

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, August 21, 2024,
commencing at 2:03 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
SONDRA FETNER, Board Member.
SCOTT WOHLERS, Board Member.
CAROL WORSHAM, Board Member.
JIM CITRANO, Board Member.
MICAH HEAVENER, Board Member.
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
WANDA JAMES CROWLEY, DIA, Financial Analyst.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, Administrative Assistant.

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1 board member.
2 THE CHAIRMAN: Patrick Krechowski, board
3 member.
4 BOARD MEMBER WOHLERS: Scott Wohlers,
5 board member.
6 BOARD MEMBER HEAVENER: Micah Heavener,
7 board member.
8 BOARD MEMBER FETNER: Sondra Fetner, board
9 member.
10 BOARD MEMBER WORSHAM: Carol Worsham,
11 board member.
12 MR. SAWYER: John Sawyer, Office of
13 General Counsel.
14 MS. HILL: Ava Hill, DIA staff.
15 THE CHAIRMAN: Thank you, everybody.
16 Do we have anybody else on Zoom, Ava, that
17 you're aware of?
18 MS. HILL: No.
19 THE CHAIRMAN: Okay. We're good.
20 All right. Thank you.
21 We will move into public comments, Ava.
22 MS. HILL: We do have one public comment
23 request from John Nooney.
24 (Audience member approaches the podium.)
25 MS. HILL: Please state your name and
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1 PROCEEDINGS
2 August 21, 2024 2:03 p.m.
3 - - -
4 THE CHAIRMAN: Good afternoon, everybody.
5 It's Wednesday, August 21st, 2:03 p.m.
6 We'll call to order this meeting of the
7 Downtown Investment Authority.
8 If you would all please rise and join me
9 in the Pledge of Allegiance.
10 (Recitation of the Pledge of Allegiance.)
11 THE CHAIRMAN: Thank you.
12 Welcome to everybody. Thanks for being
13 here.
14 We will start with our introductions to my
15 left.
16 MS. CROWLEY: Wanda James Crowley,
17 financial analyst, DIA.
18 MS. PAROLA: Guy Parola, staff.
19 MR. DEVAULT: Allan DeVault, project
20 manager, DIA.
21 MR. KELLEY: Steve Kelley, director of
22 Downtown Real Estate and Development.
23 MS. BOYER: Lori Boyer, CEO.
24 BOARD MEMBER CITRANO: Jim Citrano, board
25 member.
BOARD MEMBER POWERS: Melinda B. Powers,
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4

1 address for the record.
2 AUDIENCE MEMBER: Hello. I am John
3 Philanthropic Resiliency Nooney. My name and
4 address is also on file with the Jacksonville
5 Parking Division.
6 Now, the last time I was this room, it was
7 a DIA pep rally, and so to participate and
8 celebrate in the waterways activation, I came
9 down to the St. Johns River Marina, okay, next
10 to the old River City Brewing. So I parked my
11 van down by the river. Now, I can't explain
12 it, but now, for some reason, everyone is
13 calling me a motivational speaker.
14 So I park my van down by the river and I
15 get out my kayak. I kayak over to McCoy's
16 Creek, go under the Times-Union building, you
17 know, under the 1929 marker by the pipes, catch
18 a red fish, kayak back, and I see the trains.
19 I'm back at the ramp. I go up to my van, and
20 I'm busted for parking my van down by the
21 river. So what do I do? I go to the
22 Jacksonville Parking Division. And now I'm in
23 court. And I'll tell you what. What an
24 experience.
25 So now I'm in court. So three months
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1 later, after being exonerated -- and this just
2 recently happened -- you know, for parking my
3 van down by the river.

4 So the point is, going forward, you know,
5 with any DIA project now, you need to provide
6 access, even parking. Now, there are three
7 parking spots legally in the marina for ramp
8 parking only.

9 Now, what happened was there was an
10 overflow thing, you know, with MOSH, so the
11 parking lot was full. I get it. So what you
12 have to keep in mind is every project should
13 have a component -- and not just one, two, or
14 three -- just have that 24-hour access so that
15 any citizen, you know, can enjoy the waterway.
16 We're getting crushed.

17 Now, I just got another notice in the
18 mail. So after I leave here, I'm going back.
19 And this one has been sent to a collection
20 agency for some reason. You know, I just got
21 it yesterday, I mean, but --

22 You know, I miss the game clock. I don't
23 know how much more time I have.

24 Well, I just want you to know I'm wearing
25 my Super Wilson shirt.

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6

1 And just so you know, you know, right now
2 the Environmental Protection Board is taking
3 nominations for environmental awards. The
4 nominating period ends on August 31st. I hope
5 that the DIA will sponsor some type of a
6 resolution. You know, I am nominating my
7 councilmen, Kevin Carrico and Scott Wilson.

8 Right now, they are the only two, so -- because
9 I just attended the Environmental Protection
10 Board meeting. And so, anyway, just wanted to
11 share that.

12 Otherwise, you know, just look for those
13 guys, and, again, that nomination is really for
14 Pottsburg Creek.

15 MS. HILL: Thank you. Your time is up.

16 MR. NOONEY: All right. Well, thank you
17 for listening, and wish me luck on this next
18 adventure.

19 THE CHAIRMAN: Thank you, Mr. Nooney.

20 Any other public comments, Ava?

21 MS. HILL: That is it.

22 THE CHAIRMAN: Okay. We'll move to the
23 next item on the agenda, which is our July 17,
24 2024, Community Redevelopment Agency meeting
25 minutes.

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7

1 Can I have a motion?

2 BOARD MEMBER HEAVENER: Move to approve.

3 THE CHAIRMAN: I missed 8B. Sorry. Thank
4 you, Scott.

5 Form 8B, Voting Conflict Disclosures. Do
6 we have anything on that, Ava?

7 BOARD MEMBER WOHLERS: Yes, I do. I have
8 one I need to declare for Resolution
9 2024-08-02.

10 THE CHAIRMAN: All right. So we'll take
11 care of that.

12 Scott will --

13 BOARD MEMBER CITRANO: Mr. Chair, I also
14 have a voting conflict on 2024-08-06, which is
15 on the consent agenda, and so I would like to
16 ask if we could pull that from the consent
17 agenda so that I can vote on the other items
18 and then subsequently vote on that one
19 separately.

20 THE CHAIRMAN: Understood. Will do.

21 Any other voting conflict, discussion, or
22 disclosures?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: All right. So now we'll
25 move on to the meeting minutes from July 17th,

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8

1 2024.

2 Can I have a motion, please?

3 BOARD MEMBER HEAVENER: Move to approve.

4 BOARD MEMBER CITRANO: Second.

5 THE CHAIRMAN: Any discussion, any
6 corrections? Anybody saw anything we need to
7 address?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: All right. Seeing none,
10 I'll take group vote on that.

11 All in favor, say aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Any opposed?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: And the meeting minutes are
16 approved and adopted.

17 So moving on to the next agenda item, the
18 consent agenda. We will pull Number 3 there,
19 Resolution 2024-08-06. We'll pull that from
20 the consent agenda. The remaining items will
21 all remain and have all been discussed,
22 deliberated, and forwarded by committee.

23 So do I have a motion on the consent
24 agenda?

25 BOARD MEMBER WORSHAM: I'll move to

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1 approve.

2 BOARD MEMBER POWERS: Second.

3 BOARD MEMBER WOHLERS: Second.

4 THE CHAIRMAN: Motion and a second.

5 Any discussion on any of these items?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: Seeing none, we'll move

8 from my left.

9 Mr. Citrano.

10 BOARD MEMBER CITRANO: I'm in favor.

11 THE CHAIRMAN: Ms. Powers.

12 BOARD MEMBER POWERS: In favor.

13 THE CHAIRMAN: Mr. Wohlers.

14 BOARD MEMBER WOHLERS: In favor.

15 THE CHAIRMAN: Mr. Heavener.

16 BOARD MEMBER HEAVENER: In favor.

17 THE CHAIRMAN: Ms. Fetner.

18 BOARD MEMBER FETNER: In favor.

19 THE CHAIRMAN: And Ms. Worsham.

20 BOARD MEMBER WORSHAM: In favor.

21 THE CHAIRMAN: And I, too, am in favor.

22 So the consent agenda, except for 2024-08-06,

23 passes unanimously.

24 So now we'll move to that one. And I

25 think we also have maybe a typo.

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1 So, Ms. Boyer, do you want to address

2 that? And since it's pulled, do you want to

3 give us a quick update?

4 MS. BOYER: Thank you, Mr. Chairman.

5 Board Member Powers correctly pointed out

6 that in the title of the resolution, third line

7 from the bottom, the word "non-substantive" is

8 misspelled, and it has a "c" rather than a "v,"

9 so I'll just ask Ava to correct that in the

10 execution copy, but that's just a scrivener's

11 error.

12 THE CHAIRMAN: Thank you.

13 And, Mr. Citrano, anything else to add

14 regarding your position on this matter?

15 BOARD MEMBER CITRANO: So I do have a

16 conflict. I do business with an affiliate of

17 the applicant. I am prepared to file a Form 8

18 subsequent to this meeting. And I'll ask

19 Mr. Sawyer if that would allow me to vote on

20 this matter.

21 MR. SAWYER: I'll ask Ms. Boyer. Are we

22 acting as the CRA when we're in the CRA portion

23 of the meeting, correct?

24 MS. BOYER: That is correct.

25 MR. SAWYER: Then, yes, if you file the

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1 Form 8B and declare the conflict, you are

2 eligible to vote.

3 BOARD MEMBER CITRANO: Thank you.

4 THE CHAIRMAN: So I'll entertain a motion

5 on Resolution 2024-08-06.

6 BOARD MEMBER WORSHAM: Move to approve.

7 BOARD MEMBER HEAVENER: Second.

8 THE CHAIRMAN: Any questions for staff?

9 Any discussion amongst the board?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Seeing none, Mr. Citrano,

12 how do you vote?

13 MR. CITRANO: I'm in favor.

14 THE CHAIRMAN: Ms. Powers.

15 BOARD MEMBER POWERS: In favor.

16 THE CHAIRMAN: Mr. Wohlers.

17 BOARD MEMBER WOHLERS: In favor.

18 THE CHAIRMAN: Mr. Heavener.

19 BOARD MEMBER HEAVENER: In favor.

20 THE CHAIRMAN: Ms. Fetner.

21 BOARD MEMBER FETNER: In favor.

22 THE CHAIRMAN: And Ms. Worsham.

23 BOARD MEMBER WORSHAM: In favor.

24 THE CHAIRMAN: And I, too, am in favor of

25 this. It's the emergency rapid response. So

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1 unanimous approval of that resolution.

2 Thank you, everybody.

3 Moving on to Item D, 2024-08-02, Flamingo

4 Coffee.

5 I think Mr. DeVault is going to bring us

6 home on this one.

7 MR. DEVAULT: Absolutely. Thank you,

8 Mr. Chair.

9 Resolution 2024-08-02 is for Flamingo

10 Coffee. I have do have a couple of

11 representatives from the Flamingo. Mr. Carr

12 and Mr. Webb are here if you have any further

13 questions for them.

14 But it's a Retail Enhancement Program, so

15 it's a straight Retail Enhancement Program

16 grant that is on the Southbank. The particular

17 location is the Hanania building on Riverplace

18 Boulevard.

19 Flamingo Coffee, which has an existing

20 business in Murray Hill now, which has been

21 open since, I think, 2018, is going to expand

22 to that location. It will be very similar,

23 very similar in size, very similar in concept.

24 It's what they would call a wine, beer, and

25 coffee bar. They also offer a menu for lunch

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1 and dinner. The location will be open from
 2 7 a.m. until 10 p.m. during the week and then
 3 till midnight on the weekends.
 4 It's in a very busy location. It has lots
 5 of office buildings, hotels, high-rise
 6 condominiums that will be their target market.
 7 They will score very well on the rubrics. They
 8 got a very -- a good business that's been in
 9 San Marco -- or, excuse me, Murray Hill for
 10 some time.
 11 The limiter on the particular Retail
 12 Enhancement Program is either square footage or
 13 50 percent of the development cost. In this
 14 case, their eligible costs are 152,950. Their
 15 square footage, though, is limited to a total
 16 of \$52,000 for the total grant request, 53,430.
 17 They've got 1,781 square feet. So that is the
 18 limiter on that.
 19 Other than that, all -- I'm here for any
 20 questions.
 21 THE CHAIRMAN: Thank you, Mr. DeVault.
 22 Any questions for Allan?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: I'd love to give the
 25 applicant the opportunity to come up and
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1 introduce yourselves if you would like.
 2 (Audience members approach the podium.)
 3 THE CHAIRMAN: You came all this way. You
 4 might as well get up here.
 5 AUDIENCE MEMBER: How are we doing?
 6 Honored to be here. I love Jacksonville.
 7 I've pretty much grown up a good majority of my
 8 life here, chasing the dream of opening my own
 9 business and working for myself. I have a
 10 partner that I've been with now for almost ten
 11 years. The brand has been active for about
 12 six.
 13 We love downtown. It's been an awesome
 14 privilege getting to meet the Hanania family.
 15 Like I was saying before, I really feel like
 16 that area is thriving, and we'd love to be a
 17 part of it, love to be part of downtown.
 18 So I'm honored for this opportunity and
 19 hope we can get some favor and serve some
 20 coffee and food down in the Hanania building.
 21 THE CHAIRMAN: Thank you.
 22 Just for the record, your name and
 23 address, please.
 24 AUDIENCE MEMBER: Yes. Paul Carr.
 25 Address is 3651 Ernest Street.
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1 THE CHAIRMAN: Thank you.
 2 AUDIENCE MEMBER: I'm good.
 3 THE CHAIRMAN: Appreciate it. I'll
 4 entertain a motion on the resolution.
 5 BOARD MEMBER WORSHAM: I'll move to
 6 approve.
 7 BOARD MEMBER POWERS: Second.
 8 THE CHAIRMAN: Any questions or comments?
 9 BOARD MEMBER WOHLERS: I do. I just want
 10 to declare my conflict. My brother-in-law is
 11 Paul Carr, so I will be abstaining from this
 12 vote.
 13 THE CHAIRMAN: Thank you, Mr. Wohlers.
 14 And I'll just say that the more places in
 15 town I can get a powerful cup of cold brew, the
 16 better, so looking forward to it.
 17 Mr. Citrano, how do you vote?
 18 BOARD MEMBER CITRANO: Are we taking a
 19 vote?
 20 THE CHAIRMAN: Unless you have a question.
 21 BOARD MEMBER CITRANO: I was just going to
 22 ask, this is on the first floor of the
 23 building? And there was a restaurant in the
 24 first floor. Is it replacing that restaurant
 25 or is this --
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1 MR. CARR: It's not. It's an addition.
 2 It's (inaudible).
 3 BOARD MEMBER CITRANO: Is it up where the
 4 old branch -- bank branch is?
 5 MR. CARR: (Nods head.)
 6 BOARD MEMBER CITRANO: Okay. I just want
 7 to get oriented to where it's located.
 8 That's all I have.
 9 THE CHAIRMAN: Anybody else?
 10 BOARD MEMBERS: (No response.)
 11 THE CHAIRMAN: All right. Mr. Citrano.
 12 BOARD MEMBER CITRANO: I'm in favor.
 13 THE CHAIRMAN: Ms. Powers.
 14 BOARD MEMBER POWERS: In favor.
 15 THE CHAIRMAN: I'm skipping Mr. Wohlers.
 16 Mr. Heavener.
 17 BOARD MEMBER HEAVENER: In favor.
 18 THE CHAIRMAN: Ms. Fetner.
 19 BOARD MEMBER FETNER: In favor.
 20 THE CHAIRMAN: Ms. Worsham.
 21 BOARD MEMBER WORSHAM: In favor.
 22 THE CHAIRMAN: And I, too, am in favor.
 23 So congratulations, welcome. The
 24 resolution passes unanimously. Looking forward
 25 to having you over there.
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1 Moving on to Item E, Resolution
 2 2024-08-07, Northbank Investment Pool Earnings.
 3 So I'll turn that over to Ms. Boyer.
 4 MS. BOYER: Thank you, Mr. Chairman.
 5 This resolution was an action that came
 6 out of the Finance and Budget Committee, but it
 7 had an amendment because you had to insert the
 8 use of funds in Exhibit B. The Finance and
 9 Budget Committee suggested that the funds be
 10 used and offered an amendment that they be used
 11 for funding the Musical [sic] Heritage Garden
 12 projection tower that is part of the ultimate
 13 riverfront projection show system.
 14 And so that is the amendment, and the only
 15 change from the resolution as originally
 16 distributed.
 17 The other two funding uses in this are
 18 some initial activation strategy, funding for
 19 Snyder Memorial Church, and then the remaining
 20 funding necessary for the Doro emergency rapid
 21 response grant.
 22 THE CHAIRMAN: Thank you.
 23 Any questions of Ms. Boyer on this?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: If not, I'll entertain a
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1 motion on Resolution 2024-08-07.
 2 BOARD MEMBER WOHLERS: Move to approve.
 3 BOARD MEMBER CITRANO: Second.
 4 THE CHAIRMAN: Any further discussion?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. Mr. Citrano,
 7 how do you vote?
 8 BOARD MEMBER CITRANO: I'm in favor.
 9 THE CHAIRMAN: Ms. Powers.
 10 BOARD MEMBER POWERS: In favor.
 11 THE CHAIRMAN: Mr. Wohlers.
 12 BOARD MEMBER WOHLERS: In favor.
 13 THE CHAIRMAN: Mr. Heavener.
 14 BOARD MEMBER HEAVENER: In favor.
 15 THE CHAIRMAN: Ms. Fetner.
 16 BOARD MEMBER FETNER: In favor.
 17 THE CHAIRMAN: Ms. Worsham.
 18 BOARD MEMBER WORSHAM: In favor.
 19 THE CHAIRMAN: And I, too, am in favor.
 20 So Resolution 2024-08-07 passes
 21 unanimously.
 22 Thank you.
 23 And moving on to the last agenda item
 24 under the Community Redevelopment Agency,
 25 2024-08-15, the Gateway allocation.
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1 Mr. Parola.
 2 MS. PAROLA: Thank you, Mr. Chairman.
 3 Resolution 2024-08-15 is a companion to
 4 the resolutions for Gateway Jax we approved
 5 back in November, Blocks N8, N4, and N11. This
 6 is the allocation of development rights.
 7 Cumulatively, the development rights
 8 sought are 1,035 multifamily units, 82,100
 9 square feet of commercial retail, restaurant,
 10 and 35 square feet of offices, where the office
 11 is really going to be (inaudible).
 12 The only reason this is being brought
 13 forward to you today is because, unfortunately,
 14 when it went to committee, I didn't do a great
 15 job of spell-checking, so the text of the
 16 number didn't actually match its numerical
 17 representation. We did a change-all, so now
 18 the next of the number matches the number.
 19 And I'm here for any questions.
 20 THE CHAIRMAN: Thank you, Mr. Parola.
 21 Any questions for Mr. Parola?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRMAN: Seeing none, I'll entertain
 24 a motion on Resolution 2024-08-15.
 25 BOARD MEMBER HEAVENER: Move to approve.
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1 BOARD MEMBER POWERS: Second.
 2 THE CHAIRMAN: Any other comments,
 3 questions?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, Mr. Citrano,
 6 how do you vote?
 7 BOARD MEMBER CITRANO: In favor.
 8 THE CHAIRMAN: Ms. Powers.
 9 BOARD MEMBER POWERS: In favor.
 10 THE CHAIRMAN: Mr. Wohlers.
 11 BOARD MEMBER WOHLERS: In favor.
 12 THE CHAIRMAN: Mr. Heavener.
 13 BOARD MEMBER HEAVENER: In favor.
 14 THE CHAIRMAN: Ms. Fetner.
 15 BOARD MEMBER FETNER: In favor.
 16 THE CHAIRMAN: And Ms. Worsham.
 17 BOARD MEMBER WORSHAM: In favor.
 18 THE CHAIRMAN: And I, too, am in favor.
 19 Thanks for cleaning that up, Guy.
 20 We're looking forward to Gateway going
 21 vertical. It's really exciting. So thank you
 22 very much.
 23 Seeing nothing else on the Community
 24 Redevelopment Agency meeting, we will adjourn
 25 that portion of the meeting and open up our
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Downtown Investment Authority portion of the meeting.
(The foregoing proceedings were adjourned at 2:21 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, Diane M. Tropa, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 30th day of August 2024.

Diane M. Tropa
Florida Professional Reporter

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| \$ | absolutely [1] - 12:7 abstaining [1] - 15:11 access [2] - 5:6, 5:14 acting [1] - 10:22 action [1] - 17:5 activation [2] - 4:8, 17:18 active [1] - 14:11 add [1] - 10:13 addition [1] - 16:1 address [6] - 4:1, 4:4, 8:7, 10:1, 14:23, 14:25 adjourn [1] - 20:24 adjourned [1] - 21:3 Administrative [1] - 1:21 adopted [1] - 8:16 adventure [1] - 6:18 affiliate [1] - 10:16 afternoon [1] - 2:3 agency [1] - 5:20 Agency [3] - 6:24, 18:24, 20:24 AGENCY [1] - 1:2 agenda [9] - 6:23, 7:15, 7:17, 8:17, 8:18, 8:20, 8:24, 9:22, 18:23 ALLAN [1] - 1:20 Allan [2] - 2:18, 13:22 Allegiance [2] - 2:8, 2:9 allocation [2] - 18:25, 19:6 allow [1] - 10:19 almost [1] - 14:10 ALSO [1] - 1:17 amendment [3] - 17:7, 17:10, 17:14 Analyst [1] - 1:19 analyst [1] - 2:16 anyway [1] - 6:10 applicant [2] - 10:17, 13:25 appreciate [1] - 15:3 approach [1] - 14:2 approaches [1] - 3:24 approval [1] - 12:1 approve [7] - 7:2, 8:3, 9:1, 11:6, 15:6, 18:2, 19:25 approved [2] - 8:16, 19:4 area [1] - 14:16 Assistant [1] - 1:21 attended [1] - 6:9 Audience [2] - 3:24, 14:2 | AUDIENCE [4] - 4:2, 14:5, 14:24, 15:2 August [5] - 1:6, 2:1, 2:4, 6:4, 22:15 Authority [2] - 2:6, 21:1 authorized [1] - 22:8 Ava [6] - 3:14, 3:16, 3:21, 6:20, 7:6, 10:9 AVA [1] - 1:21 awards [1] - 6:3 aware [1] - 3:17 awesome [1] - 14:13 aye [2] - 8:11, 8:12 | B | brew [1] - 15:15 Brewing [1] - 4:10 bring [1] - 12:5 brother [1] - 15:10 brother-in-law [1] - 15:10 brought [1] - 19:12 Budget [2] - 17:6, 17:9 building [4] - 4:16, 12:17, 14:20, 15:23 buildings [1] - 13:5 business [4] - 10:16, 12:20, 13:8, 14:9 busted [1] - 4:20 busy [1] - 13:4 | 19:17 change-all [1] - 19:17 chasing [1] - 14:8 checking [1] - 19:15 Chief [1] - 1:18 Church [1] - 17:19 citizen [1] - 5:15 CITRANO [16] - 1:15, 2:23, 7:13, 8:4, 9:10, 10:15, 11:3, 11:13, 15:18, 15:21, 16:3, 16:6, 16:12, 18:3, 18:8, 20:7 Citrano [8] - 2:23, 9:9, 10:13, 11:11, 15:17, 16:11, 18:6, 20:5 City [1] - 4:10 CITY [1] - 1:1 cleaning [1] - 20:19 clock [1] - 5:22 Coffee [3] - 12:4, 12:10, 12:19 coffee [2] - 12:25, 14:20 cold [1] - 15:15 collection [1] - 5:19 commencing [1] - 1:7 comment [1] - 3:22 comments [4] - 3:21, 6:20, 15:8, 20:2 commercial [1] - 19:9 Committee [2] - 17:6, 17:9 committee [2] - 8:22, 19:14 Community [3] - 6:24, 18:24, 20:23 COMMUNITY [1] - 1:2 companion [1] - 19:3 complete [1] - 22:10 component [1] - 5:13 concept [1] - 12:23 condominiums [1] - 13:6 Conflict [1] - 7:5 conflict [5] - 7:14, 7:21, 10:16, 11:1, 15:10 congratulations [1] - 16:23 consent [6] - 7:15, 7:16, 8:18, 8:20, 8:23, 9:22 copy [1] - 10:10 correct [3] - 10:9, 10:23, 10:24 corrections [1] - 8:6 correctly [1] - 10:5 cost [1] - 13:13 costs [1] - 13:14 |
| 1 | 2018 [1] - 12:21 2024 [5] - 1:6, 2:1, 6:24, 8:1, 22:15 2024-08-02 [3] - 7:9, 12:3, 12:9 2024-08-06 [4] - 7:14, 8:19, 9:22, 11:5 2024-08-07 [3] - 17:2, 18:1, 18:20 2024-08-15 [3] - 18:25, 19:3, 19:24 21 [2] - 1:6, 2:1 21st [1] - 2:4 24-hour [1] - 5:14 2:03 [3] - 1:7, 2:1, 2:4 2:21 [1] - 21:4 | C | care [1] - 7:11 CAROL [1] - 1:14 Carol [1] - 3:10 CARR [2] - 16:1, 16:5 Carr [3] - 12:11, 14:24, 15:11 Carrico [1] - 6:7 case [1] - 13:14 catch [1] - 4:17 celebrate [1] - 4:8 CEO [1] - 2:22 CERTIFICATE [1] - 22:1 certify [1] - 22:8 Chair [2] - 1:13, 12:8 chair [1] - 7:13 CHAIRMAN [69] - 2:3, 2:10, 3:2, 3:15, 3:19, 6:19, 6:22, 7:3, 7:10, 7:20, 7:24, 8:5, 8:9, 8:13, 8:15, 9:4, 9:7, 9:11, 9:13, 9:15, 9:17, 9:19, 9:21, 10:12, 11:4, 11:8, 11:11, 11:14, 11:16, 11:18, 11:20, 11:22, 11:24, 13:21, 13:24, 14:3, 14:21, 15:1, 15:3, 15:8, 15:13, 15:20, 16:9, 16:11, 16:13, 16:15, 16:18, 16:20, 16:22, 17:22, 17:25, 18:4, 18:6, 18:9, 18:11, 18:13, 18:15, 18:17, 18:19, 19:20, 19:23, 20:2, 20:5, 20:8, 20:10, 20:12, 20:14, 20:16, 20:18 Chairman [3] - 10:4, 17:4, 19:2 change [2] - 17:15, | | |
| 2 | bank [1] - 16:4 bar [1] - 12:25 beer [1] - 12:24 better [1] - 15:16 Blocks [1] - 19:5 board [8] - 2:23, 3:1, 3:2, 3:5, 3:7, 3:8, 3:11, 11:9 BOARD [71] - 1:3, 1:12, 2:23, 2:25, 3:4, 3:6, 3:8, 3:10, 7:2, 7:7, 7:13, 7:23, 8:3, 8:4, 8:8, 8:12, 8:14, 8:25, 9:2, 9:3, 9:6, 9:10, 9:12, 9:14, 9:16, 9:18, 9:20, 10:15, 11:3, 11:6, 11:7, 11:10, 11:15, 11:17, 11:19, 11:21, 11:23, 13:23, 15:5, 15:7, 15:9, 15:18, 15:21, 16:3, 16:6, 16:10, 16:12, 16:14, 16:17, 16:19, 16:21, 17:24, 18:2, 18:3, 18:5, 18:8, 18:10, 18:12, 18:14, 18:16, 18:18, 19:22, 19:25, 20:1, 20:4, 20:7, 20:9, 20:11, 20:13, 20:15, 20:17 Board [9] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 6:2, 6:10, 10:5 bottom [1] - 10:7 Boulevard [1] - 12:18 Boyer [5] - 2:22, 10:1, 10:21, 17:3, 17:23 BOYER [5] - 1:18, 2:22, 10:4, 10:24, 17:4 branch [2] - 16:4 brand [1] - 14:11 | D | | | |
| 3 | 3 [1] - 8:18 303 [1] - 1:8 30th [1] - 22:15 31st [1] - 6:4 35 [1] - 19:10 3651 [1] - 14:25 | E | | | |
| 5 | 50 [1] - 13:13 53,430 [1] - 13:16 | F | | | |
| 7 | 7 [1] - 13:2 | G | | | |
| 8 | 8 [1] - 10:17 82,100 [1] - 19:8 8B [3] - 7:3, 7:5, 11:1 | H | | | |
| A | a.m [1] - 13:2 | I | | | |

| | | | | |
|--|---|---|--|--|
| <p>councilmen [1] - 6:7 Counsel [2] - 1:20, 3:13 COUNTY [1] - 22:4 couple [1] - 12:10 court [2] - 4:23, 4:25 CRA [2] - 10:22 Creek [2] - 4:16, 6:14 CROWLEY [2] - 1:19, 2:15 Crowley [1] - 2:15 crushed [1] - 5:16 cumulatively [1] - 19:7 cup [1] - 15:15</p> | E | <p>17:8 Financial [1] - 1:19 financial [1] - 2:16 first [2] - 15:22, 15:24 fish [1] - 4:18 Flamingo [4] - 12:3, 12:9, 12:11, 12:19 floor [2] - 15:22, 15:24 Florida [4] - 1:9, 1:10, 22:7, 22:18 FLORIDA [1] - 22:3 food [1] - 14:20 footage [2] - 13:12, 13:15 foregoing [2] - 21:3, 22:9 Form [3] - 7:5, 10:17, 11:1 forward [5] - 5:4, 15:16, 16:24, 19:13, 20:20 forwarded [1] - 8:22 FPR [1] - 1:9 full [1] - 5:11 funding [4] - 17:11, 17:17, 17:18, 17:20 funds [2] - 17:8, 17:9</p> | <p>hello [1] - 4:2 Heritage [1] - 17:11 high [1] - 13:5 high-rise [1] - 13:5 Hill [3] - 3:14, 12:20, 13:9 HILL [7] - 1:21, 3:14, 3:18, 3:22, 3:25, 6:15, 6:21 home [1] - 12:6 honored [2] - 14:6, 14:18 hope [2] - 6:4, 14:19 hotels [1] - 13:5</p> | <p>1:13 Krechowski [1] - 3:2</p> |
| D | <p>Earnings [1] - 17:2 either [1] - 13:12 eligible [2] - 11:2, 13:14 emergency [2] - 11:25, 17:20 ends [1] - 6:4 Enhancement [3] - 12:14, 12:15, 13:12 enjoy [1] - 5:15 entertain [4] - 11:4, 15:4, 17:25, 19:23 Environmental [2] - 6:2, 6:9 environmental [1] - 6:3 Ernest [1] - 14:25 error [1] - 10:11 Estate [1] - 2:21 except [1] - 9:22 exciting [1] - 20:21 excuse [1] - 13:9 execution [1] - 10:10 Executive [1] - 1:18 Exhibit [1] - 17:8 existing [1] - 12:19 exonerated [1] - 5:1 expand [1] - 12:21 experience [1] - 4:24 explain [1] - 4:11</p> | G | I | L |
| <p>DATED [1] - 22:15 declare [3] - 7:8, 11:1, 15:10 deliberated [1] - 8:22 DEVAULT [3] - 1:20, 2:18, 12:7 DeVault [3] - 2:18, 12:5, 13:21 development [3] - 13:13, 19:6, 19:7 Development [2] - 1:19, 2:21 DIA [1] - 1:18, 1:18, 1:19, 1:19, 1:20, 2:16, 2:19, 3:14, 4:7, 5:5, 6:5 Diane [3] - 1:9, 22:7, 22:18 dinner [1] - 13:1 Director [1] - 1:19 director [1] - 2:20 Disclosures [1] - 7:5 disclosures [1] - 7:22 discussed [1] - 8:21 discussion [5] - 7:21, 8:5, 9:5, 11:9, 18:4 distributed [1] - 17:16 Division [2] - 4:5, 4:22 Doro [1] - 17:20 down [6] - 4:9, 4:11, 4:14, 4:20, 5:3, 14:20 downtown [2] - 14:13, 14:17 Downtown [3] - 2:6, 2:21, 21:1 dream [1] - 14:8 during [1] - 13:2 DUVAL [1] - 22:4</p> | F | <p>game [1] - 5:22 Garden [1] - 17:11 Gateway [3] - 18:25, 19:4, 20:20 General [2] - 1:20, 3:13 grant [3] - 12:16, 13:16, 17:21 great [1] - 19:14 group [1] - 8:10 grown [1] - 14:7 GUY [1] - 1:18 guy [1] - 2:17 Guy [1] - 20:19 guys [1] - 6:13</p> | J | M |
| <p>family [1] - 14:14 favor [36] - 8:11, 9:10, 9:12, 9:14, 9:16, 9:18, 9:20, 9:21, 11:13, 11:15, 11:17, 11:19, 11:21, 11:23, 11:24, 14:19, 16:12, 16:14, 16:17, 16:19, 16:21, 16:22, 18:8, 18:10, 18:12, 18:14, 18:16, 18:18, 18:19, 20:7, 20:9, 20:11, 20:13, 20:15, 20:17, 20:18 feet [3] - 13:17, 19:9, 19:10 FETNER [7] - 1:13, 3:8, 9:18, 11:21, 16:19, 18:16, 20:15 Fetner [6] - 3:8, 9:17, 11:20, 16:18, 18:15, 20:14 file [3] - 4:4, 10:17, 10:25 Finance [2] - 17:6,</p> | F | H | <p>JACKSONVILLE [1] - 1:1 Jacksonville [5] - 1:7, 1:9, 4:4, 4:22, 14:6 JAMES [1] - 1:19 James [1] - 2:15 Jax [1] - 19:4 JIM [1] - 1:15 Jim [1] - 2:23 job [1] - 19:15 John [3] - 3:12, 3:23, 4:2 JOHN [1] - 1:20 Johns [1] - 4:9 join [1] - 2:7 July [2] - 6:23, 7:25</p> | <p>mail [1] - 5:18 majority [1] - 14:7 Manager [2] - 1:18, 1:20 manager [1] - 2:19 Marco [1] - 13:9 marina [1] - 5:7 Marina [1] - 4:9 marker [1] - 4:17 market [1] - 13:6 match [1] - 19:16 matches [1] - 19:18 matter [2] - 10:14, 10:20 McCoy's [1] - 4:15 mean [1] - 5:21 meet [1] - 14:14 meeting [10] - 2:5, 6:10, 6:24, 7:25, 8:15, 10:18, 10:23, 20:24, 20:25, 21:2 MEETING [1] - 1:3 Melinda [1] - 2:25 MELINDA [1] - 1:16 MEMBER [6] - 2:23, 2:25, 3:4, 3:6, 3:8,</p> |
| | <p>Hanania [3] - 12:17, 14:14, 14:20 head [1] - 16:5 Heavener [6] - 3:6, 9:15, 11:18, 16:16, 18:13, 20:12 HEAVENER [1] - 1:15, 3:6, 7:2, 8:3, 9:16, 11:7, 11:19, 16:17, 18:14, 19:25, 20:13 held [1] - 1:6</p> | | K | |
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|---|---|---|---|---|
| <p>3:10, 4:2, 7:2, 7:7, 7:13, 8:3, 8:4, 8:25, 9:2, 9:3, 9:10, 9:12, 9:14, 9:16, 9:18, 9:20, 10:15, 11:3, 11:6, 11:7, 11:15, 11:17, 11:19, 11:21, 11:23, 14:5, 14:24, 15:2, 15:5, 15:7, 15:9, 15:18, 15:21, 16:3, 16:6, 16:12, 16:14, 16:17, 16:19, 16:21, 18:2, 18:3, 18:8, 18:10, 18:12, 18:14, 18:16, 18:18, 19:25, 20:1, 20:7, 20:9, 20:11, 20:13, 20:15, 20:17</p> <p>Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 10:5</p> <p>member [8] - 2:24, 3:1, 3:3, 3:5, 3:7, 3:9, 3:11, 3:24</p> <p>members [1] - 14:2</p> <p>MEMBERS [13] - 1:12, 7:23, 8:8, 8:12, 8:14, 9:6, 11:10, 13:23, 16:10, 17:24, 18:5, 19:22, 20:4</p> <p>Memorial [1] - 17:19</p> <p>menu [1] - 12:25</p> <p>Micah [1] - 3:6</p> <p>MICAH [1] - 1:15</p> <p>midnight [1] - 13:3</p> <p>might [1] - 14:4</p> <p>mind [1] - 5:12</p> <p>minutes [3] - 6:25, 7:25, 8:15</p> <p>miss [1] - 5:22</p> <p>missed [1] - 7:3</p> <p>misspelled [1] - 10:8</p> <p>months [1] - 4:25</p> <p>MOSH [1] - 5:10</p> <p>motion [8] - 7:1, 8:2, 8:23, 9:4, 11:4, 15:4, 18:1, 19:24</p> <p>motivational [1] - 4:13</p> <p>move [12] - 3:21, 6:22, 7:2, 7:25, 8:3, 8:25, 9:7, 9:24, 11:6, 15:5, 18:2, 19:25</p> <p>moving [4] - 8:17, 12:3, 17:1, 18:23</p> <p>MR [10] - 2:18, 2:20, 3:12, 6:16, 10:21, 10:25, 11:13, 12:7, 16:1, 16:5</p> <p>MS [13] - 2:15, 2:17, 2:22, 3:14, 3:18,</p> | <p>3:22, 3:25, 6:15, 6:21, 10:4, 10:24, 17:4, 19:2</p> <p>multifamily [1] - 19:8</p> <p>Multipurpose [1] - 1:8</p> <p>Murray [2] - 12:20, 13:9</p> <p>Musical [1] - 17:11</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N11 [1] - 19:5</p> <p>N4 [1] - 19:5</p> <p>N8 [1] - 19:5</p> <p>name [3] - 3:25, 4:3, 14:22</p> <p>necessary [1] - 17:20</p> <p>need [3] - 5:5, 7:8, 8:6</p> <p>next [5] - 4:9, 6:17, 6:23, 8:17, 19:18</p> <p>nominating [2] - 6:4, 6:6</p> <p>nomination [1] - 6:13</p> <p>nominations [1] - 6:3</p> <p>non [1] - 10:7</p> <p>non-substantive [1] - 10:7</p> <p>none [5] - 8:9, 9:7, 11:11, 19:23, 20:5</p> <p>Nooney [3] - 3:23, 4:3, 6:19</p> <p>NOONEY [1] - 6:16</p> <p>North [1] - 1:8</p> <p>Northbank [1] - 17:2</p> <p>Notary [1] - 1:10</p> <p>notes [1] - 22:11</p> <p>nothing [1] - 20:23</p> <p>notice [1] - 5:17</p> <p>November [1] - 19:5</p> <p>Number [1] - 8:18</p> <p>number [3] - 19:16, 19:18</p> <p>numerical [1] - 19:16</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>OF [4] - 1:1, 22:1, 22:3, 22:4</p> <p>offer [1] - 12:25</p> <p>offered [1] - 17:10</p> <p>office [2] - 13:5, 19:10</p> <p>Office [2] - 1:20, 3:12</p> <p>Officer [1] - 1:18</p> <p>offices [1] - 19:10</p> <p>old [2] - 4:10, 16:4</p> <p>one [7] - 3:22, 5:13, 5:19, 7:8, 7:18, 9:24, 12:6</p> <p>open [3] - 12:21, 13:1, 20:25</p> | <p>opening [1] - 14:8</p> <p>Operations [1] - 1:18</p> <p>opportunity [2] - 13:25, 14:18</p> <p>opposed [1] - 8:13</p> <p>order [1] - 2:5</p> <p>oriented [1] - 16:7</p> <p>originally [1] - 17:15</p> <p>otherwise [1] - 6:12</p> <p>overflow [1] - 5:10</p> <p>own [1] - 14:8</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m [5] - 1:7, 2:1, 2:4, 13:2, 21:4</p> <p>park [1] - 4:14</p> <p>parked [1] - 4:10</p> <p>parking [6] - 4:20, 5:2, 5:6, 5:7, 5:8, 5:11</p> <p>Parking [2] - 4:5, 4:22</p> <p>Parola [4] - 2:17, 19:1, 19:20, 19:21</p> <p>PAROLA [3] - 1:18, 2:17, 19:2</p> <p>part [3] - 14:17, 17:12</p> <p>participate [1] - 4:7</p> <p>particular [2] - 12:16, 13:11</p> <p>partner [1] - 14:10</p> <p>passes [3] - 9:23, 16:24, 18:20</p> <p>PATRICK [1] - 1:13</p> <p>Patrick [1] - 3:2</p> <p>Paul [2] - 14:24, 15:11</p> <p>pep [1] - 4:7</p> <p>percent [1] - 13:13</p> <p>period [1] - 6:4</p> <p>Philanthropic [1] - 4:3</p> <p>pipes [1] - 4:17</p> <p>places [1] - 15:14</p> <p>Pledge [2] - 2:8, 2:9</p> <p>podium [2] - 3:24, 14:2</p> <p>point [1] - 5:4</p> <p>pointed [1] - 10:5</p> <p>Pool [1] - 17:2</p> <p>portion [3] - 10:22, 20:25, 21:1</p> <p>position [1] - 10:14</p> <p>Pottsburg [1] - 6:14</p> <p>powerful [1] - 15:15</p> <p>POWERS [10] - 1:16, 2:25, 9:2, 9:12, 11:15, 15:7, 16:14, 18:10, 20:1, 20:9</p> <p>Powers [2] - 2:25, 10:5</p> <p>powers [5] - 9:11, 11:14, 16:13, 18:9,</p> | <p>20:8</p> <p>prepared [1] - 10:17</p> <p>PRESENT [2] - 1:12, 1:17</p> <p>pretty [1] - 14:7</p> <p>privilege [1] - 14:14</p> <p>proceedings [2] - 21:3, 22:9</p> <p>Proceedings [1] - 1:6</p> <p>Professional [2] - 22:7, 22:18</p> <p>Program [3] - 12:14, 12:15, 13:12</p> <p>Project [1] - 1:20</p> <p>project [3] - 2:18, 5:5, 5:12</p> <p>projection [2] - 17:12, 17:13</p> <p>Protection [2] - 6:2, 6:9</p> <p>provide [1] - 5:5</p> <p>Public [1] - 1:10</p> <p>public [3] - 3:21, 3:22, 6:20</p> <p>Public/Main [1] - 1:7</p> <p>pull [3] - 7:16, 8:18, 8:19</p> <p>pulled [1] - 10:2</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>questions [9] - 11:8, 12:13, 13:20, 13:22, 15:8, 17:23, 19:19, 19:21, 20:3</p> <p>quick [1] - 10:3</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>rally [1] - 4:7</p> <p>ramp [2] - 4:19, 5:7</p> <p>rapid [2] - 11:25, 17:20</p> <p>rather [1] - 10:8</p> <p>Real [1] - 2:21</p> <p>really [4] - 6:13, 14:15, 19:11, 20:21</p> <p>reason [3] - 4:12, 5:20, 19:12</p> <p>recently [1] - 5:2</p> <p>recitation [1] - 2:9</p> <p>record [3] - 4:1, 14:22, 22:10</p> <p>red [1] - 4:18</p> <p>REDEVELOPMENT [1] - 1:2</p> <p>Redevelopment [3] - 6:24, 18:24, 20:24</p> <p>regarding [1] - 10:14</p> <p>remain [1] - 8:21</p> | <p>remaining [2] - 8:20, 17:19</p> <p>replacing [1] - 15:24</p> <p>report [1] - 22:9</p> <p>REPORTER [1] - 22:1</p> <p>Reporter [2] - 22:8, 22:18</p> <p>representation [1] - 19:17</p> <p>representatives [1] - 12:11</p> <p>request [2] - 3:23, 13:16</p> <p>Resiliency [1] - 4:3</p> <p>resolution [9] - 6:6, 10:6, 12:1, 12:9, 15:4, 16:24, 17:5, 17:15, 19:3</p> <p>Resolution [7] - 7:8, 8:19, 11:5, 17:1, 18:1, 18:20, 19:24</p> <p>resolutions [1] - 19:4</p> <p>response [13] - 7:23, 8:8, 8:14, 9:6, 11:10, 11:25, 13:23, 16:10, 17:21, 17:24, 18:5, 19:22, 20:4</p> <p>restaurant [3] - 15:23, 15:24, 19:9</p> <p>Retail [3] - 12:14, 12:15, 13:11</p> <p>retail [1] - 19:9</p> <p>rights [2] - 19:6, 19:7</p> <p>rise [2] - 2:7, 13:5</p> <p>River [2] - 4:9, 4:10</p> <p>river [4] - 4:11, 4:14, 4:21, 5:3</p> <p>riverfront [1] - 17:13</p> <p>Riverplace [1] - 12:17</p> <p>Room [1] - 1:8</p> <p>room [1] - 4:6</p> <p>rubrics [1] - 13:7</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>San [1] - 13:9</p> <p>saw [1] - 8:6</p> <p>Sawyer [2] - 3:12, 10:19</p> <p>SAWYER [4] - 1:20, 3:12, 10:21, 10:25</p> <p>score [1] - 13:7</p> <p>SCOTT [1] - 1:14</p> <p>Scott [4] - 3:4, 6:7, 7:4, 7:12</p> <p>scrivener's [1] - 10:10</p> <p>second [8] - 8:4, 9:2, 9:3, 9:4, 11:7, 15:7, 18:3, 20:1</p> <p>see [1] - 4:18</p> |
|---|---|---|---|---|

| | | | |
|--|--|--|---|
| <p>seeing [6] - 8:9, 9:7, 11:11, 19:23, 20:5, 20:23</p> <p>sent [1] - 5:19</p> <p>separately [1] - 7:19</p> <p>serve [1] - 14:19</p> <p>share [1] - 6:11</p> <p>shirt [1] - 5:25</p> <p>show [1] - 17:13</p> <p>sic [1] - 17:11</p> <p>similar [3] - 12:22, 12:23</p> <p>six [1] - 14:12</p> <p>size [1] - 12:23</p> <p>skipping [1] - 16:15</p> <p>Snyder [1] - 17:19</p> <p>Sondra [1] - 3:8</p> <p>SONDRA [1] - 1:13</p> <p>sorry [1] - 7:3</p> <p>sought [1] - 19:8</p> <p>Southbank [1] - 12:16</p> <p>speaker [1] - 4:13</p> <p>spell [1] - 19:15</p> <p>spell-checking [1] - 19:15</p> <p>sponsor [1] - 6:5</p> <p>spots [1] - 5:7</p> <p>square [5] - 13:12, 13:15, 13:17, 19:9, 19:10</p> <p>St [1] - 4:9</p> <p>staff [3] - 2:17, 3:14, 11:8</p> <p>start [1] - 2:13</p> <p>State [1] - 1:10</p> <p>STATE [1] - 22:3</p> <p>state [1] - 3:25</p> <p>stenographic [1] - 22:11</p> <p>stenographically [1] - 22:9</p> <p>STEVE [1] - 1:19</p> <p>Steve [1] - 2:20</p> <p>straight [1] - 12:15</p> <p>strategy [1] - 17:18</p> <p>Street [2] - 1:8, 14:25</p> <p>subsequent [1] - 10:18</p> <p>subsequently [1] - 7:18</p> <p>substantive [1] - 10:7</p> <p>suggested [1] - 17:9</p> <p>Super [1] - 5:25</p> <p>system [1] - 17:13</p> | <p>text [1] - 19:15</p> <p>THE [69] - 2:3, 2:10, 3:2, 3:15, 3:19, 6:19, 6:22, 7:3, 7:10, 7:20, 7:24, 8:5, 8:9, 8:13, 8:15, 9:4, 9:7, 9:11, 9:13, 9:15, 9:17, 9:19, 9:21, 10:12, 11:4, 11:8, 11:11, 11:14, 11:16, 11:18, 11:20, 11:22, 11:24, 13:21, 13:24, 14:3, 14:21, 15:1, 15:3, 15:8, 15:13, 15:20, 16:9, 16:11, 16:13, 16:15, 16:18, 16:20, 16:22, 17:22, 17:25, 18:4, 18:6, 18:9, 18:11, 18:13, 18:15, 18:17, 18:19, 19:20, 19:23, 20:2, 20:5, 20:8, 20:10, 20:12, 20:14, 20:16, 20:18</p> <p>they've [1] - 13:17</p> <p>third [1] - 10:6</p> <p>three [3] - 4:25, 5:6, 5:14</p> <p>thriving [1] - 14:16</p> <p>Times-Union [1] - 4:16</p> <p>title [1] - 10:6</p> <p>today [1] - 19:13</p> <p>total [2] - 13:15, 13:16</p> <p>tower [1] - 17:12</p> <p>town [1] - 15:15</p> <p>trains [1] - 4:18</p> <p>transcript [1] - 22:10</p> <p>Tropia [3] - 1:9, 22:7, 22:18</p> <p>true [1] - 22:10</p> <p>turn [1] - 17:3</p> <p>two [3] - 5:13, 6:8, 17:17</p> <p>type [1] - 6:5</p> <p>typo [1] - 9:25</p> | <p>up [8] - 4:19, 6:15, 13:25, 14:4, 14:7, 16:3, 20:19, 20:25</p> <p>update [1] - 10:3</p> <p>uses [1] - 17:17</p> | <p style="text-align: center;">Z</p> |
| <p style="text-align: center;">T</p> | <p style="text-align: center;">U</p> | <p style="text-align: center;">V</p> | <p>Zoom [1] - 3:16</p> |
| <p>target [1] - 13:6</p> <p>ten [1] - 14:10</p> | <p>ultimate [1] - 17:12</p> <p>unanimous [1] - 12:1</p> <p>unanimously [3] - 9:23, 16:24, 18:21</p> <p>under [3] - 4:16, 4:17, 18:24</p> <p>understood [1] - 7:20</p> <p>unfortunately [1] - 19:13</p> <p>Union [1] - 4:16</p> <p>units [1] - 19:8</p> <p>unless [1] - 15:20</p> | <p style="text-align: center;">W</p> <p>WANDA [1] - 1:19</p> <p>Wanda [1] - 2:15</p> <p>waterway [1] - 5:15</p> <p>waterways [1] - 4:8</p> <p>wearing [1] - 5:24</p> <p>Webb [1] - 12:12</p> <p>Wednesday [2] - 1:6, 2:4</p> <p>week [1] - 13:2</p> <p>weekends [1] - 13:3</p> <p>welcome [2] - 2:11, 16:23</p> <p>Wilson [2] - 5:25, 6:7</p> <p>wine [1] - 12:24</p> <p>wish [1] - 6:17</p> <p>WOHLERS [10] - 1:14, 3:4, 7:7, 9:3, 9:14, 11:17, 15:9, 18:2, 18:12, 20:11</p> <p>Wohlers [7] - 3:4, 9:13, 11:16, 15:13, 16:15, 18:11, 20:10</p> <p>word [1] - 10:7</p> <p>WORSHAM [10] - 1:14, 3:10, 8:25, 9:20, 11:6, 11:23, 15:5, 16:21, 18:18, 20:17</p> <p>Worsham [6] - 3:10, 9:19, 11:22, 16:20, 18:17, 20:16</p> | <p style="text-align: center;">Y</p> |
| | | <p>years [1] - 14:11</p> <p>yesterday [1] - 5:21</p> <p>yourselves [1] - 14:1</p> | |

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, August 21, 2024,
commencing at 2:21 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

PATRICK KRECHOWSKI, Chair.
SONDRA FETNER, Board Member.
SCOTT WOHLERS, Board Member.
CAROL WORSHAM, Board Member.
JIM CITRANO, Board Member.
MICAH HEAVENER, Board Member.
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
WANDA JAMES CROWLEY, DIA, Financial Analyst.
ALLAN DEVAULT, DIA, Project Manager.
JOHN SAWYER, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

- - -

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3

1 BOARD MEMBER WORSHAM: I'll move to
2 approve the consent agenda.
3 BOARD MEMBER POWERS: Second.
4 THE CHAIRMAN: All right. We have a
5 motion and a second.
6 Any comments, any discussion?
7 BOARD MEMBERS: (No response.)
8 THE CHAIRMAN: All right. Seeing none,
9 we'll take another group vote on the consent
10 agenda.
11 All those in favor, signify by saying aye.
12 BOARD MEMBERS: Aye.
13 THE CHAIRMAN: Any opposed?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRMAN: And the consent agenda
16 passes unanimously.
17 I see nothing under Old Business, seeing
18 nothing under New Business.
19 So unless I'm mistaken, we will move into
20 Ms. Boyer's monthly update.
21 MS. BOYER: Thank you, Mr. Chairman.
22 I think we'll go ahead and start with the
23 PowerPoint if Ms. Hill has that ready. If not,
24 I'll start with the CEO briefing.
25 MS. HILL: Yes.
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2

PROCEEDINGS

August 21, 2024 2:21 p.m.

- - -

1 THE CHAIRMAN: Seeing nothing else on the
2 Community Redevelopment Agency meeting, we will
3 adjourn that portion of the meeting and open up
4 our Downtown Investment Authority portion of
5 the meeting.

6 The first thing on the agenda is our July
7 17th board meeting minutes.

8 Entertaining a motion to approve.

9 BOARD MEMBER POWERS: Move to approve.

10 BOARD MEMBER WOHLERS: Second.

11 THE CHAIRMAN: Any comments, any
12 corrections? Anybody find anything?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Seeing none,
15 we'll take a group vote on that.

16 All in favor, signify by saying aye.

17 BOARD MEMBERS: Aye.

18 THE CHAIRMAN: Any opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: And the minutes are
21 approved.

22 Next is Item B, our consent agenda. We've
23 got two items there.

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4

1 MS. BOYER: So the monthly downtown
2 project updates, you should be able to see them
3 on your screen now.
4 The first one is Artist Walk. I think a
5 few of you were there at the opening. So
6 Artist Walk is now open. It is the skate park
7 under the Fuller Warren Bridge overpass. RAM
8 is right on the water, and this is inland from
9 that.
10 There is another phase still coming that
11 is right on Riverside Avenue that is more of a
12 market area that will be paved and have
13 opportunity for artist vendors to show their
14 wares as well as food trucks and other things.
15 So that plaza is still coming, but the
16 skate park is now fully operational and very
17 well attended, by the way. If you is stop over
18 there, it seems to be very popular.
19 Next. Ribbon cutting ceremony, actually.
20 Next slide.
21 And we've actually had some kind of
22 semiprofessional or -- certainly well-known and
23 well-respected skaters who've come over and
24 done some demo projects there that have also
25 been interesting.
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5

1 One Riverside. So One Riverside, you'll
2 recall, is the McCoys Creek and the private
3 development projects that are going on at the
4 site of the former Times-Union publishing.

5 You can see work continues on the
6 residential building that TriBridge is doing on
7 the riverfront. They're now getting to the
8 finishing of the restaurant space and
9 starting -- you'll also see one of these
10 pictures shows you the civic stairs -- not
11 civic stairs, the stairs that go down to the
12 Riverwalk and connect the restaurant down to
13 the Riverwalk.

14 And I think maybe it's on this next slide.
15 We will have a better picture of the stairs.

16 Nope. Okay. In any event, you also see
17 the entrance to the parking garage. You can
18 see that it's fully topped out, and this one is
19 moving along very well, and now they're
20 starting all of their interior work or have
21 been on their interior work for some time.

22 Next slide is McCoys Creek Outfall, which
23 is the City's portion of this project, and you
24 can see real progress being made here. This is
25 an ongoing construction project.

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6

1 What you're seeing there is the retaining
2 walls and the sides on the new creek and the
3 new creek being excavated and is under
4 construction.

5 Next.

6 More slides where you can see both the old
7 outfall as well as the new creek location. I
8 think that's somewhat interesting, where you
9 can see the old outfall into the river even
10 though it's covered with the current decking
11 above it.

12 That project, by the way, is due to be
13 completed in mid-2025, so you'll see -- as we
14 go along, you're going to start to see that one
15 really making progress.

16 Park Street road diet. We'll talk a
17 little bit more about that later. What you see
18 is now the entire pavement is torn up, and they
19 are working on underground utilities, mostly
20 waterlines right now, but they have all of the
21 utility work to do before we start seeing the
22 surface improvements that were the real essence
23 of it with the road diet, the additional trees,
24 the lane reductions, et cetera.

25 Next.

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7

1 More of the underground.

2 Mr. Parola -- if you want to know more
3 details about the underground, talk to
4 Mr. Parola. He was very intrigued when he went
5 over there about the number of pipes and
6 facilities that are underground that they're
7 trying to work around and just the level of
8 complication of trying to make this happen.

9 Next.

10 Johnson Commons. I wanted to show this
11 one in particular because you can see the
12 number of units now. You're starting to see
13 the massing of the additional units going up.

14 And on the very next slide, you will see
15 foundations of additional units beyond those.
16 So in addition to the ones you can see that are
17 completed vertically, you're now seeing
18 additional ones under construction.

19 Two-way conversions. This is our Adams
20 and Forsyth project. So I'm really kind of
21 entertained by this slide in the sense that we
22 hate the pavement markings, so I think it's
23 interesting that we're featuring at a board
24 meeting the pavement markings, but I'm assuming
25 that I'm being shown these because these are

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8

1 part of our two-way street conversion project
2 where they are locating underground utilities
3 as they are trying to figure out where they're
4 putting the signal devices and things on the
5 corners.

6 Next.

7 Riverfront Plaza. We have some
8 interesting slides here. They are going to
9 show you progress on the bulkhead.

10 But what you're seeing in this area down
11 on the bottom right -- and then I believe
12 there's another -- bottom left, and there's an
13 additional slide that shows this.

14 Let's go to the next one.

15 You can really see the foundation work
16 coming out of the ground. Bottom left and
17 upper right are the two where you can really
18 see the foundation work of the park services
19 building. And they're now going vertical on
20 the park services building, and the bulkhead
21 itself is, you know, well underway.

22 I'm thinking that I have -- in my other
23 notes, I will share with you -- oh, dear.

24 Mr. DeVault, you'll have to get me back
25 into your computer.

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1 The bulkhead work is on schedule, and we
 2 do not have a challenge with that. However, I
 3 mentioned to a couple of you when I came in
 4 that I was just in a City CIP budget hearing
 5 that is ongoing right now. And in that, they
 6 removed funding and put it under the line for
 7 Riverfront Plaza of \$6 million for next year.
 8 That \$6 million was necessary to relocate the
 9 storm sewer line that was discovered.

10 Remember I told you they found a 54-inch
 11 storm sewer line that ran across the site and
 12 that Haskell needed to be working on that right
 13 now in order not to be delaying Phase 2, and
 14 that particular funding was just put below the
 15 line, so not sure. Maybe it will come back
 16 later in the budget process, but at this point,
 17 that would delay the park because they can't
 18 start work on that without the funding for it.

19 BOARD MEMBER CITRANO: Could you define
 20 "below the line"?
 21 MS. BOYER: Below the line means when they
 22 get to wrap up for the final budget hearing,
 23 they can discuss whether they want to bring it
 24 back up and fund it, or if they leave it below
 25 the line, that means it's not funded unless

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1 this? I'm sorry. I just have trouble
 2 remembering which sewer, electrical bank, all
 3 of them, where they are located. Could you
 4 just give a brief description?
 5 MS. BOYER: So storm sewer drainage as
 6 opposed to sanitary sewer, which is effluent.
 7 The storm sewer runs more or less from
 8 Independent Drive to the river. So it's
 9 bisecting the site that way (indicating), and
 10 it would -- has to be rerouted to do the civic
 11 stairs, the beer garden, all of that because
 12 where it goes right now, it cuts through and
 13 would prevent any of that from being
 14 constructed.

15 So it runs perpendicular to the river as
 16 opposed to the sanitary sewer that runs
 17 parallel to the river.
 18 Next slide.
 19 Decca Live. So this is one of our
 20 entertainment venues where they had -- they
 21 were a little delayed in getting their steel,
 22 but work is well underway.
 23 And I think there is a picture of the
 24 rooftop in here. But you can see the stairs
 25 are now in, the internal stairs. They're

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1 there's a further Council action or bill
 2 brought to fund it separately.
 3 So below the line is not funded without
 4 further Council action. It still could be
 5 during this budget process.
 6 Frankly, between now and the end of the
 7 Budget Committee hearings, which are Friday or
 8 maybe next week, they talked about maybe --
 9 there was mention of potentially going into
 10 next week to have an in-depth discussion on the
 11 significant expense of these riverfront parks.
 12 So they may have some kind of in-depth
 13 discussion about that next week. I don't know.
 14 And the -- but before they finish, they can
 15 move it above the line. And then before the
 16 budget process is completed at the end of
 17 September, could, at the last budget night,
 18 come above the line.
 19 But then if it doesn't, what will happen
 20 is there would have to be separate legislation
 21 brought to fund that element. But that
 22 particular element is part of the ongoing
 23 construction that you see.
 24 BOARD MEMBER FETNER: Ms. Boyer -- through
 25 the Chair to Ms. Boyer, which sewer line is

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1 starting facade work as well as all of the
 2 interior finish work.
 3 Let's go to -- no, that was the only slide
 4 on that.
 5 And Lofts at Cathedral. Lofts at
 6 Cathedral is now leasing. I heard today that
 7 they are about 50 percent leased already, and
 8 they're not yet open. They are just finishing
 9 work, but now you can see outside -- they're on
 10 the outside doing their final touches on the
 11 outside.
 12 As well, you're going to start seeing
 13 landscaping, and those things coming quickly.
 14 This project will be finished with construction
 15 in the next few months. So those projects will
 16 be delivered.
 17 Next -- is that the last -- Four Seasons
 18 update. Okay. Four Seasons. This is the Met
 19 Park Marina, but what's really going on is the
 20 bulkhead work. So you can see sheet pile being
 21 driven in bulkhead, and you can also see the
 22 on-site work that's going on with the
 23 foundation, the pile driving. And that's
 24 starting to come out of the ground on the Four
 25 Seasons itself and on the office building,

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1 primarily Four Seasons at this point.
 2 Next. There we go.
 3 That's where we are with Four Seasons.
 4 And Union Terminal is -- I'm going to try
 5 to not let that close on us. Union Terminal
 6 water tower has some decals that were added.
 7 They're finishing storefront windows for the
 8 spaces that are live, work, and retail. And
 9 those are continuing, so great progress on this
 10 one.
 11 By the way, I think there is -- I want to
 12 find the news article I was reading about Union
 13 Terminal, that it may be -- it's either the
 14 largest historic renovation by square feet in
 15 the state or -- certainly, I know it is in our
 16 area, but I think it is in the state, when I
 17 was reading it, which I thought was noteworthy
 18 that we were part of that.
 19 Next.
 20 Another Union Terminal. You see some
 21 interior finish going on there and some of the
 22 residential units as well as additional
 23 storefront spaces.
 24 Artea on the Southbank. Artea
 25 (inaudible). It has been for some time. But
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1 now you're seeing interior finishes coming, so
 2 you can see that in the bottom right slide.
 3 Another project that is moving along on
 4 schedule, and we're getting close to
 5 completion.
 6 Next.
 7 RiversEdge. RiversEdge update.
 8 RiversEdge has once again -- I think the thing
 9 that we want to show you here -- you've seen
 10 this slide many times, but the Toll Brothers
 11 product that is now vertical. I think on the
 12 next slide, you can see Toll Brothers coming
 13 out of the ground. So we do have residential.
 14 This is actually going to be the model
 15 building, but it -- it is definitely there,
 16 vertical.
 17 From the standpoint of the U²C
 18 construction on the parks, I'll give you a
 19 little bit more in the written update here, but
 20 all of the utilities are in. We're just
 21 waiting for paver installation to begin.
 22 Next.
 23 Boardwalk, completed or nearly completed
 24 now at RiversEdge.
 25 Marshfront Park was supposed to have
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1 started this month, but I don't have any
 2 pictures showing that it actually has.
 3 Next.
 4 Pour Taproom. So you approved an
 5 incentive for this several months ago. What
 6 you can see here is they removed some of the
 7 storefront to install their roll-up. They have
 8 temporary roll-up now where their roll-up doors
 9 and windows are going and are starting work on
 10 the interior.
 11 Southbank Crossing, formerly Reddi-Arts.
 12 So this one did not come to this board. It
 13 came to DDRB because you did not have any
 14 incentive for the Reddi-Arts building, but what
 15 you're seeing is -- and I included another
 16 slide.
 17 The next slide shows the rendering of what
 18 they expect it to be. And if you go back one
 19 slide -- yeah. You can see how they've removed
 20 all of the storefront and how they're getting
 21 ready to put in that plate glass and convert it
 22 to what they showed at the DDRB rendering.
 23 Okay. Ava, go ahead and advance one more.
 24 And that's it on the picture show version.
 25 And then the updates that I wanted to
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1 provide -- special committee on downtown.
 2 There was a meeting on August 12th that focused
 3 on the Trio. Thank you to those of you who
 4 were able to attend.
 5 And possible DIA process improvements,
 6 staff has no objection to any of the
 7 improvements that Chair Carrico identified.
 8 We also have some additional suggestions.
 9 The next meeting has not been scheduled but
 10 will be held after budget. That was the
 11 Chair's comment at the meeting.
 12 Trio, there was a discussion of a
 13 Council-hired attorney to negotiate a new
 14 development deal. There was also discussion of
 15 a potential City buyout.
 16 And pursuant to this board's instructions,
 17 I did proceed with the notice of termination
 18 and have terminated the 2021 agreement, so we
 19 have a clean slate at this point.
 20 Staff is also continuing to work on a
 21 project priority list for the Hogan-Laura
 22 corridor, also for riverfront CRA sites and
 23 projects, and for broader focus areas. So all
 24 of those are things that we're doing based on
 25 comments that we've received, both from the
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1 board but also directed by the special
2 committee.
3 We just don't have a clear instruction as
4 to what they want to see, so we're trying to do
5 a lot of research and come up with several
6 proposals that we think make sense that we can
7 offer to them and see where they want to go
8 with that.

9 From a budget standpoint, the budget
10 process -- you recall, brought the budget to
11 you all for both CRA approval, administrative
12 budget approval, back in April and then again
13 in June. Then it goes to the Mayor's Budget
14 Review Committee.

15 At the Mayor's Budget Review Committee, I
16 advised you in July that they had not added any
17 of our staff positions or enhancements. So
18 then we went to City Council, and we had our
19 budget hearing last Friday, which was another
20 opportunity because they're still on the list
21 in the packet that Council gets to add, those
22 positions that we requested.

23 They did not, nor did they grant any
24 enhancements, which -- and the enhancements
25 were things like when the cost of travel to go

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1 to a ULI conference goes up from year to year,
2 your budget is flat, which means that if you --
3 you have to cut something, and fewer people go
4 or something if you're going to attend with the
5 same amount of money -- is basically how it
6 works.

7 So we did not get those additional funds
8 that we asked for for various subscriptions and
9 conferences and things like that as well. But,
10 otherwise, our administrative budget was
11 approved and the CRA budgets were approved.

12 Considerable discussion in the CRA budget,
13 and a motion was made by Council Member Diamond
14 to delete the funding in both the Southbank CRA
15 and in the Northbank CRA for the restaurants.
16 This would be the restaurant at Riverfront
17 Plaza and the restaurant near Friendship
18 Fountain.

19 Subsequently, after some procedural things
20 in that committee, those were separated. He
21 only made a motion on the Northbank when we
22 took up the Northbank budget. The motion
23 failed three to three in that committee.

24 However, he was asked to -- or I've been asked
25 by Council President Salem, and he's now

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1 announced that they are going to take this back
2 up again Friday.

3 I am not in the office on Friday, so I'll
4 be asking staff to attend -- other staff
5 members to attend, but I would really love a
6 board member to make the presentation or be
7 prepared to speak. So I'm going to look for
8 volunteers. I'm looking at Patrick directly.
9 And then we'll see if he wants to appoint
10 someone else or -- availability. We don't have
11 a specific time yet, but I may be able to get
12 it before we leave here.

13 THE CHAIRMAN: So Patrick is in Jekyll
14 Island. Patrick is supposed to be in Jekyll
15 Island right now, but he's here. So I will not
16 be around on Friday, so we can talk about who
17 may be willing to go. And, hopefully, it's
18 more than one.

19 MS. BOYER: Right. I will -- I'm getting
20 texts from Ms. Taylor in the Council Auditor's
21 Office. So as soon as I'm not holding the
22 button to make the mic work, I will look up and
23 tell you what I know about timing. So before
24 we adjourn, I'll make sure I get that
25 information.

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1 In any event, the advocacy was very
2 interesting. It was not that we shouldn't have
3 a restaurant there or we shouldn't have private
4 development there. In fact, the advocacy was
5 it should be more private, and the private
6 business should be building it, and we should
7 either deed the property or we should do a
8 long-term ground lease to a private developer
9 and let them develop it as opposed to the City.

10 I understand the -- I understand the
11 message that was being communicated. We have
12 prepared a document that we would forward about
13 the reasons that we have discussed, but, more
14 importantly, I also want to share -- I did a
15 bit of research on the peer cities and the peer
16 situations that we are always trying to
17 emulate.

18 And if you look at St. Pete Pier, numerous
19 city-owned buildings where they lease
20 restaurant space to operators. If you look at
21 Tampa -- I believe I had Mr. DeVault look --
22 the Columbia Restaurant is city-owned.

23 MR. DEVAULT: I think it is.

24 MS. BOYER: I think it is. I think it's
25 city-owned property where the Columbia

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21

1 Restaurant is, as well, right in front of the
2 Tampa History Museum [sic] -- and a city-owned
3 facility.

4 I can tell you that Tavern on the Green in
5 Central Park is a publicly-owned park building
6 that has been leased to numerous operators over
7 the decades. And, in fact, at one point, they
8 kicked out an operator, and it became a visitor
9 center for a few years, and then it became --
10 so the flexibility there was utilized.

11 The restaurants in Shelby Farms Park in
12 Memphis, publicly-owned buildings that were
13 constructed as capital projects, and another
14 example of where there will be rent revenue
15 that is received, goes back into maintenance
16 and programming at the park.

17 So this is really a very common, if not
18 best practice as a way to help fund and support
19 a park. This is not about the issue about
20 whether you have it. This is about the issue
21 of who controls and owns the building, and the
22 question is whether we give that up to a
23 private developer. So that's what will be
24 discussed again by Council.

25 From a budget -- otherwise, that was the
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22

1 only real discussion at the City Council budget
2 hearing.

3 I do want to mention from an Office of
4 Public Parking staffing budget impact, we have
5 extended an office -- an offer to a new public
6 parking officer. Bob Carle is retiring in
7 September. And we've interviewed for and have
8 a replacement who we are excited about. I
9 think he will do a good job in the role. But
10 his salary requirement is higher.

11 Part of what we're doing is we will be
12 using some of the resources from our strategic
13 parking position that we have in DIA to help
14 fund this position, and then he will also have
15 the job responsibilities and be assigned the
16 role to do that work under a supervision
17 allocation that comes from Public Parking back
18 to DIA. So just so you are aware, from our
19 budget standpoint, we will be funding some of
20 that position to get that there.

21 From a professional service contract
22 standpoint, we have had community engagement
23 meetings -- okay. Hold on. I need more hands.

24 Allan, I cannot -- able to scroll. Oh,
25 there I am. I'm just ...

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23

1 We've had community engagement meetings
2 for the projection tower design with our
3 architectural firm that have gone very well.
4 We've had them with (inaudible), FSCJ, and with
5 Riverfront Parks Now, and I think they got
6 positive feedback, understood, you know, input
7 and suggestions on what they could do, about
8 how the tower was designed, but I think those
9 have been going well.

10 They have new community engagement
11 meetings scheduled. The earliest one, I think,
12 is the 12th of September on the Riverfront
13 Plaza restaurant, which, obviously, we may or
14 may not do depending on what happens with the
15 Council action.

16 There is a new RFQ that we've been trying
17 to get through Procurement to select a number
18 of qualified firms, a pool of qualified firms
19 from which we could then issue task orders that
20 would design a whole array of capital projects.
21 We have about ten of them.

22 And Mr. Parola, I believe, this week,
23 again resubmitted that information to
24 Procurement, so we're hoping we make it through
25 in the next week or two and can get that on the
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24

1 street. This has now already been delayed
2 probably two months, and so I'm really anxious
3 to get this out because we can't start the
4 design of capital projects until I can get the
5 RFQ on the street with the design firms.

6 Capital projects update. Two-way of
7 Forsyth and Adams, we talked about that, but I
8 do have to disclose that the completion date,
9 which was supposed to be 12/31/25, was extended
10 to the first quarter -- I mean -- 12/31/24 was
11 extended now to the first quarter of '25. They
12 had some delays in Procurement that allowed
13 them to get that extension.

14 Baker Design is -- so EltonAlan has the --
15 construction contract is underway right now.
16 Baker Design Build is designing the Phase 2
17 scope, which is the expanded sidewalks, the
18 trees in select blocks, the more streetscape
19 elements to it, but it also has some roadway
20 impacts.

21 We wanted to follow one project right with
22 the other. They are still in the survey phase,
23 and I'm beginning to become concerned about
24 getting the design completed in order to start
25 construction in a timely manner so that the

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1 project just rolls, but that's the goal.
 2 Hogan Street design. So this is the
 3 Emerald Trail segment on Hogan. We are having
 4 ongoing meetings with the design team and
 5 Public Works on the full length of the segment,
 6 but the consultant needs to refine that on a
 7 block-by-block basis.
 8 We have not yet seen those designs. I
 9 think there's a meeting scheduled coming up in
 10 the next week or two. There was a utility
 11 relocated on the first block that was somewhat
 12 minor, but it's still causing a delay, as is
 13 the -- there's some easement issues on the
 14 first block they're trying to resolve.
 15 All of this is to say I'm getting
 16 concerned about the 18-month completion
 17 schedule on this one as well because I think we
 18 should be under construction by now.
 19 McCoys on time now with a revised
 20 schedule. Everything is going well.
 21 Park Street, on time. Everything is going
 22 well.
 23 Acosta Bridge parking. This is another
 24 one that I'm bringing to your attention that I
 25 am concerned about. So we funded this a number
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1 Development update, Gateway.
 2 For those of you who weren't at SIC,
 3 Gateway got their permits also, so now we're
 4 just looking for executed documents, and they
 5 plan to be under construction and having a
 6 groundbreaking in early September.
 7 Related, the legislation filing was
 8 deferred another two weeks because they are
 9 negotiating continued -- negotiation of various
 10 document terms. The changes may require Board
 11 approval, or they may simply be an amendment at
 12 Council and not come back to our board but
 13 Council add the amendment. But they are making
 14 some changes in terms that are different than
 15 the term sheet that you all approved.
 16 RISE. The legislation is pending now. It
 17 will be heard in Council committees in two
 18 weeks, and we will need to make an amendment
 19 there to include the DIA funding of the
 20 emergency grant we just talked about.
 21 I saw that the MOSH folks left, and I was
 22 trying to keep track on my phone because MOSH
 23 CIP was supposed to be coming up shortly after
 24 I left the budget hearing. So I don't know if
 25 it got approved or where it is, but I'll keep
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1 of years ago. This is to redesign the parking
 2 under the Acosta Bridge to provide both parking
 3 for Riverwalk patrons but also to provide boat
 4 trailer parking.
 5 The related project scheduled -- all goes
 6 well, and it goes through Council on time, it
 7 is scheduled to be under construction in about
 8 a year. We need to have this parking
 9 constructed by the time they start construction
 10 because their construction zones and laydown
 11 yard will impact the current boat ramp parking
 12 and the current boat ramp access.
 13 So I'm concerned about the fact that the
 14 project isn't out to bid yet and is being
 15 delayed in as much as we need to get it done
 16 and get it finished so that it's operational
 17 before we have something else closed.
 18 We have a meeting set up with Parks and
 19 Public Works to resolve the concerns that
 20 Public Works has, but, hopefully, that will be
 21 the last discussion on that, and we can
 22 actually get it out to bid.
 23 Riverfront Plaza. We talked about
 24 Riverfront Plaza.
 25 RiversEdge. We covered RiversEdge.
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1 you informed if anything needs to change in
 2 that.
 3 Otherwise, if our current -- based on our
 4 counter-resolution adopted today, we'll be
 5 filing legislation for an amended RDA approval.
 6 And WJCT lease. The Parks Department has
 7 redesigned Met Park to accommodate some parking
 8 for WJCT, so we think we can get -- we have a
 9 meeting. Mr. Parola has a meeting scheduled
 10 with WJCT, the Park, and the whole crew. We
 11 hope we can get to final terms and get to work
 12 on the lease amendment for WJCT now.
 13 And other than that, the only thing I
 14 wanted to share was the disposition workshop
 15 coming up on the 26th. I want to ask the Board
 16 to be thinking between now and Monday. I need
 17 the board's direction. I need a clear vote at
 18 that workshop or a clear discussion at that
 19 workshop as to whether you want us to do an RFP
 20 with terms or whether you want me to negotiate
 21 a disposition with Cross Regions because Cross
 22 Regions, as you know, has been advocating for a
 23 negotiated disposition.
 24 We received a draft of a term sheet from
 25 them this week. I think it was yesterday. And
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1 I have not even had a chance to open it and
2 look at it, but if you wanted us to proceed on
3 that basis, what typically you do is, when
4 we're negotiating terms, you give us parameters
5 that are things we would include.

6 So, again, I'm hoping we're going to come
7 out of that workshop with some very explicit
8 understanding of, the Board is telling us to do
9 the negotiated, and then come back with a
10 proposal, or the Board is telling us to do an
11 RFP to seek whatever applicants we may get.

12 And that's really the big topics in terms
13 of what we're working on.

14 I also have a big UF meeting tomorrow, so
15 things are progressing in that front.

16 THE CHAIRMAN: Thank you, Lori.

17 Real quick, for the workshop, the JEA --
18 someone from JEA will be there to talk about
19 the utilities?

20 MS. BOYER: Correct.

21 We have JEA in attendance, and we have
22 Anne Coglianese in attendance as chief
23 resilience officer.

24 THE CHAIRMAN: And Cross Regions has
25 been --

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1 that certainly the City doesn't want to be in
2 the restaurant businesses, but these are really
3 unique parks and unique spaces, and the idea is
4 to not completely relinquish control over City
5 property in such a unique location and that we
6 want to continue to have influence and control
7 over what happens in these parks, plazas,
8 whatever you want to call these, to be what
9 they are and where they are.

10 And so I would encourage the Board members
11 to connect with the CEO and offer your help in
12 educating the Council members that are
13 concerned about this.

14 And I, too, understand that the financial
15 implications and the fiscal responsibility and
16 things like that could -- these are really
17 unique spaces, and we made a purposeful
18 decision regarding these two restaurants and
19 how we wanted to manage the property, not
20 manage the restaurants. So I would ask that
21 you lend a hand to the CEO in disseminating
22 that message to our Council members that are
23 taking this up.

24 And I would also say, regarding these
25 Finance and Budget Committee meetings, that you

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1 MS. BOYER: Cross Regions will be there.
2 And it's up to the pleasure of the Chair.
3 We don't need to do it in this meeting, but you
4 can decide if you want to give them 15 minutes,
5 half an hour, whatever you want to give them to
6 let them make a presentation if you want them
7 to make a presentation. I know they have made
8 presentations to some of you individually. So
9 depending on how much time you want to allot in
10 the workshop to that.

11 THE CHAIRMAN: Yeah, I think giving them,
12 you know, 10 minutes -- 10 or 15 minutes or
13 something like that -- I really want to make
14 sure we hear from all sides. That's why I was
15 going to about the chief resiliency officer. I
16 really want her to be there as well.

17 So I'd like for the Board to hear from
18 everybody. So let's certainly give them more
19 than just, you know, three minutes public
20 comment.

21 I also wanted to comment on the
22 restaurants over at the Fountain and here on
23 this side of the river and echo the CEO's kind
24 of sentiments to remind the Board that it was
25 this Board's position, pretty firm position

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1 do the same, that you connect with Lori and ask
2 her what she needs to push our message and our
3 positions on some of these really important
4 projects.

5 The decisions and the discussions that are
6 happening now at these committee hearings are
7 directly impacting DIA projects and DIA
8 property. So we've got a little break here in
9 the special committee zone. They're not going
10 to be doing that until they get through this,
11 so take some time and connect with Lori and
12 offer help and see what you can do while we go
13 through this process because it's certainly
14 impacting our agency.

15 And I'll open up if anybody else has any
16 questions of Lori on her report or the
17 developments going on.

18 BOARD MEMBER CITRANO: Mr. Chair.

19 THE CHAIRMAN: Yes, sir.

20 BOARD MEMBER CITRANO: On the restaurant
21 subject, I -- everyone, I think, recalls I
22 voted against the Riverfront Plaza restaurant,
23 so I would otherwise offer, in your absence, to
24 attend, but I don't think you guys want me to
25 attend that meeting.

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1 However, my point is this is -- the
2 discussion about whether to build a restaurant
3 on that portion of the plaza, the starting
4 point, as I recall, was we need to maintain
5 control of the real estate, and a long-term
6 lease or the transfer of the fee simple
7 interest was never on the table.

8 So my first question, just thinking out
9 loud, is what would the vote of the board had
10 been had that been a mandate when we had voted
11 to add the restaurant, but my personal opinion
12 is I think it's the worst-case scenario to hand
13 over, either through transfer of the title or a
14 long-term rental lease, to somebody that --
15 where we don't control the building, and so
16 I -- if this is purely economic about spending
17 money, then that gives me great concern.

18 And I don't know what the answer is, but I
19 think worst-case scenario is building the
20 restaurant and giving away control of the
21 property at the same time, and I think that
22 City Council needs to hear that from this Board
23 because I think everybody -- the starting point
24 when we had the discussion was it was really
25 important that we not relinquish control of the

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1 is that it may be later this afternoon, I'm
2 sending you guys all an email and telling you
3 what time they are expecting to take this up on
4 Friday so that we can plan accordingly.

5 I would say, Mr. Citrano, I suggested to
6 them that they amend the plan to delete the
7 restaurant, and they were very clear they did
8 not want to delete the restaurant. They wanted
9 the restaurant. They just wanted it privately
10 developed. So your opposition to whether
11 there's a restaurant or not is probably not
12 particularly relevant to them because what they
13 really want is the issue of whether it makes
14 sense for us to be in that -- engaged in that
15 activity.

16 It was interesting this morning that
17 Mr. Diamond, at that committee meeting, was
18 talking about both Jax Beach Pier, that
19 generates revenue and that revenue was
20 supporting its maintenance and other additions
21 that were being made there, as well as the
22 Hanna Park, where we have built event venues
23 where there's a concession, where there are
24 other things that we lease to operators that
25 are City-owned facilities that are generating

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1 property.

2 THE CHAIRMAN: Agreed. Thank you,
3 Mr. Citrano.

4 Anyone else?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Well, Ms. Boyer, you see
7 that Jim is out for Friday. I'm out for
8 Friday. So you're --

9 BOARD MEMBER CITRANO: I'm willing to go.

10 I just -- my position is I don't think it
11 should be built, period.

12 THE CHAIRMAN: Understood. So you're out.

13 BOARD MEMBER FETNER: I can go as someone
14 else's backup just because of some other
15 meetings and things I have to do, but if we get
16 a better idea of what time it will be, I could
17 be there as well to talk about -- especially
18 what Jim said, you know, the -- what the
19 discussion was at the Board level was not
20 about -- it was never about giving away the
21 land or selling the land.

22 MS. BOYER: Through the Chair to
23 Ms. Fetner, I have just emailed Ms. Taylor to
24 ask her if they have a time yet on the Friday
25 agenda. I don't have that. So what it may be

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1 revenue for the park.

2 So, really, what we are asking to do is
3 the same thing on those that they're
4 applauding. It's just downtown in a downtown
5 park, rather than these types of facilities
6 that we already have in other locations.

7 And for what it's worth, I don't think
8 that they're of a mind to delete it altogether,
9 but perhaps.

10 THE CHAIRMAN: I understand.

11 Isn't the beer garden proposed to be
12 leased under a similar scenario where we own
13 the building?

14 MS. BOYER: It is. It just would be
15 City-funded as part of the CIP.

16 BOARD MEMBER WORSHAM: One of the main
17 things that we talked about when we had very
18 lengthy discussions with the public and among
19 ourselves -- about the ability to activate
20 Riverfront Plaza with food and beverage -- I
21 want to call it a food and beverage venue, not
22 a restaurant.

23 But that -- the most important, to me,
24 item was the scale and the design and how the
25 park -- how the restaurant, venue -- the

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1 ability to sit down and have a glass of wine or
2 coffee or a sandwich, whatever, how that
3 blended into the park's landscape and the
4 topography and the glass and the views, and I
5 think that that's what I'm most concerned
6 about.

7 And to give that up to a private
8 developer, I think, is an ultimately terrible
9 decision, so I would be -- if I'm available, I
10 would be happy to attend to provide support,
11 but I'm of the mind that -- I don't know why,
12 you know, certain things happen at Council that
13 happen. I don't know why, what the ulterior
14 motive about deleting \$6 million or the
15 construction -- continued construction of one
16 of the most important pieces of real estate in
17 downtown Jacksonville is.

18 I would like to ask my Council people
19 that, and I probably will, but at this point, I
20 don't think any of them ought to be muddying
21 the waters with a design of the park or the
22 programming of the park with funding decisions.

23 THE CHAIRMAN: Mr. Wohlers.

24 BOARD MEMBER WOHLERS: I was just going to
25 let you know, Mr. Chair, that if Ms. Fetner

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1 can't make it, I could be there as well,
2 potentially, depending on what time.

3 THE CHAIRMAN: Thank you.

4 Anyone else?

5 BOARD MEMBER HEAVENER: I just echo that.

6 It just depends on timing, but, yeah, I
7 could join.

8 THE CHAIRMAN: Yeah. And I'll be back in
9 the afternoon, but I would rather have somebody
10 identified as, you know, a point person.

11 But if it's in the afternoon, I can drive
12 faster and be here. Just let us know what you
13 find out.

14 Anything else for Ms. Boyer?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: All right. That means I'm
17 up next. I was going to bring up a couple of
18 the other things that we've already discussed,
19 so I'll skip those and just say that in the
20 last special committee meeting on the future of
21 downtown and in some meetings with Council
22 members before that, I've been asked, you know,
23 where are we -- where is this Board regarding
24 the CEO transition, and so, as Chair, what I'm
25 going to ask is for Ms. Fetner, as chair of the

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1 Governance Committee, to convene a meeting in
2 the next month or so, schedules permitting, and
3 start the discussion about -- I think we
4 previously got one -- I remember someone saying
5 that -- it may have been Steve -- developing an
6 RFQ for a search firm and then working on a job
7 description and the information we would need
8 to provide to the search firm.

9 So, you know, part of my charge as Chair
10 this year is to get this process rolling. I've
11 been asked by some Council members about it.

12 Certainly, we all know what the situation
13 is, and so we need to get working. So if you
14 all can convene at a meeting at the Governance
15 Committee and get started, I'm happy to answer
16 any questions, but, really, it's just that for
17 now.

18 BOARD MEMBER FETNER: Absolutely.

19 THE CHAIRMAN: Thank you.

20 Mr. Heavener.

21 BOARD MEMBER HEAVENER: Yeah. I --
22 there's certainly prep work we can do. I don't
23 know how you would facilitate a search without
24 having the direction from the special committee
25 and everything else.

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1 Like, those could be -- I don't know what
2 you would talk about not knowing the direction
3 where things are going, but I just want to make
4 sure we don't get the cart before the horse.

5 THE CHAIRMAN: Sure. And that was my
6 initial reaction when it was brought to my
7 attention. You know, the question was asked,
8 where are you all? I said, well, you know, we
9 don't want to get out over (inaudible), or we
10 don't want it to appear that we're moving
11 forward and not really concerned about what
12 they're talking about, what they're deciding.

13 And I was encouraged to get started
14 because it takes time. There's a process. I
15 think we have an old RFP. I can't remember who
16 said that. Maybe it was Guy. We have an old
17 RFP for a search firm.

18 So just evaluating and just getting going.
19 And certainly if we need to hit the pause
20 button or we need to shift based on some
21 feedback from the Committee, that's fine, but
22 the Chair of the Committee and a couple of
23 other members encouraged me to get started, and
24 so I think that's what we need to do.

25 I fully appreciate what you're saying, and

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1 I discussed that with them, so we'll just have
 2 to take it kind of step by step.
 3 Ms. Fetner.
 4 BOARD MEMBER FETNER: Is the -- are we
 5 looking for an RFQ for the search firm first,
 6 and then the search firm will help guide the --
 7 I guess the solicitation of others?
 8 THE CHAIRMAN: Yeah, I think certainly an
 9 RFP for a search firm, and then I would start a
 10 discussion on the job description and what this
 11 Board -- what, you know, the committee thinks,
 12 and start that discussion as well because I
 13 imagine it's been quite some time since that
 14 was looked at.
 15 Thank you.
 16 MS. BOYER: Mr. Chairman.
 17 THE CHAIRMAN: Yes, ma'am.
 18 MS. BOYER: If I may add, the
 19 qualifications are also in the Ordinance Code.
 20 So that may be something that -- if we are
 21 suggesting a change or if the Council committee
 22 wants to suggest a change, they may want to
 23 change some of that as well.
 24 I will say we went back after some of the
 25 media reports about what we are doing and what
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1 THE CHAIRMAN: Understood. Thank you.
 2 That's all I have.
 3 Does anybody else have anything for the
 4 good of the order?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. Thanks,
 7 everybody, for being here.
 8 Meeting adjourned.
 9 (The foregoing proceedings were adjourned
 10 at 3:06 p.m.)
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1 we aren't doing and looked at both the job
 2 description and the qualifications, and some of
 3 the things that they are suggesting we should
 4 be doing are not in the job description nor are
 5 they in the qualifications.
 6 So if we want to change the dimension of
 7 the role we play or what we serve, then this
 8 would be the time to do it.
 9 THE CHAIRMAN: Thank you for that.
 10 And so if we can get that information, get
 11 the previous RFQ to -- or RFP to Ms. Fetner and
 12 that -- and then just from your preference --
 13 Ms. Boyer, a point person that's staff for kind
 14 of this process, or this committee, what would
 15 your preference be there?
 16 MS. BOYER: Let me get back to you on
 17 that. We are very challenged right now with
 18 the workload that we have. John is, as well,
 19 with the workload that he has, trying to crank
 20 out the projects that people are expecting to
 21 be delivered at the same time we're dealing
 22 with budget and special committee and whatnot.
 23 So I just want to make sure that before I
 24 assign this, I'm assigning it to someone who
 25 has bandwidth to take something else on.
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| | | | | |
|--|---|---|---|--|
| | 17:16 | 2:11, 3:2 | begin [1] - 14:21 | break [1] - 32:8 |
| '25 [1] - 24:11 | addition [1] - 7:16 | approved [6] - 2:23, 15:4, 18:11, 27:15, 27:25 | beginning [1] - 24:23 | Bridge [3] - 4:7, 25:23, 26:2 |
| 1 | 7:13, 7:15, 7:18, 8:13, 13:22, 16:8, 18:7 | April [1] - 17:12 | below [5] - 9:14, 9:20, 9:21, 9:24, 10:3 | brief [1] - 11:4 |
| 10 [2] - 30:12 | additions [1] - 35:20 | architectural [1] - 23:3 | best [1] - 21:18 | briefing [1] - 3:24 |
| 12/31/24 [1] - 24:10 | adjourn [2] - 2:5, 19:24 | area [3] - 4:12, 8:10, 13:16 | better [2] - 5:15, 34:16 | bring [2] - 9:23, 38:17 |
| 12/31/25 [1] - 24:9 | adjourned [2] - 43:8, 43:9 | areas [1] - 16:23 | between [2] - 10:6, 28:16 | bringing [1] - 25:24 |
| 12th [2] - 16:2, 23:12 | administrative [2] - 17:11, 18:10 | array [1] - 23:20 | beverage [2] - 36:20, 36:21 | broader [1] - 16:23 |
| 15 [2] - 30:4, 30:12 | Administrative [1] - 1:21 | Artea [2] - 13:24 | beyond [1] - 7:15 | Brothers [2] - 14:10, 14:12 |
| 17th [1] - 2:9 | adopted [1] - 28:4 | article [1] - 13:12 | bid [2] - 26:14, 26:22 | brought [4] - 10:2, 10:21, 17:10, 40:6 |
| 18-month [1] - 25:16 | advance [1] - 15:23 | Artist [2] - 4:4, 4:6 | big [2] - 29:12, 29:14 | budget [22] - 9:4, 9:16, 9:22, 10:5, 10:16, 10:17, 16:10, 17:9, 17:10, 17:12, 17:19, 18:2, 18:10, 18:12, 18:22, 21:25, 22:1, 22:4, 22:19, 27:24, 42:22 |
| 2 | advised [1] - 17:16 | artist [1] - 4:13 | bill [1] - 10:1 | Budget [4] - 10:7, 17:13, 17:15, 31:25 |
| 2 [2] - 9:13, 24:16 | advocacy [2] - 20:1, 20:4 | Arts [2] - 15:11, 15:14 | bisecting [1] - 11:9 | budgets [1] - 18:11 |
| 2021 [1] - 16:18 | advocating [1] - 28:22 | assign [1] - 42:24 | bit [3] - 6:17, 14:19, 20:15 | build [1] - 33:2 |
| 2024 [3] - 1:6, 2:1, 44:15 | afternoon [3] - 35:1, 38:9, 38:11 | assigned [1] - 22:15 | blended [1] - 37:3 | Build [1] - 24:16 |
| 21 [2] - 1:6, 2:1 | Agency [1] - 2:4 | assigning [1] - 42:24 | block [4] - 25:7, 25:11, 25:14 | building [12] - 5:6, 8:19, 8:20, 12:25, 14:15, 15:14, 20:6, 21:5, 21:21, 33:15, 33:19, 36:13 |
| 26th [1] - 28:15 | agency [1] - 32:14 | Assistant [1] - 1:21 | block-by-block [1] - 25:7 | buildings [2] - 20:19, 21:12 |
| 2:21 [2] - 1:7, 2:1 | agenda [6] - 2:8, 2:24, 3:2, 3:10, 3:15, 34:25 | assuming [1] - 7:24 | blocks [1] - 24:18 | built [2] - 34:11, 35:22 |
| 3 | ago [2] - 15:5, 26:1 | attend [7] - 16:4, 18:4, 19:4, 19:5, 32:24, 32:25, 37:10 | board [7] - 2:9, 7:23, 15:12, 17:1, 19:6, 27:12, 33:9 | bulkhead [5] - 8:9, 8:20, 9:1, 12:20, 12:21 |
| 303 [1] - 1:8 | agreed [1] - 34:2 | attendance [2] - 29:21, 29:22 | BOARD [27] - 1:3, 1:12, 2:11, 2:12, 2:15, 2:19, 2:21, 3:1, 3:3, 3:7, 3:12, 3:14, 9:19, 10:24, 32:18, 32:20, 34:5, 34:9, 34:13, 36:16, 37:24, 38:5, 38:15, 39:18, 39:21, 41:4, 43:5 | business [1] - 20:6 |
| 30th [1] - 44:15 | agreement [1] - 16:18 | attended [1] - 4:17 | Board [17] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 27:10, 28:15, 29:8, 29:10, 30:17, 30:24, 31:10, 33:22, 34:19, 38:23, 41:11 | Business [2] - 3:17, 3:18 |
| 3:06 [1] - 43:10 | ahead [2] - 3:22, 15:23 | attention [2] - 25:24, 40:7 | board's [2] - 16:16, 28:17 | businesses [1] - 31:2 |
| 5 | Allan [1] - 22:24 | attorney [1] - 16:13 | board's [1] - 30:25 | button [2] - 19:22, 40:20 |
| 50 [1] - 12:7 | ALLAN [1] - 1:20 | Auditor's [1] - 19:20 | boardwalk [1] - 14:23 | buyout [1] - 16:15 |
| 54-inch [1] - 9:10 | allocation [1] - 22:17 | August [4] - 1:6, 2:1, 16:2, 44:15 | boat [3] - 26:3, 26:11, 26:12 | C |
| 6 | allot [1] - 30:9 | Authority [1] - 2:6 | Bob [1] - 22:6 | cannot [1] - 22:24 |
| 6 [3] - 9:7, 9:8, 37:14 | allowed [1] - 24:12 | AUTHORITY [1] - 1:2 | bottom [4] - 8:11, 8:12, 8:16, 14:2 | capital [4] - 21:13, 23:20, 24:4, 24:6 |
| A | also [1] - 1:17 | authorized [1] - 44:8 | BOYER [14] - 1:18, 3:21, 4:1, 9:21, 11:5, 19:19, 20:24, 29:20, 30:1, 34:22, 36:14, 41:16, 41:18, 42:16 | Carle [1] - 22:6 |
| ability [2] - 36:19, 37:1 | altogether [1] - 36:8 | Ava [1] - 15:23 | Boyer [5] - 10:24, 10:25, 34:6, 38:14, 42:13 | CAROL [1] - 1:14 |
| able [4] - 4:2, 16:4, 19:11, 22:24 | amend [1] - 35:6 | AVA [1] - 1:21 | Boyer's [1] - 3:20 | Carrico [1] - 16:7 |
| absence [1] - 32:23 | amended [1] - 28:5 | availability [1] - 19:10 | | cart [1] - 40:4 |
| absolutely [1] - 39:18 | amendment [4] - 27:11, 27:13, 27:18, 28:12 | available [1] - 37:9 | | case [2] - 33:12, 33:19 |
| access [1] - 26:12 | amount [1] - 18:5 | Avenue [1] - 4:11 | | Cathedral [2] - 12:5, 12:6 |
| accommodate [1] - 28:7 | Analyst [1] - 1:19 | aware [1] - 22:18 | | causing [1] - 25:12 |
| accordingly [1] - 35:4 | Anne [1] - 29:22 | aye [4] - 2:18, 2:19, 3:11, 3:12 | | center [1] - 21:9 |
| Acosta [2] - 25:23, 26:2 | announced [1] - 19:1 | | | Central [1] - 21:5 |
| action [3] - 10:1, 10:4, 23:15 | answer [2] - 33:18, 39:15 | backup [1] - 34:14 | | CEO [4] - 3:24, 31:11, |
| activate [1] - 36:19 | anxious [1] - 24:2 | baker [1] - 24:14 | | |
| activity [1] - 35:15 | appear [1] - 40:10 | Baker [1] - 24:16 | | |
| Adams [2] - 7:19, 24:7 | applauding [1] - 36:4 | bandwidth [1] - 42:25 | | |
| add [4] - 17:21, 27:13, 33:11, 41:18 | applicants [1] - 29:11 | bank [1] - 11:2 | | |
| added [2] - 13:6, | appoint [1] - 19:9 | based [3] - 16:24, 28:3, 40:20 | | |
| | appreciate [1] - 40:25 | basis [2] - 25:7, 29:3 | | |
| | approval [4] - 17:11, 17:12, 27:11, 28:5 | Beach [1] - 35:18 | | |
| | approve [3] - 2:10, | became [2] - 21:8, 21:9 | | |
| | | become [1] - 24:23 | | |
| | | beer [2] - 11:11, 36:11 | | |
| | | B | | |

| | | | | |
|--|---|---|---|--|
| <p>31:21, 38:24 CEO's [1] - 30:23 ceremony [1] - 4:19 certain [1] - 37:12 certainly [9] - 4:22, 13:15, 30:18, 31:1, 32:13, 39:12, 39:22, 40:19, 41:8 CERTIFICATE [1] - 44:1 certify [1] - 44:8 cetera [1] - 6:24 Chair [9] - 1:13, 10:25, 16:7, 30:2, 34:22, 37:25, 38:24, 39:9, 40:22 chair [2] - 32:18, 38:25 Chair's [1] - 16:11 Chairman [2] - 3:21, 41:16 CHAIRMAN [29] - 2:3, 2:13, 2:16, 2:20, 2:22, 3:4, 3:8, 3:13, 3:15, 19:13, 29:16, 29:24, 30:11, 32:19, 34:2, 34:6, 34:12, 36:10, 37:23, 38:3, 38:8, 38:16, 39:19, 40:5, 41:8, 41:17, 42:9, 43:1, 43:6 challenge [1] - 9:2 challenged [1] - 42:17 chance [1] - 29:1 change [5] - 28:1, 41:21, 41:22, 41:23, 42:6 changes [2] - 27:10, 27:14 charge [1] - 39:9 chief [2] - 29:22, 30:15 Chief [1] - 1:18 CIP [3] - 9:4, 27:23, 36:15 cities [1] - 20:15 CITRANO [5] - 1:15, 9:19, 32:18, 32:20, 34:9 Citrano [2] - 34:3, 35:5 city [4] - 20:19, 20:22, 20:25, 21:2 City [10] - 9:4, 16:15, 17:18, 20:9, 22:1, 31:1, 31:4, 33:22, 35:25, 36:15 CITY [1] - 1:1 City's [1] - 5:23 City-funded [1] - 36:15</p> | <p>City-owned [1] - 35:25 city-owned [4] - 20:19, 20:22, 20:25, 21:2 civic [3] - 5:10, 5:11, 11:10 clean [1] - 16:19 clear [4] - 17:3, 28:17, 28:18, 35:7 close [2] - 13:5, 14:4 closed [1] - 26:17 Code [1] - 41:19 coffee [1] - 37:2 Coglianesse [1] - 29:22 Columbia [2] - 20:22, 20:25 coming [9] - 4:10, 4:15, 8:16, 12:13, 14:1, 14:12, 25:9, 27:23, 28:15 commencing [1] - 1:7 comment [3] - 16:11, 30:20, 30:21 comments [3] - 2:13, 3:6, 16:25 Committee [8] - 10:7, 17:14, 17:15, 31:25, 39:1, 39:15, 40:21, 40:22 committee [13] - 16:1, 17:2, 18:20, 18:23, 32:6, 32:9, 35:17, 38:20, 39:24, 41:11, 41:21, 42:14, 42:22 committees [1] - 27:17 common [1] - 21:17 Commons [1] - 7:10 communicated [1] - 20:11 Community [1] - 2:4 community [3] - 22:22, 23:1, 23:10 complete [1] - 44:10 completed [6] - 6:13, 7:17, 10:16, 14:23, 24:24 completely [1] - 31:4 completion [3] - 14:5, 24:8, 25:16 complication [1] - 7:8 computer [1] - 8:25 concern [1] - 33:17 concerned [7] - 24:23, 25:16, 25:25, 26:13, 31:13, 37:5, 40:11 concerns [1] - 26:19 concession [1] - 35:23 conference [1] - 18:1</p> | <p>conferences [1] - 18:9 connect [4] - 5:12, 31:11, 32:1, 32:11 consent [4] - 2:24, 3:2, 3:9, 3:15 considerable [1] - 18:12 constructed [3] - 11:14, 21:13, 26:9 construction [15] - 5:25, 6:4, 7:18, 10:23, 12:14, 14:18, 24:15, 24:25, 25:18, 26:7, 26:9, 26:10, 27:5, 37:15 consultant [1] - 25:6 continue [1] - 31:6 continued [2] - 27:9, 37:15 continues [1] - 5:5 continuing [2] - 13:9, 16:20 contract [2] - 22:21, 24:15 control [6] - 31:4, 31:6, 33:5, 33:15, 33:20, 33:25 controls [1] - 21:21 convene [2] - 39:1, 39:14 conversion [1] - 8:1 conversions [1] - 7:19 convert [1] - 15:21 corners [1] - 8:5 correct [1] - 29:20 corrections [1] - 2:14 corridor [1] - 16:22 cost [1] - 17:25 Council [23] - 10:1, 10:4, 16:13, 17:18, 17:21, 18:13, 18:25, 19:20, 21:24, 22:1, 23:15, 26:6, 27:12, 27:13, 27:17, 31:12, 31:22, 33:22, 37:12, 37:18, 38:21, 39:11, 41:21 Council-hired [1] - 16:13 Counsel [1] - 1:20 counter [1] - 28:4 counter-resolution [1] - 28:4 COUNTY [1] - 44:4 couple [3] - 9:3, 38:17, 40:22 covered [2] - 6:10, 26:25 CRA [6] - 16:22, 17:11, 18:11, 18:12,</p> | <p>18:14, 18:15 crank [1] - 42:19 Creek [2] - 5:2, 5:22 creek [3] - 6:2, 6:3, 6:7 crew [1] - 28:10 Cross [4] - 28:21, 29:24, 30:1 Crossing [1] - 15:11 CROWLEY [1] - 1:19 current [4] - 6:10, 26:11, 26:12, 28:3 cut [1] - 18:3 cuts [1] - 11:12 cutting [1] - 4:19</p> <p style="text-align: center;">D</p> <p>date [1] - 24:8 DATED [1] - 44:15 DDRB [2] - 15:13, 15:22 deal [1] - 16:14 dealing [1] - 42:21 dear [1] - 8:23 decades [1] - 21:7 decals [1] - 13:6 Decca [1] - 11:19 decide [1] - 30:4 deciding [1] - 40:12 decision [2] - 31:18, 37:9 decisions [2] - 32:5, 37:22 decking [1] - 6:10 deed [1] - 20:7 deferred [1] - 27:8 define [1] - 9:19 definitely [1] - 14:15 delay [2] - 9:17, 25:12 delayed [3] - 11:21, 24:1, 26:15 delaying [1] - 9:13 delays [1] - 24:12 delete [4] - 18:14, 35:6, 35:8, 36:8 deleting [1] - 37:14 delivered [2] - 12:16, 42:21 demo [1] - 4:24 Department [1] - 28:6 depth [2] - 10:10, 10:12 description [5] - 11:4, 39:7, 41:10, 42:2, 42:4 design [9] - 23:2, 23:20, 24:4, 24:5, 24:24, 25:2, 25:4, 36:24, 37:21 Design [2] - 24:14,</p> | <p>24:16 designed [1] - 23:8 designing [1] - 24:16 designs [1] - 25:8 details [1] - 7:3 DEVAULT [2] - 1:20, 20:23 DeVault [2] - 8:24, 20:21 develop [1] - 20:9 developed [1] - 35:10 developer [3] - 20:8, 21:23, 37:8 developing [1] - 39:5 development [4] - 5:3, 16:14, 20:4, 27:1 Development [1] - 1:19 developments [1] - 32:17 devices [1] - 8:4 DIA [12] - 1:18, 1:18, 1:19, 1:19, 1:20, 1:21, 16:5, 22:13, 22:18, 27:19, 32:7 Diamond [2] - 18:13, 35:17 Diane [3] - 1:9, 44:7, 44:18 diet [2] - 6:16, 6:23 different [1] - 27:14 dimension [1] - 42:6 directed [1] - 17:1 direction [3] - 28:17, 39:24, 40:2 directly [2] - 19:8, 32:7 Director [1] - 1:19 disclose [1] - 24:8 discovered [1] - 9:9 discuss [1] - 9:23 discussed [4] - 20:13, 21:24, 38:18, 41:1 discussion [15] - 3:6, 10:10, 10:13, 16:12, 16:14, 18:12, 22:1, 26:21, 28:18, 33:2, 33:24, 34:19, 39:3, 41:10, 41:12 discussions [2] - 32:5, 36:18 disposition [3] - 28:14, 28:21, 28:23 disseminating [1] - 31:21 document [2] - 20:12, 27:10 documents [1] - 27:4 done [2] - 4:24, 26:15 doors [1] - 15:8</p> |
|--|---|---|---|--|

| | | | | |
|---|--|--|---|---|
| <p>down [4] - 5:11, 5:12, 8:10, 37:1 downtown [6] - 4:1, 16:1, 36:4, 37:17, 38:21 Downtown [1] - 2:6 DOWNTOWN [1] - 1:2 draft [1] - 28:24 drainage [1] - 11:5 drive [1] - 38:11 Drive [1] - 11:8 driven [1] - 12:21 driving [1] - 12:23 due [1] - 6:12 during [1] - 10:5 DUVAL [1] - 44:4</p> | <p>35:22 example [1] - 21:14 excavated [1] - 6:3 excited [1] - 22:8 executed [1] - 27:4 Executive [1] - 1:18 expanded [1] - 24:17 expect [1] - 15:18 expecting [2] - 35:3, 42:20 expense [1] - 10:11 explicit [1] - 29:7 extended [3] - 22:5, 24:9, 24:11 extension [1] - 24:13</p> | <p>41:5, 41:6, 41:9 firms [3] - 23:18, 24:5 first [8] - 2:8, 4:4, 24:10, 24:11, 25:11, 25:14, 33:8, 41:5 fiscal [1] - 31:15 flat [1] - 18:2 flexibility [1] - 21:10 Florida [4] - 1:9, 1:10, 44:7, 44:18 FLORIDA [1] - 44:3 focus [1] - 16:23 focused [1] - 16:2 folks [1] - 27:21 follow [1] - 24:21 food [3] - 4:14, 36:20, 36:21 foregoing [2] - 43:9, 44:9 former [1] - 5:4 formerly [1] - 15:11 Forsyth [2] - 7:20, 24:7 forward [2] - 20:12, 40:11 foundation [3] - 8:15, 8:18, 12:23 foundations [1] - 7:15 Fountain [2] - 18:18, 30:22 Four [5] - 12:17, 12:18, 12:24, 13:1, 13:3 FPR [1] - 1:9 frankly [1] - 10:6 Friday [9] - 10:7, 17:19, 19:2, 19:3, 19:16, 34:7, 34:8, 34:24, 35:4 Friendship [1] - 18:17 front [2] - 21:1, 29:15 FSCJ [1] - 23:4 full [1] - 25:5 Fuller [1] - 4:7 fully [3] - 4:16, 5:18, 40:25 fund [5] - 9:24, 10:2, 10:21, 21:18, 22:14 funded [4] - 9:25, 10:3, 25:25, 36:15 funding [7] - 9:6, 9:14, 9:18, 18:14, 22:19, 27:19, 37:22 funds [1] - 18:7 future [1] - 38:20</p> | <p>36:11 Gateway [2] - 27:1, 27:3 General [1] - 1:20 generates [1] - 35:19 generating [1] - 35:25 glass [3] - 15:21, 37:1, 37:4 goal [1] - 25:1 Governance [2] - 39:1, 39:14 grant [2] - 17:23, 27:20 great [2] - 13:9, 33:17 Green [1] - 21:4 ground [4] - 8:16, 12:24, 14:13, 20:8 groundbreaking [1] - 27:6 group [2] - 2:17, 3:9 guess [1] - 41:7 guide [1] - 41:6 GUY [1] - 1:18 Guy [1] - 40:16 guys [2] - 32:24, 35:2</p> | <p>16:21 hold [1] - 22:23 holding [1] - 19:21 hope [1] - 28:11 hopefully [2] - 19:17, 26:20 hoping [2] - 23:24, 29:6 horse [1] - 40:4 hour [1] - 30:5</p> |
| <p>E</p> | <p>F</p> | <p>G</p> | <p>H</p> | <p>I</p> |
| <p>earliest [1] - 23:11 early [1] - 27:6 easement [1] - 25:13 echo [2] - 30:23, 38:5 economic [1] - 33:16 educating [1] - 31:12 effluent [1] - 11:6 either [3] - 13:13, 20:7, 33:13 electrical [1] - 11:2 element [2] - 10:21, 10:22 elements [1] - 24:19 EltonAlan [1] - 24:14 email [1] - 35:2 emailed [1] - 34:23 Emerald [1] - 25:3 emergency [1] - 27:20 emulate [1] - 20:17 encourage [1] - 31:10 encouraged [2] - 40:13, 40:23 end [2] - 10:6, 10:16 engaged [1] - 35:14 engagement [3] - 22:22, 23:1, 23:10 enhancements [3] - 17:17, 17:24 entertained [1] - 7:21 entertaining [1] - 2:10 entertainment [1] - 11:20 entire [1] - 6:18 entrance [1] - 5:17 especially [1] - 34:17 essence [1] - 6:22 estate [2] - 33:5, 37:16 et [1] - 6:24 evaluating [1] - 40:18 event [3] - 5:16, 20:1,</p> | <p>facade [1] - 12:1 facilitate [1] - 39:23 facilities [3] - 7:6, 35:25, 36:5 facility [1] - 21:3 fact [3] - 20:4, 21:7, 26:13 failed [1] - 18:23 Farms [1] - 21:11 faster [1] - 38:12 favor [2] - 2:18, 3:11 featuring [1] - 7:23 fee [1] - 33:6 feedback [2] - 23:6, 40:21 feet [1] - 13:14 Fetner [5] - 34:23, 37:25, 38:25, 41:3, 42:11 FETNER [5] - 1:13, 10:24, 34:13, 39:18, 41:4 few [3] - 4:5, 12:15, 21:9 fewer [1] - 18:3 figure [1] - 8:3 filing [2] - 27:7, 28:5 final [3] - 9:22, 12:10, 28:11 Finance [1] - 31:25 Financial [1] - 1:19 financial [1] - 31:14 fine [1] - 40:21 finish [3] - 10:14, 12:2, 13:21 finished [2] - 12:14, 26:16 finishes [1] - 14:1 finishing [3] - 5:8, 12:8, 13:7 firm [8] - 23:3, 30:25, 39:6, 39:8, 40:17,</p> | <p>garage [1] - 5:17 garden [2] - 11:11,</p> | <p>half [1] - 30:5 hand [2] - 31:21, 33:12 hands [1] - 22:23 Hanna [1] - 35:22 happy [2] - 37:10, 39:15 Haskell [1] - 9:12 hate [1] - 7:22 hear [3] - 30:14, 30:17, 33:22 heard [2] - 12:6, 27:17 hearing [5] - 9:4, 9:22, 17:19, 22:2, 27:24 hearings [2] - 10:7, 32:6 HEAVENER [3] - 1:15, 38:5, 39:21 Heavener [1] - 39:20 held [2] - 1:6, 16:10 help [5] - 21:18, 22:13, 31:11, 32:12, 41:6 higher [1] - 22:10 hill [1] - 3:23 HILL [2] - 1:21, 3:25 hired [1] - 16:13 historic [1] - 13:14 History [1] - 21:2 hit [1] - 40:19 Hogan [3] - 16:21, 25:2, 25:3 Hogan-Laura [1] -</p> | <p>idea [2] - 31:3, 34:16 identified [2] - 16:7, 38:10 imagine [1] - 41:13 impact [2] - 22:4, 26:11 impacting [2] - 32:7, 32:14 impacts [1] - 24:20 implications [1] - 31:15 important [4] - 32:3, 33:25, 36:23, 37:16 importantly [1] - 20:14 improvements [3] - 6:22, 16:5, 16:7 in-depth [2] - 10:10, 10:12 inaudible [2] - 23:4, 40:9 inaudible [1] - 13:25 incentive [2] - 15:5, 15:14 include [2] - 27:19, 29:5 included [1] - 15:15 Independent [1] - 11:8 indicating [1] - 11:9 individually [1] - 30:8 influence [1] - 31:6 information [4] - 19:25, 23:23, 39:7, 42:10 informed [1] - 28:1 initial [1] - 40:6 inland [1] - 4:8 input [1] - 23:6 install [1] - 15:7 installation [1] - 14:21 instruction [1] - 17:3 instructions [1] - 16:16 interest [1] - 33:7 interesting [6] - 4:25, 6:8, 7:23, 8:8, 20:2, 35:16 interior [6] - 5:20,</p> |

| | | | | | |
|--|---|---|---|---|---|
| 5:21, 12:2, 13:21, 14:1, 15:10 internal [1] - 11:25 interviewed [1] - 22:7 intrigued [1] - 7:4 INVESTMENT [1] - 1:2 Investment [1] - 2:6 Island [2] - 19:14, 19:15 issue [4] - 21:19, 21:20, 23:19, 35:13 issues [1] - 25:13 Item [1] - 2:24 item [1] - 36:24 items [1] - 2:25 itself [2] - 8:21, 12:25 | lane [1] - 6:24 Large [1] - 1:10 largest [1] - 13:14 last [5] - 10:17, 12:17, 17:19, 26:21, 38:20 Laura [2] - 1:8, 16:21 laydown [1] - 26:10 lease [7] - 20:8, 20:19, 28:6, 28:12, 33:6, 33:14, 35:24 leased [3] - 12:7, 21:6, 36:12 leasing [1] - 12:6 leave [2] - 9:24, 19:12 left [4] - 8:12, 8:16, 27:21, 27:24 legislation [4] - 10:20, 27:7, 27:16, 28:5 lend [1] - 31:21 length [1] - 25:5 lengthy [1] - 36:18 less [1] - 11:7 level [2] - 7:7, 34:19 Library [1] - 1:8 line [11] - 9:6, 9:9, 9:11, 9:15, 9:20, 9:21, 9:25, 10:3, 10:15, 10:18, 10:25 list [2] - 16:21, 17:20 live [1] - 13:8 Live [1] - 11:19 located [1] - 11:3 locating [1] - 8:2 location [2] - 6:7, 31:5 locations [1] - 36:6 Lofts [2] - 12:5 long-term [3] - 20:8, 33:5, 33:14 look [6] - 19:7, 19:22, 20:18, 20:20, 20:21, 29:2 looked [2] - 41:14, 42:1 looking [3] - 19:8, 27:4, 41:5 LORI [1] - 1:18 Lori [4] - 29:16, 32:1, 32:11, 32:16 loud [1] - 33:9 love [1] - 19:5 | Manager [2] - 1:18, 1:20 mandate [1] - 33:10 manner [1] - 24:25 Marina [1] - 12:19 market [1] - 4:12 markings [2] - 7:22, 7:24 Marshfront [1] - 14:25 massing [1] - 7:13 Mayor's [2] - 17:13, 17:15 McCoys [3] - 5:2, 5:22, 25:19 mean [1] - 24:10 means [4] - 9:21, 9:25, 18:2, 38:16 media [1] - 41:25 MEETING [1] - 1:3 meeting [20] - 2:4, 2:5, 2:7, 2:9, 7:24, 16:2, 16:9, 16:11, 25:9, 26:18, 28:9, 29:14, 30:3, 32:25, 35:17, 38:20, 39:1, 39:14, 43:8 meetings [7] - 22:23, 23:1, 23:11, 25:4, 31:25, 34:15, 38:21 MELINDA [1] - 1:16 member [1] - 19:6 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 18:13 MEMBER [16] - 2:11, 2:12, 3:1, 3:3, 9:19, 10:24, 32:18, 32:20, 34:9, 34:13, 36:16, 37:24, 38:5, 39:18, 39:21, 41:4 members [7] - 19:5, 31:10, 31:12, 31:22, 38:22, 39:11, 40:23 MEMBERS [10] - 1:12, 2:15, 2:19, 2:21, 3:7, 3:12, 3:14, 34:5, 38:15, 43:5 Memphis [1] - 21:12 mention [2] - 10:9, 22:3 mentioned [1] - 9:3 message [3] - 20:11, 31:22, 32:2 Met [2] - 12:18, 28:7 mic [1] - 19:22 MICAH [1] - 1:15 mid-2025 [1] - 6:13 million [3] - 9:7, 9:8, 37:14 mind [2] - 36:8, 37:11 | minor [1] - 25:12 minutes [6] - 2:9, 2:22, 30:4, 30:12, 30:19 mistaken [1] - 3:19 model [1] - 14:14 Monday [1] - 28:16 money [2] - 18:5, 33:17 month [2] - 15:1, 39:2 monthly [2] - 3:20, 4:1 months [3] - 12:15, 15:5, 24:2 morning [1] - 35:16 MOSH [2] - 27:21, 27:22 most [3] - 36:23, 37:5, 37:16 mostly [1] - 6:19 motion [5] - 2:10, 3:5, 18:13, 18:21, 18:22 motive [1] - 37:14 move [4] - 2:11, 3:1, 3:19, 10:15 moving [3] - 5:19, 14:3, 40:10 MR [1] - 20:23 MS [14] - 3:21, 3:25, 4:1, 9:21, 11:5, 19:19, 20:24, 29:20, 30:1, 34:22, 36:14, 41:16, 41:18, 42:16 muddying [1] - 37:20 Multipurpose [1] - 1:8 Museum [1] - 21:2 | New [1] - 3:18 news [1] - 13:12 next [30] - 2:24, 4:19, 4:20, 5:14, 5:22, 6:5, 6:25, 7:9, 7:14, 8:6, 8:14, 9:7, 10:8, 10:10, 10:13, 11:18, 12:15, 12:17, 13:2, 13:19, 14:6, 14:12, 14:22, 15:3, 15:17, 16:9, 23:25, 25:10, 38:17, 39:2 night [1] - 10:17 none [2] - 2:16, 3:8 North [1] - 1:8 Northbank [3] - 18:15, 18:21, 18:22 Notary [1] - 1:10 notes [2] - 8:23, 44:11 noteworthy [1] - 13:17 nothing [3] - 2:3, 3:17, 3:18 notice [1] - 16:17 number [4] - 7:5, 7:12, 23:17, 25:25 numerous [2] - 20:18, 21:6 | |
| J | JACKSONVILLE [1] - 1:1 Jacksonville [3] - 1:7, 1:9, 37:17 JAMES [1] - 1:19 Jax [1] - 35:18 JEA [3] - 29:17, 29:18, 29:21 Jekyll [2] - 19:13, 19:14 Jim [2] - 34:7, 34:18 JIM [1] - 1:15 job [6] - 22:9, 22:15, 39:6, 41:10, 42:1, 42:4 John [1] - 42:18 JOHN [1] - 1:20 Johnson [1] - 7:10 join [1] - 38:7 July [2] - 2:8, 17:16 June [1] - 17:13 | K | keep [2] - 27:22, 27:25 KELLEY [1] - 1:19 kicked [1] - 21:8 kind [6] - 4:21, 7:20, 10:12, 30:23, 41:2, 42:13 knowing [1] - 40:2 known [1] - 4:22 KRECHOWSKI [1] - 1:13 | L | land [2] - 34:21 landscape [1] - 37:3 landscaping [1] - 12:13 |
| M | ma'am [1] - 41:17 main [1] - 36:16 maintain [1] - 33:4 maintenance [2] - 21:15, 35:20 manage [2] - 31:19, 31:20 | N | near [1] - 18:17 nearly [1] - 14:23 necessary [1] - 9:8 need [13] - 22:23, 26:8, 26:15, 27:18, 28:16, 28:17, 30:3, 33:4, 39:7, 39:13, 40:19, 40:20, 40:24 needed [1] - 9:12 needs [4] - 25:6, 28:1, 32:2, 33:22 negotiate [2] - 16:13, 28:20 negotiated [2] - 28:23, 29:9 negotiating [2] - 27:9, 29:4 negotiation [1] - 27:9 never [2] - 33:7, 34:20 new [7] - 6:2, 6:3, 6:7, 16:13, 22:5, 23:10, 23:16 | O | objection [1] - 16:6 obviously [1] - 23:13 OF [4] - 1:1, 44:1, 44:3, 44:4 offer [5] - 17:7, 22:5, 31:11, 32:12, 32:23 office [3] - 12:25, 19:3, 22:5 Office [3] - 1:20, 19:21, 22:3 officer [3] - 22:6, 29:23, 30:15 Officer [1] - 1:18 Old [1] - 3:17 old [4] - 6:6, 6:9, 40:15, 40:16 on-site [1] - 12:22 once [1] - 14:8 one [20] - 4:4, 5:9, 5:18, 6:14, 7:11, 8:14, 11:19, 13:10, 15:12, 15:18, 15:23, 19:18, 21:7, 23:11, 24:21, 25:17, 25:24, 36:16, 37:15, 39:4 One [2] - 5:1 ones [2] - 7:16, 7:18 ongoing [4] - 5:25, 9:5, 10:22, 25:4 open [5] - 2:5, 4:6, |

| | | | | |
|--|---|--|---|--|
| <p>12:8, 29:1, 32:15 opening [1] - 4:5 operational [2] - 4:16, 26:16 Operations [1] - 1:18 operator [1] - 21:8 operators [3] - 20:20, 21:6, 35:24 opinion [1] - 33:11 opportunity [2] - 4:13, 17:20 opposed [5] - 2:20, 3:13, 11:6, 11:16, 20:9 opposition [1] - 35:10 order [3] - 9:13, 24:24, 43:4 orders [1] - 23:19 Ordinance [1] - 41:19 otherwise [4] - 18:10, 21:25, 28:3, 32:23 ought [1] - 37:20 ourselves [1] - 36:19 outfall [2] - 6:7, 6:9 Outfall [1] - 5:22 outside [3] - 12:9, 12:10, 12:11 overpass [1] - 4:7 own [1] - 36:12 owned [7] - 20:19, 20:22, 20:25, 21:2, 21:5, 21:12, 35:25 owns [1] - 21:21</p> | <p>14:18, 31:3, 31:7 Parola [4] - 7:2, 7:4, 23:22, 28:9 PAROLA [1] - 1:18 part [6] - 8:1, 10:22, 13:18, 22:11, 36:15, 39:9 particular [3] - 7:11, 9:14, 10:22 particularly [1] - 35:12 passes [1] - 3:16 Patrick [3] - 19:8, 19:13, 19:14 PATRICK [1] - 1:13 patrons [1] - 26:3 pause [1] - 40:19 paved [1] - 4:12 pavement [3] - 6:18, 7:22, 7:24 paver [1] - 14:21 peer [2] - 20:15 pending [1] - 27:16 people [3] - 18:3, 37:18, 42:20 percent [1] - 12:7 perhaps [1] - 36:9 period [1] - 34:11 permits [1] - 27:3 permitting [1] - 39:2 perpendicular [1] - 11:15 person [2] - 38:10, 42:13 personal [1] - 33:11 Pete [1] - 20:18 Phase [2] - 9:13, 24:16 phase [2] - 4:10, 24:22 phone [1] - 27:22 picture [3] - 5:15, 11:23, 15:24 pictures [2] - 5:10, 15:2 pieces [1] - 37:16 Pier [2] - 20:18, 35:18 pile [2] - 12:20, 12:23 pipes [1] - 7:5 plan [3] - 27:5, 35:4, 35:6 plate [1] - 15:21 play [1] - 42:7 plaza [2] - 4:15, 33:3 Plaza [8] - 8:7, 9:7, 18:17, 23:13, 26:23, 26:24, 32:22, 36:20 plazas [1] - 31:7 pleasure [1] - 30:2 point [10] - 9:16, 13:1, 16:19, 21:7, 33:1,</p> | <p>33:4, 33:23, 37:19, 38:10, 42:13 pool [1] - 23:18 popular [1] - 4:18 portion [4] - 2:5, 2:6, 5:23, 33:3 position [6] - 22:13, 22:14, 22:20, 30:25, 34:10 positions [3] - 17:17, 17:22, 32:3 positive [1] - 23:6 possible [1] - 16:5 potential [1] - 16:15 potentially [2] - 10:9, 38:2 Pour [1] - 15:4 PowerPoint [1] - 3:23 POWERS [3] - 1:16, 2:11, 3:3 practice [1] - 21:18 preference [2] - 42:12, 42:15 prep [1] - 39:22 prepared [2] - 19:7, 20:12 PRESENT [2] - 1:12, 1:17 presentation [3] - 19:6, 30:6, 30:7 presentations [1] - 30:8 President [1] - 18:25 pretty [1] - 30:25 prevent [1] - 11:13 previous [1] - 42:11 previously [1] - 39:4 primarily [1] - 13:1 priority [1] - 16:21 private [7] - 5:2, 20:3, 20:5, 20:8, 21:23, 37:7 privately [1] - 35:9 procedural [1] - 18:19 proceed [2] - 16:17, 29:2 proceedings [2] - 43:9, 44:9 Proceedings [1] - 1:6 process [9] - 9:16, 10:5, 10:16, 16:5, 17:10, 32:13, 39:10, 40:14, 42:14 Procurement [3] - 23:17, 23:24, 24:12 product [1] - 14:11 Professional [2] - 44:7, 44:18 professional [1] - 22:21</p> | <p>programming [2] - 21:16, 37:22 progress [4] - 5:24, 6:15, 8:9, 13:9 progressing [1] - 29:15 project [13] - 4:2, 5:23, 5:25, 6:12, 7:20, 8:1, 12:14, 14:3, 16:21, 24:21, 25:1, 26:5, 26:14 Project [1] - 1:20 projection [1] - 23:2 projects [11] - 4:24, 5:3, 12:15, 16:23, 21:13, 23:20, 24:4, 24:6, 32:4, 32:7, 42:20 property [7] - 20:7, 20:25, 31:5, 31:19, 32:8, 33:21, 34:1 proposal [1] - 29:10 proposals [1] - 17:6 proposed [1] - 36:11 provide [5] - 16:1, 26:2, 26:3, 37:10, 39:8 public [3] - 22:5, 30:19, 36:18 Public [6] - 1:10, 22:4, 22:17, 25:5, 26:19, 26:20 Public/Main [1] - 1:7 publicly [2] - 21:5, 21:12 publicly-owned [2] - 21:5, 21:12 publishing [1] - 5:4 purely [1] - 33:16 purposeful [1] - 31:17 pursuant [1] - 16:16 push [1] - 32:2 put [3] - 9:6, 9:14, 15:21 putting [1] - 8:4</p> | <p style="text-align: center;">R</p> <p>RAM [1] - 4:7 ramp [2] - 26:11, 26:12 ran [1] - 9:11 rather [2] - 36:5, 38:9 RDA [1] - 28:5 reaction [1] - 40:6 reading [2] - 13:12, 13:17 ready [2] - 3:23, 15:21 real [6] - 5:24, 6:22, 22:1, 29:17, 33:5, 37:16 really [19] - 6:15, 7:20, 8:15, 8:17, 12:19, 19:5, 21:17, 24:2, 29:12, 30:13, 30:16, 31:2, 31:16, 32:3, 33:24, 35:13, 36:2, 39:16, 40:11 reasons [1] - 20:13 received [3] - 16:25, 21:15, 28:24 record [1] - 44:10 Reddi [2] - 15:11, 15:14 Reddi-Arts [2] - 15:11, 15:14 redesign [1] - 26:1 redesigned [1] - 28:7 Redevelopment [1] - 2:4 reductions [1] - 6:24 refine [1] - 25:6 regarding [3] - 31:18, 31:24, 38:23 Regions [4] - 28:21, 28:22, 29:24, 30:1 related [2] - 26:5, 27:7 relevant [1] - 35:12 relinquish [2] - 31:4, 33:25 relocate [1] - 9:8 relocated [1] - 25:11 remember [3] - 9:10, 39:4, 40:15 remembering [1] - 11:2 remind [1] - 30:24 removed [3] - 9:6, 15:6, 15:19 rendering [2] - 15:17, 15:22 renovation [1] - 13:14 rent [1] - 21:14 rental [1] - 33:14 replacement [1] - 22:8 report [2] - 32:16, 44:9</p> |
| <p style="text-align: center;">P</p> <p>p.m [3] - 1:7, 2:1, 43:10 packet [1] - 17:21 parallel [1] - 11:17 parameters [1] - 29:4 park [13] - 4:6, 4:16, 8:18, 8:20, 9:17, 21:5, 21:16, 21:19, 36:1, 36:5, 36:25, 37:21, 37:22 Park [9] - 6:16, 12:19, 14:25, 21:5, 21:11, 25:21, 28:7, 28:10, 35:22 park's [1] - 37:3 Parking [2] - 22:4, 22:17 parking [10] - 5:17, 22:6, 22:13, 25:23, 26:1, 26:2, 26:4, 26:8, 26:11, 28:7 Parks [3] - 23:5, 26:18, 28:6 parks [4] - 10:11,</p> | <p>person [2] - 38:10, 42:13 personal [1] - 33:11 Pete [1] - 20:18 Phase [2] - 9:13, 24:16 phase [2] - 4:10, 24:22 phone [1] - 27:22 picture [3] - 5:15, 11:23, 15:24 pictures [2] - 5:10, 15:2 pieces [1] - 37:16 Pier [2] - 20:18, 35:18 pile [2] - 12:20, 12:23 pipes [1] - 7:5 plan [3] - 27:5, 35:4, 35:6 plate [1] - 15:21 play [1] - 42:7 plaza [2] - 4:15, 33:3 Plaza [8] - 8:7, 9:7, 18:17, 23:13, 26:23, 26:24, 32:22, 36:20 plazas [1] - 31:7 pleasure [1] - 30:2 point [10] - 9:16, 13:1, 16:19, 21:7, 33:1,</p> | <p>presentation [3] - 19:6, 30:6, 30:7 presentations [1] - 30:8 President [1] - 18:25 pretty [1] - 30:25 prevent [1] - 11:13 previous [1] - 42:11 previously [1] - 39:4 primarily [1] - 13:1 priority [1] - 16:21 private [7] - 5:2, 20:3, 20:5, 20:8, 21:23, 37:7 privately [1] - 35:9 procedural [1] - 18:19 proceed [2] - 16:17, 29:2 proceedings [2] - 43:9, 44:9 Proceedings [1] - 1:6 process [9] - 9:16, 10:5, 10:16, 16:5, 17:10, 32:13, 39:10, 40:14, 42:14 Procurement [3] - 23:17, 23:24, 24:12 product [1] - 14:11 Professional [2] - 44:7, 44:18 professional [1] - 22:21</p> | <p style="text-align: center;">Q</p> <p>qualifications [3] - 41:19, 42:2, 42:5 qualified [2] - 23:18 quarter [2] - 24:10, 24:11 questions [2] - 32:16, 39:16 quick [1] - 29:17 quickly [1] - 12:13 quite [1] - 41:13</p> | <p>RAM [1] - 4:7 ramp [2] - 26:11, 26:12 ran [1] - 9:11 rather [2] - 36:5, 38:9 RDA [1] - 28:5 reaction [1] - 40:6 reading [2] - 13:12, 13:17 ready [2] - 3:23, 15:21 real [6] - 5:24, 6:22, 22:1, 29:17, 33:5, 37:16 really [19] - 6:15, 7:20, 8:15, 8:17, 12:19, 19:5, 21:17, 24:2, 29:12, 30:13, 30:16, 31:2, 31:16, 32:3, 33:24, 35:13, 36:2, 39:16, 40:11 reasons [1] - 20:13 received [3] - 16:25, 21:15, 28:24 record [1] - 44:10 Reddi [2] - 15:11, 15:14 Reddi-Arts [2] - 15:11, 15:14 redesign [1] - 26:1 redesigned [1] - 28:7 Redevelopment [1] - 2:4 reductions [1] - 6:24 refine [1] - 25:6 regarding [3] - 31:18, 31:24, 38:23 Regions [4] - 28:21, 28:22, 29:24, 30:1 related [2] - 26:5, 27:7 relevant [1] - 35:12 relinquish [2] - 31:4, 33:25 relocate [1] - 9:8 relocated [1] - 25:11 remember [3] - 9:10, 39:4, 40:15 remembering [1] - 11:2 remind [1] - 30:24 removed [3] - 9:6, 15:6, 15:19 rendering [2] - 15:17, 15:22 renovation [1] - 13:14 rent [1] - 21:14 rental [1] - 33:14 replacement [1] - 22:8 report [2] - 32:16, 44:9</p> |

| | | | | |
|---|--|---|---|---|
| <p>REPORTER [1] - 44:1 Reporter [2] - 44:8, 44:18 reports [1] - 41:25 requested [1] - 17:22 require [1] - 27:10 requirement [1] - 22:10 rerouted [1] - 11:10 research [2] - 17:5, 20:15 residential [3] - 5:6, 13:22, 14:13 resilience [1] - 29:23 resiliency [1] - 30:15 resolution [1] - 28:4 resolve [2] - 25:14, 26:19 resources [1] - 22:12 respected [1] - 4:23 response [7] - 2:15, 2:21, 3:7, 3:14, 34:5, 38:15, 43:5 responsibilities [1] - 22:15 responsibility [1] - 31:15 Restaurant [2] - 20:22, 21:1 restaurant [19] - 5:8, 5:12, 18:16, 18:17, 20:3, 20:20, 23:13, 31:2, 32:20, 32:22, 33:2, 33:11, 33:20, 35:7, 35:8, 35:9, 35:11, 36:22, 36:25 restaurants [5] - 18:15, 21:11, 30:22, 31:18, 31:20 resubmitted [1] - 23:23 retail [1] - 13:8 retaining [1] - 6:1 retiring [1] - 22:6 revenue [4] - 21:14, 35:19, 36:1 Review [2] - 17:14, 17:15 revised [1] - 25:19 RFP [6] - 28:19, 29:11, 40:15, 40:17, 41:9, 42:11 RFQ [5] - 23:16, 24:5, 39:6, 41:5, 42:11 ribbon [1] - 4:19 RISE [1] - 27:16 river [5] - 6:9, 11:8, 11:15, 11:17, 30:23 riverfront [3] - 5:7, 10:11, 16:22</p> | <p>Riverfront [9] - 8:7, 9:7, 18:16, 23:5, 23:12, 26:23, 26:24, 32:22, 36:20 RiversEdge [6] - 14:7, 14:8, 14:24, 26:25 Riverside [3] - 4:11, 5:1 Riverwalk [3] - 5:12, 5:13, 26:3 road [2] - 6:16, 6:23 roadway [1] - 24:19 role [3] - 22:9, 22:16, 42:7 roll [3] - 15:7, 15:8 roll-up [3] - 15:7, 15:8 rolling [1] - 39:10 rolls [1] - 25:1 rooftop [1] - 11:24 Room [1] - 1:8 runs [3] - 11:7, 11:15, 11:16</p> | <p>12:21, 13:20, 14:2, 14:12, 15:6, 15:19, 17:4, 17:7, 19:9, 32:12, 34:6 seeing [11] - 2:3, 2:16, 3:8, 3:17, 6:1, 6:21, 7:17, 8:10, 12:12, 14:1, 15:15 seek [1] - 29:11 segment [2] - 25:3, 25:5 select [2] - 23:17, 24:18 selling [1] - 34:21 semiprofessional [1] - 4:22 sending [1] - 35:2 sense [3] - 7:21, 17:6, 35:14 sentiments [1] - 30:24 separate [1] - 10:20 separated [1] - 18:20 separately [1] - 10:2 September [4] - 10:17, 22:7, 23:12, 27:6 serve [1] - 42:7 service [1] - 22:21 services [2] - 8:18, 8:20 set [1] - 26:18 several [2] - 15:5, 17:5 sewer [8] - 9:9, 9:11, 10:25, 11:2, 11:5, 11:6, 11:7, 11:16 share [3] - 8:23, 20:14, 28:14 sheet [3] - 12:20, 27:15, 28:24 Shelby [1] - 21:11 shift [1] - 40:20 shortly [1] - 27:23 show [5] - 4:13, 7:10, 8:9, 14:9, 15:24 showed [1] - 15:22 showing [1] - 15:2 shown [1] - 7:25 shows [3] - 5:10, 8:13, 15:17 sic [1] - 21:2 SIC [1] - 27:2 side [1] - 30:23 sides [2] - 6:2, 30:14 sidewalks [1] - 24:17 signal [1] - 8:4 significant [1] - 10:11 signify [2] - 2:18, 3:11 similar [1] - 36:12 simple [1] - 33:6 simply [1] - 27:11</p> | <p>sit [1] - 37:1 site [4] - 5:4, 9:11, 11:9, 12:22 sites [1] - 16:22 situation [1] - 39:12 situations [1] - 20:16 skate [2] - 4:6, 4:16 skaters [1] - 4:23 skip [1] - 38:19 slate [1] - 16:19 slide [14] - 4:20, 5:14, 5:22, 7:14, 7:21, 8:13, 11:18, 12:3, 14:2, 14:10, 14:12, 15:16, 15:17, 15:19 slides [2] - 6:6, 8:8 solicitation [1] - 41:7 someone [5] - 19:10, 29:18, 34:13, 39:4, 42:24 somewhat [2] - 6:8, 25:11 SONDRA [1] - 1:13 soon [1] - 19:21 sorry [1] - 11:1 Southbank [3] - 13:24, 15:11, 18:14 space [2] - 5:8, 20:20 spaces [4] - 13:8, 13:23, 31:3, 31:17 special [6] - 16:1, 17:1, 32:9, 38:20, 39:24, 42:22 specific [1] - 19:11 spending [1] - 33:16 square [1] - 13:14 St [1] - 20:18 staff [6] - 16:6, 16:20, 17:17, 19:4, 42:13 staffing [1] - 22:4 stairs [7] - 5:10, 5:11, 5:15, 11:11, 11:24, 11:25 standpoint [4] - 14:17, 17:9, 22:19, 22:22 start [12] - 3:22, 3:24, 6:14, 6:21, 9:18, 12:12, 24:3, 24:24, 26:9, 39:3, 41:9, 41:12 started [4] - 15:1, 39:15, 40:13, 40:23 starting [8] - 5:9, 5:20, 7:12, 12:1, 12:24, 15:9, 33:3, 33:23 State [1] - 1:10 STATE [1] - 44:3 state [2] - 13:15, 13:16 steel [1] - 11:21 stenographic [1] -</p> | <p>44:11 stenographically [1] - 44:9 step [2] - 41:2 STEVE [1] - 1:19 Steve [1] - 39:5 still [6] - 4:10, 4:15, 10:4, 17:20, 24:22, 25:12 stop [1] - 4:17 storefront [4] - 13:7, 13:23, 15:7, 15:20 storm [4] - 9:9, 9:11, 11:5, 11:7 strategic [1] - 22:12 street [3] - 8:1, 24:1, 24:5 Street [4] - 1:8, 6:16, 25:2, 25:21 streetscape [1] - 24:18 subject [1] - 32:21 subscriptions [1] - 18:8 subsequently [1] - 18:19 suggest [1] - 41:22 suggested [1] - 35:5 suggesting [2] - 41:21, 42:3 suggestions [2] - 16:8, 23:7 supervision [1] - 22:16 support [2] - 21:18, 37:10 supporting [1] - 35:20 supposed [4] - 14:25, 19:14, 24:9, 27:23 surface [1] - 6:22 survey [1] - 24:22</p> |
| S | | S | | |
| <p>salary [1] - 22:10 Salem [1] - 18:25 sandwich [1] - 37:2 sanitary [2] - 11:6, 11:16 saw [1] - 27:21 SAWYER [1] - 1:20 scale [1] - 36:24 scenario [3] - 33:12, 33:19, 36:12 schedule [4] - 9:1, 14:4, 25:17, 25:20 scheduled [6] - 16:9, 23:11, 25:9, 26:5, 26:7, 28:9 schedules [1] - 39:2 scope [1] - 24:17 SCOTT [1] - 1:14 screen [1] - 4:3 scroll [1] - 22:24 search [7] - 39:6, 39:8, 39:23, 40:17, 41:5, 41:6, 41:9 Seasons [5] - 12:17, 12:18, 12:25, 13:1, 13:3 second [3] - 2:12, 3:3, 3:5 see [33] - 3:17, 4:2, 5:5, 5:9, 5:16, 5:18, 5:24, 6:6, 6:9, 6:13, 6:14, 6:17, 7:11, 7:12, 7:14, 7:16, 8:15, 8:18, 10:23, 11:24, 12:9, 12:20,</p> | <p>12:21, 13:20, 14:2, 14:12, 15:6, 15:19, 17:4, 17:7, 19:9, 32:12, 34:6 seeing [11] - 2:3, 2:16, 3:8, 3:17, 6:1, 6:21, 7:17, 8:10, 12:12, 14:1, 15:15 seek [1] - 29:11 segment [2] - 25:3, 25:5 select [2] - 23:17, 24:18 selling [1] - 34:21 semiprofessional [1] - 4:22 sending [1] - 35:2 sense [3] - 7:21, 17:6, 35:14 sentiments [1] - 30:24 separate [1] - 10:20 separated [1] - 18:20 separately [1] - 10:2 September [4] - 10:17, 22:7, 23:12, 27:6 serve [1] - 42:7 service [1] - 22:21 services [2] - 8:18, 8:20 set [1] - 26:18 several [2] - 15:5, 17:5 sewer [8] - 9:9, 9:11, 10:25, 11:2, 11:5, 11:6, 11:7, 11:16 share [3] - 8:23, 20:14, 28:14 sheet [3] - 12:20, 27:15, 28:24 Shelby [1] - 21:11 shift [1] - 40:20 shortly [1] - 27:23 show [5] - 4:13, 7:10, 8:9, 14:9, 15:24 showed [1] - 15:22 showing [1] - 15:2 shown [1] - 7:25 shows [3] - 5:10, 8:13, 15:17 sic [1] - 21:2 SIC [1] - 27:2 side [1] - 30:23 sides [2] - 6:2, 30:14 sidewalks [1] - 24:17 signal [1] - 8:4 significant [1] - 10:11 signify [2] - 2:18, 3:11 similar [1] - 36:12 simple [1] - 33:6 simply [1] - 27:11</p> | <p>sit [1] - 37:1 site [4] - 5:4, 9:11, 11:9, 12:22 sites [1] - 16:22 situation [1] - 39:12 situations [1] - 20:16 skate [2] - 4:6, 4:16 skaters [1] - 4:23 skip [1] - 38:19 slate [1] - 16:19 slide [14] - 4:20, 5:14, 5:22, 7:14, 7:21, 8:13, 11:18, 12:3, 14:2, 14:10, 14:12, 15:16, 15:17, 15:19 slides [2] - 6:6, 8:8 solicitation [1] - 41:7 someone [5] - 19:10, 29:18, 34:13, 39:4, 42:24 somewhat [2] - 6:8, 25:11 SONDRA [1] - 1:13 soon [1] - 19:21 sorry [1] - 11:1 Southbank [3] - 13:24, 15:11, 18:14 space [2] - 5:8, 20:20 spaces [4] - 13:8, 13:23, 31:3, 31:17 special [6] - 16:1, 17:1, 32:9, 38:20, 39:24, 42:22 specific [1] - 19:11 spending [1] - 33:16 square [1] - 13:14 St [1] - 20:18 staff [6] - 16:6, 16:20, 17:17, 19:4, 42:13 staffing [1] - 22:4 stairs [7] - 5:10, 5:11, 5:15, 11:11, 11:24, 11:25 standpoint [4] - 14:17, 17:9, 22:19, 22:22 start [12] - 3:22, 3:24, 6:14, 6:21, 9:18, 12:12, 24:3, 24:24, 26:9, 39:3, 41:9, 41:12 started [4] - 15:1, 39:15, 40:13, 40:23 starting [8] - 5:9, 5:20, 7:12, 12:1, 12:24, 15:9, 33:3, 33:23 State [1] - 1:10 STATE [1] - 44:3 state [2] - 13:15, 13:16 steel [1] - 11:21 stenographic [1] -</p> | <p>44:11 stenographically [1] - 44:9 step [2] - 41:2 STEVE [1] - 1:19 Steve [1] - 39:5 still [6] - 4:10, 4:15, 10:4, 17:20, 24:22, 25:12 stop [1] - 4:17 storefront [4] - 13:7, 13:23, 15:7, 15:20 storm [4] - 9:9, 9:11, 11:5, 11:7 strategic [1] - 22:12 street [3] - 8:1, 24:1, 24:5 Street [4] - 1:8, 6:16, 25:2, 25:21 streetscape [1] - 24:18 subject [1] - 32:21 subscriptions [1] - 18:8 subsequently [1] - 18:19 suggest [1] - 41:22 suggested [1] - 35:5 suggesting [2] - 41:21, 42:3 suggestions [2] - 16:8, 23:7 supervision [1] - 22:16 support [2] - 21:18, 37:10 supporting [1] - 35:20 supposed [4] - 14:25, 19:14, 24:9, 27:23 surface [1] - 6:22 survey [1] - 24:22</p> | |
| T | | T | | |
| <p>table [1] - 33:7 Tampa [2] - 20:21, 21:2 Taproom [1] - 15:4 task [1] - 23:19 Tavern [1] - 21:4 Taylor [2] - 19:20, 34:23 team [1] - 25:4 temporary [1] - 15:8 ten [1] - 23:21 term [5] - 20:8, 27:15, 28:24, 33:5, 33:14 Terminal [4] - 13:4, 13:5, 13:13, 13:20 terminated [1] - 16:18</p> | | | | |

| | | | |
|---|--|--|---|
| <p>termination [1] - 16:17 terms [6] - 27:10, 27:14, 28:11, 28:20, 29:4, 29:12 terrible [1] - 37:8 texts [1] - 19:20 THE [29] - 2:3, 2:13, 2:16, 2:20, 2:22, 3:4, 3:8, 3:13, 3:15, 19:13, 29:16, 29:24, 30:11, 32:19, 34:2, 34:6, 34:12, 36:10, 37:23, 38:3, 38:8, 38:16, 39:19, 40:5, 41:8, 41:17, 42:9, 43:1, 43:6 they've [1] - 15:19 thinking [3] - 8:22, 28:16, 33:8 thinks [1] - 41:11 three [3] - 18:23, 30:19 timely [1] - 24:25 Times-Union [1] - 5:4 timing [2] - 19:23, 38:6 title [1] - 33:13 today [2] - 12:6, 28:4 Toll [2] - 14:10, 14:12 tomorrow [1] - 29:14 took [1] - 18:22 topics [1] - 29:12 topography [1] - 37:4 topped [1] - 5:18 torn [1] - 6:18 touches [1] - 12:10 tower [3] - 13:6, 23:2, 23:8 track [1] - 27:22 Trail [1] - 25:3 trailer [1] - 26:4 transcript [1] - 44:10 transfer [2] - 33:6, 33:13 transition [1] - 38:24 travel [1] - 17:25 trees [2] - 6:23, 24:18 TriBridge [1] - 5:6 Trio [2] - 16:3, 16:12 Tropia [3] - 1:9, 44:7, 44:18 trouble [1] - 11:1 trucks [1] - 4:14 true [1] - 44:10 try [1] - 13:4 trying [9] - 7:7, 7:8, 8:3, 17:4, 20:16, 23:16, 25:14, 27:22, 42:19</p> | <p>two [11] - 2:25, 7:19, 8:1, 8:17, 23:25, 24:2, 24:6, 25:10, 27:8, 27:17, 31:18 two-way [3] - 7:19, 8:1, 24:6 types [1] - 36:5 typically [1] - 29:3</p> | <p>venue [2] - 36:21, 36:25 venues [2] - 11:20, 35:22 version [1] - 15:24 vertical [3] - 8:19, 14:11, 14:16 vertically [1] - 7:17 views [1] - 37:4 visitor [1] - 21:8 volunteers [1] - 19:8 vote [4] - 2:17, 3:9, 28:17, 33:9 voted [2] - 32:22, 33:10</p> | <p>3:1, 36:16 worst [2] - 33:12, 33:19 worst-case [2] - 33:12, 33:19 worth [1] - 36:7 wrap [1] - 9:22 written [1] - 14:19</p> |
| U | U | U | Y |
| <p>U2C [1] - 14:17 UF [1] - 29:14 ULI [1] - 18:1 ulterior [1] - 37:13 ultimately [1] - 37:8 unanimously [1] - 3:16</p> | <p>under [12] - 3:17, 3:18, 4:7, 6:3, 7:18, 9:6, 22:16, 25:18, 26:2, 26:7, 27:5, 36:12 underground [5] - 6:19, 7:1, 7:3, 7:6, 8:2 understood [3] - 23:6, 34:12, 43:1 underway [3] - 8:21, 11:22, 24:15 Union [5] - 5:4, 13:4, 13:5, 13:12, 13:20 unique [4] - 31:3, 31:5, 31:17 units [4] - 7:12, 7:13, 7:15, 13:22 unless [2] - 3:19, 9:25 up [25] - 2:5, 6:18, 7:13, 9:22, 9:24, 15:7, 15:8, 17:5, 18:1, 18:22, 19:2, 19:22, 21:22, 25:9, 26:18, 27:23, 28:15, 30:2, 31:23, 32:15, 35:3, 37:7, 38:17 update [6] - 3:20, 12:18, 14:7, 14:19, 24:6, 27:1 updates [2] - 4:2, 15:25 upper [1] - 8:17 utilities [4] - 6:19, 8:2, 14:20, 29:19 utility [2] - 6:21, 25:10 utilized [1] - 21:10</p> | <p>waiting [1] - 14:21 Walk [2] - 4:4, 4:6 walls [1] - 6:2 WANDA [1] - 1:19 wants [2] - 19:9, 41:22 wares [1] - 4:14 Warren [1] - 4:7 water [2] - 4:8, 13:6 waterlines [1] - 6:20 waters [1] - 37:21 Wednesday [1] - 1:6 week [7] - 10:8, 10:10, 10:13, 23:22, 23:25, 25:10, 28:25 weeks [2] - 27:8, 27:18 well-known [1] - 4:22 well-respected [1] - 4:23 whatnot [1] - 42:22 who've [1] - 4:23 whole [2] - 23:20, 28:10 willing [2] - 19:17, 34:9 windows [2] - 13:7, 15:9 wine [1] - 37:1 WJCT [4] - 28:6, 28:8, 28:10, 28:12 WOHLERS [3] - 1:14, 2:12, 37:24 Wohlers [1] - 37:23 workload [2] - 42:18, 42:19 Works [3] - 25:5, 26:19, 26:20 works [1] - 18:6 workshop [6] - 28:14, 28:18, 28:19, 29:7, 29:17, 30:10 WORSHAM [3] - 1:14,</p> | <p>yard [1] - 26:11 year [5] - 9:7, 18:1, 26:8, 39:10 years [2] - 21:9, 26:1 yesterday [1] - 28:25</p> |
| W | W | W | Z |
| <p>zone [1] - 32:9 zones [1] - 26:10</p> | <p>various [2] - 18:8, 27:9 vendors [1] - 4:13</p> | <p>waiting [1] - 14:21 Walk [2] - 4:4, 4:6 walls [1] - 6:2 WANDA [1] - 1:19 wants [2] - 19:9, 41:22 wares [1] - 4:14 Warren [1] - 4:7 water [2] - 4:8, 13:6 waterlines [1] - 6:20 waters [1] - 37:21 Wednesday [1] - 1:6 week [7] - 10:8, 10:10, 10:13, 23:22, 23:25, 25:10, 28:25 weeks [2] - 27:8, 27:18 well-known [1] - 4:22 well-respected [1] - 4:23 whatnot [1] - 42:22 who've [1] - 4:23 whole [2] - 23:20, 28:10 willing [2] - 19:17, 34:9 windows [2] - 13:7, 15:9 wine [1] - 37:1 WJCT [4] - 28:6, 28:8, 28:10, 28:12 WOHLERS [3] - 1:14, 2:12, 37:24 Wohlers [1] - 37:23 workload [2] - 42:18, 42:19 Works [3] - 25:5, 26:19, 26:20 works [1] - 18:6 workshop [6] - 28:14, 28:18, 28:19, 29:7, 29:17, 30:10 WORSHAM [3] - 1:14,</p> | <p>zone [1] - 32:9 zones [1] - 26:10</p> |