

ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

Regular Meeting

held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, October 19, 2020

from 4:05 p.m. to 4:23 p.m.

* * * * *

BOARD MEMBERS PRESENT:

STEVE KIRA

BOARD MEMBERS ABSENT:

SUZANNE GREEN
RANDY BRUNSON
BRUCE MAGUIRE
JUSTIN MIRGEAUX

* * * * *

ALSO PRESENT:

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

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

* * * * *

JANET M. BEASON, RPR, RMR, CRR
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I N D E X

1		
2		PAGE
3	PLEDGE OF ALLEGIANCE	3
4	EXECUTIVE DIRECTOR'S REPORT	4
5	BUSINESS PARTNERS UPDATE	8
6	AUTHORITY MEMBER COMMENTS AND REPORTS	16
7	ADJOURNMENT	16
8	REPORTER'S CERTIFICATE	17
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

2 MR. KIRA: I guess we're going to start the
3 short -- short meeting of the Airport Authority
4 because I look like I'm the only director at the
5 moment. So, would you please stand for the Pledge?

6 (Pledge of Allegiance.)

7 MR. KIRA: Thank you. Please be seated.

8 I'd like to ask our attorney to give us a
9 ruling on how we should continue this meeting with
10 one board member.

11 MR. BURNETT: Okay. Mr. Kira, unfortunately
12 we can't have an official meeting without a quorum.

13 So for that reason, we can discuss something,
14 if there's something in particular you want to
15 have -- you'd like to discuss. But otherwise, we
16 can't record an official meeting because we don't
17 have a quorum. Obviously no official action can
18 take place.

19 And so, unfortunately, that's the -- the long
20 and the short of it. I guess you could record
21 public comment if you wanted to do that. But
22 otherwise, we really need to wait for the next
23 meeting where we have a quorum in order to conduct
24 any business.

25 MR. KIRA: Okay. What we have is, we went

1 through Pledge of Allegiance. Meeting minutes and
2 financial reports can't be accepted by the board
3 since we don't have enough people to accept.
4 Agenda approval, that's where we're at at the
5 moment.

6 Executive Director's report, we can go to that
7 and get a summary from the director -- Executive
8 Director.

9 EXECUTIVE DIRECTOR'S REPORT

10 MR. WUELLNER: If you wish. How efficient I
11 am, let me steal your mic.

12 New T-hangars B and C have -- we received CO a
13 few weeks back and I believe completed the move-in
14 of those who are -- have been assigned or asked to
15 move as well as those off the hangar waiting list.

16 We still have remaining punch list items to
17 work through with the contractor. As a result, the
18 action you took last month to approve release or
19 retainage pending receipt of all the paperwork is
20 still hanging out there until completion of those
21 punch list items.

22 We are actively in design for the improvements
23 along Estrella Avenue that are still in the
24 project. They'll be awarded independent of that.

25 Taxiway Delta, that project by way of update

1 looks like it will not start in earnest until after
2 the first of the year, so about early January for
3 the -- for the major work elements.

4 We are still working with the contractor and
5 actually one of his subs to get the underground
6 pipe work and the like that can be done without the
7 actual physical closure of the existing taxiway or
8 any of the access points, get that work
9 accomplished perhaps ahead of the -- of the January
10 start date in earnest and get that out of the way.
11 So, we're hoping to get started in a -- in a
12 meaningful way after the first of the year, but
13 there may be some work that begins perhaps in
14 November, but again, maybe not till January.

15 Terminal apron project is complete, just so
16 you know. That is working through the process with
17 FAA and FDOT to close that grant out or those
18 grants out.

19 And FDOT has advised us that the State is --
20 has something in the order of a \$700 billion
21 revenue shortfall in general for the upcoming
22 couple of years. They don't know what that means
23 relative to their work programs.

24 They have indicated that, without question,
25 they intend to fund any match grants with FAA

1 projects as it relates to aviation, and then they
2 will be evaluating as they get direction from the
3 top of FDOT.

4 My guess is you're not going to get meaningful
5 direction on what DOT's going to do until following
6 the legislative session in March and April because
7 I just don't see them -- it's going to be
8 budget-dependent on the State side and there could
9 be revenue changes that affect upcoming work
10 programs. So just kind of hold on like everybody
11 else and we'll see what happens as we get into
12 spring, late spring on this.

13 They indicated that anything that's already
14 under grant is fine because it's actually allocated
15 money already; it's just grants that are
16 programmed. Could be deferred, could be partially
17 funded. They could -- they could have a myriad of
18 options in front of them, but we don't know what
19 that's going to look like.

20 I did want to advise you the annual audit has
21 begun. Most of that is being done out of the
22 office at this point but with the new auditors.
23 That'll continue. We will not -- as has been the
24 case for the last several years, we don't expect
25 that a report will be produced until after the

1 first of the year. That is owing entirely to the
2 time it takes the State of Florida to release the
3 certified audited pension-related matters. That
4 doesn't occur till January each year.

5 So until that data is released and then can be
6 conformed under the GASB standards, it's just not
7 going to happen until then. And that -- may as
8 well get used to that timeline. It's probably not
9 going to happen any sooner until and unless they
10 ever repeal that section of GAS -- the Government
11 Accounting Standard Board's requirements.

12 Lastly, we provided you -- Carol put together
13 the legislative and operational updates. You can
14 see the general operating numbers are down as
15 expected approximately 30 percent overall.

16 Still solid. Revenue numbers and the like
17 are, you know, pretty much tracking as we would
18 expect from a budget standpoint. The numbers are
19 down operationally, but thankfully it's not
20 translating into real reductions in revenues, and
21 of course expenses we can track and monitor as we
22 go. Everything's performing at least one month
23 into this doing fine.

24 So I'm happy to answer any questions you might
25 have, but otherwise, that's pretty much what I've

1 got for this month.

2 MR. KIRA: Thank you. Any questions from the
3 audience?

4 (None.)

5 BUSINESS PARTNERS UPDATE

6 MR. KIRA: Okay. Well, let's go down the
7 list. Business partners. Mr. Dean, Commissioner?

8 COMMISSIONER DEAN: Good afternoon. Is this
9 on?

10 MR. HARVEY: Yes.

11 COMMISSIONER DEAN: No. It's lit up. Hello?
12 Hello?

13 MR. KIRA: Yes, hello.

14 COMMISSIONER DEAN: I -- I'm loud anyway. I
15 can yell.

16 Quick update. I wanted to highlight a couple
17 of things. I get asked quite a bit about how's
18 COVID-19 affecting St. Johns County in general and
19 a few interesting statistics that I have come
20 across.

21 Am I okay recording? Can you hear this okay?
22 Maybe I should speak into the mic. It's backing up
23 now.

24 Since COVID-19 hit last March, it -- it's sort
25 of interesting. We -- we base next year's

1 budget -- well, actually we started October 1 this
2 year's fiscal year budget, based on the previous
3 year's property assessments, which as of January 1
4 really reflects the previous year '19, but that's
5 when they're assessed, the valuation assessed.

6 And because we had such a runup in commercial
7 and business activity construction over the last
8 year -- Durbin Park, for example, the new town
9 center out near 9B, other -- some other major
10 commercial development, our property value
11 assessments, our assessments on taxable property
12 that we're basing this year's budget on were
13 actually up 10 percent.

14 And also, the CARES Act that Congress passed
15 provided St. Johns County approximately \$46 million
16 this year to be spent by December 31st. And today
17 is the second phase, by the way, for those who may
18 be interested or if you have friends who may be
19 interested, in the second phase of the business and
20 individual grant program.

21 You can contact our offices. Joy Andrews, the
22 assistant county administrator, is basically
23 overseeing that project, and you can certainly call
24 Joy Andrews, the assistant county administrator, if
25 anyone has questions about that program that is

1 being kicked off today. There was a press
2 release -- I don't know. I think it ran in
3 The Record over the weekend about the program.

4 We continue to be, I'm a bit surprised, very
5 active in our growth, for better or worse. Some
6 people are -- like no growth. Some people like
7 healthy growth. Some people are in between.

8 But just to give you another stat to think
9 about, in September of 2019, a little over a year
10 ago, we had 250 single family homes permits issued,
11 250 single family dwelling unit permits issued by
12 the building department. September of 2020, last
13 month, we had 400.

14 And, I mean, I guess it's what Sheriff David
15 Shoar told me four years ago when I was running the
16 first time and the issue of growth management kept
17 coming up, and he said, "Henry, you just have to
18 accept the fact that there are two kinds of people
19 in America: Those who live in St. Johns County and
20 those who want to live in St. Johns County."

21 And we're doing the best we can, but we see a
22 projection -- I have several friends in the
23 business of pretty large significant developments
24 that have been underway for some time and what
25 they're hearing on the national scene and the sort

1 of the gossip among builders is that because of
2 COVID, you've got middle-aged couples or slightly
3 beyond middle age who are talking among themselves
4 saying, well, we can't go on our -- our dream
5 vacation to Europe this summer we've been planning
6 for 20 years and, you know, we're stuck. Let's
7 just go ahead and do what we need to do, get out of
8 this urban densely populated environment in Boston
9 or New York or Philadelphia and get down to
10 Florida, God's country.

11 So we're seeing a continual increase in home
12 sales in Nocatee. We're starting to have home
13 sales in SilverLeaf and everywhere in between. You
14 know, it's -- to me, it's kind of a -- an
15 interesting factor. And as a county commissioner,
16 when I talk about this issue on -- with several
17 friends around the state, some on other
18 commissions, I feel a little -- a little
19 embarrassed or guilty that St. Johns County is
20 doing so well.

21 I know we have people that are hurting. Our
22 unemployment numbers continue to be too high. With
23 COVID, they shot up initially to around 12 percent
24 for St. Johns County. Well, they've come down to
25 around 8 percent, but historically up until last

1 March, we were the number one county for a low
2 employment, unemployment number. We were like
3 2.7 percent, which led the state. And we also lead
4 the state of course in having the best schools, the
5 healthiest county, the list goes on. So those of
6 us who live here I think can be fortunate that we
7 have so far kind of weathered the COVID-19 storm
8 pretty well.

9 I would like to see more of our tourist
10 industry folks that are unemployed come back, in
11 other words, get tourism sort of revitalized, but
12 it's tough. You know when you're dealing with, you
13 know, certain reduced occupancies for restaurants,
14 certain rules that have to be followed for hotels,
15 et cetera, and attractions and just travel in
16 general. People are not taking the kind of
17 vacations they did. You've all seen what happened
18 to Disney World and the numbers that, you know,
19 have been laid off.

20 But in general, St. Johns County, I'm
21 pretty -- pretty pleased with how the county is
22 doing so far. It could be doing a lot worse. So
23 are there any questions? Since we have one member,
24 have you got --

25 MR. KIRA: Actually, I don't. You're very --

1 very well placed.

2 COMMISSIONER DEAN: Okay. All right.

3 MR. KIRA: Okay. Thank you, Commissioner.
4 Atlantic Aviation. No? Okay. SAAPA, Mr. Sam
5 Barresi.

6 MR. BARRESI: Yeah, I'm just going to pass on
7 any comments today other -- other than to say, you
8 know, we do have the election coming up and looking
9 at the people who are running, there's a lot of
10 fine people running for the board, really. I have
11 to, you know, take my hat off to the other
12 candidates that they have very impressive resumes.

13 MR. KIRA: I totally agree with you.

14 MR. BARRESI: Thank you.

15 MR. KIRA: Dan Nehring?

16 MR. WUELLNER: Not here.

17 MR. KIRA: Okay. Tammy?

18 MS. ALBIN: Tammy Albin, St. Augustine Air
19 Traffic Control.

20 For our numbers, Ed pretty much hit. We're
21 anywhere between 20 and 30 percent down on our
22 operations.

23 Every month we've gone down. Last month was
24 our lowest month and -- that I can remember in a
25 long time. We only had about 6,600 operations.

1 I've been here since October of '06 and I think
2 that's probably the lowest month that we've had in
3 that amount of time. Our current totals are at
4 88-, just over 88,000 for the year as opposed to
5 the same time last year it was almost 113,000
6 operations. So just kind of shows you where we're
7 at.

8 So far, knock on something, the controllers
9 have stayed very healthy and we haven't had any
10 issues whatsoever COVID-wise. Other towers in the
11 area have. So, so far, so good.

12 Any questions?

13 MR. KIRA: Our operations went down, and now
14 is the reasoning for that is weather-related or --

15 MS. ALBIN: We've had -- some has been
16 weather. There's been a lot of weather days. But
17 a lot of it's been flight schools.

18 MR. KIRA: Okay. So issues there.

19 MS. ALBIN: Now, we're getting more flight
20 schools from Embry-Riddle and all those are now
21 finally starting to come back through
22 St. Augustine.

23 Up at Craig, they're having record numbers.
24 They're having -- they're probably going to --
25 they're having 700, 800 days in their operations

1 right now. So they started out slow in COVID where
2 they pretty much shut down the flight schools and
3 now they're record numbers.

4 We were the other way around. The flight
5 schools here flew as hard as they could for as long
6 as they could and now we're slow. So we did the
7 opposite of everybody else and everybody else has
8 already picked back up. So we're just waiting to
9 see where we fall on that curve.

10 MR. KIRA: Thank you. Doug. Doug Burnett.

11 MR. BURNETT: Nothing really to report in
12 particular for this month, especially without the
13 full board here, so...

14 MR. KIRA: Okay. Thank you.

15 Now, let's see, next issue, next item business
16 partners, business item -- administrative policy
17 update, I think we're going to the investment
18 section and since -- again, since only one board
19 member, there are issues that I've been told that
20 have to be discussed by the board, and I can't talk
21 to myself, so we're going to postpone that till the
22 next meeting. Down to public comment. Len Tucker?

23 MR. TUCKER: I'll pass.

24 MR. KIRA: Thank you. Reba?

25 MS. LUDLOW: No comment. You're doing a great

1 job.

2 MEMBER COMMENTS AND REPORTS

3 MR. KIRA: Okay. Down to member comments and
4 reports. Okay. We just did that -- I guess I'm --
5 I'm the member.

6 MR. WUELLNER: In this case.

7 MR. KIRA: In this case. I'm the member in
8 this case, and the only thing I have to do is -- I
9 say is I do attend all the Transportation Planning
10 Organization meetings. Never missed one yet. And
11 there's one more before -- actually two more before
12 the end of the year and then I'll be done.

13 I think next meeting will be in December --

14 MR. WUELLNER: Correct.

15 MR. KIRA: -- at which time we will --
16 hopefully will -- we will introduce the two elected
17 representatives that will replace me and Randy,
18 okay? And unless there are any questions, I think
19 we're done. Is that it? Adjourned.

20 (Meeting adjourned at 4:23 p.m.)

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1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

10 Dated this 21st day of October, 2020.

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

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<p>COMMISSIONER DEAN: [4] 8/8 8/11 8/14 13/2 MR. BARRSI: [2] 13/6 13/14 MR. BURNETT: [2] 3/11 15/11 MR. HARVEY: [1] 8/10 MR. KIRA: [19] MR. TUCKER: [1] 15/23 MR. WUELLNER: [4] 4/10 13/16 16/6 16/14 MS. ALBIN: [3] 13/18 14/15 14/19 MS. LUDLOW: [1] 15/25</p>	<p>7 700 [1] 14/25 8 800 [1] 14/25 825-0570 [1] 1/24 88 [1] 14/4 88,000 [1] 14/4 9 904 [1] 1/24 9B [1] 9/9 A A.A.E [1] 1/18 about [7] 5/2 8/17 9/25 10/3 10/9 11/16 13/25 ABSENT [1] 1/11 accept [2] 4/3 10/18 accepted [1] 4/2 access [1] 5/8 accomplished [1] 5/9 Accounting [1] 7/11 across [1] 8/20 Act [1] 9/14 action [2] 3/17 4/18 active [1] 10/5 actively [1] 4/22 activity [1] 9/7 actual [1] 5/7 actually [6] 5/5 6/14 9/1 9/13 12/25 16/11 adjourned [2] 16/19 16/20 ADJOURNMENT [1] 2/7 administrative [1] 15/16 administrator [2] 9/22 9/24 advise [1] 6/20 advised [1] 5/19 affect [1] 6/9 affecting [1] 8/18 after [3] 5/1 5/12 6/25 afternoon [1] 8/8 again [2] 5/14 15/18 age [1] 11/3 aged [1] 11/2 Agenda [1] 4/4 ago [2] 10/10 10/15 agree [1] 13/13 ahead [2] 5/9 11/7 Air [1] 13/18 AIRPORT [3] 1/1 1/17 3/3 Airport Authority [1] 3/3 Albin [1] 13/18 all [5] 4/19 12/17 13/2 14/20 16/9 ALLEGIANCE [3] 2/3 3/6 4/1 allocated [1] 6/14 almost [1] 14/5</p>	<p>along [1] 4/23 already [3] 6/13 6/15 15/8 also [3] 1/15 9/14 12/3 am [2] 4/11 8/21 America [1] 10/19 among [2] 11/1 11/3 amount [1] 14/3 Andrews [2] 9/21 9/24 annual [1] 6/20 another [1] 10/8 answer [1] 7/24 any [11] 3/24 5/8 5/25 7/9 7/24 8/2 12/23 13/7 14/9 14/12 16/18 anyone [1] 9/25 anything [1] 6/13 anyway [1] 8/14 anywhere [1] 13/21 approval [1] 4/4 approve [1] 4/18 approximately [2] 7/15 9/15 April [1] 6/6 apron [1] 5/15 are [21] area [1] 14/11 around [4] 11/17 11/23 11/25 15/4 as [18] ask [1] 3/8 asked [2] 4/14 8/17 assessed [2] 9/5 9/5 assessments [3] 9/3 9/11 9/11 assigned [1] 4/14 assistant [2] 9/22 9/24 Atlantic [1] 13/4 Atlantic Aviation [1] 13/4 attend [1] 16/9 attorney [2] 1/17 3/8 attractions [1] 12/15 audience [1] 8/3 audit [1] 6/20 audited [1] 7/3 auditors [1] 6/22 AUGUSTINE [7] 1/1 1/5 1/17 1/22 1/23 13/18 14/22 AUTHORITY [4] 1/1 1/17 2/6 3/3 authorized [1] 17/7 Avenue [1] 4/23 aviation [2] 6/1 13/4 awarded [1] 4/24 B back [4] 4/13 12/10 14/21 15/8 backing [1] 8/22 Barresi [1] 13/5 base [1] 8/25 based [1] 9/2 basically [1] 9/22</p>	<p>basing [1] 9/12 be [23] BEASON [3] 1/22 17/6 17/13 because [6] 3/4 3/16 6/6 6/14 9/6 11/1 been [10] 4/14 6/23 10/24 11/5 12/19 14/1 14/15 14/16 14/17 15/19 before [2] 16/11 16/11 begins [1] 5/13 begun [1] 6/21 being [2] 6/21 10/1 believe [1] 4/13 best [2] 10/21 12/4 better [1] 10/5 between [3] 10/7 11/13 13/21 beyond [1] 11/3 billion [1] 5/20 bit [2] 8/17 10/4 board [8] 1/9 1/11 3/10 4/2 13/10 15/13 15/18 15/20 Board's [1] 7/11 Boston [1] 11/8 Boulevard [1] 1/23 BRUCE [1] 1/13 BRUNSON [1] 1/12 budget [5] 6/8 7/18 9/1 9/2 9/12 budget-dependent [1] 6/8 builders [1] 11/1 building [1] 10/12 BURNETT [2] 1/16 15/10 business [9] 2/5 3/24 8/5 8/7 9/7 9/19 10/23 15/15 15/16 C call [1] 9/23 can [14] 3/13 3/17 4/6 5/6 7/5 7/13 7/21 8/15 8/21 9/21 9/23 10/21 12/6 13/24 can't [5] 3/12 3/16 4/2 11/4 15/20 candidates [1] 13/12 CARES [1] 9/14 CARES Act [1] 9/14 Carol [1] 7/12 Casa [1] 1/4 case [4] 6/24 16/6 16/7 16/8 center [2] 1/3 9/9 certain [2] 12/13 12/14 certainly [1] 9/23 CERTIFICATE [2] 2/8 17/1 certified [1] 7/3 certify [1] 17/6 cetera [1] 12/15</p>	<p>changes [1] 6/9 close [1] 5/17 closure [1] 5/7 CO [1] 4/12 Cola [1] 1/4 come [4] 8/19 11/24 12/10 14/21 coming [2] 10/17 13/8 comment [3] 3/21 15/22 15/25 comments [4] 2/6 13/7 16/2 16/3 commercial [2] 9/6 9/10 commissioner [3] 8/7 11/15 13/3 commissions [1] 11/18 complete [1] 5/15 completed [1] 4/13 completion [1] 4/20 conduct [1] 3/23 Conference [1] 1/3 conformed [1] 7/6 Congress [1] 9/14 construction [1] 9/7 contact [1] 9/21 continual [1] 11/11 continue [4] 3/9 6/23 10/4 11/22 contractor [2] 4/17 5/4 Control [1] 13/19 controllers [1] 14/8 Correct [1] 16/14 could [9] 3/20 6/8 6/16 6/16 6/17 6/17 12/22 15/5 15/6 country [1] 11/10 county [15] 1/1 8/18 9/15 9/22 9/24 10/19 10/20 11/15 11/19 11/24 12/1 12/5 12/20 12/21 17/4 couple [2] 5/22 8/16 couples [1] 11/2 course [2] 7/21 12/4 Court [1] 1/22 COVID [7] 8/18 8/24 11/2 11/23 12/7 14/10 15/1 COVID-19 [3] 8/18 8/24 12/7 COVID-wise [1] 14/10 CP [2] 17/6 17/13 Craig [1] 14/23 CRR [3] 1/22 17/6 17/13 current [1] 14/3 curve [1] 15/9 D Dan [1] 13/15 data [1] 7/5 date [1] 5/10 Dated [1] 17/10</p>
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<p>D</p> <p>David [1] 10/14 day [1] 17/10 days [2] 14/16 14/25 de [1] 1/23 dealing [1] 12/12 Dean [1] 8/7 December [2] 9/16 16/13 December 31st [1] 9/16 deferred [1] 6/16 Delta [1] 4/25 densely [1] 11/8 department [1] 10/12 dependent [1] 6/8 design [1] 4/22 development [1] 9/10 developments [1] 10/23 did [5] 6/20 12/17 15/6 16/4 17/7 direction [2] 6/2 6/5 director [4] 1/18 3/4 4/7 4/8 DIRECTOR'S [3] 2/4 4/6 4/9 discuss [2] 3/13 3/15 discussed [1] 15/20 Disney [1] 12/18 Disney World [1] 12/18 do [7] 3/21 6/5 11/7 11/7 13/8 16/8 16/9 doesn't [1] 7/4 doing [6] 7/23 10/21 11/20 12/22 12/22 15/25 don't [8] 3/16 4/3 5/22 6/7 6/18 6/24 10/2 12/25 done [4] 5/6 6/21 16/12 16/19 DOT's [1] 6/5 Doug [2] 15/10 15/10 DOUGLAS [1] 1/16 down [11] 7/14 7/19 8/6 11/9 11/24 13/21 13/23 14/13 15/2 15/22 16/3 dream [1] 11/4 Durbin [1] 9/8 Durbin Park [1] 9/8 dwelling [1] 10/11</p>	<p>else [3] 6/11 15/7 15/7 embarrassed [1] 11/19 Embry [1] 14/20 Embry-Riddle [1] 14/20 employment [1] 12/2 end [1] 16/12 enough [1] 4/3 entirely [1] 7/1 environment [1] 11/8 especially [1] 15/12 Esquire [1] 1/16 Estrella [1] 4/23 et [1] 12/15 et cetera [1] 12/15 Europe [1] 11/5 evaluating [1] 6/2 ever [1] 7/10 Every [1] 13/23 everybody [3] 6/10 15/7 15/7 Everything's [1] 7/22 everywhere [1] 11/13 example [1] 9/8 Executive [5] 1/18 2/4 4/6 4/7 4/9 existing [1] 5/7 expect [2] 6/24 7/18 expected [1] 7/15 expenses [1] 7/21</p>	<p>funded [1] 6/17</p> <p>G</p> <p>GAS [1] 7/10 GASB [1] 7/6 general [5] 5/21 7/14 8/18 12/16 12/20 get [13] 4/7 5/5 5/8 5/10 5/11 6/2 6/4 6/11 7/8 8/17 11/7 11/9 12/11 getting [1] 14/19 give [2] 3/8 10/8 go [5] 4/6 7/22 8/6 11/4 11/7 God's [1] 11/10 goes [1] 12/5 going [11] 3/2 6/4 6/5 6/7 6/19 7/7 7/9 13/6 14/24 15/17 15/21 gone [1] 13/23 good [2] 8/8 14/11 gossip [1] 11/1 got [3] 8/1 11/2 12/24 Government [1] 7/10 grant [3] 5/17 6/14 9/20 grants [3] 5/18 5/25 6/15 great [1] 15/25 GREEN [1] 1/12 Group [1] 1/16 Grove [1] 1/17 growth [4] 10/5 10/6 10/7 10/16 guess [5] 3/2 3/20 6/4 10/14 16/4 guilty [1] 11/19</p>	<p>here [5] 12/6 13/16 14/1 15/5 15/13 high [1] 11/22 highlight [1] 8/16 his [1] 5/5 historically [1] 11/25 hit [2] 8/24 13/20 hold [1] 6/10 home [2] 11/11 11/12 homes [1] 10/10 hopefully [1] 16/16 hoping [1] 5/11 hotels [1] 12/14 how [3] 3/9 4/10 12/21 how's [1] 8/17 hurting [1] 11/21</p> <p>I</p> <p>I'd [1] 3/8 I'll [2] 15/23 16/12 I'm [9] 3/4 7/24 8/14 10/4 12/20 13/6 16/4 16/5 16/7 I've [3] 7/25 14/1 15/19 impressive [1] 13/12 improvements [1] 4/22 increase [1] 11/11 independent [1] 4/24 indicated [2] 5/24 6/13 individual [1] 9/20 industry [1] 12/10 initially [1] 11/23 intend [1] 5/25 interested [2] 9/18 9/19 interesting [3] 8/19 8/25 11/15 introduce [1] 16/16 investment [1] 15/17 is [23] issue [3] 10/16 11/16 15/15 issued [2] 10/10 10/11 issues [3] 14/10 14/18 15/19 it [9] 3/20 5/1 6/1 7/2 8/24 10/2 12/22 14/5 16/19 it's [14] 6/7 6/14 6/15 7/6 7/8 7/19 8/11 8/22 8/24 10/14 11/14 11/14 12/12 14/17 item [2] 15/15 15/16 items [2] 4/16 4/21</p>	<p>Joy [2] 9/21 9/24 just [14] 5/15 6/7 6/10 6/15 7/6 10/8 10/17 11/7 12/15 13/6 14/4 14/6 15/8 16/4 JUSTIN [1] 1/13</p> <p>K</p> <p>kept [1] 10/16 kicked [1] 10/1 kind [5] 6/10 11/14 12/7 12/16 14/6 kinds [1] 10/18 KIRA [2] 1/10 3/11 knock [1] 14/8 know [13] 5/16 5/22 6/18 7/17 10/2 11/6 11/14 11/21 12/12 12/13 12/18 13/8 13/11</p> <p>L</p> <p>laid [1] 12/19 large [1] 10/23 last [8] 4/18 6/24 8/24 9/7 10/12 11/25 13/23 14/5 Lastly [1] 7/12 late [1] 6/12 Law [1] 1/16 lead [1] 12/3 least [1] 7/22 led [1] 12/3 legislative [2] 6/6 7/13 Len [1] 15/22 Leon [1] 1/23 let [1] 4/11 let's [3] 8/6 11/6 15/15 like [12] 3/4 3/8 3/15 5/1 5/6 6/10 6/19 7/16 10/6 10/6 12/2 12/9 list [5] 4/15 4/16 4/21 8/7 12/5 lit [1] 8/11 little [3] 10/9 11/18 11/18 live [3] 10/19 10/20 12/6 long [3] 3/19 13/25 15/5 look [2] 3/4 6/19 looking [1] 13/8 looks [1] 5/1 lot [4] 12/22 13/9 14/16 14/17 loud [1] 8/14 low [1] 12/1 lowest [2] 13/24 14/2</p> <p>M</p> <p>MAGUIRE [1] 1/13 Main [1] 1/17 major [2] 5/3 9/9 management [1] 10/16 March [3] 6/6 8/24 12/1 match [1] 5/25</p>
<p>E</p> <p>each [1] 7/4 early [1] 5/2 earnest [2] 5/1 5/10 Ed [1] 13/20 EDWARD [1] 1/18 efficient [1] 4/10 elected [1] 16/16 election [1] 13/8 elements [1] 5/3</p>	<p>F</p> <p>FAA [2] 5/17 5/25 fact [1] 10/18 factor [1] 11/15 fall [1] 15/9 family [2] 10/10 10/11 far [4] 12/7 12/22 14/8 14/11 FDOT [3] 5/17 5/19 6/3 feel [1] 11/18 few [2] 4/13 8/19 finally [1] 14/21 financial [1] 4/2 fine [3] 6/14 7/23 13/10 first [4] 5/2 5/12 7/1 10/16 fiscal [1] 9/2 FL [2] 1/17 1/23 flew [1] 15/5 flight [4] 14/17 14/19 15/2 15/4 Florida [4] 1/5 7/2 11/10 17/3 folks [1] 12/10 followed [1] 12/14 following [1] 6/5 foregoing [1] 17/8 fortunate [1] 12/6 four [1] 10/15 friends [3] 9/18 10/22 11/17 front [1] 6/18 full [1] 15/13 fund [1] 5/25</p>	<p>H</p> <p>had [7] 9/6 10/10 10/13 13/25 14/2 14/9 14/15 hangar [1] 4/15 hangars [1] 4/12 hanging [1] 4/20 happen [2] 7/7 7/9 happened [1] 12/17 happens [1] 6/11 happy [1] 7/24 hard [1] 15/5 has [7] 5/19 5/20 6/20 6/23 9/25 14/15 15/7 hat [1] 13/11 have [31] haven't [1] 14/9 having [4] 12/4 14/23 14/24 14/25 he [1] 10/17 healthiest [1] 12/5 healthy [2] 10/7 14/9 hear [1] 8/21 hearing [1] 10/25 held [1] 1/3 hello [3] 8/11 8/12 8/13 Henry [1] 10/17</p>	<p>J</p> <p>JANET [3] 1/22 17/6 17/13 January [5] 5/2 5/9 5/14 7/4 9/3 January 1 [1] 9/3 job [1] 16/1 JOHNS [10] 1/1 1/16 8/18 9/15 10/19 10/20 11/19 11/24 12/20 17/4</p>	

M
matters [1] 7/3
may [4] 5/13 7/7 9/17 9/18
maybe [2] 5/14 8/22
me [4] 4/11 10/15 11/14 16/17
mean [1] 10/14
meaningful [2] 5/12 6/4
means [1] 5/22
meeting [11] 1/2 1/3 3/3 3/9 3/12 3/16 3/23 4/1 15/22 16/13 16/20
meetings [1] 16/10
member [8] 2/6 3/10 12/23 15/19 16/2 16/3 16/5 16/7
MEMBERS [2] 1/9 1/11
mic [2] 4/11 8/22
middle [2] 11/2 11/3
middle-aged [1] 11/2
might [1] 7/24
million [1] 9/15
minutes [1] 4/1
MIRGEAUX [1] 1/13
missed [1] 16/10
moment [2] 3/5 4/5
Monday [1] 1/6
money [1] 6/15
monitor [1] 7/21
month [9] 4/18 7/22 8/1 10/13 13/23 13/23 13/24 14/2 15/12
more [4] 12/9 14/19 16/11 16/11
Most [1] 6/21
move [2] 4/13 4/15
move-in [1] 4/13
Mr. [3] 3/11 8/7 13/4
Mr. Dean [1] 8/7
Mr. Kira [1] 3/11
Mr. Sam [1] 13/4
much [4] 7/17 7/25 13/20 15/2
my [3] 6/4 13/11 17/9
myriad [1] 6/17
myself [1] 15/21

N
national [1] 10/25
near [1] 9/9
need [2] 3/22 11/7
Nehring [1] 13/15
Never [1] 16/10
new [4] 4/12 6/22 9/8 11/9
New York [1] 11/9
next [6] 3/22 8/25 15/15 15/15 15/22 16/13
no [5] 3/17 8/11 10/6 13/4 15/25
Nocatee [1] 11/12
None [1] 8/4

not [9] 5/1 5/14 6/4 6/23 7/6 7/8 7/19 12/16 13/16
notes [1] 17/9
Nothing [1] 15/11
November [1] 5/14
now [8] 8/23 14/13 14/19 14/20 15/1 15/3 15/6 15/15
number [2] 12/1 12/2
numbers [8] 7/14 7/16 7/18 11/22 12/18 13/20 14/23 15/3

O
Obviously [1] 3/17
occupancies [1] 12/13
occur [1] 7/4
October [4] 1/6 9/1 14/1 17/10
October 1 [1] 9/1
off [4] 4/15 10/1 12/19 13/11
office [1] 6/22
offices [1] 9/21
official [3] 3/12 3/16 3/17
okay [14] 3/11 3/25 8/6 8/21 8/21 13/2 13/3 13/4 13/17 14/18 15/14 16/3 16/4 16/18
one [8] 3/10 5/5 7/22 12/1 12/23 15/18 16/10 16/11
only [4] 3/4 13/25 15/18 16/8
operating [1] 7/14
operational [1] 7/13
operationally [1] 7/19
operations [5] 13/22 13/25 14/6 14/13 14/25
opposed [1] 14/4
opposite [1] 15/7
options [1] 6/18
order [2] 3/23 5/20
Organization [1] 16/10
other [9] 9/9 9/9 11/17 12/11 13/7 13/7 13/11 14/10 15/4
otherwise [3] 3/15 3/22 7/25
our [14] 3/8 9/10 9/11 9/21 10/5 11/4 11/4 11/21 12/9 13/20 13/21 13/24 14/3 14/13
out [8] 4/20 5/10 5/17 5/18 6/21 9/9 11/7 15/1 15/18
over [4] 9/7 10/3 10/9 14/4
overall [1] 7/15
overseeing [1] 9/23
owing [1] 7/1

P
p.m [3] 1/7 1/7 16/20

PAGE [1] 2/2
paperwork [1] 4/19
Park [1] 9/8
partially [1] 6/16
particular [2] 3/14 15/12
partners [4] 2/5 8/5 8/7 15/16
pass [2] 13/6 15/23
passed [1] 9/14
pending [1] 4/19
pension [1] 7/3
pension-related [1] 7/3
people [9] 4/3 10/6 10/6 10/7 10/18 11/21 12/16 13/9 13/10
percent [6] 7/15 9/13 11/23 11/25 12/3 13/21
performing [1] 7/22
perhaps [2] 5/9 5/13
permits [2] 10/10 10/11
phase [2] 9/17 9/19
Philadelphia [1] 11/9
physical [1] 5/7
picked [1] 15/8
pipe [1] 5/6
place [1] 3/18
placed [1] 13/1
planning [2] 11/5 16/9
please [2] 3/5 3/7
pleased [1] 12/21
PLEDGE [4] 2/3 3/5 3/6 4/1
point [1] 6/22
points [1] 5/8
policy [1] 15/16
Ponce [1] 1/23
populated [1] 11/8
postpone [1] 15/21
PRESENT [2] 1/9 1/15
press [1] 10/1
pretty [8] 7/17 7/25 10/23 12/8 12/21 12/21 13/20 15/2
previous [2] 9/2 9/4
probably [3] 7/8 14/2 14/24
proceedings [1] 17/8
process [1] 5/16
produced [1] 6/25
program [3] 9/20 9/25 10/3
programmed [1] 6/16
programs [2] 5/23 6/10
project [4] 4/24 4/25 5/15 9/23
projection [1] 10/22
projects [1] 6/1
property [3] 9/3 9/10 9/11
provided [2] 7/12 9/15
public [2] 3/21 15/22
punch [2] 4/16 4/21

put [1] 7/12

Q
question [1] 5/24
questions [6] 7/24 8/2 9/25 12/23 14/12 16/18
Quick [1] 8/16
quite [1] 8/17
quorum [3] 3/12 3/17 3/23

R
ran [1] 10/2
RANDY [2] 1/12 16/17
real [1] 7/20
really [4] 3/22 9/4 13/10 15/11
reason [1] 3/13
reasoning [1] 14/14
Reba [1] 15/24
receipt [1] 4/19
received [1] 4/12
record [6] 3/16 3/20 10/3 14/23 15/3 17/9
recording [1] 8/21
reduced [1] 12/13
reductions [1] 7/20
reflects [1] 9/4
Regular [1] 1/2
related [2] 7/3 14/14
relates [1] 6/1
relative [1] 5/23
release [3] 4/18 7/2 10/2
released [1] 7/5
remaining [1] 4/16
remember [1] 13/24
repeal [1] 7/10
replace [1] 16/17
report [6] 2/4 4/6 4/9 6/25 15/11 17/7
REPORTER'S [2] 2/8 16/21
Reporters [1] 1/22
reports [4] 2/6 4/2 16/2 16/4
representatives [1] 16/17
requirements [1] 7/11
restaurants [1] 12/13
result [1] 4/17
resumes [1] 13/12
retainage [1] 4/19
revenue [3] 5/21 6/9 7/16
revenues [1] 7/20
revitalized [1] 12/11
Riddle [1] 14/20
right [2] 13/2 15/1
RMR [3] 1/22 17/6 17/13
Room [1] 1/3
RPR [3] 1/22 17/6 17/13
RPR-CP [2] 17/6 17/13

rules [1] 12/14
ruling [1] 3/9
running [3] 10/15 13/9 13/10
runup [1] 9/6

S
SAAPA [1] 13/4
said [1] 10/17
sales [2] 11/12 11/13
Sam [1] 13/4
same [1] 14/5
say [2] 13/7 16/9
saying [1] 11/4
scene [1] 10/25
schools [5] 12/4 14/17 14/20 15/2 15/5
Sea [1] 1/17
seated [1] 3/7
second [2] 9/17 9/19
section [3] 6/6 7/10 15/18
see [7] 6/7 6/11 7/14 10/21 12/9 15/9 15/15
seeing [1] 11/11
seen [1] 12/17
September [2] 10/9 10/12
several [3] 6/24 10/22 11/16
Sheriff [1] 10/14
Shoar [1] 10/15
short [3] 3/3 3/3 3/20
shortfall [1] 5/21
shot [1] 11/23
should [2] 3/9 8/22
shows [1] 14/6
shut [1] 15/2
side [1] 6/8
significant [1] 10/23
SilverLeaf [1] 11/13
since [6] 4/3 8/24 12/23 14/1 15/18 15/18
single [2] 10/10 10/11
slightly [1] 11/2
slow [2] 15/1 15/6
so [26]
solid [1] 7/16
some [8] 5/13 9/9 10/5 10/6 10/7 10/24 11/17 14/15
something [4] 3/13 3/14 5/20 14/8
sooner [1] 7/9
sort [3] 8/24 10/25 12/11
speak [1] 8/22
spent [1] 9/16
spring [2] 6/12 6/12
ST [8] 1/1 1/1 1/5 1/16 1/17 1/22 1/23 17/4
St. [9] 8/18 9/15 10/19 10/20 11/19 11/24 12/20 13/18 14/22
St. Augustine [2]

<p>S</p> <p>St. Augustine... [2] 13/18 14/22</p> <p>St. Johns County [7] 8/18 9/15 10/19 10/20 11/19 11/24 12/20</p> <p>stand [1] 3/5</p> <p>Standard [1] 7/11</p> <p>standards [1] 7/6</p> <p>standpoint [1] 7/18</p> <p>start [3] 3/2 5/1 5/10</p> <p>started [3] 5/11 9/1 15/1</p> <p>starting [2] 11/12 14/21</p> <p>stat [1] 10/8</p> <p>state [7] 5/19 6/8 7/2 11/17 12/3 12/4 17/3</p> <p>statistics [1] 8/19</p> <p>stayed [1] 14/9</p> <p>steal [1] 4/11</p> <p>stenographic [1] 17/9</p> <p>stenographically [1] 17/7</p> <p>STEVE [1] 1/10</p> <p>still [5] 4/16 4/20 4/23 5/4 7/16</p> <p>storm [1] 12/7</p> <p>Street [1] 1/17</p> <p>stuck [1] 11/6</p> <p>subs [1] 5/5</p> <p>such [1] 9/6</p> <p>summary [1] 4/7</p> <p>summer [1] 11/5</p> <p>surprised [1] 10/4</p> <p>SUZANNE [1] 1/12</p>	<p>15/19 16/18</p> <p>there's [4] 3/14 13/9 14/16 16/11</p> <p>they [16] 5/22 5/24 5/25 6/1 6/2 6/13 6/17 6/17 7/9 11/23 12/17 13/12 15/1 15/2 15/5 15/6</p> <p>They'll [1] 4/24</p> <p>they're [7] 9/5 10/25 14/23 14/24 14/24 14/25 15/3</p> <p>they've [1] 11/24</p> <p>thing [1] 16/8</p> <p>things [1] 8/17</p> <p>think [7] 10/2 10/8 12/6 14/1 15/17 16/13 16/18</p> <p>this [18]</p> <p>those [9] 4/14 4/15 4/20 5/17 9/17 10/19 10/20 12/5 14/20</p> <p>through [4] 4/1 4/17 5/16 14/21</p> <p>till [3] 5/14 7/4 15/21</p> <p>time [7] 7/2 10/16 10/24 13/25 14/3 14/5 16/15</p> <p>timeline [1] 7/8</p> <p>today [3] 9/16 10/1 13/7</p> <p>together [1] 7/12</p> <p>told [2] 10/15 15/19</p> <p>too [1] 11/22</p> <p>took [1] 4/18</p> <p>top [1] 6/3</p> <p>totally [1] 13/13</p> <p>totals [1] 14/3</p> <p>tough [1] 12/12</p> <p>tourism [1] 12/11</p> <p>tourist [1] 12/9</p> <p>towers [1] 14/10</p> <p>town [1] 9/8</p> <p>track [1] 7/21</p> <p>tracking [1] 7/17</p> <p>Traffic [1] 13/19</p> <p>transcript [1] 17/8</p> <p>translating [1] 7/20</p> <p>Transportation [1] 16/9</p> <p>travel [1] 12/15</p> <p>true [1] 17/8</p> <p>Tucker [1] 15/22</p> <p>two [3] 10/18 16/11 16/16</p>	<p>unless [2] 7/9 16/18</p> <p>until [8] 4/20 5/1 6/5 6/25 7/5 7/7 7/9 11/25</p> <p>up [9] 8/11 8/22 9/13 10/17 11/23 11/25 13/8 14/23 15/8</p> <p>upcoming [2] 5/21 6/9</p> <p>update [5] 2/5 4/25 8/5 8/16 15/17</p> <p>updates [1] 7/13</p> <p>urban [1] 11/8</p> <p>us [3] 3/8 5/19 12/6</p> <p>used [1] 7/8</p>	<p>10/19 10/20 11/3 12/6 13/9</p> <p>will [9] 5/1 6/2 6/23 6/25 16/13 16/15 16/16 16/16 16/17</p> <p>wise [1] 14/10</p> <p>wish [1] 4/10</p> <p>without [4] 3/12 5/6 5/24 15/12</p> <p>words [1] 12/11</p> <p>work [7] 4/17 5/3 5/6 5/8 5/13 5/23 6/9</p> <p>working [2] 5/4 5/16</p> <p>World [1] 12/18</p> <p>worse [2] 10/5 12/22</p> <p>would [3] 3/5 7/17 12/9</p> <p>WUELLNER [1] 1/18</p>	
<p>T</p> <p>T-hangars [1] 4/12</p> <p>take [2] 3/18 13/11</p> <p>takes [1] 7/2</p> <p>taking [1] 12/16</p> <p>talk [2] 11/16 15/20</p> <p>talking [1] 11/3</p> <p>Tammy [2] 13/17 13/18</p> <p>taxable [1] 9/11</p> <p>taxiway [2] 4/25 5/7</p> <p>Taxiway Delta [1] 4/25</p> <p>Terminal [1] 5/15</p> <p>than [1] 13/7</p> <p>Thank [7] 3/7 8/2 13/3 13/14 15/10 15/14 15/24</p> <p>thankfully [1] 7/19</p> <p>that [55]</p> <p>That'll [1] 6/23</p> <p>that's [7] 3/19 4/4 6/13 6/19 7/25 9/4 14/2</p> <p>their [2] 5/23 14/25</p> <p>them [2] 6/7 6/18</p> <p>themselves [1] 11/3</p> <p>then [4] 6/1 7/5 7/7 16/12</p> <p>there [9] 4/20 5/13 6/8 10/1 10/18 12/23 14/18</p>	<p>U</p> <p>under [2] 6/14 7/6</p> <p>underground [1] 5/5</p> <p>underway [1] 10/24</p> <p>unemployed [1] 12/10</p> <p>unemployment [2] 11/22 12/2</p> <p>unfortunately [2] 3/11 3/19</p> <p>unit [1] 10/11</p>	<p>V</p> <p>vacation [1] 11/5</p> <p>vacations [1] 12/17</p> <p>valuation [1] 9/5</p> <p>value [1] 9/10</p> <p>very [5] 10/4 12/25 13/1 13/12 14/9</p> <p>V</p> <p>wait [1] 3/22</p> <p>waiting [2] 4/15 15/8</p> <p>want [3] 3/14 6/20 10/20</p> <p>wanted [2] 3/21 8/16</p> <p>was [5] 10/1 10/15 13/23 14/5 17/7</p> <p>way [6] 1/4 4/25 5/10 5/12 9/17 15/4</p> <p>we [49]</p> <p>we'll [1] 6/11</p> <p>we're [16] 3/2 4/4 5/11 9/12 10/21 11/6 11/11 11/12 13/20 14/6 14/19 15/6 15/8 15/17 15/21 16/19</p> <p>we've [4] 11/5 13/23 14/2 14/15</p> <p>weather [3] 14/14 14/16 14/16</p> <p>weather-related [1] 14/14</p> <p>weathered [1] 12/7</p> <p>weekend [1] 10/3</p> <p>weeks [1] 4/13</p> <p>well [9] 4/15 7/8 8/6 9/1 11/4 11/20 11/24 12/8 13/1</p> <p>went [2] 3/25 14/13</p> <p>were [4] 9/12 12/1 12/2 15/4</p> <p>what [10] 3/25 5/22 6/5 6/11 6/18 7/25 10/14 10/24 11/7 12/17</p> <p>whatsoever [1] 14/10</p> <p>when [4] 9/5 10/15 11/16 12/12</p> <p>where [5] 3/23 4/4 14/6 15/1 15/9</p> <p>which [3] 9/3 12/3 16/15</p> <p>who [8] 4/14 9/17 9/18</p>	<p>Y</p> <p>Yeah [1] 13/6</p> <p>year [12] 5/2 5/12 7/1 7/4 9/2 9/4 9/8 9/16 10/9 14/4 14/5 16/12</p> <p>year's [4] 8/25 9/2 9/3 9/12</p> <p>years [4] 5/22 6/24 10/15 11/6</p> <p>yell [1] 8/15</p> <p>Yes [2] 8/10 8/13</p> <p>yet [1] 16/10</p> <p>York [1] 11/9</p> <p>you [35]</p> <p>you'd [1] 3/15</p> <p>you're [4] 6/4 12/12 12/25 15/25</p> <p>you've [2] 11/2 12/17</p> <p>your [1] 4/11</p>	