

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, June 20, 2018,  
commencing at 2:05 p.m., at the Ed Ball Building, 214  
North Hogan Street, 8th Floor, Jacksonville, Florida,  
before Diane M. Tropia, a Notary Public in and for the  
State of Florida at Large.

BOARD MEMBERS PRESENT:

OLIVER BARAKAT, Acting Chairman.  
DANE GREY, Board Member.  
BRENNAN DURDEN, Board Member.  
CRAIG GIBBS, Board Member.  
RON MOODY, Board Member.  
MARC PADGETT, Board Member.  
BRAXTON GILLAM, Board Member.

ALSO PRESENT:

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

- - -

Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

3

1 District budget approval.  
2 Mr. Wallace, I assume you'll be walking us  
3 through this?  
4 MR. WALLACE: Yes, sir.  
5 This is a resolution of the Jacksonville  
6 Downtown Investment Authority adopting  
7 FY 2018/2019 proposed budgets. This is your  
8 Southside TID, your Northwest TID, and your  
9 Downtown East TID for fiscal year 2018 through  
10 2019.  
11 So, Mr. Chairman, if we could, what I'd  
12 like to do is start with the Southside TID,  
13 which is SF 182. That's always easy for me to  
14 walk through, and then I'll come back to the  
15 Northbank, if you don't mind. Okay?  
16 THE CHAIRMAN: Okay.  
17 MR. WALLACE: Welcome, Ms. Durden.  
18 How are you?  
19 So, Mr. Chairman, your ever-long taxes  
20 projected for fiscal year '18/'19 will be  
21 \$4.041 million.  
22 With regards to expenditures, you see we  
23 set aside \$5,000 in Professional Services.  
24 This will take care of -- for audit purposes.  
25 As you move further down into expenditures  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 PROCEEDINGS  
June 20, 2018 2:05 p.m.  
2 - - -  
3 THE CHAIRMAN: Okay. We're going to go  
4 ahead and get started. My name is Oliver  
5 Barakat. I'm neither the chair nor the vice  
6 chair. They are both absent today. But I did  
7 pull the short straw, so I'll be chairing  
8 today.  
9 So if we could all please stand and say  
10 the Pledge of Allegiance. Mr. Gillam has a  
11 flag on his phone.  
12 (Recitation of the Pledge of Allegiance.)  
13 THE CHAIRMAN: All right. Thank you.  
14 I hereby open the Community Redevelopment  
15 Agency meeting. And first on the agenda is to  
16 approve the CRA meeting minutes from our May  
17 meeting.  
18 MR. GILLAM: Move approval.  
19 BOARD MEMBER GIBBS: Second.  
20 THE CHAIRMAN: The minutes have been  
21 approved and seconded. All in favor, say aye.  
22 BOARD MEMBERS: Aye.  
23 THE CHAIRMAN: Thank you. It's approved.  
24 The first action item on the agenda is  
25 Resolution 2018-06-01, our Tax Increment  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

4

1 itself, it's 3.026 million in expenditures.  
2 And that's the Peninsula REV Grant, 625,000;  
3 Strand REV Grant, 425,000. We've got the  
4 Sunguard Rev Grant at 8,000; One Call  
5 Commercial Revitalization Program grant at  
6 100,000. We'll be putting a line item in for  
7 the Southbank Riverwalk wayfaring signage.  
8 We've got waterfront activation here, roughly  
9 at about 18,000. We're setting aside  
10 \$1.75 million for public infrastructure  
11 improvements at the JEA site on the Southbank.  
12 We've got interest on the Strand bonds of  
13 178,000. And then we've got an interfund  
14 transfer, so we're going to transfer out  
15 \$404,000 to cover some of our administrative  
16 costs. We're also replenishing funds into the  
17 Downtown Economic -- to the Southbank Retail  
18 Enhancement Fund of 178,000. Putting money  
19 into Southbank parking, 250,000. So that gives  
20 you the total expenditure of \$4.041 million.  
21 That's your Southbank expenditure -- the  
22 revenues and expenditures.  
23 I'd like to entertain any questions, if  
24 you have any. If not, we'll move on to the  
25 actual Northbank.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

5

1 THE CHAIRMAN: Any questions?  
2 BOARD MEMBERS: (No response.)  
3 MR. WALLACE: Okay. So if we can go to  
4 the -- well, let's take the Northbank West.  
5 There's a reason for it, because we moved  
6 funding from -- I'm sorry, we take any excess  
7 revenue from the west and we move that to the  
8 actual east.

9 So Northwest TID projected revenues will  
10 be \$5.148 million. Again, we set aside 5,000  
11 for audit purposes. As we get into other  
12 expenditures, expenditures total up to  
13 3.237 million, and the breakout is the  
14 following: We're budgeting for the MPS Urban  
15 Core garage, which is the courthouse garage,  
16 expenditures of roughly 2.2 million. We've got  
17 the JTA/Fidelity parking lease at about 13,494.  
18 We have a REV Grant projected for Hallmark, 220  
19 Riverside, 360,000. Pope & Land Rev Grant,  
20 which is Brooklyn Riverside Apartments, at  
21 325,000. We're looking to expand the REP  
22 program, and we're looking to put money into  
23 that, and that would be \$338,513.

24 What we would also do is what we call an  
25 "interfund transfer," which means that we will  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

6

1 be transferring money from the west to the east  
2 to cover expenses in the east, and the amount  
3 that we would transfer would be 1.906 is what  
4 we would transfer. And we have no cash  
5 carryover. So, therefore, it would be -- total  
6 expenses will be 5.148 million, just as we have  
7 in the revenues.

8 There's a scrivener's error on here that  
9 says to Downtown East, 1,978-, strike that out.  
10 And everything else will balance.

11 Do we have any questions on the west, sir?

12 THE CHAIRMAN: Any questions?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none --

15 MR. WALLACE: Moving on to the east, if we  
16 don't mind, ad valorem taxes is projected at  
17 2.995 million. We've got debt repayment on  
18 11E. That revenue will be coming in, so that  
19 would be 416,397. We get repayment from the  
20 Carling loan, 506,487. And you see you  
21 transfer in the revenue from the west to the  
22 east, which is 1.906 million, and so that gives  
23 you a total revenue on the Downtown East of  
24 5.825 million.

25 As we run through expenditures, again,  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

7

1 5,000 set aside for audit purposes. You've got  
2 your expenditures at 2.9 million. That breaks  
3 down to the following: 800,000 goes to the  
4 self-insurance fund of the City. \$2 million to  
5 pay for MPS Arena and Sports Complex garages.  
6 \$5,000 for the Commercial Revitalization  
7 Program. We've got the Kraft Food REV Grant,  
8 95,000. We've got to pay interest on the  
9 Carling bonds, 194,786. The principle on the  
10 Carling bonds is 1.941 million. We've got to  
11 repay the loan that we took from the City last  
12 year, which is 709,000. And the total debt  
13 there is 2.84 million.

14 We also have a \$75,000 payment. I think  
15 this is for -- for MOCA. We have no cash  
16 carryover. So your total expenditures would be  
17 5.825. The expenditures line up with your  
18 actual revenues.

19 Mr. Chairman, this is your TIF budgets for  
20 next fiscal year as proposed today. There may  
21 very well be some adjustments that we have to  
22 deal with come August, as we normally do, as we  
23 get in better numbers over the summer, but  
24 these are your projected ad valorem revenues as  
25 of June 1st, 2018.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

8

1 THE CHAIRMAN: Thank you, Mr. Wallace.  
2 There's a scrivener error on the revenue  
3 section. The Carling loan says "Caling" loan.

4 MR. WALLACE: Yes.

5 THE CHAIRMAN: Can I get a motion and a  
6 second on this for discussion purposes, please?

7 MR. GILLAM: Motion to approve.

8 BOARD MEMBER GIBBS: Second.

9 THE CHAIRMAN: We have a motion to approve  
10 Resolution 2018-06-01.

11 Any questions? Mr. Padgett, we'll start  
12 with you. See if you have any questions or --

13 BOARD MEMBER PADGETT: I have no  
14 questions.

15 THE CHAIRMAN: Ms. Durden.

16 BOARD MEMBER DURDEN: No questions.

17 THE CHAIRMAN: Okay. Mr. Grey.

18 BOARD MEMBER GREY: No questions.

19 THE CHAIRMAN: Mr. Gibbs.

20 BOARD MEMBER GIBBS: None.

21 THE CHAIRMAN: Mr. Gillam.

22 MR. GILLAM: I probably should know the  
23 answer to this, but what's the loan payment  
24 related to the Self-Insurance Fund?

25 MR. DALY: Through the Chair to Board  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

9

1 Member Gillam, so when we did the loan for the  
2 Carling -- we did a loan for the Carling and a  
3 loan for the (inaudible). We actually took the  
4 bond proceeds for the Carling, matched those up  
5 as (inaudible). The City, through the  
6 Self-Insurance Fund, loaned the TID the money  
7 to do the (inaudible) --

8 THE CHAIRMAN: We need you on the mic --

9 MR. WALLACE: So what we're going to do is  
10 start that whole process over.

11 So strictly on the Carling piece.

12 MR. DALY: Right. So when we did the  
13 loans to 11E and the Carling, we borrowed  
14 \$15.1 million from the Self-Insurance Fund.  
15 They had capital (inaudible). So we have to  
16 pay them back annually. And this is the loan  
17 that was structured last year. Its original  
18 amortization was 1,294,616 per year. We  
19 extended the payment dates and reduced the  
20 payment to \$800,000 a year and reduced the  
21 interest rate from 6 percent to 3 percent.

22 That was in last year's budget.

23 MR. GILLAM: So that's why it's on top of  
24 the Carling bonds and (inaudible)? And --

25 MR. DALY: Right.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

10

1 BOARD MEMBER GILLAM: Thank you.

2 THE CHAIRMAN: Thank you, Mr. Gillam.  
3 Mr. Moody.

4 BOARD MEMBER MOODY: No questions.

5 THE CHAIRMAN: I only had one question on  
6 the COJ notes, the payment of 709,000. What is  
7 the principle balance after that payment?

8 MR. WALLACE: So that loan is paying off  
9 what -- the 709- pays off the loan that we took  
10 beginning October 1st of this fiscal year. So  
11 we pay that off beginning October 1st of next  
12 fiscal year.

13 The good news is that both -- between the  
14 west and the east, it's performing better, so  
15 we're not projecting, as of right now, to have  
16 to borrow money from the General Fund for  
17 fiscal year '18/'19. Hence, why you saw us in  
18 various line items set aside money for the  
19 Retail Enhancement Program. So that's where --  
20 that \$333,000 that we set aside for retail  
21 enhancement, we're doing that ourselves.

22 THE CHAIRMAN: Is that kind of a big  
23 number for downtown, not having to dip into the  
24 General Fund? Any idea when's the last time  
25 that happened?

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

11

1 MR. WALLACE: I can't tell you -- it  
2 hasn't occurred since I've been here. So the  
3 fact that we're now at a break-even point where  
4 I thought we were going to be another year or  
5 so away from it is great. I hope that the  
6 numbers that come in later in the summer are  
7 going to be -- will hold true as this first  
8 projection, and hopefully will be even better,  
9 but that is huge for us.

10 THE CHAIRMAN: Any other questions?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Any public comment on this  
13 resolution?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: All in favor, say aye.

16 BOARD MEMBERS: Aye.

17 THE CHAIRMAN: Any opposed?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: The resolution passes.

20 MR. WALLACE: Thank you so much.

21 THE CHAIRMAN: Yes, sir.

22 MR. WALLACE: As we progress now to --

23 THE CHAIRMAN: That was the only action  
24 item in the CRA meeting?

25 MR. WALLACE: That is correct.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

12

1 THE CHAIRMAN: So I will close that out.  
2 (The above proceedings were adjourned at  
3 2:20 p.m.)

4 - - -

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

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.

12

13

14

15 DATED this 1st day of July 2018.

16

17

18

\_\_\_\_\_  
Diane M. Tropa  
Florida Professional Reporter

19

20

21

22

23

24

25

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

<b>\$</b>	325,000 [1] - 5:21 360,000 [1] - 5:19	amount [1] - 6:2 Analyst [1] - 1:19 annually [1] - 9:16 answer [1] - 8:23 Apartments [1] - 5:20 approval [2] - 2:18, 3:1 approve [3] - 2:16, 8:7, 8:9 approved [2] - 2:21, 2:23 Arena [1] - 7:5 aside [6] - 3:23, 4:9, 5:10, 7:1, 10:18, 10:20 Assistant [1] - 1:21 assume [1] - 3:2 AUDIENCE [1] - 11:14 audit [3] - 3:24, 5:11, 7:1 August [1] - 7:22 AUNDRA [1] - 1:18 Authority [1] - 3:6 authorized [1] - 13:8 aye [4] - 2:21, 2:22, 11:15, 11:16	<b>Brooklyn</b> [1] - 5:20 budget [2] - 3:1, 9:22 budgeting [1] - 5:14 budgets [2] - 3:7, 7:19 Building [1] - 1:7	<b>D</b>	
\$1.75 [1] - 4:10 \$333,000 [1] - 10:20 \$338,513 [1] - 5:23 \$4.041 [2] - 3:21, 4:20 \$404,000 [1] - 4:15 \$5,000 [2] - 3:23, 7:6 \$5.148 [1] - 5:10 \$75,000 [1] - 7:14 \$800,000 [1] - 9:20	<b>4</b>		<b>C</b>	DALY [4] - 1:19, 8:25, 9:12, 9:25 DANE [1] - 1:13 DATED [1] - 13:15 dates [1] - 9:19 deal [1] - 7:22 debt [2] - 6:17, 7:12 DIA [3] - 1:18, 1:19, 1:19 Diane [3] - 1:9, 13:7, 13:18 dip [1] - 10:23 discussion [1] - 8:6 District [1] - 3:1 down [2] - 3:25, 7:3 downtown [1] - 10:23 Downtown [5] - 3:6, 3:9, 4:17, 6:9, 6:23 DURDEN [2] - 1:14, 8:16 Durden [2] - 3:17, 8:15 DUVAL [1] - 13:4	
<b>•</b>					
'18/'19 [2] - 3:20, 10:17	<b>6</b>				
<b>1</b>	6 [1] - 9:21 625,000 [1] - 4:2				
1,294,616 [1] - 9:18 1,978 [1] - 6:9 1.906 [2] - 6:3, 6:22 1.941 [1] - 7:10 100,000 [1] - 4:6 11E [2] - 6:18, 9:13 13,494 [1] - 5:17 15.1 [1] - 9:14 178,000 [2] - 4:13, 4:18 18,000 [1] - 4:9 182 [1] - 3:13 194,786 [1] - 7:9 1st [4] - 7:25, 10:10, 10:11, 13:15	<b>7</b>				
	709 [1] - 10:9 709,000 [2] - 7:12, 10:6				
	<b>8</b>				
	8,000 [1] - 4:4 800,000 [1] - 7:3 8th [1] - 1:8	<b>B</b>			
	<b>9</b>	balance [2] - 6:10, 10:7 Ball [1] - 1:7 Barakat [1] - 2:5 BARAKAT [1] - 1:13 beginning [2] - 10:10, 10:11 better [3] - 7:23, 10:14, 11:8 between [1] - 10:13 big [1] - 10:22 BOARD [16] - 1:3, 1:12, 2:19, 2:22, 5:2, 6:13, 8:8, 8:13, 8:16, 8:18, 8:20, 10:1, 10:4, 11:11, 11:16, 11:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 8:25 bond [1] - 9:4 bonds [4] - 4:12, 7:9, 7:10, 9:24 borrow [1] - 10:16 borrowed [1] - 9:13 BRAXTON [1] - 1:16 break [1] - 11:3 break-even [1] - 11:3 breakout [1] - 5:13 breaks [1] - 7:2 BRENNA [1] - 1:14			
	<b>A</b>				
	absent [1] - 2:6 Acting [1] - 1:13 action [2] - 2:24, 11:23 activation [1] - 4:8 actual [3] - 4:25, 5:8, 7:18 ad [2] - 6:16, 7:24 adjourned [1] - 12:2 adjustments [1] - 7:21 administrative [1] - 4:15 adopting [1] - 3:6 Agency [1] - 2:15 AGENCY [1] - 1:2 agenda [2] - 2:15, 2:24 ahead [1] - 2:4 Allegiance [2] - 2:10, 2:12 ALSO [1] - 1:17 amortization [1] - 9:18				
<b>2</b>				<b>E</b>	
2 [1] - 7:4 2.2 [1] - 5:16 2.84 [1] - 7:13 2.9 [1] - 7:2 2.995 [1] - 6:17 20 [2] - 1:6, 2:1 2018 [5] - 1:6, 2:1, 3:9, 7:25, 13:15 2018-06-01 [2] - 2:25, 8:10 2018/2019 [1] - 3:7 2019 [1] - 3:10 214 [1] - 1:7 220 [1] - 5:18 250,000 [1] - 4:19 2:05 [2] - 1:7, 2:1 2:20 [1] - 12:3				east [6] - 5:8, 6:1, 6:2, 6:15, 6:22, 10:14 East [3] - 3:9, 6:9, 6:23 easy [1] - 3:13 Economic [1] - 4:17 Ed [1] - 1:7 EILAND [1] - 1:21 enhancement [1] - 10:21 Enhancement [2] - 4:18, 10:19 entertain [1] - 4:23 error [2] - 6:8, 8:2 ever-long [1] - 3:19 excess [1] - 5:6 Executive [2] - 1:18, 1:21 expand [1] - 5:21 expenditure [2] - 4:20, 4:21 expenditures [11] - 3:22, 3:25, 4:1, 4:22, 5:12, 5:16, 6:25, 7:2, 7:16, 7:17 expenses [2] - 6:2, 6:6 extended [1] - 9:19	
<b>3</b>				<b>F</b>	
3 [1] - 9:21 3.026 [1] - 4:1 3.237 [1] - 5:13				fact [1] - 11:3 favor [2] - 2:21, 11:15	

<p><b>first</b> [3] - 2:15, 2:24, 11:7  <b>fiscal</b> [6] - 3:9, 3:20, 7:20, 10:10, 10:12, 10:17  <b>flag</b> [1] - 2:11  <b>Floor</b> [1] - 1:8  <b>FLORIDA</b> [1] - 13:3  <b>Florida</b> [4] - 1:8, 1:10, 13:7, 13:18  <b>following</b> [2] - 5:14, 7:3  <b>Food</b> [1] - 7:7  <b>foregoing</b> [1] - 13:9  <b>fund</b> [1] - 7:4  <b>Fund</b> [6] - 4:18, 8:24, 9:6, 9:14, 10:16, 10:24  <b>funding</b> [1] - 5:6  <b>funds</b> [1] - 4:16  <b>FY</b> [1] - 3:7</p>	<p><b>improvements</b> [1] - 4:11  <b>inaudible</b> [2] - 9:7, 9:24  <b>inaudible</b> [3] - 9:3, 9:5, 9:15  <b>Increment</b> [1] - 2:25  <b>infrastructure</b> [1] - 4:10  <b>insurance</b> [1] - 7:4  <b>Insurance</b> [3] - 8:24, 9:6, 9:14  <b>interest</b> [3] - 4:12, 7:8, 9:21  <b>interfund</b> [2] - 4:13, 5:25  <b>Investment</b> [1] - 3:6  <b>item</b> [3] - 2:24, 4:6, 11:24  <b>items</b> [1] - 10:18  <b>itself</b> [1] - 4:1</p>	<p style="text-align: center;"><b>M</b></p> <p><b>Manager</b> [1] - 1:19  <b>MARC</b> [1] - 1:15  <b>matched</b> [1] - 9:4  <b>Mayor</b> [1] - 1:20  <b>means</b> [1] - 5:25  <b>MEETING</b> [1] - 1:3  <b>meeting</b> [4] - 2:15, 2:16, 2:17, 11:24  <b>Member</b> [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 9:1  <b>MEMBER</b> [8] - 2:19, 8:8, 8:13, 8:16, 8:18, 8:20, 10:1, 10:4  <b>MEMBERS</b> [8] - 1:12, 2:22, 5:2, 6:13, 11:11, 11:14, 11:16, 11:18  <b>mic</b> [1] - 9:8  <b>million</b> [16] - 3:21, 4:1, 4:10, 4:20, 5:10, 5:13, 5:16, 6:6, 6:17, 6:22, 6:24, 7:2, 7:4, 7:10, 7:13, 9:14  <b>mind</b> [2] - 3:15, 6:16  <b>minutes</b> [2] - 2:16, 2:20  <b>MOCA</b> [1] - 7:15  <b>money</b> [6] - 4:18, 5:22, 6:1, 9:6, 10:16, 10:18  <b>Moody</b> [1] - 10:3  <b>MOODY</b> [2] - 1:15, 10:4  <b>motion</b> [3] - 8:5, 8:7, 8:9  <b>move</b> [4] - 2:18, 3:25, 4:24, 5:7  <b>moved</b> [1] - 5:5  <b>moving</b> [1] - 6:15  <b>MPS</b> [2] - 5:14, 7:5  <b>MR</b> [18] - 2:18, 3:4, 3:17, 5:3, 6:15, 8:4, 8:7, 8:22, 8:25, 9:9, 9:12, 9:23, 9:25, 10:8, 11:1, 11:20, 11:22, 11:25</p>	<p>4:25, 5:4  <b>Northwest</b> [2] - 3:8, 5:9  <b>Notary</b> [1] - 1:9  <b>notes</b> [2] - 10:6, 13:11  <b>number</b> [1] - 10:23  <b>numbers</b> [2] - 7:23, 11:6</p> <p style="text-align: center;"><b>O</b></p> <p><b>occurred</b> [1] - 11:2  <b>October</b> [2] - 10:10, 10:11  <b>OF</b> [4] - 1:1, 13:1, 13:3, 13:4  <b>Office</b> [2] - 1:20, 1:20  <b>Officer</b> [1] - 1:18  <b>Oliver</b> [1] - 2:4  <b>OLIVER</b> [1] - 1:13  <b>one</b> [1] - 10:5  <b>One</b> [1] - 4:4  <b>open</b> [1] - 2:14  <b>opposed</b> [1] - 11:17  <b>original</b> [1] - 9:17  <b>ourselves</b> [1] - 10:21</p> <p style="text-align: center;"><b>P</b></p> <p><b>p.m</b> [3] - 1:7, 2:1, 12:3  <b>Padgett</b> [1] - 8:11  <b>PADGETT</b> [2] - 1:15, 8:13  <b>parking</b> [2] - 4:19, 5:17  <b>PAROLA</b> [1] - 1:19  <b>passes</b> [1] - 11:19  <b>pay</b> [4] - 7:5, 7:8, 9:16, 10:11  <b>paying</b> [1] - 10:8  <b>payment</b> [6] - 7:14, 8:23, 9:19, 9:20, 10:6, 10:7  <b>pays</b> [1] - 10:9  <b>Peninsula</b> [1] - 4:2  <b>per</b> [1] - 9:18  <b>percent</b> [2] - 9:21  <b>performing</b> [1] - 10:14  <b>phone</b> [1] - 2:11  <b>piece</b> [1] - 9:11  <b>Pledge</b> [2] - 2:10, 2:12  <b>point</b> [1] - 11:3  <b>Pope</b> [1] - 5:19  <b>PRESENT</b> [2] - 1:12, 1:17  <b>principle</b> [2] - 7:9, 10:7  <b>proceedings</b> [2] - 12:2, 13:9  <b>Proceedings</b> [1] - 1:6</p>	<p><b>proceeds</b> [1] - 9:4  <b>process</b> [1] - 9:10  <b>Professional</b> [3] - 3:23, 13:7, 13:18  <b>program</b> [1] - 5:22  <b>Program</b> [3] - 4:5, 7:7, 10:19  <b>progress</b> [1] - 11:22  <b>projected</b> [5] - 3:20, 5:9, 5:18, 6:16, 7:24  <b>projecting</b> [1] - 10:15  <b>projection</b> [1] - 11:8  <b>proposed</b> [2] - 3:7, 7:20  <b>Public</b> [1] - 1:9  <b>public</b> [2] - 4:10, 11:12  <b>pull</b> [1] - 2:7  <b>purposes</b> [4] - 3:24, 5:11, 7:1, 8:6  <b>put</b> [1] - 5:22  <b>putting</b> [2] - 4:6, 4:18</p> <p style="text-align: center;"><b>Q</b></p> <p><b>questions</b> [11] - 4:23, 5:1, 6:11, 6:12, 8:11, 8:12, 8:14, 8:16, 8:18, 10:4, 11:10</p> <p style="text-align: center;"><b>R</b></p> <p><b>rate</b> [1] - 9:21  <b>reason</b> [1] - 5:5  <b>Recitation</b> [1] - 2:12  <b>record</b> [1] - 13:10  <b>REDEVELOPMENT</b> [1] - 1:2  <b>Redevelopment</b> [3] - 1:19, 1:19, 2:14  <b>reduced</b> [2] - 9:19, 9:20  <b>regards</b> [1] - 3:22  <b>related</b> [1] - 8:24  <b>REP</b> [1] - 5:21  <b>repay</b> [1] - 7:11  <b>repayment</b> [2] - 6:17, 6:19  <b>replenishing</b> [1] - 4:16  <b>report</b> [1] - 13:9  <b>REPORTER</b> [1] - 13:1  <b>Reporter</b> [2] - 13:8, 13:18  <b>resolution</b> [3] - 3:5, 11:13, 11:19  <b>Resolution</b> [2] - 2:25, 8:10  <b>response</b> [5] - 5:2, 6:13, 11:11, 11:14, 11:18</p>
<b>G</b>	<b>J</b>			
<p><b>GAFFNEY</b> [1] - 1:20  <b>garage</b> [2] - 5:15  <b>garages</b> [1] - 7:5  <b>General</b> [3] - 1:20, 10:16, 10:24  <b>Gibbs</b> [1] - 8:19  <b>GIBBS</b> [4] - 1:14, 2:19, 8:8, 8:20  <b>Gillam</b> [4] - 2:10, 8:21, 9:1, 10:2  <b>GILLAM</b> [6] - 1:16, 2:18, 8:7, 8:22, 9:23, 10:1  <b>Grant</b> [6] - 4:2, 4:3, 4:4, 5:18, 5:19, 7:7  <b>grant</b> [1] - 4:5  <b>great</b> [1] - 11:5  <b>Grey</b> [1] - 8:17  <b>GREY</b> [2] - 1:13, 8:18  <b>GUY</b> [1] - 1:19</p>	<p><b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [2] - 1:8, 3:5  <b>JEA</b> [1] - 4:11  <b>JOHN</b> [1] - 1:20  <b>JOHNNY</b> [1] - 1:20  <b>JTA/Fidelity</b> [1] - 5:17  <b>July</b> [1] - 13:15  <b>June</b> [3] - 1:6, 2:1, 7:25</p>			
	<b>K</b>			
	<p><b>KAREN</b> [1] - 1:21  <b>kind</b> [1] - 10:22  <b>Kraft</b> [1] - 7:7</p>			
	<b>L</b>			
	<p><b>Land</b> [1] - 5:19  <b>Large</b> [1] - 1:10  <b>last</b> [4] - 7:11, 9:17, 9:22, 10:24  <b>lease</b> [1] - 5:17  <b>line</b> [3] - 4:6, 7:17, 10:18  <b>loan</b> [11] - 6:20, 7:11, 8:3, 8:23, 9:1, 9:2, 9:3, 9:16, 10:8, 10:9  <b>loaned</b> [1] - 9:6  <b>loans</b> [1] - 9:13  <b>looking</b> [2] - 5:21, 5:22</p>			
<b>H</b>				
<p><b>Hallmark</b> [1] - 5:18  <b>held</b> [1] - 1:6  <b>hence</b> [1] - 10:17  <b>hereby</b> [1] - 2:14  <b>Hogan</b> [1] - 1:8  <b>hold</b> [1] - 11:7  <b>hope</b> [1] - 11:5  <b>hopefully</b> [1] - 11:8  <b>huge</b> [1] - 11:9</p>				
<b>I</b>				
<p><b>idea</b> [1] - 10:24</p>				
		<b>N</b>		
		<p><b>name</b> [1] - 2:4  <b>need</b> [1] - 9:8  <b>news</b> [1] - 10:13  <b>next</b> [2] - 7:20, 10:11  <b>none</b> [2] - 6:14, 8:20  <b>normally</b> [1] - 7:22  <b>North</b> [1] - 1:8  <b>Northbank</b> [3] - 3:15,</p>		

<p><b>retail</b> [1] - 10:20  <b>Retail</b> [2] - 4:17, 10:19  <b>REV</b> [4] - 4:2, 4:3, 5:18, 7:7  <b>Rev</b> [2] - 4:4, 5:19  <b>revenue</b> [5] - 5:7, 6:18, 6:21, 6:23, 8:2  <b>revenues</b> [5] - 4:22, 5:9, 6:7, 7:18, 7:24  <b>Revitalization</b> [2] - 4:5, 7:6  <b>Riverside</b> [2] - 5:19, 5:20  <b>Riverwalk</b> [1] - 4:7  <b>RON</b> [1] - 1:15  <b>roughly</b> [2] - 4:8, 5:16  <b>run</b> [1] - 6:25</p>	<p>13:11  <b>stenographically</b> [1] - 13:9  <b>Strand</b> [2] - 4:3, 4:12  <b>straw</b> [1] - 2:7  <b>Street</b> [1] - 1:8  <b>strictly</b> [1] - 9:11  <b>strike</b> [1] - 6:9  <b>structured</b> [1] - 9:17  <b>summer</b> [2] - 7:23, 11:6  <b>Sunguard</b> [1] - 4:4</p>	<p style="text-align: center;"><b>W</b></p> <p><b>walk</b> [1] - 3:14  <b>walking</b> [1] - 3:2  <b>WALLACE</b> [12] - 1:18, 3:4, 3:17, 5:3, 6:15, 8:4, 9:9, 10:8, 11:1, 11:20, 11:22, 11:25  <b>Wallace</b> [2] - 3:2, 8:1  <b>waterfront</b> [1] - 4:8  <b>wayfaring</b> [1] - 4:7  <b>Wednesday</b> [1] - 1:6  <b>welcome</b> [1] - 3:17  <b>West</b> [1] - 5:4  <b>west</b> [5] - 5:7, 6:1, 6:11, 6:21, 10:14  <b>whole</b> [1] - 9:10</p>
<b>S</b>	<b>T</b>	<b>Y</b>
<p><b>saw</b> [1] - 10:17  <b>SAWYER</b> [1] - 1:20  <b>scrivener</b> [1] - 8:2  <b>scrivener's</b> [1] - 6:8  <b>second</b> [3] - 2:19, 8:6, 8:8  <b>seconded</b> [1] - 2:21  <b>section</b> [1] - 8:3  <b>see</b> [3] - 3:22, 6:20, 8:12  <b>seeing</b> [1] - 6:14  <b>Self</b> [3] - 8:24, 9:6, 9:14  <b>self</b> [1] - 7:4  <b>Self-Insurance</b> [3] - 8:24, 9:6, 9:14  <b>self-insurance</b> [1] - 7:4  <b>Services</b> [1] - 3:23  <b>set</b> [5] - 3:23, 5:10, 7:1, 10:18, 10:20  <b>setting</b> [1] - 4:9  <b>SF</b> [1] - 3:13  <b>short</b> [1] - 2:7  <b>signage</b> [1] - 4:7  <b>site</b> [1] - 4:11  <b>sorry</b> [1] - 5:6  <b>Southbank</b> [5] - 4:7, 4:11, 4:17, 4:19, 4:21  <b>Southside</b> [2] - 3:8, 3:12  <b>Sports</b> [1] - 7:5  <b>stand</b> [1] - 2:9  <b>start</b> [3] - 3:12, 8:11, 9:10  <b>started</b> [1] - 2:4  <b>STATE</b> [1] - 13:3  <b>State</b> [1] - 1:10  <b>stenographic</b> [1] -</p>	<p><b>Tax</b> [1] - 2:25  <b>taxes</b> [2] - 3:19, 6:16  <b>THE</b> [27] - 2:3, 2:13, 2:20, 2:23, 3:16, 5:1, 6:12, 6:14, 8:1, 8:5, 8:9, 8:15, 8:17, 8:19, 8:21, 9:8, 10:2, 10:5, 10:22, 11:10, 11:12, 11:15, 11:17, 11:19, 11:21, 11:23, 12:1  <b>therefore</b> [1] - 6:5  <b>TID</b> [6] - 3:8, 3:9, 3:12, 5:9, 9:6  <b>TIF</b> [1] - 7:19  <b>today</b> [3] - 2:6, 2:8, 7:20  <b>TOM</b> [1] - 1:19  <b>took</b> [3] - 7:11, 9:3, 10:9  <b>top</b> [1] - 9:23  <b>total</b> [6] - 4:20, 5:12, 6:5, 6:23, 7:12, 7:16  <b>transcript</b> [1] - 13:10  <b>transfer</b> [6] - 4:14, 5:25, 6:3, 6:4, 6:21  <b>transferring</b> [1] - 6:1  <b>Tropia</b> [3] - 1:9, 13:7, 13:18  <b>true</b> [2] - 11:7, 13:10</p>	<p><b>year</b> [11] - 3:9, 3:20, 7:12, 7:20, 9:17, 9:18, 9:20, 10:10, 10:12, 10:17, 11:4  <b>year's</b> [1] - 9:22</p>
<b>S</b>	<b>U</b>	
	<p><b>UNDERWOOD</b> [1] - 1:21  <b>UNDERWOOD-EILAND</b> [1] - 1:21  <b>up</b> [3] - 5:12, 7:17, 9:4  <b>Urban</b> [1] - 5:14</p>	
<b>S</b>	<b>V</b>	
	<p><b>valorem</b> [2] - 6:16, 7:24  <b>various</b> [1] - 10:18  <b>vice</b> [1] - 2:5</p>	