIRMAN MAGUIRE: Is that what you're
11 seconding?

12 MS. LUDLOW: Yes. But he could have added
13 more to that, in that if we're not going to -- but,
14 number one, we only got them Friday at noon again.
15 That's one good reason not to vote and adopt this
16 today. I have -- all I've done is go over this
17 stuff.

18 But also we could add to the agenda a
19 statement from the board directing staff to
20 finalize the lease. I mean, why can't we add that
21 to the agenda in place of dropping it? We're
22 dropping the policy and then --

23 CHAIRMAN MAGUIRE: Well, we're not looking at
24 the lease today; we're looking at the policy today.
25 So don't get confused between the two issues.

1 MS. LUDLOW: It says right here lease policy.

2 CHAIRMAN MAGUIRE: The lease policy --

3 MS. LUDLOW: Right.

4 CHAIRMAN MAGUIRE: -- not the lease itself.

5 MS. LUDLOW: Okay. Well, that was just a
6 suggestion.

7 CHAIRMAN MAGUIRE: I'm just clarifying. The
8 only thing we're going to talk about today that's
9 on the agenda is the policy itself --

10 MS. LUDLOW: But --

11 CHAIRMAN MAGUIRE: -- okay?

12 MS. LUDLOW: No --

13 CHAIRMAN MAGUIRE: We're not talking anything
14 about any lease at all.

15 MS. LUDLOW: I -- I thought I just seconded to
16 take that off the agenda for today.

17 CHAIRMAN MAGUIRE: Yeah, that's what it is.
18 I'm asking is that what you thought he said?

19 MS. LUDLOW: Yes.

20 CHAIRMAN MAGUIRE: Okay. All right.

21 MS. LUDLOW: I'll just do that --

22 CHAIRMAN MAGUIRE: Did I interpret that
23 correctly?

24 MR. MIRGEAUX: Yes.

25 CHAIRMAN MAGUIRE: Okay. Any discussion on

1 that motion?

2 MR. OLSON: Just to clarify. We would
3 consider this postponing it till a future date,
4 this discussion and this adoption.

5 CHAIRMAN MAGUIRE: Well, and that's the
6 question I asked: Is this a postponement or a drop
7 forever? Because if you say drop forever, I
8 wouldn't support it. If it's a postponement, if
9 everybody wants to, then I'll support a
10 postponement.

11 MR. OLSON: Right.

12 CHAIRMAN MAGUIRE: So I need to know exactly
13 what your intentions are.

14 MR. MIRGEAUX: Yeah, my intentions are to drop
15 it from today's agenda. I'm open to consideration
16 at a future date, but it -- that's not my decision.

17 CHAIRMAN MAGUIRE: Okay.

18 MR. MIRGEAUX: The motion is just to drop it
19 from today's agenda.

20 CHAIRMAN MAGUIRE: Just to drop it from
21 today's agenda. Okay. Any other discussion before
22 I take it to a vote?

23 MS. LUDLOW: It's really in good faith,
24 because hopefully that gives the parties more time
25 to negotiate.

1 CHAIRMAN MAGUIRE: Okay. And your concern is
2 because you didn't get the material early enough to
3 read it and figure it out.

4 MS. LUDLOW: Well, I'm from DeLand.

5 CHAIRMAN MAGUIRE: No, no. That's a
6 legitimate concern.

7 MS. LUDLOW: Friday at noon?

8 CHAIRMAN MAGUIRE: I'm going back to the
9 board.

10 Suzanne, on the issue of policy -- of changing
11 the agenda only, is that something we go to public
12 comment or is that we don't do public comment --

13 MS. GREEN: Not to my knowledge, we do not.

14 CHAIRMAN MAGUIRE: -- to change the agenda?
15 Okay. There will be no public comment.

16 So the question on the table is to drop it
17 from this meeting only and there is no reference to
18 future agenda items, okay?

19 MS. GREEN: I just have a question. Does it
20 inhibit staff of anything going forward? Does
21 something need to be -- I mean, postponement is
22 kind of -- I just don't want to inhibit anything
23 that staff is doing if we need the lease to be
24 evaluated, done, whatever.

25 I don't think the minimum commercial operating

1 standards are going to be inhibited by that at all,
2 a postponement. I just don't want to jeopardize
3 any kind of lease that staff may or may not be
4 working on.

5 CHAIRMAN MAGUIRE: Okay.

6 MR. WUELLNER: We've said all along, until
7 there's clarity within the minimum commercial
8 operating standards in the lease policy related to
9 this --

10 AUDIENCE MEMBER: We can't hear him.

11 MR. WUELLNER: -- then --

12 MS. LUDLOW: They can't hear you.

13 MR. WUELLNER: Can we turn it up, please?

14 It's on.

15 MS. LUDLOW: That was my biggest problem back
16 there because I couldn't tell what y'all were
17 talking about.

18 MR. WUELLNER: Is that better? Is that
19 better?

20 MS. GREEN: Yeah, it is.

21 CHAIRMAN MAGUIRE: Is that better in the back?

22 MS. LUDLOW: Can you hear him now?

23 MR. WUELLNER: Is that better?

24 AUDIENCE MEMBER: Yes, yes.

25 MR. WUELLNER: Okay. We've -- we've said all

1 along that until clarity is provided by this board
2 relative to policy, the lease policy as well as
3 minimum commercial operating standards, there is no
4 basis for us -- there's no clarity for us to
5 negotiate a lease in good faith relative to what's
6 been --

7 CHAIRMAN MAGUIRE: Okay.

8 MS. LUDLOW: What is that -- what is that
9 noise?

10 MR. WUELLNER: Thanks.

11 MS. GREEN: That's my concern, if it delays.

12 MR. OLSON: Yeah, that's also my concern.

13 I think the -- the whole matter of the lease
14 policy, since it ties back to and adds more
15 specificity to the master plan, I really think, and
16 based on prior discussion of this board, that we
17 really need to look at that lease policy after
18 we -- I believe we need to supplement some of the
19 work on our master plan. We need a business plan
20 component to our master plan.

21 We need a -- some aspirational vision brought
22 into master planning, and we need to have targets
23 and goals and those kinds of things; what -- what a
24 business plan typically has.

25 We have I think a very useful master plan as a

1 capital improvements program. There was a -- it
2 included a very detailed assessment of the -- the
3 facilities, the improvements on the airport, which
4 improvements needed to be repaired/replaced over
5 time. The -- and we're making decisions and
6 improvements made to the airport as the airport.

7 But the master plan -- and actually my piece
8 in this agenda was going to talk about some of
9 that -- I'm not sure that we can go back to adding
10 more specificity to the arrangement of uses on the
11 airport without going -- without having that step,
12 that supplemental, is my opinion.

13 So I'm not sure that it's an immediate thing
14 that can -- actually, I was going to propose that
15 we postpone action on the lease policy until we
16 have that opportunity to supplement the
17 master plan.

18 I was also going to ask some questions about
19 the FBO statement of intent because I think that's
20 probably something that -- well, actually it fits
21 pretty well into a business plan, also, for our
22 Airport Authority.

23 That was my -- so I guess the main thing is
24 I'm ready to support a postponement; I just don't
25 see the postponement being something that can

1 immediately be addressed, these items, at a -- at a
2 follow-on meeting. And as has just been asked, I
3 think it should not hold up our routine -- or our
4 leasing activity for businesses here at the
5 airport. Thank you.

6 CHAIRMAN MAGUIRE: Okay. I've always been a
7 support -- proponent of a business plan. I feel
8 like we never really had a true business plan to
9 guide us correctly. And -- and as always,
10 recognize that this is more of a physical plan
11 rather than a business plan.

12 I'm not against postponing this. The fact
13 that you're not saying postpone it bothers me. So
14 I don't know if I'll support this or not as a pure
15 drop. I would support a postponement, but the word
16 "drop" this without any further clarification
17 bothers me.

18 MS. LUDLOW: When I -- what I think it
19 probably -- he means is that, you know, let's just
20 put it aside for now and if negotiations are not
21 consummated before the next meeting, then it could
22 be brought up again, but the deals could be
23 consummated before that meeting.

24 MS. GREEN: I'm not hearing that from staff.

25 MR. MIRGEAUX: I can clarify.

1 CHAIRMAN MAGUIRE: Okay. Yeah.

2 MR. MIRGEAUX: Yes. I mean, the -- I don't --
3 I don't set the agenda, but I am making a motion
4 and the motion was seconded to drop the policy
5 amendment items from the business items portion of
6 today's meeting.

7 Whether they get put in a future meeting or
8 not, again, I don't set the agenda; that's not the
9 call I make. But that's not my mot- -- I mean,
10 generally we're agreeable people and we agree on a
11 lot. So, you know, in the future, if they're put
12 on the agenda, I'll read it, I'll evaluate it. But
13 I think as they're written now, I think they should
14 be dropped from today's business items.

15 CHAIRMAN MAGUIRE: Well, I -- I foresee that
16 this will have to come up. It will have to. So if
17 we drop it, which doesn't bother me, it's not going
18 to die; it will come back up, because it has to
19 come back up if we're going to move forward.

20 MS. LUDLOW: It -- it will grow and fix itself
21 and --

22 CHAIRMAN MAGUIRE: And I think my biggest
23 concern, a takeoff from Suzanne's, is another 30
24 days or 60 days going to impact what's going on
25 between the airport and the company that wants a

1 solid lease, is it going to affect that either way,
2 positively or negatively?

3 One of the reasons that as I understand it
4 we're bringing this up is because we want some
5 substance in the airport side to be able to
6 negotiate in good faith with not only this tenant,
7 but any other tenant, okay?

8 This is not a single-tenant issue, this is an
9 airport issue. And is that going to impact the
10 ability of the airport to move forward on any and
11 all leases? Not just one. And if it is going to
12 impact that, then I'm going to -- I would agree for
13 30 days, but --

14 MS. LUDLOW: One other thing is, as it comes
15 back up, it might not look like the same animal, I
16 mean, a lot of things. That's a good reason for
17 dropping it, because then it can come back as a new
18 animal instead of beating the same horse and having
19 to go through that. Because what if we only have
20 three things to talk about next time?

21 CHAIRMAN MAGUIRE: And if you want to -- if
22 you support it because you don't have enough time
23 to get into it and you want to provide more input
24 to the administration, that's -- that's suitable
25 with me, okay?

1 MS. LUDLOW: Okay. Thank you.

2 CHAIRMAN MAGUIRE: I have no problem --

3 MS. LUDLOW: Okay.

4 CHAIRMAN MAGUIRE: -- all right? But if
5 anybody wants to drop it thinking it's going away,
6 it's not going away. We cannot move forward on
7 this airport with future leases across the board
8 until we get this issue resolved. It's that
9 simple.

10 MS. LUDLOW: Good. We'd like to invite you
11 down to the airport.

12 CHAIRMAN MAGUIRE: Pardon?

13 MS. LUDLOW: We'd like to invite you down to
14 the airport in the hangars and things because it's
15 never just a piece of paper. Just like you brought
16 up your lease and you said I had to change my lease
17 because big money and little money and something
18 like that.

19 You don't know -- you knew what was behind
20 changing the lease. You don't know exactly what's
21 behind changing this lease. So, you might want
22 to --

23 CHAIRMAN MAGUIRE: You mean the policy --

24 MS. GREEN: The policy.

25 CHAIRMAN MAGUIRE: The policy; not the lease.

1 MS. LUDLOW: The policy.

2 MS. GREEN: But the same question.

3 CHAIRMAN MAGUIRE: Not the lease; the policy.

4 MS. LUDLOW: Do not say lease; the policy.

5 CHAIRMAN MAGUIRE: The policy.

6 MS. LUDLOW: But it would be good if you came
7 down to the airport and we're -- we're nice down
8 there.

9 CHAIRMAN MAGUIRE: All right. Any further
10 discussion?

11 MS. GREEN: Well, I -- I'm hearing from staff
12 that if we postpone, it's going to inhibit the
13 lease negotiations with -- that are ongoing right
14 now, and I don't want to do that for either party.
15 I mean --

16 MR. WUELLNER: It's an existing lease and it
17 would continue under its current terms so far.

18 MS. GREEN: That's the month-to-month one?

19 MR. WUELLNER: Well, there's two components.

20 MS. GREEN: Right, right. Yeah. As long as
21 the tenant is, you know, still there, there's an
22 existing lease.

23 CHAIRMAN MAGUIRE: Yeah. Yeah, we have an
24 existing lease, okay? Excuse me. Doug, do you
25 have any comments?

1 MR. BURNETT: The only thing I'll comment
2 on -- and I did forward each of you, because I
3 think where I -- I'd seen e-mails going to the
4 different Authority Members with the tenant's
5 version of the lease, the tenant's attorney had
6 also sent a redline copy. So I did send you the
7 redline so you would have the benefit of that.

8 We are in a situation from a practical
9 standpoint of loosely using the terminate -- the
10 terminology of negotiations of the lease.

11 Right now, there's not much going on. We have
12 a form lease document that your staff sent, and
13 that form lease document came back with significant
14 revisions. It's not one of those things of a small
15 issue that needs to be resolved in the lease; it
16 was a rewrite in large part of your form document.

17 So, because of that, I can't say that it's
18 really one of those situations where there's much
19 for us to negotiate because the lease document this
20 tenant is proposing has significant revisions that
21 I would say significantly differ from your policy
22 in your lease form that you adopted.

23 And the form that part of this is always one
24 of those things a consideration of, are we treating
25 all tenants fairly? So that's part of the reason

1 you have a form lease document, is this is our
2 lease document, and so we apply it uniformly.

3 And, sure, every now and then there's
4 something that needs to be revised because there's
5 some scenario that you didn't contemplate or
6 couldn't have contemplated. For example, if a
7 tenant has blanket insurance for many different
8 locations that covers the tenant's activity,
9 something like that.

10 But right now we have pretty significant
11 revisions, as you've seen from the redline. And
12 so, because of that, we're not in a situation
13 where -- where there's something really for us to
14 go back through.

15 I -- I think -- not to put words in
16 Mr. Wuellner's mouth, but I think that his mindset
17 was that we would get through the policy issue,
18 understand where that is, and then come back with
19 the lease itself to address the lease.

20 As far as the lease issue, obviously it's not
21 on the agenda today, but I think ultimately it
22 winds up that potentially it's either the tenant
23 agrees to move forward with the form document and
24 however you-all decide that issue, or -- or we
25 bring it back to you with the redline and say,

1 these are the revisions and I'm prepared at any
2 time when the board wants to go through those
3 revisions as to why I think a lot of them aren't in
4 the Authority's interest.

5 They're more than just minor revisions. They
6 are more than just: This is reasonable to change
7 this term from being in favor of the landlord to
8 the tenant. They are a very significant rewrite of
9 the form lease document.

10 So that's sort of my overview of this issue.

11 CHAIRMAN MAGUIRE: But you're looking at one
12 lease. I'm trying to avoid one lease.

13 MS. GREEN: Uh-huh.

14 MR. BURNETT: Yes, sir.

15 CHAIRMAN MAGUIRE: I'm talking about the
16 policy.

17 Every lease that is currently in effect today
18 from the airport is a solid lease, all right? So,
19 if we drop this policy discussion, all the leases
20 will continue as written.

21 MR. BURNETT: As the --

22 CHAIRMAN MAGUIRE: Nothing will change.

23 MR. BURNETT: As the form document.

24 CHAIRMAN MAGUIRE: As a form document.

25 So any tenant, and I'm purposely not trying to

1 focus on one, any tenant that comes to the
2 administration wanting a change or a revision can't
3 do that because we haven't addressed this issue; is
4 that correct?

5 MR. BURNETT: Correct. Basically we would
6 tell this tenant or any other tenant that those
7 revisions are not approved under the policy, the
8 lease is the lease form --

9 CHAIRMAN MAGUIRE: Correct.

10 MR. BURNETT: -- and here's the document --

11 CHAIRMAN MAGUIRE: That's right.

12 MR. BURNETT: Other filling in the hangar and
13 who the tenant is and the addresses and those kind
14 of things, it's the form document.

15 CHAIRMAN MAGUIRE: So -- excuse me. So we
16 have a lease for all the tenants on the airport.
17 If any tenant comes in and says, I want to change
18 it, if it doesn't comply with the existing policy,
19 it can't be changed --

20 MR. WUELLNER: Correct.

21 CHAIRMAN MAGUIRE: -- correct?

22 MR. WUELLNER: Correct.

23 CHAIRMAN MAGUIRE: Okay.

24 MS. LUDLOW: You can always appeal.

25 CHAIRMAN MAGUIRE: I'm not trying to get into

1 individual. I'm trying to say across the board the
2 reason we focused on a policy is to set the
3 foundation that we can address every lease going
4 forward in the future, okay?

5 So if we don't have a change in the policy,
6 then the existing policy continues, correct?
7 Robert?

8 MR. OLSON: Well, as far as I guess my
9 question -- I'm sorry I can't answer your question,
10 but it's -- Doug, based on what you said, it's --
11 there's really sort of two areas coming together on
12 the current lease before the -- that's come to
13 the -- request that's come to the Authority.

14 That -- those two aspects are one is the
15 fundamental question of the South GA area location
16 compatibility, which is sort of in my view the big
17 thing that we're struggling with or have been
18 struggling with.

19 The other is whether the -- this tenant --
20 this tenant is requesting nonstandard provisions
21 that are Authority standard provisions. And that's
22 separate from this fundamental question of location
23 of activity in the South GA area; is that correct?

24 So I guess what I'm thinking is, if the
25 location thing went away for whatever reason,

1 because of another interpretation of what the
2 master plan says or doesn't say, then you're back
3 with the tenant to simply go through the
4 boilerplate provisions and trying to reach a -- a
5 completed lease; is that correct?

6 MR. BURNETT: I think -- I think I understand
7 your question, and the answer would be, yes, sir, I
8 think so.

9 MR. OLSON: Yeah. Okay.

10 So, I think there's -- based on the
11 discussion, there's been a lot of question about
12 the interpretation of the master plan and how
13 rigidly that applies to the activity that's
14 proposed in this lease.

15 If that was somehow not in the picture right
16 now because it's still being worked through, you
17 could then be able to go forward and simply try to
18 achieve a completed lease relative to all of the
19 boilerplate language, that the Authority has
20 standard provisions that need to -- that are
21 expected of every tenant on the site. Is that --
22 isn't that correct? So that would be -- that would
23 be -- put you in a different role to complete a
24 lease.

25 MR. BURNETT: Cor- -- I --

1 MR. OLSON: Or a different -- that would --
2 that would remove one big impediment for this lease
3 discussion to proceed, right?

4 MR. BURNETT: Yes. If -- and if we were, for
5 example, just simply trying to take in -- in the
6 context of also when it talks -- when you talk to a
7 specific tenant, they have two leases, granted one
8 is month-to-month, but clearly no one's looking to
9 stop that arrangement.

10 And so, you do have these two leases there in
11 place right now. And if we were solely trying to
12 take those two leases and put them under the lease
13 form with the similar types of use, then obviously
14 that's not relevant.

15 MR. OLSON: Yeah. So I guess one path forward
16 is to at this point, given that we don't have a
17 lease policy that adds to the specificity of what
18 can happen in this area and what can't happen in
19 there, given that we don't have that, one track
20 would be to simply proceed -- while we agree to
21 discuss or deal with this proposed lease policy in
22 the future, would be for the efforts to proceed to
23 simply complete a lease based on, I guess, pressing
24 the tenant to accept the Authority's standard lease
25 provisions that ap -- that are -- appear in every

1 lease contract, and there's a reason for that.

2 I don't know if I'm -- you know, I'm not in
3 your world, so I'm just trying to get a vision of
4 how this thing might proceed.

5 MS. GREEN: Well, our focus is policy.
6 Policy, policy. I've never -- I've been on this
7 board since 2000 on and off. We have never gotten
8 involved in the details of a lease. That's up to
9 staff.

10 MR. OLSON: Right.

11 MS. GREEN: So staff has been asking for
12 direction. It just happens it came up at this
13 point in time with this particular tenant. Could
14 be any other tenant. Could be down the road. But
15 they're looking for direction to do anything.
16 That's my concern about postponing. Staff's asking
17 for direction.

18 CHAIRMAN MAGUIRE: And -- and I had a hard
19 time following Robert, too, but I think --

20 MR. OLSON: I did, too.

21 CHAIRMAN MAGUIRE: -- but I think your last
22 couple of sentences wrapped it up for me.

23 If we don't do the policy, the only direction
24 that we have given them, like Suzanne, is continue
25 with the existing policy, the existing lease, and

1 nothing else, period. Is that what you meant?

2 MR. OLSON: I guess so, yeah.

3 CHAIRMAN MAGUIRE: That's the way I -- I
4 thought when you wrapped it up, that's what you
5 said, that they have to follow what is already in
6 existence.

7 MR. OLSON: So based on everything I know,
8 that ought to be a path that could -- to pursue
9 now.

10 CHAIRMAN MAGUIRE: So --

11 MR. OLSON: Meetings could proceed to --

12 CHAIRMAN MAGUIRE: So the direction on the
13 policy, we don't get -- and Suzanne's right.
14 Even -- I haven't been around as long as she. I've
15 never heard any specificity on a particular lease,
16 as it is more generalized policy and strategies,
17 so...

18 MS. LUDLOW: But you corrected me.

19 We're talking about lease -- I mean, we are
20 not talking about lease today; we're talking about
21 policy, and the policy is the master plan. And I
22 totally agree that it should be dropped for now
23 and -- and revived --

24 CHAIRMAN MAGUIRE: Okay.

25 MS. LUDLOW: -- in a different face, which

1 will happen.

2 CHAIRMAN MAGUIRE: Okay. We've talked about
3 it quite a bit. Any further things you want to
4 add, Ed?

5 MR. WUELLNER: No.

6 CHAIRMAN MAGUIRE: Doug?

7 MR. BURNETT: No. The -- the only thing that
8 I can think of, if I'm sitting in your chair as to
9 this issue of, okay, there's a policy and -- and
10 maybe somewhere, whether it's this lease or another
11 one that comes along three months from now totally
12 unrelated, if -- if there's potential that you want
13 to make changes to the policy or address the master
14 plan the way you're talking about, Mr. Olson,
15 perhaps in the policy there should be language that
16 goes into every lease that says the airport can
17 move tenant -- a tenant to a like or better
18 facility.

19 Then you never have to worry about this issue
20 of, okay, I've decided that the south area isn't
21 for this use, I want to move it to the north area.
22 I've built a new facility or I'm going to build a
23 new facility. I can move the tenant to the new
24 facility.

25 Normally tenants, you know, jump up and down

1 to get that opportunity, but you could put it in
2 the lease to say that you have the opportunity to
3 move them from one lease to the other.

4 MS. LUDLOW: When we get to leases.

5 MR. BURNETT: We could make that a matter of
6 policy.

7 MS. LUDLOW: When -- when we get to leases.
8 We're on policy now.

9 CHAIRMAN MAGUIRE: On policy.

10 MS. GREEN: Right, but --

11 CHAIRMAN MAGUIRE: Okay.

12 MS. GREEN: -- again, normally the board does
13 not go through the leases line-by-line redline --
14 I've read all the redline stuff.

15 MS. LUDLOW: I -- me, too.

16 MS. GREEN: It's voluminous, and that's what
17 we don't do. That's what -- so we just have to
18 give policy direction so that staff knows what
19 they're doing.

20 MS. LUDLOW: Well, I agree -- again, I agree
21 with Justin that it would be a good idea to drop
22 the policy and change it, which means changing the
23 master plan and minimum operating standards.

24 And when we get to leases, we'll -- you just
25 said we're not doing leases. But when we get to

1 leases, all of this will come up in leases.

2 CHAIRMAN MAGUIRE: So -- all right. So we
3 have a motion on the table to drop this item only
4 with no further projection. Any final discussions
5 not repetitious?

6 MS. GREEN: Other than I would amend it to say
7 it's postponed. I would ask to amend it to say
8 it's postponed, not dropped.

9 CHAIRMAN MAGUIRE: Okay. Is that an amendment
10 motion?

11 MS. GREEN: Yes, sir.

12 CHAIRMAN MAGUIRE: I'll second that, because I
13 hate to see something --

14 MS. LUDLOW: I don't understand.

15 CHAIRMAN MAGUIRE: -- deadlined with a drop.
16 She's amending that we have this as a
17 postponement --

18 MS. GREEN: I don't think I can --

19 CHAIRMAN MAGUIRE: -- and not a drop.

20 MS. GREEN: No. You've got a motion and a
21 second, so we have to --

22 MR. BURNETT: Yes, we have a motion and a
23 second.

24 MS. LUDLOW: Right.

25 MR. BURNETT: Ms. Green can ask the maker of

1 the motion if he'll accept the amendment.

2 MR. MIRGEAUX: I'll accept --

3 MR. BURNETT: If he does and the second
4 accepts it, then you have that as the motion.

5 CHAIRMAN MAGUIRE: Okay.

6 MR. MIRGEAUX: I'll accept it from "drop" to
7 "postpone." As -- as the second, will you accept
8 that as well?

9 MS. LUDLOW: Okay.

10 CHAIRMAN MAGUIRE: Okay.

11 MS. LUDLOW: But why can't this -- how is this
12 done, Doug?

13 Because at the county commission meeting, we
14 had a first and a second on the floor, and I said
15 at our meetings, we ask the person would they like
16 to withdraw their motion. That attorney said you
17 cannot withdraw the motion, it is on the table and
18 that's what has to be voted on now. Rogers Towers.
19 You know them.

20 MR. BURNETT: Rogers Towers is not the county
21 attorney. The county does have its own board
22 rules, though, too.

23 MS. LUDLOW: This was Rogers -- this was
24 Rogers Towers' attorney that made them -- made them
25 vote even though, like I said, we can withdraw a

1 motion or something and she would not let them
2 withdraw. She said, no, you had a first and a
3 second and you vote.

4 MR. OLSON: Well, there's nothing being
5 withdrawn --

6 MR. BURNETT: Yeah.

7 MR. OLSON: -- right now.

8 MR. BURNETT: Yeah. On this one, the maker of
9 the motion --

10 MS. LUDLOW: We could ask him to change it.

11 CHAIRMAN MAGUIRE: The maker of the motion --

12 MR. BURNETT: The maker of the motion amended
13 it and that amendment's been seconded. So it
14 changes the motion. It's not that the motion was
15 withdrawn.

16 MS. LUDLOW: Okay.

17 CHAIRMAN MAGUIRE: Okay? So the motion, as I
18 understand it, now says "postpone," correct?

19 MR. MIRGEAUX: Correct.

20 CHAIRMAN MAGUIRE: Correct, Reba?

21 MS. LUDLOW: Yes.

22 CHAIRMAN MAGUIRE: Okay. Let's do a count.

23 MS. LUDLOW: No, no, no.

24 CHAIRMAN MAGUIRE: Reba, your vote?

25 MS. LUDLOW: It wasn't postponed. It was --

1 oh, yeah, it was. I'm sorry.

2 CHAIRMAN MAGUIRE: Okay.

3 MS. LUDLOW: It was changed with the
4 amendment.

5 CHAIRMAN MAGUIRE: I'm going to do a by-name
6 vote. Reba, yes or no?

7 MS. LUDLOW: Yes, we will postpone it with the
8 amendment.

9 CHAIRMAN MAGUIRE: Okay. Robert?

10 MR. OLSON: Yes.

11 CHAIRMAN MAGUIRE: Suzanne?

12 MS. GREEN: Yes, as amended.

13 CHAIRMAN MAGUIRE: Yes, as amended. Yes, as
14 amended. And I agree, yes, as amended. So it's
15 removed and postponed, okay?

16 MS. LUDLOW: This should make our meeting
17 shorter.

18 CHAIRMAN MAGUIRE: So the agenda has been
19 modified. Now let's go to staff reports.

20 STAFF REPORTS

21 MR. WUELLNER: Okay. Got a number of items
22 just to bring you up to speed on.

23 You've probably seen these, but Taxiway Delta,
24 we're just making you aware the FAA closeout
25 documents have been submitted. Final billing has

1 occurred. So we're simply waiting on FAA's release
2 to -- I think we've already got the release to
3 withdraw the last amount of funds. But we're
4 expecting that very shortly, so that should -- will
5 close out that project.

6 Taxiway Bravo, just a remind that design is
7 underway, and this is for the center section of
8 Taxiway Bravo. That was an FAA grant you accepted
9 last -- last year or earlier this year. And that
10 will lead to a construction grant sometime next
11 year as that project progresses.

12 We would expect at this point that that would
13 be probably under bid -- out for bid in the --
14 somewhere in the February/March timeline with a
15 grant application to follow shortly thereafter to
16 FAA for that, and award could happen any time
17 between that submittal and the end of the fiscal
18 year, the federal fiscal year, so the end of
19 September at some point. It is programmed, so it's
20 highly probable that a grant will materialize for
21 that.

22 Terminal entrance road, just to make you
23 aware, phase one, which is largely the
24 reconstruction, if you will, and overlay and --
25 mill and overlay of the existing GA parking lot as

1 it's in front of the FBO office Building B, that
2 area will -- we open bids on that later this week.
3 That will be on your agenda for next month for
4 contract approval of that based on the -- those bid
5 openings. We have no idea what that is at this
6 moment. Otherwise, design continues for the
7 balance of the project.

8 Reminder that this Friday marks the return of
9 commercial service. Elite Airways will begin the
10 round trip to Newark. First flight arrives at
11 12:45 in the afternoon with a departure at 1:15.
12 You're certainly invited to come out and attend the
13 first flight festivities.

14 I think that's it for me. Carol's got a
15 legislative and operational update real quick for
16 you.

17 MS. LUDLOW: I have a question on the terminal
18 entrance road.

19 MR. WUELLNER: Sure. Go ahead.

20 CHAIRMAN MAGUIRE: Go ahead.

21 MS. LUDLOW: Oh, I'm sorry. I thought you
22 wanted to wait on her and then that will be --

23 CHAIRMAN MAGUIRE: No, you can go ahead.

24 MS. LUDLOW: Okay. Yes, on the terminal
25 entrance road, I still don't have the full picture

1 of it.

2 So, how much is that road going to cost?
3 Because we put -- keep putting their cost last
4 month, it cost this much, this cost next month. So
5 what is the total cost?

6 MR. WUELLNER: I will be happy to share that
7 with you when we open bids on the project, but
8 until that time, we don't know that number.

9 MS. LUDLOW: So where -- what are you doing
10 with all this money?

11 MR. WUELLNER: We're opening bids -- we're
12 opening bids. So we'll know the first piece, how
13 much that will cost when we open bids on Thursday.
14 And then you will have that as a contract decision
15 whether you wish to award that at your December
16 meeting.

17 Design -- after that, design will continue
18 till first of the year. Probably January to
19 February, there will be a second phase which will
20 also go out to bid at that point, and then you'll
21 know the final number at that point what the total
22 project is.

23 MS. LUDLOW: What have we spent on it already?

24 MR. WUELLNER: So far, it's just engineering.
25 I don't have the number in front of me, but there

1 was a -- around a \$200,000 total kind of number, as
2 I recall, that potential in engineering. I don't
3 think it's --

4 MS. LUDLOW: About \$400,000?

5 MR. WUELLNER: It's not -- 200.

6 MS. LUDLOW: About 200?

7 MR. WUELLNER: I don't think it's anywhere
8 near expended at this point yet.

9 MS. LUDLOW: But -- so we have no idea of what
10 the cost is going to be at the end?

11 MR. WUELLNER: We do not.

12 MS. LUDLOW: But you can't -- certainly you
13 had to generalize --

14 MR. WUELLNER: Well, we did --

15 MS. LUDLOW: -- to bid.

16 MR. WUELLNER: We did as a part of the grant
17 agreement.

18 MS. LUDLOW: Right. you did.

19 MR. WUELLNER: As a part of the grant.

20 MS. LUDLOW: So what -- what did you
21 generally --

22 MR. WUELLNER: I believe it's 2.4 million, is
23 the total.

24 MS. LUDLOW: 2.4. Well --

25 MR. WUELLNER: Don't hold me to the exact

1 number, but it's in that --

2 MS. LUDLOW: For the total.

3 MR. WUELLNER: For the total project, yes.

4 MS. LUDLOW: Right. I know -- I know it
5 depends on what the bids come in and things like
6 that.

7 MR. WUELLNER: For the actual.

8 MS. LUDLOW: The other thing that nobody's
9 ever told me or ask -- or asked is, what is this
10 costing us? You know, what are the soft costs for
11 this?

12 We have to pay to tear down the hangars. We
13 have to pay for breaking the lease. You know, we
14 have to pay for all these things. So what are
15 those costs? Do you have an estimate?

16 MR. WUELLNER: Your MOU with the FBO will be
17 an item on your December agenda. It was scheduled
18 to be on this one, but some folks -- some key folks
19 of Atlantic are out of pocket until the end of the
20 month, so it was unable to be final-finaled.
21 Although general agreement, it seems to exist at
22 this point of the terms. It's roughly about a
23 \$38,000 reduction in the rent there, round numbers,
24 again.

25 MR. MIRGEAUX: Is that annual?

1 MR. WUELLNER: It's an annual number. But
2 once it's adjusted, it's adjusted out of the lease.
3 It's not a recurring number in that sense.

4 And then the -- what was your other? The
5 hangar -- the teardown is a part of the
6 construction cost for the project, so it's just our
7 50/50 match with DOT. It's a part of the project.

8 MS. LUDLOW: So the construction cost is going
9 to be 2.4 million.

10 MR. WUELLNER: It -- it's included in that
11 number.

12 MS. LUDLOW: And tearing -- so are there any
13 other soft costs or things like that that we have
14 to pay --

15 MR. WUELLNER: No.

16 MS. LUDLOW: -- that are not in that?

17 MR. WUELLNER: Not at this point.

18 MS. LUDLOW: No, I mean, in -- I mean, I'm
19 talking about when it's done, not -- I don't mean
20 like right now today.

21 MR. WUELLNER: I'm not sure what you mean by
22 soft costs in this case.

23 MS. LUDLOW: Do we have to pay -- we have to
24 pay Grumman -- I mean, Vinny back -- or Atlantic,
25 we have to pay Atlantic back with tearing down

1 their hangar, right?

2 MR. WUELLNER: It's a one-time lease
3 adjustment, yes.

4 MS. LUDLOW: A one-time lease adjustment. And
5 we don't pay anybody else?

6 MR. WUELLNER: And there -- there's no paying.
7 It's a reduction in rent.

8 MS. LUDLOW: A reduction in rent, right. Then
9 is Northrop Grumman doing anything?

10 MR. WUELLNER: Well, right now, it's not
11 connecting to Northrop Grumman.

12 MS. LUDLOW: Okay.

13 MR. WUELLNER: We're waiting on additional
14 decisions on their part related to new business
15 they're looking at.

16 MS. LUDLOW: Okay.

17 MR. WUELLNER: That has nothing to do with us.

18 MS. LUDLOW: When they do that, I mean, you're
19 planning on like four-laning or three-laning that
20 terminal road?

21 MR. WUELLNER: Correct.

22 MS. LUDLOW: Right. So are they going to
23 close their entrance and their light and
24 everybody's coming on this three-lane road to go to
25 Grumman the back way?

1 MR. WUELLNER: It's -- it's a different
2 entrance that would close. The light -- the
3 lighted or signaled intersection that Grumman has,
4 that remains open. That was never considered as a
5 closure.

6 The closure to Grumman entrance is the one
7 that sits about, I don't know, a few hundred feet
8 north of the northern entrance to the GA terminal
9 area right now.

10 MS. LUDLOW: So --

11 MR. WUELLNER: That one will close.

12 MS. LUDLOW: So they're closing up that --
13 taking away that light and closing that up.

14 MR. WUELLNER: No. The light remains in
15 perpetuity at this point. That's not -- that's not
16 being discussed by anyone.

17 MS. LUDLOW: Okay.

18 MR. WUELLNER: It's the entrance further south
19 on U.S. 1.

20 MS. LUDLOW: Okay.

21 MR. WUELLNER: There -- it's -- it's not a
22 really obvious kind of entrance, but it is there.
23 It's labeled as a delivery or a truck entrance.

24 MS. LUDLOW: Did -- who did the feasibility or
25 traffic studies and things like that to warrant a

1 traffic light?

2 MR. WUELLNER: Actually, it's a -- it's
3 actually --

4 MS. LUDLOW: That, too. I mean, the traffic
5 light and everything.

6 MR. WUELLNER: Yeah. Actually, it's a
7 subconsultant to your engineering consultant, and
8 they have -- working with Florida DOT, we've had a
9 number of meetings with Florida DOT, have worked
10 through the details of that project, what's
11 required to do it. And right now it does not
12 include signaling until next year at least.

13 MS. LUDLOW: When do you anticipate this being
14 done?

15 MR. WUELLNER: It will be at least summer.

16 MS. LUDLOW: It's going to be done summer, but
17 they won't get a traffic light till --

18 MR. WUELLNER: Probably quite a bit after that
19 at this point.

20 MS. LUDLOW: That's going to be a horrible
21 mess.

22 MR. WUELLNER: Actually it cleans up a
23 horrible mess over there.

24 MS. LUDLOW: Do you know how many cars are
25 going to go -- have traffic?

1 MR. WUELLNER: I do not know off the top of my
2 head, but the traffic study that was conducted and
3 FDOT has agreed to does include that.

4 MS. LUDLOW: Good. I was going to ask him
5 about that. That's not the local guy, that Phong
6 Wang [sic] or Phong Phong [sic]?

7 MR. WUELLNER: No, he's with -- he is with the
8 county.

9 MS. LUDLOW: Yes.

10 MR. WUELLNER: This is Florida DOT, their --

11 MS. LUDLOW: Okay.

12 MR. WUELLNER: -- their District Two office.

13 MS. LUDLOW: Okay. So you're still estimating
14 it's going to cost 2.4 and 38,000. I think -- I
15 just needed to know all this. I didn't know.

16 CHAIRMAN MAGUIRE: Doug, did you have a
17 comment?

18 MR. BURNETT: I was just going to add some of
19 the detail. The engineering consultant is
20 Kimley-Horn & Associates, I believe, to Passero,
21 and they're pretty well-known traffic engineers in
22 the area.

23 Since it's a state road, it has to go to DOT,
24 not just Phong Nguyen at the county. If it was
25 development project, obviously it'd go to Phong,

1 but it not being that, it has to go DOT.

2 And the bigger thing is the traffic signal
3 requires a warrant study. That's the big issue
4 that has to go to DOT for their review and
5 approval. And I guess they've worked through that
6 particular issue.

7 Sadly, one of the things that often qualifies
8 for a warrant for a traffic signal is traffic
9 fatality-type accidents, so...

10 MS. LUDLOW: And related to that, then you're
11 going to close up the entrance in front of
12 Atlantic, right? In front of the restaurant. And
13 have you had any -- any idea of that financial
14 impact on them? Is that going to put them out of
15 business?

16 MR. WUELLNER: It doesn't -- actually, the
17 entrance related to that moves slightly further
18 south. So there's a northbound entrance into the
19 airport from just further south. It's closer to
20 where the line check, if you want to call it that,
21 it's closer to that, is where the -- it's just an
22 entry-only location. And then --

23 MS. LUDLOW: But that won't be for the
24 restaurant or the school?

25 MR. WUELLNER: That's part of it. The main

1 entrance will be the new entrance at that point and
2 you'll just simply make a right turn into the
3 parking lot instead of --

4 MS. LUDLOW: They're going to go into the
5 entrance and the school on the south side where the
6 line check is and -- oh, and then they're going to
7 park still in front or whatever?

8 MR. WUELLNER: Yeah, uh-huh. All of it
9 remains.

10 MS. LUDLOW: And then -- but they can't come
11 out that entrance road?

12 MR. WUELLNER: No. They'll use where the
13 signalized intersection will be from that point on.
14 There'll be one entrance -- or, excuse me, one exit
15 out of there.

16 MS. LUDLOW: So -- but it is going to connect
17 to the highway.

18 MR. WUELLNER: Oh, yeah, yeah.

19 MS. LUDLOW: And you're closing the main
20 entrance but you're going to open another --

21 MR. WUELLNER: And improve -- improve --
22 improve the northern one from there.

23 MS. LUDLOW: Uh-huh. So -- but you don't
24 think any loss in business?

25 MR. WUELLNER: Not at all.

1 CHAIRMAN MAGUIRE: Okay.

2 MR. OLSON: Okay. I --

3 MR. WUELLNER: That's part of why we phased it
4 this way -- just for clarification, why we're doing
5 the parking lot work now before we need to close
6 the -- the parking area that's closest to Grumman
7 right now. That would eventually go away.

8 MR. OLSON: Two quick questions. The bid
9 opening is demolition on --

10 MR. WUELLNER: Two pieces.

11 MR. OLSON: -- is demolition.

12 MR. WUELLNER: It's two pieces. One is the
13 parking lot mill and overlay and the reconstruction
14 that goes in front of the terminal. The other is
15 the demo portion of the hangar --

16 MR. OLSON: Okay.

17 MR. WUELLNER: -- so that it's out of the way.

18 MR. OLSON: Right. Okay. And then --

19 MR. WUELLNER: But there's two contracts.

20 MR. OLSON: -- when do you anticipate the
21 design will be completed for the road, that we can
22 look at the design?

23 MR. WUELLNER: Probably in January --

24 MR. OLSON: Okay. Thank you.

25 MR. WUELLNER: -- at this point. We have

1 the -- the site drawings, if you want to see those
2 any time, we've had them up on the screen here
3 before, just showing the general layout of the
4 project.

5 MR. OLSON: Yeah.

6 MR. WUELLNER: But engineered drawings won't
7 be available till probably January at this point.

8 MR. OLSON: Okay.

9 CHAIRMAN MAGUIRE: Any other questions?

10 (None.)

11 CHAIRMAN MAGUIRE: Okay.

12 MS. LUDLOW: Thank you.

13 CHAIRMAN MAGUIRE: Carol, you're up.

14 MS. SAVIAK: Good afternoon. Can you hear me?

15 Thank you for the opportunity. I will be very
16 brief in light of the agenda.

17 On the federal side, the U.S. House of
18 Representatives has approved a \$1.2 trillion
19 infrastructure spending bill that may have a
20 potential \$19 billion in allocations slated for
21 Florida. Of that, there may be approximately
22 \$1.2 billion for airport improvements in Florida.

23 On the state level, the state legislature has
24 been meeting their interim committee weeks. This
25 week they're actually engaged in Special Session B

1 for 2021 to address the state vaccine mat -- I'm
2 sorry, mandates.

3 And they have also been working on a few
4 different committees. The Florida Airports Council
5 is monitoring a number of issues, which I have
6 indicated to you previously. But we kind of gave
7 you a little status update on a few of those, but
8 we'll continue to monitor those key issues. No
9 significant action has taken place on any of those
10 during the interim committee weeks, but we'll see
11 more activity during session.

12 And with that, the rest of my outreach is
13 there to read and enjoy. If you have any future
14 questions, you can always let me know. Thank you.

15 MR. OLSON: Yes. The anticipated \$1.2 billion
16 to Florida for airports, is there any idea how that
17 might be allocated? And do we need to now make a
18 more pronounced effort to get our airport
19 classified properly and not be on the bottom
20 category of airports, as far as FAA goes for
21 dolling out grant funds?

22 MS. SAVIAK: I would speak, but I believe that
23 the -- the bill language that was offered in the
24 infrastructure bill will outline exactly how they
25 would prefer to have it spent to that, whether it's

1 through the Airport Improvement Program or -- I
2 don't believe I read anything state block grants.
3 But if something were -- typically the monies have
4 flown -- flowed, I'm sorry, through their existing
5 services. So the same grants that we receive for
6 some of the projects that we take on normally is
7 anticipated, at least at this juncture until we
8 know more. Ed, would you like to --

9 MR. WUELLNER: Well, just a couple of add-ons
10 to that.

11 It looks like a lot of the decision-making
12 relative to where the funding will be going is
13 going to be centralized this time instead of
14 through the regions with today's -- I think it was
15 today's appointment of the project czar, so to
16 speak, out of the New Orleans area.

17 The bill itself contained language that
18 greatly enhances the use of that money towards the
19 largest commercial service airports again in the
20 country, allowing them to spend whatever they want
21 on terminal upgrades and the like.

22 So I will be very shocked if a lot of that
23 makes it down to GA-type airports or even the
24 smallest of commercial service airports. You'll be
25 still in the normal funding classifications.

1 MR. OLSON: Okay. Well, I guess it's on my
2 mind because as we -- we have -- it's been
3 confirmed we're not properly categorized by FAA.

4 They put us in an airport group that is
5 several notches below where we are, and the -- we
6 had a grant program earlier this year that we
7 missed out on -- significantly on the amount
8 allocated because of our incorrect classification.

9 So, I'm -- I don't know. I think it's
10 something that should have attention by us in case
11 that may be a partial basis for allocating
12 infrastructure money.

13 MR. WUELLNER: And keeping in mind as of
14 Friday, you'll be back in the commercial service
15 side --

16 MR. OLSON: Yes.

17 MR. WUELLNER: -- and not the general aviation
18 side.

19 MR. OLSON: And that puts us in the -- I think
20 the top category in that lower group rather than
21 the bottom category.

22 MR. WUELLNER: Actually it puts us in a whole
23 different classification --

24 MR. OLSON: Right.

25 MR. WUELLNER: -- so you're outside of those

1 four. Which is even better, actually.

2 MS. GREEN: Uh-huh.

3 CHAIRMAN MAGUIRE: Any other questions?

4 MR. MIRGEAUX: It's a federal designation.

5 Who do we have to petition? Correct me if I'm
6 wrong. FAA designation?

7 MR. WUELLNER: It's a function -- right now,
8 it's a function -- we're still unclear as to where
9 the legal authority comes for any of this, and
10 we're also very perplexed by the fact that FAA has
11 all the information they need to make they
12 decisions, they just don't do it. So, effectively
13 they dump it back on individual airports to
14 literally go into a website and enter the detailed
15 information of every based aircraft on the airport.
16 And until that data is completely upgraded --
17 updated into system and they verify that that
18 aircraft is only listed in one airport across the
19 country, you do not get credit as a based aircraft
20 for that, and as a result, the funding mechanism
21 that you just spoke about, which is for the general
22 aviation side of it, greatly impacts the level of
23 airport, and as a result of this weird circumstance
24 related to COVID, how money was apportioned this
25 time through that particular grant program.

1 That is a very atypical kind of grant program
2 with FAA, but it certainly -- your message isn't
3 lost. We certainly did lose some money on this --
4 or failed to get some money, is a better way to say
5 it.

6 CHAIRMAN MAGUIRE: Okay. Anything else?

7 MS. LUDLOW: Are we still talking -- are we
8 talking about Elite yet?

9 CHAIRMAN MAGUIRE: Say again?

10 MS. LUDLOW: Are we talking about Elite? Are
11 we talking --

12 CHAIRMAN MAGUIRE: Yeah, I'm going to ask
13 Carol to give us some more information about the
14 event itself. Is there any activities planned that
15 we -- we should attend?

16 MS. SAVIAK: Sorry about that.

17 The flight time was confirmed by the airline
18 this afternoon, and so we're issuing an invitation
19 and media photo opportunity that will begin at
20 12 p.m. on Friday the 19th.

21 And we have a little welcome planned for the
22 inbound flight and also some additional amenities
23 for the outbound flight. The event will include
24 the traditional water cannons, if you will, over
25 the arriving inbound jet, and then also we'll have

1 a -- you know, like a little ribbon-cutting for the
2 first passengers as they board to attend. So you
3 will have that information shortly.

4 CHAIRMAN MAGUIRE: Okay.

5 MS. SAVIAK: We're just waiting on the time
6 this afternoon.

7 CHAIRMAN MAGUIRE: And you'll send that out
8 via e-mail to the board?

9 MS. LUDLOW: And we can put Kevin's in charge
10 of the water balloons. Well, he does it so well.

11 CHAIRMAN MAGUIRE: All right.

12 MS. LUDLOW: I have -- I have some serious
13 questions, though, if we are down to that. This is
14 all I do. I used to have a life.

15 So, the -- okay. When Elite comes, how -- how
16 much -- what are the concessions that are given to
17 Elite? Again, counting what does the airport give
18 them monetarily, before I get to grant stuff and
19 the rest of it? But how much money do they get to
20 be here?

21 MR. WUELLNER: We -- we do not pay them
22 directly for anything.

23 MS. LUDLOW: Directly, who do you pay?

24 MR. WUELLNER: We -- we assisted an early
25 effort in marketing.

1 MS. LUDLOW: You assisted them in marketing?

2 MR. WUELLNER: Along with our VCB, the
3 Visitors and Convention Bureau locally.

4 MS. LUDLOW: You keep -- okay. I have a --
5 you're telling me I can't hear you. So -- and so
6 we're giving them special services, though.

7 MR. WUELLNER: No. It's available to any
8 scheduled carrier here. It's nothing special
9 related to Elite.

10 MS. LUDLOW: Okay. So what services are we
11 giving them? Because you said before they can't
12 leave and owe us money because we weren't providing
13 that or something.

14 MR. WUELLNER: The traditional -- without
15 going into a lot of detail, but the traditional
16 commercial service model at most airports assess
17 fees for just about everything including leases and
18 landing fees, ramp fees, counter fees, you name it.

19 All of those fees come down and are distilled
20 into a metric that is referred to as the
21 passenger -- the passenger charge, what they
22 basically -- it's a number that comes -- they
23 benchmark it against the number of outbound
24 passengers.

25 MS. LUDLOW: Yes.

1 MR. WUELLNER: It's referred to as a cost per
2 enplanement. And it can include also the passenger
3 facility charge, the PFC, on the federal level.
4 All of those fees go in to create a number that's
5 just used as a metric. It's not how they actually
6 assess the fee.

7 But in any case, comparable to something like
8 Jacksonville, just as an example, that number is
9 somewhere in the \$8 to \$9 per outbound passenger,
10 is the revenue that the airport and its associates
11 generally get from a carrier. We assess zero for
12 that.

13 MS. LUDLOW: Our building --

14 MR. WUELLNER: We have none of those -- we
15 have none of those costs in our metric.

16 MS. LUDLOW: And -- and we rent them -- we
17 give them our building?

18 MR. WUELLNER: We give them our building?

19 MS. LUDLOW: Yeah.

20 MR. WUELLNER: Well, they take no control over
21 that at all.

22 MS. LUDLOW: I know. But, I mean, don't we
23 charge them something for using our building?

24 MR. WUELLNER: We do not. That's why
25 that's -- our model is different than someone like

1 Jacksonville.

2 We do not lease them space. They do not
3 occupy space. This is how we avoid potentially
4 losing them. We have an operating agreement with
5 them.

6 MS. LUDLOW: We're just giving them the
7 terminal.

8 MR. WUELLNER: "Giving them" is -- there's no
9 "them" in this.

10 MS. LUDLOW: But it's a --

11 MR. WUELLNER: It's -- it's our people that
12 operate it.

13 MS. LUDLOW: It's the flights coming in and
14 out.

15 MR. WUELLNER: Correct.

16 MS. LUDLOW: Right. So we're providing --

17 MR. WUELLNER: We provide service --

18 MS. LUDLOW: -- the terminal and the --

19 MR. WUELLNER: -- service-related and --

20 MS. LUDLOW: -- personnel for flights --

21 MR. WUELLNER: -- access to the airport, yes.

22 MS. LUDLOW: -- coming in and out. Well,
23 that's worth something. You know, we could rent
24 the terminal for big money, couldn't we?

25 MR. WUELLNER: Could.

1 MS. LUDLOW: So that's one thing that we're --
2 we're not charging them for, I guess.

3 MR. WUELLNER: Uh-huh.

4 MS. LUDLOW: Okay. What -- looking at one of
5 these form things I had, it said we have 22
6 military aircraft on our field.

7 MR. WUELLNER: I don't know what you're
8 referring to.

9 MR. HARVEY: We did at one time between TAC
10 Air and Northrop Grumman.

11 MR. WUELLNER: What -- what is she even
12 looking at?

13 MS. GREEN: She's looking at --

14 MS. LUDLOW: Yeah, it was -- it was one of the
15 form of --

16 MR. HARVEY: It's on based aircraft.

17 MR. WUELLNER: The based aircraft, the 5010
18 form, is that what --

19 MR. HARVEY: Correct.

20 MS. LUDLOW: Say that again.

21 MR. WUELLNER: When -- when the data was
22 provided there, you had that many military aircraft
23 associated with the airport.

24 MS. LUDLOW: So --

25 MR. WUELLNER: You had a tenant, a private

1 sector tenant, with military aircraft. You had --

2 MS. LUDLOW: So that was 10 years ago --

3 MR. WUELLNER: You had several, actually.

4 They're all --

5 MS. LUDLOW: -- 20 years ago. They're still
6 saying we have 22 aircraft?

7 MR. HARVEY: That was a couple of years ago.

8 MR. WUELLNER: No, it's less --

9 MS. LUDLOW: But they're still saying we
10 have --

11 MR. HARVEY: FAA has not removed that.

12 MS. LUDLOW: Okay. I'm trying to
13 understand --

14 MR. WUELLNER: That's a part of what we are
15 unable to update currently.

16 MS. LUDLOW: Okay. And I have to do my
17 fiduciary responsibility or they'll take back all
18 their votes.

19 Let's see. We're a public agency, so -- and
20 everything we do should be -- is everything we do
21 part of the public record?

22 CHAIRMAN MAGUIRE: Was that a question?

23 MS. LUDLOW: Uh-huh.

24 CHAIRMAN MAGUIRE: Say it again.

25 MS. LUDLOW: Okay. So since we're a public

1 agency, then everything we do is still part of the
2 public records.

3 MR. WUELLNER: Of course, yeah.

4 MS. LUDLOW: So how do we advertise that?

5 MR. WUELLNER: Advertise what? Advertise
6 what?

7 MS. LUDLOW: The -- the -- the cost of having
8 the airline here.

9 MR. WUELLNER: What do you mean advertise it?
10 I'm not sure what --

11 MS. LUDLOW: Well, I mean, we don't have it --
12 I mean, nobody has it, so it has to be in public
13 records. It has to be in our papers.

14 MR. WUELLNER: It's in your financial
15 reporting. It's in an agreement in our office. I
16 mean...

17 MS. LUDLOW: Okay. So it -- it's going to
18 show in here?

19 MR. WUELLNER: It should, yes. I don't know
20 how you show a cost you don't have or revenue you
21 don't get on your financial statements.

22 MS. LUDLOW: Yeah, but, you know, if we're
23 giving away the terminal, I think that and the
24 setting up for the --

25 CHAIRMAN MAGUIRE: And, Reba, careful on the

1 words. We're not giving away anything.

2 MS. LUDLOW: Yes, we are.

3 CHAIRMAN MAGUIRE: We are bringing people into
4 the community that we serve and they will hopefully
5 spend money.

6 The VCB is spending a lot of money on
7 marketing, but they're not giving away their
8 services. They expect a return to the county,
9 okay?

10 We have a facility and airlines, how many,
11 whoever, whichever are eligible to use that
12 facility, okay? It just so happens we only have
13 one right now. But we could end up with three or
14 four.

15 MS. LUDLOW: Okay. So what is the value of
16 that? It has to have a monetary value.

17 MR. MIRGEAUX: Well, based on Ed's guidance,
18 the value for, say, you know, Jacksonville
19 International is about \$9 per --

20 MS. LUDLOW: Well, eight to nine --

21 MR. MIRGEAUX: -- outbound enplanement.

22 MS. LUDLOW: And that includes the rental of
23 the facility?

24 MR. MIRGEAUX: But we operate under a
25 different model.

1 MS. LUDLOW: Okay. Thank you.

2 CHAIRMAN MAGUIRE: Okay. All right. Are we
3 ready to proceed?

4 MR. WUELLNER: I'd be -- I'd be happy to walk
5 you through the numbers, but you're catching me
6 quite unprepared to show you --

7 MS. LUDLOW: Well, a lot of people ask me.
8 They say, That building is so beautiful and it's
9 not used enough, and why can't we use it for other
10 things?

11 MR. WUELLNER: And then -- okay.

12 MS. LUDLOW: I mean, that's revenue -- that
13 was the name on the table to know what produces
14 revenue.

15 CHAIRMAN MAGUIRE: And, Reba, you brought up a
16 potential policy issue that if we lose an airline
17 and the building goes unused, we might look at an
18 alternative revenue source, yes.

19 MS. LUDLOW: And how long has it been empty?

20 CHAIRMAN MAGUIRE: Let's don't get into the
21 past history, okay? Let's go forward, all right?

22 MS. LUDLOW: Okay. Go ahead.

23 BUSINESS PARTNER UPDATES

24 CHAIRMAN MAGUIRE: All right. Okay. Now, are
25 we ready for our partners? Is Henry Dean

1 available? There he is right there.

2 COMMISSIONER DEAN: Yeah, I'm available.

3 CHAIRMAN MAGUIRE: All right.

4 St. Johns County commissioner.

5 COMMISSIONER DEAN: Pretty briefly for today
6 and then of course available for any questions.

7 First of all, at our November 2nd meeting, our
8 fellow commission, Jeb Smith, you may have read
9 about in the paper, offered his resignation --
10 tendered his resignation because he accepted the
11 position of president of the Florida Farm Bureau,
12 and that position is, number one, located in
13 Gainesville and, number two, a very -- very
14 responsible position, and he did not think he could
15 do both commission work and that position. So he
16 tendered his resignation.

17 He served for, most of you probably know, for
18 the past seven years as the District 2
19 commissioner. So it's well past the midpoint, so
20 there's no special election for that seat, but
21 there could be a gubernatorial appointment.

22 It's not required, but the governor
23 historically usually fills a county commission
24 position to fill out the one-year remaining on that
25 term. It was already scheduled for an election in

1 November of 2022. District 2 and District 4 are up
2 for election this coming year. So that's where we
3 are on that.

4 Not this past weekend, yesterday or the day
5 before, but the previous weekend, those of you who
6 were here in the county along with many of us
7 experienced the nor'easter that created quite a bit
8 of havoc particularly along the coastline.

9 Several areas of our coastline -- we have 42
10 miles of beaches, and there were a couple of areas
11 that were decimated, one being the Summer Haven
12 spot where we had -- recently the contractor had
13 completed a berm enhancement program with FEMA
14 funding probably a month ago more or less, and
15 unfortunately that berm took a direct hit and was
16 pretty well wiped out. I mean, I think it was
17 almost like a sacrificial lamb. It helped protect
18 some of the homes, but the berm itself was wiped
19 out.

20 We had pretty significant damage in the area
21 north of Mickler's Landing and in spots up and down
22 the entire coastline, but some areas there are
23 better than others. The area on either side of
24 Crescent Beach, really all of Anastasia Island did
25 very well except for the very southern end and

1 crossing over the Summer Haven River.

2 So that we -- we're doing some assessments
3 about where we need to do some reinforcement
4 restoration work on the beaches that were impacted
5 and working with the FEMA to see if there are funds
6 available.

7 The other thing I would mention, what is
8 coming up in the not-too-distant future is the
9 county commission and the school board will be
10 finalizing our new districts.

11 On December 9th, we're having a joint meeting,
12 a workshop, again with the school board and we will
13 be finalizing -- not surprisingly, everybody knows,
14 that in the last ten years, we had -- this is in
15 response to the 2020 census. And from 2010 until
16 2020, St. Johns County added about a hundred
17 thousand residents. And most of that growth was
18 obviously in the northern part of the county, the
19 Ponte Vedra/Nocatee area or the northwest quadrant.

20 So what you're seeing -- if you go online on
21 the website, either the school district or the
22 county website and look up redistrict, then you can
23 see the maps, the alternate maps that are drawn.

24 And they, the maps, regardless of the
25 alternate, we now have I believe five alternates

1 we're looking at, but they're all about the same,
2 but they shrink the geographic size of Districts 1
3 and 4, which is the northwest quadrant and the
4 Nocatee/Ponte Vedra quadrant, because of the
5 increased population. Because it has to be --
6 under one man one vote, it has to be fairly
7 consistent. Each district of the five districts
8 have to have the same -- roughly within 5 percent,
9 the same population.

10 So you're going to see Districts 1 and 4
11 shrink a little bit and 2, 3, and 5 expand to some
12 extent when the maps are finalized, which will be
13 prior to the summer election cycle, the primary.
14 The 2022 primary, it's not that far away. It's in
15 August, so it's less than a year away, obviously.

16 Those were the only things I wanted to
17 highlight today and I'll be happy to try to answer
18 any questions, Mr. Chairman.

19 CHAIRMAN MAGUIRE: Questions?

20 MR. MIRGEAUX: Not to put you on the spot, but
21 I do have a question about commission tax receipts
22 or county tax receipts.

23 What is the current split between residential
24 tax receipts and business tax receipts? And -- and
25 what's our --

1 COMMISSIONER DEAN: Are you talking about
2 ad valorem?

3 MR. MIRGEAUX: Yes, sir.

4 COMMISSIONER DEAN: It's about 80/20 right
5 now.

6 When I came into office in 2016, the question
7 is what -- what percent of ad valorem taxes are for
8 residence rooftops versus business and commercial.
9 Six -- five years ago, it was 90 -- it was 90/10,
10 90 percent residential, 10 percent commercial.
11 That has load shifted slightly and it's now
12 80 percent residential, 20 percent business.

13 I'm hopeful that will continue to grow --
14 commercial taxes will continue to grow and that --
15 and the state average, by the way, is about
16 65 percent residential, 35 percent commercial
17 business. So we're -- we're moving in the right
18 direction, in my opinion, but we have a ways to go
19 to be at what is the state average.

20 MR. MIRGEAUX: Thank you.

21 CHAIRMAN MAGUIRE: I'll make a comment on
22 that.

23 When I was a commissioner back in 2000, the --
24 it was about seemed like 94 or 95 percent, it was
25 really offset a lot heavy towards the residential

1 side.

2 We started pushing then to improve the
3 commercial base because the commercial base
4 requires less county expenditures on the tax side
5 than does the residential base. Therefore, the
6 more commercial activity, the more efficient your
7 tax bases, tax revenues are. However, it's taken
8 this long to go to that 80/20. It's a long-term
9 process.

10 One of the problems -- and not to point
11 fingers, but a reality of life -- we have one of
12 the best school systems in the county. Therefore,
13 the residential base wants to expand because these
14 people want to come to our county for our school
15 system. And that push is a constant issue of
16 increasing the commercial base, because there's so
17 much residential growth in the county based on our
18 school system and it makes it harder for the
19 commissioners to push the commercial side.

20 COMMISSIONER DEAN: And we certainly don't
21 want to dumb down our school system --

22 CHAIRMAN MAGUIRE: No.

23 COMMISSIONER DEAN: -- in order to.

24 But I'll close with this. When I ran five
25 years ago for the first time, I did some

1 campaigning with then Sheriff David Shoar and I
2 remember we were at one event, probably about the
3 same number of people that are here this afternoon,
4 and David said there are two kinds of people in
5 America, those who live in St. Johns County and
6 those who want to live in St. Johns County. So
7 that's what we're dealing with with the added
8 growth and how to deal with schools, roads,
9 libraries, fire and police protection. So, yeah.

10 CHAIRMAN MAGUIRE: Okay. Thank you.

11 COMMISSIONER DEAN: I'm out of here. I've got
12 another one quick to go to, but it's good to see
13 everybody.

14 CHAIRMAN MAGUIRE: Okay. Vinny Beyers,
15 Atlantic Aviation.

16 MR. BEYERS: No comment.

17 CHAIRMAN MAGUIRE: No comment?

18 MR. BEYERS: No, sir.

19 CHAIRMAN MAGUIRE: Okay. Len Tucker?

20 MR. TUCKER: Thank you. I'll have a quick
21 update.

22 We had a -- our latest meeting on Saturday
23 turned out very well. We had an excellent program
24 by Patty Wagstaff, who went through all that she's
25 doing with her facility in training people and how

1 that works, and I can tell you it was quite a -- an
2 eye-opener. A lot of us didn't realize the extent
3 that she goes to. She's a great advocate and great
4 person to have here on this airport.

5 One of the other sidelines was we had about
6 ten women aviators show up from a group called
7 The Ninety-Nines, which is a big national
8 organization. And they came specifically to see
9 Patty. So it turned out to be a very good meeting
10 with a lot of attendance and a lot of -- I'm sorry?

11 MS. LUDLOW: (Inaudible.)

12 MR. TUCKER: Oh, and we have one of
13 The Ninety-Nines right here, I guess.

14 We had also a lot of discussion regarding the
15 subject that was dropped from the agenda. So we
16 didn't have access to the updated thing that came
17 out on Friday, so there a lot of discussion which
18 now has been made moot by that, but now that we
19 have that, we can sort of distribute that to the
20 people and hopefully get some fresh insights from
21 them that we can relay back to the board.

22 Thank you.

23 CHAIRMAN MAGUIRE: Thank you. Okay. Nate
24 McKendrick? Northrop-Grumman not here?

25 (Not present.)

1 CHAIRMAN MAGUIRE: All right. Tammy? Is
2 Tammy around?

3 (Not present.)

4 MS. GREEN: Huh-uh.

5 AUDIENCE MEMBER: Is it (inaudible) --

6 CHAIRMAN MAGUIRE: Are you supposed to --

7 AUDIENCE MEMBER: -- Tammy.

8 CHAIRMAN MAGUIRE: Are you supposed to meet
9 for the tower?

10 MS. HOLLINGSWORTH: No.

11 CHAIRMAN MAGUIRE: Okay. Doug Burnett?

12 MR. BURNETT: Nothing to report this month,
13 sir.

14 CHAIRMAN MAGUIRE: Okay. Nothing going on.

15 CONDITIONAL RELEASE OF RETAINAGE - TW "D"

16 CHAIRMAN MAGUIRE: Okay. On the agenda, the
17 formal agenda, we have Taxiway D reconstruction
18 project.

19 MR. WUELLNER: Correct. This is just release
20 of retainage. The project's complete, as I
21 mentioned earlier in the project updates.

22 The closeout documents have been sent to FAA.
23 This authorizes, once that closeout process is
24 complete, the release of retainage to CGC
25 Construction, who is the contractor, in the amount

1 of \$285,168.22.

2 CHAIRMAN MAGUIRE: Okay. And we have to vote
3 on that?

4 MR. WUELLNER: Yes, you do.

5 CHAIRMAN MAGUIRE: Okay. A motion,
6 discussion? Anybody want to make a motion so we
7 can discuss?

8 MR. OLSON: So move.

9 CHAIRMAN MAGUIRE: So moved. Second?

10 MS. GREEN: Second.

11 CHAIRMAN MAGUIRE: Okay. Discussion?

12 MS. LUDLOW: Well, yes. I didn't start
13 listening in time, so what did I miss?

14 MR. WUELLNER: Just the -- this is the release
15 of final retainage to the contractor for
16 Taxiway Delta.

17 MS. LUDLOW: Okay. Thank you.

18 CHAIRMAN MAGUIRE: Public comment?

19 (None.)

20 CHAIRMAN MAGUIRE: Seeing none, bring it back
21 to the board. All in favor?

22 MS. GREEN: Aye.

23 MR. MIRGEAUX: Aye.

24 MS. LUDLOW: Aye.

25 MR. OLSON: Aye.

1 CHAIRMAN MAGUIRE: Aye. Opposed?

2 (None.)

3 CHAIRMAN MAGUIRE: Five to zero.

4 MR. WUELLNER: Thank you.

5 CHAIRMAN MAGUIRE: Okay. Agenda item policy
6 amendment has been postponed. Lease policy
7 suggested revisions, that's been postponed.

8 MR. WUELLNER: Yeah.

9 CHAIRMAN MAGUIRE: Flip through all of these
10 pages here. I guess we go straight to -- I'm out
11 of pages. Okay. Discussion item board committees.
12 I think what we're going to. Robert Olson.

13 BOARD COMMITTEES - ROBERT OLSON

14 MR. OLSON: Okay. This is a discussion item
15 around the question of should our Airport Authority
16 establish standing board committees. And I
17 provided a bunch of slides in advance, so I
18 won't -- assuming people have looked at them, so I
19 won't read them, but I will talk through them a
20 bit.

21 The standing board committees are very common
22 with airport authorities, airport governing boards.
23 And I've been very interested in the issue, and
24 I'll explain a little later why, but I've looked at
25 other -- tried to find other airport authorities

1 and airports that are -- are more similar to what
2 we are here, and actually there aren't that many.

3 Most airports and airport governing boards for
4 airports in Florida, which is what I've been
5 looking at, they have a parent organization.
6 They're either under the county, the city, or -- or
7 actually part of the transportation division of a
8 city.

9 So I've found two airports that I think are
10 interesting to look at and learn from relative to
11 this question. One is Naples. Naples' airport
12 authority has five commissioners appointed by the
13 city, but they have two standing committees, an
14 audit committee, which I think is probably the most
15 important thing we should consider here, and a
16 consultant selection committee.

17 The audit committee does a couple of really
18 important things. One is -- or probably the most
19 important is to -- is to look at the audit
20 assignment. When we receive our annual audit, what
21 you see is a bunch -- at the beginning is a bunch
22 of qualifiers: We absolutely are confident in
23 saying this, but we did not look at this and this
24 and this.

25 An audit committee sits down with the

1 accounting firm prior to the beginning of the audit
2 and discusses what should be in that audit
3 committee.

4 And one of the reasons that I think is most
5 important for us to consider an audit committee is
6 what we found in the last year, that one of our
7 major contracts, the financial provisions of one of
8 our major contracts, the escalation clause on
9 the -- in the FBO contract for fuel flowage was not
10 being implemented. And that happened -- and that
11 was -- that contract dates to 2005. The escalation
12 would have kicked in three years later.

13 So we went for ten years with a confident
14 clean audit, but what the assignment didn't do was
15 look at to determine whether the -- the FBO
16 contract provisions were reflected in our
17 financials -- our Authority finances.

18 So, to me, that was a big thing. And it's
19 something that we discovered this year, and I feel
20 it makes us accountable for -- to our -- to our
21 county, to our citizens of our county to answer the
22 question, well, okay, this happened. What are you
23 going to do about making sure it doesn't happen
24 again? And I think perhaps this is probably the
25 best answer for that.

1 The other more very common standing committee
2 is consultant selection committee. And I can talk
3 later about why I think that could be important for
4 your Authority.

5 Then I showed the Gainesville-Alachua
6 Airport Authority. That's a nine-member authority,
7 five appointed by the county -- by the city, one by
8 the county, and three by the governor. So it's
9 more strongly under the City of Gainesville. They
10 have four standing committees.

11 And of course these -- under Florida law,
12 these board committees are all -- they meet in a
13 public session. It's an open meeting. So that is
14 a requirement that would have you could say a bit
15 of a burden that would have to -- and a bit of a
16 cost that would have to come in if we went to these
17 committee structures.

18 Contract procurement committee, I'm jumping
19 around a bit, but I think there's -- if we look at
20 again, and I don't want to beat up on it, but the
21 FBO contract, it's real interesting that the
22 contract that was struck in 2005 committed us to
23 the contract for 30 years.

24 I -- I assume and I hope that got board
25 discussion that term because the -- the contractor

1 can actually leave us by that contract provision in
2 45 days. It seems lopsided.

3 Sometimes there's a -- when there's a
4 long-term commitment, there's a sizeable capital
5 investment that needs to be amortized by the
6 contractor. Maybe that was the case here, but to
7 me, these kinds of issues really deserve kind of a
8 specific attention that a standing committee would
9 give.

10 But what I thought was -- would be a good
11 example of having or why a contract procurement
12 committee is -- is important would be just simply
13 look at our contracting for the last three
14 master plan updates.

15 We, I guess, have a pattern of doing a
16 master plan update every ten years. But the actual
17 firm that was selected, the scope of the
18 contract -- of the work are very very -- were very
19 different for the last three master plans.

20 And I looked back at the -- the '95
21 master plan's very very expansive, very out there
22 from a -- I'm looking for the exact words, but this
23 is the plan that involved greatly expanding the
24 primary airport land area, shifting/relocating
25 U.S. 1 FEC rails, and having a cost of nearly

1 \$200 million in those years, 1995 years, and a lot
2 of attention to financing all of that expansion,
3 using the Authority's bond funding capacity through
4 its mill levy powers.

5 And a lot of that master plan obviously has
6 not been pursued. So one can question was that too
7 out there, something beyond the desire and the
8 capacity of the airport to actually want to do and
9 maybe not the market to do it, also.

10 But it was a plan and it was the master plan
11 that we had until 2005 when to me that probably
12 was -- from a scope and contractor standpoint,
13 probably a plan that we can look back on that was
14 very appropriate and was -- the most important
15 things in that plan were implemented. And that was
16 the plan that was produced in 2005 and resulted in
17 the airport making a series of improvements to be
18 certified for commercial air travel.

19 And the Part 139 certification had just been
20 completely updated in 2004 and the -- I guess you
21 could credit that master plan and the follow-on
22 that this Authority did from that to be the reason
23 that we can have again airline, scheduled airline
24 service here this month.

25 The 2020 master plan we talked about earlier

1 in the meeting. That scope must have been directed
2 towards creating a capital improvements program,
3 having that as a focus. There were other things
4 that were looked at. But I think, as we have
5 observed, as -- it may need to be supplemented
6 by -- in order for us to have a really useful plan
7 to rely on to make our decisions.

8 But one of the things that I was -- as a
9 member of the master plan advisory committee was
10 frustrated with was something else that probably
11 could be really focused on in a consultant
12 selection committee, and that was the plan got
13 underway in early 2018; it was not completed until
14 mid 2020. So it was 30 months between inception
15 and completion. And the frustrating thing was when
16 our -- our plan was completed in 2020, mid 2020, it
17 had 2017 data on it -- in it to describe our
18 airport.

19 So I really think that there are needs and
20 opportunities in consultant selection to look from
21 a policy level standpoint on scope being very
22 important, what is it we want to do, what do we
23 want to look at in the master plan, and even things
24 like schedule.

25 That's about it. Again, I -- those two

1 standing committees seem to be the most
2 important -- to me, the most important things we
3 can -- we should consider, and I really believe the
4 audit committee is something that we absolutely
5 need to do. And I guess we need -- I mean, this is
6 a discussion, but we're -- we're initiating the
7 audit for the coming year or for the last year
8 right now. Probably an important thing for us to
9 do.

10 CHAIRMAN MAGUIRE: Okay.

11 MR. OLSON: That's it.

12 CHAIRMAN MAGUIRE: Comments?

13 MS. LUDLOW: Yes.

14 CHAIRMAN MAGUIRE: I have one --

15 MS. LUDLOW: I'm sorry.

16 CHAIRMAN MAGUIRE: -- okay? I like the idea
17 of an audit committee, whether it's the city, the
18 county, because I've had numerous arguments with
19 the city exactly over this issue. When I was a
20 commissioner, same thing.

21 And if you look at the audit done by the
22 professionals, what they really focus on is, did
23 you do things correctly? It doesn't audit how you
24 did it, when you did it, should you have ever done
25 it. What audits is, according to the regulations

1 and the guidelines, did you follow the format,
2 okay? And I though anybody can do that. I don't
3 agree with it. But -- and the City of
4 St. Augustine is horrible. Far worse than -- than
5 any other I've seen.

6 So I like the idea of an audit committee. And
7 your idea of bringing it up -- your example. And
8 to me another example is, as Ed knows, I've been --
9 and Suzanne, I've been disappointed in our
10 insurance program for years. And I think an audit
11 committee would go through and rip that thing apart
12 and say, you don't need this, you don't need that,
13 you're paying too much or whatever. An audit
14 committee could do that.

15 My biggest concern -- and this is not a
16 negative, but my thought -- but my biggest concern
17 is the time factor. I mean, if it's a cost, we'll
18 pay the cost. It's a time factor. How many of us
19 have the time to be on a committee?

20 So my -- my next question is, does the
21 committee have to be -- I'm assuming it has to have
22 the committee chair being one of our members, but
23 the committee itself could it be made up of outside
24 members, outside people?

25 MR. OLSON: I -- maybe so. The two examples I

1 have, the committee members are made up of the
2 actual authority members of the -- in one case, the
3 chair of the authority is a member of both -- or
4 those committees.

5 CHAIRMAN MAGUIRE: Yes.

6 MR. OLSON: But these committees, while their
7 role may be important, it's not a lot more board
8 time per year.

9 You can see in -- in the slides how often --
10 just looking at Naples, the audit committee meets
11 twice. One is the assignment meeting, the other
12 one is the review of the audit. So that's two
13 meetings.

14 I looked at the video of the -- the second
15 meeting and it was like an hour. And in those
16 cases, the -- in Naples, the CFO -- to partially
17 answer your question, the chief financial officer
18 of the City of Naples sits with that committee, but
19 it's members of the authority.

20 The consultant selection committee, it's major
21 consultants contracting. We may not even have a --
22 have that kind of activity that would require more
23 than a couple of meetings necessarily. In Naples,
24 again, that committee met three times.

25 And -- and it could be -- as far as board

1 time, it could be a committee meeting that happens
2 immediately before an Authority meeting. So it's
3 twice a year someone coming in an hour early to --

4 CHAIRMAN MAGUIRE: I understand that. I was
5 on the committee with the Salvation Army and the
6 time spent at my office going over financials far
7 exceeded any time that I spent in committee
8 meetings over the course of the year. So it's not
9 the meeting time that keeps us up --

10 MR. OLSON: It's the outside.

11 CHAIRMAN MAGUIRE: -- it's the outside time
12 where you do your homework, do your research, and
13 come to a conclusion. But I like the idea of an
14 audit.

15 The other one is your comment on -- on a
16 business plan. When this -- 2020 plan was put
17 together, that was one of my biggest issues. I
18 don't know on some issues when I vote to approve
19 this building construction how that fits into the
20 overall scheme of how we're designed to grow
21 because we didn't have a business plan. We need a
22 business plan, and I totally agree with that and
23 I'd love to see a business plan put together.

24 So pass it on for comments. Any other
25 comments?

1 MS. LUDLOW: Yes. I was wondering the same
2 thing. I mean, what do we do about the
3 Sunshine Law? So, in my mind I'm trying to think
4 of everything.

5 The idea of the members, committee members
6 meeting, I had -- of the meeting is a good one,
7 because that way we already have things recorded,
8 it could be advertised at the same time.

9 But -- but the other thought was to have one
10 committee member and then outside executives,
11 outside people in the field, a CPA or something.

12 CHAIRMAN MAGUIRE: To your comment, they're
13 still subject to the Sunshine Law. So if you have
14 a committee that in some way manipulates, handles,
15 controls, discusses --

16 MS. LUDLOW: Even one.

17 CHAIRMAN MAGUIRE: -- if you have a committee
18 that's involved with government funding of an
19 operation, you're subject to Sunshine.

20 MS. LUDLOW: That just answered my question.

21 CHAIRMAN MAGUIRE: Yes, and that's a
22 problem -- or it's not a problem depending on which
23 fence you're on.

24 MS. LUDLOW: But -- but I do like the idea of
25 the audit committee because, I mean, there's

1 still -- obviously because I go over these things
2 over and over. But like poor Justin, you know, he
3 signs checks and we never know what he signs checks
4 for or anything. It'd be good to have some kind of
5 a report. Don't you go to the office and sign
6 checks?

7 MR. WUELLNER: We don't do checks.

8 MR. MIRGEAUX: No.

9 MS. LUDLOW: Well, what do you do as
10 treasurer?

11 MR. WUELLNER: All of --

12 MR. MIRGEAUX: Everything here is -- any type
13 of -- any type of transaction that would rise to
14 the level of the board's attention is debated here
15 and signed here.

16 MS. LUDLOW: I see. Bruce, do you go -- you
17 don't go by the office and sign checks or anything?
18 Same thing?

19 CHAIRMAN MAGUIRE: Me?

20 MS. LUDLOW: Uh-huh.

21 MR. WUELLNER: We don't issue checks.

22 MS. LUDLOW: Oh, okay.

23 CHAIRMAN MAGUIRE: Yeah.

24 MS. LUDLOW: Well, I thought remembered that
25 when Kelly was here.

1 MR. WUELLNER: Years ago, we did.

2 MS. LUDLOW: Oh, okay. Thank you.

3 MS. GREEN: I signed them years ago.

4 MS. LUDLOW: That's right. Thank you.

5 All right. So I didn't know --

6 CHAIRMAN MAGUIRE: Okay.

7 MS. LUDLOW: -- that that had been changed,
8 because that's interesting with the financial part
9 of it.

10 But if we do have an audit committee, they
11 have to be chartered, I guess, which defines --
12 which validates the whole thing.

13 MR. OLSON: Wouldn't it be part of the bylaws,
14 likely? I'm not sure.

15 CHAIRMAN MAGUIRE: Both of you to me are
16 presenting a lot of good questions. We don't have
17 an audit committee. We have to design one. Do we
18 want it to go in detail, excruciating detail, into
19 the bowels of the system or just to superficial or
20 medium level? You know --

21 MR. OLSON: Again, you've got examples out
22 there to look at.

23 CHAIRMAN MAGUIRE: Yes. So -- so my point is
24 you brought up two good points, I believe, or
25 three, about committees.

1 Where do we go from here, okay? Who do we --
2 as a board, who are we going to say develop an
3 audit committee, put together the plan for an audit
4 committee? Is it going to be one of us or are we
5 going to point to the staff and -- and I guess that
6 staff may not have time to do everything we want.
7 So --

8 MS. LUDLOW: I'd like to throw another monkey
9 wrench in that. Thank you. Because is it -- this
10 is usually the month where the members decide on
11 what committees, you know, they want to be on and
12 like who's going to be chairman.

13 And as I remember, these things, I think Ed
14 asks for them and we send our selections to Ed. So
15 I mean, that's another thing to think about when
16 we're doing a committee.

17 CHAIRMAN MAGUIRE: So my suggestion would be
18 that we ask staff to keep -- if possible, talk to
19 Naples, talk to Gainesville and the others, see if
20 they can send us some of their documents on
21 their -- how their audit committees work, and he
22 can pass those out and that will be a starting
23 point.

24 MS. LUDLOW: I don't think staff should have
25 to do that. I don't because I think the audit

1 committee is something that the board should do,
2 and so they should be the ones to do it.

3 CHAIRMAN MAGUIRE: That's what I said.

4 MS. GREEN: I think that's what he's saying.
5 So we can make a decision on how we want to do it.

6 CHAIRMAN MAGUIRE: They get --

7 MS. LUDLOW: Yeah, but they're getting the
8 information --

9 CHAIRMAN MAGUIRE: And distributing it --

10 MS. LUDLOW: -- and I think up some of us
11 should get the information.

12 CHAIRMAN MAGUIRE: And distributing it to us.

13 MS. LUDLOW: I'm saying it might be a good
14 member if a board member got the information.

15 CHAIRMAN MAGUIRE: If you -- if you want to --
16 and the problem is if you get the information, you
17 can't distribute it to us. You have to send it to
18 the staff.

19 MS. LUDLOW: I mean, tell me, can I -- if I
20 send something to the whole five members, isn't
21 that -- isn't that, because you send it to all five
22 members, isn't that okay --

23 CHAIRMAN MAGUIRE: No.

24 MS. LUDLOW: -- you just cannot send it to
25 one?

1 CHAIRMAN MAGUIRE: No.

2 MS. LUDLOW: You cannot send it.

3 CHAIRMAN MAGUIRE: You cannot --

4 MS. LUDLOW: If it has nothing to do with a
5 voting thing like this committee?

6 CHAIRMAN MAGUIRE: If you send information --
7 now the way I've always understood it, if I send
8 information out to the other five -- other four
9 board members, I am subject to being scrutinized
10 for violating the Sunshine Law, okay?

11 And the basics that I was told when I was a
12 commissioner was if I ever do anything with, in
13 this case you four, I'd better make sure that a
14 newspaper or some press person is standing right
15 beside me, and in advance I give notification that
16 I'm going to talk to you. Even if it has nothing
17 to do with it, I have to tell somebody, they have
18 to publicize it, and somebody has to be there to
19 say that we didn't do anything wrong.

20 MS. LUDLOW: I thought you could still have
21 like social activities, you just could not present
22 an air of impropriety.

23 CHAIRMAN MAGUIRE: You -- you can have social
24 activities, yes, but they're very delicate. So
25 most people don't have them. Am I wrong, Doug?

1 MR. BURNETT: Yeah, the one thing I would
2 comment on -- and this is for each one of you to
3 individually think about. If you send something
4 that potentially in any remote fashion could come
5 before the Authority, your challenge is -- and even
6 this audit committee issue, you may find something
7 that's really great from some jurisdiction. If you
8 send an e-mail to the other members, any individual
9 member or all five, if one of them responds back to
10 you, then it's a potential Sunshine Law violation.

11 You can't control how someone else may respond
12 to you. So someone may respond to you, for
13 example, I don't agree or I do agree. Well,
14 instantly there's a problem. The issue's going to
15 come before the Authority.

16 Now there's a lot of ways to rectify it and
17 obviously you bring it here, you enter it into the
18 record during a meeting, you make everyone aware of
19 the communication. But at the end of the day,
20 that's the -- that's the real risk in
21 communicating -- with any one of you communicating
22 to the others.

23 If you'll note, for example, when I sent my
24 e-mail out transmitting to you the redline, one of
25 the concerns that I had was that any one of you

1 might respond back to the group.

2 MS. LUDLOW: Right.

3 MR. BURNETT: Even harmlessly you hit "reply
4 all," instead of just "reply," you meant to just
5 send the comment to me, you hit to all and now
6 you've got a comment that says I agree with
7 everything but section whatever.

8 MS. LUDLOW: Oh, yeah. What --

9 MR. BURNETT: Well, there would be a problem.
10 So the one thing I would say is be very
11 cautious. Just run it through Ed if you need --
12 think something needs to get out to something else.
13 That way, he can be the point of contact that sent
14 it out, put it in the record and make sure that
15 it's covered --

16 MS. LUDLOW: Well, I just think --

17 MR. BURNETT: -- and we don't get the direct
18 response between any one of you to the other
19 members.

20 MS. LUDLOW: I just thought he might be
21 overworked.

22 CHAIRMAN MAGUIRE: But if you want to collect
23 data on an audit committee and send it to Ed, he
24 would probably be happy that he doesn't have to do
25 it because you're doing it.

1 MS. LUDLOW: Thank you.

2 CHAIRMAN MAGUIRE: Okay.

3 MS. LUDLOW: Thank you. I just might fly down
4 to Naples for ice cream.

5 MR. WUELLNER: What are you collectively
6 planning to do with this?

7 CHAIRMAN MAGUIRE: Well, that's good. Where
8 do we go from this? Because I like the idea.

9 MR. WUELLNER: Because I have -- I have
10 comments that I hope are helpful.

11 I think you're in a way creating something
12 that's already in existence in many respects. And
13 I just want to remind you--all of what you currently
14 do and how you go about it. Not to say it can't be
15 tweaked and made better or completely changed and
16 made better. That's obviously a board kind of
17 decision.

18 But with reference to the audit committee, I'm
19 looking at -- I'm looking at your Naples slide, as
20 an example and, you know, it basically does two
21 things. One, you know, puts -- puts scope together
22 or input into the scope, selects the firm, you
23 know, provides them direction, and then the last
24 piece of it of course is receives the audit and
25 reviews that -- that audit.

1 You all -- you really have -- you do that
2 already. You selected the current auditor firm.
3 You reviewed those proposals. You decided who our
4 auditor was going to be. That's not a staff-level
5 decision. Never has been. The most we do is put
6 the advertisement out and gather the proposals, for
7 lack of better, as a -- as a central point. But
8 that decision was made by the board.

9 MR. MIRGEAUX: Not to interrupt, but I'm
10 interrupting. That was a multiyear engagement or
11 was it just single-year?

12 MR. WUELLNER: Yes, it allows you to do that
13 for I believe three years and add two more. So you
14 have that -- you can change horses any time.
15 That's just as a reminder.

16 MR. OLSON: So just following up on what you
17 just said, what would -- what would your answer be
18 as to what -- what is our response to the issue of
19 ten years of inconsistency between --

20 MR. WUELLNER: Well, I --

21 MR. OLSON: -- a major contract?

22 MR. WUELLNER: I agree. I think -- I think
23 you've got two things going on.

24 I want to make sure everybody's completely
25 clear that the audit process you've used for 25

1 years or longer, you know, meets the -- meets the
2 requirements of the state's audit requirements that
3 we have to conduct and send each year to the state.
4 It also meets the requirements of the single audit
5 standards that relate to the -- any federal grants
6 we get over a certain threshold value. So it meets
7 the test, if you will, of just basic audit.

8 Can it be improved? Can the scope be enlarged
9 even on a year-by-year basis? Absolutely. I will
10 just remind you, I'm not opposed to expanding that
11 scope at any time for any period of time, but just
12 remember scope costs money, and you just need to be
13 aware of that up front, that when you add a task,
14 whatever that is, whether it's deep dive into
15 leases or a deep dive into fuel flowage or
16 whatever -- whatever your issue of the year is, for
17 that matter, or focus, just remember that scope
18 adds money. And that's okay, just as long as you
19 know that up front.

20 As far as receiving and looking at the audit,
21 you know, I think that's -- you're making judgment
22 calls. You know, it either passes muster as an
23 audit or it does not or it has, you know, things
24 like management comments or other things that might
25 be included in the audit for, you know, staff to

1 deal with; in other words, directed from the
2 Authority to do and the like.

3 I think the step, if I were to insert one in
4 the -- in the audit piece now, would be that at the
5 point where we do the annual engagement letter,
6 which is really defining the scope of the audit,
7 which is -- typically doesn't change each year,
8 that's a -- that's an input point for the board
9 now.

10 I think that would be a great place that as we
11 get that -- that scope letter or whatever you want
12 to call it, that that get agenda'd and that's the
13 perfect time preaudit that you do what you want to
14 do.

15 You've reserved the rights in at least one
16 lease, if not more than one lease, to do an audit
17 of a private business here. It's -- it's really a
18 different exercise in your annual audit, and in
19 some cases as I've learned, you need to be --
20 notify a year in advance because you need to
21 collect the data for a full year in order to get
22 results, as an example fuel flowage or something
23 like that, in terms of the actual details of what
24 was sold for the transactional side of it.

25 Those are all good things. So we can -- we

1 can certainly improve the existing prod- --
2 product, if you will, because if there's interest
3 in expanding the scope or at least reviewing the
4 scope on an annual basis, we can make sure that
5 gets to you at the time -- at the appropriate time
6 of year when that would come in and you can input
7 at that point and do it.

8 The committees you're talking about largely
9 involve all five of you, anyway. I mean, your --
10 the review of the audit and acceptance of the audit
11 is done at a public meeting in a public
12 presentation. You have that opportunity not only
13 to do it privately if you wish, but you also get
14 the public opportunity to review the scope of the
15 audit. So that's really already on your table.

16 Now, if you transition over to projects or
17 consultant kind of projects --

18 MS. LUDLOW: Can I say something about the
19 audit?

20 MR. WUELLNER: Absolutely.

21 MS. LUDLOW: I disagree --

22 MR. WUELLNER: Okay.

23 MS. LUDLOW: -- because -- because we're
24 looking at it and, you know, just like all those
25 questions I have to ask you, then that should

1 already be in the audit. I mean, that should
2 already be in the financial statements.

3 Like we could approve the September financial
4 statements. There's no reason why we're not
5 looking over and having questions about the
6 financial statement for September. You know, by
7 the way, we didn't do it for October, either. We
8 didn't ratify that.

9 MS. GREEN: October's the next fiscal year.

10 MR. WUELLNER: That's why it's not. They're
11 not -- they're not tied together and then they
12 follow through --

13 MS. LUDLOW: I thought it was because we
14 didn't have a profit and loss --

15 MR. MIRGEAUX: We did.

16 MS. LUDLOW: -- statement. No, we didn't.

17 MR. WUELLNER: We didn't have a meeting that
18 covered.

19 MS. LUDLOW: That's right. We had a workshop.

20 But I think that -- that the audit -- it's not
21 audit; it's our financial statements. What goes
22 in, I think that being on the airport board, we
23 should know -- we should have different categories.

24 It's like staff maybe made up the categories,
25 but maybe they're different than what we want to

1 know. Like maybe we want to see the calendar -- a
2 column for a whole grant and then see it being
3 taken off, you know. There's just so much more
4 information that we just don't have. So I think we
5 really need to have an audit.

6 MR. WUELLNER: Well, that really is unrelated
7 to the audit, first of all. But second of all,
8 that data is available to you as a board member, or
9 anybody for that matter --

10 MS. LUDLOW: Yeah, but nobody can don't
11 understand it. It's not in the right order.

12 MR. WUELLNER: It's -- no, it's in the correct
13 order.

14 MS. LUDLOW: It's the order y'all put it in.

15 MR. WUELLNER: But you're mixing --

16 CHAIRMAN MAGUIRE: Excuse me. Let me jump in
17 here.

18 Reba, the information's there. There are
19 standard formats in which you present information
20 and that's what we're receiving here. If you want
21 additional information, it's there, all we have to
22 do is tell him to redo a page and show -- what you
23 just said, show us all the grants on one page so
24 we'll know. He can do that and it will take time.
25 He can do that. But that's not the traditional

1 format that you see the financials presented in.
2 And you want more information, that's great, but it
3 doesn't come in this format.

4 MR. WUELLNER: It's --

5 CHAIRMAN MAGUIRE: We have to create it.

6 MR. WUELLNER: It's also -- I think -- my
7 concern is it's getting characterized as we're
8 holding something back and that's not really what's
9 going on.

10 MS. LUDLOW: I don't understand it.

11 MR. WUELLNER: I get that. I do.

12 MS. LUDLOW: Okay.

13 MR. WUELLNER: I do.

14 MS. LUDLOW: Not that I'm accusing you.

15 MR. WUELLNER: I -- no, no. I don't mean it
16 like personally, I just mean I think what we're
17 doing on balance is his -- I have to look
18 historically, but over 25 years, frankly the board
19 never cared.

20 You know, we could have provided a ream of
21 paper each month on every transaction, every grant,
22 every -- you know, all of that because it's
23 available every month. It is -- that data exists.
24 It's not a problem to produce.

25 It just -- frankly the board didn't care to

1 get into that level of minutia, so producing all
2 that to individual board members every month fell
3 by the wayside. No one wanted it. No one was
4 looking at it. There was never any -- anything
5 coming out of that information because they're not
6 involved at that level of contract administration,
7 for lack of better words.

8 MS. LUDLOW: Right.

9 MR. WUELLNER: But they can be.

10 MS. LUDLOW: It -- it can be so totally
11 simplified -- simplified --

12 MR. WUELLNER: Unlike the word.

13 MS. LUDLOW: And yes, I do know what I'm
14 talking about.

15 CHAIRMAN MAGUIRE: You do know what you're
16 talking about, yes.

17 MS. LUDLOW: Because I was chief financial
18 officer for Prudential Network Realty, and you know
19 what we had to do? You tell your stories, right?
20 What we had to do, we had to convert Prudential's
21 insurance format to real estate.

22 CHAIRMAN MAGUIRE: And why did -- why did you
23 have to do that? Because the board required it --

24 MS. LUDLOW: No.

25 CHAIRMAN MAGUIRE: -- right?

1 MS. LUDLOW: Linda Sherrer and I required it.
2 There -- nothing was set up from Prudential
3 Insurance. We had to make it set up.

4 All I'm saying is that -- that it could be
5 simplified so that when we look -- it's very vague.
6 Like how did I know -- go back to my first
7 question. We had \$370,000 in miscellaneous. What?
8 Why do we have \$370,000?

9 So that could have been changed before it got
10 in he told -- he explained it, right? But he had
11 to explain it. I think that can be clarified, your
12 word clarified.

13 CHAIRMAN MAGUIRE: Okay.

14 MR. WUELLNER: But I think part of the
15 problem, we're trying to clarify it at a board
16 level at a board meeting, and that -- that kind of
17 question-and-answer we can do one-on-one and then
18 if you believe there's a board issue in the answer
19 or the -- the way it goes that we go about it or
20 whatever, I mean, that's a board level discussion
21 that, you know, all five of you should be involved
22 in.

23 So, you know, I would encourage you to come
24 get whatever you want and look it over and make
25 sure you, you know, you're seeing what you want to

1 see and then tell us what you want to see on a
2 monthly basis. We're happy to produce it for you.
3 It's already produced; it's just bringing it to
4 you.

5 CHAIRMAN MAGUIRE: Any other comments on the
6 standing committees?

7 MR. WUELLNER: Well, I have more --

8 MS. LUDLOW: Well, what are we going to do --

9 MR. WUELLNER: -- but I can shut up.

10 MS. LUDLOW: What is the answer?

11 MR. WUELLNER: Well, I think we covered one of
12 the two areas.

13 CHAIRMAN MAGUIRE: Okay.

14 MR. WUELLNER: One is the audit. And I
15 don't -- while I don't disagree with that --

16 MS. LUDLOW: We don't want to wait till audit,
17 you know. We want every month so I know what's
18 going on.

19 MR. WUELLNER: Yeah, I -- I understand that.

20 CHAIRMAN MAGUIRE: Let's talk about the
21 committee.

22 MR. WUELLNER: The last piece was the
23 consultant selection piece or that -- as it was
24 framed today anyway.

25 I just want you to understand that, you know,

1 airports can do this, and which -- whatever way
2 they want to kind of skin this cat, if you will,
3 relative to acquiring consultant services. We're
4 really kind of focused today on a conversation on
5 I'll call it professional consulting engineer kinds
6 of contracts with planners and engineering kind of
7 things.

8 We have always, because it's an expedient way,
9 a way of moving projects along quickly, we do that
10 consultant selection typically on a five-year
11 basis, or before we award a three-year contract,
12 there's an opportunity time for some additional
13 years, then we go through the full what they call
14 the CCNA process, which is state statute, the
15 Consultants Competitive Negotiation Act is what it
16 stands for, but it lays out in Florida Statutes how
17 we acquire professional engineering and planning
18 services for the next -- for each period of time.
19 That process we of course have reduced into our
20 policy, our purchasing policy. We follow that
21 guideline through there.

22 A part of that is establishing committees to
23 review the consultant submittals and the like. You
24 do that. You do that as a part of the board. You
25 get a stack of those.

1 You haven't hit the five-year period where
2 you're going to get inundated with two dozen
3 consultant proposals to weed through and eventually
4 short list and select someone. That's one good
5 approach.

6 The other is, especially for large projects,
7 you can -- you don't have to award all your
8 engineering work, each piece of it, or your
9 planning work to the consultant you've selected
10 even.

11 If you believe there's merits to going out and
12 looking for a stand-alone firm to do a stand-alone
13 project or to do all of your projects as a
14 stand-alone selection, that right is yours to do
15 any time. Just realize that when you trip the
16 thresholds in CCNA, you go through that entire
17 process every time.

18 In that case, if you're going to do
19 project-by-project, which I think is a lot of extra
20 work for everyone involved, you are going to need a
21 standing committee because you're going to be busy
22 frequently.

23 When you look at the number of projects you
24 guys accomplish in a year, construction, planning,
25 engineering, when you look at what your body of

1 work is every year, you're going to be doing
2 something almost constantly because the lead time
3 on this is significant. You don't just -- we just
4 don't show up at a meeting and go and award it to
5 Passero and we can move on because that's literally
6 what we can do under that.

7 MS. LUDLOW: Okay. So I could come to -- not
8 me per se. Could a board member go to your office
9 and maybe sit down with your accountant or whatever
10 and say, you know, we would like this broken
11 down --

12 MR. WUELLNER: Sure.

13 MS. LUDLOW: -- and it's broken down and this
14 broken down?

15 MR. WUELLNER: Sure.

16 MS. LUDLOW: That's a good idea.

17 MR. WUELLNER: We have -- we have right down
18 to journal entries available.

19 CHAIRMAN MAGUIRE: Yeah.

20 MS. LUDLOW: Okay. And what about the
21 committee -- but can one person -- can I meet with
22 the accountant?

23 MR. WUELLNER: Yeah.

24 MS. LUDLOW: Okay.

25 CHAIRMAN MAGUIRE: Uh-huh.

1 MS. LUDLOW: So that's not something --

2 MR. WUELLNER: They're an extension of staff.

3 MS. LUDLOW: Okay.

4 CHAIRMAN MAGUIRE: Anything else, Ed?

5 MR. WUELLNER: That's it. I'm good.

6 CHAIRMAN MAGUIRE: You have the floor.

7 MR. WUELLNER: That's fine.

8 CHAIRMAN MAGUIRE: Okay. Bob, anything
9 else -- Robert?

10 MR. OLSON: No. Just to say that or observe,
11 maybe I didn't observe it, we are -- unlike these
12 two examples that I've been talking about, we have
13 no parent government overlooking us. We are the
14 last stop, and our fiduciary responsibilities are
15 thereafter even more important.

16 MR. WUELLNER: Uh-huh.

17 MR. OLSON: We answer directly to the voters,
18 and so I feel there's a -- the activation of a
19 standing audit committee is a good -- would be a
20 good answer to anyone asking, how did this \$762,000
21 ever get overlooked for ten years?

22 MS. LUDLOW: Perfect example.

23 MR. OLSON: That we're going to be now doing
24 this. And so that's -- that's my --

25 CHAIRMAN MAGUIRE: Suzanne, comment?

1 MS. GREEN: No.

2 CHAIRMAN MAGUIRE: Justin comment?

3 MR. MIRGEAUX: I agree with Mr. Olson and I
4 agree that it's going to help move the -- the
5 business of the board towards a position of greater
6 transparency and that we take our responsibility
7 seriously, and so I -- I agree with the general
8 thrust of where you're going with this and -- and
9 including the idea of the committees that you
10 mentioned, the audit committee and the contract
11 committee.

12 I do understand that a lot of this is stuff
13 we're already doing so we would just be formalizing
14 that, but sometimes just the process of formalizing
15 that, documenting it, going through it, making sure
16 that it passes some sort of reasonability test,
17 you're -- this is how the business of good
18 government is done.

19 And then, Reba, to your point, I would say
20 that the P&L for September 30th was sent to all
21 board members on October 21st and the P&L for
22 October was -- and the balance sheet was sent to us
23 on Friday.

24 MS. LUDLOW: Yeah, I have all that. But the
25 P&L was presented at the table when we arrived for

1 the board meeting. We did not have time to go over
2 it and that's why we postponed approving it.

3 MR. WUELLNER: That was -- that was your
4 August data, but yes.

5 MS. LUDLOW: We -- but we didn't approve it
6 because we didn't have enough time.

7 CHAIRMAN MAGUIRE: Okay. Any further
8 discussion?

9 PUBLIC COMMENT - GENERAL

10 CHAIRMAN MAGUIRE: Now we have to go to public
11 comment. So I have one piece of paper, yeah, and
12 that's Len. Anybody else that wants to talk, we'll
13 call you one at a time. So Len, you want to come
14 first?

15 Len has the piece of paper, but when you get
16 up there, make sure you clearly mention who you are
17 and who you represent and the topic you want to
18 discuss.

19 MR. TUCKER: Len Tucker, and I just wanted to
20 follow up --

21 MR. BURNETT: Mr. Tucker, one moment.

22 Mr. Chair, you may want to allow this public
23 comment to either be solely directed to the last
24 agenda item or to make it where this public comment
25 could be towards the last agenda item and general

1 public comment, obviously, but you may want to
2 allow public comment as to the last item.

3 CHAIRMAN MAGUIRE: Oh, the standing
4 committees, you mean?

5 MR. BURNETT: Yes, sir.

6 CHAIRMAN MAGUIRE: Okay.

7 MR. TUCKER: Len Tucker, and under -- I'm just
8 basically representing myself at this point in
9 time. My comment is about the standing committee
10 issue and not the general comments. I don't have
11 any general comments.

12 So, my experience, the only one I have to draw
13 on, is the hospital and we have lots of committees,
14 including the audit committee and the finance
15 committee and all.

16 The whole point in having those committee
17 structures from a hospital standpoint is they're
18 manned by less than the full board. So it doesn't
19 occupy the full board's time. If the full board is
20 going to meet as a committee, it really is nothing
21 more than a workshop.

22 But by taking just a couple of members of the
23 board to be on that committee along with other
24 members that have volunteered or been selected as
25 being good people to input that information, that

1 committee might have four or five or more members
2 that aren't board members on it. They would go
3 through and do their business.

4 They have no right at the committee level to
5 actually pass anything. They could only bring it
6 back to the full board for a recommendation where
7 it's presented.

8 And so, that's a very efficient system. It
9 keeps from having the full board really consume a
10 lot of time over things that can be handled and
11 summarized more conveniently. So I think that's a
12 big advantage. You might want to take that into
13 consideration in the way that you're handling that.

14 Also, with financial statements, we approve
15 financial statements every month regardless of
16 whether it's the end of the year, beginning of the
17 year, or whatever. That financial statement is
18 given to us, it's approved.

19 In addition to that, we have lots of other
20 supporting documentation with the financials. And
21 there's almost always an executive summary
22 detailing what some of the major deviations from
23 month-to-month are.

24 Those things are I consider pretty essential,
25 and I would like to at least recommend that the

1 board consider doing that kind of thing, at least
2 have some executive summary dialogue to provide a
3 little more input of why there's some deviations.
4 That's a very important issue in my opinion.

5 Thank you.

6 CHAIRMAN MAGUIRE: Okay. I see a hand up.
7 Yes? Go ahead. Okay. I don't have any watch on
8 me, so I can't click off three minutes. But if it
9 feels like it's too long, I'm going to yet you
10 know.

11 MR. LUDWIG: My name is Jeff Ludwig. My
12 address is 5150 Belfort Road South in Jacksonville.
13 I represent Modern Aero, and I don't know from
14 Mr. Burnett's comment. Are we not to comment on
15 anything but the last item or can we comment in
16 general?

17 MR. BURNETT: I guess my -- to clarify, my
18 point to Mr. Chairman was that we should have
19 public comment on the previous agenda item and it'd
20 be obviously at the chairman's discretion if he
21 just wanted to have -- allow the speakers to speak
22 on general public comment and on the last agenda
23 item. And I think the chairman went with allowing
24 to speak on any item.

25 CHAIRMAN MAGUIRE: Yes.

1 MR. LUDWIG: Is that your wish, Mr. Chairman?

2 CHAIRMAN MAGUIRE: Yes.

3 MR. LUDWIG: Okay. Thank you.

4 First of all, board, thank you for your wisdom
5 in postponing the change in the language to the
6 operating agreements and the general master plan
7 and everything that was -- we got our first look on
8 Friday at the new language. And this is basically
9 the .3 version of what has been proposed.

10 It keeps changing each meeting. The language
11 keeps changing each meeting. So I think it's
12 something that needs to be maybe fleshed out over
13 time and something that's just not done with 24
14 hours' notice. So I applaud your withdrawal of
15 that.

16 I also thank you-all that have listened to us
17 over the last month and our concerns about what has
18 been going on with the language proposal changes,
19 because they're significant. They're not minor;
20 they're significant.

21 And the changes that were just recently
22 proposed would have a major impact not only on my
23 client, but on some other tenants here potentially.
24 So I'd tread very carefully if you're doing any
25 changes because the existing language in the

1 existing master plan have served you-all very well.

2 You can just look at the airport. It's
3 bustling, it's booming. They haven't been a
4 problem up until for some reason recently. We
5 can't really identify what the big change or the
6 reason for the sudden changes in language being
7 proposed are, but there were some.

8 Now, let me finally comment, since the big
9 elephant in the room is my client with Modern Aero.
10 They do have existing under two leases. One is now
11 month-to-month.

12 Mr. Burnett has proposed -- proposed a lease
13 which was basically on your standard form to us to
14 look at. I reviewed it. I was the one that made
15 the, quote, massive, end quote changes. They were
16 not really massive; they were really what you see
17 in most commercial negotiations in tenant leases.

18 We're not talking about a little 40-foot
19 T-hangar, trying to deviate in some huge language
20 change. We're talking about a business that is
21 bringing significant revenue -- it's going to bring
22 significant revenue to the airport just like the
23 airline coming. The only difference is we're
24 paying rent. We're paying rent currently. We're
25 not getting anything for free.

1 And we want to pay rent. We want to be a
2 good -- my client wants to be a good tenant here.
3 We want to be a productive tenant. We're
4 providing -- I think we provided a list of the
5 people who we're providing jobs for.

6 What I would ask is this, you don't leave us
7 in purgatory here for going forward with the
8 changes that have been postponed. I would ask that
9 you direct staff to negotiate with us.

10 We only did one volley to your attorney, and
11 then all of a sudden it's massive changes. Well,
12 typically what happens is the attorney comes back
13 with his suggestions. That didn't happen. It
14 hasn't happened --

15 CHAIRMAN MAGUIRE: Mr. Ludwig, you're getting
16 too far.

17 MR. LUDWIG: Two minutes?

18 CHAIRMAN MAGUIRE: No.

19 MR. LUDWIG: Okay. Can I have 30 seconds?

20 CHAIRMAN MAGUIRE: No. Your time's up.

21 MR. LUDWIG: I'd ask you to have him at least
22 negotiate with us and finalize our lease. That's
23 all we ask.

24 CHAIRMAN MAGUIRE: Thank you. Okay. Next?
25 Yeah.

1 MR. LIOTTA: Matt Liotta, 93 Lake Mist Court,
2 St. Johns.

3 So, first of all, since we are aware that
4 sometimes things get overlooked by the board, we
5 still haven't had the board address the fact that
6 the director sent and attempted to do unlawful
7 policymaking regards his no-jet e-mail from July.
8 Again, the board needs to act here and deal with
9 this issue. We would appreciate that you would do
10 that immediately.

11 Additionally, your own rules, minimum
12 commercial operating standards, give exactly the
13 director exactly 90 days max to respond to an
14 application. Our application for our amended lease
15 went in in May and 90 days has since passed. You
16 need to respond in a timely fashion per your own
17 rules and it needs to be against the existing
18 policy. You can't just make up this idea that you
19 can change the policy any time you want and then
20 just stop entering into leases. That's not how it
21 works.

22 And to the point about whether we're using a
23 form lease or not, the director's own comments in
24 previous board meetings, he explained to the board
25 members that 135 and 121 carriers are very

1 different and it's not appropriate, according to
2 his own word, to use a standard lease for them.
3 They need to be special.

4 Finally, I would point out to you, and I will
5 make this statement clear, your form lease violates
6 the FAA assurances clauses. I would challenge the
7 board to ask for a legal opinion from your attorney
8 that your form lease actually complies with the FAA
9 assurances. I promise you, it does not and you
10 need to know that so that the form lease can be
11 revised to actually be legal and fully enforceable.
12 Thank you.

13 CHAIRMAN MAGUIRE: Thank you, very much.
14 Anybody else?

15 (None.)

16 CHAIRMAN MAGUIRE: Okay. Seeing no further
17 hands, I'll bring it back to the board. Now we'll
18 go to each member and we're going to start off with
19 Reba Ludlow. This is new information that has not
20 been presented before, Reba.

21 MEMBER COMMENTS AND REPORTS

22 MS. LUDLOW: Oh, I thought it -- I thought it
23 was our committee reports.

24 CHAIRMAN MAGUIRE: You can talk about it.

25 MS. LUDLOW: Is that it? All right. So I'm

1 on TPC [sic], which is a very very good board and
2 I'd like to pass this around and let everybody look
3 at it.

4 MR. WUELLNER: TPO.

5 MS. LUDLOW: And it tells you what they're
6 doing on May Street and where the flood's going to
7 be, and I wish we could do -- incorporate
8 something, you know, like that.

9 CHAIRMAN MAGUIRE: Okay. That's it? Thank
10 you, very much. Robert?

11 MR. OLSON: Oh. Yes. Let's see.

12 On November 9th, I attended another luncheon
13 of the National Space Club down in Cape Canaveral.
14 The speaker, the program was the president, Barry
15 Butler, president of Embry-Riddle Aeronautical
16 University. And everyone knows that they're based
17 at the -- in Daytona. They are launching a
18 research park, an aerospace research park there.
19 So I think that's interesting to us, given our look
20 at aerospace initiative.

21 And December 3rd, the EDC breakfast is -- the
22 topic is workforce. Workforce training. And just,
23 I guess, as a personal Authority note, I'm happy to
24 say that my wife and I are booked on the first
25 Elate -- Elite Air flight out of here on the 19th.

1 So we'll be going out, and we're hoping that they
2 will serve us really nice treats on that flight --
3 on the way to Newark.

4 CHAIRMAN MAGUIRE: And you'll come back and
5 give us a report.

6 MR. OLSON: Yes.

7 CHAIRMAN MAGUIRE: Sounds good. Suzanne.

8 MS. GREEN: I just want to thank -- I know all
9 the effort that's going on with the lease
10 agreements and policy changes, and I want to thank
11 Mr. Burnett and Ed and our tenants potentially that
12 all the work that we're trying to do to accomplish
13 this.

14 I know it's taken a lot of work and I
15 appreciate them calling and coming to my office and
16 spending the time that way. So hopefully we'll
17 rectify this and -- and work it out the right way.
18 So I appreciate it.

19 CHAIRMAN MAGUIRE: Thank you. Justin?

20 MR. MIRGEAUX: I'd echo what Suzanne said and
21 kudos to you both, and I appreciate the steps that
22 you're making to accommodate one of our, you know,
23 current tenants and our new tenant.

24 I would also echo that -- and this is a --
25 it's a lease policy issue and to the extent where

1 we can finalize and, you know, take our first step
2 forward together with our tenant, I would encourage
3 you to do that.

4 Just in general, demand for our hangar space
5 in the South GA is only going to increase. I mean,
6 we heard the population numbers, the growth
7 numbers. It's -- there's only more people coming
8 here. And the current master plan posits 70
9 additional T-hangars in the South GA area, 11
10 additional hangars on top of that -- I'm assuming
11 those are like a box hangars -- and all of that
12 going in expansion west to U.S. 1.

13 A couple of other things that jump out at me
14 from the master plan is that St. Johns is
15 actually -- we lag the state average, the Florida
16 state average for the average weekly wage, and
17 Florida lags the U.S. average for the average
18 weekly wage. However, juxtapose that with the
19 St. Johns median household income is number one.
20 We're the number one county in the state of
21 Florida.

22 So I think that the opportunities exist for
23 businesses to locate here or relocate here and to
24 thrive here. So where -- where we can accommodate
25 as -- as landlords essentially and as a board, I

1 think we need to do that. And if that means we
2 need to get creative, then I say we get creative.

3 But the reason why I asked Mr. Dean during his
4 comments about the mix between residential and
5 business tax receipts is because I have heard him
6 say before that, you know, what we're striving for
7 is moving away from the 95/5 that you saw when you
8 were on the commission to, you know, the 80/20 that
9 we have now to something that's more in line with
10 the rest of the state of Florida where we have
11 65 percent of our receipts are coming from
12 residences and 35 percents of our receipts are
13 coming from businesses. And where we can
14 accommodate a new business, a growing exist, I
15 think we need to make that a priority.

16 CHAIRMAN MAGUIRE: Okay. I have nothing.
17 Doug, do you have anything? Ed?

18 MR. WUELLNER: No.

19 CHAIRMAN MAGUIRE: Adjourned.

20 MS. GREEN: December 13th?

21 CHAIRMAN MAGUIRE: Oh, December 13th.

22 MS. GREEN: 4:00?

23 CHAIRMAN MAGUIRE: I even have it right here
24 in front of me. 4:00.

25 (Meeting adjourned at 6:13 p.m.)

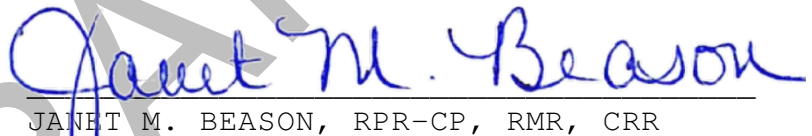
REPORTER'S CERTIFICATE

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

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

Dated this 6th day of December, 2021.



JANET M. BEASON, RPR-CP, RMR, CRR

AUDIENCE MEMBER: [4] 15/10 15/24 74/5 74/7 CHAIRMAN MAGUIRE: [228] COMMISSIONER DEAN: [7] 66/2 66/5 70/1 70/4 71/20 71/23 72/11 MR. BEYERS: [2] 72/16 72/18 MR. BURNETT: [28] 23/1 25/14 25/21 25/23 26/5 26/10 26/12 28/6 28/25 29/4 32/7 33/5 34/22 34/25 35/3 35/20 36/6 36/8 36/12 47/18 74/12 93/1 94/3 94/9 94/17 111/21 112/5 114/17 MR. HARVEY: [5] 61/9 61/16 61/19 62/7 62/11 MR. LIOTTA: [1] 118/1 MR. LUDWIG: [6] 114/11 115/1 115/3 117/17 117/19 117/21 MR. MIRGEAUX: [35] 8/23 8/25 9/2 9/19 9/22 10/4 10/8 10/17 10/22 11/1 11/5 11/9 12/24 13/14 13/18 18/25 19/2 35/2 35/6 36/19 42/25 55/4 64/17 64/21 64/24 69/20 70/3 70/20 75/23 88/8 88/12 96/9 100/15 110/3 121/20 MR. OLSON: [46] 5/21 13/2 13/11 16/12 27/8 28/9 29/1 29/15 30/10 30/20 31/2 31/7 31/11 36/4 36/7 37/10 50/2 50/8 50/11 50/16 50/18 50/20 50/24 51/5 51/8 52/15 54/1 54/16 54/19 54/24 75/8 75/25 76/14 83/11 84/25 85/6 86/10 89/13 89/21 96/16 96/21 109/10 109/17 109/23 120/11 121/6 MR. TUCKER: [4] 72/20 73/12 111/19 112/7 MR. WUELLNER: [162] MS. GREEN: [36] 3/7 4/1 5/22 14/13 14/19 15/20 16/11 18/24 21/24 22/2 22/11 22/18 22/20 25/13 30/5 30/11 33/10 33/12 33/16 34/6 34/11 34/18 34/20 37/12 55/2 61/13 74/4 75/10 75/22 89/3 91/4 100/9 110/1 121/8	123/20 123/22 MS. HOLLINGSWORTH: [1] 74/10 MS. LUDLOW: [229] MS. SAVIAK: [4] 51/14 52/22 56/16 57/5 THE COURT: [1] 5/12 \$ \$1.2 [3] 51/18 51/22 52/15 \$19 [1] 51/20 \$200 [1] 81/1 \$200,000 [1] 41/1 \$285,168.22 [1] 75/1 \$370,000 [2] 104/7 104/8 \$38,000 [1] 42/23 \$400,000 [1] 41/4 \$762,000 [1] 109/20 \$8 [1] 59/9 \$9 [2] 59/9 64/19 ' '95 [1] 80/20 ' ' ' .3 [1] 115/9 0 0570 [1] 1/23 1 10 [2] 62/2 70/9 10 percent [1] 70/10 104 [1] 1/15 11 [1] 122/9 111 [1] 2/11 119 [1] 2/12 12 [1] 56/20 121 [1] 118/25 123 [1] 2/13 124 [1] 2/14 12:45 [1] 39/11 135 [1] 118/25 139 [1] 81/19 13th [2] 123/20 123/21 15 [1] 1/6 17 [1] 1/22 1995 [1] 81/1 19th [2] 56/20 120/25 1:15 [1] 39/11 1st [2] 7/1 8/6 2 2.4 [4] 41/22 41/24 43/9 47/14 20 [4] 62/5 70/4 71/8 123/8 20 percent [1] 70/12 200 [2] 41/5 41/6 2000 [2] 30/7 70/23 2004 [1] 81/20 2005 [4] 78/11 79/22 81/11 81/16	2010 [1] 68/15 2016 [1] 70/6 2017 [1] 82/17 2018 [1] 82/13 2020 [7] 68/15 68/16 81/25 82/14 82/16 82/16 86/16 2021 [4] 1/6 2/5 52/1 124/10 2022 [2] 67/1 69/14 21st [1] 110/21 22 [2] 61/5 62/6 24 [1] 115/13 25 [2] 96/25 102/18 2nd [1] 66/7 3 30 [5] 19/23 20/13 79/23 82/14 117/19 30th [1] 110/20 32080 [1] 1/15 32084 [1] 1/23 35 [2] 70/16 123/12 37 [1] 2/7 38,000 [1] 47/14 3rd [1] 120/21 4 40-foot [1] 116/18 42 [1] 67/9 45 [1] 80/2 4730 [1] 1/4 4:00 [5] 1/7 3/2 3/4 123/22 123/24 5 5 percent [1] 69/8 50 [1] 43/7 50/50 [1] 43/7 5010 [1] 61/17 5150 [1] 114/12 6 60 [1] 19/24 65 [3] 2/8 70/16 123/11 6:13 [2] 1/7 123/25 6th [1] 124/10 7 70 [1] 122/8 74 [1] 2/10 76 [1] 2/10 8 80 percent [1] 70/12 80/20 [3] 70/4 71/8 123/8 825-0570 [1] 1/23 9 90 [3] 70/9 118/13 118/15 90 percent [1] 70/10 90/10 [1] 70/9 904 [1] 1/23 93 [1] 118/1	94 [1] 70/24 95 percent [1] 70/24 95/5 [1] 123/7 9th [2] 68/11 120/12 A A.A.E [1] 1/17 ability [1] 20/10 able [2] 20/5 28/17 about [70] 3/20 5/9 5/10 9/3 9/3 10/5 12/8 12/14 15/17 17/8 17/18 20/20 25/15 28/11 30/16 31/19 31/20 31/20 32/2 32/14 32/19 41/4 41/6 42/22 43/19 45/7 47/5 55/21 56/8 56/10 56/13 56/16 58/17 64/19 66/9 68/3 68/16 69/1 69/21 70/1 70/4 70/15 70/24 72/2 73/5 78/23 79/3 81/25 82/25 87/2 89/25 90/15 93/3 95/14 99/8 99/18 100/5 103/14 103/16 104/19 105/20 108/20 109/12 112/9 115/17 116/18 116/20 118/22 119/24 123/4 absolutely [4] 77/22 83/4 97/9 99/20 accept [6] 8/3 29/24 35/1 35/2 35/6 35/7 acceptance [4] 2/5 6/2 6/4 99/10 accepted [2] 38/8 66/10 accepts [1] 35/4 access [2] 60/21 73/16 accidents [1] 48/9 accommodate [3] 121/22 122/24 123/14 accomplish [2] 107/24 121/12 according [2] 83/25 119/1 accountable [1] 78/20 accountant [2] 108/9 108/22 accounting [1] 78/1 accusing [1] 102/14 achieve [1] 28/18 acquire [1] 106/17 acquiring [1] 106/3 across [3] 21/7 27/1 55/18 act [2] 106/15 118/8 action [2] 17/15 52/9 activation [1] 109/18 activities [3] 56/14 92/21 92/24 activity [7] 18/4 24/8 27/23 28/13 52/11 71/6 85/22 actual [4] 42/7 80/16	85/2 98/23 actually [21] 17/7 17/14 17/20 46/2 46/3 46/6 46/22 48/16 51/25 54/22 55/1 59/5 62/3 77/2 77/7 80/1 81/8 113/5 119/8 119/11 122/15 ad [2] 70/2 70/7 ad valorem [2] 70/2 70/7 add [7] 11/18 11/20 32/4 47/18 53/9 96/13 97/13 add-ons [1] 53/9 added [3] 11/12 68/16 72/7 adding [1] 17/9 addition [1] 113/19 additional [6] 44/13 56/22 101/21 106/12 122/9 122/10 Additionally [1] 118/11 address [6] 24/19 27/3 32/13 52/1 114/12 118/5 addressed [3] 9/5 18/1 26/3 addresses [1] 26/13 adds [3] 16/14 29/17 97/18 adjoined [2] 123/19 123/25 ADJOURNMENT [1] 2/13 adjusted [2] 43/2 43/2 adjustment [2] 44/3 44/4 administration [3] 20/24 26/2 103/6 adopt [2] 7/11 11/15 adopted [1] 23/22 adopting [1] 6/22 adoption [1] 13/4 advance [3] 76/17 92/15 98/20 advantage [1] 113/12 advertise [4] 63/4 63/5 63/5 63/9 advertised [1] 87/8 advertisement [1] 96/6 advisory [1] 82/9 advocate [1] 73/3 Aero [2] 114/13 116/9 Aeronautical [1] 120/15 aerospace [2] 120/18 120/20 affect [1] 20/1 after [4] 10/25 16/17 40/17 46/18 afternoon [5] 39/11 51/14 56/18 57/6 72/3 again [20] 4/6 11/14 18/22 19/8 33/12 33/20
---	---	---	--	---

A again... [14] 42/24 53/19 56/9 57/17 61/20 62/24 68/12 78/24 79/20 81/23 82/25 85/24 89/21 118/8 against [5] 4/3 4/18 18/12 58/23 118/17 agency [2] 62/19 63/1 agenda [39] 2/6 8/21 8/22 8/25 9/3 9/4 9/13 10/1 10/18 11/2 11/4 11/8 11/18 11/21 12/9 12/16 13/15 13/19 13/21 14/11 14/14 14/18 17/8 19/3 19/8 19/12 24/21 37/18 39/3 42/17 51/16 73/15 74/16 74/17 76/5 111/24 111/25 114/19 114/22 agenda'd [1] 98/12 ago [9] 3/23 62/2 62/5 62/7 67/14 70/9 71/25 89/1 89/3 agree [17] 10/11 19/10 20/12 29/20 31/22 33/20 33/20 37/14 84/3 86/22 93/13 93/13 94/6 96/22 110/3 110/4 110/7 agreeable [1] 19/10 agreed [1] 47/3 agreement [4] 41/17 42/21 60/4 63/15 agreements [2] 115/6 121/10 agrees [1] 24/23 ahead [6] 4/21 39/19 39/20 39/23 65/22 114/7 air [4] 61/10 81/18 92/22 120/25 aircraft [9] 55/15 55/18 55/19 61/6 61/16 61/17 61/22 62/1 62/6 airline [6] 56/17 63/8 65/16 81/23 81/23 116/23 airlines [1] 64/10 airport [50] 1/1 1/16 4/4 4/7 4/19 10/11 17/3 17/6 17/6 17/11 17/22 18/5 19/25 20/5 20/9 20/10 21/7 21/11 21/14 22/7 25/18 26/16 32/16 48/19 51/22 52/18 53/1 54/4 55/15 55/18 55/23 57/17 59/10 60/21 61/23 73/4 76/15 76/22 76/22 76/25 77/3 77/11 79/6 80/24 81/8 81/17 82/18 100/22 116/2 116/22 airport authorities [2]	76/22 76/25 Airport Authority [3] 17/22 76/15 79/6 airports [13] 52/4 52/16 52/20 53/19 53/23 53/24 55/13 58/16 77/1 77/3 77/4 77/9 106/1 Airways [1] 39/9 Alachua [1] 79/5 all [85] 3/11 3/18 4/4 5/17 5/20 6/3 8/14 11/16 12/14 12/20 15/1 15/6 15/25 20/11 21/4 22/9 23/25 24/24 25/18 25/19 26/16 28/18 33/14 34/1 34/2 40/10 42/14 47/15 49/8 49/25 55/11 57/11 57/14 58/19 59/4 59/21 62/4 62/17 65/2 65/21 65/24 66/3 66/7 67/24 69/1 72/24 74/1 75/21 76/9 79/12 81/2 88/11 89/5 91/21 93/9 94/4 94/5 95/13 96/1 98/25 99/9 99/24 101/7 101/7 101/21 101/23 102/22 103/1 104/4 104/21 107/7 107/13 110/20 110/24 112/15 115/4 115/16 116/1 117/11 117/23 118/3 119/25 121/8 121/12 122/11 all right [13] 5/17 6/3 8/14 12/20 22/9 25/18 34/2 57/11 65/2 65/24 74/1 89/5 119/25 ALLEGIANCE [3] 2/3 3/8 3/9 allocated [2] 52/17 54/8 allocating [1] 54/11 allocations [1] 51/20 allow [3] 111/22 112/2 114/21 allowing [2] 53/20 114/23 allows [1] 96/12 almost [3] 67/17 108/2 113/21 alone [3] 107/12 107/12 107/14 along [8] 15/6 16/1 32/11 58/2 67/6 67/8 106/9 112/23 already [12] 31/5 38/2 40/23 66/25 87/7 95/12 96/2 99/15 100/1 100/2 105/3 110/13 also [21] 1/14 11/18 16/12 17/18 17/21 23/6 29/6 40/20 52/3 55/10 56/22 56/25 59/2 73/14 81/9 97/4 99/13 102/6	113/14 115/16 121/24 alternate [2] 68/23 68/25 alternates [1] 68/25 alternative [1] 65/18 Although [1] 42/21 always [8] 18/6 18/9 23/23 26/24 52/14 92/7 106/8 113/21 am [3] 19/3 92/9 92/25 amend [3] 8/25 34/6 34/7 amended [6] 36/12 37/12 37/13 37/14 37/14 118/14 amending [1] 34/16 amendment [9] 9/8 9/10 9/24 19/5 34/9 35/1 37/4 37/8 76/6 amendment's [1] 36/13 amendments [1] 9/23 amenities [1] 56/22 America [1] 72/5 amortized [1] 80/5 amount [4] 9/7 38/3 54/7 74/25 Anastasia [1] 67/24 animal [2] 20/15 20/18 annual [8] 7/13 7/23 42/25 43/1 77/20 98/5 98/18 99/4 another [9] 19/23 28/1 32/10 49/20 72/12 84/8 90/8 90/15 120/12 answer [12] 27/9 28/7 69/17 78/21 78/25 85/17 96/17 104/17 104/18 105/10 109/17 109/20 answered [1] 87/20 answers [1] 10/9 anticipate [2] 46/13 50/20 anticipated [2] 52/15 53/7 any [62] 5/19 6/4 8/16 9/4 12/14 12/25 13/21 15/3 18/16 20/7 20/10 22/9 22/25 25/1 25/25 26/1 26/6 26/17 30/14 31/15 32/3 34/4 38/16 43/12 48/13 48/13 49/24 51/2 51/9 52/9 52/13 52/16 55/3 55/9 56/14 58/7 59/7 66/6 69/18 84/5 86/7 86/24 88/12 88/13 93/4 93/8 93/21 93/25 94/18 96/14 97/5 97/11 97/11 103/4 105/5 107/15 111/7 112/11 114/7 114/24 115/24 118/19 anybody [9] 4/19 4/20 21/5 44/5 75/6 84/2	101/9 111/12 119/14 anyone [2] 45/16 109/20 anything [20] 12/13 14/20 14/22 30/15 44/9 53/2 56/6 57/22 64/1 88/4 88/17 92/12 92/19 103/4 109/4 109/8 113/5 114/15 116/25 123/17 anyway [2] 99/9 105/24 anywhere [1] 41/7 ap [1] 29/25 apart [1] 84/11 appeal [1] 26/24 appear [1] 29/25 applaud [1] 115/14 application [3] 38/15 118/14 118/14 applies [1] 28/13 apply [1] 24/2 appointed [2] 77/12 79/7 appointment [2] 53/15 66/21 apportioned [1] 55/24 appreciate [4] 118/9 121/15 121/18 121/21 approach [1] 107/5 appropriate [3] 81/14 99/5 119/1 approval [5] 2/6 6/16 8/21 39/4 48/5 approve [9] 6/15 6/18 6/21 7/19 7/22 86/18 100/3 111/5 113/14 approved [5] 7/6 7/12 26/7 51/18 113/18 approving [1] 111/2 approximately [1] 51/21 are [93] 9/11 9/16 9/17 10/19 10/20 13/13 13/14 15/1 18/20 22/13 23/8 23/24 25/1 25/6 25/8 26/7 27/14 27/21 28/20 29/25 31/19 40/9 42/10 42/14 42/19 43/12 43/16 44/22 46/24 54/5 56/7 56/7 56/10 56/10 57/13 57/16 57/16 58/10 58/19 62/14 64/2 64/3 64/11 65/2 65/24 67/1 67/3 67/22 68/5 68/23 69/12 70/1 70/7 71/7 72/3 72/4 74/6 74/8 76/21 77/1 77/1 77/2 77/9 77/22 78/22 79/12 80/18 82/19 85/1 89/15 90/2 90/4 95/5 95/10 98/25 101/18 105/8 107/20 109/11 109/13 109/14 111/16 113/23	113/24 114/14 116/7 118/3 118/25 120/17 120/24 122/11 123/11 123/12 area [15] 27/15 27/23 29/18 32/20 32/21 39/2 45/9 47/22 50/6 53/16 67/20 67/23 68/19 80/24 122/9 areas [5] 27/11 67/9 67/10 67/22 105/12 aren't [3] 25/3 77/2 113/2 arguments [1] 83/18 Army [1] 86/5 around [6] 31/14 41/1 74/2 76/15 79/19 120/2 arrangement [2] 17/10 29/9 arrived [1] 110/25 arrives [1] 39/10 arriving [1] 56/25 as [97] 6/1 8/20 16/2 16/2 16/25 17/6 18/2 18/9 18/14 19/13 20/3 20/14 20/17 22/20 22/20 24/11 24/20 24/20 25/3 25/20 25/21 25/23 25/24 27/8 27/8 31/14 31/14 31/16 32/8 34/16 35/4 35/7 35/7 35/8 36/17 37/12 37/13 37/13 37/14 38/11 38/25 40/14 41/1 41/16 41/19 45/4 45/23 52/20 52/20 54/2 54/13 55/8 55/19 55/20 55/23 57/2 58/20 59/1 59/5 59/8 66/18 74/20 82/3 82/4 82/5 82/8 84/8 85/25 85/25 88/9 90/2 90/13 95/19 96/7 96/7 96/15 96/18 97/18 97/18 97/20 97/20 97/22 98/10 98/19 98/22 101/8 102/7 105/23 106/24 107/13 112/2 112/20 112/24 120/23 122/25 122/25 122/25 aside [1] 18/20 ask [16] 17/18 34/7 34/25 35/15 36/10 42/9 47/4 56/12 65/7 90/18 99/25 117/6 117/8 117/21 117/23 119/7 asked [4] 13/6 18/2 42/9 123/3 asking [4] 12/18 30/11 30/16 109/20 asks [1] 90/14 aspects [1] 27/14 aspirational [1] 16/21 assess [3] 58/16 59/6 59/11 assessment [1] 17/2
---	--	--	---	--

A assessments [1] 68/2 assignment [3] 77/20 78/14 85/11 assisted [2] 57/24 58/1 associated [1] 61/23 associates [2] 47/20 59/10 assume [2] 3/11 79/24 assuming [3] 76/18 84/21 122/10 assurances [2] 119/6 119/9 Atlantic [5] 42/19 43/24 43/25 48/12 72/15 attack [3] 3/19 4/2 4/7 attacked [1] 3/24 attacks [1] 3/14 attempted [1] 118/6 attend [3] 39/12 56/15 57/2 attendance [1] 73/10 attended [1] 120/12 attention [4] 54/10 80/8 81/2 88/14 attorney [10] 1/16 3/25 4/3 23/5 35/16 35/21 35/24 117/10 117/12 119/7 atypical [1] 56/1 audit [64] 6/17 6/19 7/8 7/13 7/13 7/20 7/24 77/14 77/17 77/19 77/20 77/25 78/1 78/2 78/5 78/14 83/4 83/7 83/17 83/21 83/23 84/6 84/10 84/13 85/10 85/12 86/14 87/25 89/10 89/17 90/3 90/3 90/21 90/25 93/6 94/23 95/18 95/24 95/25 96/25 97/2 97/4 97/7 97/20 97/23 97/25 98/4 98/6 98/16 98/18 99/10 99/10 99/15 99/19 100/1 100/20 100/21 101/5 101/7 105/14 105/16 109/19 110/10 112/14 auditor [2] 96/2 96/4 audits [1] 83/25 August [2] 69/15 111/4 Augustine [5] 1/5 1/15 1/22 1/23 84/4 authorities [2] 76/22 76/25 authority [24] 1/1 1/16 2/12 17/22 23/4 27/13 27/21 28/19 55/9 76/15 77/12 78/17 79/4 79/6 79/6 81/22 85/2 85/3 85/19 86/2 93/5 93/15 98/2 120/23 Authority's [3] 25/4	29/24 81/3 authorized [1] 124/7 authorizes [1] 74/23 available [9] 51/7 58/7 66/1 66/2 66/6 68/6 101/8 102/23 108/18 average [7] 70/15 70/19 122/15 122/16 122/16 122/17 122/17 aviation [3] 54/17 55/22 72/15 aviators [1] 73/6 avoid [2] 25/12 60/3 award [5] 38/16 40/15 106/11 107/7 108/4 aware [5] 37/24 38/23 93/18 97/13 118/3 away [11] 21/5 21/6 27/25 45/13 50/7 63/23 64/1 64/7 69/14 69/15 123/7 Aye [5] 75/22 75/23 75/24 75/25 76/1 B back [33] 14/8 15/15 15/21 16/14 17/9 19/18 19/19 20/15 20/17 23/13 24/14 24/18 24/25 28/2 43/24 43/25 44/25 54/14 55/13 62/17 70/23 73/21 75/20 80/20 81/13 93/9 94/1 102/8 104/6 113/6 117/12 119/17 121/4 balance [3] 39/7 102/17 110/22 balloons [1] 57/10 Barry [1] 120/14 base [5] 71/3 71/3 71/5 71/13 71/16 based [13] 16/16 27/10 28/10 29/23 31/7 39/4 55/15 55/19 61/16 61/17 64/17 71/17 120/16 bases [1] 71/7 basic [1] 97/7 basically [6] 26/5 58/22 95/20 112/8 115/8 116/13 basics [1] 92/11 basis [7] 7/20 16/4 54/11 97/9 99/4 105/2 106/11 be [145] Beach [1] 67/24 beaches [2] 67/10 68/4 BEASON [3] 1/21 124/6 124/13 beat [1] 79/20 beating [1] 20/18 beautiful [1] 65/8 because [67] 4/8 6/7 7/24 8/11 13/7 13/24	14/2 15/16 17/19 19/18 20/4 20/17 20/19 20/22 21/14 21/17 23/2 23/17 23/19 24/4 24/12 26/3 28/1 28/16 34/12 35/13 40/3 54/2 54/8 58/11 58/12 66/10 69/4 69/5 71/3 71/13 71/16 79/25 83/18 86/21 87/7 87/25 88/1 89/8 90/9 90/25 91/21 94/25 95/8 95/9 98/20 99/2 99/23 99/23 100/13 102/22 103/5 103/17 103/23 106/8 107/21 108/2 108/5 111/6 115/19 115/25 123/5 been [37] 6/12 16/6 18/2 18/6 27/17 28/11 30/6 30/11 31/14 36/13 37/18 37/25 51/24 52/3 54/2 65/19 73/18 74/22 76/6 76/7 76/23 77/4 81/6 81/19 82/1 84/8 84/9 89/7 96/5 104/9 109/12 112/24 115/9 115/18 116/3 117/8 119/20 before [17] 9/11 13/21 18/21 18/23 27/12 50/5 51/3 57/18 58/11 67/5 86/2 93/5 93/15 104/9 106/11 119/20 123/6 begin [2] 39/9 56/19 beginning [3] 77/21 78/1 113/16 behind [2] 21/19 21/21 being [16] 17/25 25/7 28/16 36/4 45/16 46/13 48/1 67/11 78/10 82/21 84/22 92/9 100/22 101/2 112/25 116/6 Belfort [1] 114/12 Belfort Road [1] 114/12 believe [11] 16/18 41/22 47/20 52/22 53/2 68/25 83/3 89/24 96/13 104/18 107/11 below [1] 54/5 benchmark [1] 58/23 benefit [1] 23/7 berm [3] 67/13 67/15 67/18 beside [1] 92/15 best [2] 71/12 78/25 better [13] 15/18 15/19 15/21 15/23 32/17 55/1 56/4 67/23 92/13 95/15 95/16 96/7 103/7 between [9] 11/25 19/25 38/17 61/9 69/23 82/14 94/18 96/19 123/4 Beyers [1] 72/14	beyond [1] 81/7 bid [6] 38/13 38/13 39/4 40/20 41/15 50/8 bids [6] 39/2 40/7 40/11 40/12 40/13 42/5 big [10] 21/17 27/16 29/2 48/3 60/24 73/7 78/18 113/12 116/5 116/8 bigger [1] 48/2 biggest [5] 15/15 19/22 84/15 84/16 86/17 bill [4] 51/19 52/23 52/24 53/17 billing [1] 37/25 billion [3] 51/20 51/22 52/15 bit [9] 5/3 32/3 46/18 67/7 69/11 76/20 79/14 79/15 79/19 blanket [1] 24/7 block [1] 53/2 board [67] 1/9 2/10 9/6 9/12 11/19 14/9 16/1 16/16 21/7 25/2 27/1 30/7 33/12 35/21 57/2 57/8 68/9 68/12 73/21 75/21 76/11 76/13 76/16 76/21 79/12 79/24 85/7 85/25 90/2 91/1 91/14 92/9 95/16 96/8 98/8 100/22 101/8 102/18 102/25 103/2 103/23 104/15 104/16 104/18 104/20 106/24 108/8 110/5 110/21 111/1 112/18 112/19 112/23 113/2 113/6 113/9 114/1 115/4 118/4 118/5 118/8 118/24 118/24 119/7 119/17 120/1 122/25 board's [2] 88/14 112/19 boards [2] 76/22 77/3 Bob [1] 109/8 body [1] 107/25 boilerplate [2] 28/4 28/19 bond [1] 81/3 booked [1] 120/24 booming [1] 116/3 both [4] 66/15 85/3 89/15 121/21 bother [1] 19/17 bothers [3] 4/17 18/13 18/17 bottom [2] 52/19 54/21 bowels [1] 89/19 box [1] 122/11 Bravo [2] 38/6 38/8 breakfast [1] 120/21 breaking [1] 42/13 brief [2] 9/5 51/16 briefly [1] 66/5	bring [7] 24/25 37/22 75/20 93/17 113/5 116/21 119/17 bringing [5] 20/4 64/3 84/7 105/3 116/21 broken [3] 108/10 108/13 108/14 brought [6] 10/25 16/21 18/22 21/15 65/15 89/24 BRUCE [2] 1/10 88/16 build [1] 32/22 building [8] 39/1 59/13 59/17 59/18 59/23 65/8 65/17 86/19 built [1] 32/22 bunch [3] 76/17 77/21 77/21 burden [1] 79/15 Bureau [2] 58/3 66/11 BURNETT [5] 1/15 9/21 74/11 116/12 121/11 Burnett's [1] 114/14 business [32] 2/8 2/9 9/22 10/14 10/23 16/19 16/24 17/21 18/7 18/8 18/11 19/5 19/14 44/14 48/15 49/24 65/23 69/24 70/8 70/12 70/17 86/16 86/21 86/22 86/23 98/17 110/5 110/17 113/3 116/20 123/5 123/14 businesses [3] 18/4 122/23 123/13 bustling [1] 116/3 busy [1] 107/21 Butler [1] 120/15 bylaws [1] 89/13 C calendar [1] 101/1 call [7] 3/6 19/9 48/20 98/12 106/5 106/13 111/13 called [1] 73/6 calling [1] 121/15 calls [1] 97/22 came [6] 22/6 23/13 30/12 70/6 73/8 73/16 campaigning [1] 72/1 can [74] 7/11 15/13 15/22 17/9 17/14 17/25 18/25 20/17 26/24 27/3 29/18 32/8 32/16 32/23 34/18 34/25 35/25 39/23 50/21 51/14 52/14 57/9 59/2 68/22 73/1 73/19 73/21 75/7 79/2 80/1 81/6 81/13 81/23 83/3 84/2 85/9 90/20 90/22 91/5 91/19 92/23 94/13 96/14 97/8 97/8 98/25 99/1 99/4
---	---	--	---	--

C can... [26] 99/6 99/18 101/10 101/24 101/25 103/9 103/10 104/11 104/17 105/9 106/1 107/7 108/5 108/6 108/21 108/21 113/10 114/15 116/2 117/19 118/19 119/10 119/24 122/1 122/24 123/13 can't [20] 11/20 15/10 15/12 23/17 26/2 26/19 27/9 29/18 35/11 41/12 49/10 58/5 58/11 65/9 91/17 93/11 95/14 114/8 116/5 118/18 Canaveral [1] 120/13 cannons [1] 56/24 cannot [5] 21/6 35/17 91/24 92/2 92/3 capacity [2] 81/3 81/8 Cape [1] 120/13 Cape Canaveral [1] 120/13 capital [3] 17/1 80/4 82/2 care [1] 102/25 cared [1] 102/19 careful [1] 63/25 carefully [1] 115/24 Carol [2] 51/13 56/13 Carol's [1] 39/14 carrier [2] 58/8 59/11 carriers [1] 118/25 cars [1] 46/24 Casa [1] 1/4 case [7] 43/22 54/10 59/7 80/6 85/2 92/13 107/18 cases [2] 85/16 98/19 cat [1] 106/2 catching [1] 65/5 categories [2] 100/23 100/24 categorized [1] 54/3 category [3] 52/20 54/20 54/21 cautious [1] 94/11 CCNA [2] 106/14 107/16 census [1] 68/15 center [2] 1/3 38/7 central [1] 96/7 centralized [1] 53/13 certain [1] 97/6 certainly [6] 39/12 41/12 56/2 56/3 71/20 99/1 CERTIFICATE [2] 2/14 124/1 certification [1] 81/19 certified [1] 81/18 certify [1] 124/6 CFO [1] 85/16 CGC [1] 74/24	chair [4] 32/8 84/22 85/3 111/22 chairman [7] 1/10 3/24 69/18 90/12 114/18 114/23 115/1 chairman's [1] 114/20 challenge [2] 93/5 119/6 change [15] 14/14 21/16 25/6 25/22 26/2 26/17 27/5 33/22 36/10 96/14 98/7 115/5 116/5 116/20 118/19 changed [5] 26/19 37/3 89/7 95/15 104/9 changes [13] 5/23 9/11 10/5 32/13 36/14 115/18 115/21 115/25 116/6 116/15 117/8 117/11 121/10 changing [6] 14/10 21/20 21/21 33/22 115/10 115/11 characterized [1] 102/7 charge [4] 57/9 58/21 59/3 59/23 charging [1] 61/2 chartered [1] 89/11 check [2] 48/20 49/6 checks [6] 88/3 88/3 88/6 88/7 88/17 88/21 chief [2] 85/17 103/17 circumstance [1] 55/23 citizen [2] 4/11 4/13 citizens [2] 4/12 78/21 city [9] 77/6 77/8 77/13 79/7 79/9 83/17 83/19 84/3 85/18 clarification [2] 18/16 50/4 clarified [2] 104/11 104/12 clarify [4] 13/2 18/25 104/15 114/17 clarifying [1] 12/7 clarity [3] 15/7 16/1 16/4 classification [2] 54/8 54/23 classifications [1] 53/25 classified [1] 52/19 clause [1] 78/8 clauses [1] 119/6 clean [1] 78/14 cleans [1] 46/22 clear [2] 96/25 119/5 clearly [2] 29/8 111/16 click [1] 114/8 client [3] 115/23 116/9 117/2 close [7] 38/5 44/23 45/2 45/11 48/11 50/5	71/24 closeout [3] 37/24 74/22 74/23 closer [3] 5/3 48/19 48/21 closest [1] 50/6 closing [3] 45/12 45/13 49/19 closure [2] 45/5 45/6 Club [1] 120/13 coastline [3] 67/8 67/9 67/22 Cola [1] 1/4 collect [2] 94/22 98/21 collectively [1] 95/5 column [1] 101/2 come [25] 3/23 4/7 19/16 19/18 19/19 20/17 24/18 27/12 27/13 34/1 39/12 42/5 49/10 58/19 71/14 79/16 86/13 93/4 93/15 99/6 102/3 104/23 108/7 111/13 121/4 comes [9] 7/17 20/14 26/1 26/17 32/11 55/9 57/15 58/22 117/12 coming [14] 27/11 44/24 60/13 60/22 67/2 68/8 83/7 86/3 103/5 116/23 121/15 122/7 123/11 123/13 comment [31] 2/11 4/21 14/12 14/12 14/15 23/1 47/17 70/21 72/16 72/17 75/18 86/15 87/12 93/2 94/5 94/6 109/25 110/2 111/9 111/11 111/23 111/24 112/1 112/2 112/9 114/14 114/14 114/15 114/19 114/22 116/8 comments [16] 2/12 5/20 6/4 8/16 22/25 83/12 86/24 86/25 95/10 97/24 105/5 112/10 112/11 118/23 119/21 123/4 commercial [22] 9/10 9/24 14/25 15/7 16/3 39/9 53/19 53/24 54/14 58/16 70/8 70/10 70/14 70/16 71/3 71/3 71/6 71/16 71/19 81/18 116/17 118/12 commission [7] 35/13 66/8 66/15 66/23 68/9 69/21 123/8 commissioner [5] 66/4 66/19 70/23 83/20 92/12 commissioners [2] 71/19 77/12 commitment [1] 80/4 committed [1] 79/22	committee [63] 51/24 52/10 77/14 77/16 77/17 77/25 78/3 78/5 79/1 79/2 79/17 79/18 80/8 80/12 82/9 82/12 83/4 83/17 84/6 84/11 84/14 84/19 84/21 84/22 84/23 85/1 85/10 85/18 85/20 85/24 86/1 86/5 86/7 87/5 87/10 87/14 87/17 87/25 89/10 89/17 90/3 90/4 90/16 91/1 92/5 93/6 94/23 95/18 105/21 107/21 108/21 109/19 110/10 110/11 112/9 112/14 112/15 112/16 112/20 112/23 113/1 113/4 119/23 committees [21] 2/10 52/4 76/11 76/13 76/16 76/21 77/13 79/10 79/12 83/1 85/4 85/6 89/25 90/11 90/21 99/8 105/6 106/22 110/9 112/4 112/13 common [2] 76/21 79/1 communicating [2] 93/21 93/21 communication [1] 93/19 community [1] 64/4 company [1] 19/25 comparable [1] 59/7 compatibility [1] 27/16 Competitive [1] 106/15 complete [4] 28/23 29/23 74/20 74/24 completed [6] 28/5 28/18 50/21 67/13 82/13 82/16 completely [4] 55/16 81/20 95/15 96/24 completion [1] 82/15 complies [1] 119/8 comply [1] 26/18 component [1] 16/20 components [1] 22/19 concern [12] 3/22 5/10 10/8 14/1 14/6 16/11 16/12 19/23 30/16 84/15 84/16 102/7 concerned [3] 4/11 4/12 4/13 concerns [3] 3/22 93/25 115/17 concessions [1] 57/16 conclusion [1] 86/13 Conditional [2] 2/10 74/15 conduct [1] 97/3 conducted [1] 47/2 Conference [1] 1/3 confident [2] 77/22	78/13 confirmed [2] 54/3 56/17 confused [1] 11/25 connect [1] 49/16 connecting [1] 44/11 consider [6] 13/3 77/15 78/5 83/3 113/24 114/1 consideration [3] 13/15 23/24 113/13 considered [1] 45/4 considering [1] 10/6 consistent [1] 69/7 constant [1] 71/15 constantly [1] 108/2 construction [6] 38/10 43/6 43/8 74/25 86/19 107/24 consultant [14] 46/7 47/19 77/16 79/2 82/11 82/20 85/20 99/17 105/23 106/3 106/10 106/23 107/3 107/9 consultants [2] 85/21 106/15 consulting [1] 106/5 consume [1] 113/9 consummated [2] 18/21 18/23 contact [1] 94/13 contained [1] 53/17 contemplate [1] 24/5 contemplated [1] 24/6 context [1] 29/6 continue [7] 22/17 25/20 30/24 40/17 52/8 70/13 70/14 continues [2] 27/6 39/6 contract [17] 30/1 39/4 40/14 78/9 78/11 78/16 79/18 79/21 79/22 79/23 80/1 80/11 80/18 96/21 103/6 106/11 110/10 contracting [2] 80/13 85/21 contractor [6] 67/12 74/25 75/15 79/25 80/6 81/12 contracts [4] 50/19 78/7 78/8 106/6 control [2] 59/20 93/11 controls [1] 87/15 conveniently [1] 113/11 Convention [1] 58/3 conversation [1] 106/4 convert [1] 103/20 copy [1] 23/6 Cor [1] 28/25 correct [25] 6/9 6/13 6/14 6/14 6/25 8/12 26/4 26/5 26/9 26/20
--	--	--	--	---

C correct... [15] 26/21 26/22 27/6 27/23 28/5 28/22 36/18 36/19 36/20 44/21 55/5 60/15 61/19 74/19 101/12 corrected [1] 31/18 correctly [3] 12/23 18/9 83/23 cost [17] 40/2 40/3 40/4 40/4 40/5 40/13 41/10 43/6 43/8 47/14 59/1 63/7 63/20 79/16 80/25 84/17 84/18 costing [1] 42/10 costs [6] 42/10 42/15 43/13 43/22 59/15 97/12 could [40] 7/6 11/12 11/18 18/21 18/22 28/17 30/13 30/14 31/8 31/11 33/1 33/5 36/10 38/16 60/23 60/25 64/13 66/14 66/21 79/3 79/14 81/21 82/11 84/14 84/23 85/25 86/1 87/8 92/20 92/21 93/4 100/3 102/20 104/4 104/9 108/7 108/8 111/25 113/5 120/7 couldn't [3] 15/16 24/6 60/24 Council [1] 52/4 count [1] 36/22 counter [1] 58/18 counting [1] 57/17 country [2] 53/20 55/19 county [28] 35/13 35/20 35/21 47/8 47/24 64/8 66/4 66/23 67/6 68/9 68/16 68/18 68/22 69/22 71/4 71/12 71/14 71/17 72/5 72/6 77/6 78/21 78/21 79/7 79/8 83/18 122/20 124/4 couple [8] 30/22 53/9 62/7 67/10 77/17 85/23 112/22 122/13 course [6] 63/3 66/6 79/11 86/8 95/24 106/19 Court [2] 1/22 118/1 covered [3] 94/15 100/18 105/11 covers [1] 24/8 COVID [1] 55/24 CP [2] 124/6 124/13 CPA [1] 87/11 cream [1] 95/4 create [2] 59/4 102/5 created [1] 67/7 creating [2] 82/2 95/11 creative [2] 123/2 123/2	credit [2] 55/19 81/21 Crescent [1] 67/24 Crescent Beach [1] 67/24 crossing [1] 68/1 CRR [3] 1/21 124/6 124/13 current [6] 22/17 27/12 69/23 96/2 121/23 122/8 currently [4] 25/17 62/15 95/13 116/24 cutting [1] 57/1 cycle [2] 7/14 69/13 czar [1] 53/15 D damage [1] 67/20 data [8] 55/16 61/21 82/17 94/23 98/21 101/8 102/23 111/4 date [2] 13/3 13/16 Dated [1] 124/10 dates [1] 78/11 David [2] 72/1 72/4 day [3] 67/4 93/19 124/10 days [6] 19/24 19/24 20/13 80/2 118/13 118/15 Daytona [1] 120/17 deadlined [1] 34/15 deal [4] 29/21 72/8 98/1 118/8 dealing [1] 72/7 deals [1] 18/22 Dean [2] 65/25 123/3 debated [1] 88/14 December [7] 40/15 42/17 68/11 120/21 123/20 123/21 124/10 December 13th [2] 123/20 123/21 December 3rd [1] 120/21 December 9th [1] 68/11 decide [2] 24/24 90/10 decided [2] 32/20 96/3 decimated [1] 67/11 decision [7] 13/16 40/14 53/11 91/5 95/17 96/5 96/8 decision-making [1] 53/11 decisions [4] 17/5 44/14 55/12 82/7 deep [2] 97/14 97/15 defines [1] 89/11 defining [1] 98/6 degrading [1] 4/5 DeLand [1] 14/4 delays [1] 16/11 delicate [1] 92/24 delivery [1] 45/23	Delta [2] 37/23 75/16 demand [1] 122/4 demo [1] 50/15 demolition [2] 50/9 50/11 departure [1] 39/11 depending [1] 87/22 depends [1] 42/5 describe [1] 82/17 deserve [1] 80/7 design [7] 38/6 39/6 40/17 40/17 50/21 50/22 89/17 designation [2] 55/4 55/6 designed [1] 86/20 desire [1] 81/7 detail [4] 47/19 58/15 89/18 89/18 detailed [2] 17/2 55/14 detailing [1] 113/22 details [3] 30/8 46/10 98/23 determine [1] 78/15 develop [1] 90/2 development [1] 47/25 deviate [1] 116/19 deviations [2] 113/22 114/3 dialogue [1] 114/2 did [36] 3/19 6/6 6/6 7/10 12/22 23/2 23/6 30/20 41/14 41/16 41/18 41/20 45/24 45/24 47/16 56/3 61/9 66/14 67/24 71/25 75/13 77/23 81/22 83/22 83/24 83/24 84/1 89/1 100/15 103/22 103/22 104/6 109/20 111/1 117/10 124/7 didn't [22] 7/7 7/8 14/2 24/5 47/15 73/2 73/16 75/12 78/14 86/21 89/5 92/19 100/7 100/8 100/14 100/16 100/17 102/25 109/11 111/5 111/6 117/13 die [1] 19/18 differ [1] 23/21 difference [1] 116/23 different [15] 23/4 24/7 28/23 29/1 31/25 45/1 52/4 54/23 59/25 64/25 80/19 98/18 100/23 100/25 119/1 direct [3] 67/15 94/17 117/9 directed [3] 82/1 98/1 111/23 directing [1] 11/19 direction [8] 30/12 30/15 30/17 30/23 31/12 33/18 70/18 95/23	directly [3] 57/22 57/23 109/17 director [4] 1/17 3/14 118/6 118/13 director's [1] 118/23 disagree [2] 99/21 105/15 disappointed [1] 84/9 discounting [1] 4/13 discovered [1] 78/19 discretion [1] 114/20 discuss [3] 29/21 75/7 111/18 discussed [1] 45/16 discusses [2] 78/2 87/15 discussion [19] 10/2 12/25 13/4 13/21 16/16 22/10 25/19 28/11 29/3 73/14 73/17 75/6 75/11 76/11 76/14 79/25 83/6 104/20 111/8 discussions [1] 34/4 distant [1] 68/8 distilled [1] 58/19 distribute [2] 73/19 91/17 distributing [2] 91/9 91/12 district [6] 47/12 66/18 67/1 67/1 68/21 69/7 districts [4] 68/10 69/2 69/7 69/10 dive [2] 97/14 97/15 division [1] 77/7 do [128] document [12] 23/12 23/13 23/16 23/19 24/1 24/2 24/23 25/9 25/23 25/24 26/10 26/14 documentation [1] 113/20 documenting [1] 110/15 documents [3] 37/25 74/22 90/20 does [18] 7/3 7/5 11/4 14/19 14/20 33/12 35/3 35/21 46/11 47/3 57/10 57/17 71/5 77/17 84/20 95/20 97/23 119/9 doesn't [10] 19/17 26/18 28/2 48/16 78/23 83/23 94/24 98/7 102/3 112/18 doing [18] 14/23 33/19 33/25 40/9 44/9 50/4 68/2 72/25 80/15 90/16 94/25 102/17 108/1 109/23 110/13 114/1 115/24 120/6 dolling [1] 52/21 don't [82] 3/16 3/19 4/12 5/7 6/15 8/2 9/18 10/12 11/2 11/25 14/12	14/22 14/25 15/2 17/24 18/14 19/2 19/3 19/8 20/22 21/19 21/20 22/14 27/5 29/16 29/19 30/2 30/23 31/13 33/17 34/14 34/18 39/25 40/8 40/25 41/2 41/7 41/25 43/19 44/5 45/7 49/23 53/2 54/9 55/12 59/22 61/7 63/11 63/19 63/20 63/21 65/20 71/20 79/20 84/2 84/12 84/12 86/18 88/5 88/7 88/17 88/21 89/16 90/24 90/25 92/25 93/13 94/17 101/4 101/10 102/10 102/15 105/15 105/15 105/16 107/7 108/3 108/4 112/10 114/7 114/13 117/6 done [11] 11/16 14/24 35/12 43/19 46/14 46/16 83/21 83/24 99/11 110/18 115/13 DOT [7] 43/7 46/8 46/9 47/10 47/23 48/1 48/4 Doug [8] 22/24 27/10 32/6 35/12 47/16 74/11 92/25 123/17 DOUGLAS [1] 1/15 down [21] 21/11 21/13 22/7 22/7 30/14 32/25 42/12 43/25 53/23 57/13 58/19 67/21 71/21 77/25 95/3 108/9 108/11 108/13 108/14 108/17 120/13 dozen [2] 5/9 107/2 draw [1] 112/12 drawings [2] 51/1 51/6 drawn [1] 68/23 drop [22] 9/13 10/14 10/15 10/22 11/8 13/6 13/7 13/14 13/18 13/20 14/16 18/15 18/16 19/4 19/17 21/5 25/19 33/21 34/3 34/15 34/19 35/6 dropped [6] 9/25 10/3 19/14 31/22 34/8 73/15 dropping [5] 9/16 9/17 11/21 11/22 20/17 due [1] 9/7 dumb [1] 71/21 dump [1] 55/13 during [5] 9/5 52/10 52/11 93/18 123/3 E e-mail [4] 57/8 93/8 93/24 118/7 e-mails [2] 3/19 23/3 each [11] 23/2 69/7 93/2 97/3 98/7 102/21 106/18 107/8 115/10 115/11 119/18
---	---	---	---	---

E earlier [4] 38/9 54/6 74/21 81/25 early [4] 14/2 57/24 82/13 86/3 echo [2] 121/20 121/24 Ed [10] 32/4 53/8 84/8 90/13 90/14 94/11 94/23 109/4 121/11 123/17 Ed's [1] 64/17 EDC [1] 120/21 EDWARD [1] 1/17 effect [1] 25/17 effectively [1] 55/12 efficient [2] 71/6 113/8 effort [3] 52/18 57/25 121/9 efforts [1] 29/22 eight [1] 64/20 either [9] 20/1 22/14 24/22 67/23 68/21 77/6 97/22 100/7 111/23 Elate [1] 120/25 election [4] 66/20 66/25 67/2 69/13 elephant [1] 116/9 eligible [1] 64/11 Elite [7] 39/9 56/8 56/10 57/15 57/17 58/9 120/25 else [10] 31/1 44/5 56/6 82/10 93/11 94/12 109/4 109/9 111/12 119/14 Embry [1] 120/15 Embry-Riddle [1] 120/15 empty [1] 65/19 encourage [2] 104/23 122/2 end [13] 7/22 7/23 8/1 8/11 38/17 38/18 41/10 42/19 64/13 67/25 93/19 113/16 116/15 enforceable [1] 119/11 engaged [1] 51/25 engagement [2] 96/10 98/5 engineer [1] 106/5 engineered [1] 51/6 engineering [8] 40/24 41/2 46/7 47/19 106/6 106/17 107/8 107/25 engineers [1] 47/21 enhancement [1] 67/13 enhances [1] 53/18 enjoy [1] 52/13 enlarged [1] 97/8 enough [4] 14/2 20/22 65/9 111/6 enplanement [2] 59/2 64/21 enter [3] 10/13 55/14	93/17 entering [1] 118/20 entire [3] 7/24 67/22 107/16 entirety [1] 6/22 entrance [19] 38/22 39/18 39/25 44/23 45/2 45/6 45/8 45/18 45/22 45/23 48/11 48/17 48/18 49/1 49/1 49/5 49/11 49/14 49/20 entries [1] 108/18 entry [1] 48/22 entry-only [1] 48/22 escalation [2] 78/8 78/11 especially [1] 107/6 Esquire [1] 1/15 essential [1] 113/24 essentially [1] 122/25 establish [1] 76/16 establishing [1] 106/22 estate [1] 103/21 estimate [1] 42/15 estimating [1] 47/13 evaluate [1] 19/12 evaluated [1] 14/24 even [16] 8/1 31/14 35/25 53/23 55/1 61/11 82/23 85/21 87/16 92/16 93/5 94/3 97/9 107/10 109/15 123/23 event [3] 56/14 56/23 72/2 eventually [2] 50/7 107/3 ever [4] 42/9 83/24 92/12 109/21 every [18] 6/15 24/3 25/17 27/3 28/21 29/25 32/16 55/15 80/16 102/21 102/21 102/22 102/23 103/2 105/17 107/17 108/1 113/15 everybody [5] 5/8 13/9 68/13 72/13 120/2 everybody's [2] 44/24 96/24 everyone [3] 93/18 107/20 120/16 everything [11] 31/7 46/5 58/17 62/20 62/20 63/1 87/4 88/12 90/6 94/7 115/7 exact [2] 41/25 80/22 exactly [6] 13/12 21/20 52/24 83/19 118/12 118/13 example [11] 24/6 29/5 59/8 80/11 84/7 84/8 93/13 93/23 95/20 98/22 109/22 examples [3] 84/25 89/21 109/12	exceeded [1] 86/7 excellent [1] 72/23 except [1] 67/25 exception [1] 4/5 excruciating [1] 89/18 excuse [4] 22/24 26/15 49/14 101/16 executive [4] 1/17 3/14 113/21 114/2 executives [1] 87/10 exercise [1] 98/18 exist [3] 42/21 122/22 123/14 existence [2] 31/6 95/12 existing [14] 22/16 22/22 22/24 26/18 27/6 30/25 30/25 38/25 53/4 99/1 115/25 116/1 116/10 118/17 exists [1] 102/23 exit [1] 49/14 expand [2] 69/11 71/13 expanding [3] 80/23 97/10 99/3 expansion [2] 81/2 122/12 expansive [1] 80/21 expect [2] 38/12 64/8 expected [1] 28/21 expecting [1] 38/4 expedient [1] 106/8 expended [1] 41/8 expenditures [1] 71/4 expenses [1] 7/18 experience [1] 112/12 experienced [1] 67/7 explain [2] 76/24 104/11 explained [2] 104/10 118/24 expressing [1] 5/9 extension [1] 109/2 extent [3] 69/12 73/2 121/25 extra [1] 107/19 eye [1] 73/2 eye-opener [1] 73/2	fairly [2] 23/25 69/6 faith [3] 13/23 16/5 20/6 far [11] 22/17 24/20 27/8 40/24 52/20 69/14 84/4 85/25 86/6 97/20 117/16 Farm [1] 66/11 fashion [2] 93/4 118/16 fatality [1] 48/9 fatality-type [1] 48/9 favor [2] 25/7 75/21 FBO [6] 17/19 39/1 42/16 78/9 78/15 79/21 FDOT [1] 47/3 feasibility [1] 45/24 February [4] 6/21 7/14 38/14 40/19 February/March [1] 38/14 FEC [1] 80/25 federal [5] 38/18 51/17 55/4 59/3 97/5 fee [1] 59/6 feel [3] 18/7 78/19 109/18 feels [1] 114/9 fees [6] 58/17 58/18 58/18 58/18 58/19 59/4 feet [1] 45/7 fell [1] 103/2 fellow [1] 66/8 FEMA [2] 67/13 68/5 fence [1] 87/23 festivities [1] 39/13 few [3] 45/7 52/3 52/7 fiduciary [2] 62/17 109/14 field [2] 61/6 87/11 figure [1] 14/3 fill [1] 66/24 filling [1] 26/12 fills [1] 66/23 final [5] 34/4 37/25 40/21 42/20 75/15 final-finaled [1] 42/20 finaled [1] 42/20 finalize [3] 11/20 117/22 122/1 finalized [1] 69/12 finalizing [2] 68/10 68/13 finally [2] 116/8 119/4 finance [1] 112/14 finances [1] 78/17 financial [19] 2/5 6/2 6/3 6/4 7/15 48/13 63/14 63/21 78/7 85/17 89/8 100/2 100/3 100/6 100/21 103/17 113/14 113/15 113/17 financially [1] 7/11 financials [7] 6/16 8/2 8/17 78/17 86/6 102/1 113/20	financing [1] 81/2 find [2] 76/25 93/6 fine [1] 109/7 fingers [1] 71/11 fire [1] 72/9 firm [5] 78/1 80/17 95/22 96/2 107/12 first [18] 4/8 35/14 36/2 39/10 39/13 40/12 40/18 57/2 66/7 71/25 101/7 104/6 111/14 115/4 115/7 118/3 120/24 122/1 fiscal [10] 6/22 6/23 6/25 7/1 7/25 8/4 8/11 38/17 38/18 100/9 fits [2] 17/20 86/19 five [16] 68/25 69/7 70/9 71/24 76/3 77/12 79/7 91/20 91/21 92/8 93/9 99/9 104/21 106/10 107/1 113/1 five-year [2] 106/10 107/1 fix [1] 19/20 FL [2] 1/15 1/23 fleshed [1] 115/12 flight [7] 39/10 39/13 56/17 56/22 56/23 120/25 121/2 flights [2] 60/13 60/20 Flip [1] 76/9 flood's [1] 120/6 floor [2] 35/14 109/6 Florida [17] 1/5 46/8 46/9 47/10 51/21 51/22 52/4 52/16 66/11 77/4 79/11 106/16 122/15 122/17 122/21 123/10 124/3 Florida DOT [3] 46/8 46/9 47/10 Florida Statutes [1] 106/16 flowage [3] 78/9 97/15 98/22 flowed [1] 53/4 flown [1] 53/4 fly [1] 95/3 focus [5] 26/1 30/5 82/3 83/22 97/17 focused [3] 27/2 82/11 106/4 folks [2] 42/18 42/18 follow [8] 18/2 31/5 38/15 81/21 84/1 100/12 106/20 111/20 follow-on [2] 18/2 81/21 following [2] 30/19 96/16 foot [1] 116/18 foregoing [1] 124/8 foresee [1] 19/15 forever [3] 10/20 13/7
---	--	--	--	---

F forever... [1] 13/7 form [21] 23/12 23/13 23/16 23/22 23/23 24/1 24/23 25/9 25/23 25/24 26/8 26/14 29/13 61/5 61/15 61/18 116/13 118/23 119/5 119/8 119/10 formal [1] 74/17 formalizing [2] 110/13 110/14 format [4] 84/1 102/1 102/3 103/21 formats [1] 101/19 forward [13] 4/8 14/20 19/19 20/10 21/6 23/2 24/23 27/4 28/17 29/15 65/21 117/7 122/2 found [2] 77/9 78/6 foundation [1] 27/3 four [8] 3/12 44/19 55/1 64/14 79/10 92/8 92/13 113/1 four-laning [1] 44/19 framed [1] 105/24 frankly [2] 102/18 102/25 free [1] 116/25 frequently [1] 107/22 fresh [1] 73/20 Friday [8] 11/14 14/7 39/8 54/14 56/20 73/17 110/23 115/8 front [10] 3/11 39/1 40/25 48/11 48/12 49/7 50/14 97/13 97/19 123/24 frustrated [1] 82/10 frustrating [1] 82/15 fuel [3] 78/9 97/15 98/22 full [8] 39/25 98/21 106/13 112/18 112/19 112/19 113/6 113/9 fully [1] 119/11 function [2] 55/7 55/8 fundamental [2] 27/15 27/22 funding [6] 53/12 53/25 55/20 67/14 81/3 87/18 funds [3] 38/3 52/21 68/5 further [9] 18/16 22/9 32/3 34/4 45/18 48/17 48/19 111/7 119/16 future [10] 13/3 13/16 14/18 19/7 19/11 21/7 27/4 29/22 52/13 68/8 G GA [7] 27/15 27/23 38/25 45/8 53/23 122/5 122/9	GA-type [1] 53/23 Gainesville [4] 66/13 79/5 79/9 90/19 Gainesville-Alachua [1] 79/5 gather [1] 96/6 gave [1] 52/6 general [15] 2/11 5/10 42/21 51/3 54/17 55/21 110/7 111/9 111/25 112/10 112/11 114/16 114/22 115/6 122/4 generalize [1] 41/13 generalized [1] 31/16 generally [3] 19/10 41/21 59/11 geographic [1] 69/2 get [46] 3/19 7/15 11/25 14/2 19/7 20/23 21/8 24/17 26/25 30/3 31/13 33/1 33/4 33/7 33/24 33/25 46/17 52/18 55/19 56/4 57/18 57/19 59/11 63/21 65/20 73/20 91/6 91/11 91/16 94/12 94/17 97/6 98/11 98/12 98/21 99/13 102/11 103/1 104/24 106/25 107/2 109/21 111/15 118/4 123/2 123/2 gets [1] 99/5 getting [4] 91/7 102/7 116/25 117/15 give [9] 33/18 56/13 57/17 59/17 59/18 80/9 92/15 118/12 121/5 given [6] 29/16 29/19 30/24 57/16 113/18 120/19 gives [1] 13/24 giving [7] 58/6 58/11 60/6 60/8 63/23 64/1 64/7 glad [1] 5/14 go [53] 4/21 7/16 11/16 14/11 17/9 20/19 24/14 25/2 28/3 28/17 33/13 37/19 39/19 39/20 39/23 40/20 44/24 46/25 47/23 47/25 48/1 48/4 49/4 50/7 55/14 59/4 65/21 65/22 68/20 70/18 71/8 72/12 76/10 84/11 88/1 88/5 88/16 88/17 89/18 90/1 95/8 95/14 104/6 104/19 106/13 107/16 108/4 108/8 111/1 111/10 113/2 114/7 119/18 goals [1] 16/23 goes [7] 32/16 50/14 52/20 65/17 73/3 100/21 104/19 going [85] 5/4 5/10	11/13 12/8 14/8 14/20 15/1 17/8 17/11 17/14 17/18 19/17 19/19 19/24 19/24 20/1 20/9 20/11 20/12 21/5 21/6 22/12 23/3 23/11 27/3 32/22 37/5 40/2 41/10 43/8 44/22 46/16 46/20 46/25 47/4 47/14 47/18 48/11 48/14 49/4 49/6 49/16 49/20 53/12 53/13 56/12 58/15 63/17 69/10 74/14 76/12 78/23 86/6 90/2 90/4 90/5 90/12 92/16 93/14 96/4 96/23 102/9 105/8 105/18 107/2 107/11 107/18 107/20 107/21 108/1 109/23 110/4 110/8 110/15 112/20 114/9 115/18 116/21 117/7 119/18 120/6 121/1 121/9 122/5 122/12 good [34] 4/22 4/23 5/12 11/15 13/23 16/5 20/6 20/16 21/10 22/6 33/21 47/4 51/14 72/12 73/9 80/10 87/6 88/4 89/16 89/24 91/13 95/7 98/25 107/4 108/16 109/5 109/19 109/20 110/17 112/25 117/2 117/2 120/1 121/7 got [17] 3/11 3/18 8/13 11/14 34/20 37/21 38/2 39/14 72/11 79/24 82/12 89/21 91/14 94/6 96/23 104/9 115/7 gotten [2] 6/11 30/7 governing [2] 76/22 77/3 government [3] 87/18 109/13 110/18 governor [2] 66/22 79/8 grant [14] 7/18 38/8 38/10 38/15 38/20 41/16 41/19 52/21 54/6 55/25 56/1 57/18 101/2 102/21 granted [1] 29/7 grants [4] 53/2 53/5 97/5 101/23 great [5] 73/3 73/3 93/7 98/10 102/2 greater [1] 110/5 greatly [3] 53/18 55/22 80/23 GREEN [2] 1/10 34/25 grievance [1] 4/3 group [6] 1/15 11/4 54/4 54/20 73/6 94/1 Grove [1] 1/15 grow [4] 19/20 70/13	70/14 86/20 growing [1] 123/14 growth [4] 68/17 71/17 72/8 122/6 Grumman [9] 43/24 44/9 44/11 44/25 45/3 45/6 50/6 61/10 73/24 gubernatorial [1] 66/21 guess [18] 17/23 27/8 27/24 29/15 29/23 31/2 48/5 54/1 61/2 73/13 76/10 80/15 81/20 83/5 89/11 90/5 114/17 120/23 guidance [1] 64/17 guide [1] 18/9 guideline [1] 106/21 guidelines [1] 84/1 guy [1] 47/5 guys [1] 107/24 H had [44] 3/23 4/3 6/7 6/10 6/11 18/8 21/16 23/5 30/18 35/14 36/2 41/13 46/8 48/13 51/2 54/6 61/5 61/22 61/25 62/1 62/3 67/12 67/12 67/20 68/14 72/22 72/23 73/5 73/14 81/11 81/19 82/17 83/18 87/6 89/7 93/25 100/19 103/19 103/20 103/20 104/3 104/7 104/10 118/5 hand [1] 114/6 handed [1] 3/10 handled [1] 113/10 handles [1] 87/14 handling [1] 113/13 hands [1] 119/17 hangar [6] 26/12 43/5 44/1 50/15 116/19 122/4 hangars [5] 21/14 42/12 122/9 122/10 122/11 happen [6] 29/18 29/18 32/1 38/16 78/23 117/13 happened [3] 78/10 78/22 117/14 happens [4] 30/12 64/12 86/1 117/12 happy [6] 40/6 65/4 69/17 94/24 105/2 120/23 hard [1] 30/18 harder [1] 71/18 harmlessly [1] 94/3 has [47] 4/7 4/20 16/24 18/2 19/18 23/20 24/7 28/19 30/11 35/18 37/18 37/25 44/17 45/3	47/3 47/23 48/1 48/4 51/18 51/23 52/9 55/10 62/11 63/12 63/12 63/13 64/16 65/19 69/5 69/6 70/11 73/18 76/6 77/12 81/5 84/21 92/4 92/16 92/18 96/5 97/23 111/15 115/9 115/17 116/12 118/15 119/19 hasn't [2] 6/12 117/14 hastily [1] 10/13 hate [1] 34/13 have [205] Haven [2] 67/11 68/1 haven't [6] 4/16 26/3 31/14 107/1 116/3 118/5 having [12] 4/20 8/19 17/11 20/18 63/7 68/11 80/11 80/25 82/3 100/5 112/16 113/9 havoc [1] 67/8 he [27] 4/3 11/12 12/18 18/19 35/3 47/7 57/10 66/1 66/10 66/14 66/14 66/15 66/17 88/2 88/3 90/21 94/13 94/20 94/23 94/24 101/24 101/25 104/10 104/10 104/10 114/20 118/24 he'll [1] 35/1 he's [2] 47/7 91/4 head [1] 47/2 head [6] 5/14 15/10 15/12 15/22 51/14 58/5 heard [3] 31/15 122/6 123/5 hearing [3] 10/11 18/24 22/11 heavy [1] 70/25 held [1] 1/3 help [1] 110/4 helped [1] 67/17 helpful [1] 95/10 Henry [1] 65/25 her [2] 39/22 72/25 here [41] 4/10 4/14 9/5 10/10 12/1 18/4 51/2 57/20 58/8 63/8 63/18 67/6 72/3 72/11 73/4 73/13 73/24 76/10 77/2 77/15 80/6 81/24 88/12 88/14 88/15 88/25 90/1 93/17 98/17 101/17 101/20 115/23 117/2 117/7 118/8 120/25 122/8 122/23 122/23 122/24 123/23 here's [1] 26/10 highlight [1] 69/17 highly [1] 38/20 highway [1] 49/17 him [8] 3/19 15/10 15/22 36/10 47/4 101/22 117/21 123/5
---	--	---	---	---

H his [9] 24/16 66/9 66/10 66/16 102/17 117/13 118/7 119/2 123/3 historically [2] 66/23 102/18 history [1] 65/21 hit [4] 67/15 94/3 94/5 107/1 hold [3] 7/8 18/3 41/25 holding [1] 102/8 homes [1] 67/18 homework [1] 86/12 hope [3] 4/6 79/24 95/10 hopeful [1] 70/13 hopefully [4] 13/24 64/4 73/20 121/16 hoping [1] 121/1 Horn [1] 47/20 horrible [3] 46/20 46/23 84/4 horse [1] 20/18 horses [1] 96/14 hospital [2] 112/13 112/17 hour [2] 85/15 86/3 hours [1] 115/14 House [1] 51/17 household [1] 122/19 how [35] 7/16 28/12 30/4 35/11 40/2 40/12 46/24 52/16 52/24 55/24 57/15 57/15 57/19 59/5 60/3 63/4 63/20 64/10 65/19 72/8 72/25 83/23 84/18 85/9 86/19 86/20 90/21 91/5 93/11 95/14 104/6 106/16 109/20 110/17 118/20 however [3] 24/24 71/7 122/18 huge [1] 116/19 huh [11] 4/1 25/13 49/8 49/23 55/2 61/3 62/23 74/4 88/20 108/25 109/16 Huh-uh [1] 74/4 hundred [2] 45/7 68/16	17/24 18/12 18/24 20/12 22/11 25/1 25/12 25/15 25/25 26/25 27/1 27/9 27/24 30/2 30/2 30/3 32/8 32/22 37/1 37/5 39/21 43/18 43/21 52/1 53/4 54/9 55/5 56/12 62/12 63/10 66/2 70/13 72/11 73/10 76/10 79/18 80/22 83/15 84/21 87/3 89/14 91/13 92/16 95/18 95/19 96/9 97/10 102/14 103/13 104/4 109/5 112/7 114/9 119/25 120/23 122/10 I've [21] 9/4 11/16 18/6 30/6 30/6 31/14 32/20 32/22 33/14 72/11 76/23 76/24 77/4 77/9 83/18 84/5 84/8 84/9 92/7 98/19 109/12 ice [1] 95/4 ice cream [1] 95/4 idea [15] 33/21 39/5 41/9 48/13 52/16 83/16 84/6 84/7 86/13 87/5 87/24 95/8 108/16 110/9 118/18 identify [1] 116/5 immediate [1] 17/13 immediately [3] 18/1 86/2 118/10 impact [5] 19/24 20/9 20/12 48/14 115/22 impacted [1] 68/4 impacts [1] 55/22 impediment [1] 29/2 implemented [2] 78/10 81/15 important [14] 77/15 77/18 77/19 78/5 79/3 80/12 81/14 82/22 83/2 83/2 83/8 85/7 109/15 114/4 impropriety [1] 92/22 improve [5] 49/21 49/21 49/22 71/2 99/1 improved [1] 97/8 Improvement [1] 53/1 improvements [7] 17/1 17/3 17/4 17/6 51/22 81/17 82/2 inaudible [2] 73/11 74/5 inbound [2] 56/22 56/25 inception [1] 82/14 include [4] 46/12 47/3 56/23 59/2 included [4] 7/2 17/2 43/10 97/25 includes [1] 64/22 including [3] 58/17 110/9 112/14	inclusive [1] 7/24 income [1] 122/19 inconsistency [1] 96/19 incorporate [1] 120/7 incorrect [1] 54/8 increase [1] 122/5 increased [1] 69/5 increasing [1] 71/16 indicated [1] 52/6 individual [4] 27/1 55/13 93/8 103/2 individually [1] 93/3 information [17] 55/11 55/15 56/13 57/3 91/8 91/11 91/14 91/16 92/6 92/8 101/4 101/19 101/21 102/2 103/5 112/25 119/19 information's [1] 101/18 infrastructure [3] 51/19 52/24 54/12 inhibit [3] 14/20 14/22 22/12 inhibited [1] 15/1 initiating [1] 83/6 initiative [1] 120/20 input [6] 20/23 95/22 98/8 99/6 112/25 114/3 insert [1] 98/3 insights [1] 73/20 instantly [1] 93/14 instead [4] 20/18 49/3 53/13 94/4 insurance [4] 24/7 84/10 103/21 104/3 intent [1] 17/19 intentions [2] 13/13 13/14 interest [6] 9/2 9/3 9/7 10/5 25/4 99/2 interested [1] 76/23 interesting [4] 77/10 79/21 89/8 120/19 interim [2] 51/24 52/10 International [1] 64/19 interpret [1] 12/22 interpretation [2] 28/1 28/12 interrupt [1] 96/9 interrupting [1] 96/10 intersection [2] 45/3 49/13 inundated [1] 107/2 investment [1] 80/5 invitation [1] 56/18 invite [2] 21/10 21/13 invited [1] 39/12 involve [1] 99/9 involved [6] 30/8 80/23 87/18 103/6 104/21 107/20 is [258] Island [1] 67/24	isn't [6] 28/22 32/20 56/2 91/20 91/21 91/22 issue [27] 14/10 20/8 20/9 21/8 23/15 24/17 24/20 24/24 25/10 26/3 32/9 32/19 48/3 48/6 65/16 71/15 76/23 83/19 88/21 93/6 96/18 97/16 104/18 112/10 114/4 118/9 121/25 issue's [1] 93/14 issues [7] 4/9 11/25 52/5 52/8 80/7 86/17 86/18 issuing [1] 56/18 it [314] it'd [3] 47/25 88/4 114/19 it's [153] item [13] 9/4 34/3 42/17 76/5 76/11 76/14 111/24 111/25 112/2 114/15 114/19 114/23 114/24 items [12] 2/9 9/19 9/22 10/14 10/23 11/8 14/18 18/1 19/5 19/5 19/14 37/21 its [4] 22/17 35/21 59/10 81/4 itself [8] 12/4 12/9 19/20 24/19 53/17 56/14 67/18 84/23	18/19 20/11 21/15 21/15 25/5 25/6 29/5 30/3 30/12 33/17 33/24 37/22 37/24 38/6 38/22 40/24 43/6 47/15 47/18 47/24 48/19 48/21 49/2 50/4 51/3 53/9 55/12 55/21 57/5 58/17 59/5 59/8 60/6 64/12 74/19 75/14 80/12 81/19 85/10 87/20 89/19 91/24 92/21 94/4 94/4 94/11 94/16 94/20 95/3 95/13 96/11 96/15 96/16 96/17 97/7 97/10 97/11 97/12 97/17 97/18 99/24 101/3 101/4 101/23 102/16 102/25 105/3 105/25 107/15 108/3 108/3 109/10 110/13 110/14 111/19 112/7 112/22 114/21 115/13 115/21 116/2 116/22 118/18 118/20 120/22 121/8 122/4 JUSTIN [5] 1/11 33/21 88/2 110/2 121/19 juxtapose [1] 122/18
I I'd [13] 8/23 9/12 9/25 23/3 65/4 65/4 86/23 90/8 92/13 115/24 117/21 120/2 121/20 I'll [16] 12/21 13/9 18/14 19/12 19/12 23/1 34/12 35/2 35/6 69/17 70/21 71/24 72/20 76/24 106/5 119/17 I'm [67] 3/20 4/13 5/14 9/20 12/7 12/18 13/15 14/4 14/8 17/9 17/13			J Jacksonville [4] 59/8 60/1 64/18 114/12 JANET [3] 1/21 124/6 124/13 January [3] 40/18 50/23 51/7 Jeb [1] 66/8 Jeff [1] 114/11 jeopardize [1] 15/2 jet [2] 56/25 118/7 jobs [1] 117/5 JOHNS [10] 1/1 1/15 66/4 68/16 72/5 72/6 118/2 122/14 122/19 124/4 joins [1] 9/21 joint [1] 68/11 journal [1] 108/18 judgment [1] 97/21 July [1] 118/7 jump [3] 32/25 101/16 122/13 jumping [1] 79/18 junction [1] 53/7 jurisdiction [1] 93/7 just [106] 3/10 3/20 5/9 5/15 6/11 9/20 10/12 12/5 12/7 12/15 12/21 13/2 13/18 13/20 14/19 14/22 15/2 17/24 18/2	18/19 20/11 21/15 21/15 25/5 25/6 29/5 30/3 30/12 33/17 33/24 37/22 37/24 38/6 38/22 40/24 43/6 47/15 47/18 47/24 48/19 48/21 49/2 50/4 51/3 53/9 55/12 55/21 57/5 58/17 59/5 59/8 60/6 64/12 74/19 75/14 80/12 81/19 85/10 87/20 89/19 91/24 92/21 94/4 94/4 94/11 94/16 94/20 95/3 95/13 96/11 96/15 96/16 96/17 97/7 97/10 97/11 97/12 97/17 97/18 99/24 101/3 101/4 101/23 102/16 102/25 105/3 105/25 107/15 108/3 108/3 109/10 110/13 110/14 111/19 112/7 112/22 114/21 115/13 115/21 116/2 116/22 118/18 118/20 120/22 121/8 122/4 JUSTIN [5] 1/11 33/21 88/2 110/2 121/19 juxtapose [1] 122/18
			K keep [3] 40/3 58/4 90/18 keeping [1] 54/13 keeps [4] 86/9 113/9 115/10 115/11 Kelly [1] 88/25 Kevin's [1] 57/9 key [2] 42/18 52/8 kicked [1] 78/12 Kimley [1] 47/20 Kimley-Horn [1] 47/20 kind [17] 14/22 15/3 26/13 41/1 45/22 52/6 56/1 80/7 85/22 88/4 95/16 99/17 104/16 106/2 106/4 106/6 114/1 kinds [4] 16/23 72/4 80/7 106/5 knew [1] 21/19 know [84] 4/12 5/7 5/9 9/18 13/12 18/14 18/19 19/11 21/19 21/20 22/21 30/2 30/2 31/7 32/25 35/19 40/8 40/12 40/21 42/4 42/4 42/10 42/13 45/7 46/24 47/1 47/15 47/15 52/14 53/8 54/9 57/1 59/22 60/23 61/7 63/19 63/22 64/18 65/13 66/17 86/18 88/2 88/3 89/5 89/20 90/11 95/20 95/21 95/23 97/1 97/19 97/21 97/22	

K know... [31] 97/23 97/25 99/24 100/6 100/23 101/1 101/3 101/24 102/20 102/22 103/13 103/15 103/18 104/6 104/21 104/23 104/25 105/17 105/17 105/25 108/10 114/10 114/13 119/10 120/8 121/8 121/14 121/22 122/1 123/6 123/8 knowledge [1] 14/13 known [1] 47/21 knows [4] 33/18 68/13 84/8 120/16 kudos [1] 121/21	23/10 23/12 23/13 23/15 23/19 23/22 24/1 24/2 24/19 24/19 24/20 25/9 25/12 25/12 25/17 25/18 26/8 26/8 26/16 27/3 27/12 28/5 28/14 28/18 28/24 29/2 29/12 29/17 29/21 29/23 29/24 30/1 30/8 30/25 31/15 31/19 31/20 32/10 32/16 33/2 33/3 42/13 43/2 44/2 44/4 60/2 76/6 98/16 98/16 116/12 117/22 118/14 118/23 119/2 119/5 119/8 119/10 121/9 121/25 leases [18] 20/11 21/7 25/19 29/7 29/10 29/12 33/4 33/7 33/13 33/24 33/25 34/1 34/1 58/17 97/15 116/10 116/17 118/20 leasing [1] 18/4 least [8] 46/12 46/15 53/7 98/15 99/3 113/25 114/1 117/21 leave [3] 58/12 80/1 117/6 legal [4] 3/24 55/9 119/7 119/11 legislative [1] 39/15 legislature [1] 51/23 legitimate [1] 14/6 Len [6] 72/19 111/12 111/13 111/15 111/19 112/7 less [5] 62/8 67/14 69/15 71/4 112/18 let [5] 36/1 52/14 101/16 116/8 120/2 let's [10] 3/2 11/6 18/19 36/22 37/19 62/19 65/20 65/21 105/20 120/11 letter [3] 3/23 98/5 98/11 letters [1] 5/9 level [12] 51/23 55/22 59/3 82/21 88/14 89/20 96/4 103/1 103/6 104/16 104/20 113/4 levy [1] 81/4 libraries [1] 72/9 life [2] 57/14 71/11 light [8] 44/23 45/2 45/13 45/14 46/1 46/5 46/17 51/16 lighted [1] 45/3 like [56] 8/23 9/12 9/25 18/8 20/15 21/10 21/13 21/15 21/18 24/9 30/24 32/17 35/15 35/25 42/5 43/13 43/20 44/19 45/25 53/8 53/11 53/21	57/1 59/7 59/25 67/17 70/24 82/24 83/16 84/6 85/15 86/13 87/24 88/2 90/8 90/12 92/5 92/21 95/8 97/24 98/2 98/23 99/24 100/3 100/24 101/1 102/16 104/6 106/23 108/10 113/25 114/9 116/22 120/2 120/8 122/11 likely [1] 89/14 Linda [1] 104/1 line [5] 33/13 33/13 48/20 49/6 123/9 Liotta [1] 118/1 list [2] 107/4 117/4 listed [1] 55/18 listened [1] 115/16 listening [2] 10/10 75/13 literally [2] 55/14 108/5 little [9] 5/3 21/17 52/7 56/21 57/1 69/11 76/24 114/3 116/18 live [2] 72/5 72/6 load [1] 70/11 local [1] 47/5 locally [1] 58/3 locate [1] 122/23 located [1] 66/12 location [4] 27/15 27/22 27/25 48/22 locations [1] 24/8 long [9] 3/12 22/20 31/14 65/19 71/8 71/8 80/4 97/18 114/9 long-term [2] 71/8 80/4 longer [1] 97/1 look [27] 4/15 16/17 20/15 50/22 65/17 68/22 77/10 77/19 77/23 78/15 79/19 80/13 81/13 82/20 82/23 83/21 89/22 102/17 104/5 104/24 107/23 107/25 115/7 116/2 116/14 120/2 120/19 looked [6] 4/16 76/18 76/24 80/20 82/4 85/14 looking [20] 11/23 11/24 25/11 29/8 30/15 44/15 61/4 61/12 61/13 69/1 77/5 80/22 85/10 95/19 95/19 97/20 99/24 100/5 103/4 107/12 looks [1] 53/11 loosely [1] 23/9 lopsided [1] 80/2 lose [2] 56/3 65/16 losing [1] 60/4 loss [4] 6/11 7/7 49/24 100/14 lost [1] 56/3	lot [34] 4/9 4/14 9/2 10/4 10/8 10/11 19/11 20/16 25/3 28/11 38/25 49/3 50/5 50/13 53/11 53/22 58/15 64/6 65/7 70/25 73/2 73/10 73/10 73/14 73/17 81/1 81/5 85/7 89/16 93/16 107/19 110/12 113/10 121/14 lots [2] 112/13 113/19 love [1] 86/23 lower [1] 54/20 LUDLOW [2] 1/11 119/19 Ludwig [2] 114/11 117/15 luncheon [1] 120/12	marks [1] 39/8 massive [3] 116/15 116/16 117/11 master [26] 16/15 16/19 16/20 16/22 16/25 17/7 17/17 28/2 28/12 31/21 32/13 33/23 80/14 80/16 80/19 80/21 81/5 81/10 81/21 81/25 82/9 82/23 115/6 116/1 122/8 122/14 master plan [22] 16/15 16/19 16/20 16/25 17/7 17/17 28/2 28/12 31/21 33/23 80/14 80/16 81/5 81/10 81/21 81/25 82/9 82/23 115/6 116/1 122/8 122/14 master plan's [1] 80/21 master plans [1] 80/19 mat [1] 52/1 match [1] 43/7 material [1] 14/2 materialize [1] 38/20 Matt [1] 118/1 matter [4] 16/13 33/5 97/17 101/9 max [1] 118/13 may [17] 15/3 15/3 51/19 51/21 54/11 66/8 82/5 85/7 85/21 90/6 93/6 93/11 93/12 111/22 112/1 118/15 120/6 May Street [1] 120/6 maybe [11] 4/14 32/10 80/6 81/9 84/25 100/24 100/25 101/1 108/9 109/11 115/12 McKendrick [1] 73/24 me [40] 3/22 4/17 5/5 16/13 18/17 19/17 20/25 22/24 26/15 30/22 31/18 33/15 39/14 40/25 41/25 42/9 49/14 51/14 52/14 55/5 58/5 65/5 65/7 78/18 80/7 81/11 83/2 84/8 88/19 89/15 91/19 92/15 94/5 101/16 101/16 108/8 114/8 116/8 122/13 123/24 mean [39] 10/16 10/21 10/22 10/23 11/20 14/21 19/2 19/9 20/16 21/23 22/15 31/19 43/18 43/18 43/19 43/21 43/24 44/18 46/4 59/22 63/9 63/11 63/12 63/16 65/12 67/16 83/5 84/17 87/2 87/25 90/15 91/19 99/9 100/1 102/15 102/16 104/20
L labeled [1] 45/23 lack [2] 96/7 103/7 lag [1] 122/15 lags [1] 122/17 Lake [1] 118/1 lamb [1] 67/17 land [1] 80/24 landing [2] 58/18 67/21 landlord [1] 25/7 landlords [1] 122/25 lane [1] 44/24 language [11] 28/19 32/15 52/23 53/17 115/5 115/8 115/10 115/18 115/25 116/6 116/19 laning [2] 44/19 44/19 large [2] 23/16 107/6 largely [2] 38/23 99/8 largest [1] 53/19 last [20] 7/6 30/21 38/3 38/9 38/9 40/3 68/14 78/6 80/13 80/19 83/7 95/23 105/22 109/14 111/23 111/25 112/2 114/15 114/22 115/17 later [4] 39/2 76/24 78/12 79/3 latest [1] 72/22 launching [1] 120/17 law [6] 1/15 79/11 87/3 87/13 92/10 93/10 layout [1] 51/3 lays [1] 106/16 lead [2] 38/10 108/2 learn [1] 77/10 learned [1] 98/19 lease [89] 9/8 9/9 9/23 11/20 11/24 12/1 12/2 12/4 12/14 14/23 15/3 15/8 16/2 16/5 16/13 16/17 17/15 20/1 21/16 21/16 21/20 21/21 21/25 22/3 22/4 22/13 22/16 22/22 22/24 23/5				

M mean... [2] 112/4 122/5 means [3] 18/19 33/22 123/1 meant [2] 31/1 94/4 mechanism [1] 55/20 media [1] 56/19 median [1] 122/19 medium [1] 89/20 meet [4] 74/8 79/12 108/21 112/20 meeting [39] 1/2 1/3 2/4 5/18 9/21 10/25 10/25 14/17 18/2 18/21 18/23 19/6 19/7 35/13 37/16 40/16 51/24 66/7 68/11 72/22 73/9 79/13 82/1 85/11 85/15 86/1 86/2 86/9 87/6 87/6 93/18 99/11 100/17 104/16 108/4 111/1 115/10 115/11 123/25 meetings [7] 31/11 35/15 46/9 85/13 85/23 86/8 118/24 meets [5] 85/10 97/1 97/1 97/4 97/6 melded [1] 6/24 member [12] 2/12 79/6 82/9 85/3 87/10 91/14 91/14 93/9 101/8 108/8 119/18 119/21 members [22] 1/9 23/4 84/22 84/24 85/1 85/2 85/19 87/5 87/5 90/10 91/20 91/22 92/9 93/8 94/19 103/2 110/21 112/22 112/24 113/1 113/2 118/25 mention [2] 68/7 111/16 mentioned [2] 74/21 110/10 merits [1] 107/11 mess [2] 46/21 46/23 message [1] 56/2 met [1] 85/24 metric [3] 58/20 59/5 59/15 Mickler's [1] 67/21 Mickler's Landing [1] 67/21 mid [2] 82/14 82/16 midpoint [1] 66/19 might [12] 20/15 21/21 30/4 52/17 65/17 91/13 94/1 94/20 95/3 97/24 113/1 113/12 miles [1] 67/10 military [3] 61/6 61/22 62/1 mill [3] 38/25 50/13 81/4 million [3] 41/22 43/9 81/1	mind [3] 54/2 54/13 87/3 mindset [1] 24/16 minimum [7] 9/10 9/24 14/25 15/7 16/3 33/23 118/11 minor [2] 25/5 115/19 minute [1] 5/5 minutes [7] 2/4 5/18 5/19 5/20 5/25 114/8 117/17 minutia [1] 103/1 MIRGEAUX [1] 1/11 miscellaneous [1] 104/7 miss [1] 75/13 missed [1] 54/7 Mist [1] 118/1 mix [1] 123/4 mixing [1] 101/15 model [3] 58/16 59/25 64/25 Modern [2] 114/13 116/9 Modern Aero [1] 114/13 modifications [1] 5/23 modified [1] 37/19 moment [2] 39/6 111/21 Monday [1] 1/6 monetarily [1] 57/18 monetary [1] 64/16 money [16] 7/18 21/17 21/17 40/10 53/18 54/12 55/24 56/3 56/4 57/19 58/12 60/24 64/5 64/6 97/12 97/18 monies [1] 53/3 monitor [1] 52/8 monitoring [1] 52/5 monkey [1] 90/8 month [22] 22/18 22/18 29/8 29/8 39/3 40/4 40/4 42/20 67/14 74/12 81/24 90/10 102/21 102/23 103/2 105/17 113/15 113/23 113/23 115/17 116/11 116/11 monthly [3] 7/19 7/22 105/2 months [2] 32/11 82/14 moot [1] 73/18 more [35] 9/4 10/9 11/13 13/24 16/14 17/10 18/10 20/23 25/5 25/6 31/16 52/11 52/18 53/8 56/13 67/14 71/6 71/6 77/1 79/1 79/9 85/7 85/22 96/13 98/16 101/3 102/2 105/7 109/15 112/21 113/1 113/11 114/3 122/7	123/9 most [13] 58/16 66/17 68/17 77/3 77/14 77/18 78/4 81/14 83/1 83/2 92/25 96/5 116/17 mot [1] 19/9 motion [24] 8/23 9/12 11/8 13/1 13/18 19/3 19/4 34/3 34/10 34/20 34/22 35/1 35/4 35/16 35/17 36/1 36/9 36/11 36/12 36/14 36/14 36/17 75/5 75/6 MOU [1] 42/16 mouth [1] 24/16 move [11] 19/19 20/10 21/6 24/23 32/17 32/21 32/23 33/3 75/8 108/5 110/4 moved [1] 75/9 moves [1] 48/17 moving [3] 70/17 106/9 123/7 Mr [2] 9/21 115/1 Mr. [12] 24/16 32/14 69/18 110/3 111/21 111/22 114/14 114/18 116/12 117/15 121/11 123/3 Mr. Burnett [2] 116/12 121/11 Mr. Burnett's [1] 114/14 Mr. Chair [1] 111/22 Mr. Chairman [2] 69/18 114/18 Mr. Dean [1] 123/3 Mr. Ludwig [1] 117/15 Mr. Olson [2] 32/14 110/3 Mr. Tucker [1] 111/21 Mr. Wuellner's [1] 24/16 Ms. [1] 34/25 Ms. Green [1] 34/25 much [13] 7/16 23/11 23/18 40/2 40/4 40/13 57/16 57/19 71/17 84/13 101/3 119/13 120/10 multiyear [1] 96/10 must [1] 82/1 muster [1] 97/22 my [50] 9/5 13/14 13/16 14/13 15/15 16/11 16/12 17/7 17/12 17/23 19/9 19/22 21/16 25/10 27/8 27/16 30/16 47/1 52/12 54/1 62/16 70/18 84/15 84/16 84/16 84/20 84/20 86/6 86/17 87/3 87/20 89/23 90/17 93/23 102/6 104/6 109/24 112/9 112/12 114/4 114/11	114/11 114/17 114/17 115/22 116/9 117/2 120/24 121/15 124/9 myself [1] 112/8 N name [4] 37/5 58/18 65/13 114/11 Naples [8] 77/11 85/10 85/16 85/18 85/23 90/19 95/4 95/19 Naples' [1] 77/11 Nate [1] 73/23 national [2] 73/7 120/13 near [1] 41/8 nearly [1] 80/25 necessarily [1] 85/23 need [31] 13/12 14/21 14/23 16/17 16/18 16/19 16/21 16/22 28/20 50/5 52/17 55/11 68/3 82/5 83/5 83/5 84/12 84/12 86/21 94/11 97/12 98/19 98/20 101/5 107/20 118/16 119/3 119/10 123/1 123/2 123/15 needed [2] 17/4 47/15 needs [8] 23/15 24/4 80/5 82/19 94/12 115/12 118/8 118/17 negative [1] 84/16 negatively [1] 20/2 negotiate [6] 13/25 16/5 20/6 23/19 117/9 117/22 Negotiation [1] 106/15 negotiations [4] 18/20 22/13 23/10 116/17 Network [1] 103/18 never [12] 4/6 18/8 21/15 30/6 30/7 31/15 32/19 45/4 88/3 96/5 102/19 103/4 new [14] 8/4 8/6 20/17 32/22 32/23 32/23 44/14 49/1 53/16 68/10 115/8 119/19 121/23 123/14 New Orleans [1] 53/16 Newark [2] 39/10 121/3 newspaper [1] 92/14 next [12] 6/8 10/25 18/21 20/20 38/10 39/3 40/4 46/12 84/20 100/9 106/18 117/24 Nguyen [1] 47/24 nice [2] 22/7 121/2 nine [2] 64/20 79/6 nine-member [1] 79/6 Nines [2] 73/7 73/13 Ninety [2] 73/7 73/13 no [63] 3/20 5/21 5/22	7/10 7/21 12/12 14/5 14/5 14/15 14/17 16/3 16/4 21/2 29/8 32/5 32/7 34/4 34/20 36/2 36/23 36/23 36/23 37/6 39/5 39/23 41/9 43/15 43/18 44/6 45/14 47/7 49/12 52/8 58/7 59/20 60/8 62/8 66/20 71/22 72/16 72/17 72/18 74/10 88/8 91/23 92/1 100/4 100/16 101/12 102/15 102/15 103/3 103/3 103/24 109/10 109/13 110/1 113/4 117/18 117/20 118/7 119/16 123/18 no-jet [1] 118/7 nobody [2] 63/12 101/10 nobody's [1] 42/8 Nocatee [2] 68/19 69/4 Nocatee/Ponte Vedra [1] 69/4 noise [1] 16/9 none [11] 5/24 5/25 8/18 8/19 51/10 59/14 59/15 75/19 75/20 76/2 119/15 nonstandard [1] 27/20 noon [2] 11/14 14/7 nor'easter [1] 67/7 normal [1] 53/25 normally [3] 32/25 33/12 53/6 north [3] 32/21 45/8 67/21 northbound [1] 48/18 northern [3] 45/8 49/22 68/18 Northrop [4] 44/9 44/11 61/10 73/24 Northrop Grumman [3] 44/9 44/11 61/10 Northrop-Grumman [1] 73/24 northwest [2] 68/19 69/3 not [149] not-too-distant [1] 68/8 notches [1] 54/5 note [2] 93/23 120/23 notes [1] 124/9 nothing [14] 5/10 5/15 25/22 31/1 36/4 44/17 58/8 74/12 74/14 92/4 92/16 104/2 112/20 123/16 notice [1] 115/14 notification [1] 92/15 notify [1] 98/20 November [4] 1/6 66/7 67/1 120/12 November 2nd [1]
---	--	--	---	--

N November 2nd... [1] 66/7 November 9th [1] 120/12 now [47] 4/20 4/21 15/22 18/20 19/13 22/14 23/11 24/3 24/10 28/16 29/11 31/9 31/22 32/11 33/8 35/18 36/7 36/18 37/19 43/20 44/10 45/9 46/11 50/5 50/7 52/17 55/7 64/13 65/24 68/25 70/5 70/11 73/18 73/18 83/8 92/7 93/16 94/5 98/4 98/9 99/16 109/23 111/10 116/8 116/10 119/17 123/9 number [22] 11/14 37/21 40/8 40/21 40/25 41/1 42/1 43/1 43/3 43/11 46/9 52/5 58/22 58/23 59/4 59/8 66/12 66/13 72/3 107/23 122/19 122/20 numbers [4] 42/23 65/5 122/6 122/7 numerous [1] 83/18	okay [139] OLSON [6] 1/12 2/10 32/14 76/12 76/13 110/3 once [2] 43/2 74/23 one [103] 3/11 3/21 7/6 11/14 11/15 20/3 20/11 20/14 22/18 23/14 23/18 23/23 25/11 25/12 26/1 27/14 29/2 29/7 29/15 29/19 32/11 33/3 36/8 38/23 42/18 44/2 44/4 45/6 45/11 48/7 49/14 49/14 49/22 50/12 55/18 61/1 61/4 61/9 61/14 64/13 66/12 66/24 67/11 69/6 69/6 71/10 71/11 72/2 72/12 73/5 73/12 77/11 77/18 78/4 78/6 78/7 79/7 81/6 82/8 83/14 84/22 85/2 85/11 85/12 86/15 86/17 87/6 87/9 87/16 89/17 90/4 91/25 93/1 93/2 93/9 93/21 93/24 93/25 94/10 94/18 95/21 98/3 98/15 98/16 101/23 103/3 103/3 104/17 104/17 105/11 105/14 107/4 108/21 111/11 111/13 111/21 112/12 116/10 116/14 117/10 121/22 122/19 122/20 one's [1] 29/8 one-time [2] 44/2 44/4 one-year [1] 66/24 ones [1] 91/2 ongoing [1] 22/13 online [1] 68/20 only [23] 7/5 11/14 12/8 14/11 14/17 20/6 20/19 23/1 30/23 32/7 34/3 48/22 55/18 64/12 69/16 99/12 112/12 113/5 115/22 116/23 117/10 122/5 122/7 ons [1] 53/9 open [7] 13/15 39/2 40/7 40/13 45/4 49/20 79/13 opener [1] 73/2 opening [3] 40/11 40/12 50/9 openings [1] 39/5 operate [2] 60/12 64/24 operating [10] 7/17 9/11 9/25 14/25 15/8 16/3 33/23 60/4 115/6 118/12 operation [1] 87/19 operational [1] 39/15 opinion [4] 17/12 70/18 114/4 119/7	opportunities [2] 82/20 122/22 opportunity [8] 17/16 33/1 33/2 51/15 56/19 99/12 99/14 106/12 opposed [2] 76/1 97/10 opposing [1] 9/20 order [6] 71/23 82/6 98/21 101/11 101/13 101/14 organization [2] 73/8 77/5 Orleans [1] 53/16 other [42] 3/19 8/16 9/4 13/21 20/7 20/14 26/6 26/12 27/19 30/14 33/3 34/6 42/8 43/4 43/13 50/14 51/9 55/3 65/9 68/7 73/5 76/25 76/25 79/1 82/3 84/5 85/11 86/15 86/24 87/9 92/8 92/8 93/8 94/18 97/24 98/1 105/5 107/6 112/23 113/19 115/23 122/13 others [5] 3/15 3/18 67/23 90/19 93/22 Otherwise [1] 39/6 ought [1] 31/8 our [81] 3/14 3/24 4/3 6/25 7/17 7/18 9/9 16/19 16/20 17/21 18/3 18/3 24/1 30/5 35/15 37/16 43/6 52/18 54/8 58/2 59/13 59/15 59/17 59/18 59/23 59/25 60/11 61/6 63/13 63/15 65/25 66/7 66/7 67/9 68/10 69/25 71/14 71/14 71/17 71/21 72/22 76/15 77/20 78/6 78/8 78/16 78/17 78/20 78/20 78/21 78/21 80/13 82/7 82/16 82/16 82/17 84/9 84/22 90/14 96/3 96/18 100/21 106/19 106/20 109/14 110/6 115/7 115/17 117/22 118/14 118/14 119/23 120/19 121/11 121/22 121/23 122/1 122/2 122/4 123/11 123/12 out [46] 7/8 7/17 10/11 14/3 38/5 38/13 39/12 40/20 42/19 43/2 48/14 49/11 49/15 50/17 52/21 53/16 54/7 57/7 60/14 60/22 66/24 67/16 67/19 72/11 72/23 73/9 73/17 76/10 80/21 81/7 89/21 90/22 92/8 93/24 94/12 94/14 96/6 103/5 106/16	107/11 115/12 119/4 120/25 121/1 121/17 122/13 outbound [4] 56/23 58/23 59/9 64/21 outline [1] 52/24 outreach [1] 52/12 outside [7] 54/25 84/23 84/24 86/10 86/11 87/10 87/11 over [23] 3/13 7/16 11/16 17/4 46/23 56/24 59/20 68/1 83/19 86/6 86/8 88/1 88/2 88/2 97/6 99/16 100/5 102/18 104/24 111/1 113/10 115/12 115/17 overall [1] 86/20 overlay [3] 38/24 38/25 50/13 overlooked [2] 109/21 118/4 overlooking [1] 109/13 overview [1] 25/10 overworked [1] 94/21 owe [1] 58/12 own [5] 35/21 118/11 118/16 118/23 119/2	pass [4] 86/24 90/22 113/5 120/2 passed [1] 118/15 passenger [4] 58/21 58/21 59/2 59/9 passengers [2] 57/2 58/24 Passero [2] 47/20 108/5 passes [2] 97/22 110/16 past [4] 65/21 66/18 66/19 67/4 path [2] 29/15 31/8 pattern [1] 80/15 Patty [2] 72/24 73/9 pay [12] 42/12 42/13 42/14 43/14 43/23 43/24 43/25 44/5 57/21 57/23 84/18 117/1 paying [4] 44/6 84/13 116/24 116/24 people [16] 19/10 60/11 64/3 65/7 71/14 72/3 72/4 72/25 73/20 76/18 84/24 87/11 92/25 112/25 117/5 122/7 per [6] 59/1 59/9 64/19 85/8 108/8 118/16 per se [1] 108/8 percent [10] 69/8 70/7 70/10 70/10 70/12 70/12 70/16 70/16 70/24 123/11 percents [1] 123/12 perfect [2] 98/13 109/22 perhaps [2] 32/15 78/24 period [5] 9/5 31/1 97/11 106/18 107/1 perpetuity [1] 45/15 perplexed [1] 55/10 person [4] 35/15 73/4 92/14 108/21 personal [7] 4/2 4/5 4/9 4/9 4/15 4/18 120/23 personally [1] 102/16 personnel [1] 60/20 petition [1] 55/5 PFC [1] 59/3 phase [2] 38/23 40/19 phased [1] 50/3 Phong [5] 47/5 47/6 47/6 47/24 47/25 photo [1] 56/19 physical [1] 18/10 picture [2] 28/15 39/25 piece [10] 17/7 21/15 40/12 95/24 98/4 105/22 105/23 107/8 111/11 111/15 pieces [2] 50/10 50/12
O observe [2] 109/10 109/11 observed [1] 82/5 obvious [1] 45/22 obviously [12] 11/1 24/20 29/13 47/25 68/18 69/15 81/5 88/1 93/17 95/16 112/1 114/20 occupy [2] 60/3 112/19 occurred [1] 38/1 occurs [2] 6/17 7/14 OCTOBER [9] 2/5 6/12 7/1 8/2 8/4 8/6 100/7 110/21 110/22 October 1st [1] 7/1 October 21st [1] 110/21 October's [1] 100/9 off [9] 10/20 11/7 11/8 12/16 30/7 47/1 101/3 114/8 119/18 offered [2] 52/23 66/9 office [9] 39/1 47/12 63/15 70/6 86/6 88/5 88/17 108/8 121/15 officer [2] 85/17 103/18 offset [2] 4/25 70/25 often [2] 48/7 85/9 oh [13] 8/8 37/1 39/21 49/6 49/18 73/12 88/22 89/2 94/8 112/3 119/22 120/11 123/21			P p.m [4] 1/7 1/7 56/20 123/25 Pacific [1] 1/22 package [1] 3/11 page [3] 2/2 101/22 101/23 pages [3] 3/12 76/10 76/11 paper [5] 21/15 66/9 102/21 111/11 111/15 papers [1] 63/13 Pardon [2] 3/17 21/12 parent [2] 77/5 109/13 park [3] 49/7 120/18 120/18 parking [5] 38/25 49/3 50/5 50/6 50/13 part [25] 4/4 6/16 7/13 11/3 23/16 23/23 23/25 41/16 41/19 43/5 43/7 44/14 48/25 50/3 62/14 62/21 63/1 68/18 77/7 81/19 89/8 89/13 104/14 106/22 106/24 Part 139 [1] 81/19 partial [1] 54/11 partially [1] 85/16 particular [4] 30/13 31/15 48/6 55/25 particularly [1] 67/8 parties [1] 13/24 PARTNER [2] 2/8 65/23 partners [1] 65/25 party [1] 22/14	

P place [4] 11/21 29/11 52/9 98/10 plan [44] 16/15 16/19 16/19 16/20 16/24 16/25 17/7 17/17 17/21 18/7 18/8 18/10 18/11 28/2 28/12 31/21 32/14 33/23 80/14 80/16 80/23 81/5 81/10 81/10 81/13 81/15 81/16 81/21 81/25 82/6 82/9 82/12 82/16 82/23 86/16 86/16 86/21 86/22 86/23 90/3 115/6 116/1 122/8 122/14 plan's [1] 80/21 planned [2] 56/14 56/21 planners [1] 106/6 planning [6] 16/22 44/19 95/6 106/17 107/9 107/24 plans [1] 80/19 please [3] 5/1 5/1 15/13 PLEDGE [3] 2/3 3/8 3/9 plenty [2] 3/15 3/18 pocket [1] 42/19 point [31] 6/23 29/16 30/13 38/12 38/19 40/20 40/21 41/8 42/22 43/17 45/15 46/19 49/1 49/13 50/25 51/7 71/10 89/23 90/5 90/23 94/13 96/7 98/5 98/8 99/7 110/19 112/8 112/16 114/18 118/22 119/4 points [1] 89/24 police [1] 72/9 policy [65] 9/8 9/8 9/9 9/9 9/23 9/23 9/24 11/22 11/24 12/1 12/2 12/9 14/10 15/8 16/2 16/2 16/14 16/17 17/15 19/4 21/23 21/24 21/25 22/1 22/3 22/4 22/5 23/21 24/17 25/16 25/19 26/7 26/18 27/2 27/5 27/6 29/17 29/21 30/5 30/6 30/6 30/23 30/25 31/13 31/16 31/21 31/21 32/9 32/13 32/15 33/6 33/8 33/9 33/18 33/22 65/16 76/5 76/6 82/21 106/20 106/20 118/18 118/19 121/10 121/25 policymaking [1] 118/7 Ponte [2] 68/19 69/4 Ponte Vedra/Nocatee [1] 68/19 poor [1] 88/2	population [3] 69/5 69/9 122/6 portion [2] 19/5 50/15 position [6] 66/11 66/12 66/14 66/15 66/24 110/5 positively [1] 20/2 posits [1] 122/8 possible [1] 90/18 postpone [7] 10/16 17/15 18/13 22/12 35/7 36/18 37/7 postponed [9] 6/11 34/7 34/8 36/25 37/15 76/6 76/7 111/2 117/8 postponement [9] 13/6 13/8 13/10 14/21 15/2 17/24 17/25 18/15 34/17 postponing [5] 10/19 13/3 18/12 30/16 115/5 potential [5] 32/12 41/2 51/20 65/16 93/10 potentially [5] 24/22 60/3 93/4 115/23 121/11 powers [1] 81/4 practical [1] 23/8 preaudit [1] 98/13 prefer [1] 52/25 prepared [1] 25/1 present [6] 1/9 1/14 73/25 74/3 92/21 101/19 presentation [1] 99/12 presented [4] 102/1 110/25 113/7 119/20 presenting [1] 89/16 president [3] 66/11 120/14 120/15 press [1] 92/14 pressing [1] 29/23 pretty [9] 3/12 3/13 17/21 24/10 47/21 66/5 67/16 67/20 113/24 previous [4] 6/23 67/5 114/19 118/24 previously [1] 52/6 primary [3] 69/13 69/14 80/24 prior [3] 16/16 69/13 78/1 priority [1] 123/15 private [2] 61/25 98/17 privately [1] 99/13 probable [1] 38/20 probably [20] 6/20 17/20 18/19 37/23 38/13 40/18 46/18 50/23 51/7 66/17 67/14 72/2 77/14 77/18 78/24 81/11 81/13 82/10 83/8 94/24 problem [10] 15/15 21/2 87/22 87/22 91/16	93/14 94/9 102/24 104/15 116/4 problems [1] 71/10 proceed [6] 29/3 29/20 29/22 30/4 31/11 65/3 proceedings [1] 124/8 process [7] 71/9 74/23 96/25 106/14 106/19 107/17 110/14 procurement [2] 79/18 80/11 prod [1] 99/1 produce [2] 102/24 105/2 produced [2] 81/16 105/3 produces [1] 65/13 producing [1] 103/1 product [1] 99/2 productive [1] 117/3 professional [2] 106/5 106/17 professionals [1] 83/22 profit [3] 6/10 7/7 100/14 program [10] 17/1 53/1 54/6 55/25 56/1 67/13 72/23 82/2 84/10 120/14 programmed [1] 38/19 progresses [1] 38/11 project [17] 38/5 38/11 39/7 40/7 40/22 42/3 43/6 43/7 46/10 47/25 51/4 53/15 74/18 74/21 107/13 107/19 107/19 project's [1] 74/20 projection [1] 34/4 projects [7] 53/6 99/16 99/17 106/9 107/6 107/13 107/23 promise [1] 119/9 pronounced [1] 52/18 properly [2] 52/19 54/3 proponent [1] 18/7 proposal [1] 115/18 proposals [3] 96/3 96/6 107/3 propose [1] 17/14 proposed [7] 28/14 29/21 115/9 115/22 116/7 116/12 116/12 proposing [1] 23/20 protect [1] 67/17 protection [1] 72/9 provide [3] 20/23 60/17 114/2 provided [5] 16/1 61/22 76/17 102/20 117/4 provides [1] 95/23 providing [4] 58/12 60/16 117/4 117/5 provision [1] 80/1	provisions [7] 27/20 27/21 28/4 28/20 29/25 78/7 78/16 Prudential [2] 103/18 104/2 Prudential's [1] 103/20 public [24] 2/11 9/3 10/4 14/11 14/12 14/15 62/19 62/21 62/25 63/2 63/12 75/18 79/13 99/11 99/11 99/14 111/9 111/10 111/22 111/24 112/1 112/2 114/19 114/22 publicize [1] 92/18 purchasing [1] 106/20 pure [1] 18/14 purgatory [1] 117/7 purposely [1] 25/25 pursue [1] 31/8 pursued [1] 81/6 push [2] 71/15 71/19 pushing [1] 71/2 put [19] 3/11 18/20 19/7 19/11 24/15 28/23 29/12 33/1 40/3 48/14 54/4 57/9 69/20 86/16 86/23 90/3 94/14 96/5 101/14 puts [4] 54/19 54/22 95/21 95/21 putting [1] 40/3	ratify [2] 6/7 100/8 reach [1] 28/4 read [8] 3/13 14/3 19/12 33/14 52/13 53/2 66/8 76/19 ready [3] 17/24 65/3 65/25 real [4] 39/15 79/21 93/20 103/21 reality [1] 71/11 realize [2] 73/2 107/15 really [34] 7/12 10/9 13/23 16/15 16/17 18/8 23/18 24/13 27/11 45/22 67/24 70/25 77/17 80/7 82/6 82/11 82/19 83/3 83/22 93/7 96/1 98/6 98/17 99/15 101/5 101/6 102/8 106/4 112/20 113/9 116/5 116/16 116/16 121/2 Realty [1] 103/18 ream [1] 102/20 reason [11] 11/15 20/16 23/25 27/2 27/25 30/1 81/22 100/4 116/4 116/6 123/3 reasonability [1] 110/16 reasonable [1] 25/6 reasons [2] 20/3 78/4 REBA [12] 1/11 6/5 7/4 36/20 36/24 37/6 63/25 65/15 101/18 110/19 119/19 119/20 recall [1] 41/2 receipts [7] 69/21 69/22 69/24 69/24 123/5 123/11 123/12 receive [2] 53/5 77/20 received [4] 5/2 5/7 5/8 9/2 receives [1] 95/24 receiving [2] 97/20 101/20 recently [3] 67/12 115/21 116/4 recognize [1] 18/10 recommend [1] 113/25 recommendation [1] 113/6 reconstruction [3] 38/24 50/13 74/17 record [4] 62/21 93/18 94/14 124/9 recorded [1] 87/7 records [2] 63/2 63/13 rectify [2] 93/16 121/17 recurring [1] 43/3 redistrict [1] 68/22 redline [7] 23/6 23/7 24/11 24/25 33/13 33/14 93/24 redo [1] 101/22
--	---	--	---	--

R reduced [1] 106/19 reduction [3] 42/23 44/7 44/8 reference [2] 14/17 95/18 referred [2] 58/20 59/1 referring [1] 61/8 reflected [1] 78/16 regarding [1] 73/14 regardless [2] 68/24 113/15 regards [1] 118/7 regions [1] 53/14 Regular [1] 1/2 regulations [1] 83/25 reinforcement [1] 68/3 relate [1] 97/5 related [9] 9/9 9/10 15/8 44/14 48/10 48/17 55/24 58/9 60/19 relative [6] 16/2 16/5 28/18 53/12 77/10 106/3 relay [1] 73/21 release [7] 2/10 38/1 38/2 74/15 74/19 74/24 75/14 relevant [1] 29/14 relocate [1] 122/23 relocating [1] 80/24 rely [1] 82/7 remaining [1] 66/24 remains [3] 45/4 45/14 49/9 remember [4] 72/2 90/13 97/12 97/17 remembered [1] 88/24 remind [3] 38/6 95/13 97/10 reminder [2] 39/8 96/15 remote [1] 93/4 remove [1] 29/2 removed [2] 37/15 62/11 rent [8] 42/23 44/7 44/8 59/16 60/23 116/24 116/24 117/1 rental [1] 64/22 repaired [1] 17/4 repaired/replaced [1] 17/4 repetitious [1] 34/5 replaced [1] 17/4 reply [2] 94/3 94/4 report [9] 2/5 6/2 6/4 6/5 7/24 74/12 88/5 121/5 124/7 REPORTER'S [2] 2/14 124/1 Reporters [1] 1/22 reporting [1] 63/15 reports [7] 2/7 2/12 6/7 37/19 37/20 119/21	119/23 represent [2] 111/17 114/13 Representatives [1] 51/18 representing [1] 112/8 request [1] 27/13 requesting [1] 27/20 require [1] 85/22 required [4] 46/11 66/22 103/23 104/1 requirement [1] 79/14 requirements [3] 97/2 97/2 97/4 requires [2] 48/3 71/4 research [3] 86/12 120/18 120/18 reserved [1] 98/15 residence [1] 70/8 residences [1] 123/12 residential [9] 69/23 70/10 70/12 70/16 70/25 71/5 71/13 71/17 123/4 residents [1] 68/17 resignation [3] 66/9 66/10 66/16 resolved [2] 21/8 23/15 respectively [1] 6/22 respects [1] 95/12 respond [6] 4/12 93/11 93/12 94/1 118/13 118/16 responds [1] 93/9 response [3] 68/15 94/18 96/18 responsibilities [1] 109/14 responsibility [2] 62/17 110/6 responsible [1] 66/14 rest [3] 52/12 57/19 123/10 restaurant [2] 48/12 48/24 restoration [1] 68/4 result [2] 55/20 55/23 resulted [1] 81/16 results [1] 98/22 retainage [5] 2/10 74/15 74/20 74/24 75/15 return [2] 39/8 64/8 revenue [7] 59/10 63/20 65/12 65/14 65/18 116/21 116/22 revenues [1] 71/7 review [5] 48/4 85/12 99/10 99/14 106/23 reviewed [2] 96/3 116/14 reviewing [1] 99/3 reviews [1] 95/25 revised [2] 24/4 119/11 revision [1] 26/2	revisions [8] 23/14 23/20 24/11 25/1 25/3 25/5 26/7 76/7 revived [1] 31/23 rewrite [2] 23/16 25/8 ribbon [1] 57/1 ribbon-cutting [1] 57/1 Riddle [1] 120/15 right [73] 5/17 6/3 7/3 7/9 8/10 8/14 11/5 12/1 12/3 12/20 13/11 21/4 22/9 22/13 22/20 22/20 23/11 24/10 25/18 26/11 28/15 29/3 29/11 30/10 31/13 33/10 34/2 34/24 36/7 41/18 42/4 43/20 44/1 44/8 44/10 44/22 45/9 46/11 48/12 49/2 50/7 50/18 54/24 55/7 57/11 60/16 64/13 65/2 65/21 65/24 66/1 66/3 70/4 70/17 73/13 74/1 83/8 89/4 89/5 92/14 94/2 100/19 101/11 103/8 103/19 103/25 104/10 107/14 108/17 113/4 119/25 121/17 123/23 rights [1] 98/15 rigidly [1] 28/13 rip [1] 84/11 rise [1] 88/13 risk [1] 93/20 River [1] 68/1 RMR [3] 1/21 124/6 124/13 road [11] 30/14 38/22 39/18 39/25 40/2 44/20 44/24 47/23 49/11 50/21 114/12 roads [1] 72/8 ROBERT [9] 1/12 2/10 27/7 30/19 37/9 76/12 76/13 109/9 120/10 Rogers [4] 35/18 35/20 35/23 35/24 role [2] 28/23 85/7 rolled [1] 7/23 rooftops [1] 70/8 room [2] 1/3 116/9 roughly [2] 42/22 69/8 round [2] 39/10 42/23 routine [1] 18/3 RPR [3] 1/21 124/6 124/13 RPR-CP [2] 124/6 124/13 rules [3] 35/22 118/11 118/17 run [1] 94/11	12/18 15/6 15/25 21/16 27/10 31/5 33/25 35/14 35/16 35/25 36/2 58/11 61/5 72/4 91/3 96/17 101/23 121/20 Salvation [1] 86/5 same [12] 20/15 20/18 22/2 53/5 69/1 69/8 69/9 72/3 83/20 87/1 87/8 88/18 Saturday [1] 72/22 save [1] 8/10 saw [1] 123/7 say [31] 4/22 10/15 13/7 22/4 23/17 23/21 24/25 27/1 28/2 33/2 34/6 34/7 56/4 56/9 61/20 62/24 64/18 65/8 79/14 84/12 90/2 92/19 94/10 95/14 99/18 108/10 109/10 110/19 120/24 123/2 123/6 saying [10] 7/18 7/21 10/12 18/13 62/6 62/9 77/23 91/4 91/13 104/4 says [6] 12/1 26/17 28/2 32/16 36/18 94/6 scenario [1] 24/5 schedule [1] 82/24 scheduled [4] 42/17 58/8 66/25 81/23 scheme [1] 86/20 school [9] 48/24 49/5 68/9 68/12 68/21 71/12 71/14 71/18 71/21 schools [1] 72/8 scope [15] 80/17 81/12 82/1 82/21 95/21 95/22 97/8 97/11 97/12 97/17 98/6 98/11 99/3 99/4 99/14 screen [1] 51/2 scrutinized [1] 92/9 se [1] 108/8 Sea [1] 1/15 seat [1] 66/20 second [13] 9/14 34/12 34/21 34/23 35/3 35/7 35/14 36/3 40/19 75/9 75/10 85/14 101/7 seconded [3] 12/15 19/4 36/13 seconding [1] 11/11 Secondly [1] 4/11 seconds [1] 117/19 section [2] 38/7 94/7 sector [1] 62/1 see [25] 4/6 7/16 17/25 34/13 51/1 52/10 62/19 68/5 68/23 69/10 72/12 73/8 77/21 85/9 86/23 88/16 90/19 101/1 101/2 102/1 105/1 105/1 114/6 116/16 120/11	seeing [5] 5/25 68/20 75/20 104/25 119/16 seem [1] 83/1 seemed [1] 70/24 seems [2] 42/21 80/2 seen [5] 8/19 23/3 24/11 37/23 84/5 select [1] 107/4 selected [4] 80/17 96/2 107/9 112/24 selection [8] 77/16 79/2 82/12 82/20 85/20 105/23 106/10 107/14 selections [1] 90/14 selects [1] 95/22 send [16] 23/6 57/7 90/14 90/20 91/17 91/20 91/21 91/24 92/2 92/6 92/7 93/3 93/8 94/5 94/23 97/3 sense [2] 7/4 43/3 sent [9] 5/8 23/6 23/12 74/22 93/23 94/13 110/20 110/22 118/6 sentences [1] 30/22 separate [1] 27/22 September [10] 6/12 6/15 7/22 7/23 8/1 8/11 38/19 100/3 100/6 110/20 September 30th [1] 110/20 September's [1] 6/7 series [1] 81/17 serious [1] 57/12 seriously [1] 110/7 serve [2] 64/4 121/2 served [2] 66/17 116/1 service [8] 39/9 53/19 53/24 54/14 58/16 60/17 60/19 81/24 service-related [1] 60/19 services [6] 53/5 58/6 58/10 64/8 106/3 106/18 session [3] 51/25 52/11 79/13 set [5] 19/3 19/8 27/2 104/2 104/3 setting [1] 63/24 seven [1] 66/18 several [4] 3/23 54/5 62/3 67/9 share [1] 40/6 she [5] 31/14 36/1 36/2 61/11 73/3 she's [4] 34/16 61/13 72/24 73/3 sheet [1] 110/22 Sheriff [1] 72/1 Sherrer [1] 104/1 shifted [1] 70/11 shifting [1] 80/24 shifting/relocating [1]
---	--	---	--	--

S shifting/relocating... [1] 80/24 Shoar [1] 72/1 shocked [1] 53/22 short [1] 107/4 shorter [1] 37/17 shortly [3] 38/4 38/15 57/3 should [26] 10/14 18/3 19/13 31/22 32/15 37/16 38/4 54/10 56/15 62/20 63/19 76/15 77/15 78/2 83/3 83/24 90/24 91/1 91/2 91/11 99/25 100/1 100/23 100/23 104/21 114/18 show [7] 63/18 63/20 65/6 73/6 101/22 101/23 108/4 showed [1] 79/5 showing [1] 51/3 shrink [2] 69/2 69/11 shut [1] 105/9 sic [3] 47/6 47/6 120/1 side [11] 20/5 49/5 51/17 54/15 54/18 55/22 67/23 71/1 71/4 71/19 98/24 sidelines [1] 73/5 sign [3] 4/19 88/5 88/17 signal [2] 48/2 48/8 signaled [1] 45/3 signaling [1] 46/12 signalized [1] 49/13 signed [3] 4/11 88/15 89/3 significant [11] 23/13 23/20 24/10 25/8 52/9 67/20 108/3 115/19 115/20 116/21 116/22 significantly [2] 23/21 54/7 signs [2] 88/3 88/3 similar [2] 29/13 77/1 simple [1] 21/9 simplified [3] 103/11 103/11 104/5 simply [9] 7/21 28/3 28/17 29/5 29/20 29/23 38/1 49/2 80/12 since [7] 16/14 30/7 47/23 62/25 116/8 118/3 118/15 single [3] 20/8 96/11 97/4 single-tenant [1] 20/8 single-year [1] 96/11 sir [7] 25/14 28/7 34/11 70/3 72/18 74/13 112/5 sit [1] 108/9 site [2] 28/21 51/1 sits [3] 45/7 77/25 85/18	sitting [1] 32/8 situation [2] 23/8 24/12 situations [1] 23/18 Six [1] 70/9 size [1] 69/2 sizeable [1] 80/4 skin [1] 106/2 slated [1] 51/20 slide [1] 95/19 slides [2] 76/17 85/9 slightly [2] 48/17 70/11 small [1] 23/14 smallest [1] 53/24 Smith [1] 66/8 so [197] social [2] 92/21 92/23 soft [3] 42/10 43/13 43/22 sold [1] 98/24 solely [2] 29/11 111/23 solid [2] 20/1 25/18 some [41] 4/14 16/18 16/21 17/8 17/18 20/4 24/5 38/19 42/18 42/18 47/18 53/6 56/3 56/4 56/13 56/22 57/12 67/18 67/22 68/2 68/3 69/11 71/25 73/20 86/18 87/14 88/4 90/20 91/10 92/14 93/7 98/19 106/12 110/16 113/22 114/2 114/3 115/23 116/4 116/7 116/19 somebody [4] 4/7 4/18 92/17 92/18 somehow [1] 28/15 someone [5] 59/25 86/3 93/11 93/12 107/4 something [39] 4/23 10/13 14/11 14/21 17/20 17/25 21/17 24/4 24/9 24/13 34/13 36/1 53/3 54/10 58/13 59/7 59/23 60/23 78/19 81/7 82/10 83/4 87/11 91/1 91/20 93/3 93/6 94/12 94/12 95/11 98/22 99/18 102/8 108/2 109/1 115/12 115/13 120/8 123/9 sometime [1] 38/10 sometimes [3] 80/3 110/14 118/4 somewhere [3] 32/10 38/14 59/9 sorry [8] 27/9 37/1 39/21 52/2 53/4 56/16 73/10 83/15 sort [5] 25/10 27/11 27/16 73/19 110/16 Sounds [1] 121/7 source [1] 65/18 south [10] 27/15 27/23 32/20 45/18 48/18	48/19 49/5 114/12 122/5 122/9 South GA [4] 27/15 27/23 122/5 122/9 southern [1] 67/25 space [4] 60/2 60/3 120/13 122/4 speak [5] 4/21 52/22 53/16 114/21 114/24 speaker [1] 120/14 speakers [1] 114/21 special [5] 51/25 58/6 58/8 66/20 119/3 specific [2] 29/7 80/8 specifically [1] 73/8 specificity [4] 16/15 17/10 29/17 31/15 speed [1] 37/22 spend [2] 53/20 64/5 spending [3] 51/19 64/6 121/16 spent [4] 40/23 52/25 86/6 86/7 split [1] 69/23 spoke [1] 55/21 spot [2] 67/12 69/20 spots [1] 67/21 ST [8] 1/1 1/5 1/15 1/15 1/22 1/23 118/2 124/4 St. [7] 66/4 68/16 72/5 72/6 84/4 122/14 122/19 St. Augustine [1] 84/4 St. Johns [2] 122/14 122/19 St. Johns County [4] 66/4 68/16 72/5 72/6 stack [1] 106/25 staff [23] 2/7 11/19 14/20 14/23 15/3 18/24 22/11 23/12 30/9 30/11 33/18 37/19 37/20 90/5 90/6 90/18 90/24 91/18 96/4 97/25 100/24 109/2 117/9 Staff's [1] 30/16 staff-level [1] 96/4 stakeholders [1] 10/10 stand [5] 6/1 8/20 107/12 107/12 107/14 stand-alone [3] 107/12 107/12 107/14 standard [6] 27/21 28/20 29/24 101/19 116/13 119/2 standards [8] 9/11 9/25 15/1 15/8 16/3 33/23 97/5 118/12 standing [13] 76/16 76/21 77/13 79/1 79/10 80/8 83/1 92/14 105/6 107/21 109/19 112/3 112/9 standpoint [4] 23/9 81/12 82/21 112/17	stands [1] 106/16 start [4] 3/3 11/7 75/12 119/18 started [1] 71/2 starting [1] 90/22 starts [1] 8/6 state [14] 47/23 51/23 51/23 52/1 53/2 70/15 70/19 97/3 106/14 122/15 122/16 122/20 123/10 124/3 state's [1] 97/2 statement [7] 4/18 11/19 17/19 100/6 100/16 113/17 119/5 statements [7] 7/16 63/21 100/2 100/4 100/21 113/14 113/15 status [1] 52/7 statute [1] 106/14 Statutes [1] 106/16 stenographic [1] 124/9 stenographically [1] 124/7 step [3] 17/11 98/3 122/1 steps [1] 121/21 still [15] 22/21 28/16 39/25 47/13 49/7 53/25 55/8 56/7 62/5 62/9 63/1 87/13 88/1 92/20 118/5 stop [4] 5/5 29/9 109/14 118/20 stories [1] 103/19 straight [1] 76/10 strategies [1] 31/16 Street [3] 1/15 1/22 120/6 strike [1] 10/17 striving [1] 123/6 strongly [1] 79/9 struck [1] 79/22 structures [2] 79/17 112/17 struggling [2] 27/17 27/18 studies [1] 45/25 study [2] 47/2 48/3 stuff [4] 11/17 33/14 57/18 110/12 subconsultant [1] 46/7 subject [4] 73/15 87/13 87/19 92/9 submit [1] 4/18 submittal [1] 38/17 submittals [1] 106/23 submitted [3] 6/1 8/20 37/25 substance [1] 20/5 sudden [2] 116/6 117/11 suggested [1] 76/7 suggestion [2] 12/6 90/17	suggestions [1] 117/13 suitable [1] 20/24 Suite [1] 1/22 summarized [1] 113/11 summary [2] 113/21 114/2 summer [5] 46/15 46/16 67/11 68/1 69/13 Summer Haven [2] 67/11 68/1 Sunshine [5] 87/3 87/13 87/19 92/10 93/10 Sunshine Law [4] 87/3 87/13 92/10 93/10 superficial [1] 89/19 supplement [2] 16/18 17/16 supplemental [1] 17/12 supplemented [1] 82/5 support [7] 13/8 13/9 17/24 18/7 18/14 18/15 20/22 supporting [1] 113/20 supposed [4] 7/19 7/20 74/6 74/8 sure [18] 3/7 17/9 17/13 24/3 39/19 43/21 63/10 78/23 89/14 92/13 94/14 96/24 99/4 104/25 108/12 108/15 110/15 111/16 surprisingly [1] 68/13 SUZANNE [10] 1/10 3/5 3/24 14/10 30/24 37/11 84/9 109/25 121/7 121/20 Suzanne's [2] 19/23 31/13 system [6] 55/17 71/15 71/18 71/21 89/19 113/8 systems [1] 71/12
T T-hangar [1] 116/19 T-hangars [1] 122/9 table [6] 14/16 34/3 35/17 65/13 99/15 110/25 TAC [1] 61/9 take [11] 12/16 13/22 29/5 29/12 53/6 59/20 62/17 101/24 110/6 113/12 122/1 taken [4] 52/9 71/7 101/3 121/14 takeoff [1] 19/23 taking [2] 45/13 112/22 talk [13] 5/16 12/8 17/8 20/20 29/6 76/19 79/2 90/18 90/19 92/16				

T talk... [3] 105/20 111/12 119/24 talking [2] 32/2 81/25 talks [20] 3/20 12/13 15/17 25/15 31/19 31/20 31/20 32/14 43/19 56/7 56/8 56/10 56/11 70/1 99/8 103/14 103/16 109/12 116/18 116/20 talks [1] 29/6 Tammy [3] 74/1 74/2 74/7 targets [1] 16/22 task [1] 97/13 tax [8] 69/21 69/22 69/24 69/24 71/4 71/7 71/7 123/5 taxes [2] 70/7 70/14 Taxiway [5] 37/23 38/6 38/8 74/17 75/16 Taxiway Bravo [2] 38/6 38/8 Taxiway D [1] 74/17 Taxiway Delta [2] 37/23 75/16 tear [1] 42/12 teardown [1] 43/5 tearing [2] 43/12 43/25 tell [9] 5/4 15/16 26/6 73/1 91/19 92/17 101/22 103/19 105/1 telling [1] 58/5 tells [1] 120/5 ten [6] 68/14 73/6 78/13 80/16 96/19 109/21 tenant [32] 20/6 20/7 20/8 22/21 23/20 24/7 24/22 25/8 25/25 26/1 26/6 26/6 26/13 26/17 27/19 27/20 28/3 28/21 29/7 29/24 30/13 30/14 32/17 32/17 32/23 61/25 62/1 116/17 117/2 117/3 121/23 122/2 tenant's [3] 23/4 23/5 24/8 tenants [6] 23/25 26/16 32/25 115/23 121/11 121/23 tendered [2] 66/10 66/16 term [5] 25/7 66/25 71/8 79/25 80/4 terminal [11] 38/22 39/17 39/24 44/20 45/8 50/14 53/21 60/7 60/18 60/24 63/23 terminate [1] 23/9 terminology [1] 23/10 terms [3] 22/17 42/22 98/23	test [2] 97/7 110/16 than [18] 9/4 10/9 18/11 25/5 25/6 34/6 54/20 59/25 67/23 69/15 71/5 84/4 84/4 85/23 98/16 100/25 112/18 112/21 thank [32] 8/14 8/15 18/5 21/1 50/24 51/12 51/15 52/14 65/1 70/20 72/10 72/20 73/22 73/23 75/17 76/4 89/2 89/4 90/9 95/1 95/3 114/5 115/3 115/4 115/16 117/24 119/12 119/13 120/9 121/8 121/10 121/19 Thanks [1] 16/10 that [574] that's [107] 4/8 4/8 6/14 7/24 10/23 11/1 11/15 12/8 12/17 13/5 13/16 14/5 16/11 16/12 17/19 19/8 19/9 20/16 20/24 20/24 22/18 23/25 25/10 26/11 27/12 27/13 27/21 28/13 29/14 30/8 30/16 31/3 31/4 33/16 33/17 35/18 39/14 45/15 45/15 46/20 47/5 48/3 48/25 50/3 50/6 59/4 59/24 59/25 60/23 61/1 62/14 65/12 67/2 72/7 76/7 79/6 82/25 83/11 85/12 87/18 87/21 89/4 89/8 90/15 91/3 91/4 93/7 93/20 93/20 95/7 95/12 95/16 96/4 96/15 97/18 97/21 98/8 98/8 98/12 99/15 100/10 100/19 101/20 101/25 102/2 102/8 104/20 107/4 108/5 108/16 109/1 109/5 109/7 109/24 109/24 111/2 111/12 113/8 113/11 114/4 115/13 117/22 118/20 120/9 120/19 121/9 123/9 their [18] 35/16 40/3 44/1 44/14 44/23 44/23 47/10 47/12 48/4 51/24 53/4 62/18 64/7 85/6 90/20 90/21 90/21 113/3 them [50] 5/8 7/16 8/3 8/3 10/11 10/16 10/17 10/20 10/20 10/22 11/14 25/3 29/12 30/24 33/3 35/19 35/24 35/24 36/1 48/14 48/14 51/2 53/20 57/18 57/21 58/1 58/6 58/11 59/16 59/17 59/18 59/23 60/2 60/4	60/5 60/6 60/8 60/9 61/2 73/21 76/18 76/19 76/19 89/3 90/14 92/25 93/9 95/23 119/2 121/15 then [46] 7/7 11/22 13/9 15/11 18/21 20/12 20/17 24/3 24/18 27/6 28/2 28/17 29/13 32/19 35/4 39/22 40/14 40/20 43/4 44/8 48/10 48/22 49/6 49/10 50/18 56/25 63/1 65/11 66/6 68/22 71/2 72/1 79/5 87/10 93/10 95/23 99/25 100/11 101/2 104/17 105/1 106/13 110/19 117/11 118/19 123/2 there [50] 14/15 14/17 15/16 16/3 17/1 22/8 22/21 29/10 29/19 32/15 40/19 40/25 42/23 43/12 44/6 45/21 45/22 46/23 49/15 49/22 51/21 52/13 52/16 56/14 61/22 66/1 66/1 66/21 67/10 67/22 68/5 72/4 73/17 77/2 80/21 81/7 82/3 82/19 89/22 92/18 94/9 101/18 101/18 101/21 103/4 104/2 106/21 111/16 116/7 120/18 There'll [1] 49/14 there's [41] 10/4 10/8 15/7 16/4 22/19 22/21 23/11 23/18 24/3 24/4 24/13 27/11 28/10 28/11 30/1 32/9 32/12 36/4 44/6 48/18 50/19 60/8 66/20 71/16 79/19 80/3 80/3 80/4 87/25 93/14 93/16 99/2 100/4 101/3 104/18 106/12 107/11 109/18 113/21 114/3 122/7 thereafter [2] 38/15 109/15 Therefore [2] 71/5 71/12 these [19] 7/15 8/10 10/14 18/1 25/1 29/10 37/23 42/14 61/5 71/13 76/9 79/11 79/12 79/16 80/7 85/6 88/1 90/13 109/11 they [67] 5/8 7/1 7/8 7/10 8/20 10/24 15/12 19/7 19/13 25/5 25/8 29/7 31/5 35/15 44/18 44/22 46/8 46/17 49/10 52/3 52/24 53/20 54/4 55/11 55/11 55/12 55/13 55/17 57/2 57/19 58/11 58/21 58/22 59/5	59/20 60/2 64/4 64/8 65/8 68/24 69/2 73/8 77/5 77/13 79/9 79/12 83/22 89/10 90/11 90/20 91/2 91/6 92/17 100/11 103/9 106/2 106/13 113/2 113/4 113/5 116/3 116/10 116/15 116/16 119/3 120/17 121/1 they'll [2] 49/12 62/17 they're [37] 6/16 7/11 7/12 7/12 7/13 10/12 19/11 19/13 25/5 30/15 33/19 44/15 45/12 47/21 49/4 49/6 51/25 62/4 62/5 62/9 64/7 69/1 77/6 87/12 91/7 92/24 100/10 100/11 100/25 103/5 109/2 112/17 115/19 115/19 115/20 120/5 120/16 they've [1] 48/5 thing [30] 4/8 7/5 12/8 17/13 17/23 20/14 23/1 27/17 27/25 30/4 32/7 42/8 48/2 61/1 68/7 73/16 77/15 78/18 82/15 83/8 83/20 84/11 87/2 88/18 89/12 90/15 92/5 93/1 94/10 114/1 things [38] 3/22 5/10 16/23 20/16 20/20 21/14 23/14 23/24 26/14 32/3 42/5 42/14 43/13 45/25 48/7 61/5 65/10 69/16 77/18 81/15 82/3 82/8 82/23 83/2 83/23 87/7 88/1 90/13 95/21 96/23 97/23 97/24 98/25 106/7 113/10 113/24 118/4 122/13 think [79] 10/13 14/25 16/13 16/15 16/25 17/19 18/3 18/18 19/13 19/13 19/22 23/3 24/15 24/16 24/21 25/3 28/6 28/6 28/8 28/10 30/19 30/21 32/8 34/18 38/2 39/14 41/3 41/7 47/14 49/24 53/14 54/9 54/19 63/23 66/14 67/16 76/12 77/9 77/14 78/4 78/24 79/3 79/19 82/4 82/19 84/10 87/3 90/13 90/15 90/24 90/25 91/4 91/10 93/3 94/12 94/16 95/11 96/22 96/22 97/21 98/3 98/10 100/20 100/22 101/4 102/6 102/16 104/11 104/14 105/11 107/19 113/11 114/23 115/11 117/4 120/19 122/22	123/1 123/15 thinking [2] 21/5 27/24 this [163] those [40] 7/19 9/13 9/25 10/3 16/23 23/14 23/18 23/24 25/2 26/6 26/13 27/14 29/12 39/4 42/15 51/1 52/7 52/8 52/9 54/25 58/19 59/4 59/14 59/15 67/5 69/16 72/5 72/6 81/1 82/25 85/4 85/15 90/22 96/3 98/25 99/24 106/25 112/16 113/24 122/11 though [6] 8/2 35/22 35/25 57/13 58/6 84/2 thought [14] 5/4 12/15 12/18 31/4 39/21 80/10 84/16 87/9 88/24 92/20 94/20 100/13 119/22 119/22 thousand [1] 68/17 three [14] 20/20 32/11 44/19 44/24 64/13 78/12 79/8 80/13 80/19 85/24 89/25 96/13 106/11 114/8 three-lane [1] 44/24 three-laning [1] 44/19 three-year [1] 106/11 threshold [1] 97/6 thresholds [1] 107/16 thrive [1] 122/24 through [27] 20/19 24/14 24/17 25/2 28/3 28/16 33/13 46/10 48/5 53/1 53/4 53/14 55/25 65/5 72/24 76/9 76/19 81/3 84/11 94/11 100/12 106/13 106/21 107/3 107/16 110/15 113/3 throw [1] 90/8 thrust [1] 110/8 Thursday [1] 40/13 tied [1] 100/11 ties [1] 16/14 till [7] 7/20 7/22 13/3 40/18 46/17 51/7 105/16 time [55] 3/25 4/22 6/21 9/5 13/24 17/5 20/20 20/22 25/2 30/13 30/19 38/16 40/8 44/2 44/4 51/2 53/13 55/25 56/17 57/5 61/9 71/25 75/13 84/17 84/18 84/19 85/8 86/1 86/6 86/7 86/9 86/11 87/8 90/6 96/14 97/11 97/11 98/13 99/5 99/5 101/24 106/12 106/18 107/15 107/17 108/2 111/1 111/6 111/13 112/9 112/19 113/10 115/13
--	---	---	---	--

T time... [2] 118/19 121/16 time's [1] 117/20 timeline [1] 38/14 timely [1] 118/16 times [1] 85/24 today [15] 3/19 9/12 11/16 11/24 11/24 12/8 12/16 24/21 25/17 31/20 43/20 66/5 69/17 105/24 106/4 today's [13] 9/3 9/13 10/1 10/17 10/23 11/8 13/15 13/19 13/21 19/6 19/14 53/14 53/15 together [7] 27/11 86/17 86/23 90/3 95/21 100/11 122/2 told [3] 42/9 92/11 104/10 too [10] 30/19 30/20 33/15 35/22 46/4 68/8 81/6 84/13 114/9 117/16 took [2] 4/5 67/15 top [3] 47/1 54/20 122/10 topic [2] 111/17 120/22 total [6] 40/5 40/21 41/1 41/23 42/2 42/3 totally [4] 31/22 32/11 86/22 103/10 towards [5] 53/18 70/25 82/2 110/5 111/25 tower [1] 74/9 Towers [2] 35/18 35/20 Towers' [1] 35/24 TPC [1] 120/1 TPO [1] 120/4 track [1] 29/19 traditional [4] 56/24 58/14 58/15 101/25 traffic [10] 45/25 46/1 46/4 46/17 46/25 47/2 47/21 48/2 48/8 48/8 training [2] 72/25 120/22 transaction [2] 88/13 102/21 transactional [1] 98/24 transcript [1] 124/8 transition [1] 99/16 transmitting [1] 93/24 transparency [1] 110/6 transportation [1] 77/7 travel [1] 81/18 tread [1] 115/24 treasurer [1] 88/10 treating [1] 23/24 treats [1] 121/2 tried [1] 76/25 trillion [1] 51/18 trip [2] 39/10 107/15	truck [1] 45/23 true [2] 18/8 124/8 try [2] 28/17 69/17 trying [13] 25/12 25/25 26/25 27/1 28/4 29/5 29/11 30/3 62/12 87/3 104/15 116/19 121/12 Tucker [4] 72/19 111/19 111/21 112/7 turn [2] 15/13 49/2 turned [2] 72/23 73/9 TW [2] 2/10 74/15 tweaked [1] 95/15 twice [2] 85/11 86/3 two [31] 3/22 9/19 9/22 11/25 22/19 27/11 27/14 29/7 29/10 29/12 47/12 50/8 50/10 50/12 50/19 66/13 72/4 77/9 77/13 82/25 84/25 85/12 89/24 95/20 96/13 96/23 105/12 107/2 109/12 116/10 117/17 type [4] 48/9 53/23 88/12 88/13 types [1] 29/13 typically [5] 16/24 53/3 98/7 106/10 117/12	U U.S [2] 51/17 122/17 U.S. [3] 45/19 80/25 122/12 U.S. 1 [3] 45/19 80/25 122/12 ugly [2] 5/11 5/15 uh [11] 4/1 25/13 49/8 49/23 55/2 61/3 62/23 74/4 88/20 108/25 109/16 uh-huh [10] 4/1 25/13 49/8 49/23 55/2 61/3 62/23 88/20 108/25 109/16 ultimately [2] 7/11 24/21 unable [2] 42/20 62/15 unclear [1] 55/8 under [13] 9/24 22/17 26/7 29/12 38/13 64/24 69/6 77/6 79/9 79/11 108/6 112/7 116/10 understand [13] 9/18 20/3 24/18 28/6 34/14 36/18 62/13 86/4 101/11 102/10 105/19 105/25 110/12 understood [1] 92/7 underway [2] 38/7 82/13 unfortunately [1] 67/15 uniformly [1] 24/2 University [1] 120/16	unlawful [1] 118/6 unless [1] 4/12 unlike [2] 103/12 109/11 unprepared [1] 65/6 unrelated [2] 32/12 101/6 until [15] 7/12 8/10 15/6 16/1 17/15 21/8 40/8 42/19 46/12 53/7 55/16 68/15 81/11 82/13 116/4 unused [1] 65/17 up [54] 4/21 7/22 15/13 18/3 18/22 19/16 19/18 19/19 20/4 20/15 21/16 24/22 30/8 30/12 30/22 31/4 32/25 34/1 37/22 45/12 45/13 46/22 48/11 51/2 51/13 63/24 64/13 65/15 67/1 67/21 68/8 68/22 73/6 79/20 84/7 84/23 85/1 86/9 89/24 91/10 96/16 97/13 97/19 100/24 104/2 104/3 105/9 108/4 111/16 111/20 114/6 116/4 117/20 118/18 update [5] 39/15 52/7 62/15 72/21 80/16 updated [3] 55/17 73/16 81/20 updates [4] 2/8 65/23 74/21 80/14 upgraded [1] 55/16 upgrades [1] 53/21 us [42] 3/12 16/4 16/4 18/9 23/19 24/13 42/10 44/17 54/4 54/10 54/19 54/22 56/13 58/12 67/6 73/2 78/5 78/20 79/22 80/1 82/6 83/8 84/18 86/9 90/4 90/20 91/10 91/12 91/17 101/23 105/1 109/13 110/22 113/18 115/16 116/13 117/6 117/9 117/22 120/19 121/2 121/5 use [7] 29/13 32/21 49/12 53/18 64/11 65/9 119/2 used [4] 57/14 59/5 65/9 96/25 useful [2] 16/25 82/6 uses [1] 17/10 using [4] 23/9 59/23 81/3 118/22 usually [2] 66/23 90/10	value [4] 64/15 64/16 64/18 97/6 VCB [2] 58/2 64/6 Vedra [2] 68/19 69/4 verify [1] 55/17 version [2] 23/5 115/9 versus [1] 70/8 very [40] 4/4 4/15 9/5 16/25 17/2 25/8 38/4 51/15 53/22 55/10 56/1 66/13 66/13 67/25 67/25 72/23 73/9 76/21 76/23 79/1 80/18 80/18 80/18 80/21 80/21 80/21 81/14 82/21 92/24 94/10 104/5 113/8 114/4 115/24 116/1 118/25 119/13 120/1 120/1 120/10 via [1] 57/8 video [1] 85/14 view [1] 27/16 Vinny [2] 43/24 72/14 violates [1] 119/5 violating [1] 92/10 violation [1] 93/10 vision [2] 16/21 30/3 Visitors [1] 58/3 volley [1] 117/10 voluminous [1] 33/16 volunteered [1] 112/24 vote [11] 6/6 8/2 11/15 13/22 35/25 36/3 36/24 37/6 69/6 75/2 86/18 voted [1] 35/18 voters [1] 109/17 votes [1] 62/18 voting [1] 92/5	118/19 121/8 121/10 wanted [5] 39/22 69/16 103/3 111/19 114/21 wanting [1] 26/2 wants [7] 13/9 19/25 21/5 25/2 71/13 111/12 117/2 warrant [3] 45/25 48/3 48/8 was [120] 3/10 3/24 4/2 4/3 4/4 5/15 7/7 12/5 15/15 17/1 17/8 17/14 17/18 17/23 19/4 21/19 23/16 24/17 28/15 35/23 35/23 36/14 36/25 37/1 37/3 38/8 41/1 42/17 42/20 43/4 45/4 47/2 47/4 47/18 47/24 52/23 53/14 55/24 56/17 61/14 61/14 61/21 62/2 62/7 62/22 65/13 66/25 67/15 67/16 67/18 68/17 70/9 70/9 70/23 70/24 70/24 73/1 73/5 73/15 78/9 78/11 78/14 78/18 79/22 80/6 80/10 80/17 81/6 81/10 81/10 81/12 81/13 81/14 81/15 81/16 82/8 82/9 82/10 82/12 82/13 82/14 82/15 82/16 83/19 85/15 86/4 86/16 86/17 87/1 87/9 88/25 92/11 92/11 92/12 93/25 96/4 96/8 96/10 96/11 98/24 100/13 103/3 103/4 103/17 104/2 105/22 105/23 110/20 110/22 110/22 110/25 111/3 111/3 114/18 115/7 116/13 116/14 119/23 120/14 124/7 wasn't [1] 36/25 watch [1] 114/7 water [2] 56/24 57/10 way [24] 1/4 3/13 20/1 31/3 32/14 44/25 50/4 50/17 56/4 70/15 87/7 87/14 92/7 94/13 95/11 100/7 104/19 106/1 106/8 106/9 113/13 121/3 121/16 121/17 ways [2] 70/18 93/16 wayside [1] 103/3 we [350] We'd [2] 21/10 21/13 we'll [11] 33/24 40/12 52/8 52/10 56/25 84/17 101/24 111/12 119/17 121/1 121/16 we're [77] 7/19 7/20 7/21 10/5 11/13 11/21 11/23 11/24 12/8 12/13
---	---	--	--	--	---

W we're... [67] 17/5 19/10 19/19 20/4 22/7 22/7 24/12 27/17 31/19 31/20 33/8 33/25 37/24 38/1 38/3 40/11 40/11 44/13 50/4 54/3 55/8 55/10 56/18 57/5 58/6 60/6 60/16 61/1 61/2 62/19 62/25 63/22 64/1 68/2 68/11 69/1 70/17 70/17 72/7 76/12 83/6 83/6 86/20 90/16 99/23 100/4 101/20 102/7 102/16 104/15 105/2 106/3 109/23 110/13 116/18 116/20 116/23 116/24 116/24 117/3 117/5 118/22 119/18 121/1 121/12 122/20 123/6 we've [7] 15/6 15/25 15/25 32/2 38/2 46/8 51/2 website [3] 55/14 68/21 68/22 weed [1] 107/3 week [2] 39/2 51/25 weekend [2] 67/4 67/5 weekly [2] 122/16 122/18 weeks [2] 51/24 52/10 weird [1] 55/23 welcome [1] 56/21 well [57] 3/12 3/13 3/15 3/22 5/2 8/4 10/22 11/1 11/6 11/23 12/5 13/5 14/4 16/2 17/20 17/21 19/15 22/11 22/19 27/8 30/5 33/20 35/8 36/4 41/14 41/24 44/10 47/21 53/9 54/1 57/10 57/10 59/20 60/22 63/11 64/17 64/20 65/7 66/19 67/16 67/25 72/23 75/12 78/22 88/9 88/24 93/13 94/9 94/16 95/7 96/20 101/6 105/7 105/8 105/11 116/1 117/11 well-known [1] 47/21 went [6] 27/25 72/24 78/13 79/16 114/23 118/15 were [22] 5/4 15/16 29/4 29/11 53/3 67/6 67/10 67/11 68/4 69/16 72/2 78/16 80/18 81/15 82/3 82/4 98/3 115/21 116/7 116/15 116/16 123/8 weren't [1] 58/12 west [1] 122/12 what [126] what's [9] 4/14 9/1	16/5 19/24 21/20 46/10 69/25 102/8 105/17 whatever [15] 14/24 27/25 49/7 53/20 84/13 94/7 97/14 97/16 97/16 98/11 104/20 104/24 106/1 108/9 113/17 when [48] 3/23 6/17 6/18 10/15 18/18 25/2 29/6 29/6 31/4 33/4 33/7 33/7 33/24 33/25 40/7 40/13 43/19 44/18 46/13 50/20 57/15 61/21 61/21 69/12 70/6 70/23 71/24 77/20 80/3 81/11 82/15 83/19 83/24 86/16 86/18 88/25 90/15 92/11 93/23 97/13 99/6 104/5 107/15 107/23 107/25 110/25 111/15 123/7 where [31] 23/3 23/18 24/13 24/13 24/18 40/9 48/20 48/21 49/5 49/12 53/12 54/5 55/8 67/2 67/12 68/3 86/12 90/1 90/10 95/7 98/5 107/1 110/8 111/24 113/6 120/6 121/25 122/24 122/24 123/10 123/13 whether [10] 19/7 27/19 32/10 40/15 52/25 78/15 83/17 97/14 113/16 118/22 which [30] 3/11 6/20 7/14 17/3 19/17 27/16 31/25 33/22 38/23 40/19 52/5 55/1 55/21 69/3 69/12 73/7 73/17 77/4 77/14 87/22 89/11 89/12 98/6 98/7 101/19 106/1 106/14 107/19 116/13 120/1 whichever [1] 64/11 while [3] 29/20 85/6 105/15 who [17] 4/13 9/15 26/13 45/24 55/5 57/23 67/5 72/5 72/6 72/24 74/25 90/1 90/2 96/3 111/16 111/17 117/5 who's [1] 90/12 whoever [1] 64/11 whole [6] 16/13 54/22 89/12 91/20 101/2 112/16 why [19] 10/2 11/20 25/3 35/11 50/3 50/4 59/24 65/9 76/24 79/3 80/11 100/4 100/10 103/22 103/22 104/8 111/2 114/3 123/3 wife [1] 120/24 will [61] 3/5 4/15 5/6 6/1 6/20 8/20 10/24	14/15 19/16 19/16 19/18 19/20 25/20 25/22 32/1 34/1 35/7 37/7 38/4 38/10 38/20 38/24 39/2 39/3 39/9 39/22 40/6 40/13 40/14 40/17 40/19 40/19 42/16 45/11 46/15 49/1 49/13 50/21 51/15 52/24 53/12 53/22 56/19 56/23 56/24 57/3 64/4 68/9 68/12 69/12 70/13 70/14 76/19 90/22 97/7 97/9 99/2 101/24 106/2 119/4 121/2 winds [1] 24/22 wiped [2] 67/16 67/18 wiping [1] 10/20 wisdom [1] 115/4 wish [4] 40/15 99/13 115/1 120/7 withdraw [5] 35/16 35/17 35/25 36/2 38/3 withdrawal [1] 115/14 withdrawn [2] 36/5 36/15 within [2] 15/7 69/8 without [4] 17/11 17/11 18/16 58/14 women [1] 73/6 won't [5] 46/17 48/23 51/6 76/18 76/19 wondering [1] 87/1 word [4] 18/15 103/12 104/12 119/2 words [5] 24/15 64/1 80/22 98/1 103/7 work [13] 16/19 50/5 66/15 68/4 80/18 90/21 107/8 107/9 107/20 108/1 121/12 121/14 121/17 worked [3] 28/16 46/9 48/5 workforce [2] 120/22 120/22 working [4] 15/4 46/8 52/3 68/5 works [2] 73/1 118/21 workshop [4] 6/8 68/12 100/19 112/21 world [1] 30/3 worry [1] 32/19 worse [1] 84/4 worth [1] 60/23 would [67] 4/18 10/3 13/2 18/15 20/12 22/6 22/17 23/7 23/21 24/17 26/5 28/7 28/22 28/22 29/1 29/2 29/20 29/22 33/21 34/6 34/7 35/15 36/1 38/12 38/12 45/2 50/7 52/22 52/25 53/8 68/7 78/12 79/14 79/15	79/16 80/8 80/10 80/12 84/11 85/22 88/13 90/17 93/1 94/9 94/10 94/24 96/17 96/17 98/4 98/10 99/6 104/23 108/10 109/19 110/13 110/19 113/2 113/25 115/22 117/6 117/8 118/9 118/9 119/4 119/6 121/24 122/2 wouldn't [3] 7/1 13/8 89/13 wrapped [2] 30/22 31/4 wrench [1] 90/9 written [2] 19/13 25/20 wrong [4] 7/6 55/6 92/19 92/25 WUELLNER [1] 1/17 Wuellner's [1] 24/16 Y y'all [2] 15/16 101/14 yeah [38] 12/17 13/14 15/20 16/12 19/1 22/20 22/23 22/23 28/9 29/15 31/2 36/6 36/8 37/1 46/6 49/8 49/18 49/18 51/5 56/12 59/19 61/14 63/3 63/22 66/2 72/9 76/8 88/23 91/7 93/1 94/8 101/10 105/19 108/19 108/23 110/24 111/11 117/25 year [44] 6/15 6/23 6/23 6/25 7/1 7/25 8/5 8/7 8/11 38/9 38/9 38/11 38/18 38/18 40/18 46/12 54/6 66/24 67/2 69/15 78/6 78/19 83/7 83/7 85/8 86/3 86/8 96/11 97/3 97/9 97/9 97/16 98/7 98/20 98/21 99/6 100/9 106/10 106/11 107/1 107/24 108/1 113/16 113/17 years [23] 3/23 62/2 62/5 62/7 66/18 68/14 70/9 71/25 78/12 78/13 79/23 80/16 81/1 81/1 84/10 89/1 89/3 96/13 96/19 97/1 102/18 106/13 109/21 yes [55] 4/24 5/6 6/5 7/5 8/9 11/9 11/12 12/19 12/24 15/24 15/24 19/2 25/14 28/7 29/4 34/11 34/22 36/21 37/6 37/7 37/10 37/12 37/13 37/13 37/14 39/24 42/3 44/3 47/9 52/15 54/16 58/25 60/21 63/19 64/2 65/18 70/3 75/4 75/12 83/13	85/5 87/1 87/21 89/23 92/24 96/12 103/13 103/16 111/4 112/5 114/7 114/25 115/2 120/11 121/6 yesterday [1] 67/4 yet [3] 41/8 56/8 114/9 you [359] you'll [7] 40/20 49/2 53/24 54/14 57/7 93/23 121/4 you're [41] 6/21 7/18 11/3 11/10 18/13 25/11 28/2 32/14 39/12 44/18 47/13 48/10 49/19 49/20 51/13 54/25 58/5 61/7 65/5 68/20 69/10 84/13 87/19 87/23 94/25 95/11 97/21 99/8 101/15 103/15 104/25 107/2 107/18 107/21 108/1 110/8 110/17 113/13 115/24 117/15 121/22 you've [9] 24/11 34/20 37/23 89/21 94/6 96/23 96/25 98/15 107/9 you-all [4] 24/24 95/13 115/16 116/1 your [60] 9/1 13/13 14/1 21/16 23/12 23/16 23/21 23/22 27/9 28/7 30/3 30/21 32/8 36/24 39/3 40/15 42/16 42/17 43/4 46/7 56/2 63/14 63/21 71/6 79/4 84/7 84/7 85/17 86/12 86/12 86/15 87/12 93/5 95/19 96/17 97/16 98/18 99/9 99/15 103/19 104/11 107/7 107/8 107/13 107/25 108/8 108/9 110/19 111/3 115/1 115/4 115/14 116/13 117/10 117/20 118/11 118/16 119/5 119/7 119/8 yours [1] 107/14 Z zero [2] 59/11 76/3
--	--	---	---	---