

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, September 27,
2017, commencing at 2:00 p.m., City Hall, Lynwood
Roberts Room, 1st Floor, 117 West Duval Street,
Jacksonville, Florida, before Diane M. Tropaia, a Notary
Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JACK MEEKS, Acting Chair.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
BRENNAN DURDEN, Board Member.
RON MOODY, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

AUNDRA WALLACE, DIA, Chief Executive Officer.
TOM DALY, DIA, Redevelopment Analyst.
GUY PAROLA, DIA, Redevelopment Manager.
JIM KLEMENT, DIA, Development Coordinator.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 So do I have a motion to approve those?
2 BOARD MEMBER PADGETT: Motion to approve.
3 VICE CHAIRMAN MEEKS: And a second?
4 BOARD MEMBER GREY: Second.
5 VICE CHAIRMAN MEEKS: Any changes or
6 comments?
7 BOARD MEMBERS: (No response.)
8 VICE CHAIRMAN MEEKS: Hearing none, all in
9 favor, please say aye.
10 BOARD MEMBERS: Aye.
11 VICE CHAIRMAN MEEKS: Well, that was
12 quick.
13 Mr. Wallace, it looks like you're up.
14 MR. WALLACE: Yes, sir.
15 VICE CHAIRMAN MEEKS: We've got a
16 stormwater -- I can't say that either -- credit
17 sale to do.
18 MR. WALLACE: Mr. Chairman, Resolution
19 2017-09-01 is a resolution of the Downtown
20 Investment Authority authorizing the sale of up
21 to one acre of surplus water quality
22 compensatory credit to Lofts at LaVilla on
23 Monroe, Limited, who's the developer, for use
24 on certain property identified by Duval County
25 Tax Parcel 074920 0000, and instructing the
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1 P R O C E E D I N G S
2 September 27, 2017 2:00 p.m.
3
4 VICE CHAIRMAN MEEKS: We'll call the
5 meeting of the DIA to order.
6 We'll start with the Pledge of Allegiance,
7 if you'd join me in that.
8 (Recitation of the Pledge of Allegiance.)
9 VICE CHAIRMAN MEEKS: It looks like the
10 first thing we need to do is to approve the
11 August 23, 2017 Community Redevelopment meeting
12 minutes, if I can say that, meeting minutes.
13 So do I have a motion to do so?
14 BOARD MEMBER GREY: So moved.
15 BOARD MEMBER MOODY: Second.
16 VICE CHAIRMAN MEEKS: Any changes or
17 comments about those minutes?
18 BOARD MEMBERS: (No response.)
19 VICE CHAIRMAN MEEKS: Hearing none, all in
20 favor, say aye.
21 BOARD MEMBERS: Aye.
22 VICE CHAIRMAN MEEKS: We also have, the
23 same date, our Downtown Investment Authority
24 meeting minutes. That's hard for me to say.
25 Meeting minutes. I should just maybe say
"minutes."
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4

1 chief executive officer to take all necessary
2 action to effectuate the purposes of this
3 resolution.
4 Mr. Chairman, I'm going to let Mr. Parola
5 walk us through this piece, if you do not mind.
6 VICE CHAIRMAN MEEKS: Mr. Parola, you're
7 up.
8 MR. PAROLA: Thank you.
9 Through the Chair, you will recall a
10 couple of months back -- it might have been
11 longer -- this board adopted a resolution
12 urging the City Council to create a process by
13 which to sell our surplus water quality
14 credits, of which there are about 185, 188 acre
15 credits of them in the downtown area.
16 After going through several committee
17 rounds, last night the ordinance that
18 effectuated and created the process --
19 2017-516, I believe the number was -- got
20 adopted. Inside of its -- it kind of
21 prescribes a pathway, but -- which needs to
22 happen prior to coming to this board for
23 approval. And your approval for sale or other
24 conveyances is required inside the ordinance
25 code.
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5

1 Just for the record, they made their
2 application. Inside of the resolution it says
3 up to 1.2 credit acres. I believe the actual
4 number they need is 1.11. We said 1.2 just in
5 case, as they're going through engineering and
6 ten-set review, if something comes up a
7 hundredth of a -- or whatever, we're not coming
8 back and delaying a much needed residential
9 project for downtown.
10 That said, the monies are put into a
11 prescribed account for the benefit of
12 stormwater improvements within, and benefitting
13 downtown. The amount, which right now is about
14 \$35,000 per credit acre, is -- the formula is
15 prescribed by ordinance code, so there's no
16 variation from that.
17 And I'm more than happy to answer any
18 other questions.
19 Thank you.
20 VICE CHAIRMAN MEEKS: All right. Let's
21 start to my right.
22 Mr. Moody.
23 BOARD MEMBER MOODY: No questions, no
24 comments.
25 VICE CHAIRMAN MEEKS: Mr. Gillam.
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6

1 BOARD MEMBER GILLAM: No questions, no
2 comments.
3 VICE CHAIRMAN MEEKS: Mr. Padgett.
4 BOARD MEMBER PADGETT: No questions, no
5 comments.
6 VICE CHAIRMAN MEEKS: We're on a roll
7 here.
8 Ms. Durden.
9 BOARD MEMBER DURDEN: No questions, no
10 comments.
11 VICE CHAIRMAN MEEKS: Mr. Barakat.
12 BOARD MEMBER BARAKAT: Same.
13 VICE CHAIRMAN MEEKS: Mr. Grey.
14 BOARD MEMBER GREY: Same.
15 VICE CHAIRMAN MEEKS: Well, now. Okay.
16 In light of that, I know we like to have
17 public comment, could I have a motion to
18 approve this resolution?
19 BOARD MEMBER MOODY: So moved.
20 VICE CHAIRMAN MEEKS: And a second?
21 BOARD MEMBER GREY: Second.
22 VICE CHAIRMAN MEEKS: Any public comment?
23 AUDIENCE MEMBERS: (No response.)
24 VICE CHAIRMAN MEEKS: Seeing none, all in
25 favor, say aye.
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7

1 BOARD MEMBERS: Aye.
2 VICE CHAIRMAN MEEKS: All opposed?
3 BOARD MEMBERS: (No response.)
4 VICE CHAIRMAN MEEKS: Moving right along.
5 Okay. Very good.
6 Well, the next thing says committee
7 appointments, but since our chairman is not
8 here, do you have -- Mr. Wallace, you're up
9 again.
10 MR. WALLACE: I think that you adopted --
11 I could very well be incorrect. I think you
12 adopted the Community Redevelopment Agency
13 meeting minutes. You may want to adopt the
14 Downtown Investment Authority meeting minutes
15 equally as well. I could be wrong if you did
16 them.
17 VICE CHAIRMAN MEEKS: We did both.
18 MR. WALLACE: You did both? Okay. I'm
19 sorry. Then I'm incorrect, so we'll move
20 directly into the committee appointments.
21 Our chairman does apologize for not being
22 able to be here today. He had an unfortunate
23 loss in his family. His mother passed away.
24 So keep him in our prayers there, but we do --
25 in consultation with him, what he would like
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1 for me to put before you, Mr. Vice Chairman, is
2 the following.
3 There are four committees that we've
4 normally had as a board, one being the
5 Strategic Implementation Committee, one being a
6 Governance Committee, one being a Finance and
7 Budget Committee, and one is your Retail
8 Enhancement Committee. And he would like for
9 you to consider -- not necessarily if you want
10 to take a vote on it today. We can defer to
11 him and wait till he's here, but it's --
12 What I want to put before the committee
13 today is that, under the Strategic
14 Implementation Committee -- this is pretty much
15 the committee that has dealt with disposition
16 of property that we've come to you to talk
17 about that -- when we have a strategic plan for
18 certain parcels. He would like for the members
19 of that committee to be Mr. Moody, Ms. Durden,
20 Mr. Gillam, and Mr. Moody chairing it.
21 Under the Governance Committee, and that
22 is basically dealing with our bylaws, anything
23 as a body yourself, he would love for those
24 members to be Mr. Gibbs, Mr. Grey and
25 Mr. Padgett, with Mr. Gibbs chairing it. And
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9

1 that committee also brings forward who your
2 slate of officers would be at any given time.
3 Finance and Budget, being Mr. Meeks,
4 Mr. Bailey himself, and Mr. Barakat, and
5 Mr. Meeks chairing it.
6 And your Retail Enhancement Committee,
7 with Mr. Barakat, Mr. Meeks, and Ms. Durden
8 being part of that Retail Enhancement
9 Committee, with Mr. Barakat chairing.
10 So that is what he would -- if he were
11 here, he would be proffering to you. I would
12 not say that you necessarily have to take it up
13 at this particular point in time; however, I
14 think it is something that I think, when he's
15 here, he -- he would have much more
16 conversation on it.
17 VICE CHAIRMAN MEEKS: I don't see why not.
18 Maybe we can get this approved.
19 Does anyone have any comments about this?
20 I guess particularly as to committees they're
21 being asked to serve on. I'm not going to hold
22 that open for very long, so --
23 BOARD MEMBER PADGETT: I have a question
24 because I don't know how much time it requires,
25 what days, how many days a month, any of that.
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1 MR. WALLACE: We normally call it when we
2 need it and we try to work around everyone's
3 schedule from that standpoint. We try to make
4 sure that the committee structure, particularly
5 if it's not within budget time, we try to make
6 sure we get you out of here in 60 minutes as
7 much as we possibly can from that standpoint.
8 So we try to be very rigid and move on from
9 there, but we do try to work with each
10 committee member and make sure that -- hey,
11 look, we've got a quorum, and try and let you
12 know ahead of time what's going to be brought
13 before you and really try and get out of here
14 in 60 minutes.
15 BOARD MEMBER PADGETT: How many days a
16 month?
17 VICE CHAIRMAN MEEKS: I think if you're on
18 the Governance Committee, that typically may
19 not meet more than two or three times a year.
20 MR. WALLACE: Yes. Right.
21 BOARD MEMBER PADGETT: Okay.
22 VICE CHAIRMAN MEEKS: So you're getting
23 off light. Don't ask any more questions.
24 BOARD MEMBER PADGETT: Fair enough.
25 VICE CHAIRMAN MEEKS: Any more questions
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1 or comments?
2 BOARD MEMBERS: (No response.)
3 VICE CHAIRMAN MEEKS: Can I have a motion,
4 then, that we approve these committees as
5 presented to us?
6 BOARD MEMBER MOODY: I'm sorry, what was
7 the motion?
8 VICE CHAIRMAN MEEKS: A motion that we
9 approve these committees as presented to us.
10 I don't think we need public comment about
11 that, do we, Mr. Sawyer?
12 MR. SAWYER: Out of an abundance of
13 caution, you may want to ask for it.
14 VICE CHAIRMAN MEEKS: All right. We'll do
15 that, then.
16 Any public comment about our committee
17 selections?
18 AUDIENCE MEMBERS: (No response.)
19 VICE CHAIRMAN MEEKS: Hearing none,
20 Mr. Moody, do you have a comment?
21 BOARD MEMBER MOODY: No.
22 VICE CHAIRMAN MEEKS: Then could I have a
23 motion to approve these committees as
24 presented?
25 MS. DURDEN: I'll make the motion to
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1 approve.
2 VICE CHAIRMAN MEEKS: Thank you.
3 And a second?
4 BOARD MEMBER MOODY: Second.
5 VICE CHAIRMAN MEEKS: All in favor, say
6 aye.
7 BOARD MEMBERS: Aye.
8 VICE CHAIRMAN MEEKS: Any opposed?
9 BOARD MEMBERS: (No response.)
10 VICE CHAIRMAN MEEKS: Thank you,
11 Mr. Padgett.
12 BOARD MEMBER PADGETT: You run a clean
13 meeting.
14 VICE CHAIRMAN MEEKS: No messing around
15 here.
16 Well, moving right along, I think it's
17 Mr. Wallace again.
18 MR. WALLACE: Yes, sir.
19 Mr. Chairman, I've got a few things I want
20 to talk to you about. We've come to the end of
21 this current fiscal year. We know we start
22 October 1st of each year and run through
23 September. That would be this upcoming
24 Saturday, but I want to say that, for this
25 particular fiscal year we've had a very good
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13

1 year.

2 In terms of thanks to your staff, to

3 Jackie, to Bob, to Tom, Guy, Jim, and also our

4 extended staff, Mr. Sawyer from OGC, as well as

5 Karen. You know, the things that we've been

6 able to accomplish this year has been really,

7 really good. And there's a reason why you've

8 kind of got a light agenda the month of

9 September. Since it's already the end of

10 September and it looks like our board meeting

11 will be turning around right again on

12 October 18th, so we're trying to keep things a

13 little bit light and talk about some of the

14 things that you actually were able to do this

15 year, getting the Brooklyn Road Diet

16 underway --

17 And, Mr. Parola, correct me if I'm

18 incorrect, it's almost very well complete,

19 correct? Do you want to give some input on

20 that? Because we had a workshop, I'll say last

21 Thursday evening?

22 MR. PAROLA: Through the Chair, yeah,

23 you're absolutely right, Mr. Wallace.

24 There was a joint workshop last Thursday.

25 It's the last workshop of the process. It was

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1 well attended. Maybe 30 people showed up,

2 stakeholders, board members, et cetera. And

3 right now they're preparing the final documents

4 for our review, which will include short-term

5 recommendations, longer-term recommendations,

6 and costs for both. And, again, this affects

7 Riverside, Park Street, and Forest. So we're

8 pretty ecstatic about it.

9 Thank you.

10 I think you're going to really like some

11 of the designs. I think -- at least Ms. Durden

12 likes them, so I think we're on the right

13 track, then.

14 VICE CHAIRMAN MEEKS: And also, I know the

15 developers are here, or were here -- oh, he's

16 still here. I see Mr. Moore from Vestcor. You

17 approved financing for the Lofts at LaVilla --

18 Lofts at Monroe, for which you just approved

19 stormwater credits. So they should be able to

20 close on the property here between now and the

21 first of November with some type of a

22 construction date later --

23 MR. MOORE: We're breaking ground next

24 week.

25 MR. WALLACE: Well, Mr. Moore moves fast.

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1 So they're going to break ground next week

2 on the Lofts at Monroe, which is just north of

3 the Salvation Army there in LaVilla itself. So

4 that will be the third residential project

5 that's going on in LaVilla after I would say at

6 least two decades of not seeing any residential

7 development taking place in that neighborhood

8 itself. So I would say we're off to a good

9 start there.

10 We were able to get out another Notice of

11 Disposition this fiscal year, shipyards, and

12 combine it with Metropolitan Park, and went

13 through a lengthy process, a 90-day process,

14 and chose Iguana Investments. And we're still

15 working with them. There's a lot to do there,

16 as I indicated when you made -- the board

17 accepted a recommendation.

18 I thank Mr. Moody for sitting on that

19 panel with me to choose that company. And I

20 said it's going to be a long, lengthy process

21 coming back with a redevelopment agreement, but

22 we're right where I knew we would be and the

23 process has moved along very smoothly there.

24 You were able to backfill office space,

25 One Call Medical, where Aetna is today. You

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1 were able to fill 50 percent of that space.

2 They've taken about 83,000 square feet of space

3 in that 841 Prudential with an actual

4 commercial revitalization grant that you were

5 able to provide to them.

6 We had Southbank Ventures come in to do

7 almost 300 units of residential there. For a

8 note to the board, yes, an appeal process has

9 been filed from this particular board to City

10 Council. John and his team are putting

11 together some information back to Legislative

12 Services, so I'm assuming that that is, at some

13 point in time, going to be heard, probably

14 through the Land Use and Zoning Committee of

15 City Council, that particular appeal coming

16 from DIA to City Council. But whatever

17 happens, I know the DDRB and DIA and your staff

18 have done their job and we certainly hope to

19 see this project move forward at some

20 particular point in time.

21 And who can forget the Barnett building

22 and the Trio project after your staff has

23 been -- as well as with you, with different

24 various chairmans working on this project for

25 three-plus years to bring that to an approval

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1 process here and get it through City Council.
2 And I have to say that in the last two
3 weeks, I know we have signed the redevelopment
4 agreement. They have it. They're working with
5 closing on their financing to get the Barnett
6 building under contract. They are aggressively
7 working with tenants. I can't speak on who I
8 know is one of the particular tenants that is
9 going to go in there, but I think it's going
10 to -- we'll be happy with that particular
11 tenant going in there.

12 But there's still one point that we've got
13 to work with them on, as -- as always, in
14 Mr. Grey's line of business, it does come down
15 to parking at some point, so -- so that one
16 will hopefully work out itself.

17 200 Riverside, they're still working on
18 their financing on that project for those
19 300 units.

20 Just got Home Street approved the other
21 month for another 140-something units.

22 Toss Green, from an REP standpoint, we're
23 working on that. Hopefully, closing it soon.

24 I want to give you a reference date of
25 October the 11th, 4 to 6 p.m., JU will be

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1 were able to do here in Fiscal Year '16/'17. I
2 won't talk about everything, but '17/'18 is
3 shaping up. I think that we're certainly close
4 in our negotiations on the District and
5 hopefully some time here into the near future
6 we can come forward with a redevelopment
7 agreement, terms and conditions to you on that.

8 Again, we're going to continue this year,
9 fiscal year, working on the shipyards,
10 Met Park.

11 I want to thank our City Council for the
12 funding that they put in the budget for the
13 demolition of the old City Hall as well as the
14 old courthouse. And I envision that sometime
15 during this upcoming fiscal year we're going to
16 have to be looking at probably a disposition
17 process on those two parcels equally as well.

18 I have under contract Rummell Munz to do
19 the development strategy for LaVilla. As I
20 talked to you about, there's projects already
21 underway, but with your approval and -- going
22 to work its way through City Council. We're
23 going to do a little bit of land swap with JTA
24 and then we'll control four contiguous blocks
25 and they'll have one, and we'll work through

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1 having its ribbon-cutting and its tour at the
2 SunTrust building of its downtown campus. Just
3 think about how fast that came together. I met
4 with the president of JU Monday after
5 Thanksgiving, you approved the financing for
6 that particular project a week before
7 Christmas, and they're going to be having a
8 ribbon cutting here come October. So anybody
9 that says that our process isn't efficient, I
10 challenge you to find a much more efficient
11 process in any municipal process on -- in the
12 United States.

13 Brewster's Hospital, we're moving that
14 particular piece through the process. We're
15 going to come back to you. They have some
16 modifications they would like for us to
17 address, and I think that is prudent of me --
18 prudent upon me to bring it back to you with
19 regard to their request. I don't think it's
20 something I need to do administratively. I
21 think it's something I need to talk with you
22 from a board standpoint, but we still believe
23 that's right on track to get the North Florida
24 Land Trust into that particular building.

25 Those are just some of the things that we
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1 the development strategy of determining how the
2 best -- what's the highest and best use for
3 those five contiguous blocks that will be right
4 across the street from JTA's new office
5 building, as well as adjacent to the
6 Jacksonville Regional Transportation Center,
7 which is where -- Greyhound will also be
8 located there. So we've got some great
9 opportunities shaping up for the LaVilla
10 neighborhood coming.

11 I can hear Mr. Barakat in my head, Aundra,
12 what's the strategy for the Snyder building?
13 So that Strategic Implementation Committee is
14 going to be working hard with us on the Snyder
15 building for this upcoming fiscal year.

16 So, Mr. Barakat, I didn't forget.

17 The Cathedral District, they have
18 undergone a master plan. I have to give credit
19 where credit is due. Where we don't have all
20 of the resources internally to focus on
21 everything, Ginny Myrick stepped forward with
22 Dean Kate Moorehead. One other church is
23 there. I can't -- it's the Episcopal church,
24 I'm sorry.

25 VICE CHAIRMAN MEEKS: St. John's.
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1 MR. WALLACE: Yes, St. John's, and they've
2 come up with a good master plan with a very
3 good planning firm out of D.C., that I hope to
4 present to you at some point in time here, but
5 they've got some projects that they (inaudible)
6 along there. I know one of the properties
7 there is Community Connections. That property
8 is in that neighborhood. I think it's the old
9 women's Y that they're looking to try to get
10 that particular property developed. They've
11 approached us. We've -- we're still talking to
12 them, still looking at the numbers. We will
13 not kid you, you know, a heck of -- financial
14 gaps in the project, not to be -- that's not
15 unexpected for us, but we'll continue to work
16 on that.

17 We have a meeting this upcoming week with
18 a developer that wants to look at the Jones
19 Furniture property right down the street.
20 They're thinking about some loft apartments
21 there. So we hopefully want to sit down with
22 them to see where they are with their numbers
23 and see what the gaps are. I think Mr. Meeks
24 kind of knows what the gaps are, working on old
25 historic restoration projects, particularly in
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1 downtown itself.

2 And not to belabor the point, design
3 standards -- riverfront design standards, we do
4 have that particular project under contract.
5 We have selected HR and -- HR&A Advisors out of
6 New York. They've partnered with -- locally
7 here with Haskell. So we're going to get that
8 launched here sometime mid to late October.
9 That's going to be huge because that's also
10 going to involve a lot of the -- as you've
11 heard Councilwoman Boyer talk about the
12 different nodes, stop points along our
13 Riverwalk, that's all going to be encompassed,
14 at least from a design standpoint, with them
15 this -- this particular contract.

16 Parking is critical, so the parking study,
17 we should have a scope of services for them by
18 close of business this coming Friday to get
19 that work underway for the next fiscal year.
20 And I already talked to you about the LaVilla
21 development strategies, so --

22 So we've got a number of different things
23 that we've got going on for this upcoming
24 fiscal year.

25 And, again, I also want to give credit to
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1 City Council for the \$473,000 in this -- in the
2 budget that they approved last night. That
3 will be coming to the Downtown Investment
4 Authority with 173,000 being in the historic
5 preservation trust fund and \$300,000 going to
6 the Downtown Development Fund.

7 Every dollar counts. I'm not going to get
8 into dollar amounts, what could be, things of
9 that nature, but every dollar itself counts.

10 I don't know if you've had an opportunity
11 to review the fall version of the J Magazine
12 from the Times-Union. I see Frank in the
13 audience.

14 And, Frank, I want to say, job well done
15 with that article -- with that magazine.

16 The topics are, Who Owns Downtown, I think
17 that's a good topic for everyone to read.

18 Near Walk Bottom, you know, the
19 walkability of downtown.

20 The Urbanites, that's a good group. I
21 know a number of them live across -- on the
22 Southbank in the Peninsula building.

23 Uncovering the Necklace, you know, McCoy's
24 Creek.

25 Urban Revival, I talked about that from
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1 the Cathedral standpoint.

2 Float Trips, which focuses a lot on our
3 water taxi.

4 And there's a big topic in there I think
5 that everyone can get their arms around. Don't
6 necessarily know that we have all the answers,
7 but downtown homelessness. I have to commend
8 the T-U for tackling that article in this
9 magazine.

10 And talking about a lot of what's going on
11 in the Elbow.

12 And if you've not had an opportunity --
13 which I think that we're going to make sure
14 that you do -- get a chance to tour the Cowford
15 Chophouse. I've been to a lot of restaurants,
16 but I've got to say that this restaurant is
17 extremely nice on the inside. I did not -- I
18 was fearful of Irma really -- you know, really,
19 truly placing some damage on the structure --
20 on the building. It did not -- that did not
21 happen. They had a little bit of flooding.
22 They were able to divert that water into the
23 elevator shaft and then able to pump it out,
24 so -- they've just put their furniture in.

25 And I've got to tell you, from the first
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25

1 floor all the way up to the third floor,
2 Mr. Klempf has not spared any expense in making
3 sure that particular building is going to be
4 nice. So he is planning an October opening. I
5 won't say exactly when, but that is when he's
6 planning it.
7 So a lot of good things have definitely
8 taken place, but our ad in the J Magazine
9 features some of the four early pictures --
10 construction pictures, and a final picture with
11 the sign going up on the Cowford Chophouse.
12 And again, Frank, I want to thank your
13 team for putting that particular ad together
14 for us.
15 The last thing I want to bring to your
16 attention is our Retail Enhancement Program.
17 Tom, do we have copies for everyone?
18 MR. DALY: I passed them out.
19 MR. WALLACE: You've already passed them
20 out? Okay.
21 You noticed we started with \$750,000. And
22 I'm giving you all of your committed funds and
23 I'm telling you what your uncommitted balance
24 is. It's 52,000. There's one particular
25 project that I want to -- I want the board to
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26

1 take action and to rescind and move that below
2 the line, and that is 120 East Forsyth Street,
3 that 100,000. That's been hanging around since
4 early '15, and what I prefer that you do as a
5 board is to take action, rescind that 100,000,
6 put it in the uncommitted balance, and make
7 that balance 152,000. Should that project get
8 its act in order, they can come back to us and
9 talk with us about assisting that particular
10 project, but I want to make sure that we
11 continue to have capital to deal with some
12 retail projects.
13 VICE CHAIRMAN MEEKS: Should we stop now
14 and have a motion for that?
15 MR. WALLACE: Yes, please.
16 VICE CHAIRMAN MEEKS: Could I have a
17 motion to do that?
18 BOARD MEMBER PADGETT: Sure.
19 A motion to take the 120 East Forsyth
20 \$100,000, rescind that, and move it down to the
21 uncommitted balance, making the \$52,058 to
22 \$152,058.
23 VICE CHAIRMAN MEEKS: And a second?
24 MR. GILLAM: Second.
25 VICE CHAIRMAN MEEKS: Any comments?
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27

1 I'll do the public comments in a minute.
2 BOARD MEMBER DURDEN: Through the Chair to
3 Mr. Sawyer, does anyone need to be notified
4 that we're contemplating this motion?
5 MR. SAWYER: I was told that there's no
6 contract in place. So, no, we do not need to
7 notify anyone.
8 BOARD MEMBER DURDEN: And, secondly, I'm
9 not -- could you just tell me which building
10 the 120 East Forsyth is?
11 MR. WALLACE: Here's the Florida Theatre
12 (indicating).
13 BOARD MEMBER DURDEN: Yes.
14 MR. WALLACE: And if you walk out of the
15 Florida Theatre and walk west, it's the
16 building right next to it. Same side of the
17 street.
18 BOARD MEMBER DURDEN: Pardon?
19 MR. WALLACE: Same side of the street.
20 BOARD MEMBER GILLAM: The Florida Title
21 building.
22 MR. WALLACE: Yes, the old Title building,
23 that is correct.
24 BOARD MEMBER DURDEN: As a -- sometimes
25 representing landowners, I just worry that
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28

1 we're just abruptly doing this without any
2 notice.
3 MR. WALLACE: Professionally, it's not
4 going to impact anything with that particular
5 project because there is not a tenant, and you
6 provide funding for tenants and not for
7 landlords to land bank property.
8 BOARD MEMBER DURDEN: Okay. So that
9 tenant never --
10 MR. WALLACE: The tenant did not
11 materialize, no, it did not.
12 BOARD MEMBER DURDEN: Okay. Thank you.
13 MR. WALLACE: But there is an opportunity,
14 should a tenant arise, that they come back --
15 back through our process with a viable tenant
16 and we work with the tenant and the landlord to
17 make sure the capital is available at that
18 time.
19 BOARD MEMBER DURDEN: Okay. That's a good
20 explanation.
21 Thank you.
22 VICE CHAIRMAN MEEKS: I think we did get a
23 second, didn't we, on that motion?
24 MR. DALY: Yes.
25 VICE CHAIRMAN MEEKS: Any public comment?
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1 AUDIENCE MEMBERS: (No response.)
 2 VICE CHAIRMAN MEEKS: Hearing none, all in
 3 favor, please say aye.
 4 BOARD MEMBERS: Aye.
 5 VICE CHAIRMAN MEEKS: Any opposed?
 6 BOARD MEMBERS: (No response.)
 7 VICE CHAIRMAN MEEKS: Mr. Wallace.
 8 MR. WALLACE: Mr. Chairman, that pretty
 9 much brings me to my comments at this present
 10 time. I can entertain any questions that you
 11 may have with regard to anything that I've said
 12 thus far.
 13 VICE CHAIRMAN MEEKS: Okay. Mr. Grey,
 14 questions or comments?
 15 BOARD MEMBER GREY: No.
 16 VICE CHAIRMAN MEEKS: Mr. Barakat.
 17 BOARD MEMBER BARAKAT: Quick comment.
 18 Just hearing the summation from
 19 Mr. Wallace, it's a nice position to be in when
 20 I remember three or four years ago your speech
 21 would have been 30 seconds long. So I will say
 22 that, as the market continues to be positive
 23 and there's -- downtown continues to improve
 24 its reputation with the business and investment
 25 community, the question for us I think is going
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1 to be not so much what do we do, but what do we
 2 not do and do we -- do we be more thoughtful
 3 about which projects are appropriate,
 4 particularly in environmental scarce resources.
 5 We're not there, but we're getting closer to
 6 that point.
 7 So anyway, we just need to be thoughtful
 8 and strategic and make sure we are aligned with
 9 our original business plan as these -- as more
 10 and more of these variety of projects come
 11 along.
 12 MR. WALLACE: Yes, sir.
 13 VICE CHAIRMAN MEEKS: Ms. Durden.
 14 BOARD MEMBER DURDEN: There was one
 15 project I didn't hear you mention. It was the
 16 jughead [sic] parcel.
 17 MR. WALLACE: Jughandle?
 18 BOARD MEMBER DURDEN: Jughandle, jughead,
 19 that one.
 20 MR. WALLACE: I thought you were talking
 21 about me when you said jughead. I kid you.
 22 No, ma'am. Mr. Parola and I have met with
 23 the Ferber Company at least two times and they
 24 are in the process of finalizing their proposal
 25 to come back to us. We met with them last
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1 week, asked for some different thought
 2 processes, which they're amenable to. So they
 3 just need to get that back to us.
 4 That's one of the reasons why I didn't
 5 have it on for this particular month. I
 6 thought it would be much more -- give them
 7 enough time to do it the way that we would like
 8 to see and hopefully to present that during the
 9 month of October, but that particular project,
 10 I think, is another one that's going to be very
 11 good for the -- for the Brooklyn neighborhood.
 12 BOARD MEMBER DURDEN: Thank you.
 13 VICE CHAIRMAN MEEKS: Mr. Padgett.
 14 BOARD MEMBER PADGETT: No comments.
 15 VICE CHAIRMAN MEEKS: Mr. Gillam.
 16 MR. GILLAM: Yeah. The only thing I was
 17 going to say, Mr. Wallace, I -- in the last few
 18 weeks I've had a few comments from people, you
 19 know, making comment about me being appointed
 20 to this board, and without exception everyone
 21 has said to me how fortunate our city is to
 22 have you heading this development effort for
 23 downtown. And the effort you put in to reports
 24 and work to be done to help organize the
 25 efforts of this group certainly, you know,
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1 proves that. So I'm happy to have the
 2 opportunity to work with you.
 3 MR. WALLACE: Thank you, sir. Appreciate
 4 it.
 5 VICE CHAIRMAN MEEKS: Mr. Moody.
 6 BOARD MEMBER MOODY: The only comment I
 7 would make is, I've not seen this much activity
 8 downtown since the mid '80s. And it's a pretty
 9 exciting time. It would be nice to see it
 10 continue. So I just hope we can not stub our
 11 toes and keep going forward.
 12 VICE CHAIRMAN MEEKS: Thank you.
 13 One comment, Mr. Wallace. Something that
 14 I told you the other day and I'd like to say
 15 this in our public forum, I was somewhat
 16 concerned about -- and I'll use the term
 17 "workforce housing" that we were doing in
 18 LaVilla without having our plan all done, and
 19 yet -- and I've read some articles lately in
 20 various places that talked about, as cities
 21 really came back and the property values got
 22 more expensive, then oftentimes workforce folks
 23 who needed to be here for the variety of
 24 service industries and otherwise were priced
 25 out of the market. So my compliments to you
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1 for identifying that and getting us ahead of
2 the curve on that where hopefully we'll
3 continue to see our property values increase
4 and rents accordingly, but also that we make
5 provision for folks who live here, who are
6 going to be working downtown here, who aren't
7 earning those necessarily professional-level
8 salaries, so thank you for your foresight on
9 that.

10 MR. WALLACE: Mr. Chairman, I appreciate
11 that.

12 Mr. Chairman, I have one other thing I'd
13 like to do.

14 Mr. Moody, if you would take a copy,
15 please, and pass it down.

16 You will probably also read at some point
17 in the J Magazine -- they make some -- they
18 have a conversation with regards to our
19 downtown city and convention center. So we do
20 have a completed convention center feasibility
21 report that I passed out to you, and Mr. Denton
22 referenced it in the J Magazine itself. So
23 this is for your review.

24 They do make a recommendation on where it
25 should be and where it should not be. So it

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1 certainly said that where it currently is -- it
2 should not be where it is, that it should be
3 more so in the center of our core, and they do
4 reference that it should be more so on the
5 waterfront.

6 So I think as you probably look through
7 the actual pages you'll figure out exactly
8 where it says it should be on the waterfront.
9 And I think that from the -- from Mayor Curry's
10 administration's foresight of putting forth
11 money for demolition for some property, I think
12 you kind of figure out where -- the
13 recommendation of where it actually should be.

14 So I just want to say that this report has
15 been done. Our Strategic Advisory Group, they
16 were purchased by Jones Lang LaSalle during
17 the -- during this particular process itself.

18 This is a very good report. I think it
19 gives a good snapshot of people not living in
20 Jacksonville but people in the business of
21 attracting people to cities for conventions.
22 And it's just not the convention, it's about
23 what I call the after-hours conventions. You
24 know, what do you do post-convention while
25 you're still there. And it talks about the

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1 things that we have on the way and what's going
2 in and some of the positive things, and
3 encourage us to continue the work that we're
4 doing as we're making a local decision with
5 regards to, at some point in time, should we --
6 and if we do, and where should it be, about a
7 new actual convention center, and what it could
8 mean for, as Mr. Moody talks about, the
9 continued growth of our downtown.

10 But this is your actual report itself.

11 Feel free to give me a phone call with any
12 particular questions that you might have of
13 this particular report, but we're proud to have
14 been the leaders of this particular
15 conversation because, as you recognize, in 2011
16 one group of forefathers for Jacksonville came
17 together at the Northbank to ask us to talk
18 about the creation of an entity to focus on
19 downtown. They talked about the creation of
20 the Downtown Investment Authority, but they
21 also talked about a new convention center for
22 our city itself. So that's the culmination of
23 that particular report.

24 VICE CHAIRMAN MEEKS: One question.

25 MR. WALLACE: Certainly.

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1 VICE CHAIRMAN MEEKS: I was out of town
2 for a few days, and I got -- because I get the
3 T-U every day. Is the J Magazine -- has it
4 already come out in our daily paper?

5 MR. WALLACE: Mr. Chairman, if I could,
6 I'll ask Mr. Denton if he would address the
7 distribution of J Magazine.

8 VICE CHAIRMAN MEEKS: I may have missed
9 it.

10 MR. DENTON: Thank you.

11 Yes, it came out Monday, inserted in
12 papers of seven-day home delivery subscribers.
13 So if you're not one, I can sign you up. It's
14 also for sale. Some Daily's locations, Publix,
15 and Gate have the T-U.

16 But I have to say, Mr. Wallace and his
17 staff have been so cooperative and helpful when
18 we've asked for information that I --
19 obviously, I'd be delighted to get any member
20 of the DIA a copy and deliver it to you or mail
21 it to you or whatever you'd like.

22 I believe the Downtown Vision board
23 requested copies of the magazine for their
24 board meeting, which I guess was earlier today.
25 So hopefully they got them. But if we thought

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37

1 about it or if you would have asked for it, we
2 would have gotten some for you here, but the
3 point of the magazine is not to sell a lot of
4 magazines, but it's to get people to read it
5 and care more about downtown.
6 This issue is bigger than the last one.
7 And if I may say so, there's a lot in it. So
8 if I could help you get ahold of a copy, please
9 let me know and I will.
10 VICE CHAIRMAN MEEKS: Thank you.
11 MR. WALLACE: Mr. Chairman, I think
12 ours -- a package is being delivered to us.
13 They give us a number of copies, but I will
14 send out the electronic version to you shortly
15 after this meeting so you'll be able to have
16 that one, but it's also a good opportunity to
17 have it in your offices equally as well.
18 VICE CHAIRMAN MEEKS: Thank you.
19 Mr. Klement.
20 MR. KLEMENT: Yes, sir.
21 Mr. Chairman, quick review of the DDRB
22 action and activities. For this month, we did
23 meet September 21. We had two items on our
24 agenda that we took action on.
25 The Barnett Bank building came through
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38

1 with their presentation and received a final
2 approval for the improvements that they're
3 making at the corner of Adams and Laura Street
4 there. And if you haven't seen the final
5 product that's being moved ahead pretty
6 aggressively, it really is a nice-looking
7 product. And the board reviewed it with
8 respect to the design criteria and moved it
9 forward with their recommendation to approve.
10 The second item that we had was a special
11 exception for the Baptist Heart Hospital. At
12 the terminus of Prudential Drive, adjacent to
13 their campus, they've got a new specialty area
14 of the hospital, the heart facility, and they
15 were looking for identification on that aspect
16 of that building.
17 They've tended to come through and have
18 done a very nice job of doing master planning,
19 graphics, and this sign that they were looking
20 for will face the river. And the board
21 approved their improvements and the location
22 and the design of that sign.
23 With that being said, that's what the
24 board did.
25 We are meeting October 19th. And you did
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39

1 hear our chairman, Mr. Wallace, reference
2 One Call. One Call is looking to come in and
3 replace the Aetna signage on the building with
4 the One Call lettering, and that will be coming
5 in for review and approval.
6 VICE CHAIRMAN MEEKS: Thank you,
7 Mr. Klement.
8 Any questions or comments for Mr. Klement?
9 BOARD MEMBERS: (No response.)
10 VICE CHAIRMAN MEEKS: Moving right along,
11 Mr. Wallace, I suppose you want to handle old
12 and/or new business?
13 MR. WALLACE: Under old business,
14 Mr. Chairman, I want to try to give you the
15 meeting dates for this particular upcoming
16 quarter; October, November and December.
17 Again, October 18th is the scheduled date.
18 Depending upon the items that we have on that
19 particular agenda, I may contact you
20 individually and see if we need to try for a
21 different date other than the 18th, but right
22 now I'm going to try to have it on the 18th.
23 For November, I don't want to have the
24 meeting during the week of Thanksgiving, so
25 we're going to propose November the 15th.
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40

1 And I wouldn't like to have the meeting
2 coming up to the week of Christmas, so I'm
3 going to propose December the 13th.
4 So these would be the three meeting dates
5 for your first quarter of Fiscal Year '17/'18.
6 That's what I had to tell you. So --
7 VICE CHAIRMAN MEEKS: Any other comments
8 under old or new business?
9 BOARD MEMBERS: (No response.)
10 VICE CHAIRMAN MEEKS: Any comments related
11 to those topics from our members?
12 MR. WALLACE: And I do know, just for
13 point of reference, that October 18th falls
14 directly in the middle of the Florida
15 Redevelopment Association conference that some
16 of us -- the members from our -- our board
17 member, Ms. Durden, is the incoming chair.
18 She'll probably take the gavel at that
19 particular meeting, as well as some of my
20 staff. We're supposed to be attending, but we
21 will gauge the agenda and we will be in contact
22 with you, but right now we're going to look
23 towards the 18th. And if I need to try to move
24 it to the 17th, I'll give you a phone call to
25 see about that as well.
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41

1 VICE CHAIRMAN MEEKS: I know I'm out of
2 town on the 18th.
3 MR. WALLACE: Okay.
4 VICE CHAIRMAN MEEKS: It would need to be,
5 at least for me, before -- the 13th or before.
6 MR. WALLACE: Okay.
7 BOARD MEMBER BARAKAT: Mr. Chairman, a
8 question to Mr. Wallace, through the chair.
9 Regarding the convention center, assuming
10 this project actually has legs this time,
11 because this community has talked about a
12 convention center downtown several times in the
13 past, what is the DIA's involvement in the
14 formation of that project?
15 MR. WALLACE: It would be no different
16 than the shipyards/Met Park process in terms
17 of -- the property resides within the
18 jurisdiction of the Downtown Investment
19 Authority. So should there be a decision to
20 move forward with something of that nature, we
21 would be doing a disposition process, and from
22 there looking at and reviewing any particular
23 project that were to come forward, and then
24 working with the administration in terms of
25 negotiations. It would follow the same exact
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42

1 pattern.
2 BOARD MEMBER BARAKAT: Thank you.
3 VICE CHAIRMAN MEEKS: Believe it or not, I
4 think we've gotten -- short of anyone else
5 having a comment to make, I think we've gotten
6 to the public comments section of our agenda.
7 Dick, come forward, tell us who you are
8 and your comments, please, sir.
9 MR. JACKSON: I'm not sure if I could
10 stand here, but -- Dick Jackson, 4426 Herschel
11 Street, Jacksonville.
12 Yeah, I just wanted to thank Mr. Denton.
13 I think it's an excellent publication. I read
14 it cover to cover. It came in my mail Monday.
15 And my big news today is that I found out
16 that I am going to be living at the Lofts of
17 LaVilla, up on the fifth floor, and will take
18 advantage of any economic thing in a definitely
19 affordable housing category and hope to become
20 a member of the Downtown Dwellers.
21 And that's it.
22 VICE CHAIRMAN MEEKS: Thank you.
23 Any other comments?
24 Mr. Moore.
25 MR. MOORE: Steve Moore, Vestcor, 3030
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43

1 Hartley Road, Jacksonville.
2 Welcome. Congratulations. So that's
3 going to help what I'm getting ready to say.
4 Of our 130 units at Lofts at LaVilla,
5 we're currently at a 21-person wait list on the
6 reservations, so -- and, obviously, we're
7 breaking ground at the Lofts at Monroe next
8 week.
9 (Discussion held off the record.)
10 MR. MOORE: Steve Moore, Vestcor, 3030
11 Hartley Road, Jacksonville.
12 Lofts at LaVilla, which will be delivered
13 in December, is currently a hundred percent
14 reserved on all the units and we have a
15 21-person wait list at this time. So if anyone
16 can help us move our contractor faster, just
17 let me know.
18 The Lofts at Monroe -- hopefully we're
19 breaking ground next week on Lofts at Monroe,
20 and just really excited about those two
21 communities. And we're also working on a
22 couple other communities in the downtown area
23 that hopefully will be back in front of you in
24 short order.
25 So thank you, guys, again for your
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44

1 investment.
2 BOARD MEMBER BARAKAT: Steve, I have a
3 question. That wait list, is that typical for
4 this kind of project or is that a longer list
5 than usual?
6 MR. MOORE: It is much longer than usual,
7 to be honest. This is -- it's rivaling what
8 you're hearing in Miami-Dade and Monroe, I
9 think the Keys area, for affordable workforce
10 housing.
11 BOARD MEMBER MOODY: What are the
12 demographics on the occupants and the waiting
13 list of the -- the younger generation, the
14 median?
15 MR. MOORE: We do not know. What we have
16 done is we've captured the employers of all of
17 the applicants, and it's -- it's a great mix
18 and it is a lot of downtown employers. It's
19 Baptist Hospital; JTA; a lot of the
20 restaurants, as we would expect. It's nice,
21 for you and for us, that it's -- it's
22 delivering just what we thought it would
23 deliver.
24 MR. WALLACE: And, Mr. Chairman, there are
25 a number of City people, City of
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1 Jacksonville -- I know Karen has personally
 2 walked at least one or two people over to the
 3 office to fill out applications for residency
 4 itself. So, Mr. Meeks, it's what we thought it
 5 was going to be.
 6 VICE CHAIRMAN MEEKS: Well, I think I
 7 should put in a couple of exclamation points on
 8 my comments. And I didn't know that Mr. Moore
 9 was going to make those comments either. So
 10 that was -- that's pretty amazing, it seems to
 11 me.
 12 MR. MOORE: Thank you, again, for your
 13 investment. We'll keep coming back and
 14 updating you every month until you tell us not
 15 to.
 16 Thank you.
 17 VICE CHAIRMAN MEEKS: Thank you.
 18 Any more comments?
 19 MR. DUMAS: (Indicating.)
 20 VICE CHAIRMAN MEEKS: Yes, sir.
 21 MR. DUMAS: Tom Dumas, of the Downtown
 22 Dwellers.
 23 First, I want to compliment this group on
 24 getting the downtown really moving. Also, I
 25 want to compliment Mr. Denton and the
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1 year.
 2 MR. DUMAS: Thank you.
 3 VICE CHAIRMAN MEEKS: All right.
 4 Thank you.
 5 That's another positive thing.
 6 Any more public comment?
 7 AUDIENCE MEMBERS: (No response.)
 8 VICE CHAIRMAN MEEKS: Seeing none -- one
 9 more time with the board. I hate for you folks
 10 to get out of here so early, but I guess
 11 nobody's going to complain about that too much.
 12 We stand adjourned.
 13 (The above proceedings were adjourned at
 14 2:50 p.m.)
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1 Times-Union and on the J Magazine, which has
 2 just been fantastic.
 3 And I have a question. Does the DIA have
 4 a position on Berkman Plaza, II? It's been
 5 there for so long and it just seems like -- is
 6 there any action to get something done with
 7 that?
 8 VICE CHAIRMAN MEEKS: Mr. Wallace looks
 9 like he would like to respond to that.
 10 MR. WALLACE: Yes, the position is -- I'm
 11 under a confidentiality agreement, but there is
 12 someone that has the property under contract.
 13 They're working through their due diligence.
 14 And I certainly hope that this particular
 15 property is going to be purchased from
 16 Chilton Construction.
 17 So that's as much as I can say at this
 18 particular point in time. So our position is
 19 we want to see it developed. This group is
 20 serious about doing it. And I'm cautiously
 21 optimistic.
 22 MR. DUMAS: Can you say how long their due
 23 diligence period -- when that ends?
 24 MR. WALLACE: No, I cannot, but I will say
 25 that it's going to be some time this calendar
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 5th day of October 2017.
 16
 17
 18 _____
 19 Diane M. Tropia
 20 Florida Professional Reporter
 21
 22
 23
 24
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\$	27 [2] - 1:7, 2:1 2:00 [2] - 1:8, 2:1 2:50 [1] - 47:14	34:7, 35:7, 35:10 ad [2] - 25:8, 25:13 Adams [1] - 38:3 address [2] - 18:17, 36:6 adjacent [2] - 20:5, 38:12 adjourned [2] - 47:12, 47:13 administration [1] - 41:24 administration's [1] - 34:10 administratively [1] - 18:20 adopt [1] - 7:13 adopted [4] - 4:11, 4:20, 7:10, 7:12 advantage [1] - 42:18 Advisors [1] - 22:5 Advisory [1] - 34:15 Aetna [2] - 15:25, 39:3 affects [1] - 14:6 affordable [2] - 42:19, 44:9 after-hours [1] - 34:23 Agency [1] - 7:12 AGENCY [1] - 1:3 agenda [5] - 13:8, 37:24, 39:19, 40:21, 42:6 aggressively [2] - 17:6, 38:6 ago [1] - 29:20 agreement [4] - 15:21, 17:4, 19:7, 46:11 ahead [3] - 10:12, 33:1, 38:5 ahold [1] - 37:8 aligned [1] - 30:8 Allegiance [2] - 2:5, 2:7 almost [2] - 13:18, 16:7 ALSO [1] - 1:18 amazing [1] - 45:10 amenable [1] - 31:2 amount [1] - 5:13 amounts [1] - 23:8 Analyst [1] - 1:20 answer [1] - 5:17 answers [1] - 24:6 anyway [1] - 30:7 apartments [1] - 21:20 apologize [1] - 7:21 appeal [2] - 16:8, 16:15 applicants [1] - 44:17 application [1] - 5:2	34:7, 35:7, 35:10 ad [2] - 25:8, 25:13 Adams [1] - 38:3 address [2] - 18:17, 36:6 adjacent [2] - 20:5, 38:12 adjourned [2] - 47:12, 47:13 administration [1] - 41:24 administration's [1] - 34:10 administratively [1] - 18:20 adopt [1] - 7:13 adopted [4] - 4:11, 4:20, 7:10, 7:12 advantage [1] - 42:18 Advisors [1] - 22:5 Advisory [1] - 34:15 Aetna [2] - 15:25, 39:3 affects [1] - 14:6 affordable [2] - 42:19, 44:9 after-hours [1] - 34:23 Agency [1] - 7:12 AGENCY [1] - 1:3 agenda [5] - 13:8, 37:24, 39:19, 40:21, 42:6 aggressively [2] - 17:6, 38:6 ago [1] - 29:20 agreement [4] - 15:21, 17:4, 19:7, 46:11 ahead [3] - 10:12, 33:1, 38:5 ahold [1] - 37:8 aligned [1] - 30:8 Allegiance [2] - 2:5, 2:7 almost [2] - 13:18, 16:7 ALSO [1] - 1:18 amazing [1] - 45:10 amenable [1] - 31:2 amount [1] - 5:13 amounts [1] - 23:8 Analyst [1] - 1:20 answer [1] - 5:17 answers [1] - 24:6 anyway [1] - 30:7 apartments [1] - 21:20 apologize [1] - 7:21 appeal [2] - 16:8, 16:15 applicants [1] - 44:17 application [1] - 5:2	26:6, 26:7, 26:21 Bank [1] - 37:25 bank [1] - 28:7 Baptist [2] - 38:11, 44:19 BARAKAT [6] - 1:14, 6:12, 29:17, 41:7, 42:2, 44:2 Barakat [7] - 6:11, 9:4, 9:7, 9:9, 20:11, 20:16, 29:16 Barnett [3] - 16:21, 17:5, 37:25 become [1] - 42:19 belabor [1] - 22:2 below [1] - 26:1 benefit [1] - 5:11 benefitting [1] - 5:12 Berkman [1] - 46:4 best [2] - 20:2 between [1] - 14:20 big [2] - 24:4, 42:15 bigger [1] - 37:6 bit [3] - 13:13, 19:23, 24:21 blocks [2] - 19:24, 20:3 board [19] - 4:11, 4:22, 8:4, 13:10, 14:2, 15:16, 16:8, 16:9, 18:22, 25:25, 26:5, 31:20, 36:22, 36:24, 38:7, 38:20, 38:24, 40:16, 47:9 BOARD [56] - 1:4, 1:13, 2:13, 2:14, 2:17, 2:20, 3:2, 3:4, 3:7, 3:10, 5:23, 6:1, 6:4, 6:9, 6:12, 6:14, 6:19, 6:21, 7:1, 7:3, 9:23, 10:15, 10:21, 10:24, 11:2, 11:6, 11:21, 12:4, 12:7, 12:9, 12:12, 26:18, 27:2, 27:8, 27:13, 27:18, 27:20, 27:24, 28:8, 28:12, 28:19, 29:4, 29:6, 29:15, 29:17, 30:14, 30:18, 31:12, 31:14, 32:6, 39:9, 40:9, 41:7, 42:2, 44:2, 44:11 Board [6] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17 Bob [1] - 13:3 body [1] - 8:23 Bottom [1] - 23:18 Boyer [1] - 22:11 BRAXTON [1] - 1:17	26:6, 26:7, 26:21 Bank [1] - 37:25 bank [1] - 28:7 Baptist [2] - 38:11, 44:19 BARAKAT [6] - 1:14, 6:12, 29:17, 41:7, 42:2, 44:2 Barakat [7] - 6:11, 9:4, 9:7, 9:9, 20:11, 20:16, 29:16 Barnett [3] - 16:21, 17:5, 37:25 become [1] - 42:19 belabor [1] - 22:2 below [1] - 26:1 benefit [1] - 5:11 benefitting [1] - 5:12 Berkman [1] - 46:4 best [2] - 20:2 between [1] - 14:20 big [2] - 24:4, 42:15 bigger [1] - 37:6 bit [3] - 13:13, 19:23, 24:21 blocks [2] - 19:24, 20:3 board [19] - 4:11, 4:22, 8:4, 13:10, 14:2, 15:16, 16:8, 16:9, 18:22, 25:25, 26:5, 31:20, 36:22, 36:24, 38:7, 38:20, 38:24, 40:16, 47:9 BOARD [56] - 1:4, 1:13, 2:13, 2:14, 2:17, 2:20, 3:2, 3:4, 3:7, 3:10, 5:23, 6:1, 6:4, 6:9, 6:12, 6:14, 6:19, 6:21, 7:1, 7:3, 9:23, 10:15, 10:21, 10:24, 11:2, 11:6, 11:21, 12:4, 12:7, 12:9, 12:12, 26:18, 27:2, 27:8, 27:13, 27:18, 27:20, 27:24, 28:8, 28:12, 28:19, 29:4, 29:6, 29:15, 29:17, 30:14, 30:18, 31:12, 31:14, 32:6, 39:9, 40:9, 41:7, 42:2, 44:2, 44:11 Board [6] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17 Bob [1] - 13:3 body [1] - 8:23 Bottom [1] - 23:18 Boyer [1] - 22:11 BRAXTON [1] - 1:17
'	3				
'15 [1] - 26:4 '16/'17 [1] - 19:1 '17/'18 [2] - 19:2, 40:5 '80s [1] - 32:8	4 [1] - 17:25 4426 [1] - 42:10				
0	4				
0000 [1] - 3:25 074920 [1] - 3:25	5				
1	50 [1] - 16:1 52,000 [1] - 25:24 5th [1] - 48:15				
1.11 [1] - 5:4 1.2 [2] - 5:3, 5:4 100,000 [2] - 26:3, 26:5 117 [1] - 1:9 11th [1] - 17:25 120 [3] - 26:2, 26:19, 27:10 130 [1] - 43:4 13th [2] - 40:3, 41:5 140-something [1] - 17:21 152,000 [1] - 26:7 15th [1] - 39:25 173,000 [1] - 23:4 17th [1] - 40:24 185 [1] - 4:14 188 [1] - 4:14 18th [7] - 13:12, 39:17, 39:21, 39:22, 40:13, 40:23, 41:2 19th [1] - 38:25 1st [2] - 1:9, 12:22	6 [1] - 17:25 60 [2] - 10:6, 10:14				
2	6				
200 [1] - 17:17 2011 [1] - 35:15 2017 [4] - 1:8, 2:1, 2:10, 48:15 2017-09-01 [1] - 3:19 2017-516 [1] - 4:19 21 [1] - 37:23 21-person [2] - 43:5, 43:15 23 [1] - 2:10	8				
	83,000 [1] - 16:2 841 [1] - 16:3				
	9				
	90-day [1] - 15:13				
	A				
	able [12] - 7:22, 13:6, 13:14, 14:19, 15:10, 15:24, 16:1, 16:5, 19:1, 24:22, 24:23, 37:15 abruptly [1] - 28:1 absolutely [1] - 13:23 abundance [1] - 11:12 accepted [1] - 15:17 accomplish [1] - 13:6 accordingly [1] - 33:4 account [1] - 5:11 acre [3] - 3:21, 4:14, 5:14 acres [1] - 5:3 act [1] - 26:8 Acting [1] - 1:14 action [6] - 4:2, 26:1, 26:5, 37:22, 37:24, 46:6 activities [1] - 37:22 activity [1] - 32:7 actual [5] - 5:3, 16:3,				

<p>break [1] - 15:1 breaking [3] - 14:23, 43:7, 43:19 BRENNA [1] - 1:15 Brewster's [1] - 18:13 bring [3] - 16:25, 18:18, 25:15 brings [2] - 9:1, 29:9 Brooklyn [2] - 13:15, 31:11 brought [1] - 10:12 Budget [2] - 8:7, 9:3 budget [3] - 10:5, 19:12, 23:2 building [17] - 16:21, 17:6, 18:2, 18:24, 20:5, 20:12, 20:15, 23:22, 24:20, 25:3, 27:9, 27:16, 27:21, 27:22, 37:25, 38:16, 39:3 business [8] - 17:14, 22:18, 29:24, 30:9, 34:20, 39:12, 39:13, 40:8 bylaws [1] - 8:22</p>	<p>chairman [5] - 3:18, 7:7, 7:21, 37:21, 39:1 CHAIRMAN [75] - 2:3, 2:8, 2:15, 2:18, 2:21, 3:3, 3:5, 3:8, 3:11, 3:15, 4:6, 5:20, 5:25, 6:3, 6:6, 6:11, 6:13, 6:15, 6:20, 6:22, 6:24, 7:2, 7:4, 7:17, 9:17, 10:17, 10:22, 10:25, 11:3, 11:8, 11:14, 11:19, 11:22, 12:2, 12:5, 12:8, 12:10, 12:14, 14:14, 20:25, 26:13, 26:16, 26:23, 26:25, 28:22, 28:25, 29:2, 29:5, 29:7, 29:13, 29:16, 30:13, 31:13, 31:15, 32:5, 32:12, 35:24, 36:1, 36:8, 37:10, 37:18, 39:6, 39:10, 40:7, 40:10, 41:1, 41:4, 42:3, 42:22, 45:6, 45:17, 45:20, 46:8, 47:3, 47:8 Chairman [11] - 4:4, 8:1, 12:19, 29:8, 33:10, 33:12, 36:5, 37:11, 39:14, 41:7, 44:24 chairmans [1] - 16:24 challenge [1] - 18:10 chance [1] - 24:14 changes [2] - 2:15, 3:5 Chief [1] - 1:19 chief [1] - 4:1 Chilton [1] - 46:16 choose [1] - 15:19 Chophouse [2] - 24:15, 25:11 chose [1] - 15:14 Christmas [2] - 18:7, 40:2 church [2] - 20:22, 20:23 cities [2] - 32:20, 34:21 CITY [1] - 1:1 city [3] - 31:21, 33:19, 35:22 City [12] - 1:8, 4:12, 16:9, 16:15, 16:16, 17:1, 19:11, 19:13, 19:22, 23:1, 44:25 clean [1] - 12:12 close [3] - 14:20, 19:3, 22:18</p>	<p>closer [1] - 30:5 closing [2] - 17:5, 17:23 code [2] - 4:25, 5:15 combine [1] - 15:12 coming [10] - 4:22, 5:7, 15:21, 16:15, 20:10, 22:18, 23:3, 39:4, 40:2, 45:13 commencing [1] - 1:8 commend [1] - 24:7 comment [12] - 6:17, 6:22, 11:10, 11:16, 11:20, 28:25, 29:17, 31:19, 32:6, 32:13, 42:5, 47:6 comments [23] - 2:16, 3:6, 5:24, 6:2, 6:5, 6:10, 9:19, 11:1, 26:25, 27:1, 29:9, 29:14, 31:14, 31:18, 39:8, 40:7, 40:10, 42:6, 42:8, 42:23, 45:8, 45:9, 45:18 commercial [1] - 16:4 committed [1] - 25:22 committee [10] - 4:16, 7:6, 7:20, 8:12, 8:15, 8:19, 9:1, 10:4, 10:10, 11:16 Committee [11] - 8:5, 8:6, 8:7, 8:8, 8:14, 8:21, 9:6, 9:9, 10:18, 16:14, 20:13 committees [5] - 8:3, 9:20, 11:4, 11:9, 11:23 communities [2] - 43:21, 43:22 COMMUNITY [1] - 1:3 community [2] - 29:25, 41:11 Community [3] - 2:10, 7:12, 21:7 company [1] - 15:19 Company [1] - 30:23 compensatory [1] - 3:22 complain [1] - 47:11 complete [2] - 13:18, 48:10 completed [1] - 33:20 compliment [2] - 45:23, 45:25 compliments [1] - 32:25 concerned [1] - 32:16 conditions [1] - 19:7 conference [1] - 40:15 confidentiality [1] -</p>	<p>46:11 congratulations [1] - 43:2 Connections [1] - 21:7 consider [1] - 8:9 construction [2] - 14:22, 25:10 Construction [1] - 46:16 consultation [1] - 7:25 contact [2] - 39:19, 40:21 contemplating [1] - 27:4 contiguous [2] - 19:24, 20:3 continue [6] - 19:8, 21:15, 26:11, 32:10, 33:3, 35:3 continued [1] - 35:9 continues [2] - 29:22, 29:23 contract [6] - 17:6, 19:18, 22:4, 22:15, 27:6, 46:12 contractor [1] - 43:16 control [1] - 19:24 convention [8] - 33:19, 33:20, 34:22, 34:24, 35:7, 35:21, 41:9, 41:12 conventions [2] - 34:21, 34:23 conversation [3] - 9:16, 33:18, 35:15 conveyances [1] - 4:24 cooperative [1] - 36:17 Coordinator [1] - 1:21 copies [3] - 25:17, 36:23, 37:13 copy [3] - 33:14, 36:20, 37:8 core [1] - 34:3 corner [1] - 38:3 correct [3] - 13:17, 13:19, 27:23 costs [1] - 14:6 Council [8] - 4:12, 16:10, 16:15, 16:16, 17:1, 19:11, 19:22, 23:1 Councilwoman [1] - 22:11 Counsel [1] - 1:21 counts [2] - 23:7, 23:9 COUNTY [1] - 48:4 County [1] - 3:24</p>	<p>couple [3] - 4:10, 43:22, 45:7 courthouse [1] - 19:14 cover [2] - 42:14 Cowford [2] - 24:14, 25:11 create [1] - 4:12 created [1] - 4:18 creation [2] - 35:18, 35:19 credit [7] - 3:16, 3:22, 5:3, 5:14, 20:18, 20:19, 22:25 credits [3] - 4:14, 4:15, 14:19 Creek [1] - 23:24 criteria [1] - 38:8 critical [1] - 22:16 culmination [1] - 35:22 current [1] - 12:21 Curry's [1] - 34:9 curve [1] - 33:2 cutting [2] - 18:1, 18:8</p>
C				D
<p>calendar [1] - 46:25 campus [2] - 18:2, 38:13 cannot [1] - 46:24 capital [2] - 26:11, 28:17 captured [1] - 44:16 care [1] - 37:5 case [1] - 5:5 category [1] - 42:19 Cathedral [2] - 20:17, 24:1 caution [1] - 11:13 cautiously [1] - 46:20 center [7] - 33:19, 33:20, 34:3, 35:7, 35:21, 41:9, 41:12 Center [1] - 20:6 certain [2] - 3:24, 8:18 certainly [6] - 16:18, 19:3, 31:25, 34:1, 35:25, 46:14 CERTIFICATE [1] - 48:1 certify [1] - 48:8 cetera [1] - 14:2 Chair [4] - 1:14, 4:9, 13:22, 27:2 chair [2] - 40:17, 41:8 chairing [4] - 8:20, 8:25, 9:5, 9:9</p>				<p>D.C [1] - 21:3 Dade [1] - 44:8 daily [1] - 36:4 Daily's [1] - 36:14 DALY [3] - 1:20, 25:18, 28:24 damage [1] - 24:19 DANE [1] - 1:15 date [5] - 2:22, 14:22, 17:24, 39:17, 39:21 DATED [1] - 48:15 dates [2] - 39:15, 40:4 days [4] - 9:25, 10:15, 36:2 DDRB [2] - 16:17, 37:21 deal [1] - 26:11 dealing [1] - 8:22 dealt [1] - 8:15 Dean [1] - 20:22 decades [1] - 15:6 December [3] - 39:16, 40:3, 43:13 decision [2] - 35:4, 41:19 defer [1] - 8:10 definitely [2] - 25:7, 42:18 delaying [1] - 5:8 delighted [1] - 36:19 deliver [2] - 36:20, 44:23</p>

<p>delivered [2] - 37:12, 43:12 delivering [1] - 44:22 delivery [1] - 36:12 demographics [1] - 44:12 demolition [2] - 19:13, 34:11 DENTON [1] - 36:10 Denton [4] - 33:21, 36:6, 42:12, 45:25 design [5] - 22:2, 22:3, 22:14, 38:8, 38:22 designs [1] - 14:11 determining [1] - 20:1 developed [2] - 21:10, 46:19 developer [2] - 3:23, 21:18 developers [1] - 14:15 Development [2] - 1:21, 23:6 development [5] - 15:7, 19:19, 20:1, 22:21, 31:22 DIA [9] - 1:19, 1:20, 1:20, 1:21, 2:4, 16:16, 16:17, 36:20, 46:3 DIA's [1] - 41:13 Diane [3] - 1:10, 48:7, 48:18 Dick [2] - 42:7, 42:10 Diet [1] - 13:15 different [6] - 16:23, 22:12, 22:22, 31:1, 39:21, 41:15 diligence [2] - 46:13, 46:23 directly [2] - 7:20, 40:14 Discussion [1] - 43:9 disposition [3] - 8:15, 19:16, 41:21 Disposition [1] - 15:11 distribution [1] - 36:7 District [2] - 19:4, 20:17 divert [1] - 24:22 documents [1] - 14:3 dollar [3] - 23:7, 23:8, 23:9 done [8] - 16:18, 23:14, 31:24, 32:18, 34:15, 38:18, 44:16, 46:6 down [5] - 17:14, 21:19, 21:21, 26:20,</p>	<p>33:15 Downtown [11] - 2:22, 3:19, 7:14, 23:3, 23:6, 23:16, 35:20, 36:22, 41:18, 42:20, 45:21 downtown [19] - 4:15, 5:9, 5:13, 18:2, 22:1, 23:19, 24:7, 29:23, 31:23, 32:8, 33:6, 33:19, 35:9, 35:19, 37:5, 41:12, 43:22, 44:18, 45:24 DOWNTOWN [1] - 1:2 Drive [1] - 38:12 due [3] - 20:19, 46:13, 46:22 DUMAS [4] - 45:19, 45:21, 46:22, 47:2 Dumas [1] - 45:21 DURDEN [14] - 1:15, 6:9, 11:25, 27:2, 27:8, 27:13, 27:18, 27:24, 28:8, 28:12, 28:19, 30:14, 30:18, 31:12 Durden [6] - 6:8, 8:19, 9:7, 14:11, 30:13, 40:17 during [5] - 19:15, 31:8, 34:16, 34:17, 39:24 DUVAL [1] - 48:4 Duval [2] - 1:9, 3:24 Dwellers [2] - 42:20, 45:22</p>	<p>encompassed [1] - 22:13 encourage [1] - 35:3 end [2] - 12:20, 13:9 ends [1] - 46:23 engineering [1] - 5:5 Enhancement [4] - 8:8, 9:6, 9:8, 25:16 entertain [1] - 29:10 entity [1] - 35:18 environmental [1] - 30:4 envision [1] - 19:14 Episcopal [1] - 20:23 equally [3] - 7:15, 19:17, 37:17 et [1] - 14:2 evening [1] - 13:21 exact [1] - 41:25 exactly [2] - 25:5, 34:7 excellent [1] - 42:13 exception [2] - 31:20, 38:11 excited [1] - 43:20 exciting [1] - 32:9 exclamation [1] - 45:7 Executive [2] - 1:19, 1:22 executive [1] - 4:1 expect [1] - 44:20 expense [1] - 25:2 expensive [1] - 32:22 explanation [1] - 28:20 extended [1] - 13:4 extremely [1] - 24:17</p>	<p>figure [2] - 34:7, 34:12 filed [1] - 16:9 fill [2] - 16:1, 45:3 final [4] - 14:3, 25:10, 38:1, 38:4 finalizing [1] - 30:24 Finance [1] - 8:6 finance [1] - 9:3 financial [1] - 21:13 financing [4] - 14:17, 17:5, 17:18, 18:5 firm [1] - 21:3 first [5] - 2:9, 14:21, 24:25, 40:5, 45:23 Fiscal [2] - 19:1, 40:5 fiscal [8] - 12:21, 12:25, 15:11, 19:9, 19:15, 20:15, 22:19, 22:24 five [1] - 20:3 Float [1] - 24:2 flooding [1] - 24:21 Floor [1] - 1:9 floor [3] - 25:1, 42:17 FLORIDA [1] - 48:3 Florida [9] - 1:10, 1:11, 18:23, 27:11, 27:15, 27:20, 40:14, 48:7, 48:18 focus [2] - 20:20, 35:18 focuses [1] - 24:2 folks [3] - 32:22, 33:5, 47:9 follow [1] - 41:25 following [1] - 8:2 forefathers [1] - 35:16 foregoing [1] - 48:9 foresight [2] - 33:8, 34:10 Forest [1] - 14:7 forget [2] - 16:21, 20:16 formation [1] - 41:14 formula [1] - 5:14 Forsyth [3] - 26:2, 26:19, 27:10 forth [1] - 34:10 fortunate [1] - 31:21 forum [1] - 32:15 forward [9] - 9:1, 16:19, 19:6, 20:21, 32:11, 38:9, 41:20, 41:23, 42:7 four [4] - 8:3, 19:24, 25:9, 29:20 Frank [3] - 23:12, 23:14, 25:12 free [1] - 35:11</p>	<p>Friday [1] - 22:18 front [1] - 43:23 fund [1] - 23:5 Fund [1] - 23:6 funding [2] - 19:12, 28:6 funds [1] - 25:22 furniture [1] - 24:24 Furniture [1] - 21:19 future [1] - 19:5</p>
E		F		G
<p>early [3] - 25:9, 26:4, 47:10 earning [1] - 33:7 East [3] - 26:2, 26:19, 27:10 economic [1] - 42:18 ecstatic [1] - 14:8 effectuate [1] - 4:2 effectuated [1] - 4:18 efficient [2] - 18:9, 18:10 effort [2] - 31:22, 31:23 efforts [1] - 31:25 EILAND [1] - 1:22 either [2] - 3:16, 45:9 Elbow [1] - 24:11 electronic [1] - 37:14 elevator [1] - 24:23 employers [2] - 44:16, 44:18</p>		<p>face [1] - 38:20 facility [1] - 38:14 fair [1] - 10:24 fall [1] - 23:11 falls [1] - 40:13 family [1] - 7:23 fantastic [1] - 46:2 far [1] - 29:12 fast [2] - 14:25, 18:3 faster [1] - 43:16 favor [5] - 2:19, 3:9, 6:25, 12:5, 29:3 fearful [1] - 24:18 feasibility [1] - 33:20 features [1] - 25:9 feet [1] - 16:2 Ferber [1] - 30:23 few [4] - 12:19, 31:17, 31:18, 36:2 fifth [1] - 42:17</p>	<p>foregoing [1] - 48:9 foresight [2] - 33:8, 34:10 Forest [1] - 14:7 forget [2] - 16:21, 20:16 formation [1] - 41:14 formula [1] - 5:14 Forsyth [3] - 26:2, 26:19, 27:10 forth [1] - 34:10 fortunate [1] - 31:21 forum [1] - 32:15 forward [9] - 9:1, 16:19, 19:6, 20:21, 32:11, 38:9, 41:20, 41:23, 42:7 four [4] - 8:3, 19:24, 25:9, 29:20 Frank [3] - 23:12, 23:14, 25:12 free [1] - 35:11</p>	<p style="text-align: center;">H</p> <p>Hall [2] - 1:8, 19:13 handle [1] - 39:11 hanging [1] - 26:3</p>

<p>happy [3] - 5:17, 17:10, 32:1 hard [2] - 2:23, 20:14 Hartley [2] - 43:1, 43:11 Haskell [1] - 22:7 hate [1] - 47:9 head [1] - 20:11 heading [1] - 31:22 hear [3] - 20:11, 30:15, 39:1 heard [2] - 16:13, 22:11 hearing [6] - 2:18, 3:8, 11:19, 29:2, 29:18, 44:8 heart [1] - 38:14 Heart [1] - 38:11 heck [1] - 21:13 held [2] - 1:7, 43:9 help [4] - 31:24, 37:8, 43:3, 43:16 helpful [1] - 36:17 Herschel [1] - 42:10 highest [1] - 20:2 himself [1] - 9:4 historic [2] - 21:25, 23:4 hold [1] - 9:21 Home [1] - 17:20 home [1] - 36:12 homelessness [1] - 24:7 honest [1] - 44:7 hope [5] - 16:18, 21:3, 32:10, 42:19, 46:14 hopefully [9] - 17:16, 17:23, 19:5, 21:21, 31:8, 33:2, 36:25, 43:18, 43:23 hospital [1] - 38:14 Hospital [3] - 18:13, 38:11, 44:19 hours [1] - 34:23 housing [3] - 32:17, 42:19, 44:10 HR [1] - 22:5 HR&A [1] - 22:5 huge [1] - 22:9 hundred [1] - 43:13 hundredth [1] - 5:7</p>	<p>impact [1] - 28:4 Implementation [3] - 8:5, 8:14, 20:13 improve [1] - 29:23 improvements [3] - 5:12, 38:2, 38:21 inaudible [1] - 21:5 include [1] - 14:4 incoming [1] - 40:17 incorrect [3] - 7:11, 7:19, 13:18 increase [1] - 33:3 indicated [1] - 15:16 Indicating [1] - 45:19 indicating [1] - 27:12 individually [1] - 39:20 industries [1] - 32:24 information [2] - 16:11, 36:18 input [1] - 13:19 inserted [1] - 36:11 inside [4] - 4:20, 4:24, 5:2, 24:17 instructing [1] - 3:25 internally [1] - 20:20 investment [3] - 29:24, 44:1, 45:13 Investment [6] - 2:22, 3:20, 7:14, 23:3, 35:20, 41:18 INVESTMENT [1] - 1:2 Investments [1] - 15:14 involve [1] - 22:10 involvement [1] - 41:13 Irma [1] - 24:18 issue [1] - 37:6 item [1] - 38:10 items [2] - 37:23, 39:18 itself [10] - 15:3, 15:8, 17:16, 22:1, 23:9, 33:22, 34:17, 35:10, 35:22, 45:4</p>	<p>JIM [1] - 1:21 job [3] - 16:18, 23:14, 38:18 JOHN [1] - 1:21 John [1] - 16:10 John's [2] - 20:25, 21:1 JOHNNY [1] - 1:22 join [1] - 2:6 joint [1] - 13:24 Jones [2] - 21:18, 34:16 JTA [2] - 19:23, 44:19 JTA's [1] - 20:4 JU [2] - 17:25, 18:4 jughandle [2] - 30:17, 30:18 jughead [3] - 30:16, 30:18, 30:21 jurisdiction [1] - 41:18</p>	<p>14:17, 15:3, 15:5, 19:19, 20:9, 22:20, 32:18, 42:17, 43:4, 43:12 leaders [1] - 35:14 least [6] - 14:11, 15:6, 22:14, 30:23, 41:5, 45:2 Legislative [1] - 16:11 legs [1] - 41:10 lengthy [2] - 15:13, 15:20 lettering [1] - 39:4 level [1] - 33:7 light [4] - 6:16, 10:23, 13:8, 13:13 Limited [1] - 3:23 line [2] - 17:14, 26:2 list [5] - 43:5, 43:15, 44:3, 44:4, 44:13 live [2] - 23:21, 33:5 living [2] - 34:19, 42:16 local [1] - 35:4 locally [1] - 22:6 located [1] - 20:8 location [1] - 38:21 locations [1] - 36:14 loft [1] - 21:20 Lofts [9] - 3:22, 14:17, 14:18, 15:2, 42:16, 43:4, 43:7, 43:18, 43:19 lofts [1] - 43:12 longer-term [1] - 14:5 look [4] - 10:11, 21:18, 34:6, 40:22 looking [8] - 19:16, 21:9, 21:12, 38:6, 38:15, 38:19, 39:2, 41:22 looks [4] - 2:8, 3:13, 13:10, 46:8 loss [1] - 7:23 love [1] - 8:23 Lynwood [1] - 1:8</p>	<p>32:25 master [3] - 20:18, 21:2, 38:18 materialize [1] - 28:11 Mayor [2] - 1:22, 34:9 McCoy's [1] - 23:23 mean [1] - 35:8 median [1] - 44:14 Medical [1] - 15:25 Meeks [5] - 9:3, 9:5, 9:7, 21:23, 45:4 MEEKS [76] - 1:14, 2:3, 2:8, 2:15, 2:18, 2:21, 3:3, 3:5, 3:8, 3:11, 3:15, 4:6, 5:20, 5:25, 6:3, 6:6, 6:11, 6:13, 6:15, 6:20, 6:22, 6:24, 7:2, 7:4, 7:17, 9:17, 10:17, 10:22, 10:25, 11:3, 11:8, 11:14, 11:19, 11:22, 12:10, 12:5, 12:8, 12:10, 12:14, 14:14, 20:25, 26:13, 26:16, 26:23, 26:25, 28:22, 28:25, 29:2, 29:5, 29:7, 29:13, 29:16, 30:13, 31:13, 31:15, 32:5, 32:12, 35:24, 36:1, 36:8, 37:10, 37:18, 39:6, 39:10, 40:7, 40:10, 41:1, 41:4, 42:3, 42:22, 45:6, 45:17, 45:20, 46:8, 47:3, 47:8 meet [2] - 10:19, 37:23 meeting [17] - 2:4, 2:10, 2:11, 2:23, 7:13, 7:14, 12:13, 13:10, 21:17, 36:24, 37:15, 38:25, 39:15, 39:24, 40:1, 40:4, 40:19 MEETING [1] - 1:4 Meeting [1] - 2:24 member [4] - 10:10, 36:19, 40:17, 42:20 Member [6] - 1:14, 1:15, 1:15, 1:16, 1:16, 1:17 MEMBER [41] - 2:13, 2:14, 3:2, 3:4, 5:23, 6:1, 6:4, 6:9, 6:12, 6:14, 6:19, 6:21, 9:23, 10:15, 10:21, 10:24, 11:6, 11:21, 12:4, 12:12, 26:18, 27:2, 27:8, 27:13, 27:18, 27:20, 27:24,</p>
<p>I</p>	<p>J</p>	<p>K</p>	<p>M</p>	<p>ma'am [1] - 30:22 Magazine [7] - 23:11, 25:8, 33:17, 33:22, 36:3, 36:7, 46:1 magazine [4] - 23:15, 24:9, 36:23, 37:3 magazines [1] - 37:4 mail [2] - 36:20, 42:14 Manager [1] - 1:20 MARC [1] - 1:16 market [2] - 29:22,</p>
<p>identification [1] - 38:15 identified [1] - 3:24 identifying [1] - 33:1 Iguana [1] - 15:14 II [1] - 46:4</p>	<p>JACK [1] - 1:14 Jackie [1] - 13:3 JACKSON [1] - 42:9 Jackson [1] - 42:10 JACKSONVILLE [1] - 1:1 Jacksonville [8] - 1:10, 20:6, 34:20, 35:16, 42:11, 43:1, 43:11, 45:1 Jim [1] - 13:3</p>	<p>L</p> <p>Land [2] - 16:14, 18:24 land [2] - 19:23, 28:7 landlord [1] - 28:16 landlords [1] - 28:7 landowners [1] - 27:25 Lang [1] - 34:16 Large [1] - 1:11 LaSalle [1] - 34:16 last [10] - 4:17, 13:20, 13:24, 13:25, 17:2, 23:2, 25:15, 30:25, 31:17, 37:6 late [1] - 22:8 lately [1] - 32:19 launched [1] - 22:8 Laura [1] - 38:3 LaVilla [11] - 3:22,</p>		

<p>28:8, 28:12, 28:19, 29:15, 29:17, 30:14, 30:18, 31:12, 31:14, 32:6, 41:7, 42:2, 44:2, 44:11 MEMBERS [18] - 1:13, 2:17, 2:20, 3:7, 3:10, 6:23, 7:1, 7:3, 11:2, 11:18, 12:7, 12:9, 29:1, 29:4, 29:6, 39:9, 40:9, 47:7 members [5] - 8:18, 8:24, 14:2, 40:11, 40:16 mention [1] - 30:15 messaging [1] - 12:14 met [3] - 18:3, 30:22, 30:25 Met [1] - 19:10 Metropolitan [1] - 15:12 Miami [1] - 44:8 Miami-Dade [1] - 44:8 mid [2] - 22:8, 32:8 middle [1] - 40:14 might [2] - 4:10, 35:12 mind [1] - 4:5 minute [1] - 27:1 minutes [10] - 2:11, 2:16, 2:23, 2:24, 2:25, 7:13, 7:14, 10:6, 10:14 missed [1] - 36:8 mix [1] - 44:17 modifications [1] - 18:16 Monday [3] - 18:4, 36:11, 42:14 money [1] - 34:11 monies [1] - 5:10 Monroe [7] - 3:23, 14:18, 15:2, 43:7, 43:18, 43:19, 44:8 month [8] - 9:25, 10:16, 13:8, 17:21, 31:5, 31:9, 37:22, 45:14 months [1] - 4:10 MOODY [9] - 1:16, 2:14, 5:23, 6:19, 11:6, 11:21, 12:4, 32:6, 44:11 moody [8] - 5:22, 8:19, 8:20, 11:20, 15:18, 32:5, 33:14, 35:8 Moore [6] - 14:16, 14:25, 42:24, 42:25, 43:10, 45:8 MOORE [6] - 14:23,</p>	<p>42:25, 43:10, 44:6, 44:15, 45:12 Moorehead [1] - 20:22 mother [1] - 7:23 motion [14] - 2:12, 3:1, 3:2, 6:17, 11:3, 11:7, 11:8, 11:23, 11:25, 26:14, 26:17, 26:19, 27:4, 28:23 move [8] - 7:19, 10:8, 16:19, 26:1, 26:20, 40:23, 41:20, 43:16 moved [5] - 2:13, 6:19, 15:23, 38:5, 38:8 moves [1] - 14:25 moving [5] - 7:4, 12:16, 18:13, 39:10, 45:24 MR [56] - 3:14, 3:18, 4:8, 7:10, 7:18, 10:1, 10:20, 11:12, 12:18, 13:22, 14:23, 14:25, 21:1, 25:18, 25:19, 26:15, 26:24, 27:5, 27:11, 27:14, 27:19, 27:22, 28:3, 28:10, 28:13, 28:24, 29:8, 30:12, 30:17, 30:20, 31:16, 32:3, 33:10, 35:25, 36:5, 36:10, 37:11, 37:20, 39:13, 40:12, 41:3, 41:6, 41:15, 42:9, 42:25, 43:10, 44:6, 44:15, 44:24, 45:12, 45:19, 45:21, 46:10, 46:22, 46:24, 47:2 MS [1] - 11:25 municipal [1] - 18:11 Munz [1] - 19:18 Myrick [1] - 20:21</p>	<p>needs [1] - 4:21 negotiations [2] - 19:4, 41:25 neighborhood [4] - 15:7, 20:10, 21:8, 31:11 never [1] - 28:9 New [1] - 22:6 new [6] - 20:4, 35:7, 35:21, 38:13, 39:12, 40:8 news [1] - 42:15 next [7] - 7:6, 14:23, 15:1, 22:19, 27:16, 43:7, 43:19 nice [7] - 24:17, 25:4, 29:19, 32:9, 38:6, 38:18, 44:20 nice-looking [1] - 38:6 night [2] - 4:17, 23:2 nobody's [1] - 47:11 nodes [1] - 22:12 none [6] - 2:18, 3:8, 6:24, 11:19, 29:2, 47:8 normally [2] - 8:4, 10:1 north [1] - 15:2 North [1] - 18:23 Northbank [1] - 35:17 Notary [1] - 1:10 note [1] - 16:8 notes [1] - 48:11 notice [1] - 28:2 Notice [1] - 15:10 noticed [1] - 25:21 notified [1] - 27:3 notify [1] - 27:7 November [4] - 14:21, 39:16, 39:23, 39:25 number [6] - 4:19, 5:4, 22:22, 23:21, 37:13, 44:25 numbers [2] - 21:12, 21:22</p>	<p>20:4, 45:3 officer [1] - 4:1 Officer [1] - 1:19 officers [1] - 9:2 offices [1] - 37:17 oftentimes [1] - 32:22 OGC [1] - 13:4 old [8] - 19:13, 19:14, 21:8, 21:24, 27:22, 39:11, 39:13, 40:8 OLIVER [1] - 1:14 One [3] - 15:25, 39:2, 39:4 one [26] - 3:21, 8:4, 8:5, 8:6, 8:7, 17:8, 17:12, 17:15, 19:25, 20:22, 21:6, 25:24, 30:14, 30:19, 31:4, 31:10, 32:13, 33:12, 35:16, 35:24, 36:13, 37:6, 37:16, 39:2, 45:2, 47:8 open [1] - 9:22 opening [1] - 25:4 opportunities [1] - 20:9 opportunity [5] - 23:10, 24:12, 28:13, 32:2, 37:16 opposed [3] - 7:2, 12:8, 29:5 optimistic [1] - 46:21 order [3] - 2:4, 26:8, 43:24 ordinance [3] - 4:17, 4:24, 5:15 organize [1] - 31:24 original [1] - 30:9 otherwise [1] - 32:24 Owens [1] - 23:16</p>	<p>pardon [1] - 27:18 Park [4] - 14:7, 15:12, 19:10, 41:16 parking [3] - 17:15, 22:16 PAROLA [3] - 1:20, 4:8, 13:22 Parola [4] - 4:4, 4:6, 13:17, 30:22 part [1] - 9:8 particular [31] - 9:13, 12:25, 16:9, 16:15, 16:20, 17:8, 17:10, 18:6, 18:14, 18:24, 21:10, 22:4, 22:15, 25:3, 25:13, 25:24, 26:9, 28:4, 31:5, 31:9, 34:17, 35:12, 35:13, 35:14, 35:23, 39:15, 39:19, 40:19, 41:22, 46:14, 46:18 particularly [4] - 9:20, 10:4, 21:25, 30:4 partnered [1] - 22:6 pass [1] - 33:15 passed [4] - 7:23, 25:18, 25:19, 33:21 past [1] - 41:13 pathway [1] - 4:21 pattern [1] - 42:1 Peninsula [1] - 23:22 people [8] - 14:1, 31:18, 34:19, 34:20, 34:21, 37:4, 44:25, 45:2 per [1] - 5:14 percent [2] - 16:1, 43:13 period [1] - 46:23 personally [1] - 45:1 phone [2] - 35:11, 40:24 picture [1] - 25:10 pictures [2] - 25:9, 25:10 piece [2] - 4:5, 18:14 place [3] - 15:7, 25:8, 27:6 places [1] - 32:20 placing [1] - 24:19 plan [5] - 8:17, 20:18, 21:2, 30:9, 32:18 planning [4] - 21:3, 25:4, 25:6, 38:18 Plaza [1] - 46:4 Pledge [2] - 2:5, 2:7 plus [1] - 16:25 point [13] - 9:13, 16:13, 16:20, 17:12, 17:15, 21:4, 22:2,</p>
N		O		P
<p>nature [2] - 23:9, 41:20 near [1] - 19:5 Near [1] - 23:18 necessarily [4] - 8:9, 9:12, 24:6, 33:7 necessary [1] - 4:1 Necklace [1] - 23:23 need [13] - 2:9, 5:4, 10:2, 11:10, 18:20, 18:21, 27:3, 27:6, 30:7, 31:3, 39:20, 40:23, 41:4 needed [2] - 5:8, 32:23</p>	<p>obviously [2] - 36:19, 43:6 occupants [1] - 44:12 October [12] - 12:22, 13:12, 17:25, 18:8, 22:8, 25:4, 31:9, 38:25, 39:16, 39:17, 40:13, 48:15 OF [4] - 1:1, 48:1, 48:3, 48:4 Office [2] - 1:21, 1:22 office [3] - 15:24,</p>	<p>p.m [4] - 1:8, 2:1, 17:25, 47:14 package [1] - 37:12 Padgett [4] - 6:3, 8:25, 12:11, 31:13 PADGETT [10] - 1:16, 3:2, 6:4, 9:23, 10:15, 10:21, 10:24, 12:12, 26:18, 31:14 pages [1] - 34:7 panel [1] - 15:19 paper [1] - 36:4 papers [1] - 36:12 Parcel [1] - 3:25 parcel [1] - 30:16 parcels [2] - 8:18, 19:17</p>	<p>P</p>	<p>per [1] - 5:14 percent [2] - 16:1, 43:13 period [1] - 46:23 personally [1] - 45:1 phone [2] - 35:11, 40:24 picture [1] - 25:10 pictures [2] - 25:9, 25:10 piece [2] - 4:5, 18:14 place [3] - 15:7, 25:8, 27:6 places [1] - 32:20 placing [1] - 24:19 plan [5] - 8:17, 20:18, 21:2, 30:9, 32:18 planning [4] - 21:3, 25:4, 25:6, 38:18 Plaza [1] - 46:4 Pledge [2] - 2:5, 2:7 plus [1] - 16:25 point [13] - 9:13, 16:13, 16:20, 17:12, 17:15, 21:4, 22:2,</p>

<p>30:6, 33:16, 35:5, 37:3, 40:13, 46:18 points [2] - 22:12, 45:7 position [4] - 29:19, 46:4, 46:10, 46:18 positive [3] - 29:22, 35:2, 47:5 possibly [1] - 10:7 post [1] - 34:24 post-convention [1] - 34:24 prayers [1] - 7:24 prefer [1] - 26:4 preparing [1] - 14:3 prescribed [2] - 5:11, 5:15 prescribes [1] - 4:21 present [3] - 21:4, 29:9, 31:8 PRESENT [2] - 1:13, 1:18 presentation [1] - 38:1 presented [3] - 11:5, 11:9, 11:24 preservation [1] - 23:5 president [1] - 18:4 pretty [6] - 8:14, 14:8, 29:8, 32:8, 38:5, 45:10 priced [1] - 32:24 Proceedings [1] - 1:7 proceedings [2] - 47:13, 48:9 process [19] - 4:12, 4:18, 13:25, 15:13, 15:20, 15:23, 16:8, 17:1, 18:9, 18:11, 18:14, 19:17, 28:15, 30:24, 34:17, 41:16, 41:21 processes [1] - 31:2 product [2] - 38:5, 38:7 Professional [2] - 48:7, 48:18 professional [1] - 33:7 professional-level [1] - 33:7 professionally [1] - 28:3 proffering [1] - 9:11 Program [1] - 25:16 project [19] - 5:9, 15:4, 16:19, 16:22, 16:24, 17:18, 18:6, 21:14, 22:4, 25:25, 26:7, 26:10, 28:5, 30:15, 31:9, 41:10, 41:14,</p>	<p>41:23, 44:4 projects [6] - 19:20, 21:5, 21:25, 26:12, 30:3, 30:10 properties [1] - 21:6 property [13] - 3:24, 8:16, 14:20, 21:7, 21:10, 21:19, 28:7, 32:21, 33:3, 34:11, 41:17, 46:12, 46:15 proposal [1] - 30:24 propose [2] - 39:25, 40:3 proud [1] - 35:13 proves [1] - 32:1 provide [2] - 16:5, 28:6 provision [1] - 33:5 prudent [2] - 18:17, 18:18 Prudential [2] - 16:3, 38:12 Public [1] - 1:11 public [9] - 6:17, 6:22, 11:10, 11:16, 27:1, 28:25, 32:15, 42:6, 47:6 publication [1] - 42:13 Publix [1] - 36:14 pump [1] - 24:23 purchased [2] - 34:16, 46:15 purposes [1] - 4:2 put [8] - 5:10, 8:1, 8:12, 19:12, 24:24, 26:6, 31:23, 45:7 putting [3] - 16:10, 25:13, 34:10</p>	<p>24:18, 32:21, 38:6, 43:20, 45:24 reason [1] - 13:7 reasons [1] - 31:4 received [1] - 38:1 Recitation [1] - 2:7 recognize [1] - 35:15 recommendation [4] - 15:17, 33:24, 34:13, 38:9 recommendations [2] - 14:5 record [3] - 5:1, 43:9, 48:10 Redevelopment [5] - 1:20, 1:20, 2:10, 7:12, 40:15 redevelopment [3] - 15:21, 17:3, 19:6 REDEVELOPMENT [1] - 1:3 reference [4] - 17:24, 34:4, 39:1, 40:13 referenced [1] - 33:22 regard [2] - 18:19, 29:11 regarding [1] - 41:9 regards [2] - 33:18, 35:5 Regional [1] - 20:6 related [1] - 40:10 remember [1] - 29:20 rents [1] - 33:4 REP [1] - 17:22 replace [1] - 39:3 report [7] - 33:21, 34:14, 34:18, 35:10, 35:13, 35:23, 48:9 REPORTER [1] - 48:1 Reporter [2] - 48:8, 48:18 reports [1] - 31:23 representing [1] - 27:25 reputation [1] - 29:24 request [1] - 18:19 requested [1] - 36:23 required [1] - 4:24 requires [1] - 9:24 rescind [3] - 26:1, 26:5, 26:20 reservations [1] - 43:6 reserved [1] - 43:14 residency [1] - 45:3 residential [4] - 5:8, 15:4, 15:6, 16:7 resides [1] - 41:17 Resolution [1] - 3:18 resolution [5] - 3:19, 4:3, 4:11, 5:2, 6:18</p>	<p>resources [2] - 20:20, 30:4 respect [1] - 38:8 respond [1] - 46:9 response [12] - 2:17, 3:7, 6:23, 7:3, 11:2, 11:18, 12:9, 29:1, 29:6, 39:9, 40:9, 47:7 restaurant [1] - 24:16 restaurants [2] - 24:15, 44:20 restoration [1] - 21:25 retail [1] - 26:12 Retail [4] - 8:7, 9:6, 9:8, 25:16 review [6] - 5:6, 14:4, 23:11, 33:23, 37:21, 39:5 reviewed [1] - 38:7 reviewing [1] - 41:22 revitalization [1] - 16:4 Revival [1] - 23:25 ribbon [2] - 18:1, 18:8 ribbon-cutting [1] - 18:1 rigid [1] - 10:8 rivaling [1] - 44:7 river [1] - 38:20 riverfront [1] - 22:3 Riverside [2] - 14:7, 17:17 Riverwalk [1] - 22:13 Road [3] - 13:15, 43:1, 43:11 Roberts [1] - 1:9 roll [1] - 6:6 RON [1] - 1:16 Room [1] - 1:9 rounds [1] - 4:17 Rummell [1] - 19:18 run [2] - 12:12, 12:22</p>	<p>3:3, 3:4, 6:20, 6:21, 12:3, 12:4, 26:23, 26:24, 28:23, 38:10 secondly [1] - 27:8 seconds [1] - 29:21 section [1] - 42:6 see [12] - 9:17, 14:16, 16:19, 21:22, 21:23, 23:12, 31:8, 32:9, 33:3, 39:20, 40:25, 46:19 seeing [3] - 6:24, 15:6, 47:8 selected [1] - 22:5 selections [1] - 11:17 sell [2] - 4:13, 37:3 send [1] - 37:14 September [6] - 1:7, 2:1, 12:23, 13:9, 13:10, 37:23 serious [1] - 46:20 serve [1] - 9:21 service [1] - 32:24 Services [1] - 16:12 services [1] - 22:17 set [1] - 5:6 seven [1] - 36:12 seven-day [1] - 36:12 several [2] - 4:16, 41:12 shaft [1] - 24:23 shaping [2] - 19:3, 20:9 shipyards [2] - 15:11, 19:9 shipyards/Met [1] - 41:16 short [3] - 14:4, 42:4, 43:24 short-term [1] - 14:4 shortly [1] - 37:14 showed [1] - 14:1 sic [1] - 30:16 side [2] - 27:16, 27:19 sign [4] - 25:11, 36:13, 38:19, 38:22 signage [1] - 39:3 signed [1] - 17:3 sit [1] - 21:21 sitting [1] - 15:18 slate [1] - 9:2 smoothly [1] - 15:23 snapshot [1] - 34:19 Snyder [2] - 20:12, 20:14 someone [1] - 46:12 sometime [2] - 19:14, 22:8 sometimes [1] - 27:24</p>
	<p>Q</p>		<p>S</p>	
	<p>R</p>			
	<p>read [5] - 23:17, 32:19, 33:16, 37:4, 42:13 ready [1] - 43:3 really [10] - 10:13, 13:6, 13:7, 14:10,</p>			

<p>somewhat [1] - 32:15 soon [1] - 17:23 sorry [3] - 7:19, 11:6, 20:24 Southbank [2] - 16:6, 23:22 space [3] - 15:24, 16:1, 16:2 spared [1] - 25:2 special [1] - 38:10 specialty [1] - 38:13 speech [1] - 29:20 square [1] - 16:2 St [2] - 20:25, 21:1 staff [6] - 13:2, 13:4, 16:17, 16:22, 36:17, 40:20 stakeholders [1] - 14:2 stand [2] - 42:10, 47:12 standards [2] - 22:3 standpoint [6] - 10:3, 10:7, 17:22, 18:22, 22:14, 24:1 start [4] - 2:5, 5:21, 12:21, 15:9 started [1] - 25:21 STATE [1] - 48:3 State [1] - 1:11 States [1] - 18:12 stenographic [1] - 48:11 stenographically [1] - 48:9 stepped [1] - 20:21 Steve [3] - 42:25, 43:10, 44:2 still [8] - 14:16, 15:14, 17:12, 17:17, 18:22, 21:11, 21:12, 34:25 stop [2] - 22:12, 26:13 stormwater [3] - 3:16, 5:12, 14:19 Strategic [4] - 8:5, 8:13, 20:13, 34:15 strategic [2] - 8:17, 30:8 strategies [1] - 22:21 strategy [3] - 19:19, 20:1, 20:12 Street [6] - 1:9, 14:7, 17:20, 26:2, 38:3, 42:11 street [4] - 20:4, 21:19, 27:17, 27:19 structure [2] - 10:4, 24:19 stub [1] - 32:10 study [1] - 22:16</p>	<p>subscribers [1] - 36:12 summation [1] - 29:18 SunTrust [1] - 18:2 suppose [1] - 39:11 supposed [1] - 40:20 surplus [2] - 3:21, 4:13 swap [1] - 19:23</p>	<p>took [1] - 37:24 topic [2] - 23:17, 24:4 topics [2] - 23:16, 40:11 toss [1] - 17:22 tour [2] - 18:1, 24:14 towards [1] - 40:23 town [2] - 36:1, 41:2 track [2] - 14:13, 18:23 transcript [1] - 48:10 Transportation [1] - 20:6 Trio [1] - 16:22 Trips [1] - 24:2 Tropia [3] - 1:10, 48:7, 48:18 true [1] - 48:10 truly [1] - 24:19 trust [1] - 23:5 Trust [1] - 18:24 try [12] - 10:2, 10:3, 10:5, 10:8, 10:9, 10:11, 10:13, 21:9, 39:14, 39:20, 39:22, 40:23 trying [1] - 13:12 TU [2] - 24:8, 36:3 turning [1] - 13:11 two [8] - 10:19, 15:6, 17:2, 19:17, 30:23, 37:23, 43:20, 45:2 type [1] - 14:21 typical [1] - 44:3 typically [1] - 10:18</p>	<p>9:12, 14:1, 19:3, 20:9, 21:2, 25:1, 25:11, 36:13, 40:2, 42:17 upcoming [6] - 12:23, 19:15, 20:15, 21:17, 22:23, 39:15 updating [1] - 45:14 urban [1] - 23:25 Urbanites [1] - 23:20 urging [1] - 4:12 usual [2] - 44:5, 44:6</p>	<p>waiting [1] - 44:12 Walk [1] - 23:18 walk [3] - 4:5, 27:14, 27:15 walkability [1] - 23:19 walked [1] - 45:2 WALLACE [36] - 1:19, 3:14, 3:18, 7:10, 7:18, 10:1, 10:20, 12:18, 14:25, 21:1, 25:19, 26:15, 27:11, 27:14, 27:19, 27:22, 28:3, 28:10, 28:13, 29:8, 30:12, 30:17, 30:20, 32:3, 33:10, 35:25, 36:5, 37:11, 39:13, 40:12, 41:3, 41:6, 41:15, 44:24, 46:10, 46:24 Wallace [13] - 3:13, 7:8, 12:17, 13:23, 29:7, 29:19, 31:17, 32:13, 36:16, 39:1, 39:11, 41:8, 46:8 wants [1] - 21:18 water [4] - 3:21, 4:13, 24:3, 24:22 waterfront [2] - 34:5, 34:8 Wednesday [1] - 1:7 week [9] - 14:24, 15:1, 18:6, 21:17, 31:1, 39:24, 40:2, 43:8, 43:19 weeks [2] - 17:3, 31:18 welcome [1] - 43:2 west [1] - 27:15 West [1] - 1:9 women's [1] - 21:9 workforce [3] - 32:17, 32:22, 44:9 workshop [3] - 13:20, 13:24, 13:25 worry [1] - 27:25</p>
T		V		
<p>T-U [1] - 36:15 tackling [1] - 24:8 talks [2] - 34:25, 35:8 Tax [1] - 3:25 taxi [1] - 24:3 team [2] - 16:10, 25:13 ten [1] - 5:6 ten-set [1] - 5:6 tenant [7] - 17:11, 28:5, 28:9, 28:10, 28:14, 28:15, 28:16 tenants [3] - 17:7, 17:8, 28:6 tended [1] - 38:17 term [3] - 14:4, 14:5, 32:16 terminus [1] - 38:12 terms [4] - 13:2, 19:7, 41:16, 41:24 Thanksgiving [2] - 18:5, 39:24 Theatre [2] - 27:11, 27:15 they've [8] - 16:2, 21:1, 21:5, 21:10, 22:6, 24:24, 38:13, 38:17 thinking [1] - 21:20 third [2] - 15:4, 25:1 thoughtful [2] - 30:2, 30:7 three [4] - 10:19, 16:25, 29:20, 40:4 three-plus [1] - 16:25 Thursday [2] - 13:21, 13:24 Times-Union [2] - 23:12, 46:1 Title [2] - 27:20, 27:22 today [6] - 7:22, 8:10, 8:13, 15:25, 36:24, 42:15 toes [1] - 32:11 together [4] - 16:11, 18:3, 25:13, 35:17 Tom [3] - 13:3, 25:17, 45:21 TOM [1] - 1:20</p>	U	W	Y	
<p>uncommitted [3] - 25:23, 26:6, 26:21 uncovering [1] - 23:23 under [9] - 8:13, 8:21, 17:6, 19:18, 22:4, 39:13, 40:8, 46:11, 46:12 undergone [1] - 20:18 underway [3] - 13:16, 19:21, 22:19 UNDERWOOD [1] - 1:22 UNDERWOOD-EILAND [1] - 1:22 unexpected [1] - 21:15 unfortunate [1] - 7:22 Union [2] - 23:12, 46:1 United [1] - 18:12 units [5] - 16:7, 17:19, 17:21, 43:4, 43:14 up [16] - 3:13, 3:20, 4:7, 5:3, 5:6, 7:8,</p>	<p>uncommitted [3] - 25:23, 26:6, 26:21 uncovering [1] - 23:23 under [9] - 8:13, 8:21, 17:6, 19:18, 22:4, 39:13, 40:8, 46:11, 46:12 undergone [1] - 20:18 underway [3] - 13:16, 19:21, 22:19 UNDERWOOD [1] - 1:22 UNDERWOOD-EILAND [1] - 1:22 unexpected [1] - 21:15 unfortunate [1] - 7:22 Union [2] - 23:12, 46:1 United [1] - 18:12 units [5] - 16:7, 17:19, 17:21, 43:4, 43:14 up [16] - 3:13, 3:20, 4:7, 5:3, 5:6, 7:8,</p>	<p>9:12, 14:1, 19:3, 20:9, 21:2, 25:1, 25:11, 36:13, 40:2, 42:17 upcoming [6] - 12:23, 19:15, 20:15, 21:17, 22:23, 39:15 updating [1] - 45:14 urban [1] - 23:25 Urbanites [1] - 23:20 urging [1] - 4:12 usual [2] - 44:5, 44:6</p> <p>values [2] - 32:21, 33:3 variation [1] - 5:16 variety [2] - 30:10, 32:23 various [2] - 16:24, 32:20 Ventures [1] - 16:6 version [2] - 23:11, 37:14 Vestcor [3] - 14:16, 42:25, 43:10 viable [1] - 28:15 vice [1] - 8:1 VICE [75] - 2:3, 2:8, 2:15, 2:18, 2:21, 3:3, 3:5, 3:8, 3:11, 3:15, 4:6, 5:20, 5:25, 6:3, 6:6, 6:11, 6:13, 6:15, 6:20, 6:22, 6:24, 7:2, 7:4, 7:17, 9:17, 10:17, 10:22, 10:25, 11:3, 11:8, 11:14, 11:19, 11:22, 12:2, 12:5, 12:8, 12:10, 12:14, 14:14, 20:25, 26:13, 26:16, 26:23, 26:25, 28:22, 28:25, 29:2, 29:5, 29:7, 29:13, 29:16, 30:13, 31:13, 31:15, 32:5, 32:12, 35:24, 36:1, 36:8, 37:10, 37:18, 39:6, 39:10, 40:7, 40:10, 41:1, 41:4, 42:3, 42:22, 45:6, 45:17, 45:20, 46:8, 47:3, 47:8 Vision [1] - 36:22 vote [1] - 8:10</p>	<p>year [15] - 10:19, 12:21, 12:22, 12:25, 13:1, 13:6, 13:15, 15:11, 19:8, 19:9, 19:15, 20:15, 22:19, 22:24, 47:1 Year [2] - 19:1, 40:5 years [2] - 16:25, 29:20 York [1] - 22:6 younger [1] - 44:13 yourself [1] - 8:23</p>	
U		W		

Z

Zoning [1] - 16:14