

ST. JOHNS AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, September 9, 2024

from 4:01 p.m. to 4:57 p.m.

and 5:56 p.m. to 6:00 p.m.

\* \* \* \* \*

BOARD MEMBERS PRESENT:

- REBA LUDLOW, Chairman
- ROBERT OLSON
- MICHELLE CASH-CHAPMAN
- DENNIS CLARKE, Treasurer
- JENNIFER LIOTTA

\* \* \* \* \*

ALSO PRESENT:

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

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

COURTNEY PITTMAN, Interim Executive Director.

\* \* \* \* \*

JANET M. BEASON, RPR, RMR, CRR  
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## 1 P R O C E E D I N G S

2 CHAIRMAN LUDLOW: I would like to call the  
3 meeting to order, please. It is 4:01. We have a  
4 full board. Everyone's here, and we will stand and  
5 say the Pledge now, please.

6 (Pledge of Allegiance.)

7 CHAIRMAN LUDLOW: I want to thank everybody  
8 for being today. Hey, Matt. We've been working  
9 like crazy. You know, I had a nice speech to  
10 commend the board on how good they were doing. I  
11 guess I'll wait on that for a while.

12 Let me see. I'm getting our meeting live on  
13 Facebook so that when people call in or write in,  
14 they have comments and I can answer the comments.  
15 We can bring the comments up to the board. Okay.  
16 I am discombobulated at the moment.

17 MINUTES APPROVAL

18 CHAIRMAN LUDLOW: Our first item on our agenda  
19 is minutes approval for the 8/12/24 board meeting.  
20 Does anyone have any comments or -- or updates or  
21 corrections to the minutes from 8/12?

22 (None.)

23 CHAIRMAN LUDLOW: If not, I'd like to hear a  
24 motion.

25 MR. OLSON: Move to approve.

1 MR. CLARKE: Second.

2 CHAIRMAN LUDLOW: Move to approve and  
3 seconded. All in favor, say aye.

4 MR. OLSON: Aye.

5 MR. CLARKE: Aye.

6 MS. LIOTTA: Aye.

7 MS. CASH-CHAPMAN: Aye.

8 CHAIRMAN LUDLOW: Aye. They are approved.

9 AGENDA APPROVAL

10 CHAIRMAN LUDLOW: Now we have to look at the  
11 agenda approval. This is what we should have at  
12 the front desk so you've guys have something to  
13 look at, right?

14 MR. PITTMAN: Madam Chairman?

15 CHAIRMAN LUDLOW: Yes.

16 MR. PITTMAN: There's something that I would  
17 like to add to the agenda that came to our  
18 attention, is the Sheriff's Department's lease. I  
19 would like to add that to the agenda. It's a  
20 pressing -- it's a time-critical matter.

21 CHAIRMAN LUDLOW: We only have a one-hour  
22 meeting today.

23 MR. PITTMAN: It will be quick.

24 MR. OLSON: And that would be our only action  
25 item.

1 MR. PITTMAN: Correct.

2 CHAIRMAN LUDLOW: Be our only action?

3 Gun Club, T-hangar, and Compass Point.

4 MR. CLARKE: Those are updates.

5 CHAIRMAN LUDLOW: They're just updates.

6 MS. LIOTTA: Well, I think maybe -- I was  
7 going to do this anyway, but maybe in the interest  
8 of time, I'd also like to just table Compass Point.  
9 I don't think that's urgent and it might be a  
10 longer discussion, anyway. And that can wait till  
11 another meeting, I think. Especially if we need to  
12 make some room.

13 CHAIRMAN LUDLOW: Okay. We will table  
14 Compass Point --

15 MR. PITTMAN: Roger.

16 CHAIRMAN LUDLOW: -- and we will add the  
17 Sheriff's -- Sheriff's lease, Sheriff's hangar's  
18 lease. Okay. Do I hear of a first and second to  
19 approve the agenda?

20 MR. OLSON: Approve, subject to the changes  
21 just discussed, move to approve.

22 CHAIRMAN LUDLOW: Thank you.

23 MS. LIOTTA: Second.

24 CHAIRMAN LUDLOW: Second. First and second.

25 All in favor, say aye.

1 MR. OLSON: Aye.

2 MR. CLARKE: Aye.

3 MS. LIOTTA: Aye.

4 MS. CASH-CHAPMAN: Aye.

5 CHAIRMAN LUDLOW: Aye. Thank you. So we have  
6 approved the agenda and the minutes, and now we  
7 have business partner updates.

8 BUSINESS PARTNER UPDATES

9 COMMISSIONER DEAN: Yes.

10 CHAIRMAN LUDLOW: Henry Dean's always first.  
11 We should save you --

12 COMMISSIONER DEAN: I came in second two weeks  
13 ago.

14 CHAIRMAN LUDLOW: Ah, shoot. 70 points.

15 MR. CLARKE: Rigged election.

16 COMMISSIONER DEAN: Which was sort of a mixed  
17 blessing, but we don't need to talk about that  
18 today.

19 I do want to tell all of you that don't know  
20 in the audience, I've had the pleasure and  
21 privilege as serving as liaison to the  
22 Airport Authority board since I was first elected  
23 in 2016.

24 And I've learned so much, and I hope I've been  
25 helpful in some ways to assist you going forward in

1 your efforts to expand the airport functions, the  
2 economic opportunities.

3 And I will always be available to offer  
4 advice. Sometimes I offer advice when I'm not even  
5 asked, but certainly if anyone asks, I'll certainly  
6 be available to give my two cents' worth,  
7 particularly with the land acquisition and  
8 conservation issues, which is sort of my  
9 background.

10 We've had two kind of exciting things happen  
11 actually last Saturday and this coming Friday that  
12 I'm pretty -- pretty proud of, actually, because I  
13 was pretty heavily involved in both.

14 One, we cut the ribbon this past Saturday, two  
15 days ago, for Station 11, our newest fire station.  
16 And it -- what was amazing, it's located on part of  
17 our county golf course property. If you go out 207  
18 just past 95 and then turn left into Cypress Links,  
19 that's where the new fire station is and it also  
20 has a Sheriff's substation with it.

21 And we have the -- sort of the fun  
22 opportunity -- Christian Whitehurst and Sarah  
23 Arnold and I assisted in the push-in. And what  
24 that is, is for when they open a new fire station,  
25 like 120 years ago before cars, maybe 140 years

1 ago -- I don't know if it's -- Reba, do you  
2 remember that?

3 CHAIRMAN LUDLOW: Before we were born.

4 COMMISSIONER DEAN: No, I'm not going to do  
5 that.

6 When they had horse-drawn fire trailers or  
7 whatever they were called, they would literally  
8 back them into the station when a new station was  
9 opened, but with -- with -- with horses. They were  
10 so sort of nervous, they would -- they had trouble,  
11 so the people would grab the horses and push them  
12 in. So now what they do is we gather around the  
13 fire truck and we act like we're pushing it, but  
14 it's really being driven back.

15 CHAIRMAN LUDLOW: Symbolism.

16 COMMISSIONER DEAN: That was kind of fun.

17 And the amazing thing was that there -- I'll  
18 bet you there were at least 120 residents in that  
19 general five-mile area. Amazing turnout. They  
20 were very very excited about getting a new fire  
21 station. It's really really needed and it will  
22 lower insurance rates by a certain amount for those  
23 within a certain proximity.

24 CHAIRMAN LUDLOW: Yes.

25 COMMISSIONER DEAN: So that was kind of cool

1 for the county.

2 CHAIRMAN LUDLOW: Yes.

3 COMMISSIONER DEAN: And then this Friday  
4 coming up, the 13th, we're having the  
5 ribbon-cutting -- well, I guess it's more of a  
6 groundbreaking because it's not built yet.

7 We're having a groundbreaking in  
8 West Augustine for the -- what will be the new very  
9 exciting medical clinic that some of us have been  
10 working on for the last five or six years. And  
11 I -- I'm very happy to see it going forward. And I  
12 actually pushed forward -- during COVID, we had as  
13 y'all remember a lot of funds made available to  
14 local governments.

15 CHAIRMAN LUDLOW: Yes.

16 COMMISSIONER DEAN: First to the states and  
17 then it was distributed to counties and cities.  
18 And part of those funds I basically put forth to my  
19 fellow commissioners -- Jeremiah may remember this,  
20 that we -- we appropriate the -- it was called the  
21 ARP money, the American Recovery Act. And I put  
22 forth the idea of earmarking \$5 million to do  
23 the -- the medical clinic in West Augustine, and my  
24 fellow commissioners supported that, Jeremiah and  
25 others.

1           And then the -- the group, and kudos to Greg  
2           White and Mark Bailey and the speaker, Paul Renner,  
3           that they were able to get a \$3 million  
4           appropriation for the clinic this past session.  
5           And so, with that, basically we have the money and  
6           it's been designed and it's ready to be  
7           constructed.

8           So we're having the ribbon-cutting. It's  
9           right at the intersection of King Street and  
10          Holmes, where the park and the fire station is --

11          CHAIRMAN LUDLOW: I know exactly.

12          COMMISSIONER DEAN: -- where the memorial  
13          university used to be.

14          So I'm pretty excited about those two  
15          projects, the fire station and the fact that we're  
16          getting a medical clinic that will house a number  
17          of things, including the YMCA in addition to the  
18          Wildflower Clinic that exists and several other  
19          things.

20          So I'll close with this. Since I'm still on  
21          the payroll until November 19th, I will certainly  
22          try to carry out my duties, which means you'll  
23          probably see me at least one more time, if not two  
24          times, if you can put up with it. So with that  
25          said, I'm done unless there's questions.

1           CHAIRMAN LUDLOW: Well, make sure we have your  
2 number so that -- because you have to stay around  
3 to follow through with these projects that you have  
4 started.

5           COMMISSIONER DEAN: Well, Jeremiah has my  
6 number.

7           CHAIRMAN LUDLOW: Okay.

8           COMMISSIONER DEAN: Actually, on several  
9 different levels, he has my number. Anyways --

10          CHAIRMAN LUDLOW: We'll call --

11          COMMISSIONER DEAN: -- any time --

12          CHAIRMAN LUDLOW: We'll call Melanie.

13          COMMISSIONER DEAN: -- you want to ask a  
14 question about county government, anything I can  
15 help with, I'm there for you.

16          CHAIRMAN LUDLOW: Yeah, and the Vilano. You  
17 know, all that stuff going on at Vilano --

18          COMMISSIONER DEAN: Yeah.

19          CHAIRMAN LUDLOW: -- the trailer park and all  
20 that --

21          COMMISSIONER DEAN: Yeah.

22          CHAIRMAN LUDLOW: -- and his wonderful letter.  
23 Yeah. Okay. We're going to stay in touch.

24          COMMISSIONER DEAN: All right.

25          CHAIRMAN LUDLOW: Thank you, Henry.

1 COMMISSIONER DEAN: Yay.

2 CHAIRMAN LUDLOW: Okay. All right. Vinny is  
3 here. I saw Vinny.

4 MR. BEYERS: No comments. No comments.

5 CHAIRMAN LUDLOW: Oh, there you are.

6 MR. OLSON: No comments.

7 CHAIRMAN LUDLOW: Would you think of a joke or  
8 something to tell us?

9 MR. BEYERS: It would be inappropriate.

10 CHAIRMAN LUDLOW: An appropriate joke.

11 I don't know how many of you guys know about  
12 Jose Riera, but Mary, his wife, had a massive heart  
13 attack and -- and died, and they had her service on  
14 Saturday. So he's in total shock. His family is  
15 still here. So we've asked Harry Ruhsam to be the  
16 SAAPA liaison and give the SAAPA report.

17 MR. RUHSAM: Thanks, Reba.

18 CHAIRMAN LUDLOW: Thank you, Harry.

19 MR. RUHSAM: Yeah, I'll keep it real brief.

20 About the only things coming up for SAAPA is  
21 this Saturday, the 14th, we're having the third  
22 part of Tom Rau's "Why Good Pilots Make Bad  
23 Decisions." And the first two parts were really  
24 good. I'm sure he'll wrap it up real nicely.

25 And then on the horizon, October 26th is the

1 Young Eagles event.

2 CHAIRMAN LUDLOW: Yes.

3 MR. RUHSAM: So that's an annual event.

4 CHAIRMAN LUDLOW: And we'll get more out about  
5 that.

6 MR. RUHSAM: Yes, we'll update you as  
7 necessary. And while I've got the podium, just a  
8 quick shout-out. I spoke briefly with Courtney.

9 During yesterday's noontime big rain event, it  
10 was quite interesting -- and kudos to both Jax  
11 approach and the tower, because a lot of aircraft  
12 coming in, a little bit of pandemonium, radio  
13 issues with Jax approach, people wanting to land  
14 different directions, they handled it beautifully.

15 CHAIRMAN LUDLOW: That -- that's wonderful.  
16 And I was out there when they had that emergency.  
17 Was that -- I didn't get in trouble for calling the  
18 tower?

19 MR. PITTMAN: No, no. A Challenger departed  
20 off the runway yesterday and lost the engine, one  
21 of the engines. If you heard a series of booms,  
22 they lost the right engine.

23 MR. RUHSAM: Emergency --

24 MR. PITTMAN: And they were too heavy to land  
25 here at the airport because they had fueled up,

1 topped off their tanks, so they diverted to Jax  
2 International and were able to land safely.

3 CHAIRMAN LUDLOW: I always have the tower  
4 number because they don't mind, except when they're  
5 in the middle of an emergency. But I called  
6 because we were right there on the end across from  
7 the fuel farm, and we heard it. It was  
8 (indicating). It was like a machine gun.

9 MR. PITTMAN: Right.

10 CHAIRMAN LUDLOW: And it was -- so one -- the  
11 whole left engine went out. Yeah. And so then we  
12 saw them come back around. So anyway, thank  
13 goodness for our tower for sure. Thank you, Harry.  
14 Thank you.

15 Nate McKendrick, Northrop?

16 (Not present.)

17 CHAIRMAN LUDLOW: He's about as reliable as  
18 you, Vinny. Okay. Reid Deputy, our AOPA liaison.

19 MR. DEPUTY: AOPA has nothing to report.

20 CHAIRMAN LUDLOW: Oh, thank you. Thank you.  
21 I would like to --

22 MR. CLARKE: We have two people from --

23 CHAIRMAN LUDLOW: I'll just say that.

24 MR. CLARKE: -- Compass.

25 CHAIRMAN LUDLOW: Yeah. Thank you.

1           I would like to say at this time that I'm  
2           sorry you guys are late, but we only have the one  
3           hour, and we had an addition to the agenda, and we  
4           didn't think you might be here and so we crossed  
5           you off the agenda. But if you would like to have  
6           a minute when it comes down to your point, we'll  
7           certainly listen to you. Right?

8           MR. PITTMAN: Yes, ma'am.

9           CHAIRMAN LUDLOW: Okay. That was very rude of  
10          us, but we have -- we have to start budget at 5:01  
11          no matter what. So, business items. So, Courtney.

12                           GUN CLUB TRANSACTION

13          MR. PITTMAN: Yes. The Gun Club transaction,  
14          just wanted to let the public know that the  
15          Gun Club purchase has been completed. It's no  
16          longer a purchase. The Gun Club is now referred to  
17          as Northeast Florida Regional Airport.

18                 We worked diligent -- diligently together with  
19          several entities -- the attorneys, the board of  
20          directors and staff -- and we got it done. And I  
21          say it was a huge undertaking, but we were able to  
22          finish it and get it done. And I would like to say  
23          thank you to all who participated and we're moving  
24          forward with the growth of this airport. That is  
25          it.

1           CHAIRMAN LUDLOW: That's wonderful. That  
2 was -- it was a big deal for us. We're really  
3 happy about that. Any board discussion?

4                           (None.)

5           CHAIRMAN LUDLOW: Any public comment?

6                           (None.)

7           CHAIRMAN LUDLOW: Okay. So we can go to the  
8 T-hangar project?

9                           T-HANGAR PROJECT

10           MR. PITTMAN: T-hangar project. Great news.  
11 October 25th, you can write that down, October 25th  
12 will be the groundbreaking of hangar -- hangar rows  
13 A and J. Long-awaited for the groundbreaking of A  
14 and J.

15           I know some of you might have felt as if this  
16 like was Christmas coming. No, this is actually  
17 happening. So October 25th we'll have the  
18 ceremony, the press will be there, and we'll have a  
19 few shovels. And I would like to invite the board  
20 of directors to come out and participate in the  
21 groundbreaking and, Sacha, you as well.

22           CHAIRMAN LUDLOW: Get a shovel.

23           MR. OLSON: We're inviting FDOT and FAA --

24           MR. PITTMAN: That is correct. That's  
25 correct. It's going -- we're going to have food

1 and everything and try to make it a nice event --

2 MR. OLSON: Right.

3 MR. PITTMAN: -- because it's huge for us.

4 CHAIRMAN LUDLOW: I'm excited, you know.

5 Gosh, we're going to get media coverage for

6 something positive. That's wonderful. Okay.

7 T-hangar project. And I guess we can go -- we're

8 doing staff reports, actually, right now or is this

9 when I should let Compass talk?

10 MR. CLARKE: Sheriff's lease --

11 CHAIRMAN LUDLOW: Oh, yes, that's right. The

12 Sheriff's.

13 SHERIFF'S HANGAR LEASE

14 MR. PITTMAN: All right. In reference to the

15 Sheriff's lease, this is a time-critical matter.

16 So the Sheriff's lease is coming to an end,

17 all right? So they have been there 20 years. They

18 initially signed a ten-year lease with the option

19 to extend it. So they did extend it. So that 20

20 years for that lease has elapsed.

21 So now we're under the impression that we need

22 to do another lease. We need to do another

23 appraisal, I mean, the whole kit and kaboodle. So

24 what I want to do is, with your permission, is to

25 put them on a month-to-month lease while waiting to

1 do said appraisal and then come back to the board  
2 with the -- with the package for you-all to vote  
3 on. But at this point, I'm just asking to put them  
4 on a month-to-month lease pending appraisal and the  
5 package for that lease going forward.

6 CHAIRMAN LUDLOW: Has the lease been -- has  
7 the appraisal been ordered?

8 MR. ROBERTS: We -- the -- an airport-wide  
9 appraisal is in the works.

10 MR. PITTMAN: Because we have Northrop Grumman  
11 and some other things --

12 MR. ROBERTS: Yes.

13 MR. PITTMAN: -- going on at the same time  
14 as --

15 CHAIRMAN LUDLOW: Then -- then what --

16 MR. PITTMAN: -- the appraisal --

17 CHAIRMAN LUDLOW: -- you're saying is that  
18 might take longer than just the one lease, the  
19 Sheriff's hangar lease.

20 MR. OLSON: It's apparently per the -- what  
21 has just been said, it'd be a month-to-month, so it  
22 would be flex -- I mean, it would continue month --

23 MR. PITTMAN: That way, we're not up against  
24 the clock. So -- and they're well aware of it and  
25 they're good with it.

1           CHAIRMAN LUDLOW: Yeah, I understand. I just  
2 don't like the idea of things being held up for a  
3 full airport appraisal that could take a year,  
4 but --

5           MR. PITTMAN: And then we can make sure we get  
6 the true market value, because otherwise, I'll just  
7 be pulling the price out the air. So I just want  
8 to make sure we did everything the right way.

9           CHAIRMAN LUDLOW: All right. Board discussion  
10 on that?

11          MS. CASH-CHAPMAN: Are they going to remain at  
12 the same price that they're at for now until --

13          MR. PITTMAN: That is correct.

14          MS. CASH-CHAPMAN: And they're totally on  
15 board and okay with all that?

16          MR. PITTMAN: That's correct.

17                 And the reason why we had this discussion is  
18 they're doing the same thing we'll be doing this  
19 afternoon at 5:01; they're doing their budget.

20          MS. CASH-CHAPMAN: Right.

21          MR. PITTMAN: So this helps them out at the  
22 same time.

23          CHAIRMAN LUDLOW: I see. Any pub --  
24 anybody -- any public comment?

25                                 (None.)

1 CHAIRMAN LUDLOW: Okay. Then --

2 MR. CLARKE: Why don't we go with Compass  
3 Point? I mean, they're -- we're moving along.

4 MS. LIOTTA: Do you need a formal approval?

5 CHAIRMAN LUDLOW: So, do you mind --

6 MS. LIOTTA: So I guess I'll move to make a  
7 motion to allow the Sheriff's lease to continue on  
8 a month-to-month basis at its current terms --  
9 rental terms.

10 MR. PITTMAN: Yes, ma'am.

11 MR. OLSON: I second that motion.

12 CHAIRMAN LUDLOW: So we've had a first and  
13 second motion to -- for the board to agree that the  
14 Sheriff's Office hangar can go on a month-to-month  
15 at their regular rent rate.

16 MR. PITTMAN: Thank you.

17 CHAIRMAN LUDLOW: Thank you, Jennifer.

18 MR. CLARKE: You want to vote? Public  
19 comments?

20 CHAIRMAN LUDLOW: Public comment?

21 (None.)

22 CHAIRMAN LUDLOW: So can we adjust the agenda  
23 momentarily and let them say a couple of quick  
24 words since they're here? Compass is here and we  
25 took them off.

1 MS. CASH-CHAPMAN: We haven't voted.

2 MR. CLARKE: We haven't voted --

3 MR. BLOCKER: Madam Chair, we'll go ahead and  
4 vote. So we've had a motion and second --

5 CHAIRMAN LUDLOW: Oh, okay. I'm sorry.

6 MR. BLOCKER: -- and you've already asked for  
7 public comment.

8 CHAIRMAN LUDLOW: I forgot about voting. I  
9 always forget about voting.

10 Okay. Everyone in favor, say aye.

11 MR. OLSON: Aye.

12 MR. CLARKE: Aye.

13 MS. LIOTTA: Aye.

14 MS. CASH-CHAPMAN: Aye.

15 CHAIRMAN LUDLOW: Aye. Anyone opposed?

16 (None.)

17 CHAIRMAN LUDLOW: Passed, first and second and  
18 voted on.

19 MR. PITTMAN: Thank you.

20 COMPASS POINT

21 CHAIRMAN LUDLOW: So would one of you like to  
22 have a minute or two? We're off the agenda, so...

23 MR. PITTMAN: So, if I may.

24 CHAIRMAN LUDLOW: You want to --

25 MR. PITTMAN: I was going to speak on --

1           CHAIRMAN LUDLOW: Oh, I'm sorry.

2           MR. PITTMAN: I was going to do most of the  
3 speaking for the Compass Point.

4           CHAIRMAN LUDLOW: Oh, okay.

5           MR. PITTMAN: He's here to fill in the gaps.

6           CHAIRMAN LUDLOW: Okay.

7           MR. PITTMAN: The reason why we added  
8 Compass Point on the agenda is because it goes hand  
9 in hand with what we need to do to look at moving  
10 forward with the airport.

11           I want to do what's called a market survey of  
12 that area and see if even having a hotel is  
13 something feasible, something that we should be  
14 doing.

15           Also, it's required before the -- one of the  
16 local -- interrupt if I'm speaking out of turn --  
17 it is required from the hotels who will be  
18 interested coming here to already have that market  
19 survey done. Unfortunately, the price of said  
20 market survey is \$12,000. That was the best I  
21 could find.

22           So I wanted to come to the board and say we --  
23 for approval. I understand the amount, but I'm the  
24 type of a person I want a full disclosure to let  
25 you-all know what I'm working on, and so for that

1 market survey.

2 CHAIRMAN LUDLOW: Okay.

3 MR. OLSON: I have --

4 CHAIRMAN LUDLOW: Comment -- board comment.

5 Bob Olson.

6 MR. OLSON: I have two questions.

7 Is the firm someone of a specialty for hotels  
8 like Laventhol & Horwath?

9 MR. PITTMAN: Yes, yes.

10 MR. OLSON: It is Laventhol --

11 MR. PITTMAN: No. The name of the firm is --

12 MR. JOYCE: H -- HBS.

13 MS. LIOTTA: So the airport would be the  
14 client.

15 MR. JOYCE: Yes.

16 MR. PITTMAN: That is correct. So it wouldn't  
17 be -- I'm sorry to cut you off. It wouldn't be  
18 Joyce, it wouldn't be them; it would be us. So if  
19 we decided to go a different direction, we would  
20 have -- we would own the survey. It would be ours.

21 MR. OLSON: I just -- well, I guess my other  
22 question was sort of answered, but I want to -- I  
23 want to look more into who this firm is.

24 MR. PITTMAN: Okay. I'll send you the  
25 information. I'll send you the information.

1 MR. OLSON: What is the name again?

2 MR. JOYCE: HBS.

3 MR. OLSON: HBS.

4 MR. JOYCE: I believe a complete dossier and  
5 package has been submitted to -- to Courtney for  
6 his review and backup for the engagement. They're  
7 a recognized national market study for hotels.

8 MR. OLSON: Okay. And the results of that  
9 study will be generally available to anybody that  
10 wants it from --

11 MR. PITTMAN: Absolutely.

12 MR. OLSON: -- the Authority.

13 MR. PITTMAN: Absolutely.

14 MR. OLSON: Okay.

15 MR. PITTMAN: I just wanted it to belong to  
16 us.

17 MR. OLSON: Okay.

18 MS. LIOTTA: Who selected this service  
19 provider?

20 MR. PITTMAN: So it was somebody he was  
21 already dealing with, and then I looked at two or  
22 three different entities, and then they came back  
23 with a reputable representation, so I was like this  
24 is the group, they already have a relationship with  
25 them.

1 MS. LIOTTA: Did you get any other bids?

2 MR. PITTMAN: No. No. I -- what I saw was  
3 people who were trying to get into the business,  
4 just a myriad of things that didn't make me feel  
5 comfortable. And they was already in with the  
6 previous executive -- interim executive director,  
7 and so I just continued on the relationship.

8 MS. LIOTTA: Well, my overarching concern on  
9 this is not necessarily any particular provider, as  
10 long as they're reputable.

11 MR. PITTMAN: Absolutely.

12 MS. LIOTTA: I do think it's maybe a mistake  
13 to be proceeding under the assumption --

14 MR. PITTMAN: Okay.

15 MS. LIOTTA: -- that this is all being done in  
16 preparation for dealing with Joyce, no -- no  
17 offense. But this start with this project when it  
18 started out, my understanding was that it was going  
19 to be the developer. Now it's turning into  
20 something not that --

21 MR. PITTMAN: Right.

22 MS. LIOTTA: -- and it -- I am of the opinion  
23 that we should take a step back and do an RFP  
24 process --

25 MR. PITTMAN: Okay.

1 MS. LIOTTA: -- and have true open competition  
2 for a hotel development where we -- where we deal  
3 directly with whatever entity's doing the  
4 development. Just having an extra layer in there  
5 is what it looks like to me without any -- any  
6 competition, any bidding process, any necessarily  
7 clear upside for the airport.

8 MR. PITTMAN: Okay.

9 MR. OLSON: Madam Chair, I --

10 CHAIRMAN LUDLOW: Thank you, Bob.

11 MR. OLSON: -- everyone knows that I'm  
12 supportive of what has just been suggested, that we  
13 go through a public RFP process.

14 This is a valuable piece of land if we're  
15 going to expose it to the market. And it may be --  
16 depending on the results of that RFP, it may be  
17 viewed as, you know, we were one step ahead of  
18 where we should be relative to having an RFP.

19 So I'm wondering whether we should not -- if  
20 we're going -- let me just say. If we're going to  
21 go through the full competitive proposal receiving  
22 process for the ten acres, we probably might want  
23 to delay the hotel specific marketing study.

24 MR. PITTMAN: Okay.

25 MS. LIOTTA: Maybe that fits into preparing

1 for an RFP, maybe it doesn't. I don't know enough  
2 of the detail --

3 MR. PITTMAN: Right.

4 MS. LIOTTA: -- but I think I wouldn't be  
5 surprised if some sort of survey would be needed to  
6 set up an RFP process to get a value of the land.

7 I think our general counsel knows a lot about  
8 development in his -- you know, from his  
9 St. Johns County days and can give some good  
10 guidance on that. So maybe at the next meeting or  
11 two -- I know there's a lot of budget stuff coming,  
12 so maybe not till next month, but --

13 CHAIRMAN LUDLOW: Right. And we have more  
14 comment from the board before anything gets --

15 MS. LIOTTA: But, yeah, maybe get more  
16 information at this point.

17 MR. PITTMAN: Okay. Will do, absolutely.

18 MR. CLARKE: I have a question, Madam Chair.

19 What would be the -- the scope of the study  
20 and what period of time would it be valid for? In  
21 other words --

22 MR. PITTMAN: That's a great question.

23 MR. CLARKE: -- is it three years, four years,  
24 something like that?

25 MR. PITTMAN: How long it --

1           MR. CLARKE: Is it limited to the ten acres?

2           MR. PITTMAN: -- would be valid for, that, I  
3 don't know. But the scope would be to see if it is  
4 even feasible to bring -- if there's a market for a  
5 hotel in this area.

6           I mean, that's just the meat and potatoes of  
7 it, to let us know that, hey, maybe y'all are off  
8 base because you don't have any food around here  
9 and maybe -- and we don't have personnel, people  
10 getting off the airplane and staying here or  
11 travelers coming up U.S. 1. That -- I know I'm  
12 making it Barney style, but I'm just giving you the  
13 gist of what the market survey would be.

14          CHAIRMAN LUDLOW: Do you know if anyone near  
15 us has done a market surveying recently?

16          MR. PITTMAN: No, not -- not in -- to that  
17 degree, no.

18          MS. LIOTTA: Well, it's shovel-ready land on  
19 U.S. 1, so I think there's probably some kind of  
20 market for it.

21          MR. PITTMAN: I'll absolutely find out.

22          MR. CLARKE: I'm just -- I guess let me  
23 clarify. I'm wondering whether it would be -- it  
24 would be limited to have ten acres that we're  
25 considering for Compass Point or could it be

1 expanded for other properties that are in close  
2 proximity to U.S. 1 but on --

3 MR. PITTMAN: No --

4 MR. CLARKE: -- on the west side?

5 MR. PITTMAN: -- it was going to be limited.

6 MR. CLARKE: It's going to be limited, all  
7 right.

8 MR. PITTMAN: That was something I wanted to  
9 do but I wasn't ready to propose yet --

10 MR. CLARKE: Okay.

11 MR. PITTMAN: -- because I didn't want to just  
12 do market surveys without something going to be  
13 there in the future.

14 This was one thing I knew that was discussed  
15 about prior to me coming on board, the  
16 Compass Point project, so I was trying to push the  
17 project forward because, like I said, I had seen it  
18 in several minutes and Mr. Joyce and I had spoken.

19 MR. CLARKE: Okay.

20 MR. OLSON: And just to add to what we're  
21 talking about. If it's a hotel market survey,  
22 they're very specific and very targeted on the --  
23 on the occupancy lodging market and, you know,  
24 which -- which would be an interesting one to do  
25 for the St. Augustine-St. Johns County because of

1 all the hotel development, all the rooms that have  
2 come online in the last 24 months. I -- at one  
3 point, I counted a thousand.

4 So no doubt there's probably no fresh good  
5 focus hotel market study, and this will have great  
6 interest. I mean would. But again, I tend to  
7 think it should -- we should first think about  
8 receiving competitive or doing a competitive RFP.  
9 And that might be step one and, I don't know, maybe  
10 proposers -- I just -- I just don't have an idea as  
11 to whether we should make the investment now or  
12 we'll find out that we made a premature investment  
13 when -- when proposals are coming.

14 CHAIRMAN LUDLOW: Well, I'd like to ask  
15 Mr. Joyce how much -- how far they have gone with  
16 their planning. You guys have been working on this  
17 diligently. I know we get a call from you every  
18 week.

19 MR. JOYCE: Thank you, Madam Chair and board.

20 I'm John Joyce. I am the developer that  
21 expressed interest in the ten areas acres. And  
22 we've had some discussion on that, along with a  
23 letter of intent and some other things that were  
24 signed. And we're down the road a little bit with  
25 that program, and the evolution of it just

1 suggested to me to maybe focus primarily on the  
2 hotel since that is the key part or component of  
3 Compass Point's success.

4 Now, the market study that's being suggested  
5 to be engaged is specific just to the hotel. It  
6 has nothing to do with the ten acres. It has  
7 nothing to do with anything else other than to  
8 point to a site within the system and for the hotel  
9 to go through a very complex and thorough  
10 investigation regarding the feasibility of a hotel  
11 success under that particular program.

12 And what the -- what the study will do, it  
13 will identify potentially the need. It will  
14 confirm if there is a need. It will then confirm  
15 the type of hotel that should be developed.

16 All of the major flags -- Hilton, Marriott,  
17 and Hyatt who has now has also expressed  
18 interest -- all have a variety of flag segments  
19 which are price sensitive to the room rate that  
20 would be charged by that hotel.

21 So the market study would identify first the  
22 need. And if that is confirmed, then it will  
23 identify the type of hotel that would be best  
24 served under that condition. And at that point, I  
25 would think that's the point where you might put

1 out the RFP because now you have a specific  
2 confirmed need that's been validated by a third  
3 party. All of the hotels are going to require  
4 that.

5 So that is also made out to the board, to  
6 the -- to the -- the Airport Authority. You will  
7 own the study. You will then know specifically  
8 what type of hotel, the size of the hotel, the  
9 amenities that it should offer, and the potential  
10 site plan for that hotel.

11 All three of those flags have components that  
12 will fit into that slot. And at that point, you  
13 can then either obtain further guidance from me or  
14 you can put it out for an RFP and get anyone that  
15 is hotel developer qualified to make a proposal for  
16 a flag that fits that study. And that's pretty  
17 much the next step.

18 At that point, we can help in guiding you  
19 through the RFP, help in qualifying the developer,  
20 because I, as the developer and the master  
21 developer, I would have done the same thing. I  
22 would have qualified the hotel study, then have  
23 qualified the applicant in terms of the hotel  
24 developer that would go on that site, and then I  
25 can help the board with regards to the type of

1 structure that hotel would accept in terms of its  
2 program.

3 So it's not only just about the developer of  
4 that hotel, it's about the flag that goes on that  
5 hotel site and the hotel flag accepting the  
6 developer and then guiding the developer through  
7 the process with the -- with the board.

8 So it's a multilevel step. But the first  
9 that's needed is to validate and confirm there is a  
10 need for the hotel and what type of hotel, the size  
11 of the hotel, what amenities and features it should  
12 offer. And then we can get a better idea of scope  
13 with regard to the program that would be  
14 developable on the site.

15 MR. OLSON: Okay. So, you know, following  
16 you, and you're the one that's been doing hotel  
17 development, I believe you're suggesting that we  
18 would have -- we would possibly have more interest  
19 from a larger range of hotel developers if we had  
20 that market research available.

21 MR. JOYCE: Correct. Correct.

22 MR. OLSON: Well --

23 MR. JOYCE: So it's in the motel -- in the  
24 board's best interest to identify what the scope is  
25 going to be for the hotel.

1 MR. OLSON: Okay.

2 MR. JOYCE: Now you have a study that you can  
3 show the hotel developer. You don't have to get a  
4 hotel developer to come in and make a deal but then  
5 say "subject to a study being completed."  
6 You're -- you're going to have the study in front  
7 of you. You've taken a big step toward that  
8 objective being satisfied.

9 MR. OLSON: Okay.

10 MR. JOYCE: And -- and because the study's in  
11 your name, you own it and you can market it or you  
12 can use that as a means for developing or  
13 negotiating the type of program you want to follow.

14 MS. LIOTTA: So I guess --

15 CHAIRMAN LUDLOW: And my question then --  
16 because at first -- at first I was going to say,  
17 why can't we get them to pay for it? But because  
18 they don't know how they would fit anyways until --

19 MR. JOYCE: Well, and again, to get them to  
20 pay for it, you'd have to make a deal. You'd  
21 have --

22 CHAIRMAN LUDLOW: Right.

23 MR. JOYCE: -- to make a deal with a hotel  
24 developer first and then he'd have to say "subject  
25 to the study" --

1 CHAIRMAN LUDLOW: Right.

2 MR. JOYCE: -- and you've lost control.

3 CHAIRMAN LUDLOW: Right.

4 MR. JOYCE: So this keeps you under control of  
5 the site, which I believe is what the intent is.  
6 And then we will assist in guiding the type of  
7 transaction that would serve best both parties.  
8 And so that you won't get extreme in one end or the  
9 other, you'll have a very defined roadway to  
10 follow. And we'll be here to assist in that  
11 discussion point --

12 MS. LIOTTA: But --

13 MR. JOYCE: -- and hopefully at some point  
14 there'll be an opportunity for us to do parts of  
15 the other development. But the hotel deal will  
16 stand by itself. It will be a deal between the  
17 airport and the hotel, and -- and then you can move  
18 forward --

19 MS. LIOTTA: Okay. I --

20 CHAIRMAN LUDLOW: The Chair would recognize  
21 Jennifer.

22 MS. LIOTTA: All right. This is sort of the  
23 crux of the struggle I'm having, is that during  
24 your -- your remarks, you've said multiple times  
25 what you would do, what we would do, as in assuming

1           that there is further involvement with Joyce doing  
2           this whole project, this part, next part.

3                    It's my understanding that when -- when Joyce  
4           first approached the airport, it was as the  
5           developer, as the one who would be doing it. And  
6           then maybe that's where the LOI was executed. And  
7           then at some point Joyce changed its mind, didn't  
8           want to be the developer but wanted instead to be  
9           some sort of consultant.

10                   Now, to my mind and to my understanding and  
11           recollection, I don't know that the board ever was  
12           fully briefed on what that would be, what that  
13           would cost, did we ever approve it? And I don't  
14           think that's the case.

15                   And I -- at -- in my mind, when Joyce decided  
16           it didn't want to be the developer, I think the  
17           board needs to take a step back on the whole  
18           project and say, well, if that's not the case, then  
19           what is the best path for the airport?

20                   And I don't think we've had that discussion  
21           and that we should just be going down -- and I know  
22           you've had discussions with the past interim  
23           directors, current interim directors, but I don't  
24           think that we should be making decisions based on  
25           inertia and the fact that we haven't had these

1 discussions before. So it's --

2 MR. JOYCE: Well, I would --

3 MS. LIOTTA: I don't think we should be -- I  
4 think it's a mistake and I think we need to be -- I  
5 think we need to have our general counsel work with  
6 our interim executive director at the situation,  
7 come back with some information for the board to  
8 discuss and have a decision.

9 Because I'm not sure we've ever really talked  
10 about it, and I think that's not fair to Joyce  
11 because there has been this lapse of time and maybe  
12 some expectations set -- and that's not your fault,  
13 that's our fault. But I don't think that that is a  
14 reason to just keep blindly going down one path.

15 I think we need to make a decision, whatever  
16 it may be. And it could be that it is in the best  
17 interest to keep going the way we're going. But I  
18 think that needs to be actually discussed and  
19 decided, and I don't think we've done that.

20 MR. JOYCE: Well, I'd like to clarify that we  
21 did not step back, okay? Our interest was to do  
22 all ten acres, but it became pretty clear fairly  
23 early in the process there was some resistance with  
24 regard to the approach that we submitted, the  
25 resistance being valuation of the deal and

1 structure being in the best interest of the  
2 Airport Authority. And we understood that concern  
3 and took a different route to put the  
4 Airport Authority in control of the entire program.

5 And all of our efforts to date has been to try  
6 to guide that process to a point where the hotel  
7 could begin to -- I mean, where the  
8 Airport Authority could begin to move forward at  
9 least on the subject of the hotel.

10 The balance of that property, if you wish to  
11 have Joyce involved, that's your decision. I'm not  
12 holding the board accountable for that. I'm here  
13 as a -- as a concerned citizen and trying to guide  
14 the board into the way the business is approached  
15 in this industry. And in that regard, I believe  
16 the study is needed if, as Mr. Olson has said, it  
17 would provide you much intelligence, much insight  
18 as to what the program needs to be.

19 And you may like the program, you may not like  
20 the program. That's still a decision that you  
21 would have to make, but regardless of the program,  
22 nothing's going to happen without that study. And  
23 we just can continue to discuss the point, but the  
24 reality is you're not going to find a developer,  
25 you're not going to find anybody responding to the

1 request for proposal without the study in place.

2 MS. LIOTTA: Well, yes, I -- I -- that makes  
3 complete sense to me, and I think that was the  
4 discussion before, was having our general counsel  
5 work with our -- with our executive director to  
6 figure out what would be the next logical step.  
7 And I wouldn't be surprised at all that we need to  
8 do some sort of study before putting out an RFP,  
9 and so, yeah, I don't disagree with that  
10 whatsoever.

11 CHAIRMAN LUDLOW: Anything else, Jennifer?

12 MS. LIOTTA: No.

13 CHAIRMAN LUDLOW: Any other comments --

14 MR. JOYCE: Any other questions?

15 CHAIRMAN LUDLOW: -- for Mr. Joyce?

16 I just want to remind everyone that, you know,  
17 we've had other people, you know, talking to about  
18 different projects and then you never hear from  
19 them again, but the Compass Point and Joyce people  
20 call us about every week because they get in touch  
21 with someone else to see, another hotel or  
22 another -- they give us information every week on  
23 what they're doing. So they have not dropped the  
24 ball at all. I appreciate that. Any comments?

25 MR. OLSON: Well, I'm just saying, I mean,

1           maybe so, but again, we don't have any special  
2           relationship with anyone relative to the ten acres  
3           now, because I believe it was after the land value  
4           appraisal was available that that was the juncture  
5           which Joyce decided not to proceed with -- along  
6           the lines of the -- of the LOI.

7           MR. JOYCE: We had -- the land value appraisal  
8           was flawed in the sense --

9           MR. OLSON: It was?

10          MR. JOYCE: -- that it just -- it didn't talk  
11          about hotel sites, it didn't talk about hotel  
12          development; it talked about land sales. That's a  
13          separate issue. And parts of that were applicable,  
14          but we were trying to get down to valuations --

15          MR. OLSON: Okay.

16          MR. JOYCE: -- of the -- of the land that the  
17          hotel would sit on.

18          MR. OLSON: Well, the appraisal wasn't flawed  
19          from what the airport is required to do. The  
20          airport cannot --

21          MR. JOYCE: Oh, no, that part, I appreciate.

22          MR. OLSON: -- enter into a lease or -- I  
23          guess a lease we can't sell, without it being  
24          documented as fair market value.

25          It was a fair market value study. It

1 studied -- actually, it served -- what I believe  
2 you're saying now, it valued the hotel parcel  
3 separately from the balance of the ten acres and  
4 then it valued the entire ten acres.

5 So it did that -- even that sensitivity  
6 analysis. And it looked at a number of hotels, I  
7 remember in the appraisal, and looked at what the  
8 land sales and land leases were for those hotels  
9 and other commercial frontage properties.

10 MR. JOYCE: The -- the valuation of the  
11 appraisal was not based on a government ground  
12 lease transaction with a third-party entity. It  
13 was based strictly on market sale activity within  
14 the area.

15 MR. OLSON: Right.

16 MR. JOYCE: That -- that's --

17 MR. OLSON: And that's what it needed to be.

18 MS. LIOTTA: Well, I'm not sure we're get --

19 MR. JOYCE: I think --

20 MS. LIOTTA: I'm not sure we're getting very  
21 far nor do we need to necessarily relitigate all of  
22 that.

23 I think it's pretty clear that the airport and  
24 Joyce were not able to come to terms under the LOI,  
25 which means at that point in my mind, the LOI was

1 dead and no transaction was met under that  
2 document.

3 So, at that point, I think we need really as  
4 an airport need to look at it as a fresh process  
5 and not go down any kind of no-bid route. And I  
6 really do think it's -- we're not going to get any  
7 further discussing it right now because I think the  
8 board needs to get the benefit of our general  
9 counsel and our executive director to look at it  
10 and come back with some recommendations.

11 MR. PITTMAN: If I may. I 100 percent agree  
12 with her, because it's been so long since we had  
13 the -- this discussion -- actually, we haven't had  
14 the discussion about Compass Point since I've been  
15 sitting in this seat.

16 So allow me and counsel to get together with  
17 Mr. Joyce, get something together, because I see  
18 you-all have a lot of questions and I see now how  
19 far away we are at this point from moving forward.  
20 So in the sake of time, because we have a few more  
21 things on the agenda and to move forward, if we  
22 could table this and --

23 MS. LIOTTA: Tried to do that earlier.

24 MR. PITTMAN: Thank you, Mr. Joyce, for coming  
25 and I apologize.

1           MR. CLARKE: I'd just like to -- like one  
2           recommendation to the -- to the board, that we  
3           request staff and counsel to come back to us with  
4           a -- an RFP for the study -- I think a study is  
5           very important -- and possibly a list of qualified  
6           firms that would perform that study. I know you  
7           probably have a preference, Mr. Joyce, for your --  
8           for that one firm. Maybe they would --

9           MR. JOYCE: No, not really.

10          MR. CLARKE: I'm sure they would bid.

11          MR. JOYCE: We've got Marriotts, we have  
12          Hyatts, we have --

13          MR. CLARKE: No, I'm talking about the  
14          valuation firm.

15          MR. JOYCE: Oh. The valuation will tie to the  
16          economic feasibility of what the hotel can charge  
17          per room.

18          MR. CLARKE: Yeah. But there may be, and I'm  
19          sure there are multiple consulting firms that  
20          provide that service, and that's where we're at.

21          We -- rather than sole source -- service, you  
22          know, to one -- one vendor, we solicit proposals  
23          from multiple vendors. I think that's -- we're --  
24          we're obligated to do that as a public board. So  
25          that's my recommendation, to come back with an RFP

1 and a list of qualified firms.

2 CHAIRMAN LUDLOW: Thank you. And that was  
3 very informative and I am glad that you're here --

4 MR. CLARKE: Yeah, that was good.

5 CHAIRMAN LUDLOW: -- and took the time. And  
6 now we only have 15 minutes, so --

7 MR. CLARKE: Public comment.

8 MR. PITTMAN: All right. So --

9 CHAIRMAN LUDLOW: And I -- is there any  
10 public -- board -- any more board comment or any  
11 public comment?

12 MR. GREGORY: I'm Norm Gregory and I'm working  
13 with John Joyce in this development.

14 I started this project, working on this with  
15 Ed back in 2010. And we've had this kind of  
16 turmoil constantly and we've never come to an  
17 agreement. I'd like us to be able to sit down and  
18 work it out and get this done.

19 CHAIRMAN LUDLOW: And that's why our workshops  
20 are very good for that. You know, everybody can  
21 talk. Any other comment?

22 (None.)

23 CHAIRMAN LUDLOW: Okay.

24 STAFF REPORT - MR. PITTMAN

25 MR. PITTMAN: Staff report, I'm going to

1           condense it because we already pretty much talked  
2           about Gun Club purchase, we talked about T-hangar  
3           groundbreaking October 25th. Titan fuel sign will  
4           be here this month. We've got a new badging and  
5           background check process due to TSA no longer being  
6           on board.

7                     Government funding, we've been told that we  
8           will receive \$9.5 million coming from  
9           Congressman Rutherford. Two phases of \$6 million  
10          coming from the State.

11                    We're preparing for the FAA inspection. That  
12          being said, from a compliance standpoint, there's  
13          going to be a hangar audit done. We have to make  
14          sure we comply with FAA rules and regulations,  
15          all right? Because if we do not, we're subject to  
16          losing FAA funding.

17                    So one of the things we're going to have to  
18          do, and it's just a part of doing business at an  
19          airport, there's going to be hangar inspections,  
20          there's going to be us looking at the verified  
21          aircraft to the hangar.

22                    It's -- like I said, and I think Chad can  
23          speak to this a little further from a legal  
24          standpoint, but it's the rules of operating an  
25          air -- a publicly airport that's doing -- that does

1 business with the FAA. Chad, if you will.

2 MR. ROBERTS: Well, it's just -- it's right in  
3 the book, our compliance handbook. And it gives  
4 confidence to all the stakeholders in the airport  
5 that we're treating everyone fairly and  
6 consistently and uniformly.

7 And it all stems from us being a public use  
8 airport, that we get a lot of federal money from  
9 taxpayers. And so, the strings that come with that  
10 money are that we -- we don't inure a benefit to  
11 anyone individually, we don't divert any of that  
12 money directly or indirectly, and that everyone has  
13 confidence in the way that this is being  
14 administered.

15 The other thing is that everyone has to have  
16 confidence that -- that our waiting list is the  
17 waiting list. And that's an important issue as  
18 well. So it's not unique to our airport. Every  
19 airport experiences this. We just need a good  
20 healthy robust compliance program knowing what's  
21 going on on our property.

22 CHAIRMAN LUDLOW: Thank you, Chad.

23 MR. OLSON: So, I mean, that's just an  
24 administrative thing that we're proceeding with; is  
25 that correct, what you just outlined?

1 MR. PITTMAN: That is correct.

2 MS. LIOTTA: Yeah, I mean, I think there have  
3 been a couple of other meetings where you  
4 mentioned --

5 MR. OLSON: Yeah.

6 MS. LIOTTA: -- looked at hangars, sent some  
7 letters, like give people an opportunity to say why  
8 there was an RV in their hangar or whatever was  
9 maybe the concern.

10 MR. ROBERTS: I think what Mr. Pittman's  
11 saying is that is going to continue and be a part  
12 of the routine.

13 CHAIRMAN LUDLOW: Yes. Yes, we do have a  
14 noncompliance letter and so we are looking at the  
15 hangars.

16 MR. PITTMAN: All right. And last thing is  
17 the onboarding with the PRM/Insurance.

18 So you-all voted last month in reference to  
19 accepting Gallagher's insurance policy, so now  
20 we're just in the onboarding process. We're going  
21 through that this week and next week.

22 And that -- and operations and fuel sales, you  
23 can see the charts and numbers there. I'm going  
24 through, speeding through it for the sake of time.  
25 Did anybody have anything more for staff?

1 MR. ROBERTS: One tiny one.

2 MR. PITTMAN: Go ahead.

3 MR. ROBERTS: Just so -- so briefly.

4 Because the monies that are on track, one of  
5 the issues just to put on the horizon and on the --  
6 the agendas for the future is that basically, you  
7 know, in the past, we did not have a comprehensive  
8 plan on our what we call the east side development.

9 But we are -- we are now in reality zone of,  
10 we own the property, we've got rent monies to  
11 relocate Hawkeye View Lane, we've got grant monies  
12 to make up the deficit of relocating Hawkeye View  
13 Lane, we have grant monies to put in infrastructure  
14 on the east side of the airport, and we have grant  
15 monies now on the horizon that are realistic that  
16 will make the east side more shovel-ready, and that  
17 will increase the market value that we can receive  
18 from that and capture the benefit of that.

19 But it needs to be an announced policy that  
20 we're so close to that next level of development,  
21 that we're not going to do onesie-twosie, piecemeal  
22 projects east of the airport. We're going to take  
23 all of the air -- all of the land east of the  
24 airport with this grant money that's now con --  
25 almost concrete, and bring it up to the next level

1 and get it to the next status so that we can have a  
2 healthier long-term revenue stream that will  
3 sustain us. So I just throw that out for future --

4 CHAIRMAN LUDLOW: Thank you.

5 MS. LIOTTA: So you're suggesting that a --

6 CHAIRMAN LUDLOW: Now we have ten minutes.

7 MS. LIOTTA: -- general policy statement that  
8 we're not going to enter into any ground leases or  
9 leases of any kind until the -- the land is more  
10 improved?

11 MR. ROBERTS: Yes.

12 MS. LIOTTA: Something along those lines?

13 MR. ROBERTS: Something along those lines,  
14 yes.

15 MR. OLSON: Did you want to further discuss  
16 that?

17 CHAIRMAN LUDLOW: No.

18 MR. OLSON: Because I had a -- I had  
19 another -- I mean, I guess my thought, as you were  
20 speaking, Mr. Roberts, is that I'm not sure that we  
21 can speak with certainty about the large capital  
22 infusion from the federal side.

23 If you follow what's happening in Congress,  
24 that I don't -- most likely, I can't imagine where  
25 else it is, is in the appropriation bill for the

1 coming year.

2 And the latest, the most likely scenario is a  
3 continuing resolution at least till March, because  
4 no one wants to touch it before then. And  
5 depending on which -- who's in -- who's prevailing  
6 after the congressional elections might also affect  
7 the ability of anything to be added to that special  
8 appropriate -- even though special appropriations  
9 are back in vogue again in Congress for the last  
10 couple of budgets. So, I'm just saying --

11 CHAIRMAN LUDLOW: I think our money is coming.  
12 But have you read the Reauthorization Act? That's  
13 where --

14 MR. OLSON: Well, that's -- you know, re --  
15 reauthorization's one thing. Appropriation is the  
16 other. You need two to get the money.

17 CHAIRMAN LUDLOW: Matt, would you like to  
18 speak to any of that, about our government money?

19 MR. SINGLETARY: I really don't have any more  
20 information than Courtney does.

21 CHAIRMAN LUDLOW: Okay. Thank you.

22 All right. And I would like to remind the  
23 board, please, to wait to be recognized by the  
24 chairman so we -- everybody isn't talking over  
25 everybody else and at least there's some control on

1 our time. Now we only have nine minutes.

2 Okay. Is there anything else, Courtney, on  
3 your report?

4 MR. PITTMAN: No, Madam Chair.

5 CHAIRMAN LUDLOW: Thank you. No operations  
6 and fuel. Any public comment?

7 (None.)

8 CHAIRMAN LUDLOW: Okay. No public comment.

9 STAFF REPORT - MR. BLOCKER

10 CHAIRMAN LUDLOW: Jeremiah --

11 MR. BLOCKER: None for the sake of time.

12 CHAIRMAN LUDLOW: -- general counsel?

13 STAFF REPORT - MR. ROBERTS

14 CHAIRMAN LUDLOW: Chad Roberts --

15 MR. ROBERTS: No, we said it already. Thank  
16 you.

17 CHAIRMAN LUDLOW: -- general counsel?

18 PUBLIC COMMENT - GENERAL

19 CHAIRMAN LUDLOW: Public comment? Because we  
20 can adjourn the meeting and have a drink of water  
21 before we start the budget meeting.

22 MS. LIOTTA: I just have one --

23 MS. CASH-CHAPMAN: I think we have some board  
24 comments, too.

25 MS. LIOTTA: I just have one maybe

1 administrative suggestion.

2 I've noticed in a lot of our meetings, we do  
3 the business people report, and I noticed on a  
4 lot -- it's pretty frequent that not everybody is  
5 always here, and I think we lose some time looking  
6 for people if they're here to give a report and  
7 then they're not. So if there's a way that staff  
8 could maybe --

9 MR. PITTMAN: Verify?

10 MS. LIOTTA: -- verify if someone has a report  
11 to make, then we can shorten the list and maybe  
12 shave five, ten minutes off the meeting.

13 CHAIRMAN LUDLOW: Okay. That's a very good  
14 idea. And actually we can have them send it in  
15 ahead of time.

16 MR. OLSON: You have a public comment.

17 MS. MARTIN: Madam Chair, sorry, I had a  
18 question that had --

19 CHAIRMAN LUDLOW: This is Sacha Martin.

20 MS. MARTIN: Sacha Martin. Do I need my  
21 address?

22 MR. BLOCKER: Yes, ma'am.

23 MS. MARTIN: Okay. I noticed that months ago,  
24 it was mentioned that we were going to redo the  
25 website. And I'm not sure what the reason was for

1           that, but --

2                   CHAIRMAN LUDLOW:  Didn't I explain that,  
3           though?

4                   MS. MARTIN:  Sorry?

5                   CHAIRMAN LUDLOW:  Didn't I explain that to  
6           you?

7                   MS. MARTIN:  I'm not sure now.

8                   But the current one is very easy to use, and  
9           thank you so much for bringing the agendas and the  
10          minutes up to date, Courtney's office.  However,  
11          there's some corrections that really should be made  
12          right away.

13                   It says, first of all, that we currently have  
14          no commercial flights, but then in the next  
15          section, under Where We Fly, it has Elite leaving  
16          our airport and going to Newark and Portland Maine.

17                   CHAIRMAN LUDLOW:  So we --

18                   MR. CLARKE:  That's why a workshop.

19                   CHAIRMAN LUDLOW:  -- we know our website is --  
20          is out of date, and so we have asked Shandon to --  
21          to start working on it.  They had to get our budget  
22          for us first and then, you know, they will bring it  
23          up to date.  We understand --

24                   MS. LIOTTA:  Are you --

25                   CHAIRMAN LUDLOW:  -- that it is out of date.

1 MS. LIOTTA: Are -- are you saying we're using  
2 our outside financial consultants to do our  
3 website?

4 CHAIRMAN LUDLOW: They are not just financial  
5 consultants; they are --

6 MS. LIOTTA: Okay. This is what this --

7 CHAIRMAN LUDLOW: -- business consultants.

8 MS. LIOTTA: That's not --

9 MS. CASH-CHAPMAN: Sacha --

10 MS. LIOTTA: -- why they were hired --

11 MS. CASH-CHAPMAN: -- before you sit down,  
12 could you just give everyone your address for the  
13 record? We missed that part.

14 MS. MARTIN: 133 Coastal Hollow Circle --

15 MS. CASH-CHAPMAN: Thank you.

16 MS. MARTIN: -- 32084.

17 CHAIRMAN LUDLOW: Thank you.

18 MS. LIOTTA: I've got some -- thank you, very  
19 much. It was -- a helpful comment.

20 Shandon, when they were brought to us, my  
21 recollection is that the prior interim executive  
22 came in with a narrow scope. It wasn't an RFP, it  
23 was like under the threshold of spending and it was  
24 like, we're just going to do this one thing with  
25 them, and my concern is we've got scope creep.

1           Now they're -- everything's seeming like more  
2 and more stuff is being sent to them to the point  
3 where I don't know what our total spend is, and I  
4 really do think we should have a clear --

5           CHAIRMAN LUDLOW: Well, obviously you  
6 should --

7           MS. LIOTTA: -- understanding of policy.

8           CHAIRMAN LUDLOW: -- you got the report.

9           MS. LIOTTA: Well, I didn't know that they  
10 were being asked to do our web work.

11          CHAIRMAN LUDLOW: Oh, I have it.

12          MS. LIOTTA: I don't think that's --

13          CHAIRMAN LUDLOW: I can look it up in our  
14 minutes.

15          MS. LIOTTA: And at this point, how -- like  
16 what was represented to the board of what the  
17 initial spend with them is and what it is today is  
18 probably pretty far off, I would guess.

19                 And I think -- and I don't think that  
20 benefits -- I mean, this is public money we're  
21 spending and I think if it's going to be over a  
22 threshold, it really should be subject to an RFP.

23                 I don't think we're doing our jobs if we are  
24 just doing -- you know, doing scope creep with  
25 consultants and ending up with large spends

1 potentially that are not competitive.

2 CHAIRMAN LUDLOW: Thank you, Jennifer.

3 Is there any other board comment or public  
4 comment?

5 MS. CASH-CHAPMAN: I have a comment. In the  
6 essence of time -- oh, am I not recognized? Sorry.

7 CHAIRMAN LUDLOW: No, I did not recognize you.

8 MS. CASH-CHAPMAN: Oh, I apologize. I'll  
9 wait.

10 CHAIRMAN LUDLOW: Yes. And -- and I don't  
11 think that's appropriate --

12 MS. CASH-CHAPMAN: Okay. Well --

13 CHAIRMAN LUDLOW: -- for you to bring this up.

14 MS. CASH-CHAPMAN: -- I'll recognize myself,  
15 then.

16 CHAIRMAN LUDLOW: The board has not even see  
17 this.

18 MS. CASH-CHAPMAN: Right.

19 CHAIRMAN LUDLOW: Right.

20 MS. CASH-CHAPMAN: So what I'm bringing up is  
21 a list of thoughts, things that we've talked about  
22 throughout my term on here. And so I just wanted  
23 bring them up again so that they don't fall by the  
24 wayside. Things like our wait list policy, we've  
25 all talked about putting a --

1 CHAIRMAN LUDLOW: We've got two minutes.

2 MS. CASH-CHAPMAN: Fantastic, thank you.

3 We've all talked about putting a different  
4 policy together and maybe accepting a monetary  
5 deposit or something like that. Are you trying to  
6 block me?

7 CHAIRMAN LUDLOW: Yeah, I am.

8 MS. CASH-CHAPMAN: That's strange.

9 So I have a list of some thoughts here for all  
10 of you. It's pretty detailed. I've worked with  
11 Courtney and staff on this a little bit to get our  
12 thoughts kind of in order. They're just some  
13 things that I think that we need to remain vigilant  
14 on so we that can make some progressive changes  
15 here.

16 CHAIRMAN LUDLOW: Thank you.

17 MS. CASH-CHAPMAN: So I'm going to pass those  
18 down.

19 MR. OLSON: Madam Chair. I just -- a  
20 housekeeping thing.

21 I think it appears that there's more board  
22 discussion that should not be rushed, such as board  
23 members having input on things. I suggest we  
24 reconvene after the hearing.

25 CHAIRMAN LUDLOW: Oh, please don't.



1 break. Thank you.

2 (Regular meeting suspended at 4:57 p.m.)

3 \* \* \* \* \*

4 (Regular meeting resumed at 5:46 as follows:)

5 MR. CLARKE: Where are we -- I have a  
6 question. Where are we on the regular budget  
7 meeting -- regular meeting?

8 MR. PITTMAN: We were at -- we were just  
9 finishing up staff reports, and --

10 MR. CLARKE: So we're at board member  
11 comments?

12 MR. PITTMAN: We're at -- we're at board  
13 member comments. I have the screen up on the  
14 board.

15 CHAIRMAN LUDLOW: Okay. I would like to  
16 reopen our regular board meeting today at 5:46 p.m.  
17 Our full board is here. Audience is still here.  
18 Attorneys are still here. And where were we on --

19 MEMBER COMMENTS AND REPORTS

20 MR. PITTMAN: We had just finished,  
21 Madam Chairman, the board -- I'm sorry, staff  
22 reports. We are now at board member comments and  
23 reports.

24 CHAIRMAN LUDLOW: Okay. So -- but we had no  
25 business to do except board member comments.

1 MR. OLSON: And public comments.

2 CHAIRMAN LUDLOW: And public comments.

3 MS. LIOTTA: I just have a quick --

4 CHAIRMAN LUDLOW: We opened the meeting for  
5 that?

6 MS. LIOTTA: -- I guess more of an  
7 administrative point. I'm not sure I'm going to be  
8 here for the next meeting or the next budget  
9 hearing, just so nobody's waiting for me.

10 MR. PITTMAN: Okay. Yes, ma'am. Did you want  
11 to do a proxy vote or anything of that nature?

12 MS. LIOTTA: I'm not sure I can. I voted for  
13 it this time. You can -- I'm fully supportive.

14 MR. PITTMAN: Okay. Understood.

15 CHAIRMAN LUDLOW: Board discussion? So let's  
16 see. So we're having a workshop on the 23rd.

17 Board comment. Jennifer, any board comment?  
18 Have you gone to any -- well, yeah.

19 MS. LIOTTA: No, nothing new to report there.

20 CHAIRMAN LUDLOW: Nothing. Okay. Dennis,  
21 board comment?

22 MR. CLARKE: No.

23 CHAIRMAN LUDLOW: No comment. I know you want  
24 to. Bob?

25 MR. OLSON: Yeah, the only thing I have is

1 Economic Development Council's quarterly breakfast  
2 is the 20th. It's -- the topic is the tax increase  
3 that I believe is going on for the school -- for  
4 the school.

5 CHAIRMAN LUDLOW: And thank you for reminding  
6 me of that, too.

7 And so, my comment is I'm on the  
8 Transportation Planning Organization, and we're  
9 having a meeting Thursday and it's going to be a  
10 big powerful meeting, so I will have something to  
11 report at our next meeting on TPO. Any other board  
12 comment? Michelle?

13 MS. CASH-CHAPMAN: So I did meet with the  
14 St. Johns County Sheriff's and Fire Rescue, and we  
15 went over some things as far as safety concerns  
16 with the airport and responding to emergencies and  
17 things like that. One of the concerns that was  
18 brought forward was the state of the large fire  
19 truck that's here.

20 MR. PITTMAN: Uh-huh.

21 MS. CASH-CHAPMAN: I guess it's kind of like  
22 an X, Y, and Z to actually get it started and  
23 running and it's not as easy as turning the key as  
24 it should be.

25 So I would like to see us as an airport move

1 forward with bringing in the appropriate people to  
2 take a look at that and see what it would take to  
3 make sure that it is easy to operate for someone  
4 that is trained to operate it.

5 MR. PITTMAN: Yes, ma'am.

6 MS. CASH-CHAPMAN: Also, out of that meeting,  
7 we discussed the airboat that the county has, and  
8 there was talk long before I was on the board about  
9 building a -- a dock or a covered dock like we have  
10 for ours for them to house theirs here as well.  
11 And I think that is something that we should  
12 explore, because that can quite literally mean the  
13 difference between life and death in some of the  
14 situations.

15 CHAIRMAN LUDLOW: Is that the  
16 Sheriff's Office?

17 MS. CASH-CHAPMAN: Uh-huh. So that's  
18 something I just kind of want to put on our radar  
19 now so that we have -- moving forward we can kind  
20 of keep that --

21 MR. PITTMAN: Absolutely.

22 MS. CASH-CHAPMAN: -- going.

23 And again, you have the wait list things that  
24 we have talked about. And I know that we've all --  
25 we haven't done a formal vote, but we've all agreed

1           that it would be a good idea. We've heard from the  
2           public that it could be a good idea. So I went  
3           ahead and started just a draft of what that could  
4           look like so in a board meeting we can discuss it,  
5           we can move forward with it.

6                     And again, anything that you see in this is  
7           certainly not gospel; it is my thoughts. We get  
8           three minutes to talk in these meetings, if that,  
9           and I wanted to make sure that my voice was heard  
10          and that I am bringing to the board what I promised  
11          the people that voted for me that I would bring to  
12          the board. And so, this is my way to do that.

13                    If it comes off offensive, I apologize for  
14          that. That's certainly not the intent. I think  
15          that we're doing a really good job. But I think  
16          that us as an airport has been -- have been in  
17          survival mode for too long and we need to move  
18          forward.

19                    I would like to have an update very soon on  
20          where we are with an executive director search. I  
21          know that our interim executive director and I have  
22          discussed that previously. I know that there was  
23          talk about Shandon leading that search. I don't  
24          know if we voted on that, I honestly don't  
25          remember, but I would like an update on that

1           because we do need to move forward with those  
2           things.

3           CHAIRMAN LUDLOW:   Okay.

4           MS. CASH-CHAPMAN:   I think that'll do it for  
5           now, thank you.

6           CHAIRMAN LUDLOW:   Thank you.   So she made sure  
7           every -- she had a stack out front, if anybody's  
8           interested in picking that up.   It's not very  
9           complimentary to the board, but --

10          MS. CASH-CHAPMAN:   I'm sorry you feel that  
11          way.

12          CHAIRMAN LUDLOW:   -- there's some very good  
13          points.   And, yes, on the fire truck, I think last  
14          time we tried to use it, it had to get towed back.

15          MS. CASH-CHAPMAN:   Which doesn't help a whole  
16          lot in case of an emergency.

17          CHAIRMAN LUDLOW:   So, any other board comment?

18          MS. LIOTTA:   I had a chance to glance through  
19          this, and I agree that these are all items that  
20          we've -- the board has talked about previously.

21          You know, none of this comes to me as a  
22          surprise.   And I generally agree that these are  
23          items that there's an expectation that we move  
24          forward with and get resolved.

25          I -- I had that expectation that we get some

1 stuff done and I think the -- the airport community  
2 and the community at large also has an expectation  
3 that we get some things done. So I would like to  
4 also move forward with getting some action items  
5 taken care of.

6 CHAIRMAN LUDLOW: Thank you. Any other board  
7 comment? Public comment on that?

8 MS. MARTIN: Sacha Martin. I just want to say  
9 we did the safety training last year, which was a  
10 joke. I won't go into the details --

11 CHAIRMAN LUDLOW: Just because you were the  
12 patient.

13 MS. MARTIN: Yeah, I was a patient, I had a  
14 broken leg.

15 Anyway, the hose -- that fire truck, the hose  
16 couldn't -- the output of the hose could not reach  
17 the bus that they were supposed to --

18 CHAIRMAN LUDLOW: Yeah, that's something  
19 that -- I mean, that's a really good point. I  
20 agree. Well, we -- when do we have this, Courtney,  
21 every three years?

22 MR. PITTMAN: Yes, ma'am. Triannual, yes,  
23 ma'am.

24 CHAIRMAN LUDLOW: Every three years. So  
25 we're --

1 MS. CASH-CHAPMAN: And I did talk with them  
2 about doing not necessarily that type of an  
3 in-depth training, but about bringing training to  
4 the staff in particular. So that is something that  
5 I will be working with our interim executive  
6 director.

7 We're going to do a round table with just  
8 staff and then, because obviously for safety  
9 reasons we don't -- bless you -- we don't  
10 necessarily promote all of our safety situations at  
11 an airport and what that would look like. But we  
12 will be having some more involved staff training  
13 regarding safety at the airport in all aspects and  
14 then we will present what we can to the public on  
15 that.

16 MS. MARTIN: I can't believe that the FAA  
17 actually, they're there with their clipboards. I  
18 mean, everything was done wrong. I mean, you know,  
19 the airboats didn't know what the heck they were  
20 doing.

21 MS. CASH-CHAPMAN: So we're hoping to rectify  
22 some of that.

23 MS. MARTIN: I mean, everything was really not  
24 done well.

25 CHAIRMAN LUDLOW: Okay. Thank you, Sacha.

1 Any other public comment?

2 MR. DEPUTY: Reid Deputy.

3 CHAIRMAN LUDLOW: Are you leaving or  
4 commenting?

5 MR. DEPUTY: I have a comment that's echoing  
6 based off of the conversation that's going on.

7 CHAIRMAN LUDLOW: Reid Deputy.

8 MR. DEPUTY: Reid Deputy. I am the AOPA  
9 volunteer and the airport support liaison for the  
10 this airport.

11 MR. BLOCKER: Sir, can we just get an address,  
12 too?

13 MR. DEPUTY: 1089 Santa Cruz, St. Augustine.

14 And am I to understand that the state of the  
15 emergency equipment is, if there was an emergency  
16 today, that it might get towed, it -- we might not  
17 be able to put out a fire or anything like that?

18 MS. CASH-CHAPMAN: No. So -- so the  
19 conversation that I had with them, we have a large  
20 truck and we have a small truck here at the  
21 airport. The smaller truck is in perfect working  
22 order. Everything is great.

23 The larger truck needs some attention brought  
24 to it, but that is owned and maintained by the  
25 airport. In case of an emergency, they are still

1           dispatched to us. So we still have people coming  
2           from every -- every fire station that is needed.

3           They have immediate access to our gates and  
4           again how we would go over what that looks like and  
5           what the command center looks like once we get  
6           there.

7           CHAIRMAN LUDLOW: Yes.

8           MS. CASH-CHAPMAN: But we are not in any --  
9           any way, shape, or form unable to respond or have  
10          emergency response to us in a timely manner.

11          MR. DEPUTY: Okay.

12          MS. CASH-CHAPMAN: This is more proactive more  
13          than reactive.

14          MR. DEPUTY: Okay.

15          MR. PITTMAN: And if I may add -- Madam  
16          Chairman --

17          CHAIRMAN LUDLOW: Go ahead.

18          MR. PITTMAN: -- if I may add, those fire  
19          trucks that are in the fire station are only there  
20          for the sole purpose if we had commercial services.  
21          That's why you have that ARFF building. So that  
22          building isn't even staffed. So every fire truck  
23          that would be used would be coming from off -- off  
24          station.

25          So, like I said, if we had commercial

1 services, you would have -- in the event of a  
2 commercial airliner coming here, before the  
3 aircraft landed, the ARFF building would be staffed  
4 with fire personnel. Since we no longer have  
5 commercial services, no one goes into that  
6 building.

7 All right. So they train out of that  
8 building, but they don't go in that building and  
9 actually use those vehicles. So in response to any  
10 emergency here at this airport, every emergency  
11 vehicle would be coming from off station.

12 MR. DEPUTY: As a pilot that has trained here,  
13 there was -- usually when Northrop Grumman has an  
14 aircraft, there's usually a fire truck or some kind  
15 of a fire apparatus. Is that part of the -- of the  
16 public or is that their own equipment?

17 MR. PITTMAN: That's their own equipment.

18 MS. CASH-CHAPMAN: That's their own.

19 MR. PITTMAN: They have their own fire trucks.

20 MS. CASH-CHAPMAN: And they have -- they have  
21 a fire radio as well. So if an emergency is  
22 radioed in, if they are allowed to, they will also  
23 respond to that.

24 MR. PITTMAN: Absolutely.

25 MR. DEPUTY: Thank you.

1           CHAIRMAN LUDLOW: And they have. Thank you,  
2 Reid. That was a good question.

3           And, Jake, you might want to -- one second.  
4 You might want to say about fire extinguishers?

5           MR. BEASON: We don't have any updates on  
6 that, the extinguishers.

7           CHAIRMAN LUDLOW: Okay. Well, they're looking  
8 into having fire extinguishers on the end of every  
9 other hangar so -- so there's a fire extinguisher  
10 outside.

11           Now we have fire extinguishers inside the  
12 hangar, but if something happens right there, you  
13 have to get in a hangar to get it. So they're  
14 talking about the pricing out how to have a stand  
15 of fire extinguishers on the end of the building  
16 for the public.

17           MR. ROBERTS: And, Madam Chairman, just --  
18 just so the record's clear, we -- we certify to a  
19 higher standard of 139, Part 139.

20           MR. PITTMAN: Correct.

21           MR. ROBERTS: We've most recently gone through  
22 a very comprehensive inspection for our emergency  
23 response with flying colors. That included notice  
24 to the midpoint of the runway with fire suppression  
25 within a minute.

1           So I just didn't want to leave the record with  
2 any impression that we were unsafe at the moment  
3 or -- or had any concerns that way for the type of  
4 aircraft that was present.

5           CHAIRMAN LUDLOW: Thank you. Public comment,  
6 still?

7           MR. LIOTTA: Hi. Matt Liotta,  
8 4640 Palm Valley Road, Ponte Vedra. Been a while  
9 since I got to see you guys.

10           Today I'm representing my other company,  
11 Modern Aero, one of the tenants on the field that  
12 provides Cirrus flight training here. We've grown  
13 over the years here and while we've always been,  
14 you know, in need of additional hangar space, we  
15 now can literally not grow any further without  
16 additional hangar space.

17           And, you know, there's been a lot of change  
18 around here administrative-wise and we probably  
19 should have done a better job in making sure that  
20 we were following all of the developments going on  
21 with the hangar waiting list and what have you, but  
22 here we are.

23           So, I just wanted to say that we are worried  
24 that the hangar waiting lists are not being managed  
25 properly and that commercial aviation companies



1 MR. CLARKE: So move.

2 MR. OLSON: Second.

3 CHAIRMAN LUDLOW: First and second to adjourn.

4 The regular meeting is adjourned at 6:00 p.m.

5 (Meeting adjourned.)

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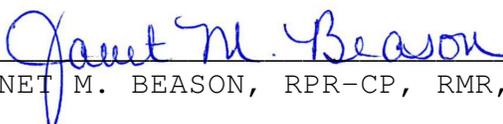
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## REPORTER'S CERTIFICATE

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 7th day of October, 2024.

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

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E R R A T A S H E E T

RE: Airport Regular Board Meeting 9-9-24

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<p><b>me [16]</b> 3/12 10/23 25/4 26/5 26/20 28/22 29/15 31/1 32/13 39/3 42/16 57/6 60/9 61/6 63/11 64/21</p> <p><b>mean [16]</b> 17/23 18/22 20/3 28/6 30/6 38/7 39/25 46/23 47/2 49/19 55/20 62/12 65/19 66/18 66/18 66/23</p> <p><b>means [3]</b> 10/22 34/12 41/25</p> <p><b>meat [1]</b> 28/6</p> <p><b>media [1]</b> 17/5</p> <p><b>medical [3]</b> 9/9 9/23 10/16</p> <p><b>meet [1]</b> 61/13</p> <p><b>meeting [29]</b> 1/2 1/3 3/3 3/12 3/19 4/22 5/11 27/10 51/20 51/21 52/12 58/24 58/25 59/2 59/4 59/7 59/7 59/16 60/4 60/8 61/9 61/10 61/11 62/6 63/4 72/21 73/4 73/5 75/2</p>	<p><b>meetings [4]</b> 47/3 52/2 58/1 63/8</p> <p><b>Melanie [1]</b> 11/12</p> <p><b>member [6]</b> 2/16 59/10 59/13 59/19 59/22 59/25</p> <p><b>members [2]</b> 1/10 57/23</p> <p><b>memorial [1]</b> 10/12</p> <p><b>mentioned [2]</b> 47/4 52/24</p> <p><b>met [1]</b> 42/1</p> <p><b>MICHELLE [2]</b> 1/12 61/12</p> <p><b>middle [1]</b> 14/5</p> <p><b>midpoint [1]</b> 70/24</p> <p><b>might [12]</b> 5/9 15/4 16/15 18/18 26/22 30/9 31/25 50/6 67/16 67/16 70/3 70/4</p> <p><b>mile [1]</b> 8/19</p> <p><b>million [4]</b> 9/22 10/3 45/8 45/9</p> <p><b>mind [6]</b> 14/4 20/5 36/7 36/10 36/15 41/25</p> <p><b>minute [3]</b> 15/6 21/22 70/25</p> <p><b>minutes [15]</b> 2/4 3/17 3/19 3/21 6/6 29/18 44/6 49/6 51/1 52/12 53/10 55/14 57/1 58/12 63/8</p> <p><b>missed [1]</b> 54/13</p> <p><b>mistake [2]</b> 25/12 37/4</p> <p><b>mixed [1]</b> 6/16</p> <p><b>mode [1]</b> 63/17</p> <p><b>Modern [1]</b> 71/11</p> <p><b>Modern Aero [1]</b> 71/11</p> <p><b>moment [2]</b> 3/16 71/2</p> <p><b>momentarily [1]</b> 20/23</p> <p><b>Monday [1]</b> 1/6</p> <p><b>monetary [1]</b> 57/4</p> <p><b>money [10]</b> 9/21 10/5 46/8 46/10 46/12 48/24 50/11 50/16 50/18 55/20</p> <p><b>monies [5]</b> 48/4 48/10 48/11 48/13 48/15</p> <p><b>month [14]</b> 17/25 17/25 18/4 18/4 18/21 18/21 18/22 20/8 20/8 20/14 20/14 27/12 45/4 47/18</p> <p><b>months [2]</b> 30/2 52/23</p> <p><b>more [20]</b> 9/5 10/23 13/4 23/23 27/13 27/15 33/18 42/20 44/10 47/25 48/16 49/9 50/19 55/1 55/2 57/21 60/6 66/12 68/12 68/12</p> <p><b>most [4]</b> 22/2 49/24 50/2 70/21</p> <p><b>motel [1]</b> 33/23</p> <p><b>motion [6]</b> 3/24 20/7 20/11 20/13 21/4 72/25</p>
<p><b>K</b></p> <p><b>kaboodle [1]</b> 17/23</p> <p><b>keep [4]</b> 12/19 37/14 37/17 62/20</p> <p><b>keeps [1]</b> 35/4</p> <p><b>key [2]</b> 31/2 61/23</p> <p><b>kind [12]</b> 7/10 8/16 8/25 28/19 42/5 44/15 49/9 57/12 61/21 62/18 62/19 69/14</p> <p><b>King [1]</b> 10/9</p> <p><b>King Street [1]</b> 10/9</p> <p><b>kit [1]</b> 17/23</p> <p><b>knew [1]</b> 29/14</p> <p><b>know [49]</b> 3/9 6/19 8/1 10/11 11/17 12/11 12/11 15/14 16/15 17/4 22/25 26/17 27/1 27/8 27/11 28/3 28/7 28/11 28/14 29/23 30/9 30/17 32/7 33/15 34/18 36/11 36/21 39/16 39/17 43/6 43/22 44/20 48/7 50/14 53/19 53/22 55/3 55/9 55/24 60/23 62/24 63/21 63/22 63/24 64/21 66/18 66/19 71/14 71/17</p> <p><b>knowing [1]</b> 46/20</p> <p><b>knows [2]</b> 26/11 27/7</p> <p><b>kudos [2]</b> 10/1 13/10</p>	<p><b>least [5]</b> 8/18 10/23 38/9 50/3 50/25</p> <p><b>leave [1]</b> 71/1</p> <p><b>leaving [2]</b> 53/15 67/3</p> <p><b>left [2]</b> 7/18 14/11</p> <p><b>leg [1]</b> 65/14</p> <p><b>legal [1]</b> 45/23</p> <p><b>Leon [1]</b> 1/24</p> <p><b>let [8]</b> 3/12 15/14 17/9 20/23 22/24 26/20 28/7 28/22</p> <p><b>let's [1]</b> 60/15</p> <p><b>letter [3]</b> 11/22 30/23 47/14</p> <p><b>letters [1]</b> 47/7</p> <p><b>level [2]</b> 48/20 48/25</p> <p><b>levels [1]</b> 11/9</p> <p><b>liaison [4]</b> 6/21 12/16 14/18 67/9</p> <p><b>life [1]</b> 62/13</p> <p><b>like [56]</b> 3/2 3/9 3/23 4/17 4/19 5/8 7/25 8/13 14/8 14/21 15/1 15/5 15/22 16/16 16/19 19/2 21/21 23/8 24/23 26/5 27/24 29/17 30/14 37/20 38/19 38/19 43/1 43/1 44/17 45/22 47/7 50/17 50/22 54/23 54/24 55/1 55/15 56/24 57/5 58/13 59/15 61/17 61/21 61/25 62/9 63/4 63/19 63/25 65/3 66/11 67/17 68/4 68/5 68/25 72/1 72/3</p> <p><b>likely [2]</b> 49/24 50/2</p> <p><b>limited [4]</b> 28/1 28/24 29/5 29/6</p> <p><b>LINE [1]</b> 75/3</p> <p><b>lines [3]</b> 40/6 49/12 49/13</p> <p><b>Links [1]</b> 7/18</p> <p><b>LIOTTA [2]</b> 1/13 71/7</p> <p><b>list [10]</b> 43/5 44/1</p>	<p><b>M</b></p> <p><b>ma'am [7]</b> 15/8 20/10 52/22 60/10 62/5 65/22 65/23</p> <p><b>machine [1]</b> 14/8</p> <p><b>Madam [11]</b> 4/14 21/3 26/9 27/18 30/19 51/4 52/17 57/19 59/21 68/15 70/17</p> <p><b>Madam Chair [5]</b> 21/3 26/9 30/19 51/4 57/19</p> <p><b>Madam Chairman [2]</b> 4/14 59/21</p> <p><b>made [5]</b> 9/13 30/12 32/5 53/11 64/6</p> <p><b>Maine [1]</b> 53/16</p> <p><b>maintained [1]</b> 67/24</p> <p><b>major [1]</b> 31/16</p> <p><b>make [22]</b> 5/12 11/1 12/22 17/1 19/5 19/8 20/6 25/4 30/11 32/15 34/4 34/20 34/23 37/15</p>	<p><b>mean [16]</b> 17/23 18/22 20/3 28/6 30/6 38/7 39/25 46/23 47/2 49/19 55/20 62/12 65/19 66/18 66/18 66/23</p> <p><b>means [3]</b> 10/22 34/12 41/25</p> <p><b>meat [1]</b> 28/6</p> <p><b>media [1]</b> 17/5</p> <p><b>medical [3]</b> 9/9 9/23 10/16</p> <p><b>meet [1]</b> 61/13</p> <p><b>meeting [29]</b> 1/2 1/3 3/3 3/12 3/19 4/22 5/11 27/10 51/20 51/21 52/12 58/24 58/25 59/2 59/4 59/7 59/7 59/16 60/4 60/8 61/9 61/10 61/11 62/6 63/4 72/21 73/4 73/5 75/2</p>	<p><b>mind [6]</b> 14/4 20/5 36/7 36/10 36/15 41/25</p> <p><b>minute [3]</b> 15/6 21/22 70/25</p> <p><b>minutes [15]</b> 2/4 3/17 3/19 3/21 6/6 29/18 44/6 49/6 51/1 52/12 53/10 55/14 57/1 58/12 63/8</p> <p><b>missed [1]</b> 54/13</p> <p><b>mistake [2]</b> 25/12 37/4</p> <p><b>mixed [1]</b> 6/16</p> <p><b>mode [1]</b> 63/17</p> <p><b>Modern [1]</b> 71/11</p> <p><b>Modern Aero [1]</b> 71/11</p> <p><b>moment [2]</b> 3/16 71/2</p> <p><b>momentarily [1]</b> 20/23</p> <p><b>Monday [1]</b> 1/6</p> <p><b>monetary [1]</b> 57/4</p> <p><b>money [10]</b> 9/21 10/5 46/8 46/10 46/12 48/24 50/11 50/16 50/18 55/20</p> <p><b>monies [5]</b> 48/4 48/10 48/11 48/13 48/15</p> <p><b>month [14]</b> 17/25 17/25 18/4 18/4 18/21 18/21 18/22 20/8 20/8 20/14 20/14 27/12 45/4 47/18</p> <p><b>months [2]</b> 30/2 52/23</p> <p><b>more [20]</b> 9/5 10/23 13/4 23/23 27/13 27/15 33/18 42/20 44/10 47/25 48/16 49/9 50/19 55/1 55/2 57/21 60/6 66/12 68/12 68/12</p> <p><b>most [4]</b> 22/2 49/24 50/2 70/21</p> <p><b>motel [1]</b> 33/23</p> <p><b>motion [6]</b> 3/24 20/7 20/11 20/13 21/4 72/25</p>
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[1]</b> 48/21</p> <p><b>type [10]</b> 22/24 31/15 31/23 32/8 32/25 33/10 34/13 35/6 66/2 71/3</p>	<p>25/18 36/3 36/10 55/7</p> <p><b>understood [2]</b> 38/2 60/14</p> <p><b>undertaking [1]</b> 15/21</p> <p><b>Unfortunately [1]</b> 22/19</p> <p><b>uniformly [1]</b> 46/6</p> <p><b>unique [1]</b> 46/18</p> <p><b>university [1]</b> 10/13</p> <p><b>unless [1]</b> 10/25</p> <p><b>unsafe [1]</b> 71/2</p> <p><b>until [4]</b> 10/21 19/12 34/18 49/9</p> <p><b>up [23]</b> 3/15 9/4 10/24 12/20 12/24 13/25 18/23 19/2 27/6 28/11 48/12 48/25 53/10 53/23 55/13 55/25 56/13 56/20 56/23 58/4 59/9 59/13 64/8</p> <p><b>update [3]</b> 13/6 63/19 63/25</p> <p><b>updates [7]</b> 2/6 3/20 5/4 5/5 6/7 6/8 70/5</p> <p><b>upside [1]</b> 26/7</p> <p><b>urgent [1]</b> 5/9</p> <p><b>us [24]</b> 9/9 12/8 15/10 16/2 17/3 23/18 24/16 28/7 28/15 35/14 39/20 39/22 43/3 44/17 45/20 46/7 49/3 53/22 54/20 58/9 61/25 63/16 68/1 68/10</p> <p><b>use [5]</b> 34/12 46/7 53/8 64/14 69/9</p> <p><b>used [2]</b> 10/13 68/23</p> 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<p><b>valid [2]</b> 27/20 28/2</p> <p><b>validate [1]</b> 33/9</p> <p><b>validated [1]</b> 32/2</p> <p><b>Valley [1]</b> 71/8</p> <p><b>valuable [1]</b> 26/14</p> <p><b>valuation [4]</b> 37/25 41/10 43/14 43/15</p> <p><b>valuations [1]</b> 40/14</p> <p><b>value [7]</b> 19/6 27/6 40/3 40/7 40/24 40/25 48/17</p> <p><b>valued [2]</b> 41/2 41/4</p> <p><b>variety [1]</b> 31/18</p> <p><b>Vedra [1]</b> 71/8</p> <p><b>vehicle [1]</b> 69/11</p> <p><b>vehicles [1]</b> 69/9</p> <p><b>vendor [1]</b> 43/22</p> <p><b>vendors [1]</b> 43/23</p> <p><b>verified [1]</b> 45/20</p> <p><b>verify [2]</b> 52/9 52/10</p> <p><b>very [20]</b> 8/20 8/20 9/8 9/11 15/9 29/22 29/22 31/9 35/9 41/20 43/5</p>				

<p><b>V</b></p> <p><b>very... [9]</b> 44/3 44/20 52/13 53/8 54/18 63/19 64/8 64/12 70/22</p> <p><b>View [2]</b> 48/11 48/12</p> <p><b>viewed [1]</b> 26/17</p> <p><b>vigilant [1]</b> 57/13</p> <p><b>Vilano [2]</b> 11/16 11/17</p> <p><b>Vinny [3]</b> 12/2 12/3 14/18</p> <p><b>vogue [1]</b> 50/9</p> <p><b>voice [1]</b> 63/9</p> <p><b>volunteer [1]</b> 67/9</p> <p><b>vote [6]</b> 18/2 20/18 21/4 60/11 62/25 72/12</p> <p><b>voted [7]</b> 21/1 21/2 21/18 47/18 60/12 63/11 63/24</p> <p><b>voting [2]</b> 21/8 21/9</p>	<p>55/20 55/23 58/24 59/10 59/12 59/12 60/16 61/8 63/15 65/25 66/7 66/21</p> <p><b>we've [29]</b> 3/8 7/10 12/15 20/12 21/4 30/22 36/20 37/9 37/19 39/17 43/11 44/15 44/16 45/4 45/7 48/10 48/11 54/25 56/21 56/24 57/1 57/3 62/24 62/25 63/1 64/20 70/21 71/12 71/13</p> <p><b>web [1]</b> 55/10</p> <p><b>website [3]</b> 52/25 53/19 54/3</p> <p><b>week [5]</b> 30/18 39/20 39/22 47/21 47/21</p> <p><b>weeks [1]</b> 6/12</p> <p><b>well [33]</b> 5/6 9/5 11/1 11/5 16/21 18/24 23/21 25/8 28/18 30/14 33/22 34/19 36/18 37/2 37/20 39/2 39/25 40/18 41/18 46/2 46/18 50/14 55/5 55/9 56/12 58/5 58/20 60/18 62/10 65/20 66/24 69/21 70/7</p> <p><b>went [3]</b> 14/11 61/15 63/2</p> <p><b>were [32]</b> 3/10 8/3 8/7 8/9 8/18 8/20 10/3 12/23 13/24 14/2 14/6 15/21 25/3 26/17 30/23 40/13 40/14 41/8 41/24 49/19 52/24 54/10 54/20 55/10 59/8 59/8 59/18 65/11 65/17 66/19 71/2 71/20</p> <p><b>west [3]</b> 9/8 9/23 29/4</p> <p><b>West Augustine [2]</b> 9/8 9/23</p> <p><b>what [58]</b> 4/11 7/16 7/23 8/12 9/8 15/11 17/24 18/15 18/20 22/9 22/25 24/1 25/2 26/5 26/12 27/19 27/20 28/13 29/20 31/12 31/12 32/8 33/10 33/11 33/24 35/5 35/25 35/25 36/12 36/12 36/19 38/18 39/6 39/23 40/19 41/1 41/7 41/17 43/16 46/25 47/10 48/8 52/25 54/6 55/3 55/16 55/16 55/17 56/20 62/2 63/3 63/10 66/11 66/14 66/19 68/4 68/5 71/21</p> <p><b>what's [3]</b> 22/11 46/20 49/23</p> <p><b>whatever [4]</b> 8/7 26/3 37/15 47/8</p> <p><b>whatsoever [1]</b> 39/10</p> <p><b>when [18]</b> 3/13 7/4 7/24 8/6 8/8 13/16 14/4 15/6 17/9 25/17 30/13</p>	<p>30/13 36/3 36/3 36/15 54/20 65/20 69/13</p> <p><b>where [20]</b> 7/19 10/10 10/12 26/2 26/2 26/18 31/25 36/6 38/6 38/7 43/20 47/3 49/24 50/13 53/15 55/3 59/5 59/6 59/18 63/20</p> <p><b>whether [3]</b> 26/19 28/23 30/11</p> <p><b>which [12]</b> 6/16 7/8 10/22 29/24 29/24 31/19 35/5 40/5 41/25 50/5 64/15 65/9</p> <p><b>while [5]</b> 3/11 13/7 17/25 71/8 71/13</p> <p><b>White [1]</b> 10/2</p> <p><b>Whitehurst [1]</b> 7/22</p> <p><b>who [7]</b> 15/23 22/17 23/23 24/18 25/3 31/17 36/5</p> <p><b>who's [2]</b> 50/5 50/5</p> <p><b>whole [5]</b> 14/11 17/23 36/2 36/17 64/15</p> <p><b>why [10]</b> 12/22 19/17 20/2 22/7 34/17 44/19 47/7 53/18 54/10 68/21</p> <p><b>wide [1]</b> 18/8</p> <p><b>wife [1]</b> 12/12</p> <p><b>Wildflower [1]</b> 10/18</p> <p><b>will [40]</b> 3/4 4/23 5/13 5/16 7/3 8/21 9/8 10/16 10/21 16/12 16/18 22/17 24/9 27/17 30/5 31/12 31/13 31/13 31/14 31/22 32/6 32/7 32/12 35/6 35/15 35/16 43/15 45/3 45/8 46/1 48/16 48/17 49/2 53/22 58/25 61/10 66/5 66/12 66/14 69/22</p> <p><b>wise [1]</b> 71/18</p> <p><b>wish [1]</b> 38/10</p> <p><b>within [4]</b> 8/23 31/8 41/13 70/25</p> <p><b>without [6]</b> 26/5 29/12 38/22 39/1 40/23 71/15</p> <p><b>won't [2]</b> 35/8 65/10</p> <p><b>wonderful [4]</b> 11/22 13/15 16/1 17/6</p> <p><b>wondering [2]</b> 26/19 28/23</p> <p><b>words [2]</b> 20/24 27/21</p> <p><b>work [4]</b> 37/5 39/5 44/18 55/10</p> <p><b>worked [2]</b> 15/18 57/10</p> <p><b>working [9]</b> 3/8 9/10 22/25 30/16 44/12 44/14 53/21 66/5 67/21</p> <p><b>works [1]</b> 18/9</p> <p><b>workshop [2]</b> 53/18 60/16</p> <p><b>workshops [2]</b> 44/19 58/9</p> <p><b>worried [1]</b> 71/23</p>	<p><b>worth [1]</b> 7/6</p> <p><b>would [78]</b></p> <p><b>wouldn't [5]</b> 23/16 23/17 23/18 27/4 39/7</p> <p><b>wrap [1]</b> 12/24</p> <p><b>write [2]</b> 3/13 16/11</p> <p><b>writing [1]</b> 72/22</p> <p><b>wrong [1]</b> 66/18</p>	
<p><b>W</b></p> <p><b>wait [6]</b> 3/11 5/10 50/23 56/9 56/24 62/23</p> <p><b>waiting [6]</b> 17/25 46/16 46/17 60/9 71/21 71/24</p> <p><b>want [25]</b> 3/7 6/19 11/13 17/24 19/7 20/18 21/24 22/11 22/24 23/22 23/23 26/22 29/11 34/13 36/8 36/16 39/16 49/15 60/10 60/23 62/18 65/8 70/3 70/4 71/1</p> <p><b>wanted [8]</b> 15/14 22/22 24/15 29/8 36/8 56/22 63/9 71/23</p> <p><b>wanting [1]</b> 13/13</p> <p><b>wants [2]</b> 24/10 50/4</p> <p><b>was [82]</b></p> <p><b>wasn't [3]</b> 29/9 40/18 54/22</p> <p><b>water [1]</b> 51/20</p> <p><b>way [11]</b> 1/4 18/23 19/8 37/17 38/14 46/13 52/7 63/12 64/11 68/9 71/3</p> <p><b>ways [1]</b> 6/25</p> <p><b>wayside [1]</b> 56/24</p> <p><b>we [225]</b></p> <p><b>we'll [11]</b> 11/10 11/12 13/4 13/6 15/6 16/17 16/18 19/18 21/3 30/12 35/10</p> <p><b>we're [55]</b> 8/13 9/4 9/7 10/8 10/15 11/23 12/21 15/23 16/2 16/23 16/25 17/5 17/7 17/21 18/23 20/3 21/22 26/14 26/20 26/20 28/24 29/20 30/24 37/17 41/18 41/20 42/6 43/20 43/23 43/24 45/11 45/15 45/17 46/5 46/24 47/20 47/20 48/20 48/21 48/22 49/8 54/1 54/24</p>	<p>11/5 16/21 18/24 23/21 25/8 28/18 30/14 33/22 34/19 36/18 37/2 37/20 39/2 39/25 40/18 41/18 46/2 46/18 50/14 55/5 55/9 56/12 58/5 58/20 60/18 62/10 65/20 66/24 69/21 70/7</p> <p><b>went [3]</b> 14/11 61/15 63/2</p> <p><b>were [32]</b> 3/10 8/3 8/7 8/9 8/18 8/20 10/3 12/23 13/24 14/2 14/6 15/21 25/3 26/17 30/23 40/13 40/14 41/8 41/24 49/19 52/24 54/10 54/20 55/10 59/8 59/8 59/18 65/11 65/17 66/19 71/2 71/20</p> <p><b>west [3]</b> 9/8 9/23 29/4</p> <p><b>West Augustine [2]</b> 9/8 9/23</p> <p><b>what [58]</b> 4/11 7/16 7/23 8/12 9/8 15/11 17/24 18/15 18/20 22/9 22/25 24/1 25/2 26/5 26/12 27/19 27/20 28/13 29/20 31/12 31/12 32/8 33/10 33/11 33/24 35/5 35/25 35/25 36/12 36/12 36/19 38/18 39/6 39/23 40/19 41/1 41/7 41/17 43/16 46/25 47/10 48/8 52/25 54/6 55/3 55/16 55/16 55/17 56/20 62/2 63/3 63/10 66/11 66/14 66/19 68/4 68/5 71/21</p> <p><b>what's [3]</b> 22/11 46/20 49/23</p> <p><b>whatever [4]</b> 8/7 26/3 37/15 47/8</p> <p><b>whatsoever [1]</b> 39/10</p> <p><b>when [18]</b> 3/13 7/4 7/24 8/6 8/8 13/16 14/4 15/6 17/9 25/17 30/13</p>	<p>30/13 36/3 36/3 36/15 54/20 65/20 69/13</p> <p><b>where [20]</b> 7/19 10/10 10/12 26/2 26/2 26/18 31/25 36/6 38/6 38/7 43/20 47/3 49/24 50/13 53/15 55/3 59/5 59/6 59/18 63/20</p> <p><b>whether [3]</b> 26/19 28/23 30/11</p> <p><b>which [12]</b> 6/16 7/8 10/22 29/24 29/24 31/19 35/5 40/5 41/25 50/5 64/15 65/9</p> <p><b>while [5]</b> 3/11 13/7 17/25 71/8 71/13</p> <p><b>White [1]</b> 10/2</p> <p><b>Whitehurst [1]</b> 7/22</p> <p><b>who [7]</b> 15/23 22/17 23/23 24/18 25/3 31/17 36/5</p> <p><b>who's [2]</b> 50/5 50/5</p> <p><b>whole [5]</b> 14/11 17/23 36/2 36/17 64/15</p> <p><b>why [10]</b> 12/22 19/17 20/2 22/7 34/17 44/19 47/7 53/18 54/10 68/21</p> <p><b>wide [1]</b> 18/8</p> <p><b>wife [1]</b> 12/12</p> <p><b>Wildflower [1]</b> 10/18</p> <p><b>will [40]</b> 3/4 4/23 5/13 5/16 7/3 8/21 9/8 10/16 10/21 16/12 16/18 22/17 24/9 27/17 30/5 31/12 31/13 31/13 31/14 31/22 32/6 32/7 32/12 35/6 35/15 35/16 43/15 45/3 45/8 46/1 48/16 48/17 49/2 53/22 58/25 61/10 66/5 66/12 66/14 69/22</p> <p><b>wise [1]</b> 71/18</p> <p><b>wish [1]</b> 38/10</p> <p><b>within [4]</b> 8/23 31/8 41/13 70/25</p> <p><b>without [6]</b> 26/5 29/12 38/22 39/1 40/23 71/15</p> <p><b>won't [2]</b> 35/8 65/10</p> <p><b>wonderful [4]</b> 11/22 13/15 16/1 17/6</p> <p><b>wondering [2]</b> 26/19 28/23</p> <p><b>words [2]</b> 20/24 27/21</p> <p><b>work [4]</b> 37/5 39/5 44/18 55/10</p> <p><b>worked [2]</b> 15/18 57/10</p> <p><b>working [9]</b> 3/8 9/10 22/25 30/16 44/12 44/14 53/21 66/5 67/21</p> <p><b>works [1]</b> 18/9</p> <p><b>workshop [2]</b> 53/18 60/16</p> <p><b>workshops [2]</b> 44/19 58/9</p> <p><b>worried [1]</b> 71/23</p>	<p><b>Y</b></p> <p><b>y'all [2]</b> 9/13 28/7</p> <p><b>Yay [1]</b> 12/1</p> <p><b>yeah [20]</b> 11/16 11/18 11/21 11/23 12/19 14/11 14/25 19/1 27/15 39/9 43/18 44/4 47/2 47/5 57/7 60/18 60/25 65/13 65/18 72/19</p> <p><b>year [4]</b> 17/18 19/3 50/1 65/9</p> <p><b>years [10]</b> 7/25 7/25 9/10 17/17 17/20 27/23 27/23 65/21 65/24 71/13</p> <p><b>yes [28]</b> 4/15 6/9 8/24 9/2 9/15 13/2 13/6 15/8 15/13 17/11 18/12 20/10 23/9 23/9 23/15 39/2 47/13 47/13 49/11 49/14 52/22 56/10 60/10 62/5 64/13 65/22 65/22 68/7</p> <p><b>yesterday [1]</b> 13/20</p> <p><b>yesterday's [1]</b> 13/9</p> <p><b>yet [2]</b> 9/6 29/9</p> <p><b>YMCA [1]</b> 10/17</p> <p><b>you [168]</b></p> <p><b>you'd [2]</b> 34/20 34/20</p> <p><b>you'll [2]</b> 10/22 35/9</p> <p><b>you're [10]</b> 18/17 33/16 33/17 34/6 34/6 38/24 38/25 41/2 44/3 49/5</p> <p><b>you've [6]</b> 4/12 21/6 34/7 35/2 35/24 36/22</p> <p><b>you-all [4]</b> 18/2 22/25 42/18 47/18</p> <p><b>Young [1]</b> 13/1</p> <p><b>Young Eagles [1]</b> 13/1</p> <p><b>your [13]</b> 7/1 11/1 15/6 17/24 34/11 35/24 35/24 37/12 38/11 43/7 51/3 54/12 72/2</p>	
			<p><b>Z</b></p> <p><b>zone [1]</b> 48/9</p>	