

CITY OF JACKSONVILLE
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING

Proceedings held on Wednesday, June 18, 2025,
commencing at 2:00 p.m., Jacksonville Public/Main
Library, Multipurpose Room, 303 North Laura Street,
Jacksonville, Florida, before Diane M. Tropa, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

SONDRA FETNER, Acting Chair.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.
CARRIE BAILEY, Board Member.
TREVOR LEE, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
WADE MCARTHUR, DIA, Property Disposition Mgr.
ALLAN DEVAULT, DIA, Project Manager.
JOHN CRESCIMBENI, DIA, Compliance Manager.
JOSEPH INDERHEES, Deputy Chief of Staff.
JOHN SAWYER, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 Hirabayashi, board member.
2 BOARD MEMBER HOOPER: Cameron Hooper,
3 board member.
4 BOARD MEMBER LEE: Trevor Lee, board
5 member.
6 MR. SAWYER: John Sawyer, Office of
7 General Counsel.
8 MR. INDERHEES: Joe Inderhees, deputy
9 chief of staff, mayor's office.
10 MS. HILL: Ava Hill, DIA staff.
11 THE CHAIRWOMAN: Thank you.
12 And Diane is in the other room. So if you
13 are making a motion or speaking out, if you
14 could try to remember your name and state your
15 name before you speak, it will be really
16 helpful for her.
17 And we'll get started.
18 Ava, are there any public comments?
19 MS. HILL: We do. We have John Nooney.
20 (Audience member approaches the podium.)
21 MS. HILL: Please state your name and
22 address for the record.
23 AUDIENCE MEMBER: Hello.
24 I am John Philanthropic Resiliency Nooney,
25 ocho tres cinco seis Bascom Road, Jacksonville,

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1 P R O C E E D I N G S
2 June 18, 2025 2:00 p.m.
3 - - -
4 THE CHAIRWOMAN: All right. We're going
5 to get started. It's 12 -- 2:00. Sorry. My
6 computer says 11:00, so ...
7 We'll get started with the Pledge.
8 (Recitation of the Pledge of Allegiance.)
9 THE CHAIRWOMAN: Thank you. We'll just go
10 around the table, introduce ourselves.
11 MR. PAROLA: Guy Parola, director of
12 operations.
13 MR. MCARTHUR: Wade McArthur, property
14 disposition manager.
15 MR. KELLEY: Steve Kelley, director of
16 downtown real estate and development.
17 MS. BOYER: Lori Boyer, CEO.
18 BOARD MEMBER BAILEY: Carrie Bailey, board
19 member.
20 BOARD MEMBER CAFFEY: Jill Caffey, board
21 member.
22 THE CHAIRWOMAN: Sondra Fetner, board
23 member.
24 BOARD MEMBER WOHLERS: Scott Wohlers,
25 board member.
26 BOARD MEMBER HIRABAYASHI: John

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1 Florida 32216.
2 I'm in City Council District 4, CPAC 3,
3 School Board District 3.
4 I'm going to start by just reading you a
5 resolution. I am seeking a DIA board
6 resolution recognizing Nooney's efforts in
7 advancing the FIND -- that's the Florida Inland
8 Navigation District -- potential land
9 acquisition projects: 158833-0000, that's
10 Boylan. 134059-0000, that's Amaro. And
11 137044-0000, that's Wilson, slash, Carrico,
12 that would benefit all the citizens of DCJ,
13 Duval County, Jacksonville.
14 And where am I getting that from? Well,
15 about eight months ago, you know, our FIND --
16 again, that is the Florida Inland Navigation
17 District. It's 12 counties. It's comprised of
18 ad valorem property tax money. And we got put
19 on the FIND list. That is huge. And you know
20 what? You're on it. DIA is on here three
21 times.
22 Now, I'm taking the show on the road. You
23 know, this is the State of Florida. Also, the
24 Northeast Florida Regional Council, you know,
25 right here. You know, I was just in St. Johns

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1 County. Here's the Duval County Tourist and
2 Development Council, Visit Jacksonville. And
3 I've been to the JTA board meeting.

4 You know, someone said, you know, Nooney,
5 you know, get resolutions. And you know what?
6 That's brilliant. And that's exactly what I'm
7 doing.

8 Now, you know, to be on the FIND potential
9 acquis- -- you got years, and it doesn't
10 guarantee that it's going to happen, but it is
11 a recognition from our Parks Department and our
12 Waterways Commission of the significance of
13 public access and a benefit for everybody.

14 So anyway, you know, here are the
15 potential partners: DIA, JTA, Council on Elder
16 Affairs, CPAC, Tree Commission. You got the
17 Northeast Florida Regional Council, Duval
18 County Public Schools, the Mayor's Disability
19 Council, Kids Hope Alliance, Boys & Girls Club,
20 JSEB, you got the Fish and Wildlife Commission,
21 Florida Department of Environmental Protection,
22 the Water Management District.

23 (Mr. Crescimbeni enters the proceedings.)

24 MR. NOONEY: You know, the list is just
25 going on and on.

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1 Next up we have the May 21st, 2025, CRA
2 meeting minutes for approval.

3 Do I have a motion?

4 BOARD MEMBER CAFFEY: Move to approve.

5 BOARD MEMBER BAILEY: Second.

6 THE CHAIRWOMAN: Thank you.

7 Any discussion?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRWOMAN: Hearing no discussion,
10 all those in favor, say aye.

11 BOARD MEMBERS: Aye.

12 THE CHAIRWOMAN: All those opposed, say
13 nay.

14 BOARD MEMBERS: (No response.)

15 THE CHAIRWOMAN: Okay. The minutes pass.

16 Next up we have the consent agenda. On
17 the consent agenda, we have Resolutions
18 2025-06-04, 2025-06-07, 2025-06-08, 2025-06-10,
19 2025-06-11.

20 Do I have a motion to pass the consent
21 agenda?

22 BOARD MEMBER WOHLERS: Move to approve.

23 BOARD MEMBER HOOPER: Second.

24 THE CHAIRWOMAN: Thank you.

25 Any discussion on the consent agenda?

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1 And also let me just say, with JSEB, we
2 are making a movie. If you have a shirt,
3 you're in the movie. The shirt list is un- --
4 you know, the -- you know, it's really --

5 But anyway, we're going out -- we're
6 coming out with an FWC. That's a play on the
7 Fish and Wildlife Commission. You know, it's
8 the State of Florida. So just look for some of
9 those.

10 I've been kayaking, you know --

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

12 MR. NOONEY: Time is up?

13 Okay. Any questions -- and -- well,
14 listen, thank you.

15 And please -- of all the places, you're
16 the one that should be sponsoring and helping
17 with the resolution.

18 Thank you.

19 THE CHAIRWOMAN: Thank you.

20 Let's get started. Are there any Form 8B
21 voting conflict disclosures?

22 BOARD MEMBER HOOPER: I have mine on
23 Resolution 2025-06-01, and that's been
24 submitted.

25 THE CHAIRWOMAN: Thank you.

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1 BOARD MEMBERS: (No response.)

2 THE CHAIRWOMAN: Seeing none, Mr. Hooper,
3 how do you vote?

4 BOARD MEMBER HOOPER: In favor.

5 THE CHAIRWOMAN: Mr. Hirabayashi.

6 BOARD MEMBER HIRABAYASHI: In favor.

7 THE CHAIRWOMAN: Mr. Wohlers.

8 BOARD MEMBER WOHLERS: In favor.

9 THE CHAIRWOMAN: Ms. Bailey.

10 BOARD MEMBER BAILEY: In favor.

11 THE CHAIRWOMAN: Ms. Caffey.

12 BOARD MEMBER CAFFEY: In favor.

13 THE CHAIRWOMAN: And I am in favor as
14 well, so the consent agenda passes.

15 Sorry, Mr. Lee. How do you vote?

16 BOARD MEMBER LEE: I approve.

17 Thank you.

18 THE CHAIRWOMAN: I am so sorry. I'm not
19 used to having you here. Welcome.

20 Moving on, Resolution 2025-06-14. Does
21 staff have anything to talk about?

22 MS. BOYER: Thank you, Madam Chair.

23 I'm going to pass this one to Mr. Parola.
24 And I think we have a representative here from
25 the developer's team who is going to address

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1 you, but I'll let Mr. Parola set the stage.
 2 MR. PAROLA: Thank you.
 3 Through the Chair, this resolution extends
 4 certain portions of the RiversEdge project
 5 infrastructure and the parks. They're
 6 constructing them -- they're constructing them
 7 on the CRA's behalf. If one went to Page 2,
 8 Section 2 of the resolution, you can see the
 9 discrete parts that we're extending for three
 10 months from their last extension.
 11 Let me do set the stage by saying that the
 12 progress they've made is wonderful. If
 13 anyone's had the opportunity to take a tour of
 14 it from the concrete work, which I'm crazy
 15 impressed with, just to the parks, to the
 16 boardwalk, this is a spectacular project, but
 17 with all projects in this environment, there
 18 are best of intentions and then there are some
 19 delays. So these extensions really are geared
 20 to not punish anyone, but to set the stage for
 21 a successful, wonderful project.
 22 And I believe Mr. Bill Schilling,
 23 representing the developer, is here and maybe
 24 can talk a little bit about their progress and
 25 where they're going and anticipated completion

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1 input, and everything that they've done to get
 2 us to where we are today.
 3 I did want to take a couple of minutes
 4 just to share -- as you're looking at the --
 5 the resolution, there is a table that's been
 6 provided.
 7 As Mr. Parola has mentioned, significant
 8 progress has been made out on the site. And
 9 the items where extensions are being requested
 10 are all related to our central park. And I did
 11 want to share -- so the pearl -- I wanted to
 12 share that that is the sculpture, the large
 13 50-foot-tall sculpture that is being
 14 constructed in our central park if there are
 15 any questions about that. Additionally, there
 16 will be a pavilion that we are having
 17 constructed within the central park.
 18 As with great projects, and as Mr. Parola
 19 shared, all great things sometimes take a
 20 little bit of extra time, and so that's the
 21 reason we're here today requesting this
 22 additional time.
 23 We've made great progress. Right now
 24 we're constructing four parks, three of those
 25 parks are very close to final completion and

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1 dates.
 2 THE CHAIRWOMAN: Okay. Great.
 3 Thank you.
 4 (Ms. Schilling approaches the podium.)
 5 THE CHAIRWOMAN: Can you state your name
 6 and address, please?
 7 MR. SCHILLING: Good afternoon, everyone.
 8 I'm Bill Schilling. I'm with Kimley-Horn
 9 and Associates (inaudible).
 10 (Microphone failure.)
 11 MR. SCHILLING: Do I need to -- if I need
 12 to say my address again, I will.
 13 But to share a couple of things, one is, I
 14 definitely want to -- so I am here on behalf of
 15 the Community Development District that is
 16 developing the improvements within the
 17 RiversEdge project, and I'm also here
 18 representing Preston Hollow Community Capital.
 19 I'll also share that there are a couple of
 20 members of Preston Hollow Community Capital
 21 that are also on Zoom that are happy to answer
 22 any questions if there are any other questions
 23 after I share a couple of items.
 24 So one, without a doubt, I want to share a
 25 thank you to staff and -- for their help, their

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1 being ready for opening. And, again, these --
 2 these extensions are all related to our fourth
 3 and central park.
 4 I'm happy to answer any questions.
 5 Again, there are representatives of
 6 Preston Hollow Community Capital on Zoom and
 7 they're happy to answer any questions the board
 8 may have.
 9 And we thank you very much for your
 10 consideration of this -- this item today.
 11 Thank you.
 12 THE CHAIRWOMAN: Thank you.
 13 Can I have a motion so we could start the
 14 discussion? Motion and a second.
 15 BOARD MEMBER HIRABAYASHI: So moved.
 16 BOARD MEMBER CAFFEY: Second.
 17 BOARD MEMBER WOHLERS: Second.
 18 THE CHAIRWOMAN: Thank you.
 19 Does anyone -- Mr. Hirabayashi.
 20 BOARD MEMBER HIRABAYASHI: Yeah, just a
 21 quick question.
 22 I noticed that the CEO has given good
 23 cause extension already, it looks like, six
 24 months, and -- maybe just give a little bit of
 25 background, the nature of those, and how that

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1 may intersect with what is -- what you're
2 requesting now.

3 MR. SCHILLING: Sure. Yes, sir. Good
4 question.

5 So that is true, we have received
6 extensions -- up to six months of extensions
7 for good cause through the DIA's CEO.

8 Again, we continue to work through
9 everything that we're doing in the park, in --
10 in the central park. So part of what is making
11 the central park very exciting is the -- the
12 client, a little over a year ago, has retained
13 the very many -- in fact, a little longer than
14 that --

15 Originally, for the sculpture, and -- and
16 as we got the very many involved with the
17 sculpture, their scope expanded to also include
18 the park, so -- so we spent a good bit of
19 time -- and, honestly, extra time, and really
20 redesigning the central park for the central
21 park to really speak with and interact with the
22 sculpture that's being built, and so that has
23 taken us additional time. Ms. Boyer has been
24 very gracious in -- in allowing that good cause
25 extension, and -- and we're now here needing

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1 THE CHAIRWOMAN: Ms. Boyer.

2 MS. BOYER: Thank you.

3 Through the Chair to Mr. Hooper, and in
4 response to Mr. Schilling, they requested six
5 months rather than three months. Mr. Parola
6 and I discussed it.

7 What you need to be aware of is the way
8 the contract works is, if they can't
9 complete -- if you gave them six months today
10 and they can't complete by the six-month
11 deadline, they're in default and they don't get
12 paid, or you have to go to Council to amend the
13 agreement, which is a process you have to start
14 three months before the deadline.

15 So the reason we chose three months is we
16 need to look at that three-month window and
17 they need to be absolutely, positively certain
18 they can complete within the three months. If
19 they can't, what we need to be bringing to you
20 is a resolution to go to Council to amend the
21 agreement so that they don't end up being in
22 default on that ultimate deadline.

23 And that's why we put the intermediate
24 milestone in so that -- give them three more
25 months to get close and get really tight on

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1 additional time to continue the work that we're
2 doing on that central park.

3 THE CHAIRWOMAN: Thank you.

4 Any other questions?

5 BOARD MEMBER HOOPER: Mr. Schilling, do we
6 believe that this extension will -- it looks
7 like to September, which isn't, you know,
8 very -- very long, I guess, from now. Is
9 that -- is that enough time or is this more
10 of -- kind of like a -- I don't want to say
11 "kick the can," but just -- jut making sure
12 this isn't something we keep repeating.

13 MR. SCHILLING: That also is a good
14 question, and -- and I will share right now,
15 we -- and I believe that the -- the partial
16 opening of the central park is going to occur
17 on or about September 1st. We're going to
18 reach our substantial completion, so -- so the
19 first line item, I believe, that we're looking
20 good on.

21 I will share that there is a very likely
22 chance that additional extensions may be -- and
23 likely will be needed for the other items. And
24 at that time, we'll come back, and I anticipate
25 making a future request of this board.

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1 knowing what their schedule is, and then we'll
2 be at a decision point as to whether it's just
3 board granted or whether we have to go for an
4 amendment to the agreement.

5 THE CHAIRWOMAN: Thank you.

6 Mr. Parola, did you have something you
7 wanted to say?

8 MR. PAROLA: To the Chair, your CEO said
9 exactly what I was going to say.

10 THE CHAIRWOMAN: Any more questions from
11 the board?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRWOMAN: Mr. Lee, how do you vote?

14 BOARD MEMBER LEE: I approve.

15 Thank you.

16 THE CHAIRWOMAN: Mr. Hooper.

17 BOARD MEMBER HOOPER: In favor.

18 THE CHAIRWOMAN: Mr. Hirabayashi.

19 BOARD MEMBER HIRABAYASHI: In favor.

20 THE CHAIRWOMAN: Mr. Wohlers.

21 BOARD MEMBER WOHLERS: In favor.

22 THE CHAIRWOMAN: Ms. Caffey.

23 BOARD MEMBER CAFFEY: In favor.

24 THE CHAIRWOMAN: Ms. Bailey.

25 BOARD MEMBER BAILEY: In favor.

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1 THE CHAIRWOMAN: And I am, too, in favor.
 2 Motion carries. Thank you.
 3 MR. SCHILLING: Thank you very much.
 4 (The foregoing proceedings were adjourned
 5 at 2:17 p.m.)

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I, Diane M. Tropia, 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 28th day of June 2025.

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 Florida Professional Reporter

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| <p style="text-align: center;">E</p> <p>efforts [1] - 4:6 eight [1] - 4:15 Elder [1] - 5:15 end [1] - 15:21 enters [1] - 5:23 environment [1] - 9:17 Environmental [1] - 5:21 estate [1] - 2:15 exactly [2] - 5:6, 16:9 exciting [1] - 13:11 Executive [1] - 1:18 expanded [1] - 13:17 extending [1] - 9:9 extends [1] - 9:3 extension [4] - 9:10, 12:23, 13:25, 14:6 extensions [6] - 9:19, 11:9, 12:2, 13:6, 14:22 extra [2] - 11:20, 13:19</p> | <p>given [1] - 12:22 gracious [1] - 13:24 granted [1] - 16:3 great [4] - 10:2, 11:18, 11:19, 11:23 guarantee [1] - 5:10 guess [1] - 14:8 GUY [1] - 1:19 Guy [1] - 2:10</p> | <p>item [2] - 12:10, 14:19 items [3] - 10:23, 11:9, 14:23</p> | <p>Lori [1] - 2:16 LORI [1] - 1:18</p> | <p>2:14, 3:6, 3:8, 5:24, 6:12, 9:2, 10:7, 10:11, 13:3, 14:13, 16:8, 17:3 MS [7] - 2:16, 3:10, 3:19, 3:21, 6:11, 8:22, 15:2 Multipurpose [1] - 1:8</p> |
| <p style="text-align: center;">F</p> | <p style="text-align: center;">H</p> <p>happy [3] - 10:21, 12:4, 12:7 hearing [1] - 7:9 held [1] - 1:6 hello [1] - 3:23 help [1] - 10:25 helpful [1] - 3:16 helping [1] - 6:16 HILL [5] - 1:22, 3:10, 3:19, 3:21, 6:11 Hill [1] - 3:10 HIRABAYASHI [6] - 1:15, 2:25, 8:6, 12:15, 12:20, 16:19 Hirabayashi [4] - 3:1, 8:5, 12:19, 16:18 Hollow [3] - 10:18, 10:20, 12:6 honestly [1] - 13:19 HOOPER [7] - 1:15, 3:2, 6:22, 7:23, 8:4, 14:5, 16:17 Hooper [4] - 3:2, 8:2, 15:3, 16:16 Hope [1] - 5:19 Horn [1] - 10:8 huge [1] - 4:19</p> | <p style="text-align: center;">J</p> <p>JACKSONVILLE [1] - 1:1 Jacksonville [5] - 1:7, 1:9, 3:25, 4:13, 5:2 Jill [1] - 2:19 JILL [1] - 1:14 Joe [1] - 3:8 JOHN [3] - 1:15, 1:21, 1:22 John [4] - 2:25, 3:6, 3:19, 3:24 Johns [1] - 4:25 JOSEPH [1] - 1:21 JSEB [2] - 5:20, 6:1 JTA [2] - 5:3, 5:15 June [3] - 1:6, 2:1, 18:15 jut [1] - 14:11</p> | <p style="text-align: center;">M</p> <p>Madam [1] - 8:22 Management [1] - 5:22 Manager [3] - 1:19, 1:20, 1:21 manager [1] - 2:13 Mayor's [1] - 5:18 mayor's [1] - 3:9 MCARTHUR [2] - 1:20, 2:12 McArthur [1] - 2:12 MEETING [1] - 1:3 meeting [2] - 5:3, 7:2 member [8] - 2:18, 2:20, 2:22, 2:24, 3:1, 3:3, 3:5, 3:20 MEMBER [29] - 2:17, 2:19, 2:23, 2:25, 3:2, 3:4, 3:23, 6:22, 7:4, 7:5, 7:22, 7:23, 8:4, 8:6, 8:8, 8:10, 8:12, 8:16, 12:15, 12:16, 12:17, 12:20, 14:5, 16:14, 16:17, 16:19, 16:21, 16:23, 16:25 Member [6] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16 members [1] - 10:20 MEMBERS [6] - 1:12, 7:8, 7:11, 7:14, 8:1, 16:12 mentioned [1] - 11:7 Mgr [1] - 1:20 Microphone [1] - 10:10 milestone [1] - 15:24 mine [1] - 6:22 minutes [3] - 7:2, 7:15, 11:3 money [1] - 4:18 month [2] - 15:10, 15:16 months [11] - 4:15, 9:10, 12:24, 13:6, 15:5, 15:9, 15:14, 15:15, 15:18, 15:25 motion [6] - 3:13, 7:3, 7:20, 12:13, 12:14, 17:2 move [2] - 7:4, 7:22 moved [1] - 12:15 movie [2] - 6:2, 6:3 moving [1] - 8:20 MR [14] - 2:10, 2:12,</p> | <p style="text-align: center;">N</p> <p>name [4] - 3:14, 3:15, 3:21, 10:5 nature [1] - 12:25 Navigation [2] - 4:8, 4:16 nay [1] - 7:13 need [6] - 10:11, 15:7, 15:16, 15:17, 15:19 needed [1] - 14:23 needing [1] - 13:25 next [2] - 7:1, 7:16 none [1] - 8:2 Nooney [3] - 3:19, 3:24, 5:4 NOONEY [2] - 5:24, 6:12 Nooney's [1] - 4:6 North [1] - 1:8 Northeast [2] - 4:24, 5:17 Notary [1] - 1:10 notes [1] - 18:11 noticed [1] - 12:22</p> |
| <p>fact [1] - 13:13 failure [1] - 10:10 favor [13] - 7:10, 8:4, 8:6, 8:8, 8:10, 8:12, 8:13, 16:17, 16:19, 16:21, 16:23, 16:25, 17:1 Fetner [1] - 2:21 FETNER [1] - 1:13 final [1] - 11:25 FIND [4] - 4:7, 4:15, 4:19, 5:8 first [1] - 14:19 Fish [2] - 5:20, 6:7 Florida [12] - 1:9, 1:10, 4:1, 4:7, 4:16, 4:23, 4:24, 5:17, 5:21, 6:8, 18:7, 18:19 FLORIDA [1] - 18:3 foregoing [2] - 17:4, 18:9 Form [1] - 6:20 four [1] - 11:24 fourth [1] - 12:2 FPR [1] - 1:9 future [1] - 14:25 FWC [1] - 6:6</p> | <p style="text-align: center;">I</p> <p>impressed [1] - 9:15 improvements [1] - 10:16 inaudible [1] - 10:9 include [1] - 13:17 Inderhees [1] - 3:8 INDERHEES [2] - 1:21, 3:8 infrastructure [1] - 9:5 Inland [2] - 4:7, 4:16 input [1] - 11:1 intentions [1] - 9:18 interact [1] - 13:21 intermediate [1] - 15:23 intersect [1] - 13:1 introduce [1] - 2:9 involved [1] - 13:16</p> | <p style="text-align: center;">K</p> <p>kayaking [1] - 6:10 keep [1] - 14:12 KELLEY [2] - 1:19, 2:14 Kelley [1] - 2:14 kick [1] - 14:11 Kids [1] - 5:19 Kimley [1] - 10:8 Kimley-Horn [1] - 10:8 kind [1] - 14:10 knowing [1] - 16:1</p> | <p style="text-align: center;">L</p> <p>land [1] - 4:8 large [1] - 11:12 Large [1] - 1:10 last [1] - 9:10 Laura [1] - 1:8 Lee [3] - 3:4, 8:15, 16:13 LEE [4] - 1:16, 3:4, 8:16, 16:14 Library [1] - 1:8 likely [2] - 14:21, 14:23 line [1] - 14:19 list [3] - 4:19, 5:24, 6:3 listen [1] - 6:14 look [2] - 6:8, 15:16 looking [2] - 11:4, 14:19 looks [2] - 12:23, 14:6</p> | <p style="text-align: center;">O</p> <p>occur [1] - 14:16 ocho [1] - 3:25 OF [4] - 1:1, 18:1, 18:3, 18:4 Office [2] - 1:22, 3:6 office [1] - 3:9 Officer [1] - 1:18 one [5] - 6:16, 8:23, 9:7, 10:13, 10:24 opening [2] - 12:1, 14:16 operations [1] - 2:11 Operations [1] - 1:19 opportunity [1] - 9:13 opposed [1] - 7:12 originally [1] - 13:15 ourselves [1] - 2:9</p> |
| <p style="text-align: center;">G</p> <p>geared [1] - 9:19 General [2] - 1:22, 3:7 Girls [1] - 5:19</p> | | | | <p style="text-align: center;">P</p> <p>p.m [3] - 1:7, 2:1, 17:5 Page [1] - 9:7 paid [1] - 15:12</p> |

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| <p>park [12] - 11:10, 11:14, 11:17, 12:3, 13:9, 13:10, 13:11, 13:18, 13:20, 13:21, 14:2, 14:16 parks [4] - 9:5, 9:15, 11:24, 11:25 Parks [1] - 5:11 Parola [7] - 2:10, 8:23, 9:1, 11:7, 11:18, 15:5, 16:6 PAROLA [4] - 1:19, 2:10, 9:2, 16:8 part [1] - 13:10 partial [1] - 14:15 partners [1] - 5:15 parts [1] - 9:9 pass [3] - 7:15, 7:20, 8:23 passes [1] - 8:14 pavilion [1] - 11:16 pearl [1] - 11:11 Philanthropic [1] - 3:24 places [1] - 6:15 play [1] - 6:6 Pledge [2] - 2:6, 2:7 podium [2] - 3:20, 10:4 point [1] - 16:2 portions [1] - 9:4 positively [1] - 15:17 potential [3] - 4:8, 5:8, 5:15 PRESENT [2] - 1:12, 1:17 Preston [3] - 10:18, 10:20, 12:6 proceedings [3] - 5:23, 17:4, 18:9 Proceedings [1] - 1:6 process [1] - 15:13 Professional [2] - 18:7, 18:19 progress [4] - 9:12, 9:24, 11:8, 11:23 Project [1] - 1:20 project [4] - 9:4, 9:16, 9:21, 10:17 projects [3] - 4:9, 9:17, 11:18 Property [1] - 1:20 property [2] - 2:12, 4:18 Protection [1] - 5:21 provided [1] - 11:6 Public [2] - 1:10, 5:18 public [2] - 3:18, 5:13 Public/Main [1] - 1:7 punish [1] - 9:20</p> | <p>put [2] - 4:18, 15:23</p> <p style="text-align: center;">Q</p> <p>questions [8] - 6:13, 10:22, 11:15, 12:4, 12:7, 14:4, 16:10 quick [1] - 12:21</p> <p style="text-align: center;">R</p> <p>rather [1] - 15:5 reach [1] - 14:18 reading [1] - 4:4 ready [1] - 12:1 real [1] - 2:15 really [6] - 3:15, 6:4, 9:19, 13:19, 13:21, 15:25 reason [2] - 11:21, 15:15 received [1] - 13:5 recitation [1] - 2:7 recognition [1] - 5:11 recognizing [1] - 4:6 record [2] - 3:22, 18:10 redesigning [1] - 13:20 REDEVELOPMENT [1] - 1:2 Regional [2] - 4:24, 5:17 related [2] - 11:10, 12:2 remember [1] - 3:14 repeating [1] - 14:12 report [1] - 18:9 REPORTER [1] - 18:1 Reporter [2] - 18:8, 18:19 representative [1] - 8:24 representatives [1] - 12:5 representing [2] - 9:23, 10:18 request [1] - 14:25 requested [2] - 11:9, 15:4 requesting [2] - 11:21, 13:2 Resiliency [1] - 3:24 Resolution [2] - 6:23, 8:20 resolution [7] - 4:5, 4:6, 6:17, 9:3, 9:8, 11:5, 15:20 resolutions [1] - 5:5 Resolutions [1] - 7:17</p> | <p>response [5] - 7:8, 7:14, 8:1, 15:4, 16:12 retained [1] - 13:12 RiversEdge [2] - 9:4, 10:17 Road [1] - 3:25 road [1] - 4:22 Room [1] - 1:8 room [1] - 3:12</p> <p style="text-align: center;">S</p> <p>SAWYER [2] - 1:22, 3:6 Sawyer [1] - 3:6 schedule [1] - 16:1 Schilling [5] - 9:22, 10:4, 10:8, 14:5, 15:4 SCHILLING [5] - 10:7, 10:11, 13:3, 14:13, 17:3 School [1] - 4:3 Schools [1] - 5:18 scope [1] - 13:17 SCOTT [1] - 1:14 Scott [1] - 2:23 sculpture [5] - 11:12, 11:13, 13:15, 13:17, 13:22 second [5] - 7:5, 7:23, 12:14, 12:16, 12:17 Section [1] - 9:8 see [1] - 9:8 seeing [1] - 8:2 seeking [1] - 4:5 seis [1] - 3:25 September [2] - 14:7, 14:17 set [3] - 9:1, 9:11, 9:20 share [9] - 10:13, 10:19, 10:23, 10:24, 11:4, 11:11, 11:12, 14:14, 14:21 shared [1] - 11:19 shirt [2] - 6:2, 6:3 show [1] - 4:22 significance [1] - 5:12 significant [1] - 11:7 site [1] - 11:8 six [5] - 12:23, 13:6, 15:4, 15:9, 15:10 six-month [1] - 15:10 slash [1] - 4:11 someone [1] - 5:4 sometimes [1] - 11:19 Sondra [1] - 2:21 SONDRA [1] - 1:13 sorry [3] - 2:4, 8:15,</p> | <p>8:18 speaking [1] - 3:13 spectacular [1] - 9:16 spent [1] - 13:18 sponsoring [1] - 6:16 St [1] - 4:25 staff [4] - 3:9, 3:10, 8:21, 10:25 Staff [1] - 1:21 stage [3] - 9:1, 9:11, 9:20 start [3] - 4:4, 12:13, 15:13 started [4] - 2:4, 2:6, 3:17, 6:20 STATE [1] - 18:3 State [3] - 1:10, 4:23, 6:8 state [3] - 3:14, 3:21, 10:5 stenographic [1] - 18:11 stenographically [1] - 18:9 STEVE [1] - 1:19 Steve [1] - 2:14 Street [1] - 1:8 submitted [1] - 6:24 substantial [1] - 14:18 successful [1] - 9:21</p> <p style="text-align: center;">T</p> <p>table [2] - 2:9, 11:5 tax [1] - 4:18 team [1] - 8:25 THE [33] - 2:3, 2:8, 2:21, 3:11, 6:19, 6:25, 7:6, 7:9, 7:12, 7:15, 7:24, 8:2, 8:5, 8:7, 8:9, 8:11, 8:13, 8:18, 10:2, 10:5, 12:12, 12:18, 14:3, 15:1, 16:5, 16:10, 16:13, 16:16, 16:18, 16:20, 16:22, 16:24, 17:1 they've [2] - 9:12, 11:1 three [9] - 4:20, 9:9, 11:24, 15:5, 15:14, 15:15, 15:16, 15:18, 15:24 three-month [1] - 15:16 tight [1] - 15:25 today [4] - 11:2, 11:21, 12:10, 15:9 tour [1] - 9:13 Tourist [1] - 5:1 transcript [1] - 18:10</p> | <p>Tree [1] - 5:16 tres [1] - 3:25 TREVOR [1] - 1:16 Trevor [1] - 3:4 Tropia [3] - 1:9, 18:7, 18:19 true [2] - 13:5, 18:10 try [1] - 3:14</p> <p style="text-align: center;">U</p> <p>ultimate [1] - 15:22 up [6] - 6:11, 6:12, 7:1, 7:16, 13:6, 15:21</p> <p style="text-align: center;">V</p> <p>valorem [1] - 4:18 Visit [1] - 5:2 vote [3] - 8:3, 8:15, 16:13 voting [1] - 6:21</p> <p style="text-align: center;">W</p> <p>WADE [1] - 1:20 Wade [1] - 2:12 Water [1] - 5:22 Waterways [1] - 5:12 Wednesday [1] - 1:6 welcome [1] - 8:19 Wildlife [2] - 5:20, 6:7 Wilson [1] - 4:11 window [1] - 15:16 WOHLERS [6] - 1:14, 2:23, 7:22, 8:8, 12:17, 16:21 Wohlers [3] - 2:23, 8:7, 16:20 wonderful [2] - 9:12, 9:21 works [1] - 15:8</p> <p style="text-align: center;">Y</p> <p>year [1] - 13:12 years [1] - 5:9</p> <p style="text-align: center;">Z</p> <p>Zoom [2] - 10:21, 12:6</p> |
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CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, June 18, 2025,
commencing at 2:17 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:

SONDRA FETNER, Acting Chair.
SCOTT WOHLERS, Board Member.
JILL CAFFEY, Board Member.
JOHN HIRABAYASHI, Board Member.
CAMERON HOOPER, Board Member.
CARRIE BAILEY, Board Member.
TREVOR LEE, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
STEVE KELLEY, DIA, Director of Development.
WADE MCARTHUR, DIA, Property Disposition Mgr.
ALLAN DEVAULT, DIA, Project Manager.
JOHN CRESCIMBENI, DIA, Compliance Manager.
JOSEPH INDERHEES, Deputy Chief of Staff.
JOHN SAWYER, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 Any discussion?
2 BOARD MEMBERS: (No response.)
3 THE CHAIRWOMAN: No? Okay. Seeing none,
4 Mr. Lee.
5 BOARD MEMBER LEE: I approve.
6 THE CHAIRWOMAN: Mr. Hooper.
7 BOARD MEMBER HOOPER: I'm abstaining due
8 to my 8B conflict.
9 THE CHAIRWOMAN: Thank you.
10 Mr. Hirabayashi.
11 BOARD MEMBER HIRABAYASHI: In favor.
12 THE CHAIRWOMAN: Mr. Wohlers.
13 BOARD MEMBER WOHLERS: In favor.
14 THE CHAIRWOMAN: Ms. Caffey.
15 BOARD MEMBER CAFFEY: In favor.
16 THE CHAIRWOMAN: Ms. Bailey.
17 BOARD MEMBER BAILEY: In favor.
18 THE CHAIRWOMAN: I am also in favor. The
19 consent agenda passes.
20 Resolution 2025-06-09, it's for a
21 withdrawal. Is there staff that wants to
22 discuss this?
23 MS. BOYER: I'll defer to Mr. Parola.
24 MR. PAROLA: Thank you.
25 Through the Chair, the intent was to

P R O C E E D I N G S

1 June 18, 2025 2:17 p.m.

2 - - -

3 THE CHAIRWOMAN: Okay. Now we're moving
4 into our Downtown Investment Authority portion
5 of the meeting.

6 We have the May 21st, 2025, minutes for
7 approval. Do I have a motion?

8 BOARD MEMBER WOHLERS: Move to approve.

9 BOARD MEMBER BAILEY: Second.

10 THE CHAIRWOMAN: Thank you.

11 Any discussion?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRWOMAN: Okay. All those in
14 favor, say aye.

15 BOARD MEMBERS: Aye.

16 THE CHAIRWOMAN: All those opposed?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRWOMAN: Motion carries.

19 We have one item on the consent agenda.

20 It's Resolution 2025-06-01. Do I have a motion
21 to approve the consent agenda?

22 BOARD MEMBER CAFFEY: Move to approve.

23 BOARD MEMBER BAILEY: Second.

24 THE CHAIRWOMAN: Thank you.

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1 provide access control to this site. There
2 seemed to be a "try another way, we don't want
3 a 4-foot fence there," so we are exploring
4 other ways -- at this time, do not involve a
5 fence, so there's no need for the
6 appropriation. We just ask that you withdraw
7 it and we'll do site control in another means.
8 THE CHAIRWOMAN: Thank you.
9 Can I have a motion to withdraw?
10 BOARD MEMBER HOOPER: I'll motion to
11 withdraw 2025-06-09.
12 BOARD MEMBER CAFFEY: Second.
13 THE CHAIRWOMAN: Thank you.
14 Any discussion or questions for the staff?
15 BOARD MEMBERS: (No response.)
16 THE CHAIRWOMAN: Mr. Lee.
17 BOARD MEMBER LEE: I approve.
18 Thank you.
19 THE CHAIRWOMAN: Mr. Hooper.
20 BOARD MEMBER HOOPER: In favor.
21 THE CHAIRWOMAN: Mr. Hirabayashi.
22 BOARD MEMBER HIRABAYASHI: In favor.
23 THE CHAIRWOMAN: Mr. Wohlers.
24 BOARD MEMBER WOHLERS: In favor.
25 THE CHAIRWOMAN: Ms. Caffey.

1 BOARD MEMBER CAFFEY: In favor.
 2 THE CHAIRWOMAN: Ms. Bailey.
 3 BOARD MEMBER BAILEY: In favor.
 4 THE CHAIRWOMAN: I'm also in favor.
 5 Resolution 2025-06-09 is withdrawn.
 6 We're now into our Old Business. Seeing
 7 none, moving on to New Business, Resolution
 8 2025-06-12, the new CEO contract.
 9 MS. BOYER: And Mr. Parola is handling
 10 this one.
 11 THE CHAIRWOMAN: Thank you.
 12 MR. PAROLA: Thank you.
 13 Through the Chair, when you all approved
 14 and voted Mr. Tarbert as your next CEO, the
 15 very next day the Chair called me and said we
 16 need to get the contract moving.
 17 The operative provisions of this
 18 particular contract -- because, remember,
 19 although you have a contract with him, and
 20 they -- the CEO works for the DIA through that
 21 contract, they are nonetheless a City of
 22 Jacksonville employee. So what this document
 23 controls or -- primarily the salary amount,
 24 which I will say that the 297- was approved by
 25 the MBRC this morning, so it passed that

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1 BOARD MEMBER HIRABAYASHI: Through the
 2 Chair to Mr. Parola, I notice it's a three-year
 3 term for this contract, and -- but then I also
 4 see that the termination clause is 90 days.
 5 And, you know, typically, when I see these, you
 6 know, there's something tied to the three
 7 years. Is there -- well, is there anything
 8 else tied to the three years or -- you know, if
 9 there's a 90-day out?
 10 MR. PAROLA: Through the Chair, I guess I
 11 would say the only thing tied to the three
 12 years is -- I believe it takes a super majority
 13 of the board to terminate. The 90 days notice
 14 given to us is really -- is really a protection
 15 so that we're not, two weeks later, without a
 16 CEO and then having to go to a search firm.
 17 We worked with our employing -- Employment
 18 Services Department, and there's really nothing
 19 else. There's no severance, there's nothing
 20 else that the City does. I mean, as I said in
 21 the beginning, although the contract is with
 22 the board, as you said, for three years,
 23 it's -- it's a City employee. It's just like a
 24 director, if a director is asked to leave,
 25 it -- it's just the way it goes.

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1 hurdle. The next hurdle, of course, is the
 2 adoption of this agreement.
 3 There is language in here about, you know,
 4 what notice one has to give if Mr. Tarbert
 5 decides to move on or if the board decides he
 6 shouldn't move on. So there are protections in
 7 there that are -- that are both for DIA and
 8 your CEO, and then there's a performance
 9 evaluation. Those are primarily what you have
 10 to work with. Those are in the agreement.
 11 Those are in the contract with -- your Office
 12 of General Counsel through Mr. Sawyer drafted.
 13 I'm happy to answer any other questions.
 14 I don't know if he is on the line or if
 15 our executive search firm is on the line. I
 16 believe Todd Jorgenson may be on the line, and
 17 if there are any questions -- otherwise, we did
 18 what was asked of the board.
 19 THE CHAIRWOMAN: Thank you.
 20 I'll entertain a motion right now.
 21 BOARD MEMBER WOHLERS: Move to approve.
 22 BOARD MEMBER HIRABAYASHI: Second.
 23 THE CHAIRWOMAN: Okay. Does anyone on the
 24 board have any questions?
 25 Mr. Hirabayashi.

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1 BOARD MEMBER HIRABAYASHI: Thank you.
 2 THE CHAIRWOMAN: Other questions?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRWOMAN: Okay. Seeing none,
 5 Mr. Lee, how do you vote?
 6 BOARD MEMBER LEE: I approve.
 7 Thank you.
 8 THE CHAIRWOMAN: Mr. Hooper.
 9 BOARD MEMBER HOOPER: In favor.
 10 THE CHAIRWOMAN: Mr. Hirabayashi.
 11 BOARD MEMBER HIRABAYASHI: In favor.
 12 THE CHAIRWOMAN: Mr. Wohlers.
 13 BOARD MEMBER WOHLERS: In favor.
 14 THE CHAIRWOMAN: Ms. Caffey.
 15 BOARD MEMBER CAFFEY: In favor.
 16 THE CHAIRWOMAN: Ms. Bailey.
 17 BOARD MEMBER BAILEY: In favor.
 18 THE CHAIRWOMAN: And I, too, am in favor.
 19 The resolution, 2025-06-12, passes.
 20 Thank you.
 21 Moving on to Resolution 2025-06-13,
 22 appointment of an interim CEO. Who is taking
 23 that one?
 24 MS. BOYER: I think I'll take that one,
 25 although Mr. Parola did draft the resolution,

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1 but it -- it might be inappropriate for him to
2 speak to it.

3 This is really a discussion that the board
4 Chair had with Mr. Parola. I believe he sent
5 an email which you should have all received as
6 one-way communication. If you did not receive
7 it, I will just share that Mr. Parola is our
8 director of operations. He was at DIA during
9 Mr. Wallace's tenure as well as during --
10 throughout my entire term.

11 He initially started in a -- I would say
12 more limited role and scope, but as he has
13 moved into the director of operations role, he
14 really has kind of the breadth of perspective
15 that allows him to focus on and understand
16 what's going on on budgetary issues, to
17 understand what's going on in redevelopment
18 projects, to understand our capital projects,
19 and so that's really what we were looking for
20 as we may have extension requests, as we may
21 have new development approvals.

22 We know that Mr. Kelley and his team will
23 be doing a great job on their review of the
24 actual applications and projects that come in,
25 but in terms of the mechanics of how we get all

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1 BOARD MEMBER HOOPER: In favor.

2 THE CHAIRWOMAN: Mr. Lee.

3 BOARD MEMBER LEE: In favor.

4 THE CHAIRWOMAN: Thank you.

5 And I also am in favor.

6 Thank you for stepping up, Mr. Parola.

7 Next up we have the 2025 ethics training
8 requirement discussion.

9 It think that's Mr. Crescimbeni, who's now
10 joining us.

11 MR. CRESCIMBENI: Thank you, Madam Chair.

12 Through the Chair to the board, you may
13 recall that, in their infinite wisdom, about
14 six years ago, the Florida Legislature decided
15 that members of special -- or board members for
16 special districts had to subject themselves to
17 four hours of ethics training, and that usually
18 is offered to this board in conjunction with
19 the same program or training program that's
20 afforded to Council members.

21 Unfortunately, this year's date conflicted
22 with the interview of the CEO candidates last
23 Monday, so the ethics office is proposing two
24 options for the board. They are quite willing
25 to reschedule a meeting or a second training

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1 these things through where we stay on top of
2 the other projects that we're executing, I
3 think Mr. Parola is the correct choice for the
4 board as in interim. And in the contract you
5 just approved, I think you saw that Mr. Tarbert
6 would be coming in early August, so this is
7 really for a little over a month.

8 THE CHAIRWOMAN: Thank you.

9 Do I have a motion to approve?

10 BOARD MEMBER LEE: Move to approve.

11 BOARD MEMBER BAILEY: Second.

12 THE CHAIRWOMAN: Do we have any discussion
13 from the board, questions?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRWOMAN: You guys are making my
16 job really easy today. Thank you.

17 Ms. Bailey, how do you vote?

18 BOARD MEMBER BAILEY: In favor.

19 THE CHAIRWOMAN: Ms. Caffey.

20 BOARD MEMBER CAFFEY: In favor.

21 THE CHAIRWOMAN: Mr. Wohlers.

22 BOARD MEMBER WOHLERS: In favor.

23 THE CHAIRWOMAN: Mr. Hirabayashi.

24 BOARD MEMBER HIRABAYASHI: In favor.

25 THE CHAIRWOMAN: Mr. Hooper.

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1 session for DIA board members or they will
2 allow you to watch the tape or the -- the video
3 from the meeting last week of the Council
4 members, and then I think you're going to have
5 to answer a few questions to get your
6 certification.

7 THE CHAIRWOMAN: Thank you.

8 Are you looking for direction from us?

9 MR. CRESCIMBENI: The ethics office is.

10 THE CHAIRWOMAN: Got it. Thank you.

11 Does anyone have a strong preference
12 between a video or a live class? I could see
13 challenges with scheduling a four-hour class
14 among this group, so I would lean towards a
15 video, but I would -- you know, I'm open to
16 everyone else's opinion.

17 BOARD MEMBER HOOPER: Video.

18 BOARD MEMBER LEE: Video.

19 BOARD MEMBER HIRABAYASHI: Video.

20 BOARD MEMBER WOHLERS: Video.

21 BOARD MEMBER CAFFEY: Video.

22 BOARD MEMBER BAILEY: (Nods head.)

23 THE CHAIRWOMAN: I think the ethics office
24 has heard us clearly. Do we -- we don't have
25 to watch the video together?

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1 MR. CRESCIMBENI: (Shakes head.)
 2 THE CHAIRWOMAN: Just clarifying.
 3 Okay.
 4 MR. CRESCIMBENI: All right. Thank you.
 5 I will relay that to the ethics office,
 6 and I'm not at all surprised by your selection.
 7 I would like to -- this isn't on the
 8 agenda, but I would like to remind everybody
 9 that, as board members, you do have a Form 1F
 10 that's due by July 1st for your -- for calendar
 11 year 2024. If anybody has any questions about
 12 that, let me know. I will send out reminders
 13 tomorrow to everybody about that form.
 14 And then, in addition to that, you'll have
 15 a Form 9 that's due for the first quarter of
 16 2025, January or February and March, for any
 17 gifts that you received. Again, if you have
 18 any questions about that, feel free to call me.
 19 And if I can't answer them, I'll direct you to
 20 the ethics office.
 21 New board members are required to file
 22 their Form 1F within 30 days of their
 23 appointment.
 24 So, Mr. Lee, I'm not sure when your
 25 appointment was, but you may be clicking up

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1 Investment Authority as its Chief Executive
 2 Officer for six years, providing invaluable
 3 leadership founded in part from an accomplished
 4 career as an attorney, business owner, and real
 5 estate professional.
 6 "Whereas, during her tenure Ms. Boyer
 7 applied her knowledge, passion, and tireless
 8 commitment to both the advancement of downtown
 9 Jacksonville as well as to the success of the
 10 Downtown Investment Authority.
 11 "Whereas, Ms. Boyer championed
 12 transformative projects, including Riverfront
 13 Plaza, Forsyth and Adams Street two-way
 14 conversion, as well as the creation of programs
 15 that have enabled the rehabilitation of
 16 downtown historic buildings, increased
 17 residential, and brought a nightlife back to
 18 downtown.
 19 "Whereas, during Ms. Boyer's tenure the
 20 DIA leveraged over \$379 million in public
 21 investment to catalyze more than
 22 2.1 billion" -- with a "b" -- "in private
 23 capital investment, resulting in the largest
 24 influx of private development in decades.
 25 "Whereas, Ms. Boyer's dedication and

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1 against that deadline. Just reach out to me
 2 and we can certainly talk through that because
 3 Ethics will need to establish an online account
 4 for a new board member with the Ethics
 5 Department in Tallahassee.
 6 THE CHAIRWOMAN: Thank you,
 7 Mr. Crescimbeni.
 8 Next up is a resolution that's not on the
 9 agenda. It's Resolution 2025-06-15. I'm going
 10 to read it because it's brand new.
 11 "A resolution of the Downtown Investment
 12 Authority recognizing the contributions of
 13 Ms. Lori Boyer to the Downtown Investment
 14 Authority. Her dedication and service in
 15 promoting the successful revitalization of
 16 downtown Jacksonville and her leadership of the
 17 Downtown Investment Authority as its Chief
 18 Executive Officer.
 19 "Whereas, for two decades Ms. Boyer has
 20 faithfully served the City of Jacksonville,
 21 twice elected to City Council, and serving as
 22 Council President in 2017, and in 2019 being
 23 chosen as the Chief Executive Officer of the
 24 Downtown Investment Authority.
 25 "Whereas, Ms. Boyer led the Downtown

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1 visionary leadership have laid a strong
 2 foundation for the sustained revitalization of
 3 downtown for decades to come.
 4 "Now, therefore, be it resolved by the
 5 Downtown Investment Authority, the Downtown
 6 Investment" -- "section 1, the Downtown
 7 Investment Authority hereby recognizes and
 8 commends Ms. Boyer for her unwavering
 9 commitment and leadership to the Downtown
 10 Investment Authority, to downtown Jacksonville,
 11 and to the City of Jacksonville."
 12 Do I have a motion?
 13 BOARD MEMBER WOHLERS: Move to approve.
 14 BOARD MEMBER HOOPER: Second.
 15 THE CHAIRWOMAN: Thank you.
 16 Discussion? Mr. Lee, would you like to
 17 start?
 18 BOARD MEMBER LEE: It's been a pleasure to
 19 work with you for so long, for so many years.
 20 I served on, obviously, DDRB, but also
 21 professionally coming to you with projects and
 22 various other initiatives. I think you've done
 23 an absolutely fantastic job and you'll be
 24 missed. Congratulations on your retirement.
 25 THE CHAIRWOMAN: Mr. Hooper.

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1 BOARD MEMBER HOOPER: Yes, thank you.
 2 And thank you so much, Ms. Boyer, for the
 3 commitment that you've had. And the times when
 4 I've been on the -- on the private side, the
 5 developer side, I always saw how much your team
 6 just worked, and -- and in being a board
 7 member, you see just a -- the absolute extreme
 8 efforts that you and your team -- and what
 9 you've established, and the team here, at the
 10 DIA.

11 So we just greatly appreciate it,
 12 Jacksonville appreciates it, and I think that
 13 you've left it a better place and a place that
 14 there can be even more of a jump, and so we're
 15 just very appreciative.

16 THE CHAIRWOMAN: Mr. Hirabayashi.
 17 BOARD MEMBER HIRABAYASHI: Yeah, thank you
 18 so much for your service to the community and
 19 your years at City Council and throughout --
 20 all the way through the DIA, and I just
 21 appreciate your leadership on this board --
 22 with this agency, and also the --

23 You know, most of all, I think just the
 24 exhaustive knowledge you have about every
 25 aspect of it and being able to keep all those

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1 done for the city, for the DIA, so thank you.

2 THE CHAIRWOMAN: Ms. Bailey.

3 BOARD MEMBER BAILEY: I have only had the
 4 opportunity to work with you for a very brief
 5 time, but I have just been amazed and awestruck
 6 at your knowledge of things like Code, your
 7 knowledge of process, your commitment to
 8 accuracy and integrity.

9 Huge inspiration, both in our role here
 10 as -- in service to the City, but also just
 11 professionally. I'm very inspired and so
 12 grateful to have known you, and I hope I'm
 13 allowed to keep your number because I intend
 14 to.

15 THE CHAIRWOMAN: This -- I'm trying to
 16 keep it short because I'll probably cry and I
 17 don't want to do that as the Chair.

18 Lori, you've been such a mentor to me from
 19 my days at OGC and to the days when you just
 20 started work at the DIA. And I knew firsthand
 21 that -- you're such an amazing leader and a
 22 visionary, and downtown is better off because
 23 of you, and I think you've set us on such a
 24 critical path that the momentum that you've set
 25 is undeniable and I hope irreversible.

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1 details in mind, but most of all the way you've
 2 kept the integrity in the process and -- and
 3 adhered to the CRA and the plans for the city,
 4 always trying to do the right thing. I really
 5 respected that and it's been an honor and a
 6 pleasure to work with you.

7 THE CHAIRWOMAN: Mr. Wohlers.

8 BOARD MEMBER WOHLERS: Ms. Boyer, thank
 9 you so much for your leadership. It's been a
 10 pleasure working with you, going back many
 11 years to my days in the Merchants Association
 12 and your days on City Council, but it's always
 13 been a pleasure to work with you.

14 And you've done such an amazing job
 15 leading this organization for the last six
 16 years and really setting Jacksonville up for a
 17 wonderful future moving forward, so thank you
 18 for everything you've done for the community.

19 THE CHAIRWOMAN: Ms. Caffey.

20 BOARD MEMBER CAFFEY: I echo everyone's
 21 comments. Thank you so much. I appreciate
 22 your onboarding of us, your patience and time
 23 answering questions and prepping me for the
 24 REPD meetings. And I'm consistently inspired
 25 by you and appreciate really everything you've

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1 And I hope we continue to be friends and
 2 we can play pickleball, I don't know, we could
 3 do something fun, but thank you for your
 4 leadership, thank you for your dedication to
 5 downtown and to Jacksonville. It's something
 6 that I know you did when you didn't have to,
 7 but you chose to, and that -- that speaks
 8 volumes, so thank you for everything.

9 Do you want to say something?

10 MS. BOYER: Thank you all so much. I
 11 really appreciate the kind words.

12 It has -- to your point, it has definitely
 13 been, you know, a career capstone. And when
 14 you talk kind of about the background and the
 15 knowledge, it's because I did all these
 16 businesses, right? I mean, you know, whether I
 17 wore the developer hat for ten years or whether
 18 I did the City Council role or whether I did
 19 the real estate/legal role, I mean, this gave
 20 me an opportunity to kind of roll lots of those
 21 pieces together. And it's been a real
 22 privilege and I'm very grateful for the board
 23 for giving me the opportunity to do this.

24 I do think -- from your perspective going
 25 forward, if I want to highlight three things,

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1 probably -- hope I can keep it to three. I
2 mean, I think one thing that has been a very
3 significant accomplishment for DIA in the last
4 six years is kind of the -- getting the
5 finances of the DIA itself right-side because
6 we were in the hole. And as Sondra well knows,
7 the financial obligations that we had to pay
8 the debt service on the courthouse garage and
9 the arena and sports complex garage put us in
10 the negative and we had to borrow money from
11 the General Fund on an annual basis, and then
12 we had several years of having to pay that
13 back.

14 And so we finally are in the position --
15 you have the privilege now to have \$8 million a
16 year on the Northbank that you can do capital
17 projects with or that you can provide
18 incentives with or you can do things with, and
19 so it's a great posture to be in that you
20 actually now can move the needle forward
21 yourselves, not exclusively with Council funds,
22 but with DIA funds that we didn't have
23 previously.

24 I'd say the second thing is, when I came
25 in, it was very clear that the direction to me

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1 of demand; it's purely a financial equation at
2 this point that impacts that.

3 And then I'd say the third thing is the
4 choice that this board and your predecessors
5 made to dedicate riverfront land for parks
6 because when I came, all of the riverfront land
7 was development land. Shipyards West had -- or
8 Shipyards, in general, going all the way from
9 Catherine Street down through Met Park had been
10 the subject of two RFPs that Iguana had won,
11 and it was -- if you look at the pictures, it
12 was building, building, building, building, the
13 whole way.

14 There had previously been the award of
15 that property and two developers, LandMar --
16 and then it went through a -- you know, so
17 it -- it was always slated for development
18 property.

19 Ms. Fetner was there when the discussions
20 began with Iguana for a third RFP that we were
21 very explicit about; you know, pick the parcel
22 that you're going to build on and we'll deal
23 with getting the deed restrictions removed.
24 That had a huge financial burden to the City if
25 we didn't get it done that was well in excess

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1 was residential first was the strategy, and
2 that's what we needed to do, is build a
3 residential population downtown. We've made
4 major strides in that regard. When we started,
5 we were talking about 10,000 residents being
6 the goal. When we get the projects that are
7 under construction today, not planned, not
8 permitted, not on the books, under
9 construction, you'll be at that number. And so
10 we'll be there. That --

11 I don't think that's really the goal
12 anymore. I think the goal is much higher than
13 that, and I think the concentration of where
14 those people are is important so it's very
15 nuanced, but nevertheless we made huge strides.

16 And all of these things are cyclical.
17 Anybody on here that's in real estate knows
18 full well that -- whether it was COVID that
19 made a shift in things or whether it was
20 interest rates that made a shift in things or
21 whether we were coming out of a 2008 recession,
22 you know, things go up and down.

23 And so right now we don't have as many new
24 construction starts on residential but for
25 Gateway, but you will again. It's not for lack

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1 of 50 million, and it kept growing by year,
2 like, exponentially. And the idea there was,
3 if we trade the Met Park plan for the Shipyards
4 West property and put the restriction there, it
5 creates a park connection between what was a
6 big gap in downtown. We had other properties
7 slated for that.

8 Riverfront Plaza was an existing
9 development that was being used, but there had
10 been two or three negotiations with Sleiman
11 regarding how he would redevelop the property.
12 Again, charettes that DIA held, but pretty much
13 all buildings, just a Riverwalk.

14 And so part of our real development
15 strategy and master planning of downtown was to
16 use this network of parks as a destination but
17 also as an economic driver.

18 So we solved two things there. One is we
19 needed a destination and something for people
20 to do. We don't have Disney World, we didn't
21 have a casino, we didn't -- you know, like,
22 what were we going to provide as that
23 365-day-a-year thing to do downtown?

24 And the second part of that was, what were
25 we going to have as a catalytic economic

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1 driver? And so that's part of why I continued
2 to push for some development adjacent to these
3 parks because that development is where we're
4 going to see that economic -- immediate
5 adjacent economic return that will help fund
6 operations and maintenance and other things.

7 But I think those three things -- lots of
8 other things came along with it. Certainly not
9 to downplay the significance of FIS or the Four
10 Seasons or all of the private development
11 projects and capital investments, but all three
12 of those changed direction for downtown, and I
13 think that they've set you on a course, and it
14 will be a very interesting next five years as
15 you see all of these completed and turned over.
16 It'll be great. So look forward to it. I hope
17 I can join you for some of those openings.

18 THE CHAIRWOMAN: Absolutely you'll be
19 there.

20 Anyone else have anything to say?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRWOMAN: Okay. Ms. Bailey, how do
23 you vote?

24 BOARD MEMBER BAILEY: Wholeheartedly in
25 favor.

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1 benefit, since he is new to the board, I tried
2 to do this at the end of each board meeting
3 with a short video that showed -- or PowerPoint
4 that is showing actual photographs of work in
5 progress so you get to see -- if you don't
6 happen to drive by something -- what is
7 actually happening that the board has been
8 involved in, and then a verbal update of other
9 projects.

10 So starting with One Riverside. One
11 Riverside, you see the swimming pool is now in,
12 as well as much of the landscape and hardscape
13 adjacent to the Riverwalk. So, as you know,
14 they were already moving residents in several
15 months ago, but it is great to see -- now
16 you're starting to see the amenity area is
17 completed, and this is on the residential
18 portion.

19 The next slide is -- and for those of you
20 who know Katherine Mosley -- some of you may
21 know Katherine, who is the principal with
22 TriBridge, and we worked with extensively on
23 this project. I got an email from Katherine
24 that she too is retiring from TriBridge as of
25 the end of this month and starting a new

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1 THE CHAIRWOMAN: Ms. Caffey.

2 BOARD MEMBER CAFFEY: In favor.

3 THE CHAIRWOMAN: Mr. Wohlers.

4 BOARD MEMBER WOHLERS: In favor.

5 THE CHAIRWOMAN: Mr. Hirabayashi.

6 BOARD MEMBER HIRABAYASHI: In favor.

7 THE CHAIRWOMAN: Mr. Hooper.

8 BOARD MEMBER HOOPER: In favor.

9 THE CHAIRWOMAN: Mr. Lee.

10 BOARD MEMBER LEE: In favor.

11 THE CHAIRWOMAN: And I, too, am in favor.

12 The resolution, 2025-06-15, passes.

13 Thank you.

14 (Applause.)

15 THE CHAIRWOMAN: And now you get to do --
16 is this going to be your last CEO -- yes, this
17 is your last CEO monthly report/update. Okay.

18 MS. BOYER: It is. And I don't know if
19 our new incoming CEO is on; I hope he is. If
20 not, we'll make sure he gets a copy of this
21 because I tried to include a few more projects
22 and a few more updates just to give him some
23 background on some of what is underway and
24 happening.

25 So first is the -- and for Mr. Lee's

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1 venture in Atlanta, so -- I have her contact
2 information, but she's been terrific to work
3 with.

4 On the residential side, you see the
5 Whole Foods building, bottom left. And bottom
6 right is the retail section. And then they
7 also did the landscaping and finished the
8 median in between. And when I get to the other
9 part of the CEO report, I'm going to be telling
10 you about a historic marker that's kind of
11 going right on the corner where Whole Foods --
12 Riverside Avenue, and the entrance to the
13 development on the Whole Foods corner, and
14 we'll share a little bit more about that, but
15 you can see those are both well underway and
16 under construction.

17 And I think the next slide is the actual
18 McCoy's Creek slide. So -- keep -- there you
19 go. So now you see this is the new channel,
20 bulkhead walls. And we're on target to be
21 moving the creek from the old channel to the
22 new channel this summer. So that will be
23 happening within the next month or two.

24 And once we have it over to the new
25 channel, then there will be some work to

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1 demolish the old bulkhead walls on the old
2 creek location, and that site will be ready to
3 turn over for redevelopment, and that's where
4 Phase 2 of the residential mixed use is
5 supposed to happen on that site. So that's all
6 part of that initial redevelopment agreement.

7 So Public Works has done a great job of
8 keeping this one on schedule.

9 You'll see in the upper right side, I
10 think -- one thing I wanted to point out, where
11 the steps -- so where -- there's a significant
12 grade elevation change between Riverside Avenue
13 and the waterfront in this area, and so you
14 have pretty high walls as you're back -- going
15 under Riverside Avenue. But what you see as
16 you're moving forward, toward the river -- that
17 perspective is from the river looking back
18 toward Riverside. You're seeing the steps come
19 down because the actual park and walkway will
20 take you down adjacent, then, to the creek as
21 you're nearing the mouth so you'll be at water
22 level as opposed to up above it.

23 Next.

24 Park Street road diet. Park Street road
25 diet is nearing completion. We've moved from

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1 grants or other financial support -- they're
2 not in the Core -- this project is going to sit
3 and wait. They were waiting -- they were ready
4 to go probably three or four years ago,
5 economically, but they were waiting for the
6 Park Street project to be completed. And now
7 the project is completed, and this is where I
8 talk about cycles and how that happens. You
9 know, that's why sometimes real estate just
10 takes longer.

11 Next.

12 Johnson Commons. So Johnson Commons
13 continues to make progress. What you see are
14 buildings 11, 12, and 13, up above that, are in
15 various stages of construction right now.
16 While the map only shows you a partial view on
17 the left-hand side of what is complete, there's
18 a whole other block that's complete beyond that
19 to the left.

20 But you can see -- every month we are
21 showing you another building that is under
22 construction and a -- and in a stage of
23 completion, and we continue to see closings
24 happen on those and have receipts from our
25 percentage participation on the closing.

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1 the stage that Mr. Parola loves, which is
2 underground, which I hate because it takes
3 forever and you never get to see anything
4 happen except these culverts. We're now paving
5 and putting in landscaping. We're at the stage
6 I like. And we are getting -- we have an
7 opening scheduled for July 21st. You'll get
8 more notice about that, to come to that.

9 This project -- I'm told today that we may
10 have some sidewalk work and landscape
11 installation that is not complete by July 21st.
12 We're expecting it all to be -- the heat has
13 been a bit of a problem for them. Apparently
14 the concrete cures very quickly when it's this
15 hot, so the crew can't pour as much and has to
16 work really fast, and so they're adding a
17 second crew to try to make sure they can get
18 all the sidewalk done in time, but pretty close
19 to on schedule with that, and we'll have that
20 one open.

21 That does open up for you the
22 redevelopment opportunity of all the privately
23 acquired adjacent parcels. They have extensive
24 development plans for those already; however,
25 without some source of funding for completion

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1 Modest receipts, but nevertheless some.

2 Next slide.

3 Pearl Square, N11. So N11 is the building
4 that is well underway. They finished the
5 precast stair columns, towers, as you can see,
6 and are now working on underground utilities,
7 both in the building itself -- which you see in
8 that small shot, but I've also had them -- seen
9 some closures of the street where they were
10 going across the street and working on their
11 connections for their underground.

12 Next is Pearl Square, N4. Thank you to
13 those of you who were able to attend the
14 groundbreaking on this one. They closed on
15 their loan and have started construction on N4
16 on schedule.

17 And I do have in my other report N8, which
18 is the taller building. I provided them a
19 six-month discretionary extension and their
20 start date is now September, and that's
21 because -- you will recall we had an issue with
22 JEA power and transformers. We did not want
23 all the transformers on the sidewalk, and so
24 they redesigned their power to use a different
25 type of power that they could locate within the

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1 building and they could use network power that
2 JEA provided. So they had to do some
3 electrical redesign, and that's what delayed
4 the commencement on that one.

5 Next.

6 Riverfront Plaza. Construction continues
7 on Riverfront Plaza, and I think -- I mean, I
8 know these pictures were provided recently, but
9 I remember going across the bridge just two
10 days ago and seeing a lot more fill in there
11 and it looking like it's a lot more complete,
12 but you -- now you can see, really, the outline
13 of the park pavilion building, and that's the
14 area that the playground will be on top of. I
15 can't wait to see when it gets filled in and
16 they start actually installing playground
17 equipment and putting greenery up there and --
18 I think it's going to be great, but definitely
19 making progress.

20 And everything I hear is we are still on
21 schedule for a completion before the end of the
22 year and an opening for Riverfront Plaza, Phase
23 1, which is this half. If you look in the
24 upper right picture, you kind of see the
25 roundabout and the entry to the park that's at

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1 the six months.

2 We think it might be a month or two delay,
3 and we figured out how we think we can catch
4 that up, but just -- if you don't see the work
5 going on -- JEA was prepared to --

6 (Microphone failure.)

7 JEA was prepared to start last week, and I
8 think they're delaying their start until
9 July 7th, but they are going to work in one
10 lane and in a way that won't interfere with
11 JTA's use to be able to keep that continuous
12 service going.

13 Next slide.

14 Two-way street restoration. So Forsyth --
15 (Microphone failure.)

16 Forsyth and Adams, the traffic will be
17 converted on July 2nd. So coming right up,
18 we'll be converting to two-way traffic. I've
19 been alerting everyone about the 4th of July
20 fireworks, making sure, but the advantage of
21 converting on the 2nd, Public Works told me
22 today, is all the barrels will be gone and the
23 other parking spaces will be open on the other
24 side of the road. So they think with directing
25 traffic properly that it will be a benefit to

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1 the end of Laura Street. It's kind of that
2 open corridor.

3 Everything above that in the picture is
4 Phase 1, and so that's the portion that will
5 all be completed together with the entire
6 bulkhead, which had to be completed as part of
7 Phase 1, and the Riverwalk connection will be
8 also completed as part of Phase 1.

9 Meanwhile -- and I don't think we have a
10 slide specifically on this -- they have started
11 work on Phase 2 underground and utility
12 relocation, not physical work yet, but they're
13 in the design phase of detailed design. This
14 is the storm sewer line, the JEA line, et
15 cetera, all of those.

16 And we recently had a meeting with JTA
17 because, as you know, the U²C is now
18 functioning and it is in its -- don't quote me
19 on the number -- I think it's a 90-day or a
20 6-month trial period where they have to provide
21 continuous service, so they've asked us to
22 delay some of the road crossing on Independent
23 Drive that the utility work requires in order
24 to make sure that they're still meeting their
25 federal requirement for continuous service for

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1 have it open on the two-way. So looking
2 forward to that.

3 And you can see they're now putting in the
4 mast arms. That's what you're seeing here with
5 the various cranes. Most of the striping is in
6 already.

7 Next.

8 Pour Taproom. I think we're going to
9 Pour Taproom at 4:00, so we'll all get to see
10 it in person, but both Pour Taproom and Pizza
11 Dough [sic] have now opened since we last met.
12 And that's in the retail space at the bottom of
13 the VyStar garage if you weren't familiar with
14 where that's located.

15 Next.

16 Pizza Dynamo. Not Pizza Dough, Pizza
17 Dynamo. We had four different names for that
18 project in various stages, so it's now Pizza
19 Dynamo. Sorry. And it is also open,
20 although -- I think I saw Mr. Peluso walk in.
21 And I heard Mr. Peluso say the other day that
22 he was trying to go after a Council meeting, so
23 we encouraged them to be open later for more
24 pizza.

25 Next.

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1 Four Seasons and offices. Four Seasons
2 construction continues to move along. I,
3 today, granted the Four Seasons a six-month
4 completion extension from June of '26 to
5 December 31 of '26. So they are moving ahead,
6 no -- it's simply level of finish and other
7 things on that.

8 You will be seeing in July an amendment to
9 the redevelopment agreement that includes a
10 number of things regarding their retail tenant
11 for the marina support building and a number of
12 other changes that need to be -- and that
13 extension will be incorporated in that, so
14 you'll get more information at that time.

15 However, for Mr. Inderhees and others who
16 may be interested, that pushes their completion
17 grant out a year.

18 Next.

19 These are some additional scenes from the
20 interior so you can see that we are -- we're
21 now really getting to interior work finally.

22 Next.

23 RiversEdge. So we had a conversation
24 about the RiversEdge extension. This is, as
25 Mr. Parola was speaking, just some things to

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1 show you kind of the quality of the space.
2 It's really pretty exciting.

3 The healing garden, which is next to the
4 marsh boardwalk that you've already seen, you
5 can see some of the landscape features there.
6 The benches have lighting at the bottom of the
7 benches and a number of the places, you can --
8 the programmable swings are a really key
9 feature; they're on the riverfront. They have
10 lights in them that can be synced to other
11 lights. We can have, you know, red and green
12 at the holidays and teal for Jaguar games and
13 whatever else on those.

14 The playground, which is part of a park
15 space called "the gym" because it has adult
16 fitness as well as youth fitness in it, is
17 complete and will be opening soon.

18 And then you see the Overland Trail, which
19 is a connection to the Emerald Trail in this
20 area. It takes you back to that loop that goes
21 all the way around the Southbank. So, hence,
22 the reason we were supportive of the extension,
23 because you can see the level of completion and
24 the level of the work that's being done.
25 They're very close.

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1 Next.

2 And that's it on the slides.

3 And now I've got the story part. Let's
4 see if the mic holds out.

5 So the first thing is to share with you
6 that the DIA budgets are going to the Mayor's
7 Budget Review Committee tomorrow morning.
8 Basically, everything you did at the Finance
9 and Budget Committee meeting last week and that
10 was approved here is now being incorporated.

11 I mentioned to you that I thought the
12 supervisory allocation may go up a little bit
13 based on the CEO's salary. That has happened.
14 So our Unallocated will go down a little bit.
15 So what you approved today is not quite what's
16 going to MBRC, but it's what we forecast and
17 what we expected to happen.

18 One thing I will share with you, for those
19 who are newer members, you haven't spent much
20 time dealing with parking, the Office of Public
21 Parking, as well as the -- various DIA-managed
22 parking assets are under the jurisdiction of
23 the DIA. We have legislation going through
24 right now that is making some updates. I'll
25 share a little bit more about that in a second,

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1 but the budget for the Office of Public
2 Parking, we identified yesterday, has some
3 significant fund balance available to it, and
4 I'm suggesting that Mr. Sherwill look at
5 opportunities to make necessary improvements to
6 the elevators in the garages to other things
7 that we need to do from both a capital
8 maintenance standpoint and then the upgrades to
9 the kiosks that we were trying to do on the
10 streets. If we've got the funds available, we
11 need to do that. So expect that you're going
12 to be hearing more about parking in the next
13 few months.

14 Special Committee on Downtown [sic].
15 Council President Elect Carrico has stated in
16 two public meetings now that he intends to
17 continue the Special Committee on Downtown and,
18 therefore, you should look for that. No
19 meetings have been scheduled. We don't know
20 who the Chair of that will be.

21 While I welcome the idea that there are
22 other structural improvements, even things
23 Mr. Tarbert may be suggesting that might be
24 helpful to DIA, I will share that it is a major
25 time consumer for staff, and so, hopefully,

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1 that is taken into consideration when the
2 meetings are scheduled and when we're asked to
3 prepare materials for them.

4 I'm preparing -- we're in the process,
5 staff, across the board, preparing multiple
6 transition documents for the new CEO. We're
7 doing a presentation -- a PowerPoint
8 presentation on all of the public and private
9 projects that are underway so we at least have
10 some key bullet points on all of them and
11 timing on them.

12 SOPs. We've continued to work on SOPs, as
13 to how we do things, and I've asked Mr. DeVault
14 to make sure that we have our performance
15 measures all up to date that we're going to be
16 handing to him so he can look at a track record
17 of how we're doing on the various performance
18 measures that are in our plan and others that
19 have been required by the state.

20 Council liaison -- Council Member Arias is
21 not here today. He is our Council liaison, and
22 he has sponsored two pieces of legislation for
23 us. One was the quorum legislation, which was
24 approved, which was beneficial to us. The
25 second is this parking legislation that's going

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1 through right now.

2 That parking legislation, among other
3 things, gives us the ability to develop a
4 program where we would charge on nights and
5 weekends or whereby we would implement variable
6 pricing. Those are both factors that almost
7 every other city has from a best practice
8 standpoint. And our example is, why do we not
9 charge for the meters around the Performing
10 Arts Center on a Friday night or why do we not
11 charge for the meters by the stadium when
12 everybody's paying to park in dirt lots? It's
13 an opportunity to increase revenue that, in
14 turn, then supports the fund and allows us to
15 do other upgrades. So some of those things are
16 that.

17 The pilot program that we had implemented
18 to provide parking vouchers and essentially
19 free parking for patrons of entertainment
20 venues and food and beverage establishments in
21 the two FAB-REP districts was approved, so that
22 now is moving from a pilot program into an
23 adopted program that we can actually use for
24 other establishments as they're coming on.
25 This is in the Ed Ball garage and the Yates

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1 garage.

2 Next on his list are the noise ordinance
3 changes, and that is in process with staff.
4 Ms. Mezini has been working with Ms. Ott, and
5 we expect that that's going to be drafted over
6 the next couple of weeks. And Councilman Arias
7 plans to introduce that one.

8 As far as legislation goes, you know that
9 we -- the Gateway legislation was approved,
10 authorizing the property exchange, and that is
11 actually final.

12 The UF legislation has gone through the
13 special committee -- the committee of the
14 whole. A few amendments were approved. We're
15 finalizing the drafting of all of that to go to
16 final Council action on the 24th.

17 The legislation that was introduced by
18 Councilman Carrico, 2025-0395, changing the
19 incentive threshold required to go to Council
20 and making a few other changes was approved by
21 Council. So what that does is it actually
22 increases the level so we have to go to Council
23 less frequently for various incentive requests,
24 so that was helpful.

25 It makes it -- in some ways it sounded

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1 like and was reported like it was going down --
2 it really was not -- because the REV Grant was
3 excluded from the total amount that was
4 included in that.

5 Next is -0386, which is Councilman Joe
6 Carlucci's bill. He had introduced it as
7 appropriating \$45 million for downtown. At a
8 noticed meeting he had that got whittled down
9 to 30 million for downtown and 15- for other
10 initiatives. And by the time it made it
11 through committees this week, it's now
12 45 million for other things. Downtown is
13 mentioned, but it is not going to be put in the
14 Downtown Economic Development Fund. It would
15 be put in a special contingency for Council and
16 basically they're going to hold it until they
17 get to budget time to decide what they need to
18 use it for.

19 So in terms of really providing any
20 certainty for the development community, that
21 there's a pool of resources available, it no
22 longer does that. This is an instance where I
23 know he wanted to get it done, but he was out
24 of town and was not there to argue on his own
25 behalf. And as a former Council member, I have

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1 watched people take money that you find and use
2 it for some other purposes and things, like,
3 take an absolute -- you know, 90-degree turns.
4 So this is one where the downtown aspect got
5 lost in the process.

6 Staffing. We still have one vacant
7 position for our marketing and communications
8 position. I know Mr. Hirabayashi had somebody
9 who might be interested. My thought is on this
10 that we will -- the new CEO, when he was
11 talking in his interview, had some ideas about
12 marketing. I think we should wait and
13 advertise that position once he's here so he
14 can weigh in on what he would like to see in
15 the job description. So I'm going to suggest
16 that we wait on that until August.

17 Professional services contracts. That RFP
18 that we've been working on for a year to get
19 multiple vendors selected, there were over 45
20 vendors selected, but we are still waiting for
21 Public Works to get through the process of
22 giving us the first two landscape architect
23 firms to start designing the first two parks.

24 We have a big backlog of capital projects
25 you have funded and that we have approved and

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1 back out. It's a special exception to get --
2 to be allowed to accept something if you don't
3 get more than one bid, so we'll see the
4 qualifications of this bid and whether we're
5 allowed to proceed.

6 If we do go back out, the intent was that
7 we are going to contact all the people that
8 pulled down information on it and try to figure
9 out why they didn't submit the bids and see if
10 we can address some of the concerns, whether it
11 was price, fee included, scope, whatever it was
12 that was an issue.

13 Capital projects. We talked about the
14 two-away on Forsyth and Adams, but Phase 2 --
15 Phase 2 is still delayed, waiting on a map
16 that -- they did an actual utility survey now,
17 and so what we're looking for them to plot is
18 the conflict between utilities and where they
19 were planning to plant trees and have the
20 sidewalk enhancements because if we -- if the
21 majority of the project can't be implemented
22 because of utility conflicts, we're going to
23 delete the block. It doesn't make sense to
24 spend a lot of money repaving and moving a curb
25 if we can't do what we're intending to do.

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1 that we are waiting for someone to be able to
2 design and execute. And so the faster they can
3 get us vendors to do that the faster those
4 projects will be moving forward, but we are
5 really shooting now for -- hoping they'll have
6 us something by August and we'll have the first
7 two started, but we're still waiting. The last
8 step in the process so far has been to get
9 letters of interest from the individuals that
10 qualify.

11 The next one is the brokerage RFP. We got
12 three bids on that. We are adding Mr. Parola
13 as a scorer since I will be departing, but we
14 should be able to move that one forward fairly
15 quickly, and hopefully we have a qualified
16 broker. It will be then up to you to decide
17 whether you want to hold any disposition to
18 wait for that, like Snyder, where they want to
19 wait for the broker to be selected.

20 The optimal use study. We received one
21 bid. We are waiting for Procurement to advise
22 if that bid is qualified. I know Ms. Fetner
23 knows from her experience with the City that
24 usually if you only have one bid, that's
25 insufficient, and you usually have to put it

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1 Now, I'm told that we're now going to get
2 that tomorrow. So, hopefully, that will arrive
3 tomorrow.

4 Hogan Street design. Baker has redesigned
5 Hogan Street -- this is the Emerald Trail
6 segment -- and provided a guaranteed maximum
7 price on the first block, Beta Water, which is
8 proceeding and now scheduled to start
9 construction in the fall. It was originally
10 scheduled for January of this year.

11 The next phase of the project, which is
12 Beta Union, they're still redesigning, and we
13 have not yet seen any revised plans.

14 On the Acosta Bridge parking, we met with
15 representatives of Related who wanted to
16 provide additional input on the plans. A
17 meeting is scheduled for tomorrow.

18 A couple of the issues that exist are they
19 wanted us to move the fuel storage for the
20 marina. It was going to be on City property
21 but on City property that is adjacent to their
22 garage. They were asking us to move those fuel
23 storage tanks over, closer under the Acosta
24 Bridge. FDOT has said no to that. They say
25 they have to go where we had them, so that's

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1 going to be part of the discussion.

2 There's also a discussion that they wanted

3 the transformers for their development located

4 on City property next to the marina. There's

5 no place for that.

6 So that's the conversation that's going to

7 be happening tomorrow on some of those details.

8 From our standpoint, from your standpoint,

9 what you need to remember is they're supposed

10 to be starting construction October/November.

11 We need to have the ramp reconfiguration,

12 HammerHead done, and the parking done for

13 boaters or boaters are not going to be able to

14 access that ramp and use it when Related starts

15 construction. So that's why, from our

16 standpoint, we're trying to drive to a solution

17 and get this -- you've got to get it underway.

18 Next is RiversEdge parks. We've already

19 pretty much talked about that, but we are

20 negotiating the specifics of the maintenance

21 and programming agreement. There's a bit of a

22 hiccup here that relates to when the parks open

23 because parks are City owned, but at this point

24 they have not been accepted as substantially

25 complete. And when they're not accepted as

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1 But they've reached out. Don't have

2 enough funds to complete the restoration and

3 wondered if the -- somebody in the City wanted

4 it. I think it would be a great addition, so

5 you may look for a request about that coming

6 down the road.

7 The theme from a storytelling theme

8 standpoint about the city for McCoys Creek Park

9 is the railroad because that's right where the

10 railroad bridge is and where Flagler took the

11 railroad across. And, as a result, I think

12 this would be a great addition right up against

13 Riverside Avenue, kind of as a screen of that

14 Riverside Avenue bridge.

15 And then a few development updates.

16 One Riverside we've talked about. Iguana

17 we've talked about.

18 Jones Brothers historic is underway.

19 They're on the interior demo.

20 MOSH is redesigning the building and will

21 have 60 percent design of both the park and the

22 building by July. Look in July or August for

23 renderings and a board request for approval of

24 the new design. So that's coming quickly.

25 Related, as I mentioned -- but is on track

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1 substantially complete, it's now the

2 developer's responsibility if somebody gets

3 hurt on them or something else because we

4 haven't taken them yet, so that's why this

5 agreement is really important that we need to

6 get the agreement finalized, because people

7 want to use them. We want them to be open.

8 We talked about Park Street opening.

9 Met Park, the marina bulkhead is nearing

10 completion. The marina and marina support are

11 still on schedule. We're working through that

12 RDA amendment.

13 The parking and roadway improvements for

14 the marine fire station at AR Polar and WJCT

15 are also under construction, underway. They're

16 on schedule.

17 Riverfront Plaza we talked about.

18 One more thing on capital projects. We

19 were contacted this week and have a potential

20 for a return of the locomotive that used to be

21 in the parking lot at the Prime Osborn

22 Convention Center. Council awarded it and gave

23 it away to an organization that was going to

24 restore it. I don't know -- remember where

25 they were going to locate it.

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1 with their design and submission for the

2 performance schedule and planning to begin work

3 October or November.

4 We talked about Gateway.

5 UF due diligence is ongoing and they're

6 still planning for a summer closing. Hoping

7 late July, early August for a closing on that.

8 And that would also be closing on the Gateway

9 parcel and Riverfront Plaza.

10 Doro construction is progressing well and

11 may be ahead of schedule. Mr. Kelley is

12 getting worried about our timing on the

13 commitment tracking sheet on that one.

14 And Southern Grounds and Alder & Oak are

15 now in vertical construction.

16 So that's this month's update.

17 THE CHAIRWOMAN: Thank you, Ms. Boyer.

18 Councilman Peluso has joined us.

19 Do you have something you'd like to say to

20 the board or Ms. Boyer?

21 (Council Member Peluso approaches the

22 podium.)

23 COUNCIL MEMBER PELUSO: Thank you, Chair,

24 for recognizing me.

25 I'm here today probably for a reason many

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1 of you might know. It's Ms. Boyer's last day
2 here as your -- as your CEO, so I want to come
3 and speak about that.

4 But first off, through the Chair to the
5 board, as a -- as a board, I want to say many
6 of you have shown your faces a lot in City
7 Council. I think that's a good thing. I think
8 City Council members now know who you are more
9 than ever, right?

10 There's a lot of different boards and
11 commissions, and -- and sometimes we don't
12 always know what all the different -- what
13 everyone else is doing, but clearly downtown
14 and DIA have become such a pivotal and
15 important board to our city and -- and the fact
16 that all of you keep showing up to these
17 meetings, whether it be about UF, the state of
18 downtown, any of -- and of these projects that
19 folks have shown up to -- to sort of sit there
20 and -- and show face and show support for,
21 that's huge. I mean, it means a lot, I think,
22 to myself as the downtown Council member and I
23 think also to other -- other Council members.

24 But I do want to say to Ms. Boyer, it's
25 been a real pleasure and an honor to serve with

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1 time in -- some time in July that I'd love to
2 have you come down and sort of accept it. I'm
3 assuming it passes. We'll see.

4 But I just want to thank you for
5 everything. And I want to thank you as a board
6 for the work that you all are doing.
7 Thank you.

8 THE CHAIRWOMAN: Thank you.

9 I do not have a chairman report, and I
10 don't think anything else needs to be added.

11 Seeing none -- okay. This meeting is
12 adjourned.

13 (The foregoing proceedings were adjourned
14 at 3:14 p.m.)

- - -

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1 you during this time. As the Council member
2 for this district, you've been a guiding light
3 in a lot of ways. You've been -- I mean, let's
4 be clear, this time of Jacksonville's -- of our
5 downtown -- or the state of our downtown at
6 this time will go down as the era of Lori
7 Boyer. So many projects --

8 (Microphone failure.)

9 All right. So much work has gotten done
10 because of your efforts and your guidance and
11 your leadership, and I -- I just want to thank
12 you for that.

13 And I wish you and your husband luck in
14 the next phase of your life, and I hope you
15 don't forget about us here in downtown
16 Jacksonville. And I assume that you'll be at
17 many ribbon-cuttings in the weeks and months
18 and years to come.

19 Finally, I do want to say a great
20 injustice was done in City Council. Actually,
21 in many ways I could say that, but we -- we did
22 not file a resolution in time celebrating your
23 tenure as the -- as the board -- or, I'm sorry,
24 as the CEO. I'm going to be filing a one-cycle
25 emergency, and so it will be, you know, some

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1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA)
4 COUNTY OF DUVAL)

5
6
7 I, Diane M. Tropa, 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.

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15 DATED this 28th day of June 2025.

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| | | | | |
|---|---|--|---|--|
| \$ | 24:23 3:14 [1] - 55:14 | action [1] - 43:16 actual [5] - 9:24, 27:4, 28:17, 29:19, 47:16 Adams [3] - 15:13, 35:16, 47:14 added [1] - 55:10 adding [2] - 30:16, 46:12 addition [3] - 13:14, 51:4, 51:12 additional [2] - 37:19, 48:16 address [1] - 47:10 adhered [1] - 18:3 adjacent [6] - 25:2, 25:5, 27:13, 29:20, 30:23, 48:21 adjourned [2] - 55:12, 55:13 Administrative [1] - 1:22 adopted [1] - 42:23 adoption [1] - 6:2 adult [1] - 38:15 advancement [1] - 15:8 advantage [1] - 35:20 advertise [1] - 45:13 advise [1] - 46:21 afforded [1] - 11:20 agency [1] - 17:22 agenda [5] - 2:20, 2:22, 3:19, 13:8, 14:9 ago [4] - 11:14, 27:15, 31:4, 33:10 agreement [7] - 6:2, 6:10, 29:6, 37:9, 49:21, 50:5, 50:6 ahead [2] - 37:5, 52:11 Alder [1] - 52:14 alerting [1] - 35:19 ALLAN [1] - 1:20 allocation [1] - 39:12 allow [1] - 12:2 allowed [3] - 19:13, 47:2, 47:5 allows [2] - 9:15, 42:14 almost [1] - 42:6 ALSO [1] - 1:17 amazed [1] - 19:5 amazing [2] - 18:14, 19:21 amendment [2] - 37:8, 50:12 amendments [1] - 43:14 amenity [1] - 27:16 amount [2] - 5:23, | 44:3 annual [1] - 21:11 answer [3] - 6:13, 12:5, 13:19 answering [1] - 18:23 applause [1] - 26:14 applications [1] - 9:24 applied [1] - 15:7 appointment [3] - 8:22, 13:23, 13:25 appreciate [5] - 17:11, 17:21, 18:21, 18:25, 20:11 appreciates [1] - 17:12 appreciative [1] - 17:15 approaches [1] - 52:21 appropriating [1] - 44:7 appropriation [1] - 4:6 approval [2] - 2:8, 51:23 approvals [1] - 9:21 approve [10] - 2:9, 2:22, 2:23, 3:5, 4:17, 6:21, 8:6, 10:9, 10:10, 16:13 approved [11] - 5:13, 5:24, 10:5, 39:10, 39:15, 41:24, 42:21, 43:9, 43:14, 43:20, 45:25 AR [1] - 50:14 architect [1] - 45:22 area [4] - 27:16, 29:13, 33:14, 38:20 arena [1] - 21:9 argue [1] - 44:24 Arias [2] - 41:20, 43:6 arms [1] - 36:4 arrive [1] - 48:2 Arts [1] - 42:10 aspect [2] - 17:25, 45:4 assets [1] - 39:22 Assistant [1] - 1:22 Association [1] - 18:11 assume [1] - 54:16 assuming [1] - 55:3 Atlanta [1] - 28:1 attend [1] - 32:13 attorney [1] - 15:4 August [5] - 10:6, 45:16, 46:6, 51:22, 52:7 AUTHORITY [1] - 1:2 Authority [10] - 2:5, | 14:12, 14:14, 14:17, 14:24, 15:1, 15:10, 16:5, 16:7, 16:10 authorized [1] - 56:8 authorizing [1] - 43:10 AVA [1] - 1:22 available [3] - 40:3, 40:10, 44:21 Avenue [5] - 28:12, 29:12, 29:15, 51:13, 51:14 award [1] - 23:14 awarded [1] - 50:22 awestruck [1] - 19:5 aye [2] - 2:15, 2:16 |
| ' | 4-foot [1] - 4:3 45 [2] - 44:12, 45:19 4:00 [1] - 36:9 4th [1] - 35:19 | | | |
| '26 | | | | |
| 0 | | | | |
| 0386 | | | | |
| 1 | | | | |
| 1 [5] - 16:6, 33:23, 34:4, 34:7, 34:8 10,000 [1] - 22:5 11 [1] - 31:14 12 [1] - 31:14 13 [1] - 31:14 15 [1] - 44:9 18 [2] - 1:6, 2:2 1F [2] - 13:9, 13:22 1st [1] - 13:10 | 5 | | | |
| 0386 | 50 [1] - 24:1 | | | |
| 1 | 6 | | | |
| 1 [5] - 16:6, 33:23, 34:4, 34:7, 34:8 10,000 [1] - 22:5 11 [1] - 31:14 12 [1] - 31:14 13 [1] - 31:14 15 [1] - 44:9 18 [2] - 1:6, 2:2 1F [2] - 13:9, 13:22 1st [1] - 13:10 | 6-month [1] - 34:20 60 [1] - 51:21 | | | |
| 2 | 7 | | | |
| 2 [4] - 29:4, 34:11, 47:14, 47:15 2.1 [1] - 15:22 2008 [1] - 22:21 2017 [1] - 14:22 2019 [1] - 14:22 2024 [1] - 13:11 2025 [6] - 1:6, 2:2, 2:7, 11:7, 13:16, 56:15 2025-0395 [1] - 43:18 2025-06-01 [1] - 2:21 2025-06-09 [3] - 3:20, 4:11, 5:5 2025-06-12 [2] - 5:8, 8:19 2025-06-13 [1] - 8:21 2025-06-15 [2] - 14:9, 26:12 21st [3] - 2:7, 30:7, 30:11 24th [1] - 43:16 28th [1] - 56:15 297 [1] - 5:24 2:17 [2] - 1:7, 2:2 2nd [2] - 35:17, 35:21 | 7th [1] - 35:9 | | | |
| 2 | 8 | | | |
| 2 [4] - 29:4, 34:11, 47:14, 47:15 2.1 [1] - 15:22 2008 [1] - 22:21 2017 [1] - 14:22 2019 [1] - 14:22 2024 [1] - 13:11 2025 [6] - 1:6, 2:2, 2:7, 11:7, 13:16, 56:15 2025-0395 [1] - 43:18 2025-06-01 [1] - 2:21 2025-06-09 [3] - 3:20, 4:11, 5:5 2025-06-12 [2] - 5:8, 8:19 2025-06-13 [1] - 8:21 2025-06-15 [2] - 14:9, 26:12 21st [3] - 2:7, 30:7, 30:11 24th [1] - 43:16 28th [1] - 56:15 297 [1] - 5:24 2:17 [2] - 1:7, 2:2 2nd [2] - 35:17, 35:21 | 8 [1] - 21:15 8B [1] - 3:8 | | | |
| 3 | 9 | | | |
| 30 [2] - 13:22, 44:9 303 [1] - 1:8 31 [1] - 37:5 365-day-a-year [1] - | 9 [1] - 13:15 90 [2] - 7:4, 7:13 90-day [2] - 7:9, 34:19 90-degree [1] - 45:3 | | | |
| 3 | A | | | |
| 30 [2] - 13:22, 44:9 303 [1] - 1:8 31 [1] - 37:5 365-day-a-year [1] - | ability [1] - 42:3 able [6] - 17:25, 32:13, 35:11, 46:1, 46:14, 49:13 absolute [2] - 17:7, 45:3 absolutely [2] - 16:23, 25:18 abstaining [1] - 3:7 accept [2] - 47:2, 55:2 accepted [2] - 49:24, 49:25 access [2] - 4:1, 49:14 accomplished [1] - 15:3 accomplishment [1] - 21:3 account [1] - 14:3 accuracy [1] - 19:8 Acosta [2] - 48:14, 48:23 acquired [1] - 30:23 Acting [1] - 1:13 | action [1] - 43:16 actual [5] - 9:24, 27:4, 28:17, 29:19, 47:16 Adams [3] - 15:13, 35:16, 47:14 added [1] - 55:10 adding [2] - 30:16, 46:12 addition [3] - 13:14, 51:4, 51:12 additional [2] - 37:19, 48:16 address [1] - 47:10 adhered [1] - 18:3 adjacent [6] - 25:2, 25:5, 27:13, 29:20, 30:23, 48:21 adjourned [2] - 55:12, 55:13 Administrative [1] - 1:22 adopted [1] - 42:23 adoption [1] - 6:2 adult [1] - 38:15 advancement [1] - 15:8 advantage [1] - 35:20 advertise [1] - 45:13 advise [1] - 46:21 afforded [1] - 11:20 agency [1] - 17:22 agenda [5] - 2:20, 2:22, 3:19, 13:8, 14:9 ago [4] - 11:14, 27:15, 31:4, 33:10 agreement [7] - 6:2, 6:10, 29:6, 37:9, 49:21, 50:5, 50:6 ahead [2] - 37:5, 52:11 Alder [1] - 52:14 alerting [1] - 35:19 ALLAN [1] - 1:20 allocation [1] - 39:12 allow [1] - 12:2 allowed [3] - 19:13, 47:2, 47:5 allows [2] - 9:15, 42:14 almost [1] - 42:6 ALSO [1] - 1:17 amazed [1] - 19:5 amazing [2] - 18:14, 19:21 amendment [2] - 37:8, 50:12 amendments [1] - 43:14 amenity [1] - 27:16 amount [2] - 5:23, | | |
| 3 | B | | | |
| 30 [2] - 13:22, 44:9 303 [1] - 1:8 31 [1] - 37:5 365-day-a-year [1] - | ability [1] - 42:3 able [6] - 17:25, 32:13, 35:11, 46:1, 46:14, 49:13 absolute [2] - 17:7, 45:3 absolutely [2] - 16:23, 25:18 abstaining [1] - 3:7 accept [2] - 47:2, 55:2 accepted [2] - 49:24, 49:25 access [2] - 4:1, 49:14 accomplished [1] - 15:3 accomplishment [1] - 21:3 account [1] - 14:3 accuracy [1] - 19:8 Acosta [2] - 48:14, 48:23 acquired [1] - 30:23 Acting [1] - 1:13 | background [2] - 20:14, 26:23 backlog [1] - 45:24 Bailey [6] - 3:16, 5:2, 8:16, 10:17, 19:2, 25:22 BAILEY [11] - 1:16, 2:10, 2:24, 3:17, 5:3, 8:17, 10:11, 10:18, 12:22, 19:3, 25:24 baker [1] - 48:4 balance [1] - 40:3 Ball [1] - 42:25 barrels [1] - 35:22 based [1] - 39:13 basis [1] - 21:11 become [1] - 53:14 began [1] - 23:20 begin [1] - 52:2 beginning [1] - 7:21 behalf [1] - 44:25 benches [2] - 38:6, 38:7 beneficial [1] - 41:24 benefit [2] - 27:1, 35:25 best [1] - 42:7 Beta [2] - 48:7, 48:12 better [2] - 17:13, 19:22 between [5] - 12:12, 24:5, 28:8, 29:12, 47:18 beverage [1] - 42:20 beyond [1] - 31:18 bid [5] - 46:21, 46:22, 46:24, 47:3, 47:4 bids [2] - 46:12, 47:9 big [2] - 24:6, 45:24 bill [1] - 44:6 billion [1] - 15:22 bit [6] - 28:14, 30:13, | | |

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|--|--|---|--|---|
| <p>39:12, 39:14, 39:25, 49:21 block [3] - 31:18, 47:23, 48:7 board [31] - 6:5, 6:18, 6:24, 7:13, 7:22, 9:3, 10:4, 10:13, 11:12, 11:15, 11:18, 11:24, 12:1, 13:9, 13:21, 14:4, 17:6, 17:21, 20:22, 23:4, 27:1, 27:2, 27:7, 41:5, 51:23, 52:20, 53:5, 53:15, 54:23, 55:5 BOARD [66] - 1:3, 1:12, 2:9, 2:10, 2:13, 2:16, 2:18, 2:23, 2:24, 3:2, 3:5, 3:7, 3:11, 3:13, 3:15, 3:17, 4:10, 4:12, 4:15, 4:17, 4:20, 4:22, 4:24, 5:1, 5:3, 6:21, 6:22, 7:1, 8:1, 8:3, 8:6, 8:9, 8:11, 8:13, 8:15, 8:17, 10:10, 10:11, 10:14, 10:18, 10:20, 10:22, 10:24, 11:1, 11:3, 12:17, 12:18, 12:19, 12:20, 12:21, 12:22, 16:13, 16:14, 16:18, 17:1, 17:17, 18:8, 18:20, 19:3, 25:21, 25:24, 26:2, 26:4, 26:6, 26:8, 26:10 Board [6] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16 boards [1] - 53:10 boardwalk [1] - 38:4 boaters [2] - 49:13 books [1] - 22:8 borrow [1] - 21:10 bottom [4] - 28:5, 36:12, 38:6 BOYER [6] - 1:18, 3:23, 5:9, 8:24, 20:10, 26:18 Boyer [12] - 14:13, 14:19, 14:25, 15:6, 15:11, 16:8, 17:2, 18:8, 52:17, 52:20, 53:24, 54:7 Boyer's [3] - 15:19, 15:25, 53:1 brand [1] - 14:10 breadth [1] - 9:14 bridge [3] - 33:9, 51:10, 51:14 Bridge [2] - 48:14,</p> | <p>48:24 brief [1] - 19:4 broker [2] - 46:16, 46:19 brokerage [1] - 46:11 Brothers [1] - 51:18 brought [1] - 15:17 Budget [2] - 39:7, 39:9 budget [2] - 40:1, 44:17 budgetary [1] - 9:16 budgets [1] - 39:6 build [2] - 22:2, 23:22 building [14] - 23:12, 28:5, 31:21, 32:3, 32:7, 32:18, 33:1, 33:13, 37:11, 51:20, 51:22 buildings [3] - 15:16, 24:13, 31:14 bulkhead [4] - 28:20, 29:1, 34:6, 50:9 bullet [1] - 41:10 burden [1] - 23:24 business [1] - 15:4 Business [2] - 5:6, 5:7 businesses [1] - 20:16</p> | <p>50:22 CEO [15] - 5:8, 5:14, 5:20, 6:8, 7:16, 8:22, 11:22, 26:16, 26:17, 26:19, 28:9, 41:6, 45:10, 53:2, 54:24 CEO's [1] - 39:13 certainly [2] - 14:2, 25:8 certainty [1] - 44:20 CERTIFICATE [1] - 56:1 certification [1] - 12:6 certify [1] - 56:8 cetera [1] - 34:15 Chair [13] - 1:13, 3:25, 5:13, 5:15, 7:2, 7:10, 9:4, 11:11, 11:12, 19:17, 40:20, 52:23, 53:4 chairman [1] - 55:9 CHAIRWOMAN [65] - 2:4, 2:11, 2:14, 2:17, 2:19, 2:25, 3:3, 3:6, 3:9, 3:12, 3:14, 3:16, 3:18, 4:8, 4:13, 4:16, 4:19, 4:21, 4:23, 4:25, 5:2, 5:4, 5:11, 6:19, 6:23, 8:2, 8:4, 8:8, 8:10, 8:12, 8:14, 8:16, 8:18, 10:8, 10:12, 10:15, 10:19, 10:21, 10:23, 10:25, 11:2, 11:4, 12:7, 12:10, 12:23, 13:2, 14:6, 16:15, 16:25, 17:16, 18:7, 18:19, 19:2, 19:15, 25:18, 25:22, 26:1, 26:3, 26:5, 26:7, 26:9, 26:11, 26:15, 52:17, 55:8 challenges [1] - 12:13 championed [1] - 15:11 change [1] - 29:12 changed [1] - 25:12 changes [3] - 37:12, 43:3, 43:20 changing [1] - 43:18 channel [4] - 28:19, 28:21, 28:22, 28:25 charettes [1] - 24:12 charge [3] - 42:4, 42:9, 42:11 Chief [5] - 1:18, 1:21, 14:17, 14:23, 15:1 choice [2] - 10:3, 23:4 chose [1] - 20:7 chosen [1] - 14:23</p> | <p>City [20] - 5:21, 7:20, 7:23, 14:20, 14:21, 16:11, 17:19, 18:12, 19:10, 20:18, 23:24, 46:23, 48:20, 48:21, 49:4, 49:23, 51:3, 53:6, 53:8, 54:20 CITY [1] - 1:1 city [5] - 18:3, 19:1, 42:7, 51:8, 53:15 clarifying [1] - 13:2 class [2] - 12:12, 12:13 clause [1] - 7:4 clear [2] - 21:25, 54:4 clearly [2] - 12:24, 53:13 clicking [1] - 13:25 close [2] - 30:18, 38:25 closed [1] - 32:14 closer [1] - 48:23 closing [4] - 31:25, 52:6, 52:7, 52:8 closings [1] - 31:23 closures [1] - 32:9 Code [1] - 19:6 columns [1] - 32:5 coming [7] - 10:6, 16:21, 22:21, 35:17, 42:24, 51:5, 51:24 commencement [1] - 33:4 commencing [1] - 1:7 commends [1] - 16:8 comments [1] - 18:21 commissions [1] - 53:11 commitment [5] - 15:8, 16:9, 17:3, 19:7, 52:13 Committee [4] - 39:7, 39:9, 40:14, 40:17 committee [2] - 43:13 committees [1] - 44:11 Commons [2] - 31:12 communication [1] - 9:6 communications [1] - 45:7 community [3] - 17:18, 18:18, 44:20 complete [9] - 30:11, 31:17, 31:18, 33:11, 38:17, 49:25, 50:1, 51:2, 56:10 completed [7] - 25:15, 27:17, 31:6, 31:7, 34:5, 34:6, 34:8</p> | <p>completion [8] - 29:25, 30:25, 31:23, 33:21, 37:4, 37:16, 38:23, 50:10 complex [1] - 21:9 Compliance [1] - 1:21 concentration [1] - 22:13 concerns [1] - 47:10 concrete [1] - 30:14 conflict [2] - 3:8, 47:18 conflicted [1] - 11:21 conflicts [1] - 47:22 congratulations [1] - 16:24 conjunction [1] - 11:18 connection [3] - 24:5, 34:7, 38:19 connections [1] - 32:11 consent [3] - 2:20, 2:22, 3:19 consideration [1] - 41:1 consistently [1] - 18:24 construction [15] - 22:7, 22:9, 22:24, 28:16, 31:15, 31:22, 32:15, 33:6, 37:2, 48:9, 49:10, 49:15, 50:15, 52:10, 52:15 consumer [1] - 40:25 contact [2] - 28:1, 47:7 contacted [1] - 50:19 contingency [1] - 44:15 continue [3] - 20:1, 31:23, 40:17 continued [2] - 25:1, 41:12 continues [3] - 31:13, 33:6, 37:2 continuous [3] - 34:21, 34:25, 35:11 contract [9] - 5:8, 5:16, 5:18, 5:19, 5:21, 6:11, 7:3, 7:21, 10:4 contracts [1] - 45:17 contributions [1] - 14:12 control [2] - 4:1, 4:7 controls [1] - 5:23 Convention [1] - 50:22 conversation [2] -</p> |
| C | | | | |
| <p>CAFFEY [10] - 1:14, 2:23, 3:15, 4:12, 5:1, 8:15, 10:20, 12:21, 18:20, 26:2 Caffey [6] - 3:14, 4:25, 8:14, 10:19, 18:19, 26:1 calendar [1] - 13:10 CAMERON [1] - 1:15 candidates [1] - 11:22 capital [8] - 9:18, 15:23, 21:16, 25:11, 40:7, 45:24, 47:13, 50:18 capstone [1] - 20:13 career [2] - 15:4, 20:13 Carlucci's [1] - 44:6 Carrico [2] - 40:15, 43:18 CARRIE [1] - 1:16 carries [1] - 2:19 casino [1] - 24:21 catalytic [1] - 24:25 catalyze [1] - 15:21 catch [1] - 35:3 Catherine [1] - 23:9 celebrating [1] - 54:22 Center [2] - 42:10,</p> | <p>CAFFEY [10] - 1:14, 2:23, 3:15, 4:12, 5:1, 8:15, 10:20, 12:21, 18:20, 26:2 Caffey [6] - 3:14, 4:25, 8:14, 10:19, 18:19, 26:1 calendar [1] - 13:10 CAMERON [1] - 1:15 candidates [1] - 11:22 capital [8] - 9:18, 15:23, 21:16, 25:11, 40:7, 45:24, 47:13, 50:18 capstone [1] - 20:13 career [2] - 15:4, 20:13 Carlucci's [1] - 44:6 Carrico [2] - 40:15, 43:18 CARRIE [1] - 1:16 carries [1] - 2:19 casino [1] - 24:21 catalytic [1] - 24:25 catalyze [1] - 15:21 catch [1] - 35:3 Catherine [1] - 23:9 celebrating [1] - 54:22 Center [2] - 42:10,</p> | <p>CAFFEY [10] - 1:14, 2:23, 3:15, 4:12, 5:1, 8:15, 10:20, 12:21, 18:20, 26:2 Caffey [6] - 3:14, 4:25, 8:14, 10:19, 18:19, 26:1 calendar [1] - 13:10 CAMERON [1] - 1:15 candidates [1] - 11:22 capital [8] - 9:18, 15:23, 21:16, 25:11, 40:7, 45:24, 47:13, 50:18 capstone [1] - 20:13 career [2] - 15:4, 20:13 Carlucci's [1] - 44:6 Carrico [2] - 40:15, 43:18 CARRIE [1] - 1:16 carries [1] - 2:19 casino [1] - 24:21 catalytic [1] - 24:25 catalyze [1] - 15:21 catch [1] - 35:3 Catherine [1] - 23:9 celebrating [1] - 54:22 Center [2] - 42:10,</p> | <p>CAFFEY [10] - 1:14, 2:23, 3:15, 4:12, 5:1, 8:15, 10:20, 12:21, 18:20, 26:2 Caffey [6] - 3:14, 4:25, 8:14, 10:19, 18:19, 26:1 calendar [1] - 13:10 CAMERON [1] - 1:15 candidates [1] - 11:22 capital [8] - 9:18, 15:23, 21:16, 25:11, 40:7, 45:24, 47:13, 50:18 capstone [1] - 20:13 career [2] - 15:4, 20:13 Carlucci's [1] - 44:6 Carrico [2] - 40:15, 43:18 CARRIE [1] - 1:16 carries [1] - 2:19 casino [1] - 24:21 catalytic [1] - 24:25 catalyze [1] - 15:21 catch [1] - 35:3 Catherine [1] - 23:9 celebrating [1] - 54:22 Center [2] - 42:10,</p> | <p>CAFFEY [10] - 1:14, 2:23, 3:15, 4:12, 5:1, 8:15, 10:20, 12:21, 18:20, 26:2 Caffey [6] - 3:14, 4:25, 8:14, 10:19, 18:19, 26:1 calendar [1] - 13:10 CAMERON [1] - 1:15 candidates [1] - 11:22 capital [8] - 9:18, 15:23, 21:16, 25:11, 40:7, 45:24, 47:13, 50:18 capstone [1] - 20:13 career [2] - 15:4, 20:13 Carlucci's [1] - 44:6 Carrico [2] - 40:15, 43:18 CARRIE [1] - 1:16 carries [1] - 2:19 casino [1] - 24:21 catalytic [1] - 24:25 catalyze [1] - 15:21 catch [1] - 35:3 Catherine [1] - 23:9 celebrating [1] - 54:22 Center [2] - 42:10,</p> |

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| | | | | |
|---|--|--|---|---|
| <p>37:23, 49:6 conversion [1] - 15:14 converted [1] - 35:17 converting [2] - 35:18, 35:21 copy [1] - 26:20 Core [1] - 31:2 corner [2] - 28:11, 28:13 correct [1] - 10:3 corridor [1] - 34:2 council [2] - 40:15, 41:20 COUNCIL [1] - 52:23 Council [25] - 11:20, 12:3, 14:21, 14:22, 17:19, 18:12, 20:18, 21:21, 36:22, 41:20, 41:21, 43:16, 43:19, 43:21, 43:22, 44:15, 44:25, 50:22, 52:21, 53:7, 53:8, 53:22, 53:23, 54:1, 54:20 Councilman [4] - 43:6, 43:18, 44:5, 52:18 Counsel [2] - 1:22, 6:12 COUNTY [1] - 56:4 couple [2] - 43:6, 48:18 course [2] - 6:1, 25:13 courthouse [1] - 21:8 COVID [1] - 22:18 CRA [1] - 18:3 cranes [1] - 36:5 creates [1] - 24:5 creation [1] - 15:14 Creek [2] - 28:18, 51:8 creek [3] - 28:21, 29:2, 29:20 Crescimbeni [2] - 11:9, 14:7 CRESCIMBENI [5] - 1:21, 11:11, 12:9, 13:1, 13:4 crew [2] - 30:15, 30:17 critical [1] - 19:24 crossing [1] - 34:22 cry [1] - 19:16 culverts [1] - 30:4 curb [1] - 47:24 cures [1] - 30:14 cuttings [1] - 54:17 cycle [1] - 54:24 cycles [1] - 31:8 cyclical [1] - 22:16</p> | <p style="text-align: center;">D</p> <p>date [3] - 11:21, 32:20, 41:15 DATED [1] - 56:15 days [8] - 7:4, 7:13, 13:22, 18:11, 18:12, 19:19, 33:10 DDRb [1] - 16:20 deadline [1] - 14:1 deal [1] - 23:22 dealing [1] - 39:20 debt [1] - 21:8 decades [3] - 14:19, 15:24, 16:3 December [1] - 37:5 decide [2] - 44:17, 46:16 decided [1] - 11:14 decides [2] - 6:5 dedicate [1] - 23:5 dedication [3] - 14:14, 15:25, 20:4 deed [1] - 23:23 defer [1] - 3:23 definitely [2] - 20:12, 33:18 delay [2] - 34:22, 35:2 delayed [2] - 33:3, 47:15 delaying [1] - 35:8 delete [1] - 47:23 demand [1] - 23:1 demo [1] - 51:19 demolish [1] - 29:1 departing [1] - 46:13 Department [2] - 7:18, 14:5 Deputy [1] - 1:21 description [1] - 45:15 design [7] - 34:13, 46:2, 48:4, 51:21, 51:24, 52:1 designing [1] - 45:23 destination [2] - 24:16, 24:19 detailed [1] - 34:13 details [2] - 18:1, 49:7 DeVault [1] - 41:13 DEVAULT [1] - 1:20 develop [1] - 42:3 developer [2] - 17:5, 20:17 developer's [1] - 50:2 developers [1] - 23:15 development [14] - 9:21, 15:24, 23:7, 23:17, 24:9, 24:14, 25:2, 25:3, 25:10,</p> | <p>28:13, 30:24, 44:20, 49:3, 51:15 Development [2] - 1:19, 44:14 DIA [25] - 1:18, 1:19, 1:19, 1:20, 1:20, 1:21, 1:22, 5:20, 6:7, 9:8, 12:1, 15:20, 17:10, 17:20, 19:1, 19:20, 21:3, 21:5, 21:22, 24:12, 39:6, 39:21, 39:23, 40:24, 53:14 DIA-managed [1] - 39:21 Diane [3] - 1:9, 56:7, 56:18 diet [2] - 29:24, 29:25 different [4] - 32:24, 36:17, 53:10, 53:12 diligence [1] - 52:5 direct [1] - 13:19 directing [1] - 35:24 direction [3] - 12:8, 21:25, 25:12 director [4] - 7:24, 9:8, 9:13 Director [1] - 1:19 dirt [1] - 42:12 discretionary [1] - 32:19 discuss [1] - 3:22 discussion [9] - 2:12, 3:1, 4:14, 9:3, 10:12, 11:8, 16:16, 49:1, 49:2 discussions [1] - 23:19 Disney [1] - 24:20 disposition [1] - 46:17 Disposition [1] - 1:20 district [1] - 54:2 districts [2] - 11:16, 42:21 document [1] - 5:22 documents [1] - 41:6 done [13] - 16:22, 18:14, 18:18, 19:1, 23:25, 29:7, 30:18, 38:24, 44:23, 49:12, 54:9, 54:20 Doro [1] - 52:10 Dough [2] - 36:11, 36:16 down [11] - 22:22, 23:9, 29:19, 29:20, 39:14, 44:1, 44:8, 47:8, 51:6, 54:6, 55:2 downplay [1] - 25:9</p> | <p>DOWNTOWN [1] - 1:2 Downtown [14] - 2:5, 14:11, 14:13, 14:17, 14:24, 14:25, 15:10, 16:5, 16:6, 16:9, 40:14, 40:17, 44:14 downtown [23] - 14:16, 15:8, 15:16, 15:18, 16:3, 16:10, 19:22, 20:5, 22:3, 24:6, 24:15, 24:23, 25:12, 44:7, 44:9, 44:12, 45:4, 53:13, 53:18, 53:22, 54:5, 54:15 draft [1] - 8:25 drafted [2] - 6:12, 43:5 drafting [1] - 43:15 drive [2] - 27:6, 49:16 Drive [1] - 34:23 driver [2] - 24:17, 25:1 due [4] - 3:7, 13:10, 13:15, 52:5 during [5] - 9:8, 9:9, 15:6, 15:19, 54:1 DUVAL [1] - 56:4 Dynamo [3] - 36:16, 36:17, 36:19</p> | <p>enhancements [1] - 47:20 entertain [1] - 6:20 entertainment [1] - 42:19 entire [2] - 9:10, 34:5 entrance [1] - 28:12 entry [1] - 33:25 equation [1] - 23:1 equipment [1] - 33:17 era [1] - 54:6 essentially [1] - 42:18 establish [1] - 14:3 established [1] - 17:9 establishments [2] - 42:20, 42:24 estate [3] - 15:5, 22:17, 31:9 estate/legal [1] - 20:19 et [1] - 34:14 Ethics [2] - 14:3, 14:4 ethics [7] - 11:7, 11:17, 11:23, 12:9, 12:23, 13:5, 13:20 evaluation [1] - 6:9 example [1] - 42:8 except [1] - 30:4 exception [1] - 47:1 excess [1] - 23:25 exchange [1] - 43:10 exciting [1] - 38:2 excluded [1] - 44:3 exclusively [1] - 21:21 execute [1] - 46:2 executing [1] - 10:2 executive [1] - 6:15 Executive [4] - 1:18, 14:18, 14:23, 15:1 exhaustive [1] - 17:24 exist [1] - 48:18 existing [1] - 24:8 expect [2] - 40:11, 43:5 expected [1] - 39:17 expecting [1] - 30:12 experience [1] - 46:23 explicit [1] - 23:21 exploring [1] - 4:3 exponentially [1] - 24:2 extension [6] - 9:20, 32:19, 37:4, 37:13, 37:24, 38:22 extensive [1] - 30:23 extensively [1] - 27:22 extreme [1] - 17:7</p> |
| | | E | <p>early [2] - 10:6, 52:7 easy [1] - 10:16 echo [1] - 18:20 economic [4] - 24:17, 24:25, 25:4, 25:5 Economic [1] - 44:14 economically [1] - 31:5 Ed [1] - 42:25 efforts [2] - 17:8, 54:10 Elect [1] - 40:15 elected [1] - 14:21 electrical [1] - 33:3 elevation [1] - 29:12 elevators [1] - 40:6 email [2] - 9:5, 27:23 Emerald [2] - 38:19, 48:5 emergency [1] - 54:25 employee [2] - 5:22, 7:23 employing [1] - 7:17 Employment [1] - 7:17 enabled [1] - 15:15 encouraged [1] - 36:23 end [4] - 27:2, 27:25, 33:21, 34:1</p> | |

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| | | | | |
|---|---|---|--|--|
| <p style="text-align: center;">F</p> <p>FAB [1] - 42:21 FAB-REP [1] - 42:21 face [1] - 53:20 faces [1] - 53:6 fact [1] - 53:15 factors [1] - 42:6 failure [3] - 35:6, 35:15, 54:8 fairly [1] - 46:14 faithfully [1] - 14:20 fall [1] - 48:9 familiar [1] - 36:13 fantastic [1] - 16:23 far [2] - 43:8, 46:8 fast [1] - 30:16 faster [2] - 46:2, 46:3 favor [32] - 2:15, 3:11, 3:13, 3:15, 3:17, 3:18, 4:20, 4:22, 4:24, 5:1, 5:3, 5:4, 8:9, 8:11, 8:13, 8:15, 8:17, 8:18, 10:18, 10:20, 10:22, 10:24, 11:1, 11:3, 11:5, 25:25, 26:2, 26:4, 26:6, 26:8, 26:10, 26:11 FDOT [1] - 48:24 feature [1] - 38:9 features [1] - 38:5 February [1] - 13:16 federal [1] - 34:25 fee [1] - 47:11 fence [2] - 4:3, 4:5 FETNER [1] - 1:13 Fetner [2] - 23:19, 46:22 few [7] - 12:5, 26:21, 26:22, 40:13, 43:14, 43:20, 51:15 figure [1] - 47:8 figured [1] - 35:3 file [2] - 13:21, 54:22 filing [1] - 54:24 fill [1] - 33:10 filled [1] - 33:15 final [2] - 43:11, 43:16 finalized [1] - 50:6 finalizing [1] - 43:15 finally [3] - 21:14, 37:21, 54:19 Finance [1] - 39:8 finances [1] - 21:5 financial [4] - 21:7, 23:1, 23:24, 31:1 finish [1] - 37:6 finished [2] - 28:7,</p> | <p>32:4 fire [1] - 50:14 fireworks [1] - 35:20 firm [2] - 6:15, 7:16 firms [1] - 45:23 first [9] - 13:15, 22:1, 26:25, 39:5, 45:22, 45:23, 46:6, 48:7, 53:4 firsthand [1] - 19:20 FIS [1] - 25:9 fitness [2] - 38:16 five [1] - 25:14 Flagler [1] - 51:10 FLORIDA [1] - 56:3 Florida [5] - 1:9, 1:10, 11:14, 56:7, 56:18 focus [1] - 9:15 folks [1] - 53:19 food [1] - 42:20 Foods [3] - 28:5, 28:11, 28:13 forecast [1] - 39:16 foregoing [2] - 55:13, 56:9 forever [1] - 30:3 forget [1] - 54:15 form [1] - 13:13 Form [3] - 13:9, 13:15, 13:22 former [1] - 44:25 Forsyth [4] - 15:13, 35:14, 35:16, 47:14 forward [8] - 18:17, 20:25, 21:20, 25:16, 29:16, 36:2, 46:4, 46:14 foundation [1] - 16:2 founded [1] - 15:3 four [6] - 11:17, 12:13, 31:4, 36:17, 37:1 Four [2] - 25:9, 37:3 four-hour [1] - 12:13 FPR [1] - 1:9 free [2] - 13:18, 42:19 frequently [1] - 43:23 Friday [1] - 42:10 friends [1] - 20:1 fuel [2] - 48:19, 48:22 full [1] - 22:18 fun [1] - 20:3 functioning [1] - 34:18 fund [3] - 25:5, 40:3, 42:14 Fund [2] - 21:11, 44:14 funded [1] - 45:25 funding [1] - 30:25</p> | <p>funds [4] - 21:21, 21:22, 40:10, 51:2 future [1] - 18:17</p> <p style="text-align: center;">G</p> <p>games [1] - 38:12 gap [1] - 24:6 garage [6] - 21:8, 21:9, 36:13, 42:25, 43:1, 48:22 garages [1] - 40:6 garden [1] - 38:3 Gateway [4] - 22:25, 43:9, 52:4, 52:8 General [3] - 1:22, 6:12, 21:11 general [1] - 23:8 gifts [1] - 13:17 given [1] - 7:14 goal [3] - 22:6, 22:11, 22:12 grade [1] - 29:12 grant [1] - 37:17 Grant [1] - 44:2 granted [1] - 37:3 grants [1] - 31:1 grateful [2] - 19:12, 20:22 great [9] - 9:23, 21:19, 25:16, 27:15, 29:7, 33:18, 51:4, 51:12, 54:19 greatly [1] - 17:11 green [1] - 38:11 greenery [1] - 33:17 groundbreaking [1] - 32:14 Grounds [1] - 52:14 group [1] - 12:14 growing [1] - 24:1 guaranteed [1] - 48:6 guess [1] - 7:10 guidance [1] - 54:10 guiding [1] - 54:2 GUY [1] - 1:19 guys [1] - 10:15 gym [1] - 38:15</p> <p style="text-align: center;">H</p> <p>half [1] - 33:23 HammerHead [1] - 49:12 hand [1] - 31:17 handing [1] - 41:16 handling [1] - 5:9 happy [1] - 6:13 hardscape [1] - 27:12 hat [1] - 20:17</p> | <p>hate [1] - 30:2 head [2] - 12:22, 13:1 healing [1] - 38:3 hear [1] - 33:20 heard [2] - 12:24, 36:21 hearing [1] - 40:12 heat [1] - 30:12 held [2] - 1:6, 24:12 help [1] - 25:5 helpful [2] - 40:24, 43:24 hence [1] - 38:21 hereby [1] - 16:7 hiccup [1] - 49:22 high [1] - 29:14 higher [1] - 22:12 highlight [1] - 20:25 HILL [1] - 1:22 HIRABAYASHI [11] - 1:15, 3:11, 4:22, 6:22, 7:1, 8:1, 8:11, 10:24, 12:19, 17:17, 26:6 Hirabayashi [8] - 3:10, 4:21, 6:25, 8:10, 10:23, 17:16, 26:5, 45:8 historic [3] - 15:16, 28:10, 51:18 Hogan [2] - 48:4, 48:5 hold [2] - 44:16, 46:17 holds [1] - 39:4 hole [1] - 21:6 holidays [1] - 38:12 honor [2] - 18:5, 53:25 Hooper [6] - 3:6, 4:19, 8:8, 10:25, 16:25, 26:7 HOOPER [10] - 1:15, 3:7, 4:10, 4:20, 8:9, 11:1, 12:17, 16:14, 17:1, 26:8 hope [7] - 19:12, 19:25, 20:1, 21:1, 25:16, 26:19, 54:14 hopefully [3] - 40:25, 46:15, 48:2 hoping [2] - 46:5, 52:6 hot [1] - 30:15 hour [1] - 12:13 hours [1] - 11:17 huge [4] - 19:9, 22:15, 23:24, 53:21 hurdle [2] - 6:1 hurt [1] - 50:3 husband [1] - 54:13</p> | <p style="text-align: center;">I</p> <p>idea [2] - 24:2, 40:21 ideas [1] - 45:11 identified [1] - 40:2 Iguana [3] - 23:10, 23:20, 51:16 immediate [1] - 25:4 impacts [1] - 23:2 implement [1] - 42:5 implemented [2] - 42:17, 47:21 important [3] - 22:14, 50:5, 53:15 improvements [3] - 40:5, 40:22, 50:13 inappropriate [1] - 9:1 incentive [2] - 43:19, 43:23 incentives [1] - 21:18 include [1] - 26:21 included [2] - 44:4, 47:11 includes [1] - 37:9 including [1] - 15:12 incoming [1] - 26:19 incorporated [2] - 37:13, 39:10 increase [1] - 42:13 increased [1] - 15:16 increases [1] - 43:22 Independent [1] - 34:22 Inderhees [1] - 37:15 INDERHEES [1] - 1:21 individuals [1] - 46:9 infinite [1] - 11:13 influx [1] - 15:24 information [3] - 28:2, 37:14, 47:8 initial [1] - 29:6 initiatives [2] - 16:22, 44:10 injustice [1] - 54:20 input [1] - 48:16 inspiration [1] - 19:9 inspired [2] - 18:24, 19:11 installation [1] - 30:11 installing [1] - 33:16 instance [1] - 44:22 insufficient [1] - 46:25 integrity [2] - 18:2, 19:8 intend [1] - 19:13 intending [1] - 47:25 intends [1] - 40:16 intent [2] - 3:25, 47:6 interest [2] - 22:20,</p> |
|---|---|---|--|--|

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|---|---|--|--|---|
| <p>46:9 interested [2] - 37:16, 45:9 interesting [1] - 25:14 interfere [1] - 35:10 interim [2] - 8:22, 10:4 interior [3] - 37:20, 37:21, 51:19 interview [2] - 11:22, 45:11 introduce [1] - 43:7 introduced [2] - 43:17, 44:6 invaluable [1] - 15:2 INVESTMENT [1] - 1:2 investment [2] - 15:21, 15:23 Investment [1] - 2:5, 14:11, 14:13, 14:17, 14:24, 15:1, 15:10, 16:5, 16:6, 16:7, 16:10 investments [1] - 25:11 involve [1] - 4:4 involved [1] - 27:8 irreversible [1] - 19:25 issue [2] - 32:21, 47:12 issues [2] - 9:16, 48:18 it'll [1] - 25:16 item [1] - 2:20 itself [2] - 21:5, 32:7</p> | <p>joined [1] - 52:18 joining [1] - 11:10 Jones [1] - 51:18 Jorgenson [1] - 6:16 JOSEPH [1] - 1:21 JTA [1] - 34:16 JTA's [1] - 35:11 July [1] - 13:10, 30:7, 30:11, 35:9, 35:17, 35:19, 37:8, 51:22, 52:7, 55:1 jump [1] - 17:14 June [4] - 1:6, 2:2, 37:4, 56:15 jurisdiction [1] - 39:22</p> | <p>Laura [2] - 1:8, 34:1 leader [1] - 19:21 leadership [8] - 14:16, 15:3, 16:1, 16:9, 17:21, 18:9, 20:4, 54:11 leading [1] - 18:15 lean [1] - 12:14 least [1] - 41:9 leave [1] - 7:24 led [1] - 14:25 Lee [7] - 3:4, 4:16, 8:5, 11:2, 13:24, 16:16, 26:9 LEE [9] - 1:16, 3:5, 4:17, 8:6, 10:10, 11:3, 12:18, 16:18, 26:10 Lee's [1] - 26:25 left [4] - 17:13, 28:5, 31:17, 31:19 left-hand [1] - 31:17 legislation [9] - 39:23, 41:22, 41:23, 41:25, 42:2, 43:8, 43:9, 43:12, 43:17 Legislature [1] - 11:14 less [1] - 43:23 letters [1] - 46:9 level [5] - 29:22, 37:6, 38:23, 38:24, 43:22 leveraged [1] - 15:20 liaison [2] - 41:20, 41:21 Library [1] - 1:8 life [1] - 54:14 light [1] - 54:2 lighting [1] - 38:6 lights [2] - 38:10, 38:11 limited [1] - 9:12 line [5] - 6:14, 6:15, 6:16, 34:14 list [1] - 43:2 live [1] - 12:12 loan [1] - 32:15 locate [2] - 32:25, 50:25 located [2] - 36:14, 49:3 location [1] - 29:2 locomotive [1] - 50:20 look [8] - 23:11, 25:16, 33:23, 40:4, 40:18, 41:16, 51:5, 51:22 looking [6] - 9:19, 12:8, 29:17, 33:11, 36:1, 47:17 loop [1] - 38:20 Lori [3] - 14:13, 19:18,</p> | <p>54:6 LORI [1] - 1:18 lost [1] - 45:5 love [1] - 55:1 loves [1] - 30:1 luck [1] - 54:13</p> | <p>1:14, 1:15, 1:15, 1:16, 1:16, 41:20, 52:21 MEMBER [57] - 2:9, 2:10, 2:23, 2:24, 3:5, 3:7, 3:11, 3:13, 3:15, 3:17, 4:10, 4:12, 4:17, 4:20, 4:22, 4:24, 5:1, 5:3, 6:21, 6:22, 7:1, 8:1, 8:6, 8:9, 8:11, 8:13, 8:15, 8:17, 10:10, 10:11, 10:18, 10:20, 10:22, 10:24, 11:1, 11:3, 12:17, 12:18, 12:19, 12:20, 12:21, 12:22, 16:13, 16:14, 16:18, 17:1, 17:17, 18:8, 18:20, 19:3, 25:24, 26:2, 26:4, 26:6, 26:8, 26:10, 52:23 members [10] - 11:15, 11:20, 12:1, 12:4, 13:9, 13:21, 39:19, 53:8, 53:23 MEMBERS [9] - 1:12, 2:13, 2:16, 2:18, 3:2, 4:15, 8:3, 10:14, 25:21 mentioned [3] - 39:11, 44:13, 51:25 mentor [1] - 19:18 Merchants [1] - 18:11 met [2] - 36:11, 48:14 Met [3] - 23:9, 24:3, 50:9 meters [2] - 42:9, 42:11 Mezini [1] - 43:4 Mgr [1] - 1:20 mic [1] - 39:4 microphone [3] - 35:6, 35:15, 54:8 might [5] - 9:1, 35:2, 40:23, 45:9, 53:1 million [6] - 15:20, 21:15, 24:1, 44:7, 44:9, 44:12 mind [1] - 18:1 minutes [1] - 2:7 missed [1] - 16:24 mixed [1] - 29:4 modest [1] - 32:1 momentum [1] - 19:24 Monday [1] - 11:23 money [3] - 21:10, 45:1, 47:24 month [7] - 10:7, 27:25, 28:23, 31:20, 32:19, 35:2, 37:3</p> |
| <p>J</p> | <p>K</p> <p>Katherine [3] - 27:20, 27:21, 27:23 keep [7] - 17:25, 19:13, 19:16, 21:1, 28:18, 35:11, 53:16 keeping [1] - 29:8 Kelley [2] - 9:22, 52:11 KELLEY [1] - 1:19 kept [2] - 18:2, 24:1 key [2] - 38:8, 41:10 kind [10] - 9:14, 20:11, 20:14, 20:20, 21:4, 28:10, 33:24, 34:1, 38:1, 51:13 kiosks [1] - 40:9 knowledge [5] - 15:7, 17:24, 19:6, 19:7, 20:15 known [1] - 19:12 knows [3] - 21:6, 22:17, 46:23</p> | <p>Lee's [1] - 26:25 left [4] - 17:13, 28:5, 31:17, 31:19 left-hand [1] - 31:17 legislation [9] - 39:23, 41:22, 41:23, 41:25, 42:2, 43:8, 43:9, 43:12, 43:17 Legislature [1] - 11:14 less [1] - 43:23 letters [1] - 46:9 level [5] - 29:22, 37:6, 38:23, 38:24, 43:22 leveraged [1] - 15:20 liaison [2] - 41:20, 41:21 Library [1] - 1:8 life [1] - 54:14 light [1] - 54:2 lighting [1] - 38:6 lights [2] - 38:10, 38:11 limited [1] - 9:12 line [5] - 6:14, 6:15, 6:16, 34:14 list [1] - 43:2 live [1] - 12:12 loan [1] - 32:15 locate [2] - 32:25, 50:25 located [2] - 36:14, 49:3 location [1] - 29:2 locomotive [1] - 50:20 look [8] - 23:11, 25:16, 33:23, 40:4, 40:18, 41:16, 51:5, 51:22 looking [6] - 9:19, 12:8, 29:17, 33:11, 36:1, 47:17 loop [1] - 38:20 Lori [3] - 14:13, 19:18,</p> | <p>M</p> | <p>M</p> |
| <p>JACKSONVILLE [1] - 1:1 Jacksonville [12] - 1:7, 1:9, 5:22, 14:16, 14:20, 15:9, 16:10, 16:11, 17:12, 18:16, 20:5, 54:16 Jacksonville's [1] - 54:4 Jaguar [1] - 38:12 January [2] - 13:16, 48:10 JEA [5] - 32:22, 33:2, 34:14, 35:5, 35:7 JILL [1] - 1:14 job [6] - 9:23, 10:16, 16:23, 18:14, 29:7, 45:15 Joe [1] - 44:5 JOHN [3] - 1:15, 1:21, 1:22 Johnson [2] - 31:12 join [1] - 25:17</p> | <p>L</p> <p>lack [1] - 22:25 laid [1] - 16:1 land [3] - 23:5, 23:6, 23:7 LandMar [1] - 23:15 landscape [4] - 27:12, 30:10, 38:5, 45:22 landscaping [2] - 28:7, 30:5 lane [1] - 35:10 language [1] - 6:3 Large [1] - 1:10 largest [1] - 15:23 last [1] - 11:22, 12:3, 18:15, 21:3, 26:16, 26:17, 35:7, 36:11, 39:9, 46:7, 53:1 late [1] - 52:7</p> | <p>Lee's [1] - 26:25 left [4] - 17:13, 28:5, 31:17, 31:19 left-hand [1] - 31:17 legislation [9] - 39:23, 41:22, 41:23, 41:25, 42:2, 43:8, 43:9, 43:12, 43:17 Legislature [1] - 11:14 less [1] - 43:23 letters [1] - 46:9 level [5] - 29:22, 37:6, 38:23, 38:24, 43:22 leveraged [1] - 15:20 liaison [2] - 41:20, 41:21 Library [1] - 1:8 life [1] - 54:14 light [1] - 54:2 lighting [1] - 38:6 lights [2] - 38:10, 38:11 limited [1] - 9:12 line [5] - 6:14, 6:15, 6:16, 34:14 list [1] - 43:2 live [1] - 12:12 loan [1] - 32:15 locate [2] - 32:25, 50:25 located [2] - 36:14, 49:3 location [1] - 29:2 locomotive [1] - 50:20 look [8] - 23:11, 25:16, 33:23, 40:4, 40:18, 41:16, 51:5, 51:22 looking [6] - 9:19, 12:8, 29:17, 33:11, 36:1, 47:17 loop [1] - 38:20 Lori [3] - 14:13, 19:18,</p> | <p>Madam [1] - 11:11 maintenance [3] - 25:6, 40:8, 49:20 major [2] - 22:4, 40:24 majority [2] - 7:12, 47:21 managed [1] - 39:21 Manager [3] - 1:19, 1:20, 1:21 map [2] - 31:16, 47:15 March [1] - 13:16 marina [6] - 37:11, 48:20, 49:4, 50:9, 50:10 marine [1] - 50:14 marker [1] - 28:10 marketing [2] - 45:7, 45:12 marsh [1] - 38:4 mast [1] - 36:4 master [1] - 24:15 materials [1] - 41:3 maximum [1] - 48:6 Mayor's [1] - 39:6 MBRC [2] - 5:25, 39:16 MCARTHUR [1] - 1:20 McCoy's [1] - 28:18 McCoys [1] - 51:8 mean [7] - 7:20, 20:16, 20:19, 21:2, 33:7, 53:21, 54:3 means [2] - 4:7, 53:21 meanwhile [1] - 34:9 measures [2] - 41:15, 41:18 mechanics [1] - 9:25 median [1] - 28:8 MEETING [1] - 1:3 meeting [1] - 2:6, 11:25, 12:3, 27:2, 34:16, 34:24, 36:22, 39:9, 44:8, 48:17, 55:11 meetings [5] - 18:24, 40:16, 40:19, 41:2, 53:17 member [5] - 14:4, 17:7, 44:25, 53:22, 54:1 Member [8] - 1:14,</p> | |

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|--|---|--|---|--|
| <p>month's [1] - 52:16 monthly [1] - 26:17 months [4] - 27:15, 35:1, 40:13, 54:17 morning [2] - 5:25, 39:7 MOSH [1] - 51:20 Mosley [1] - 27:20 most [3] - 17:23, 18:1, 36:5 motion [8] - 2:8, 2:19, 2:21, 4:9, 4:10, 6:20, 10:9, 16:12 mouth [1] - 29:21 move [12] - 2:9, 2:23, 6:5, 6:6, 6:21, 10:10, 16:13, 21:20, 37:2, 46:14, 48:19, 48:22 moved [2] - 9:13, 29:25 moving [12] - 2:4, 5:7, 5:16, 8:21, 18:17, 27:14, 28:21, 29:16, 37:5, 42:22, 46:4, 47:24 MR [7] - 3:24, 5:12, 7:10, 11:11, 12:9, 13:1, 13:4 MS [5] - 3:23, 5:9, 8:24, 20:10, 26:18 multiple [2] - 41:5, 45:19 Multipurpose [1] - 1:8</p> | <p>New [1] - 5:7 new [15] - 5:8, 9:21, 13:21, 14:4, 14:10, 22:23, 26:19, 27:1, 27:25, 28:19, 28:22, 28:24, 41:6, 45:10, 51:24 newer [1] - 39:19 next [31] - 5:14, 5:15, 6:1, 11:7, 14:8, 25:14, 27:19, 28:17, 28:23, 29:23, 31:11, 32:2, 32:12, 33:5, 35:13, 36:7, 36:15, 36:25, 37:18, 37:22, 38:3, 39:1, 40:12, 43:2, 43:6, 44:5, 46:11, 48:11, 49:4, 49:18, 54:14 night [1] - 42:10 nightlife [1] - 15:17 nights [1] - 42:4 noise [1] - 43:2 none [4] - 3:3, 5:7, 8:4, 55:11 nonetheless [1] - 5:21 North [1] - 1:8 Northbank [1] - 21:16 Notary [1] - 1:10 notes [1] - 56:11 nothing [2] - 7:18, 7:19 notice [4] - 6:4, 7:2, 7:13, 30:8 noticed [1] - 44:8 November [1] - 52:3 nuanced [1] - 22:15 number [6] - 19:13, 22:9, 34:19, 37:10, 37:11, 38:7</p> | <p>OGC [1] - 19:19 old [3] - 28:21, 29:1 Old [1] - 5:6 onboarding [1] - 18:22 once [2] - 28:24, 45:13 One [2] - 27:10 one [28] - 2:20, 5:10, 6:4, 8:23, 8:24, 9:6, 21:2, 24:18, 29:8, 29:10, 30:20, 32:14, 33:4, 35:9, 39:18, 41:23, 43:7, 45:4, 45:6, 46:11, 46:14, 46:20, 46:24, 47:3, 50:18, 51:16, 52:13, 54:24 one-cycle [1] - 54:24 one-way [1] - 9:6 ongoing [1] - 52:5 online [1] - 14:3 open [10] - 12:15, 30:20, 30:21, 34:2, 35:23, 36:1, 36:19, 36:23, 49:22, 50:7 opened [1] - 36:11 opening [4] - 30:7, 33:22, 38:17, 50:8 openings [1] - 25:17 Operations [1] - 1:19 operations [3] - 9:8, 9:13, 25:6 operative [1] - 5:17 opinion [1] - 12:16 opportunities [1] - 40:5 opportunity [5] - 19:4, 20:20, 20:23, 30:22, 42:13 opposed [2] - 2:17, 29:22 optimal [1] - 46:20 options [1] - 11:24 order [1] - 34:23 ordinance [1] - 43:2 organization [2] - 18:15, 50:23 originally [1] - 48:9 Osborn [1] - 50:21 otherwise [1] - 6:17 Ott [1] - 43:4 outline [1] - 33:12 Overland [1] - 38:18 own [1] - 44:24 owned [1] - 49:23 owner [1] - 15:4</p> | <p>55:14 parcel [2] - 23:21, 52:9 parcels [1] - 30:23 Park [8] - 23:9, 24:3, 29:24, 31:6, 50:8, 50:9, 51:8 park [7] - 24:5, 29:19, 33:13, 33:25, 38:14, 42:12, 51:21 parking [12] - 35:23, 39:20, 39:22, 40:12, 41:25, 42:2, 42:18, 42:19, 48:14, 49:12, 50:13, 50:21 Parking [2] - 39:21, 40:2 parks [7] - 23:5, 24:16, 25:3, 45:23, 49:18, 49:22, 49:23 Parola [11] - 3:23, 5:9, 7:2, 8:25, 9:4, 9:7, 10:3, 11:6, 30:1, 37:25, 46:12 PAROLA [4] - 1:19, 3:24, 5:12, 7:10 part [11] - 15:3, 24:14, 24:24, 25:1, 28:9, 29:6, 34:6, 34:8, 38:14, 39:3, 49:1 partial [1] - 31:16 participation [1] - 31:25 particular [1] - 5:18 passed [1] - 5:25 passes [4] - 3:19, 8:19, 26:12, 55:3 passion [1] - 15:7 path [1] - 19:24 patience [1] - 18:22 patrons [1] - 42:19 pavilion [1] - 33:13 paving [1] - 30:4 pay [2] - 21:7, 21:12 paying [1] - 42:12 Pearl [2] - 32:3, 32:12 PELUSO [1] - 52:23 Peluso [4] - 36:20, 36:21, 52:18, 52:21 people [5] - 22:14, 24:19, 45:1, 47:7, 50:6 percent [1] - 51:21 percentage [1] - 31:25 performance [4] - 6:8, 41:14, 41:17, 52:2 Performing [1] - 42:9 period [1] - 34:20 permitted [1] - 22:8 person [1] - 36:10</p> | <p>perspective [3] - 9:14, 20:24, 29:17 Phase [8] - 29:4, 33:22, 34:4, 34:7, 34:8, 34:11, 47:14, 47:15 phase [3] - 34:13, 48:11, 54:14 photographs [1] - 27:4 physical [1] - 34:12 pick [1] - 23:21 pickleball [1] - 20:2 picture [2] - 33:24, 34:3 pictures [2] - 23:11, 33:8 pieces [2] - 20:21, 41:22 pilot [2] - 42:17, 42:22 pivotal [1] - 53:14 Pizza [4] - 36:10, 36:16, 36:18 pizza [2] - 36:16, 36:24 place [3] - 17:13, 49:5 places [1] - 38:7 plan [2] - 24:3, 41:18 planned [1] - 22:7 planning [4] - 24:15, 47:19, 52:2, 52:6 plans [5] - 18:3, 30:24, 43:7, 48:13, 48:16 plant [1] - 47:19 play [1] - 20:2 playground [3] - 33:14, 33:16, 38:14 Plaza [7] - 15:13, 24:8, 33:6, 33:7, 33:22, 50:17, 52:9 pleasure [5] - 16:18, 18:6, 18:10, 18:13, 53:25 plot [1] - 47:17 podium [1] - 52:22 point [4] - 20:12, 23:2, 29:10, 49:23 points [1] - 41:10 Polar [1] - 50:14 pool [2] - 27:11, 44:21 population [1] - 22:3 portion [3] - 2:5, 27:18, 34:4 position [4] - 21:14, 45:7, 45:8, 45:13 posture [1] - 21:19 potential [1] - 50:19 Pour [3] - 36:8, 36:9, 36:10 pour [1] - 30:15</p> |
| N | | O | | |
| <p>N11 [2] - 32:3 N4 [2] - 32:12, 32:15 N8 [1] - 32:17 names [1] - 36:17 nearing [3] - 29:21, 29:25, 50:9 necessary [1] - 40:5 need [10] - 4:5, 5:16, 14:3, 37:12, 40:7, 40:11, 44:17, 49:9, 49:11, 50:5 needed [2] - 22:2, 24:19 needle [1] - 21:20 needs [1] - 55:10 negative [1] - 21:10 negotiating [1] - 49:20 negotiations [1] - 24:10 network [2] - 24:16, 33:1 never [1] - 30:3 nevertheless [2] - 22:15, 32:1</p> | <p>Oak [1] - 52:14 obligations [1] - 21:7 obviously [1] - 16:20 October [1] - 52:3 October/November [1] - 49:10 OF [4] - 1:1, 56:1, 56:3, 56:4 offered [1] - 11:18 Office [4] - 1:22, 6:11, 39:20, 40:1 office [5] - 11:23, 12:9, 12:23, 13:5, 13:20 Officer [4] - 1:18, 14:18, 14:23, 15:2 offices [1] - 37:1</p> | P | <p>p.m [3] - 1:7, 2:2,</p> | |

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| | | | | | |
|--|---|--|---|--|--|
| <p>power [4] - 32:22, 32:24, 32:25, 33:1 PowerPoint [2] - 27:3, 41:7 practice [1] - 42:7 precast [1] - 32:5 predecessors [1] - 23:4 preference [1] - 12:11 prepare [1] - 41:3 prepared [2] - 35:5, 35:7 preparing [2] - 41:4, 41:5 prepping [1] - 18:23 PRESENT [2] - 1:12, 1:17 presentation [2] - 41:7, 41:8 President [2] - 14:22, 40:15 pretty [5] - 24:12, 29:14, 30:18, 38:2, 49:19 previously [2] - 21:23, 23:14 price [2] - 47:11, 48:7 pricing [1] - 42:6 primarily [2] - 5:23, 6:9 Prime [1] - 50:21 principal [1] - 27:21 private [5] - 15:22, 15:24, 17:4, 25:10, 41:8 privately [1] - 30:22 privilege [2] - 20:22, 21:15 problem [1] - 30:13 proceed [1] - 47:5 proceeding [1] - 48:8 proceedings [2] - 55:13, 56:9 Proceedings [1] - 1:6 process [7] - 18:2, 19:7, 41:4, 43:3, 45:5, 45:21, 46:8 Procurement [1] - 46:21 professional [2] - 15:5, 45:17 Professional [2] - 56:7, 56:18 professionally [2] - 16:21, 19:11 program [6] - 11:19, 42:4, 42:17, 42:22, 42:23 programmable [1] - 38:8</p> | <p>programming [1] - 49:21 programs [1] - 15:14 progress [3] - 27:5, 31:13, 33:19 progressing [1] - 52:10 project [8] - 27:23, 30:9, 31:2, 31:6, 31:7, 36:18, 47:21, 48:11 Project [1] - 1:20 projects [18] - 9:18, 9:24, 10:2, 15:12, 16:21, 21:17, 22:6, 25:11, 26:21, 27:9, 41:9, 45:24, 46:4, 47:13, 50:18, 53:18, 54:7 promoting [1] - 14:15 properly [1] - 35:25 properties [1] - 24:6 Property [1] - 1:20 property [8] - 23:15, 23:18, 24:4, 24:11, 43:10, 48:20, 48:21, 49:4 proposing [1] - 11:23 protection [1] - 7:14 protections [1] - 6:6 provide [6] - 4:1, 21:17, 24:22, 34:20, 42:18, 48:16 provided [4] - 32:18, 33:2, 33:8, 48:6 providing [2] - 15:2, 44:19 provisions [1] - 5:17 public [3] - 15:20, 40:16, 41:8 Public [6] - 1:10, 29:7, 35:21, 39:20, 40:1, 45:21 Public/Main [1] - 1:7 pulled [1] - 47:8 purely [1] - 23:1 purposes [1] - 45:2 push [1] - 25:2 pushes [1] - 37:16 put [5] - 21:9, 24:4, 44:13, 44:15, 46:25 putting [3] - 30:5, 33:17, 36:3</p> | <p>qualify [1] - 46:10 quality [1] - 38:1 quarter [1] - 13:15 questions [10] - 4:14, 6:13, 6:17, 6:24, 8:2, 10:13, 12:5, 13:11, 13:18, 18:23 quickly [3] - 30:14, 46:15, 51:24 quite [2] - 11:24, 39:15 quorum [1] - 41:23 quote [1] - 34:18</p> | <p>redevelopment [5] - 9:17, 29:3, 29:6, 30:22, 37:9 regard [1] - 22:4 regarding [2] - 24:11, 37:10 rehabilitation [1] - 15:15 Related [2] - 48:15, 49:14 related [1] - 51:25 relates [1] - 49:22 relay [1] - 13:5 relocation [1] - 34:12 remember [4] - 5:18, 33:9, 49:9, 50:24 remind [1] - 13:8 reminders [1] - 13:12 removed [1] - 23:23 renderings [1] - 51:23 REP [1] - 42:21 repaving [1] - 47:24 REPD [1] - 18:24 report [4] - 28:9, 32:17, 55:9, 56:9 report/update [1] - 26:17 reported [1] - 44:1 REPORTER [1] - 56:1 Reporter [2] - 56:8, 56:18 representatives [1] - 48:15 request [2] - 51:5, 51:23 requests [2] - 9:20, 43:23 required [3] - 13:21, 41:19, 43:19 requirement [2] - 11:8, 34:25 requires [1] - 34:23 reschedule [1] - 11:25 residential [7] - 15:17, 22:1, 22:3, 22:24, 27:17, 28:4, 29:4 residents [2] - 22:5, 27:14 resolution [8] - 3:20, 5:5, 8:19, 8:25, 14:8, 14:11, 26:12, 54:22 Resolution [4] - 2:21, 5:7, 8:21, 14:9 resolved [1] - 16:4 resources [1] - 44:21 respected [1] - 18:5 response [7] - 2:13, 2:18, 3:2, 4:15, 8:3, 10:14, 25:21 responsibility [1] -</p> | <p>50:2 restoration [2] - 35:14, 51:2 restore [1] - 50:24 restriction [1] - 24:4 restrictions [1] - 23:23 result [1] - 51:11 resulting [1] - 15:23 retail [3] - 28:6, 36:12, 37:10 retirement [1] - 16:24 retiring [1] - 27:24 return [2] - 25:5, 50:20 REV [1] - 44:2 revenue [1] - 42:13 review [1] - 9:23 Review [1] - 39:7 revised [1] - 48:13 revitalization [2] - 14:15, 16:2 RFP [2] - 23:20, 46:11 RFPs [1] - 23:10 RFQ [1] - 45:17 ribbon [1] - 54:17 ribbon-cuttings [1] - 54:17 right-side [1] - 21:5 river [2] - 29:16, 29:17 Riverfront [7] - 15:12, 24:8, 33:6, 33:7, 33:22, 50:17, 52:9 riverfront [3] - 23:5, 23:6, 38:9 RiversEdge [3] - 37:23, 37:24, 49:18 Riverside [9] - 27:10, 27:11, 28:12, 29:12, 29:15, 29:18, 51:13, 51:14, 51:16 Riverwalk [3] - 24:13, 27:13, 34:7 road [5] - 29:24, 34:22, 35:24, 51:6 roadway [1] - 50:13 role [5] - 9:12, 9:13, 19:9, 20:18, 20:19 roll [1] - 20:20 Room [1] - 1:8 roundabout [1] - 33:25</p> | |
| Q | | R | | S | |
| <p>qualifications [1] - 47:4 qualified [2] - 46:15, 46:22</p> | <p>qualifications [1] - 47:4 qualified [2] - 46:15, 46:22</p> | <p>railroad [3] - 51:9, 51:10, 51:11 ramp [2] - 49:11, 49:14 rates [1] - 22:20 RDA [1] - 50:12 reach [1] - 14:1 reached [1] - 51:1 read [1] - 14:10 ready [2] - 29:2, 31:3 real [7] - 15:4, 20:19, 20:21, 22:17, 24:14, 31:9, 53:25 really [2] - 7:14, 7:18, 9:3, 9:14, 9:19, 10:7, 10:16, 18:4, 18:16, 18:25, 20:11, 22:11, 30:16, 33:12, 37:21, 38:2, 38:8, 44:2, 44:19, 46:5, 50:5 reason [2] - 38:22, 52:25 receipts [2] - 31:24, 32:1 receive [1] - 9:6 received [3] - 9:5, 13:17, 46:20 recently [2] - 33:8, 34:16 recession [1] - 22:21 recognizes [1] - 16:7 recognizing [2] - 14:12, 52:24 reconfiguration [1] - 49:11 record [2] - 41:16, 56:10 red [1] - 38:11 redesign [1] - 33:3 redesigned [2] - 32:24, 48:4 redesigning [2] - 48:12, 51:20 redevelop [1] - 24:11</p> | <p>salary [2] - 5:23, 39:13 saw [3] - 10:5, 17:5, 36:20 Sawyer [1] - 6:12 SAWYER [1] - 1:22 scenes [1] - 37:19 schedule [8] - 29:8,</p> | | |

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| | | | | |
|--|--|--|---|---|
| <p>30:19, 32:16, 33:21, 50:11, 50:16, 52:2, 52:11 scheduled [6] - 30:7, 40:19, 41:2, 48:8, 48:10, 48:17 scheduling [1] - 12:13 scope [2] - 9:12, 47:11 scorer [1] - 46:13 SCOTT [1] - 1:14 screen [1] - 51:13 search [2] - 6:15, 7:16 Seasons [4] - 25:10, 37:1, 37:3 second [12] - 2:10, 2:24, 4:12, 6:22, 10:11, 11:25, 16:14, 21:24, 24:24, 30:17, 39:25, 41:25 section [2] - 16:6, 28:6 see [36] - 7:4, 7:5, 12:12, 17:7, 25:4, 25:15, 27:5, 27:11, 27:15, 27:16, 28:4, 28:15, 28:19, 29:9, 29:15, 30:3, 31:13, 31:20, 31:23, 32:5, 32:7, 33:12, 33:15, 33:24, 35:4, 36:3, 36:9, 37:20, 38:5, 38:18, 38:23, 39:4, 45:14, 47:3, 47:9, 55:3 seeing [8] - 3:3, 5:6, 8:4, 29:18, 33:10, 36:4, 37:8, 55:11 segment [1] - 48:6 selected [3] - 45:19, 45:20, 46:19 selection [1] - 13:6 send [1] - 13:12 sense [1] - 47:23 sent [1] - 9:4 September [1] - 32:20 serve [1] - 53:25 served [2] - 14:20, 16:20 service [7] - 14:14, 17:18, 19:10, 21:8, 34:21, 34:25, 35:12 Services [1] - 7:18 services [1] - 45:17 servicing [1] - 14:21 session [1] - 12:1 set [3] - 19:23, 19:24, 25:13 setting [1] - 18:16 several [2] - 21:12, 27:14</p> | <p>severance [1] - 7:19 sewer [1] - 34:14 Shakes [1] - 13:1 share [6] - 9:7, 28:14, 39:5, 39:18, 39:25, 40:24 sheet [1] - 52:13 Sherwill [1] - 40:4 shift [2] - 22:19, 22:20 Shipyards [3] - 23:7, 23:8, 24:3 shooting [1] - 46:5 short [2] - 19:16, 27:3 shot [1] - 32:8 show [3] - 38:1, 53:20 showed [1] - 27:3 showing [3] - 27:4, 31:21, 53:16 shown [2] - 53:6, 53:19 shows [1] - 31:16 sic [1] - 36:11 sic] [1] - 40:14 side [7] - 17:4, 17:5, 21:5, 28:4, 29:9, 31:17, 35:24 sidewalk [4] - 30:10, 30:18, 32:23, 47:20 significance [1] - 25:9 significant [3] - 21:3, 29:11, 40:3 simply [1] - 37:6 sit [2] - 31:2, 53:19 site [4] - 4:1, 4:7, 29:2, 29:5 six [7] - 11:14, 15:2, 18:15, 21:4, 32:19, 35:1, 37:3 six-month [2] - 32:19, 37:3 slated [2] - 23:17, 24:7 Sleiman [1] - 24:10 slide [6] - 27:19, 28:17, 28:18, 32:2, 34:10, 35:13 slides [1] - 39:2 small [1] - 32:8 Snyder [1] - 46:18 solution [1] - 49:16 solved [1] - 24:18 someone [1] - 46:1 sometimes [2] - 31:9, 53:11 Sondra [1] - 21:6 SONDRA [1] - 1:13 soon [1] - 38:17 SOPs [2] - 41:12 sorry [2] - 36:19, 54:23</p> | <p>sort [2] - 53:19, 55:2 sounded [1] - 43:25 source [1] - 30:25 Southbank [1] - 38:21 Southern [1] - 52:14 space [3] - 36:12, 38:1, 38:15 spaces [1] - 35:23 speaking [1] - 37:25 speaks [1] - 20:7 special [6] - 11:15, 11:16, 40:14, 43:13, 44:15, 47:1 Special [1] - 40:17 specifically [1] - 34:10 specifics [1] - 49:20 spend [1] - 47:24 spent [1] - 39:19 sponsored [1] - 41:22 sports [1] - 21:9 Square [2] - 32:3, 32:12 stadium [1] - 42:11 Staff [1] - 1:21 staff [5] - 3:21, 4:14, 40:25, 41:5, 43:3 staffing [1] - 45:6 stage [3] - 30:1, 30:5, 31:22 stages [2] - 31:15, 36:18 stair [1] - 32:5 standpoint [6] - 40:8, 42:8, 49:8, 49:16, 51:8 start [7] - 16:17, 32:20, 33:16, 35:7, 35:8, 45:23, 48:8 started [6] - 9:11, 19:20, 22:4, 32:15, 34:10, 46:7 starting [4] - 27:10, 27:16, 27:25, 49:10 starts [2] - 22:24, 49:14 state [3] - 41:19, 53:17, 54:5 State [1] - 1:10 STATE [1] - 56:3 station [1] - 50:14 stay [1] - 10:1 stenographic [1] - 56:11 stenographically [1] - 56:9 step [1] - 46:8 stepping [1] - 11:6 steps [2] - 29:11, 29:18</p> | <p>STEVE [1] - 1:19 still [9] - 33:20, 34:24, 45:6, 45:20, 46:7, 47:15, 48:12, 50:11, 52:6 storage [2] - 48:19, 48:23 storm [1] - 34:14 story [1] - 39:3 storytelling [1] - 51:7 strategy [2] - 22:1, 24:15 street [3] - 32:9, 32:10, 35:14 Street [10] - 1:8, 15:13, 23:9, 29:24, 31:6, 34:1, 48:4, 48:5, 50:8 streets [1] - 40:10 strides [2] - 22:4, 22:15 striping [1] - 36:5 strong [2] - 12:11, 16:1 structural [1] - 40:22 study [1] - 46:20 subject [2] - 11:16, 23:10 submission [1] - 52:1 submit [1] - 47:9 substantially [2] - 49:24, 50:1 success [1] - 15:9 successful [1] - 14:15 suggest [1] - 45:15 suggesting [2] - 40:4, 40:23 summer [2] - 28:22, 52:6 super [1] - 7:12 supervisory [1] - 39:12 support [4] - 31:1, 37:11, 50:10, 53:20 supportive [1] - 38:22 supports [1] - 42:14 supposed [2] - 29:5, 49:9 surprised [1] - 13:6 survey [1] - 47:16 sustained [1] - 16:2 swimming [1] - 27:11 swings [1] - 38:8 synced [1] - 38:10</p> | <p>tape [1] - 12:2 Taproom [3] - 36:8, 36:9, 36:10 Tarbert [4] - 5:14, 6:4, 10:5, 40:23 target [1] - 28:20 teal [1] - 38:12 team [4] - 9:22, 17:5, 17:8, 17:9 ten [1] - 20:17 tenant [1] - 37:10 tenure [4] - 9:9, 15:6, 15:19, 54:23 term [2] - 7:3, 9:10 terminate [1] - 7:13 termination [1] - 7:4 terms [2] - 9:25, 44:19 terrific [1] - 28:2 THE [65] - 2:4, 2:11, 2:14, 2:17, 2:19, 2:25, 3:3, 3:6, 3:9, 3:12, 3:14, 3:16, 3:18, 4:8, 4:13, 4:16, 4:19, 4:21, 4:23, 4:25, 5:2, 5:4, 5:11, 6:19, 6:23, 8:2, 8:4, 8:8, 8:10, 8:12, 8:14, 8:16, 8:18, 10:8, 10:12, 10:15, 10:19, 10:21, 10:23, 10:25, 11:2, 11:4, 12:7, 12:10, 12:23, 13:2, 14:6, 16:15, 16:25, 17:16, 18:7, 18:19, 19:2, 19:15, 25:18, 25:22, 26:1, 26:3, 26:5, 26:7, 26:9, 26:11, 26:15, 52:17, 55:8 theme [2] - 51:7 themselves [1] - 11:16 therefore [2] - 16:4, 40:18 they've [3] - 25:13, 34:21, 51:1 third [2] - 23:3, 23:20 three [12] - 7:2, 7:6, 7:8, 7:11, 7:22, 20:25, 21:1, 24:10, 25:7, 25:11, 31:4, 46:12 three-year [1] - 7:2 threshold [1] - 43:19 throughout [2] - 9:10, 17:19 tied [3] - 7:6, 7:8, 7:11 timing [2] - 41:11, 52:12 tireless [1] - 15:7 today [8] - 10:16, 22:7,</p> |
| <p>T</p> | | | | |
| <p>Tallahassee [1] - 14:5 taller [1] - 32:18 tanks [1] - 48:23</p> | | | | |

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| | | | |
|---|---|--|--|
| <p>30:9, 35:22, 37:3, 39:15, 41:21, 52:25 Todd [1] - 6:16 together [3] - 12:25, 20:21, 34:5 tomorrow [6] - 13:13, 39:7, 48:2, 48:3, 48:17, 49:7 took [1] - 51:10 top [2] - 10:1, 33:14 total [1] - 44:3 toward [2] - 29:16, 29:18 towards [1] - 12:14 towers [1] - 32:5 town [1] - 44:24 track [2] - 41:16, 51:25 tracking [1] - 52:13 trade [1] - 24:3 traffic [3] - 35:16, 35:18, 35:25 Trail [3] - 38:18, 38:19, 48:5 training [4] - 11:7, 11:17, 11:19, 11:25 transcript [1] - 56:10 transformative [1] - 15:12 transformers [3] - 32:22, 32:23, 49:3 transition [1] - 41:6 trees [1] - 47:19 TREVOR [1] - 1:16 trial [1] - 34:20 TriBridge [2] - 27:22, 27:24 tried [2] - 26:21, 27:1 Tropia [3] - 1:9, 56:7, 56:18 true [1] - 56:10 try [3] - 4:2, 30:17, 47:8 trying [5] - 18:4, 19:15, 36:22, 40:9, 49:16 turn [2] - 29:3, 42:14 turned [1] - 25:15 turns [1] - 45:3 twice [1] - 14:21 two [21] - 7:15, 11:23, 14:19, 15:13, 23:10, 23:15, 24:10, 24:18, 28:23, 33:9, 35:2, 35:14, 35:18, 36:1, 40:16, 41:22, 42:21, 45:22, 45:23, 46:7, 47:14 two-away [1] - 47:14 two-way [4] - 15:13, 35:14, 35:18, 36:1</p> | <p>type [1] - 32:25 typically [1] - 7:5</p> <p style="text-align: center;">U</p> <p>U2C [1] - 34:17 UF [3] - 43:12, 52:5, 53:17 Unallocated [1] - 39:14 undeniable [1] - 19:25 under [8] - 22:7, 22:8, 28:16, 29:15, 31:21, 39:22, 48:23, 50:15 underground [4] - 30:2, 32:6, 32:11, 34:11 underway [7] - 26:23, 28:15, 32:4, 41:9, 49:17, 50:15, 51:18 unfortunately [1] - 11:21 Union [1] - 48:12 unwavering [1] - 16:8 up [18] - 11:6, 11:7, 13:25, 14:8, 18:16, 22:22, 29:22, 30:21, 31:14, 33:17, 35:4, 35:17, 39:12, 41:15, 46:16, 51:12, 53:16, 53:19 update [2] - 27:8, 52:16 updates [3] - 26:22, 39:24, 51:15 upgrades [2] - 40:8, 42:15 upper [2] - 29:9, 33:24 utilities [2] - 32:6, 47:18 utility [4] - 34:11, 34:23, 47:16, 47:22</p> | <p>view [1] - 31:16 visionary [2] - 16:1, 19:22 volumes [1] - 20:8 vote [3] - 8:5, 10:17, 25:23 voted [1] - 5:14 vouchers [1] - 42:18 VyStar [1] - 36:13</p> | <p>WJCT [1] - 50:14 WOHLERS [11] - 1:14, 2:9, 3:13, 4:24, 6:21, 8:13, 10:22, 12:20, 16:13, 18:8, 26:4 Wohlers [6] - 3:12, 4:23, 8:12, 10:21, 18:7, 26:3 won [1] - 23:10 wondered [1] - 51:3 wonderful [1] - 18:17 words [1] - 20:11 wore [1] - 20:17 Works [3] - 29:7, 35:21, 45:21 works [1] - 5:20 World [1] - 24:20 worried [1] - 52:12</p> |
| | <p style="text-align: center;">V</p> <p>vacant [1] - 45:6 variable [1] - 42:5 various [7] - 16:22, 31:15, 36:5, 36:18, 39:21, 41:17, 43:23 vendors [3] - 45:19, 45:20, 46:3 venture [1] - 28:1 venues [1] - 42:20 verbal [1] - 27:8 vertical [1] - 52:15 video [10] - 12:2, 12:12, 12:15, 12:17, 12:18, 12:19, 12:20, 12:21, 12:25, 27:3</p> | <p style="text-align: center;">W</p> <p>WADE [1] - 1:20 wait [6] - 31:3, 33:15, 45:12, 45:16, 46:18, 46:19 waiting [7] - 31:3, 31:5, 45:20, 46:1, 46:7, 46:21, 47:15 walk [1] - 36:20 walkway [1] - 29:19 Wallace's [1] - 9:9 walls [3] - 28:20, 29:1, 29:14 wants [1] - 3:21 watch [2] - 12:2, 12:25 watched [1] - 45:1 Water [1] - 48:7 water [1] - 29:21 waterfront [1] - 29:13 ways [4] - 4:4, 43:25, 54:3, 54:21 Wednesday [1] - 1:6 week [5] - 12:3, 35:7, 39:9, 44:11, 50:19 weekends [1] - 42:5 weeks [3] - 7:15, 43:6, 54:17 weigh [1] - 45:14 welcome [1] - 40:21 West [2] - 23:7, 24:4 Whereas [1] - 15:11 whereas [5] - 14:19, 14:25, 15:6, 15:19, 15:25 whereby [1] - 42:5 whittled [1] - 44:8 Whole [3] - 28:5, 28:11, 28:13 whole [3] - 23:13, 31:18, 43:14 wholeheartedly [1] - 25:24 willing [1] - 11:24 wisdom [1] - 11:13 wish [1] - 54:13 withdraw [3] - 4:6, 4:9, 4:11 withdrawal [1] - 3:21 withdrawn [1] - 5:5</p> | <p style="text-align: center;">Y</p> <p>Yates [1] - 42:25 year [8] - 7:2, 13:11, 21:16, 24:1, 33:22, 37:17, 45:18, 48:10 year's [1] - 11:21 years [16] - 7:7, 7:8, 7:12, 7:22, 11:14, 15:2, 16:19, 17:19, 18:11, 18:16, 20:17, 21:4, 21:12, 25:14, 31:4, 54:18 yesterday [1] - 40:2 yourselves [1] - 21:21 youth [1] - 38:16</p> |

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