

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, April 21, 2021,  
commencing at 2:00 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:

RON MOODY, Chairman.  
CAROL WORSHAM, Secretary.  
WILLIAM ADAMS, Board Member.  
OLIVER BARAKAT, Board Member.  
JIM CITRANO, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager, via Zoom.  
JOHN CRESCIMBENI, Compliance Coordinator, via Zoom.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Marketing and Communications, via Zoom.  
JOHN SAWYER, Office of General Counsel, via Zoom.  
LEANNA CUMBER, City Council Liaison.  
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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

3

1 member; Todd Froats, board member; Craig Gibbs  
2 is not yet in attendance.  
3 BOARD MEMBER GIBBS: I beg your pardon, sir.  
4 THE CHAIRMAN: Craig Gibbs is here. He  
5 has snuck in very quietly.  
6 David Ward, board member; Councilwoman  
7 LeAnna Cumber.  
8 LeAnna, welcome.  
9 Is Reggie Gaffney here by virtual -- by  
10 Zoom? No.  
11 All right. Let me introduce our staff.  
12 Staff, would you please hold your hand up  
13 as I introduce you?  
14 Our CEO, Lori Boyer; Steve Kelley,  
15 Director of Downtown Real Estate and  
16 Development. Guy Parola is our operations  
17 manager. He is attending by Zoom. John  
18 Crescimbeni, regulatory compliance manager. He  
19 is also by Zoom. Ina Mezini, our marketing and  
20 communications specialist. She is attending by  
21 Zoom. Jackie Mott, our financial analyst, by  
22 Zoom. John Sawyer, by Zoom, Office of the  
23 General Counsel. Xzavier Chisholm is our  
24 administrative assistant.  
25 Do we have any public comments?  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 PROCEEDINGS  
2 April 21, 2021 2:00 p.m.  
3 - - -  
4 THE CHAIRMAN: Okay. Let's get this  
5 meeting started. Welcome to the April the  
6 21st, 2021, meeting of the Downtown Investment  
7 Authority.  
8 This will be a hybrid meeting that  
9 includes people here in person, and we'll have  
10 quite a few people that are attending  
11 virtually.  
12 My name is Ron Moody. I'm the current  
13 chair of the Downtown Investment Authority.  
14 Let's have our pledge to the flag. And  
15 I'm going to ask Bill Adams to lead it, please.  
16 (Recitation of the Pledge of Allegiance.)  
17 THE CHAIRMAN: Okay. Let me start by  
18 introducing my board, followed by our staff.  
19 Carol Worsham, our secretary.  
20 And, Carol, would you hold your hand up?  
21 BOARD MEMBER WORSHAM: (Complies.)  
22 THE CHAIRMAN: Braxton Gillam is not with  
23 us. He was called into a court hearing at the  
24 last second. Bill Adams, board member; Oliver  
25 Barakat, board member; Jim Citrano, board  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

4

1 MR. CHISHOLM: Yes. We have speaker  
2 requests. We're going to do in-person first  
3 and then Zoom attendees next. First, we have  
4 Carnell Oliver.  
5 (Audience member approaches the podium.)  
6 MR. CHISHOLM: We have three minutes. If  
7 you would state your name and address for the  
8 record.  
9 AUDIENCE MEMBER: My name is Carnell  
10 Oliver. Can y'all hear me?  
11 MR. CHISHOLM: Press the button, please.  
12 MR. OLIVER: All right. Carnell Oliver.  
13 My address is on file.  
14 I am going to fundamentally talk about  
15 something. About three weeks ago, the mayor  
16 had put together a special commission right  
17 along with the JEA. You had a GreenPointe  
18 Holdings -- I can't think of the gentleman's  
19 name. And my (inaudible) in the last couple of  
20 days have been thinking about economic  
21 development and how it's impacting our downtown  
22 area.  
23 And, in my mind, I'm thinking about maybe,  
24 do you have the tools to create more Enterprise  
25 Funds? I remember when Aundra Wallace was on  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

5

1 the -- was the executive director of the board  
2 and you had a different slot of members that  
3 were on here. And there was a conversation,  
4 talked about trying to give y'all an Enterprise  
5 Fund. That way can you operate more  
6 independently and you have more resources at  
7 your disposal to do your job.

8 A lot of the money that comes from the  
9 General Fund has limitation because there are  
10 so many other priorities in the City that are  
11 important. And I -- one question I want to ask  
12 is, do you have access to the parking fees? I  
13 don't know that person.

14 If I can get executive director --  
15 Ms. Boyer, to answer that.

16 MS. BOYER: Mr. Oliver, this is public  
17 comment, but I'll be happy to talk to you about  
18 it afterwards.

19 MR. OLIVER: Okay.

20 MR. CHISHOLM: Thank you.

21 I don't see any hands raised via Zoom, so  
22 that concludes public comment.

23 THE CHAIRMAN: Okay. Thank you.

24 Next item on the agenda is our Community  
25 Redevelopment Agency. Hopefully, you have had

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

6

1 a chance, Board, to read the minutes. If there  
2 are any changes, we need to hear about it. If  
3 not, I'd like to have a motion that they are  
4 accepted as presented.

5 BOARD MEMBER WORSHAM: I'll move to  
6 approve.

7 THE CHAIRMAN: Okay. Carol Worsham has  
8 made a motion to approve.

9 BOARD MEMBER WARD: Second.

10 THE CHAIRMAN: David Ward.

11 All right. Our first resolution is  
12 2021-04-01. This is a Southside Tax Increment  
13 District 2021 budget amendment.

14 Ms. Boyer, would you present that to our  
15 board?

16 MS. BOYER: Absolutely, Mr. Chairman.

17 So the Budget and Finance Committee acted  
18 upon this, and I will make a brief presentation  
19 of the Budget and Finance -- or the resolution,  
20 but then I will also defer to the chair of the  
21 Budget and Finance Committee.

22 So Resolution 2020-04-01 deals exclusively  
23 with that portion of the tax increment revenue  
24 in the Southbank that was unallocated in the  
25 City-adopted budget for this fiscal year. So

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

7

1 the total amount of the unallocated portion in  
2 this year's budget was 513,471.

3 I made a recommendation to the board -- or  
4 to the Budget and Finance Committee regarding  
5 several potential uses of those funds. And the  
6 recommendation of the committee was to allocate  
7 413,471, so 100,000 less than the total, to the  
8 Southbank parking and relocation of the  
9 underground storage tanks.

10 You will recall that in the River  
11 City/Related transaction, the DIA has an  
12 obligation from the Tax Increment District to  
13 spend approximately a million-six to relocate  
14 the storage tank and to reconstruct the parking  
15 lot and the access to the boat ramp.

16 So we already had -- we discussed it at  
17 Budget and Finance. We already had 700,000 on  
18 hand in that particular account by adding this  
19 413,000 to it. We're now at a million-one, and  
20 that gives us the opportunity to complete that  
21 allocation in next year's budget process.

22 Not to speak for Mr. Froats, but I believe  
23 the consensus of the Budget Committee was that  
24 this was a show of good faith to Council, that  
25 we were funding the obligation that we were

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

8

1 putting forth. We know the legislation has not  
2 passed yet; it just got filed today, but the  
3 idea is to show we were setting aside the money  
4 to pay for our portion of it.

5 And I will defer to Mr. Froats. The  
6 100,000 we left in unallocated because there  
7 were ongoing discussions about possible  
8 acquisition of an additional parcel on the  
9 Southbank. Those conversations are still  
10 ongoing; however, the offer that had been on  
11 the table has been rejected and we are now  
12 looking at trying to come up with a different  
13 proposal. But we still think there is a need  
14 for that property, and we will be looking --  
15 coming back to you at the time we have anything  
16 from -- regarding a proposal.

17 THE CHAIRMAN: Okay. Mr. Froats, you  
18 chaired the Finance and Budget Committee  
19 meeting on April the 6th. Would you describe  
20 that meeting and the motion that you're  
21 bringing to the board this morning?

22 BOARD MEMBER FROATS: Thank you.

23 So Ms. Boyer presented to us a couple of  
24 opportunities as to what to do with this money,  
25 and we decided -- first, we talked about the

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

1 district because we have big liabilities under  
2 the district, but we also have funding for  
3 that. We were setting aside \$2 million per  
4 year to the district. And we also have a City  
5 loan that's available to us at the time that we  
6 need it, so we do have financing for this  
7 project.

8 The idea behind this River City project is  
9 that -- we have already approved that project.  
10 Now we have to come up with the money to pay  
11 for it. So the idea was that we should put as  
12 much money as possible into this liability that  
13 we're going to have due when this project starts.

14 I actually suggested the full amount go  
15 towards that, but the committee discussed and  
16 we came up with leaving \$100,000 in because of  
17 this potential park acquisition. That was  
18 passed by the committee unanimously. And so we  
19 are proposing to put \$413,000 toward the  
20 Southbank parking, which is really the  
21 Hammerhead boat ramp, as well as the relocation  
22 of that storage tank, which I think is,  
23 potentially, an environmental issue and it  
24 needs to be done anyway. So that's what we  
25 came up with.

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

1 anything to add?  
2 BOARD MEMBER CITRANO: No questions or  
3 comments.  
4 Thanks.

5 THE CHAIRMAN: Okay. Mr. Craig Gibbs.

6 BOARD MEMBER GIBBS: It's great to be  
7 recognized by the Chair.

8 No comments.

9 THE CHAIRMAN: We're glad you're here.  
10 And David Ward.

11 BOARD MEMBER WARD: Nothing from me.  
12 Thank you.

13 THE CHAIRMAN: LeAnna Cumber, any  
14 questions or comments?

15 COUNCIL MEMBER CUMBER: No comments.

16 THE CHAIRMAN: Resolution 2021-04-01, we  
17 have a motion and second.

18 All those in favor?

19 Let's just go right down the list.

20 Carol Worsham.

21 BOARD MEMBER WORSHAM: Approve.

22 THE CHAIRMAN: Bill Adams.

23 BOARD MEMBER ADAMS: In favor.

24 THE CHAIRMAN: Oliver Barakat.

25 BOARD MEMBER BARAKAT: Approve.

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

1 Thank you.  
2 THE CHAIRMAN: So we have a motion and a  
3 second that this resolution, 2021-04-01, be  
4 approved.

5 Let's go around to the board members. If  
6 you have any questions or comments, this is the  
7 time that we want to hear from you.

8 So, Carol Worsham.

9 BOARD MEMBER WORSHAM: Thank you, Todd and  
10 Lori.

11 I was unable to attend the budget meeting,  
12 but I think that the allocation of this funding  
13 toward that project is really -- is probably  
14 the best use because that boat ramp and parking  
15 and the storage tank there really need  
16 attention, so I have no objection to your  
17 recommendations.

18 THE CHAIRMAN: All right. Thank you, Carol.

19 Bill Adams, questions or comments?

20 BOARD MEMBER ADAMS: Nothing, thank you.

21 THE CHAIRMAN: Oliver Barakat.

22 BOARD MEMBER BARAKAT: I have no questions  
23 or comments, Mr. Chairman.

24 Thank you.

25 THE CHAIRMAN: All right. Jim Citrano,

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

1 THE CHAIRMAN: Jim Citrano.

2 BOARD MEMBER CITRANO: I'm in favor.

3 THE CHAIRMAN: Todd Froats.

4 BOARD MEMBER FROATS: In favor.

5 THE CHAIRMAN: Craig Gibbs.

6 BOARD MEMBER GIBBS: Approve.

7 THE CHAIRMAN: David Ward.

8 BOARD MEMBER WARD: Approve.

9 THE CHAIRMAN: And I also approve.

10 So let the record reflect that we have  
11 eight approvals, none against. This motion  
12 passes.

13 All right. Let's go to the next  
14 resolution, 2021-04-02. This is the combined  
15 Northside East and Northside -- Northside West  
16 TID for fiscal year 2021.

17 Ms. Boyer, would you present this?

18 And then, Todd Froats, you headed up the  
19 committee on April the 6th. Would you also  
20 describe the motion and the second that you  
21 bring to the board?

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

23 So this is the same source of funding that  
24 you saw on the Southbank, which is the portion  
25 of the Council-approved budget that was not

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

1 allocated to a specific project or program for  
 2 the current fiscal year.  
 3 So the amount on the Northbank is 497,732.  
 4 I have made a number of alternative  
 5 recommendations of how we might use those  
 6 funds. And the committee's recommendation was  
 7 Northbank downtown parks and programming. If I  
 8 may explain, one of my suggestions had been --  
 9 we're in the midst of a BID and CRA plan  
 10 update, as you know, which has a parks element  
 11 to it. We are seeing the recommendations and a  
 12 preliminary basis right now. And we know  
 13 small-scale programming is one of the things  
 14 that is going to come out of those  
 15 recommendations.

16 So whether that is yoga classes, plein air  
 17 art painting in the park, things to do in the  
 18 neighborhood parks, as well as they're going to  
 19 be making recommendations about small park  
 20 facilities that need to be added into our  
 21 downtown parks.

22 So the intent was to be able to use these  
 23 funds going forward as we -- those needs come  
 24 out and we have those recommendations. So it  
 25 allows for either capital projects, which would

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

1 have to be specified, identified in the future,  
 2 or programming aspects. And it was expanded at  
 3 committee to refer to "downtown parks," not  
 4 just the neighborhood parks, so that it could  
 5 be used for programming in Riverfront Plaza as  
 6 well.

7 THE CHAIRMAN: All right. Thank you,  
 8 Ms. Boyer.

9 Todd Froats, you headed up the meeting on  
 10 April the 6th. What was -- give us a report on  
 11 that meeting and your recommendation.

12 BOARD MEMBER FROATS: Sure. So the  
 13 biggest issue we talked about was, how can we  
 14 utilize this money in the quickest and most  
 15 efficient manner. And I believe our  
 16 discussion -- we discovered that using it for  
 17 the downtown parks and improvements, et cetera,  
 18 would be the biggest bang for the buck. I  
 19 think the banners are going to take a little  
 20 while.

21 Is that correct, Ms. Boyer?

22 MS. BOYER: We do not have the final  
 23 graphics on those. However, we actually expect  
 24 that we'll be able to fund those out of this  
 25 year's current available funds. So that was

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

1 part of why your suggestion to put this into  
 2 parks made sense.

3 BOARD MEMBER FROATS: The other -- we also  
 4 discussed -- I believe that -- did this include  
 5 events as well?

6 MS. BOYER: It does. That's what  
 7 programming does. Now, there's a separate line  
 8 item for event sponsorships, but programming in  
 9 many ways is a synonym for events. We just  
 10 envision programming as having more of a  
 11 continuing effect, where events -- and I  
 12 brought this up at SIC -- I think we're going  
 13 to need to determine how we prioritize the use  
 14 of these funds.

15 So, for example, sponsoring one event  
 16 during the year with all of the money I don't  
 17 think would give us as much bang for the buck  
 18 as sponsoring multiple events or -- having  
 19 year-round programming that fills in gaps that  
 20 we need, that Mr. Adams' wife would attend.

21 BOARD MEMBER FROATS: So we had a lot of  
 22 discussion around the events, and there was a  
 23 consensus that having events downtown was very  
 24 good for the city and good for downtown, good  
 25 for the DIA. It brings people down here and it

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

1 can lead to investment, et cetera.

2 So we decided to put all the money into  
 3 the downtown events and sort of the  
 4 neighborhood -- the downtown parks -- park  
 5 programming, as well as park infrastructure. I  
 6 think that was a unanimous decision, and we're  
 7 supportive of it.

8 I did have a meeting -- I'm the liaison  
 9 with the James Weldon Johnson Park. We had our  
 10 meeting this morning. I did inform them of  
 11 this proposal that we're making today. So,  
 12 Ms. Boyer, you can expect some calls.

13 But I think we need to come up with a  
 14 process for how we're going to do this, but I  
 15 think it is a good cause, so -- it was  
 16 unanimously passed by the Finance Committee.

17 Thank you.

18 THE CHAIRMAN: So Resolution 2021-04-02,  
 19 we have a motion and a second that this be  
 20 approved.

21 Let's have discussion and questions as  
 22 needed.

23 Carol Worsham.

24 BOARD MEMBER WORSHAM: Thank you for the  
 25 explanation. And I agree that -- I think some

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

1 of the most important things we can do with our  
2 funds is provide some ongoing programs, so I  
3 support your proposal to have a separate  
4 meeting or committee recommendation on how we  
5 divide that money up or how we come up with a  
6 process on how we spend the money, but I would  
7 be in favor of smaller, recurring events or  
8 programming as we move forward so we can make  
9 the most of the money.

10 THE CHAIRMAN: Thank you, Carol.  
11 Bill Adams, questions, comments?

12 BOARD MEMBER ADAMS: No. Like I said, as  
13 I see, I'm the big fan of trying to win the war  
14 with downtown with targeted activities and  
15 events. As I'm sitting here, though, listening  
16 to the discussion -- and I think I made this  
17 comments at SIC -- I think we would do well to  
18 consider whether or not having our staff try to  
19 administer these funds or make decisions how to  
20 dole them out is a good one.

21 There just happens to be another  
22 organization here in downtown with a 30-letter  
23 acronym that does a mighty fine job of doing  
24 that. So I think I would encourage that we  
25 figure out a way to just push those dollars  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 over to DVI and let them do their thing and we  
2 can stay focused on doing our thing.

3 THE CHAIRMAN: Thank you, Bill.  
4 Oliver Barakat.

5 BOARD MEMBER BARAKAT: Thank you.  
6 I share, I think, some of those same  
7 comments that Mr. Adams just made regarding  
8 whether our organization is well-equipped and  
9 have the proper bandwidth to program these  
10 parks.

11 And we talked about this a little bit at  
12 SIC as well, the merits of throwing our dollars  
13 at these types of events. I personally have  
14 mixed emotions about it. I'd rather see us  
15 throw our dollars at things that have a little  
16 more permanence. I understand, particularly  
17 coming out of COVID, finding ways to attract  
18 more people downtown and get them reacquainted  
19 with the Urban Core. So I'm certainly in favor  
20 of it this year, but I just think we need a  
21 little more conversation about the role of our  
22 limited dollars and doing things that are  
23 temporary.

24 I understanding that they may have more of  
25 a permanent impact, but I guess I just like  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 seeing us throw our dollars at bricks and  
2 mortar and things like that. So it is a  
3 comment, but I am going to support the  
4 recommendation by the committee.

5 Thank you.

6 THE CHAIRMAN: Thank you, Oliver.  
7 Jim Citrano.

8 BOARD MEMBER CITRANO: I don't have any  
9 comments.

10 THE CHAIRMAN: Todd Froats.

11 BOARD MEMBER FROATS: No additional  
12 comments.

13 THE CHAIRMAN: Mr. Gibbs.

14 BOARD MEMBER GIBBS: No additional comments.

15 THE CHAIRMAN: David Ward.

16 BOARD MEMBER WARD: I was in support of  
17 this in the finance subcommittee meeting, and  
18 I'm supportive of it again here today.

19 I echo the comments Bill Adams stated. I  
20 think this is something from a subject-matter  
21 perspective that DVI is well-equipped to  
22 handle, but I am in favor of us helping to get  
23 folks into downtown in general through a  
24 diversity of programming.

25 Not everybody is fans of '90s hip-hop. I  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 am, so I'll be there tomorrow night. But I  
2 think, you know, having good, cultural,  
3 artistic, family-friendly events in some of  
4 these parks is a great thing, so I'm very much  
5 in support of this.

6 THE CHAIRMAN: I probably would like to  
7 go, too, but I wasn't sure what hip-hop was.

8 All right. LeAnna Cumber.

9 COUNCIL MEMBER CUMBER: No comment.

10 THE CHAIRMAN: Okay. Let's vote on  
11 Resolution 2021-04-02. We have a motion. We  
12 have a second. We've answered all the  
13 questions -- or everyone has made comments and  
14 questions.

15 David Ward, how do you vote?

16 BOARD MEMBER WARD: In favor.

17 THE CHAIRMAN: Craig Gibbs.

18 BOARD MEMBER GIBBS: I'm in favor.

19 THE CHAIRMAN: Todd Froats.

20 BOARD MEMBER FROATS: In favor.

21 THE CHAIRMAN: Jim Citrano.

22 BOARD MEMBER CITRANO: I'm in favor.

23 THE CHAIRMAN: Oliver Barakat.

24 BOARD MEMBER BARAKAT: In favor.

25 THE CHAIRMAN: Bill Adams.

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

1 BOARD MEMBER ADAMS: Approve.  
 2 THE CHAIRMAN: Carol Worsham.  
 3 BOARD MEMBER WORSHAM: In favor.  
 4 THE CHAIRMAN: And I'm in favor.  
 5 So let the record reflect that this  
 6 resolution passed eight in favor and zero  
 7 against.  
 8 Let's go to our third resolution; it's  
 9 Item D on our agenda. This is 2021-04-03.  
 10 It's related to Related Development. This is  
 11 an amendment.  
 12 Mr. Kelley, would you present this to the  
 13 board? And then also, please be aware that  
 14 Oliver Barakat, on April the 16th, chaired the  
 15 SIC committee and they're going to be bringing  
 16 a recommendation to the board as well.  
 17 MR. KELLEY: Thank you, Mr. Chair.  
 18 I'm presenting for your consideration  
 19 today Resolution 2021-04-03, which is a  
 20 modification to Resolution 2021-01-03 for the  
 21 Related Group and its acquisition and  
 22 redevelopment of the River City Brewing Company  
 23 parcel on the Southbank.  
 24 The principal modification presented is a  
 25 change in the maximum funding amount of the REV  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Grant from 11,902,028, increased up to  
 2 12,996,885. And so with this change the  
 3 structure of the REV Grant is not modified from  
 4 75 percent of the annual project revenues over  
 5 20 years.  
 6 The modification is requested as the  
 7 result of cost increases on the project that  
 8 stem from overall cost increases of  
 9 construction materials in the market, coupled  
 10 with design changes made in response to  
 11 feedback from our DDRB and the public.  
 12 Total development costs as unwritten  
 13 increased from 76 million to 82.5 million, and  
 14 there are no changes to any other values  
 15 associated with the land swaps, infrastructure  
 16 grant, restaurant completion grant, or other  
 17 components of the agreement as previously  
 18 approved.  
 19 As shown in the staff report in your  
 20 package, because the split of additional  
 21 ad valorem taxes is accretive, the ROI improved  
 22 slightly from 1.02 to 1.04.  
 23 And I'm happy to address any questions.  
 24 THE CHAIRMAN: Okay. Thank you, Steve  
 25 Kelley.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Oliver, would you please report regarding  
 2 your committee meeting and the recommendation  
 3 you're bringing to the board?  
 4 BOARD MEMBER BARAKAT: Yes. Thank you,  
 5 Mr. Chairman.  
 6 We discussed and went through the numbers,  
 7 including the ROI to the City. And since we  
 8 now put into the resolutions a cap on the REV  
 9 Grant program, which we had not always done,  
 10 whenever costs increase, whether it's in the  
 11 developer's control or not, and those costs  
 12 exceed the cap, they need to come back to us  
 13 for, you know, permission of lifting that  
 14 ceiling. And these were changes that were  
 15 triggered by DDRB requirements, which the  
 16 developer agreed to, as well as some  
 17 construction inflation elements, which we've  
 18 all heard about in the media.  
 19 So based on that, we approved it. Keep in  
 20 mind that the REV Grant to the developer will  
 21 increase because of the projected increase in  
 22 the assessment. The 25 percent the City  
 23 retains will also -- that projection also  
 24 increases, which explains the increase in the  
 25 ROI part of this.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 So, Mr. Kelley, let me know if I did not  
 2 explain that correctly. I think that's what we  
 3 discussed and, therefore, approved it.  
 4 Thank you.  
 5 THE CHAIRMAN: Ms. Boyer, before I call  
 6 for questions from the board members, is there  
 7 anything you want to add to that?  
 8 MS. BOYER: No. Essentially, I would just  
 9 comment, when Mr. Barakat indicated that we had  
 10 not previously included the maximum amount of  
 11 the REV in the resolutions, the maximum amount  
 12 of REV has always been included in the  
 13 redevelopment agreements. It simply wasn't a  
 14 term included that was included in the  
 15 resolutions. So as we negotiated the agreement  
 16 in previous circumstances, we would have had  
 17 the flexibility to change that amount.  
 18 We provide it -- and Mr. Kelley can  
 19 correct me if I'm wrong -- but we provide it  
 20 because we use that number to calculate ROI.  
 21 And if you don't have a set number, there's no  
 22 way you can come up with the ROI calculation.  
 23 So since we're giving that detail now and  
 24 showing you how we calculate it, that's why you  
 25 are also seeing what the maximum number is.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 THE CHAIRMAN: Okay. Thank you, Ms. Boyer.  
2 All right. Let's -- questions, comments?  
3 Carol Worsham.

4 BOARD MEMBER WORSHAM: Thank you.  
5 Just so I'm clear -- I understand the  
6 costs increase and the design changes and the  
7 material increase that contributed to the  
8 additional million dollars. On the dock  
9 situation, so they will construct and operate  
10 the dock -- reconstruct the dock with the  
11 fuel -- and the City is maintaining -- will  
12 reconstruct the other dock; is that correct?

13 MR. KELLEY: Thank you for the chance to  
14 make this clarification.

15 So through the Chair, in the original  
16 agreement the reconstruction of what has been  
17 called Dock B was at the option of the  
18 applicant, at the option of Related. They have  
19 chosen at this time to not plan on the  
20 reconstruction of Dock B, but they have  
21 expressed an interest that at some point in the  
22 future they will. There's just too many  
23 unknowns right now.

24 So their intention really is to stick with  
25 the knowns and required aspects of the  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 To Board Member Worsham, the ramp has some  
2 funding for improvements through the Parks  
3 Department. And I think they may -- I'm  
4 talking about from the top of the ramp down  
5 into the water, the real ramp where the  
6 drop-off is. They have been working on and  
7 have a project -- I believe they may have  
8 already done it, but they have a project to  
9 work on that. The funds that we're using are  
10 all in the driveway area and in the parking and  
11 access area.

12 Right now, the Parks Department has  
13 funding and will be starting construction soon  
14 on the repair of the bulkhead and replacement  
15 of the walkway, if you will, in this diagram to  
16 the left the boat ramp.

17 So where we had hurricane damage on the  
18 other side of the boat ramp, that's being  
19 repaired with FEMA money and that is imminent.  
20 The work on that will start very soon.

21 BOARD MEMBER WORSHAM: Thank you.

22 THE CHAIRMAN: All right. Thank you, Carol.  
23 Bill Adams, questions, comments?

24 BOARD MEMBER ADAMS: I don't have any. We  
25 covered it all.

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

1 agreement, which is the reconstruction of what  
2 we call Dock A.

3 In fact, what is really going to happen is  
4 both docks are going to be demolished. The  
5 dock that's going to be replaced is going to be  
6 a brand-new dock on the site of Dock B so that  
7 there will be line of sight from the ship  
8 store, better service to that dock, better fuel  
9 access, and a straight line from the tank, et  
10 cetera. And that was in concurrence with the  
11 Parks Department, that that's a better approach  
12 to where the fueling takes place as well.

13 BOARD MEMBER WORSHAM: Last question. Am  
14 I correct in assuming there's no actual  
15 reconstruction or repair to the existing boat  
16 ramp itself and the adjacent bulkhead?

17 MR. KELLEY: So the boat ramp itself is  
18 going to go through a design reconfiguration to  
19 allow for a better turning radius as you enter  
20 that ramp through the DOT parking lot  
21 underneath the Acosta Bridge. That's the  
22 Hammerhead design that you have heard referred  
23 to on occasion. As far as the bulkhead itself  
24 goes, I'm going to defer to CEO Boyer.

25 MS. BOYER: Thank you.  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 Thank you.

2 THE CHAIRMAN: Mr. Barakat.

3 BOARD MEMBER BARAKAT: None further.

4 Thank you.

5 THE CHAIRMAN: Jim Citrano.

6 BOARD MEMBER CITRANO: When this applicant  
7 first came before the board, I filed a Form 8.  
8 I brought one today in the event that it's  
9 needed so that I can vote.

10 Other than that, I did not make SIC. I  
11 did have a conversation with Ms. Boyer, and I  
12 don't have any other comments.

13 THE CHAIRMAN: Thank you, Jim Citrano.  
14 Todd Froats.

15 BOARD MEMBER FROATS: I don't have any  
16 questions. I just want to reiterate that this  
17 is a project -- that this land is uncontrolled  
18 by the City for the next 77 years, so I really  
19 hope that City Council approves this project.  
20 It's taken a lot to get it to where it is now,  
21 and I'm looking forward to seeing it move  
22 forward.

23 Thank you.

24 THE CHAIRMAN: Thank you, Todd.  
25 Mr. Gibbs.

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

1 BOARD MEMBER GIBBS: I would echo those  
 2 comments because we have this land for such a  
 3 long time and it's going to be a big change  
 4 there at the -- on the St. Johns, so I look  
 5 forward to its completion.  
 6 THE CHAIRMAN: Thank you, Craig.  
 7 David Ward.  
 8 BOARD MEMBER WARD: Nothing from me.  
 9 Thank you.  
 10 THE CHAIRMAN: LeAnna, this is in your  
 11 district. Any concerns?  
 12 COUNCIL MEMBER CUMBER: No concerns. I'm  
 13 very excited about the project. So thanks for  
 14 all the support.  
 15 THE CHAIRMAN: Okay.  
 16 COUNCIL MEMBER CUMBER: I will urge my  
 17 colleagues to pass it.  
 18 THE CHAIRMAN: Oh, I'm sorry, I cut you off.  
 19 COUNCIL MEMBER CUMBER: I will urge my  
 20 colleagues to pass it.  
 21 THE CHAIRMAN: All right. Thank you very  
 22 much.  
 23 All right. So we have a motion. We have  
 24 a second. We've vetted it, discussed it.  
 25 Let's go ahead and vote.

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

1 All right. David Ward.  
 2 BOARD MEMBER WARD: Approve.  
 3 THE CHAIRMAN: Okay. Craig Gibbs.  
 4 BOARD MEMBER GIBBS: I'm in favor.  
 5 THE CHAIRMAN: Todd Froats.  
 6 BOARD MEMBER FROATS: In favor.  
 7 THE CHAIRMAN: Jim Citrano.  
 8 BOARD MEMBER CITRANO: I'm in favor.  
 9 THE CHAIRMAN: Oliver Barakat.  
 10 BOARD MEMBER BARAKAT: In favor.  
 11 THE CHAIRMAN: Bill Adams.  
 12 BOARD MEMBER ADAMS: In favor.  
 13 THE CHAIRMAN: Carol Worsham.  
 14 BOARD MEMBER WORSHAM: In favor.  
 15 THE CHAIRMAN: I'm in favor.  
 16 Let the record reflect that Resolution  
 17 2021-04-03 has passed eight for, zero against.  
 18 Okay. Let's go to the next resolution.  
 19 This is Item E on your agenda, 2021-04-04,  
 20 Regions Bank. This is an amendment.  
 21 Mr. Kelley, would you tee this up for us?  
 22 And then, also, Oliver Barakat, you've had the  
 23 SIC committee. You're going to bring a motion  
 24 to us, so would you describe that?

25 BOARD MEMBER FROATS: Mr. Chairman, if I  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 can, I have a potential conflict. So I would  
 2 like to ask Mr. Sawyer if I do have a conflict  
 3 or not -- whether or not I can vote.  
 4 Mr. Sawyer, are you there?  
 5 MR. SAWYER: Yeah. John Sawyer, Office of  
 6 General Counsel.  
 7 I believe the same conflict exists that  
 8 you had at the committee meeting, so as long as  
 9 you declare the conflict and file a Form 8,  
 10 you're eligible to vote.  
 11 BOARD MEMBER FROATS: Sorry, I did not  
 12 hear you.  
 13 I don't know if we have actually spoken  
 14 about this conflict.  
 15 So basically, I'm refinancing my mortgage  
 16 with a Regions Bank. And I don't know if it's  
 17 a conflict or not, but with all these ethics  
 18 courses we've had, I figured I would ask you  
 19 first.  
 20 MR. SAWYER: Okay. So you have no other  
 21 business relationship with Regions? You do not  
 22 represent them, nothing like that?  
 23 BOARD MEMBER FROATS: No. This is a  
 24 simple refinancing.  
 25 MR. SAWYER: Yeah, you don't have a

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

1 conflict and you're eligible to vote.  
 2 BOARD MEMBER FROATS: Thank you.  
 3 THE CHAIRMAN: Are you getting a pretty  
 4 good interest rate?  
 5 MR. KELLEY: Thank you, Mr. Chair.  
 6 Presenting Resolution 2021-04-04 for  
 7 ratification of changes made to the Economic  
 8 Development Agreement negotiated under the  
 9 approval of Resolution 2021-01-05 for Regions  
 10 Bank.  
 11 There is no change to the financial  
 12 commitment as originally approved. That  
 13 includes a DPRP commitment amount of \$900,000  
 14 and an Economic Development Grant of \$200,000.  
 15 As currently structured, payment on the  
 16 Economic Development Grant allows for the  
 17 reimbursement of costs and expenses incurred by  
 18 Regions associated with the sale of their  
 19 surface parking lot to VyStar. That sale  
 20 provides improvements to the development of  
 21 that garage being constructed on Forsyth,  
 22 between Main Street and Laura Street.  
 23 The Economic Development Grant requires  
 24 match funding by Regions, and the principal  
 25 change presented today makes costs associated

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



1 with HVAC improvements eligible only as  
 2 matching funds, not costs or expenses to be  
 3 reimbursed. Expenses for -- expenses eligible  
 4 for reimbursement remain limited to the  
 5 transition expenses as defined in the original  
 6 approval.  
 7 Further, there are two slight  
 8 modifications to dates found in the term sheet  
 9 as approved. The first being that the closing  
 10 date is pushed back to May of this year or as  
 11 may be further modified in the performance  
 12 schedule of the agreements. And the second  
 13 being that the time frame for usage of the  
 14 Economic Development Grant shall be two years  
 15 from the effective date as opposed to the end  
 16 of the next fiscal year or 9/30/22.  
 17 None of these changes impacts the City's  
 18 financial commitment, the ROI, or funding  
 19 consideration as originally approved.  
 20 And I'm happy to address any questions.  
 21 THE CHAIRMAN: Okay. Oliver Barakat, you  
 22 chaired the SIC committee on this. Please  
 23 report on that meeting and then also your  
 24 recommendation.  
 25 BOARD MEMBER BARAKAT: Thank you, Mr. Chair.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 THE CHAIRMAN: Okay. So we have a  
 2 recommendation and we have a second from the  
 3 SIC committee on Resolution 2021-04-04.  
 4 Let's discuss it.  
 5 Carol, do you have any further questions  
 6 or comments?  
 7 BOARD MEMBER WORSHAM: I don't have  
 8 anything further.  
 9 Thank you.  
 10 THE CHAIRMAN: Bill Adams.  
 11 BOARD MEMBER ADAMS: Yeah, I think  
 12 Oliver's summary probably teed it up nicely.  
 13 One thing that I wanted to be sure about was  
 14 that the broader board understood and  
 15 appreciated the change that we were having to  
 16 undertake so that we could decide whether or  
 17 not that was something that we wanted to do or  
 18 not.  
 19 I think the point is very well taken from  
 20 Oliver and it leaves a matter of fact that this  
 21 is one of those things that if you don't want  
 22 to do it, you're creating a much bigger  
 23 problem. But there is a philosophical issue  
 24 here in terms of, you know, having a set of  
 25 rules that surround a grant and then changing  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 So needless to say, the committee was a  
 2 bit lukewarm in its reception of this request,  
 3 and -- primarily because of the -- the scope or  
 4 the type of work that's being requested, so --  
 5 that is included within the Economic  
 6 Development Grant matching dollars of 200,000,  
 7 and that is for HVAC replacement.  
 8 It is typically not the business of this  
 9 board to fund repair and maintenance for  
 10 buildings that are in generally good shape that  
 11 are currently occupied, but we noted and  
 12 discussed the fact that we're dealing with a  
 13 third party here that is not necessarily  
 14 motivated to be at the table. And this is, in  
 15 part, to allow the construction of the VyStar  
 16 garage and the retail on the ground floor to  
 17 move forward and that we need to keep the big  
 18 picture in mind.  
 19 So we did discuss what I mentioned in the  
 20 beginning of my summary at length, and I think  
 21 we were just careful about setting a precedent.  
 22 But given the bigger picture, we decided to  
 23 move forward and recommend approval to the  
 24 board.  
 25 Thank you.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 the set of rules to accommodate a project.  
 2 Granted, that project is much bigger and  
 3 we need it, but -- and this may be the only  
 4 path to achieve it, but it is something that  
 5 the committee very much wanted the broader  
 6 board to think about and be aware of in making  
 7 its decision.  
 8 THE CHAIRMAN: Okay. Thank you, Bill.  
 9 Jim Citrano, any further comments?  
 10 BOARD MEMBER CITRANO: I, unfortunately,  
 11 was unable to attend the SIC meeting, but I do  
 12 appreciate the discussion that that committee  
 13 had. And I -- like you, I'm focused on the big  
 14 picture, and so I'm in favor.  
 15 No other comments.  
 16 THE CHAIRMAN: Okay. Mr. Froats.  
 17 BOARD MEMBER FROATS: No questions.  
 18 THE CHAIRMAN: Craig Gibbs.  
 19 BOARD MEMBER GIBBS: No questions.  
 20 THE CHAIRMAN: David Ward.  
 21 BOARD MEMBER WARD: No questions.  
 22 THE CHAIRMAN: LeAnna Cumber.  
 23 COUNCIL MEMBER CUMBER: No questions.  
 24 THE CHAIRMAN: Okay. So we have a motion.  
 25 We have a second. This is Resolution  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 2021-04-04, Regions Bank. Let's go ahead and  
 2 vote.  
 3 So David Ward.  
 4 BOARD MEMBER WARD: I'm in favor.  
 5 THE CHAIRMAN: Craig Gibbs.  
 6 BOARD MEMBER GIBBS: I'm in favor.  
 7 THE CHAIRMAN: Todd Froats.  
 8 BOARD MEMBER FROATS: In favor.  
 9 THE CHAIRMAN: Jim Citrano.  
 10 BOARD MEMBER CITRANO: I'm in favor.  
 11 THE CHAIRMAN: Oliver Barakat.  
 12 BOARD MEMBER BARAKAT: In favor.  
 13 THE CHAIRMAN: Bill Adams.  
 14 BOARD MEMBER ADAMS: In favor.  
 15 THE CHAIRMAN: Carol Worsham.  
 16 BOARD MEMBER WORSHAM: In favor.  
 17 THE CHAIRMAN: And I'm in favor.  
 18 So let the record reflect that Resolution  
 19 2021-04-04 has passed eight in favor, zero  
 20 against.  
 21 (The foregoing proceedings were adjourned  
 22 at 2:36 p.m.)  
 23 - - -  
 24  
 25

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

1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 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 30th day of April 2021.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 19 Florida Professional Reporter  
 20  
 21  
 22  
 23  
 24  
 25

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

<b>\$</b>	<b>6</b>	<b>adjourned</b> [1] - 37:21 <b>administer</b> [1] - 17:19 <b>Administrative</b> [1] - 1:22 <b>administrative</b> [1] - 3:24 <b>adopted</b> [1] - 6:25 <b>afterwards</b> [1] - 5:18 <b>AGENCY</b> [1] - 1:2 <b>Agency</b> [1] - 5:25 <b>agenda</b> [3] - 5:24, 21:9, 30:19 <b>ago</b> [1] - 4:15 <b>agree</b> [1] - 16:25 <b>agreed</b> [1] - 23:16 <b>Agreement</b> [1] - 32:8 <b>agreement</b> [4] - 22:17, 24:15, 25:16, 26:1 <b>agreements</b> [2] - 24:13, 33:12 <b>ahead</b> [2] - 29:25, 37:1 <b>air</b> [1] - 13:16 <b>Allegiance</b> [1] - 2:16 <b>allocate</b> [1] - 7:6 <b>allocated</b> [1] - 13:1 <b>allocation</b> [2] - 7:21, 10:12 <b>allow</b> [2] - 26:19, 34:15 <b>allows</b> [2] - 13:25, 32:16 <b>ALSO</b> [1] - 1:18 <b>alternative</b> [1] - 13:4 <b>amendment</b> [3] - 6:13, 21:11, 30:20 <b>amount</b> [8] - 7:1, 9:14, 13:3, 21:25, 24:10, 24:11, 24:17, 32:13 <b>analyst</b> [1] - 3:21 <b>annual</b> [1] - 22:4 <b>answer</b> [1] - 5:15 <b>answered</b> [1] - 20:12 <b>anyway</b> [1] - 9:24 <b>applicant</b> [2] - 25:18, 28:6 <b>appreciate</b> [1] - 36:12 <b>appreciated</b> [1] - 35:15 <b>approach</b> [1] - 26:11 <b>approaches</b> [1] - 4:5 <b>approval</b> [3] - 32:9, 33:6, 34:23 <b>approvals</b> [1] - 12:11 <b>approve</b> [9] - 6:6, 6:8, 11:21, 11:25, 12:6, 12:8, 12:9, 21:1, 30:2 <b>approved</b> [10] - 9:9, 10:4, 12:25, 16:20,	22:18, 23:19, 24:3, 32:12, 33:9, 33:19 <b>approves</b> [1] - 28:19 <b>April</b> [8] - 1:6, 2:2, 2:5, 8:19, 12:19, 14:10, 21:14, 38:15 <b>area</b> [3] - 4:22, 27:10, 27:11 <b>art</b> [1] - 13:17 <b>artistic</b> [1] - 20:3 <b>aside</b> [2] - 8:3, 9:3 <b>aspects</b> [2] - 14:2, 25:25 <b>assessment</b> [1] - 23:22 <b>Assistant</b> [1] - 1:22 <b>assistant</b> [1] - 3:24 <b>associated</b> [3] - 22:15, 32:18, 32:25 <b>assuming</b> [1] - 26:14 <b>attend</b> [3] - 10:11, 15:20, 36:11 <b>attendance</b> [1] - 3:2 <b>attendees</b> [1] - 4:3 <b>attending</b> [3] - 2:10, 3:17, 3:20 <b>attention</b> [1] - 10:16 <b>attract</b> [1] - 18:17 <b>Audience</b> [1] - 4:5 <b>AUDIENCE</b> [1] - 4:9 <b>Aundra</b> [1] - 4:25 <b>Authority</b> [2] - 2:7, 2:13 <b>authorized</b> [1] - 38:8 <b>available</b> [2] - 9:5, 14:25 <b>aware</b> [2] - 21:13, 36:6	<b>best</b> [1] - 10:14 <b>better</b> [4] - 26:8, 26:11, 26:19 <b>between</b> [1] - 32:22 <b>BID</b> [1] - 13:9 <b>big</b> [5] - 9:1, 17:13, 29:3, 34:17, 36:13 <b>bigger</b> [3] - 34:22, 35:22, 36:2 <b>biggest</b> [2] - 14:13, 14:18 <b>Bill</b> [12] - 2:15, 2:24, 10:19, 11:22, 17:11, 18:3, 19:19, 27:23, 30:11, 35:10, 36:8, 37:13 <b>bill</b> [1] - 20:25 <b>bit</b> [2] - 18:11, 34:2 <b>BOARD</b> [72] - 1:3, 1:12, 2:21, 3:3, 6:5, 6:9, 8:22, 10:9, 10:20, 10:22, 11:2, 11:6, 11:11, 11:21, 11:23, 11:25, 12:2, 12:4, 12:6, 12:8, 14:12, 15:3, 15:21, 16:24, 17:12, 18:5, 19:8, 19:11, 19:14, 19:16, 20:16, 20:18, 20:20, 20:22, 20:24, 21:1, 21:3, 23:4, 25:4, 26:13, 27:21, 27:24, 28:3, 28:6, 28:15, 29:1, 29:8, 30:2, 30:4, 30:6, 30:8, 30:10, 30:12, 30:14, 30:25, 31:11, 31:23, 32:2, 33:25, 35:7, 35:11, 36:10, 36:17, 36:19, 36:21, 37:4, 37:6, 37:8, 37:10, 37:12, 37:14, 37:16 <b>board</b> [21] - 2:18, 2:24, 2:25, 3:1, 3:6, 5:1, 6:15, 7:3, 8:21, 10:5, 12:21, 21:13, 21:16, 23:3, 24:6, 28:7, 34:9, 34:24, 35:14, 36:6 <b>Board</b> [8] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 6:1, 27:1 <b>boat</b> [7] - 7:15, 9:21, 10:14, 26:15, 26:17, 27:16, 27:18 <b>BOYER</b> [8] - 1:19, 5:16, 6:16, 12:22, 14:22, 15:6, 24:8, 26:25
	<b>7</b>			
	<b>8</b>			
	<b>9</b>			
	<b>A</b>			
	<b>B</b>			
<b>1</b>	<b>6th</b> [3] - 8:19, 12:19, 14:10 <b>700,000</b> [1] - 7:17 <b>75</b> [1] - 22:4 <b>76</b> [1] - 22:13 <b>77</b> [1] - 28:18			
<b>2</b>	<b>8</b>			
<b>3</b>	<b>9</b>			
<b>4</b>	<b>A</b>			
<b>5</b>	<b>B</b>			
<b>\$100,000</b> [1] - 9:16 <b>\$200,000</b> [1] - 32:14 <b>\$413,000</b> [1] - 9:19 <b>\$900,000</b> [1] - 32:13	<b>able</b> [2] - 13:22, 14:24 <b>absolutely</b> [1] - 6:16 <b>accepted</b> [1] - 6:4 <b>access</b> [4] - 5:12, 7:15, 26:9, 27:11 <b>accommodate</b> [1] - 36:1 <b>account</b> [1] - 7:18 <b>accretive</b> [1] - 22:21 <b>achieve</b> [1] - 36:4 <b>Acosta</b> [1] - 26:21 <b>acquisition</b> [3] - 8:8, 9:17, 21:21 <b>acronym</b> [1] - 17:23 <b>acted</b> [1] - 6:17 <b>activities</b> [1] - 17:14 <b>actual</b> [1] - 26:14 <b>ad</b> [1] - 22:21 <b>ADAMS</b> [9] - 1:14, 10:20, 11:23, 17:12, 21:1, 27:24, 30:12, 35:11, 37:14 <b>Adams</b> [12] - 2:15, 2:24, 10:19, 11:22, 17:11, 18:7, 19:19, 20:25, 27:23, 30:11, 35:10, 37:13 <b>Adams'</b> [1] - 15:20 <b>add</b> [2] - 11:1, 24:7 <b>added</b> [1] - 13:20 <b>adding</b> [1] - 7:18 <b>additional</b> [5] - 8:8, 19:11, 19:14, 22:20, 25:8 <b>address</b> [4] - 4:7, 4:13, 22:23, 33:20 <b>adjacent</b> [1] - 26:16	<b>9/30/22</b> [1] - 33:16		
<b>1.02</b> [1] - 22:22 <b>1.04</b> [1] - 22:22 <b>100,000</b> [2] - 7:7, 8:6 <b>11,902,028</b> [1] - 22:1 <b>12,996,885</b> [1] - 22:2 <b>16th</b> [1] - 21:14				
<b>2</b>				
<b>2</b> [1] - 9:3 <b>20</b> [1] - 22:5 <b>200,000</b> [1] - 34:6 <b>2020-04-01</b> [1] - 6:22 <b>2021</b> [6] - 1:6, 2:2, 2:6, 6:13, 12:16, 38:15 <b>2021-01-03</b> [1] - 21:20 <b>2021-01-05</b> [1] - 32:9 <b>2021-04-01</b> [3] - 6:12, 10:3, 11:16 <b>2021-04-02</b> [3] - 12:14, 16:18, 20:11 <b>2021-04-03</b> [3] - 21:9, 21:19, 30:17 <b>2021-04-04</b> [5] - 30:19, 32:6, 35:3, 37:1, 37:19 <b>21</b> [2] - 1:6, 2:2 <b>21st</b> [1] - 2:6 <b>25</b> [1] - 23:22 <b>2:00</b> [2] - 1:7, 2:2 <b>2:36</b> [1] - 37:22				
<b>3</b>				
<b>30-letter</b> [1] - 17:22 <b>303</b> [1] - 1:8 <b>30th</b> [1] - 38:15				
<b>4</b>				
<b>413,000</b> [1] - 7:19 <b>413,471</b> [1] - 7:7 <b>497,732</b> [1] - 13:3				
<b>5</b>				
<b>513,471</b> [1] - 7:2				

<p><b>Boyer</b> [12] - 3:14, 5:15, 6:14, 8:23, 12:17, 14:8, 14:21, 16:12, 24:5, 25:1, 26:24, 28:11  <b>brand</b> [1] - 26:6  <b>brand-new</b> [1] - 26:6  <b>Braxton</b> [1] - 2:22  <b>Brewing</b> [1] - 21:22  <b>bricks</b> [1] - 19:1  <b>Bridge</b> [1] - 26:21  <b>brief</b> [1] - 6:18  <b>bring</b> [2] - 12:21, 30:23  <b>bringing</b> [3] - 8:21, 21:15, 23:3  <b>brings</b> [1] - 15:25  <b>broader</b> [2] - 35:14, 36:5  <b>brought</b> [2] - 15:12, 28:8  <b>buck</b> [2] - 14:18, 15:17  <b>budget</b> [6] - 6:13, 6:25, 7:2, 7:21, 10:11, 12:25  <b>Budget</b> [7] - 6:17, 6:19, 6:21, 7:4, 7:17, 7:23, 8:18  <b>buildings</b> [1] - 34:10  <b>bulkhead</b> [3] - 26:16, 26:23, 27:14  <b>business</b> [2] - 31:21, 34:8  <b>button</b> [1] - 4:11</p>	<p>32:5  <b>chair</b> [4] - 2:13, 6:20, 21:17, 33:25  <b>chaired</b> [3] - 8:18, 21:14, 33:22  <b>Chairman</b> [6] - 1:13, 6:16, 10:23, 12:22, 23:5, 30:25  <b>CHAIRMAN</b> [77] - 2:4, 2:17, 2:22, 3:4, 5:23, 6:7, 6:10, 8:17, 10:2, 10:18, 10:21, 10:25, 11:5, 11:9, 11:13, 11:16, 11:22, 11:24, 12:1, 12:3, 12:5, 12:7, 12:9, 14:7, 16:18, 17:10, 18:3, 19:6, 19:10, 19:13, 19:15, 20:6, 20:10, 20:17, 20:19, 20:21, 20:23, 20:25, 21:2, 21:4, 22:24, 24:5, 25:1, 27:22, 28:2, 28:5, 28:13, 28:24, 29:6, 29:10, 29:15, 29:18, 29:21, 30:3, 30:5, 30:7, 30:9, 30:11, 30:13, 30:15, 32:3, 33:21, 35:1, 35:10, 36:8, 36:16, 36:18, 36:20, 36:22, 36:24, 37:5, 37:7, 37:9, 37:11, 37:13, 37:15, 37:17  <b>chance</b> [2] - 6:1, 25:13  <b>change</b> [7] - 21:25, 22:2, 24:17, 29:3, 32:11, 32:25, 35:15  <b>changes</b> [7] - 6:2, 22:10, 22:14, 23:14, 25:6, 32:7, 33:17  <b>changing</b> [1] - 35:25  <b>Chief</b> [1] - 1:19  <b>Chisholm</b> [1] - 3:23  <b>CHISHOLM</b> [5] - 1:22, 4:1, 4:6, 4:11, 5:20  <b>chosen</b> [1] - 25:19  <b>circumstances</b> [1] - 24:16  <b>CITRANO</b> [9] - 1:15, 11:2, 12:2, 19:8, 20:22, 28:6, 30:8, 36:10, 37:10  <b>Citrano</b> [10] - 2:25, 10:25, 12:1, 19:7, 20:21, 28:5, 28:13, 30:7, 36:9, 37:9  <b>City</b> [11] - 1:22, 5:10, 6:25, 9:4, 9:8, 21:22, 23:7, 23:22, 25:11,</p>	<p>28:18, 28:19  <b>CITY</b> [1] - 1:1  <b>city</b> [1] - 15:24  <b>City's</b> [1] - 33:17  <b>City-adopted</b> [1] - 6:25  <b>City/Related</b> [1] - 7:11  <b>clarification</b> [1] - 25:14  <b>classes</b> [1] - 13:16  <b>clear</b> [1] - 25:5  <b>closing</b> [1] - 33:9  <b>colleagues</b> [2] - 29:17, 29:20  <b>combined</b> [1] - 12:14  <b>coming</b> [2] - 8:15, 18:17  <b>commencing</b> [1] - 1:7  <b>comment</b> [5] - 5:17, 5:22, 19:3, 20:9, 24:9  <b>comments</b> [23] - 3:25, 10:6, 10:19, 10:23, 11:3, 11:8, 11:14, 11:15, 17:11, 17:17, 18:7, 19:9, 19:12, 19:14, 19:19, 20:13, 25:2, 27:23, 28:12, 29:2, 35:6, 36:9, 36:15  <b>commission</b> [1] - 4:16  <b>commitment</b> [3] - 32:12, 32:13, 33:18  <b>committee</b> [16] - 7:6, 9:15, 9:18, 12:19, 14:3, 17:4, 19:4, 21:15, 23:2, 30:23, 31:8, 33:22, 34:1, 35:3, 36:5, 36:12  <b>Committee</b> [6] - 6:17, 6:21, 7:4, 7:23, 8:18, 16:16  <b>committee's</b> [1] - 13:6  <b>communications</b> [1] - 3:20  <b>Communications</b> [1] - 1:21  <b>COMMUNITY</b> [1] - 1:2  <b>Community</b> [1] - 5:24  <b>Company</b> [1] - 21:22  <b>complete</b> [2] - 7:20, 38:10  <b>completion</b> [2] - 22:16, 29:5  <b>compliance</b> [1] - 3:18  <b>Compliance</b> [1] - 1:20  <b>complies</b> [1] - 2:21  <b>components</b> [1] - 22:17  <b>concerns</b> [2] - 29:11,</p>	<p>29:12  <b>concludes</b> [1] - 5:22  <b>concurrence</b> [1] - 26:10  <b>conflict</b> [7] - 31:1, 31:2, 31:7, 31:9, 31:14, 31:17, 32:1  <b>consensus</b> [2] - 7:23, 15:23  <b>consider</b> [1] - 17:18  <b>consideration</b> [2] - 21:18, 33:19  <b>construct</b> [1] - 25:9  <b>constructed</b> [1] - 32:21  <b>construction</b> [4] - 22:9, 23:17, 27:13, 34:15  <b>continuing</b> [1] - 15:11  <b>contributed</b> [1] - 25:7  <b>control</b> [1] - 23:11  <b>conversation</b> [3] - 5:3, 18:21, 28:11  <b>conversations</b> [1] - 8:9  <b>Coordinator</b> [1] - 1:20  <b>Core</b> [1] - 18:19  <b>correct</b> [4] - 14:21, 24:19, 25:12, 26:14  <b>correctly</b> [1] - 24:2  <b>cost</b> [2] - 22:7, 22:8  <b>costs</b> [7] - 22:12, 23:10, 23:11, 25:6, 32:17, 32:25, 33:2  <b>COUNCIL</b> [6] - 11:15, 20:9, 29:12, 29:16, 29:19, 36:23  <b>Council</b> [4] - 1:22, 7:24, 12:25, 28:19  <b>Council-approved</b> [1] - 12:25  <b>Councilwoman</b> [1] - 3:6  <b>Counsel</b> [3] - 1:21, 3:23, 31:6  <b>COUNTY</b> [1] - 38:4  <b>couple</b> [2] - 4:19, 8:23  <b>coupled</b> [1] - 22:9  <b>courses</b> [1] - 31:18  <b>court</b> [1] - 2:23  <b>covered</b> [1] - 27:25  <b>COVID</b> [1] - 18:17  <b>CRA</b> [1] - 13:9  <b>CRAIG</b> [1] - 1:16  <b>Craig</b> [9] - 3:1, 3:4, 11:5, 12:5, 20:17, 29:6, 30:3, 36:18, 37:5  <b>create</b> [1] - 4:24  <b>creating</b> [1] - 35:22</p>	<p><b>Crescimbeni</b> [1] - 3:18  <b>CRESCIMBENI</b> [1] - 1:20  <b>cultural</b> [1] - 20:2  <b>Cumber</b> [4] - 3:7, 11:13, 20:8, 36:22  <b>CUMBER</b> [7] - 1:22, 11:15, 20:9, 29:12, 29:16, 29:19, 36:23  <b>current</b> [3] - 2:12, 13:2, 14:25  <b>cut</b> [1] - 29:18</p> <p style="text-align: center;"><b>D</b></p> <p><b>damage</b> [1] - 27:17  <b>date</b> [2] - 33:10, 33:15  <b>DATED</b> [1] - 38:15  <b>dates</b> [1] - 33:8  <b>DAVID</b> [1] - 1:16  <b>David</b> [10] - 3:6, 6:10, 11:10, 12:7, 19:15, 20:15, 29:7, 30:1, 36:20, 37:3  <b>days</b> [1] - 4:20  <b>DDRB</b> [2] - 22:11, 23:15  <b>dealing</b> [1] - 34:12  <b>deals</b> [1] - 6:22  <b>decide</b> [1] - 35:16  <b>decided</b> [3] - 8:25, 16:2, 34:22  <b>decision</b> [2] - 16:6, 36:7  <b>decisions</b> [1] - 17:19  <b>declare</b> [1] - 31:9  <b>defer</b> [3] - 6:20, 8:5, 26:24  <b>defined</b> [1] - 33:5  <b>demolished</b> [1] - 26:4  <b>Department</b> [3] - 26:11, 27:3, 27:12  <b>describe</b> [3] - 8:19, 12:20, 30:24  <b>design</b> [4] - 22:10, 25:6, 26:18, 26:22  <b>detail</b> [1] - 24:23  <b>determine</b> [1] - 15:13  <b>developer</b> [2] - 23:16, 23:20  <b>developer's</b> [1] - 23:11  <b>Development</b> [9] - 1:20, 3:16, 21:10, 32:8, 32:14, 32:16, 32:23, 33:14, 34:6  <b>development</b> [3] - 4:21, 22:12, 32:20  <b>DIA</b> [4] - 1:19, 1:20,</p>
<p>Diang M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203</p>				

<p>7:11, 15:25 <b>diagram</b> [1] - 27:15 <b>Diane</b> [3] - 1:9, 38:7, 38:18 <b>different</b> [2] - 5:2, 8:12 <b>Director</b> [2] - 1:20, 3:15 <b>director</b> [2] - 5:1, 5:14 <b>discovered</b> [1] - 14:16 <b>discuss</b> [2] - 34:19, 35:4 <b>discussed</b> [7] - 7:16, 9:15, 15:4, 23:6, 24:3, 29:24, 34:12 <b>discussion</b> [5] - 14:16, 15:22, 16:21, 17:16, 36:12 <b>discussions</b> [1] - 8:7 <b>disposal</b> [1] - 5:7 <b>district</b> [4] - 9:1, 9:2, 9:4, 29:11 <b>District</b> [2] - 6:13, 7:12 <b>diversity</b> [1] - 19:24 <b>divide</b> [1] - 17:5 <b>dock</b> [7] - 25:8, 25:10, 25:12, 26:5, 26:6, 26:8 <b>Dock</b> [4] - 25:17, 25:20, 26:2, 26:6 <b>docks</b> [1] - 26:4 <b>dole</b> [1] - 17:20 <b>dollars</b> [7] - 17:25, 18:12, 18:15, 18:22, 19:1, 25:8, 34:6 <b>done</b> [3] - 9:24, 23:9, 27:8 <b>DOT</b> [1] - 26:20 <b>down</b> [3] - 11:19, 15:25, 27:4 <b>downtown</b> [13] - 4:21, 13:7, 13:21, 14:3, 14:17, 15:23, 15:24, 16:3, 16:4, 17:14, 17:22, 18:18, 19:23 <b>Downtown</b> [3] - 2:6, 2:13, 3:15 <b>DPRP</b> [1] - 32:13 <b>driveway</b> [1] - 27:10 <b>drop</b> [1] - 27:6 <b>drop-off</b> [1] - 27:6 <b>due</b> [1] - 9:13 <b>during</b> [1] - 15:16 <b>DUVAL</b> [1] - 38:4 <b>DVI</b> [2] - 18:1, 19:21</p>	<p>32:14, 32:16, 32:23, 33:14, 34:5 <b>economic</b> [1] - 4:20 <b>effect</b> [1] - 15:11 <b>effective</b> [1] - 33:15 <b>efficient</b> [1] - 14:15 <b>eight</b> [4] - 12:11, 21:6, 30:17, 37:19 <b>either</b> [1] - 13:25 <b>element</b> [1] - 13:10 <b>elements</b> [1] - 23:17 <b>eligible</b> [4] - 31:10, 32:1, 33:1, 33:3 <b>emotions</b> [1] - 18:14 <b>encourage</b> [1] - 17:24 <b>end</b> [1] - 33:15 <b>enter</b> [1] - 26:19 <b>Enterprise</b> [2] - 4:24, 5:4 <b>environmental</b> [1] - 9:23 <b>envision</b> [1] - 15:10 <b>equipped</b> [2] - 18:8, 19:21 <b>essentially</b> [1] - 24:8 <b>Estate</b> [1] - 3:15 <b>et</b> [3] - 14:17, 16:1, 26:9 <b>ethics</b> [1] - 31:17 <b>event</b> [3] - 15:8, 15:15, 28:8 <b>events</b> [11] - 15:5, 15:9, 15:11, 15:18, 15:22, 15:23, 16:3, 17:7, 17:15, 18:13, 20:3 <b>example</b> [1] - 15:15 <b>exceed</b> [1] - 23:12 <b>excited</b> [1] - 29:13 <b>exclusively</b> [1] - 6:22 <b>Executive</b> [1] - 1:19 <b>executive</b> [2] - 5:1, 5:14 <b>existing</b> [1] - 26:15 <b>exists</b> [1] - 31:7 <b>expanded</b> [1] - 14:2 <b>expect</b> [2] - 14:23, 16:12 <b>expenses</b> [5] - 32:17, 33:2, 33:3, 33:5 <b>explain</b> [2] - 13:8, 24:2 <b>explains</b> [1] - 23:24 <b>explanation</b> [1] - 16:25 <b>expressed</b> [1] - 25:21</p>	<p>35:20 <b>faith</b> [1] - 7:24 <b>family</b> [1] - 20:3 <b>family-friendly</b> [1] - 20:3 <b>fan</b> [1] - 17:13 <b>fans</b> [1] - 19:25 <b>far</b> [1] - 26:23 <b>favor</b> [32] - 11:18, 11:23, 12:2, 12:4, 17:7, 18:19, 19:22, 20:16, 20:18, 20:20, 20:22, 20:24, 21:3, 21:4, 21:6, 30:4, 30:6, 30:8, 30:10, 30:12, 30:14, 30:15, 36:14, 37:4, 37:6, 37:8, 37:10, 37:12, 37:14, 37:16, 37:17, 37:19 <b>feedback</b> [1] - 22:11 <b>fees</b> [1] - 5:12 <b>FEMA</b> [1] - 27:19 <b>few</b> [1] - 2:10 <b>figure</b> [1] - 17:25 <b>figured</b> [1] - 31:18 <b>file</b> [2] - 4:13, 31:9 <b>filed</b> [2] - 8:2, 28:7 <b>fills</b> [1] - 15:19 <b>final</b> [1] - 14:22 <b>finance</b> [1] - 19:17 <b>Finance</b> [7] - 6:17, 6:19, 6:21, 7:4, 7:17, 8:18, 16:16 <b>financial</b> [3] - 3:21, 32:11, 33:18 <b>financing</b> [1] - 9:6 <b>fine</b> [1] - 17:23 <b>first</b> [7] - 4:2, 4:3, 6:11, 8:25, 28:7, 31:19, 33:9 <b>fiscal</b> [4] - 6:25, 12:16, 13:2, 33:16 <b>flag</b> [1] - 2:14 <b>flexibility</b> [1] - 24:17 <b>floor</b> [1] - 34:16 <b>Florida</b> [4] - 1:9, 1:10, 38:7, 38:18 <b>FLORIDA</b> [1] - 38:3 <b>focused</b> [2] - 18:2, 36:13 <b>folks</b> [1] - 19:23 <b>followed</b> [1] - 2:18 <b>foregoing</b> [2] - 37:21, 38:9 <b>Form</b> [2] - 28:7, 31:9 <b>Forsyth</b> [1] - 32:21 <b>forth</b> [1] - 8:1 <b>forward</b> [7] - 13:23, 17:8, 28:21, 28:22,</p>	<p>29:5, 34:17, 34:23 <b>FPR</b> [1] - 1:9 <b>frame</b> [1] - 33:13 <b>friendly</b> [1] - 20:3 <b>FROATS</b> [16] - 1:15, 8:22, 12:4, 14:12, 15:3, 15:21, 19:11, 20:20, 28:15, 30:6, 30:25, 31:11, 31:23, 32:2, 36:17, 37:8 <b>Froats</b> [13] - 3:1, 7:22, 8:5, 8:17, 12:3, 12:18, 14:9, 19:10, 20:19, 28:14, 30:5, 36:16, 37:7 <b>fuel</b> [2] - 25:11, 26:8 <b>fueling</b> [1] - 26:12 <b>full</b> [1] - 9:14 <b>Fund</b> [2] - 5:5, 5:9 <b>fund</b> [2] - 14:24, 34:9 <b>fundamentally</b> [1] - 4:14 <b>funding</b> [9] - 7:25, 9:2, 10:12, 12:23, 21:25, 27:2, 27:13, 32:24, 33:18 <b>Funds</b> [1] - 4:25 <b>funds</b> [9] - 7:5, 13:6, 13:23, 14:25, 15:14, 17:2, 17:19, 27:9, 33:2 <b>future</b> [2] - 14:1, 25:22</p>	<p>34:6 <b>granted</b> [1] - 36:2 <b>graphics</b> [1] - 14:23 <b>great</b> [2] - 11:6, 20:4 <b>GreenPointe</b> [1] - 4:17 <b>ground</b> [1] - 34:16 <b>Group</b> [1] - 21:21 <b>guess</b> [1] - 18:25 <b>Guy</b> [1] - 3:16 <b>GUY</b> [1] - 1:19</p>			
<b>E</b>		<b>F</b>		<b>G</b>		<b>H</b>	
<p><b>East</b> [1] - 12:15 <b>echo</b> [2] - 19:19, 29:1 <b>Economic</b> [6] - 32:7,</p>	<p><b>facilities</b> [1] - 13:20 <b>fact</b> [3] - 26:3, 34:12,</p>	<p><b>forward</b> [7] - 13:23, 17:8, 28:21, 28:22,</p>	<p><b>Gaffney</b> [1] - 3:9 <b>gaps</b> [1] - 15:19 <b>garage</b> [2] - 32:21, 34:16 <b>general</b> [1] - 19:23 <b>General</b> [4] - 1:21, 3:23, 5:9, 31:6 <b>generally</b> [1] - 34:10 <b>gentleman's</b> [1] - 4:18 <b>Gibbs</b> [10] - 3:1, 3:4, 11:5, 12:5, 19:13, 20:17, 28:25, 30:3, 36:18, 37:5 <b>GIBBS</b> [10] - 1:16, 3:3, 11:6, 12:6, 19:14, 20:18, 29:1, 30:4, 36:19, 37:6 <b>Gillam</b> [1] - 2:22 <b>given</b> [1] - 34:22 <b>glad</b> [1] - 11:9 <b>grant</b> [3] - 22:16, 35:25 <b>Grant</b> [9] - 22:1, 22:3, 23:9, 23:20, 32:14, 32:16, 32:23, 33:14,</p>	<p><b>Hammerhead</b> [2] - 9:21, 26:22 <b>hand</b> [3] - 2:20, 3:12, 7:18 <b>handle</b> [1] - 19:22 <b>hands</b> [1] - 5:21 <b>happy</b> [3] - 5:17, 22:23, 33:20 <b>headed</b> [2] - 12:18, 14:9 <b>hear</b> [4] - 4:10, 6:2, 10:7, 31:12 <b>heard</b> [2] - 23:18, 26:22 <b>hearing</b> [1] - 2:23 <b>held</b> [1] - 1:6 <b>helping</b> [1] - 19:22 <b>hip</b> [2] - 19:25, 20:7 <b>hip-hop</b> [2] - 19:25, 20:7 <b>hold</b> [2] - 2:20, 3:12 <b>Holdings</b> [1] - 4:18 <b>hop</b> [2] - 19:25, 20:7 <b>hope</b> [1] - 28:19 <b>hopefully</b> [1] - 5:25 <b>hurricane</b> [1] - 27:17 <b>HVAC</b> [2] - 33:1, 34:7 <b>hybrid</b> [1] - 2:8</p>			
<b>E</b>		<b>F</b>		<b>G</b>		<b>I</b>	
<p><b>East</b> [1] - 12:15 <b>echo</b> [2] - 19:19, 29:1 <b>Economic</b> [6] - 32:7,</p>	<p><b>facilities</b> [1] - 13:20 <b>fact</b> [3] - 26:3, 34:12,</p>	<p><b>forward</b> [7] - 13:23, 17:8, 28:21, 28:22,</p>	<p><b>Grant</b> [9] - 22:1, 22:3, 23:9, 23:20, 32:14, 32:16, 32:23, 33:14,</p>	<p><b>idea</b> [3] - 8:3, 9:8, 9:11 <b>identified</b> [1] - 14:1 <b>imminent</b> [1] - 27:19 <b>impact</b> [1] - 18:25 <b>impacting</b> [1] - 4:21 <b>impacts</b> [1] - 33:17 <b>important</b> [2] - 5:11, 17:1 <b>improved</b> [1] - 22:21 <b>improvements</b> [4] - 14:17, 27:2, 32:20, 33:1 <b>in-person</b> [1] - 4:2 <b>Ina</b> [1] - 3:19 <b>INA</b> [1] - 1:21 <b>inaudible</b> [1] - 4:19</p>			

<p><b>include</b> [1] - 15:4  <b>included</b> [5] - 24:10, 24:12, 24:14, 34:5  <b>includes</b> [2] - 2:9, 32:13  <b>including</b> [1] - 23:7  <b>increase</b> [6] - 23:10, 23:21, 23:24, 25:6, 25:7  <b>increased</b> [2] - 22:1, 22:13  <b>increases</b> [3] - 22:7, 22:8, 23:24  <b>Increment</b> [2] - 6:12, 7:12  <b>increment</b> [1] - 6:23  <b>incurred</b> [1] - 32:17  <b>independently</b> [1] - 5:6  <b>indicated</b> [1] - 24:9  <b>inflation</b> [1] - 23:17  <b>inform</b> [1] - 16:10  <b>infrastructure</b> [2] - 16:5, 22:15  <b>intent</b> [1] - 13:22  <b>intention</b> [1] - 25:24  <b>interest</b> [2] - 25:21, 32:4  <b>introduce</b> [2] - 3:11, 3:13  <b>introducing</b> [1] - 2:18  <b>investment</b> [1] - 16:1  <b>Investment</b> [2] - 2:6, 2:13  <b>issue</b> [3] - 9:23, 14:13, 35:23  <b>Item</b> [2] - 21:9, 30:19  <b>item</b> [2] - 5:24, 15:8  <b>itself</b> [3] - 26:16, 26:17, 26:23</p>	<p><b>Johnson</b> [1] - 16:9</p>	<p>3:18  <b>Manager</b> [1] - 1:19  <b>manner</b> [1] - 14:15  <b>market</b> [1] - 22:9  <b>Marketing</b> [1] - 1:21  <b>marketing</b> [1] - 3:19  <b>match</b> [1] - 32:24  <b>matching</b> [2] - 33:2, 34:6  <b>material</b> [1] - 25:7  <b>materials</b> [1] - 22:9  <b>matter</b> [2] - 19:20, 35:20  <b>maximum</b> [4] - 21:25, 24:10, 24:11, 24:25  <b>mayor</b> [1] - 4:15  <b>media</b> [1] - 23:18  <b>MEETING</b> [1] - 1:3  <b>meeting</b> [16] - 2:5, 2:6, 2:8, 8:19, 8:20, 10:11, 14:9, 14:11, 16:8, 16:10, 17:4, 19:17, 23:2, 31:8, 33:23, 36:11  <b>MEMBER</b> [77] - 2:21, 3:3, 4:9, 6:5, 6:9, 8:22, 10:9, 10:20, 10:22, 11:2, 11:6, 11:11, 11:15, 11:21, 11:23, 11:25, 12:2, 12:4, 12:6, 12:8, 14:12, 15:3, 15:21, 16:24, 17:12, 18:5, 19:8, 19:11, 19:14, 19:16, 20:9, 20:16, 20:18, 20:20, 20:22, 20:24, 21:1, 21:3, 23:4, 25:4, 26:13, 27:21, 27:24, 28:3, 28:6, 28:15, 29:1, 29:8, 29:12, 29:16, 29:19, 30:2, 30:4, 30:6, 30:8, 30:10, 30:12, 30:14, 30:25, 31:11, 31:23, 32:2, 33:25, 35:7, 35:11, 36:10, 36:17, 36:19, 36:21, 36:23, 37:4, 37:6, 37:8, 37:10, 37:12, 37:14, 37:16  <b>Member</b> [7] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 27:1  <b>member</b> [6] - 2:24, 2:25, 3:1, 3:6, 4:5  <b>members</b> [3] - 5:2, 10:5, 24:6  <b>MEMBERS</b> [1] - 1:12  <b>mentioned</b> [1] - 34:19  <b>merits</b> [1] - 18:12</p>	<p><b>MEZINI</b> [1] - 1:21  <b>Mezini</b> [1] - 3:19  <b>midst</b> [1] - 13:9  <b>might</b> [1] - 13:5  <b>mighty</b> [1] - 17:23  <b>million</b> [6] - 7:13, 7:19, 9:3, 22:13, 25:8  <b>million-one</b> [1] - 7:19  <b>million-six</b> [1] - 7:13  <b>mind</b> [3] - 4:23, 23:20, 34:18  <b>minutes</b> [2] - 4:6, 6:1  <b>mixed</b> [1] - 18:14  <b>modification</b> [3] - 21:20, 21:24, 22:6  <b>modifications</b> [1] - 33:8  <b>modified</b> [2] - 22:3, 33:11  <b>money</b> [12] - 5:8, 8:3, 8:24, 9:10, 9:12, 14:14, 15:16, 16:2, 17:5, 17:6, 17:9, 27:19  <b>MOODY</b> [1] - 1:13  <b>Moody</b> [1] - 2:12  <b>morning</b> [2] - 8:21, 16:10  <b>mortar</b> [1] - 19:2  <b>mortgage</b> [1] - 31:15  <b>most</b> [3] - 14:14, 17:1, 17:9  <b>motion</b> [12] - 6:3, 6:8, 8:20, 10:2, 11:17, 12:11, 12:20, 16:19, 20:11, 29:23, 30:23, 36:24  <b>motivated</b> [1] - 34:14  <b>Mott</b> [1] - 3:21  <b>move</b> [5] - 6:5, 17:8, 28:21, 34:17, 34:23  <b>MR</b> [13] - 4:1, 4:6, 4:11, 4:12, 5:19, 5:20, 21:17, 25:13, 26:17, 31:5, 31:20, 31:25, 32:5  <b>MS</b> [7] - 5:16, 6:16, 12:22, 14:22, 15:6, 24:8, 26:25  <b>multiple</b> [1] - 15:18  <b>Multipurpose</b> [1] - 1:8</p>	<p>15:13, 15:20, 16:13, 18:20, 23:12, 34:17, 36:3  <b>needed</b> [2] - 16:22, 28:9  <b>needless</b> [1] - 34:1  <b>needs</b> [2] - 9:24, 13:23  <b>negotiated</b> [2] - 24:15, 32:8  <b>neighborhood</b> [3] - 13:18, 14:4, 16:4  <b>new</b> [1] - 26:6  <b>next</b> [7] - 4:3, 5:24, 7:21, 12:13, 28:18, 30:18, 33:16  <b>nicely</b> [1] - 35:12  <b>night</b> [1] - 20:1  <b>none</b> [3] - 12:11, 28:3, 33:17  <b>North</b> [1] - 1:8  <b>Northbank</b> [2] - 13:3, 13:7  <b>Northside</b> [3] - 12:15  <b>Notary</b> [1] - 1:10  <b>noted</b> [1] - 34:11  <b>notes</b> [1] - 38:11  <b>nothing</b> [4] - 10:20, 11:11, 29:8, 31:22  <b>number</b> [4] - 13:4, 24:20, 24:21, 24:25  <b>numbers</b> [1] - 23:6</p>
<p><b>J</b></p>	<p><b>K</b></p>	<p><b>L</b></p>	<p><b>O</b></p>	
<p><b>Jackie</b> [1] - 3:21  <b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [2] - 1:7, 1:9  <b>James</b> [1] - 16:9  <b>JEA</b> [1] - 4:17  <b>JIM</b> [1] - 1:15  <b>Jim</b> [10] - 2:25, 10:25, 12:1, 19:7, 20:21, 28:5, 28:13, 30:7, 36:9, 37:9  <b>job</b> [2] - 5:7, 17:23  <b>JOHN</b> [2] - 1:20, 1:21  <b>John</b> [3] - 3:17, 3:22, 31:5  <b>Johns</b> [1] - 29:4</p>	<p><b>keep</b> [2] - 23:19, 34:17  <b>Kelley</b> [6] - 3:14, 21:12, 22:25, 24:1, 24:18, 30:21  <b>KELLEY</b> [5] - 1:20, 21:17, 25:13, 26:17, 32:5  <b>knowns</b> [1] - 25:25</p>	<p><b>land</b> [3] - 22:15, 28:17, 29:2  <b>Large</b> [1] - 1:10  <b>last</b> [3] - 2:24, 4:19, 26:13  <b>Laura</b> [2] - 1:8, 32:22  <b>lead</b> [2] - 2:15, 16:1  <b>LeAnna</b> [7] - 1:22, 3:7, 3:8, 11:13, 20:8, 29:10, 36:22  <b>leaves</b> [1] - 35:20  <b>leaving</b> [1] - 9:16  <b>left</b> [2] - 8:6, 27:16  <b>legislation</b> [1] - 8:1  <b>length</b> [1] - 34:20  <b>less</b> [1] - 7:7  <b>liabilities</b> [1] - 9:1  <b>liability</b> [1] - 9:12  <b>liaison</b> [1] - 16:8  <b>Liaison</b> [1] - 1:22  <b>Library</b> [1] - 1:8  <b>lifting</b> [1] - 23:13  <b>limitation</b> [1] - 5:9  <b>limited</b> [2] - 18:22, 33:4  <b>line</b> [3] - 15:7, 26:7, 26:9  <b>list</b> [1] - 11:19  <b>listening</b> [1] - 17:15  <b>loan</b> [1] - 9:5  <b>look</b> [1] - 29:4  <b>looking</b> [3] - 8:12, 8:14, 28:21  <b>LORI</b> [1] - 1:19  <b>Lori</b> [2] - 3:14, 10:10  <b>lukewarm</b> [1] - 34:2</p>	<p><b>MEMBER</b> [77] - 2:21, 3:3, 4:9, 6:5, 6:9, 8:22, 10:9, 10:20, 10:22, 11:2, 11:6, 11:11, 11:15, 11:21, 11:23, 11:25, 12:2, 12:4, 12:6, 12:8, 14:12, 15:3, 15:21, 16:24, 17:12, 18:5, 19:8, 19:11, 19:14, 19:16, 20:9, 20:16, 20:18, 20:20, 20:22, 20:24, 21:1, 21:3, 23:4, 25:4, 26:13, 27:21, 27:24, 28:3, 28:6, 28:15, 29:1, 29:8, 29:12, 29:16, 29:19, 30:2, 30:4, 30:6, 30:8, 30:10, 30:12, 30:14, 30:25, 31:11, 31:23, 32:2, 33:25, 35:7, 35:11, 36:10, 36:17, 36:19, 36:21, 36:23, 37:4, 37:6, 37:8, 37:10, 37:12, 37:14, 37:16  <b>Member</b> [7] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 27:1  <b>member</b> [6] - 2:24, 2:25, 3:1, 3:6, 4:5  <b>members</b> [3] - 5:2, 10:5, 24:6  <b>MEMBERS</b> [1] - 1:12  <b>mentioned</b> [1] - 34:19  <b>merits</b> [1] - 18:12</p>	<p><b>objection</b> [1] - 10:16  <b>obligation</b> [2] - 7:12, 7:25  <b>occasion</b> [1] - 26:23  <b>occupied</b> [1] - 34:11  <b>OF</b> [4] - 1:1, 38:1, 38:3, 38:4  <b>offer</b> [1] - 8:10  <b>Office</b> [3] - 1:21, 3:22, 31:5  <b>Officer</b> [1] - 1:19  <b>Oliver</b> [17] - 2:24, 4:4, 4:10, 4:12, 5:16, 10:21, 11:24, 18:4, 19:6, 20:23, 21:14, 23:1, 30:9, 30:22, 33:21, 35:20, 37:11  <b>OLIVER</b> [3] - 1:14, 4:12, 5:19  <b>Oliver's</b> [1] - 35:12  <b>one</b> [9] - 5:11, 7:19, 13:8, 13:13, 15:15, 17:20, 28:8, 35:13, 35:21  <b>ongoing</b> [3] - 8:7, 8:10, 17:2</p>
<p><b>M</b></p>	<p><b>N</b></p>	<p><b>O</b></p>	<p><b>P</b></p>	
<p><b>Main</b> [1] - 32:22  <b>maintaining</b> [1] - 25:11  <b>maintenance</b> [1] - 34:9  <b>manager</b> [2] - 3:17,</p>	<p><b>N</b></p>	<p><b>O</b></p>	<p><b>P</b></p>	

<p><b>operate</b> [2] - 5:5, 25:9  <b>operations</b> [1] - 3:16  <b>Operations</b> [1] - 1:19  <b>opportunities</b> [1] - 8:24  <b>opportunity</b> [1] - 7:20  <b>opposed</b> [1] - 33:15  <b>option</b> [2] - 25:17, 25:18  <b>organization</b> [2] - 17:22, 18:8  <b>original</b> [2] - 25:15, 33:5  <b>originally</b> [2] - 32:12, 33:19  <b>overall</b> [1] - 22:8</p>	<p><b>permanence</b> [1] - 18:16  <b>permanent</b> [1] - 18:25  <b>permission</b> [1] - 23:13  <b>person</b> [3] - 2:9, 4:2, 5:13  <b>personally</b> [1] - 18:13  <b>perspective</b> [1] - 19:21  <b>philosophical</b> [1] - 35:23  <b>picture</b> [3] - 34:18, 34:22, 36:14  <b>place</b> [1] - 26:12  <b>plan</b> [2] - 13:9, 25:19  <b>Plaza</b> [1] - 14:5  <b>pledge</b> [1] - 2:14  <b>Pledge</b> [1] - 2:16  <b>plein</b> [1] - 13:16  <b>podium</b> [1] - 4:5  <b>point</b> [2] - 25:21, 35:19  <b>portion</b> [4] - 6:23, 7:1, 8:4, 12:24  <b>possible</b> [2] - 8:7, 9:12  <b>potential</b> [3] - 7:5, 9:17, 31:1  <b>potentially</b> [1] - 9:23  <b>precedent</b> [1] - 34:21  <b>preliminary</b> [1] - 13:12  <b>PRESENT</b> [2] - 1:12, 1:18  <b>present</b> [3] - 6:14, 12:17, 21:12  <b>presentation</b> [1] - 6:18  <b>presented</b> [4] - 6:4, 8:23, 21:24, 32:25  <b>presenting</b> [2] - 21:18, 32:6  <b>press</b> [1] - 4:11  <b>pretty</b> [1] - 32:3  <b>previous</b> [1] - 24:16  <b>previously</b> [2] - 22:17, 24:10  <b>primarily</b> [1] - 34:3  <b>principal</b> [2] - 21:24, 32:24  <b>priorities</b> [1] - 5:10  <b>prioritize</b> [1] - 15:13  <b>problem</b> [1] - 35:23  <b>Proceedings</b> [1] - 1:6  <b>proceedings</b> [2] - 37:21, 38:9  <b>process</b> [3] - 7:21, 16:14, 17:6  <b>Professional</b> [2] - 38:7, 38:18</p>	<p><b>program</b> [3] - 13:1, 18:9, 23:9  <b>programming</b> [11] - 13:7, 13:13, 14:2, 14:5, 15:7, 15:8, 15:10, 15:19, 16:5, 17:8, 19:24  <b>programs</b> [1] - 17:2  <b>project</b> [15] - 9:7, 9:8, 9:9, 9:13, 10:13, 13:1, 22:4, 22:7, 27:7, 27:8, 28:17, 28:19, 29:13, 36:1, 36:2  <b>projected</b> [1] - 23:21  <b>projection</b> [1] - 23:23  <b>projects</b> [1] - 13:25  <b>proper</b> [1] - 18:9  <b>property</b> [1] - 8:14  <b>proposal</b> [4] - 8:13, 8:16, 16:11, 17:3  <b>proposing</b> [1] - 9:19  <b>provide</b> [3] - 17:2, 24:18, 24:19  <b>provides</b> [1] - 32:20  <b>public</b> [4] - 3:25, 5:16, 5:22, 22:11  <b>Public</b> [1] - 1:10  <b>Public/Main</b> [1] - 1:7  <b>push</b> [1] - 17:25  <b>pushed</b> [1] - 33:10  <b>put</b> [6] - 4:16, 9:11, 9:19, 15:1, 16:2, 23:8  <b>putting</b> [1] - 8:1</p>	<p><b>ratification</b> [1] - 32:7  <b>reacquainted</b> [1] - 18:18  <b>read</b> [1] - 6:1  <b>Real</b> [1] - 3:15  <b>real</b> [1] - 27:5  <b>really</b> [6] - 9:20, 10:13, 10:15, 25:24, 26:3, 28:18  <b>reception</b> [1] - 34:2  <b>recitation</b> [1] - 2:16  <b>recognized</b> [1] - 11:7  <b>recommend</b> [1] - 34:23  <b>recommendation</b> [10] - 7:3, 7:6, 13:6, 14:11, 17:4, 19:4, 21:16, 23:2, 33:24, 35:2  <b>recommendations</b> [6] - 10:17, 13:5, 13:11, 13:15, 13:19, 13:24  <b>reconfiguration</b> [1] - 26:18  <b>reconstruct</b> [3] - 7:14, 25:10, 25:12  <b>reconstruction</b> [4] - 25:16, 25:20, 26:1, 26:15  <b>record</b> [6] - 4:8, 12:10, 21:5, 30:16, 37:18, 38:10  <b>recurring</b> [1] - 17:7  <b>Redevelopment</b> [1] - 5:25  <b>REDEVELOPMENT</b> [1] - 1:2  <b>redevelopment</b> [2] - 21:22, 24:13  <b>refer</b> [1] - 14:3  <b>referred</b> [1] - 26:22  <b>refinancing</b> [2] - 31:15, 31:24  <b>reflect</b> [4] - 12:10, 21:5, 30:16, 37:18  <b>regarding</b> [4] - 7:4, 8:16, 18:7, 23:1  <b>Reggie</b> [1] - 3:9  <b>Regions</b> [7] - 30:20, 31:16, 31:21, 32:9, 32:18, 32:24, 37:1  <b>regulatory</b> [1] - 3:18  <b>reimbursed</b> [1] - 33:3  <b>reimbursement</b> [2] - 32:17, 33:4  <b>reiterate</b> [1] - 28:16  <b>rejected</b> [1] - 8:11  <b>related</b> [1] - 21:10  <b>Related</b> [3] - 21:10, 21:21, 25:18</p>	<p><b>relationship</b> [1] - 31:21  <b>relocate</b> [1] - 7:13  <b>relocation</b> [2] - 7:8, 9:21  <b>remain</b> [1] - 33:4  <b>remember</b> [1] - 4:25  <b>repair</b> [3] - 26:15, 27:14, 34:9  <b>repaired</b> [1] - 27:19  <b>replaced</b> [1] - 26:5  <b>replacement</b> [2] - 27:14, 34:7  <b>report</b> [5] - 14:10, 22:19, 23:1, 33:23, 38:9  <b>REPORTER</b> [1] - 38:1  <b>Reporter</b> [2] - 38:8, 38:18  <b>represent</b> [1] - 31:22  <b>request</b> [1] - 34:2  <b>requested</b> [2] - 22:6, 34:4  <b>requests</b> [1] - 4:2  <b>required</b> [1] - 25:25  <b>requirements</b> [1] - 23:15  <b>requires</b> [1] - 32:23  <b>resolution</b> [8] - 6:11, 6:19, 10:3, 11:16, 12:14, 21:6, 21:8, 30:18  <b>Resolution</b> [11] - 6:22, 16:18, 20:11, 21:19, 21:20, 30:16, 32:6, 32:9, 35:3, 36:25, 37:18  <b>resolutions</b> [3] - 23:8, 24:11, 24:15  <b>resources</b> [1] - 5:6  <b>response</b> [1] - 22:10  <b>restaurant</b> [1] - 22:16  <b>result</b> [1] - 22:7  <b>retail</b> [1] - 34:16  <b>retains</b> [1] - 23:23  <b>REV</b> [6] - 21:25, 22:3, 23:8, 23:20, 24:11, 24:12  <b>revenue</b> [1] - 6:23  <b>revenues</b> [1] - 22:4  <b>River</b> [3] - 7:10, 9:8, 21:22  <b>Riverfront</b> [1] - 14:5  <b>ROI</b> [6] - 22:21, 23:7, 23:25, 24:20, 24:22, 33:18  <b>role</b> [1] - 18:21  <b>Ron</b> [1] - 2:12  <b>RON</b> [1] - 1:13  <b>Room</b> [1] - 1:8</p>
<b>P</b>				
<p><b>p.m</b> [3] - 1:7, 2:2, 37:22  <b>package</b> [1] - 22:20  <b>painting</b> [1] - 13:17  <b>parcel</b> [2] - 8:8, 21:23  <b>pardon</b> [1] - 3:3  <b>Park</b> [1] - 16:9  <b>park</b> [5] - 9:17, 13:17, 13:19, 16:4, 16:5  <b>parking</b> [8] - 5:12, 7:8, 7:14, 9:20, 10:14, 26:20, 27:10, 32:19  <b>parks</b> [11] - 13:7, 13:10, 13:18, 13:21, 14:3, 14:4, 14:17, 15:2, 16:4, 18:10, 20:4  <b>Parks</b> [3] - 26:11, 27:2, 27:12  <b>PAROLA</b> [1] - 1:19  <b>Parola</b> [1] - 3:16  <b>part</b> [3] - 15:1, 23:25, 34:15  <b>particular</b> [1] - 7:18  <b>particularly</b> [1] - 18:16  <b>party</b> [1] - 34:13  <b>pass</b> [2] - 29:17, 29:20  <b>passed</b> [6] - 8:2, 9:18, 16:16, 21:6, 30:17, 37:19  <b>passes</b> [1] - 12:12  <b>path</b> [1] - 36:4  <b>pay</b> [2] - 8:4, 9:10  <b>payment</b> [1] - 32:15  <b>people</b> [4] - 2:9, 2:10, 15:25, 18:18  <b>per</b> [1] - 9:3  <b>percent</b> [2] - 22:4, 23:22  <b>performance</b> [1] - 33:11</p>	<p><b>permanence</b> [1] - 18:16  <b>permanent</b> [1] - 18:25  <b>permission</b> [1] - 23:13  <b>person</b> [3] - 2:9, 4:2, 5:13  <b>personally</b> [1] - 18:13  <b>perspective</b> [1] - 19:21  <b>philosophical</b> [1] - 35:23  <b>picture</b> [3] - 34:18, 34:22, 36:14  <b>place</b> [1] - 26:12  <b>plan</b> [2] - 13:9, 25:19  <b>Plaza</b> [1] - 14:5  <b>pledge</b> [1] - 2:14  <b>Pledge</b> [1] - 2:16  <b>plein</b> [1] - 13:16  <b>podium</b> [1] - 4:5  <b>point</b> [2] - 25:21, 35:19  <b>portion</b> [4] - 6:23, 7:1, 8:4, 12:24  <b>possible</b> [2] - 8:7, 9:12  <b>potential</b> [3] - 7:5, 9:17, 31:1  <b>potentially</b> [1] - 9:23  <b>precedent</b> [1] - 34:21  <b>preliminary</b> [1] - 13:12  <b>PRESENT</b> [2] - 1:12, 1:18  <b>present</b> [3] - 6:14, 12:17, 21:12  <b>presentation</b> [1] - 6:18  <b>presented</b> [4] - 6:4, 8:23, 21:24, 32:25  <b>presenting</b> [2] - 21:18, 32:6  <b>press</b> [1] - 4:11  <b>pretty</b> [1] - 32:3  <b>previous</b> [1] - 24:16  <b>previously</b> [2] - 22:17, 24:10  <b>primarily</b> [1] - 34:3  <b>principal</b> [2] - 21:24, 32:24  <b>priorities</b> [1] - 5:10  <b>prioritize</b> [1] - 15:13  <b>problem</b> [1] - 35:23  <b>Proceedings</b> [1] - 1:6  <b>proceedings</b> [2] - 37:21, 38:9  <b>process</b> [3] - 7:21, 16:14, 17:6  <b>Professional</b> [2] - 38:7, 38:18</p>	<p><b>program</b> [3] - 13:1, 18:9, 23:9  <b>programming</b> [11] - 13:7, 13:13, 14:2, 14:5, 15:7, 15:8, 15:10, 15:19, 16:5, 17:8, 19:24  <b>programs</b> [1] - 17:2  <b>project</b> [15] - 9:7, 9:8, 9:9, 9:13, 10:13, 13:1, 22:4, 22:7, 27:7, 27:8, 28:17, 28:19, 29:13, 36:1, 36:2  <b>projected</b> [1] - 23:21  <b>projection</b> [1] - 23:23  <b>projects</b> [1] - 13:25  <b>proper</b> [1] - 18:9  <b>property</b> [1] - 8:14  <b>proposal</b> [4] - 8:13, 8:16, 16:11, 17:3  <b>proposing</b> [1] - 9:19  <b>provide</b> [3] - 17:2, 24:18, 24:19  <b>provides</b> [1] - 32:20  <b>public</b> [4] - 3:25, 5:16, 5:22, 22:11  <b>Public</b> [1] - 1:10  <b>Public/Main</b> [1] - 1:7  <b>push</b> [1] - 17:25  <b>pushed</b> [1] - 33:10  <b>put</b> [6] - 4:16, 9:11, 9:19, 15:1, 16:2, 23:8  <b>putting</b> [1] - 8:1</p>	<p><b>ratification</b> [1] - 32:7  <b>reacquainted</b> [1] - 18:18  <b>read</b> [1] - 6:1  <b>Real</b> [1] - 3:15  <b>real</b> [1] - 27:5  <b>really</b> [6] - 9:20, 10:13, 10:15, 25:24, 26:3, 28:18  <b>reception</b> [1] - 34:2  <b>recitation</b> [1] - 2:16  <b>recognized</b> [1] - 11:7  <b>recommend</b> [1] - 34:23  <b>recommendation</b> [10] - 7:3, 7:6, 13:6, 14:11, 17:4, 19:4, 21:16, 23:2, 33:24, 35:2  <b>recommendations</b> [6] - 10:17, 13:5, 13:11, 13:15, 13:19, 13:24  <b>reconfiguration</b> [1] - 26:18  <b>reconstruct</b> [3] - 7:14, 25:10, 25:12  <b>reconstruction</b> [4] - 25:16, 25:20, 26:1, 26:15  <b>record</b> [6] - 4:8, 12:10, 21:5, 30:16, 37:18, 38:10  <b>recurring</b> [1] - 17:7  <b>Redevelopment</b> [1] - 5:25  <b>REDEVELOPMENT</b> [1] - 1:2  <b>redevelopment</b> [2] - 21:22, 24:13  <b>refer</b> [1] - 14:3  <b>referred</b> [1] - 26:22  <b>refinancing</b> [2] - 31:15, 31:24  <b>reflect</b> [4] - 12:10, 21:5, 30:16, 37:18  <b>regarding</b> [4] - 7:4, 8:16, 18:7, 23:1  <b>Reggie</b> [1] - 3:9  <b>Regions</b> [7] - 30:20, 31:16, 31:21, 32:9, 32:18, 32:24, 37:1  <b>regulatory</b> [1] - 3:18  <b>reimbursed</b> [1] - 33:3  <b>reimbursement</b> [2] - 32:17, 33:4  <b>reiterate</b> [1] - 28:16  <b>rejected</b> [1] - 8:11  <b>related</b> [1] - 21:10  <b>Related</b> [3] - 21:10, 21:21, 25:18</p>	<p><b>relationship</b> [1] - 31:21  <b>relocate</b> [1] - 7:13  <b>relocation</b> [2] - 7:8, 9:21  <b>remain</b> [1] - 33:4  <b>remember</b> [1] - 4:25  <b>repair</b> [3] - 26:15, 27:14, 34:9  <b>repaired</b> [1] - 27:19  <b>replaced</b> [1] - 26:5  <b>replacement</b> [2] - 27:14, 34:7  <b>report</b> [5] - 14:10, 22:19, 23:1, 33:23, 38:9  <b>REPORTER</b> [1] - 38:1  <b>Reporter</b> [2] - 38:8, 38:18  <b>represent</b> [1] - 31:22  <b>request</b> [1] - 34:2  <b>requested</b> [2] - 22:6, 34:4  <b>requests</b> [1] - 4:2  <b>required</b> [1] - 25:25  <b>requirements</b> [1] - 23:15  <b>requires</b> [1] - 32:23  <b>resolution</b> [8] - 6:11, 6:19, 10:3, 11:16, 12:14, 21:6, 21:8, 30:18  <b>Resolution</b> [11] - 6:22, 16:18, 20:11, 21:19, 21:20, 30:16, 32:6, 32:9, 35:3, 36:25, 37:18  <b>resolutions</b> [3] - 23:8, 24:11, 24:15  <b>resources</b> [1] - 5:6  <b>response</b> [1] - 22:10  <b>restaurant</b> [1] - 22:16  <b>result</b> [1] - 22:7  <b>retail</b> [1] - 34:16  <b>retains</b> [1] - 23:23  <b>REV</b> [6] - 21:25, 22:3, 23:8, 23:20, 24:11, 24:12  <b>revenue</b> [1] - 6:23  <b>revenues</b> [1] - 22:4  <b>River</b> [3] - 7:10, 9:8, 21:22  <b>Riverfront</b> [1] - 14:5  <b>ROI</b> [6] - 22:21, 23:7, 23:25, 24:20, 24:22, 33:18  <b>role</b> [1] - 18:21  <b>Ron</b> [1] - 2:12  <b>RON</b> [1] - 1:13  <b>Room</b> [1] - 1:8</p>
<b>Q</b>				
<p><b>questions</b> [20] - 10:6, 10:19, 10:22, 11:2, 11:14, 16:21, 17:11, 20:13, 20:14, 22:23, 24:6, 25:2, 27:23, 28:16, 33:20, 35:5, 36:17, 36:19, 36:21, 36:23  <b>quickest</b> [1] - 14:14  <b>quietly</b> [1] - 3:5  <b>quite</b> [1] - 2:10</p>	<p><b>permanence</b> [1] - 18:16  <b>permanent</b> [1] - 18:25  <b>permission</b> [1] - 23:13  <b>person</b> [3] - 2:9, 4:2, 5:13  <b>personally</b> [1] - 18:13  <b>perspective</b> [1] - 19:21  <b>philosophical</b> [1] - 35:23  <b>picture</b> [3] - 34:18, 34:22, 36:14  <b>place</b> [1] - 26:12  <b>plan</b> [2] - 13:9, 25:19  <b>Plaza</b> [1] - 14:5  <b>pledge</b> [1] - 2:14  <b>Pledge</b> [1] - 2:16  <b>plein</b> [1] - 13:16  <b>podium</b> [1] - 4:5  <b>point</b> [2] - 25:21, 35:19  <b>portion</b> [4] - 6:23, 7:1, 8:4, 12:24  <b>possible</b> [2] - 8:7, 9:12  <b>potential</b> [3] - 7:5, 9:17, 31:1  <b>potentially</b> [1] - 9:23  <b>precedent</b> [1] - 34:21  <b>preliminary</b> [1] - 13:12  <b>PRESENT</b> [2] - 1:12, 1:18  <b>present</b> [3] - 6:14, 12:17, 21:12  <b>presentation</b> [1] - 6:18  <b>presented</b> [4] - 6:4, 8:23, 21:24, 32:25  <b>presenting</b> [2] - 21:18, 32:6  <b>press</b> [1] - 4:11  <b>pretty</b> [1] - 32:3  <b>previous</b> [1] - 24:16  <b>previously</b> [2] - 22:17, 24:10  <b>primarily</b> [1] - 34:3  <b>principal</b> [2] - 21:24, 32:24  <b>priorities</b> [1] - 5:10  <b>prioritize</b> [1] - 15:13  <b>problem</b> [1] - 35:23  <b>Proceedings</b> [1] - 1:6  <b>proceedings</b> [2] - 37:21, 38:9  <b>process</b> [3] - 7:21, 16:14, 17:6  <b>Professional</b> [2] - 38:7, 38:18</p>	<p><b>program</b> [3] - 13:1, 18:9, 23:9  <b>programming</b> [11] - 13:7, 13:13, 14:2, 14:5, 15:7, 15:8, 15:10, 15:19, 16:5, 17:8, 19:24  <b>programs</b> [1] - 17:2  <b>project</b> [15] - 9:7, 9:8, 9:9, 9:13, 10:13, 13:1, 22:4, 22:7, 27:7, 27:8, 28:17, 28:19, 29:13, 36:1, 36:2  <b>projected</b> [1] - 23:21  <b>projection</b> [1] - 23:23  <b>projects</b> [1] - 13:25  <b>proper</b> [1] - 18:9  <b>property</b> [1] - 8:14  <b>proposal</b> [4] - 8:13, 8:16, 16:11, 17:3  <b>proposing</b> [1] - 9:19  <b>provide</b> [3] - 17:2, 24:18, 24:19  <b>provides</b> [1] - 32:20  <b>public</b> [4] - 3:25, 5:16, 5:22, 22:11  <b>Public</b> [1] - 1:10  <b>Public/Main</b> [1] - 1:7  <b>push</b> [1] - 17:25  <b>pushed</b> [1] - 33:10  <b>put</b> [6] - 4:16, 9:11, 9:19, 15:1, 16:2, 23:8  <b>putting</b> [1] - 8:1</p>	<p><b>ratification</b> [1] - 32:7  <b>reacquainted</b> [1] - 18:18  <b>read</b> [1] - 6:1  <b>Real</b> [1] - 3:15  <b>real</b> [1] - 27:5  <b>really</b> [6] - 9:20, 10:13, 10:15, 25:24, 26:3, 28:18  <b>reception</b> [1] - 34:2  <b>recitation</b> [1] - 2:16  <b>recognized</b> [1] - 11:7  <b>recommend</b> [1] - 34:23  <b>recommendation</b> [10] - 7:3, 7:6, 13:6, 14:11, 17:4, 19:4, 21:16, 23:2, 33:24, 35:2  <b>recommendations</b> [6] - 10:17, 13:5, 13:11, 13:15, 13:19, 13:24  <b>reconfiguration</b> [1] - 26:18  <b>reconstruct</b> [3] - 7:14, 25:10, 25:12  <b>reconstruction</b> [4] - 25:16, 25:20, 26:1, 26:15  <b>record</b> [6] - 4:8, 12:10, 21:5, 30:16, 37:18, 38:10  <b>recurring</b> [1] - 17:7  <b>Redevelopment</b> [1] - 5:25  <b>REDEVELOPMENT</b> [1] - 1:2  <b>redevelopment</b> [2] - 21:22, 24:13  <b>refer</b> [1] - 14:3  <b>referred</b> [1] - 26:22  <b>refinancing</b> [2] - 31:15, 31:24  <b>reflect</b> [4] - 12:10, 21:5, 30:16, 37:18  <b>regarding</b> [4] - 7:4, 8:16, 18:7, 23:1  <b>Reggie</b> [1] - 3:9  <b>Regions</b> [7] - 30:20, 31:16, 31:21, 32:9, 32:18, 32:24, 37:1  <b>regulatory</b> [1] - 3:18  <b>reimbursed</b> [1] - 33:3  <b>reimbursement</b> [2] - 32:17, 33:4  <b>reiterate</b> [1] - 28:16  <b>rejected</b> [1] - 8:11  <b>related</b> [1] - 21:10  <b>Related</b> [3] - 21:10, 21:21, 25:18</p>	<p><b>relationship</b> [1] - 31:21  <b>relocate</b> [1] - 7:13  <b>relocation</b> [2] - 7:8, 9:21  <b>remain</b> [1] - 33:4  <b>remember</b> [1] - 4:25  <b>repair</b> [3] - 26:15, 27:14, 34:9  <b>repaired</b> [1] - 27:19  <b>replaced</b> [1] - 26:5  <b>replacement</b> [2] - 27:14, 34:7  <b>report</b> [5] - 14:10, 22:19, 23:1, 33:23, 38:9  <b>REPORTER</b> [1] - 38:1  <b>Reporter</b> [2] - 38:8, 38:18  <b>represent</b> [1] - 31:22  <b>request</b> [1] - 34:2  <b>requested</b> [2] - 22:6, 34:4  <b>requests</b> [1] - 4:2  <b>required</b> [1] - 25:25  <b>requirements</b> [1] - 23:15  <b>requires</b> [1] - 32:23  <b>resolution</b> [8] - 6:11, 6:19, 10:3, 11:16, 12:14, 21:6, 21:8, 30:18  <b>Resolution</b> [11] - 6:22, 16:18, 20:11, 21:19, 21:20, 30:16, 32:6, 32:9, 35:3, 36:25, 37:18  <b>resolutions</b> [3] - 23:8, 24:11, 24:15  <b>resources</b> [1] - 5:6  <b>response</b> [1] - 22:10  <b>restaurant</b> [1] - 22:16  <b>result</b> [1] - 22:7  <b>retail</b> [1] - 34:16  <b>retains</b> [1] - 23:23  <b>REV</b> [6] - 21:25, 22:3, 23:8, 23:20, 24:11, 24:12  <b>revenue</b> [1] - 6:23  <b>revenues</b> [1] - 22:4  <b>River</b> [3] - 7:10, 9:8, 21:22  <b>Riverfront</b> [1] - 14:5  <b>ROI</b> [6] - 22:21, 23:7, 23:25, 24:20, 24:22, 33:18  <b>role</b> [1] - 18:21  <b>Ron</b> [1] - 2:12  <b>RON</b> [1] - 1:13  <b>Room</b> [1] - 1:8</p>
<b>R</b>				
<p><b>radius</b> [1] - 26:19  <b>raised</b> [1] - 5:21  <b>ramp</b> [11] - 7:15, 9:21, 10:14, 26:16, 26:17, 26:20, 27:1, 27:4, 27:5, 27:16, 27:18  <b>rate</b> [1] - 32:4  <b>rather</b> [1] - 18:14</p>	<p><b>permanence</b> [1] - 18:16  <b>permanent</b> [1] - 18:25  <b>permission</b> [1] - 23:13  <b>person</b> [3] - 2:9, 4:2, 5:13  <b>personally</b> [1] - 18:13  <b>perspective</b> [1] - 19</p>			

<p><b>round</b> [1] - 15:19 <b>rules</b> [2] - 35:25, 36:1</p>	<p><b>smaller</b> [1] - 17:7 <b>snuck</b> [1] - 3:5 <b>soon</b> [2] - 27:13, 27:20 <b>sorry</b> [2] - 29:18, 31:11 <b>sort</b> [1] - 16:3 <b>source</b> [1] - 12:23 <b>Southbank</b> [6] - 6:24, 7:8, 8:9, 9:20, 12:24, 21:23 <b>Southside</b> [1] - 6:12 <b>speaker</b> [1] - 4:1 <b>special</b> [1] - 4:16 <b>specialist</b> [1] - 3:20 <b>specific</b> [1] - 13:1 <b>specified</b> [1] - 14:1 <b>spend</b> [2] - 7:13, 17:6 <b>split</b> [1] - 22:20 <b>spoken</b> [1] - 31:13 <b>sponsoring</b> [2] - 15:15, 15:18 <b>sponsorships</b> [1] - 15:8 <b>St</b> [1] - 29:4 <b>staff</b> [5] - 2:18, 3:11, 3:12, 17:18, 22:19 <b>start</b> [2] - 2:17, 27:20 <b>started</b> [1] - 2:5 <b>starting</b> [1] - 27:13 <b>starts</b> [1] - 9:13 <b>STATE</b> [1] - 38:3 <b>state</b> [1] - 4:7 <b>State</b> [1] - 1:10 <b>stay</b> [1] - 18:2 <b>stem</b> [1] - 22:8 <b>stenographic</b> [1] - 38:11 <b>stenographically</b> [1] - 38:9 <b>Steve</b> [2] - 3:14, 22:24 <b>STEVE</b> [1] - 1:20 <b>stick</b> [1] - 25:24 <b>still</b> [2] - 8:9, 8:13 <b>storage</b> [4] - 7:9, 7:14, 9:22, 10:15 <b>store</b> [1] - 26:8 <b>straight</b> [1] - 26:9 <b>Street</b> [3] - 1:8, 32:22 <b>structure</b> [1] - 22:3 <b>structured</b> [1] - 32:15 <b>subcommittee</b> [1] - 19:17 <b>subject</b> [1] - 19:20 <b>subject-matter</b> [1] - 19:20 <b>suggested</b> [1] - 9:14 <b>suggestion</b> [1] - 15:1 <b>suggestions</b> [1] - 13:8</p>	<p><b>summary</b> [2] - 34:20, 35:12 <b>support</b> [5] - 17:3, 19:3, 19:16, 20:5, 29:14 <b>supportive</b> [2] - 16:7, 19:18 <b>surface</b> [1] - 32:19 <b>surround</b> [1] - 35:25 <b>swaps</b> [1] - 22:15 <b>synonym</b> [1] - 15:9</p>	<p><b>TID</b> [1] - 12:16 <b>today</b> [6] - 8:2, 16:11, 19:18, 21:19, 28:8, 32:25 <b>Todd</b> [11] - 3:1, 10:9, 12:3, 12:18, 14:9, 19:10, 20:19, 28:14, 28:24, 30:5, 37:7 <b>TODD</b> [1] - 1:15 <b>together</b> [1] - 4:16 <b>tomorrow</b> [1] - 20:1 <b>tools</b> [1] - 4:24 <b>top</b> [1] - 27:4 <b>total</b> [3] - 7:1, 7:7, 22:12 <b>toward</b> [2] - 9:19, 10:13 <b>towards</b> [1] - 9:15 <b>transaction</b> [1] - 7:11 <b>transcript</b> [1] - 38:10 <b>transition</b> [1] - 33:5 <b>triggered</b> [1] - 23:15 <b>Tropia</b> [3] - 1:9, 38:7, 38:18 <b>true</b> [1] - 38:10 <b>try</b> [1] - 17:18 <b>trying</b> [3] - 5:4, 8:12, 17:13 <b>turning</b> [1] - 26:19 <b>two</b> [2] - 33:7, 33:14 <b>type</b> [1] - 34:4 <b>types</b> [1] - 18:13 <b>typically</b> [1] - 34:8</p>	<p>22:1, 24:22, 30:21, 35:12 <b>update</b> [1] - 13:10 <b>Urban</b> [1] - 18:19 <b>urge</b> [2] - 29:16, 29:19 <b>usage</b> [1] - 33:13 <b>uses</b> [1] - 7:5 <b>utilize</b> [1] - 14:14</p>	
<b>S</b>		<b>T</b>		<b>V</b>	
<p><b>sale</b> [2] - 32:18, 32:19 <b>saw</b> [1] - 12:24 <b>Sawyer</b> [4] - 3:22, 31:2, 31:4, 31:5 <b>SAWYER</b> [4] - 1:21, 31:5, 31:20, 31:25 <b>scale</b> [1] - 13:13 <b>schedule</b> [1] - 33:12 <b>scope</b> [1] - 34:3 <b>second</b> [11] - 2:24, 6:9, 10:3, 11:17, 12:20, 16:19, 20:12, 29:24, 33:12, 35:2, 36:25 <b>Secretary</b> [1] - 1:13 <b>secretary</b> [1] - 2:19 <b>see</b> [3] - 5:21, 17:13, 18:14 <b>seeing</b> [4] - 13:11, 19:1, 24:25, 28:21 <b>sense</b> [1] - 15:2 <b>separate</b> [2] - 15:7, 17:3 <b>service</b> [1] - 26:8 <b>set</b> [3] - 24:21, 35:24, 36:1 <b>setting</b> [3] - 8:3, 9:3, 34:21 <b>several</b> [1] - 7:5 <b>shall</b> [1] - 33:14 <b>shape</b> [1] - 34:10 <b>share</b> [1] - 18:6 <b>sheet</b> [1] - 33:8 <b>ship</b> [1] - 26:7 <b>show</b> [2] - 7:24, 8:3 <b>showing</b> [1] - 24:24 <b>shown</b> [1] - 22:19 <b>SIC</b> [9] - 15:12, 17:17, 18:12, 21:15, 28:10, 30:23, 33:22, 35:3, 36:11 <b>side</b> [1] - 27:18 <b>sight</b> [1] - 26:7 <b>simple</b> [1] - 31:24 <b>simply</b> [1] - 24:13 <b>site</b> [1] - 26:6 <b>sitting</b> [1] - 17:15 <b>situation</b> [1] - 25:9 <b>six</b> [1] - 7:13 <b>slight</b> [1] - 33:7 <b>slightly</b> [1] - 22:22 <b>slot</b> [1] - 5:2 <b>small</b> [2] - 13:13, 13:19 <b>small-scale</b> [1] - 13:13</p>	<p><b>table</b> [2] - 8:11, 34:14 <b>tank</b> [4] - 7:14, 9:22, 10:15, 26:9 <b>tanks</b> [1] - 7:9 <b>targeted</b> [1] - 17:14 <b>Tax</b> [2] - 6:12, 7:12 <b>tax</b> [1] - 6:23 <b>taxes</b> [1] - 22:21 <b>tee</b> [1] - 30:21 <b>teed</b> [1] - 35:12 <b>temporary</b> [1] - 18:23 <b>term</b> [2] - 24:14, 33:8 <b>terms</b> [1] - 35:24 <b>THE</b> [77] - 2:4, 2:17, 2:22, 3:4, 5:23, 6:7, 6:10, 8:17, 10:2, 10:18, 10:21, 10:25, 11:5, 11:9, 11:13, 11:16, 11:22, 11:24, 12:1, 12:3, 12:5, 12:7, 12:9, 14:7, 16:18, 17:10, 18:3, 19:6, 19:10, 19:13, 19:15, 20:6, 20:10, 20:17, 20:19, 20:21, 20:23, 20:25, 21:2, 21:4, 22:24, 24:5, 25:1, 27:22, 28:2, 28:5, 28:13, 28:24, 29:6, 29:10, 29:15, 29:18, 29:21, 30:3, 30:5, 30:7, 30:9, 30:11, 30:13, 30:15, 32:3, 33:21, 35:1, 35:10, 36:8, 36:16, 36:18, 36:20, 36:22, 36:24, 37:5, 37:7, 37:9, 37:11, 37:13, 37:15, 37:17 <b>therefore</b> [1] - 24:3 <b>thinking</b> [2] - 4:20, 4:23 <b>third</b> [2] - 21:8, 34:13 <b>three</b> [2] - 4:6, 4:15 <b>throw</b> [2] - 18:15, 19:1 <b>throwing</b> [1] - 18:12</p>	<p><b>valorem</b> [1] - 22:21 <b>values</b> [1] - 22:14 <b>vetted</b> [1] - 29:24 <b>via</b> [5] - 1:19, 1:20, 1:21, 1:21, 5:21 <b>virtual</b> [1] - 3:9 <b>virtually</b> [1] - 2:11 <b>vote</b> [8] - 20:10, 20:15, 28:9, 29:25, 31:3, 31:10, 32:1, 37:2 <b>VyStar</b> [2] - 32:19, 34:15</p>	<p><b>U</b></p> <p><b>unable</b> [2] - 10:11, 36:11 <b>unallocated</b> [3] - 6:24, 7:1, 8:6 <b>unanimous</b> [1] - 16:6 <b>unanimously</b> [2] - 9:18, 16:16 <b>uncontrolled</b> [1] - 28:17 <b>under</b> [2] - 9:1, 32:8 <b>underground</b> [1] - 7:9 <b>underneath</b> [1] - 26:21 <b>understood</b> [1] - 35:14 <b>undertake</b> [1] - 35:16 <b>unfortunately</b> [1] - 36:10 <b>unknowns</b> [1] - 25:23 <b>unwritten</b> [1] - 22:12 <b>up</b> [16] - 2:20, 3:12, 8:12, 9:10, 9:16, 9:25, 12:18, 14:9, 15:12, 16:13, 17:5,</p>	<p><b>W</b></p> <p><b>walkway</b> [1] - 27:15 <b>Wallace</b> [1] - 4:25 <b>war</b> [1] - 17:13 <b>WARD</b> [10] - 1:16, 6:9, 11:11, 12:8, 19:16, 20:16, 29:8, 30:2, 36:21, 37:4 <b>Ward</b> [10] - 3:6, 6:10, 11:10, 12:7, 19:15, 20:15, 29:7, 30:1, 36:20, 37:3 <b>water</b> [1] - 27:5 <b>ways</b> [2] - 15:9, 18:17 <b>Wednesday</b> [1] - 1:6 <b>weeks</b> [1] - 4:15 <b>welcome</b> [2] - 2:5, 3:8 <b>Weldon</b> [1] - 16:9 <b>well-equipped</b> [2] - 18:8, 19:21 <b>West</b> [1] - 12:15 <b>wife</b> [1] - 15:20 <b>WILLIAM</b> [1] - 1:14 <b>win</b> [1] - 17:13 <b>WORSHAM</b> [13] - 1:13, 2:21, 6:5, 10:9, 11:21, 16:24, 21:3, 25:4, 26:13, 27:21, 30:14, 35:7, 37:16 <b>Worsham</b> [10] - 2:19, 6:7, 10:8, 11:20, 16:23, 21:2, 25:3, 27:1, 30:13, 37:15</p>	



<b>X</b>
<b>XZAVIER</b> [1] - 1:22 <b>Xzavier</b> [1] - 3:23
<b>Y</b>
<b>y'all</b> [2] - 4:10, 5:4 <b>year</b> [9] - 6:25, 9:4, 12:16, 13:2, 15:16, 15:19, 18:20, 33:10, 33:16 <b>year's</b> [3] - 7:2, 7:21, 14:25 <b>year-round</b> [1] - 15:19 <b>years</b> [3] - 22:5, 28:18, 33:14 <b>yoga</b> [1] - 13:16
<b>Z</b>
<b>zero</b> [3] - 21:6, 30:17, 37:19 <b>Zoom</b> [12] - 1:19, 1:20, 1:21, 1:21, 3:10, 3:17, 3:19, 3:21, 3:22, 4:3, 5:21

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, April 21, 2021,  
commencing at 2:36 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:

RON MOODY, Chairman.  
CAROL WORSHAM, Secretary.  
WILLIAM ADAMS, Board Member.  
OLIVER BARAKAT, Board Member.  
JIM CITRANO, Board Member.  
TODD FROATS, Board Member.  
CRAIG GIBBS, Board Member.  
DAVID WARD, Board Member.

ALSO PRESENT:

LORI BOYER, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager, via Zoom.  
JOHN CRESCIMBENI, Compliance Coordinator, via Zoom.  
STEVE KELLEY, DIA, Director of Development.  
INA MEZINI, Marketing and Communications, via Zoom.  
JOHN SAWYER, Office of General Counsel, via Zoom.  
LEANNA CUMBER, City Council Liaison.  
XZAVIER CHISHOLM, Administrative Assistant.

- - -

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

1 year Downtown Vision submits their annual  
2 budget to us for our recommendation, and then  
3 it, in turn, gets included in the City budget  
4 process. And all of that City budget process  
5 is beginning to happen, and that's why we have  
6 another Finance Committee meeting in May.

7 The budget that you have before you was  
8 approved by the DVI board and was submitted to  
9 us for inclusion. It assumes the geographic  
10 expansion and the expansion to residential  
11 properties is approved by City Council. We had  
12 hoped that that legislation would be filed  
13 today. We have run into a small snag with some  
14 statutory and legal requirements and we're  
15 delaying that filing, but it should be filed  
16 within two weeks.

17 So the Budget Office is requesting that  
18 DVI actually provide alternate budgets, provide  
19 a budget as if the expansion is approved prior  
20 to June and a budget as if it is not. But the  
21 budget you have before you today is the budget  
22 that assumes expansion, and I'll ask Mr. Gordon  
23 to come up and just give you the highlights of  
24 the budget.

25 (Mr. Gordon approaches the podium.)  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 PROCEEDINGS

April 21, 2021 2:36 p.m.

2 - - -

3 THE CHAIRMAN: All right. Following our  
4 agenda, our next item of business is our  
5 Downtown Investment Authority business.

6 We have minutes that have been sent to the  
7 board. Hopefully, you have read them. If  
8 there are no changes or corrections, I need a  
9 motion that they be received as published.

10 BOARD MEMBER CITRANO: I move.

11 THE CHAIRMAN: Okay. Jim Citrano has made  
12 a motion.

13 BOARD MEMBER GIBBS: I second.

14 THE CHAIRMAN: And Mr. Gibbs has seconded.  
15 All in favor, raise your hand.

16 BOARD MEMBERS: (Comply.)

17 THE CHAIRMAN: The ayes have it.

18 All right. Let's go to the first  
19 resolution under this category. Resolution  
20 2021-04-05 is the Downtown Vision budget.

21 Ms. Boyer, would you introduce this to the  
22 board, please?

23 MS. BOYER: Certainly.

24 So Resolution 2021-04-05 is the beginning  
25 of the '21/'22 budget process for you. Every

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

1 MR. GORDON: Sure. Thank you very much.  
2 Jake Gordon, CEO of Downtown Vision.  
3 Address is on file.

4 I'll try to talk slower than I did at the  
5 last meeting. Really appreciate the  
6 partnership with the DIA.

7 I guess, starting off just saying thank  
8 you to this agency for all your investment in  
9 downtown. It really makes our job with the  
10 nonprofit mission to make downtown better much  
11 easier. Things have been going fantastic in  
12 downtown thanks to your investment, even with  
13 the current crisis we still find ourselves  
14 under.

15 As Ms. Boyer said, this includes -- this  
16 budget includes the expanded district and the  
17 residential assessments. Essentially, when we  
18 pull that out, which I will do, and submit --  
19 and I'm sure Ms. Boyer will circulate to this  
20 board -- the budget is essentially flat. The  
21 revenues for the property values in the  
22 existing district are up about \$15,000. And  
23 the City of Jacksonville's property has  
24 decreased by about \$17,000. So essentially  
25 \$2,000 less -- essentially, flat as a budget.

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

5

1 The new revenue is going -- is roughly  
 2 about \$850,000. As I said last meeting, most  
 3 of that is going to ambassadors and also  
 4 staffing and then a smaller portion to  
 5 marketing. So again, I will pull that out and  
 6 submit budget documents that look similar to  
 7 this, but with an effectively flat budget.  
 8 I am happy to take questions or talk more,  
 9 but I know you have a busy meeting.  
 10 THE CHAIRMAN: Thank you, Mr. Gordon.  
 11 You'll be glad to know that even with the  
 12 expansion and the fact that I live down on the  
 13 Southbank and have a rental unit that's going  
 14 to affect me, it costs me \$231 more. But you  
 15 know what? I'm glad to pay it because it's  
 16 worth it.  
 17 MR. GORDON: Thank you very much for that.  
 18 We appreciate it.  
 19 We have -- we've sent letters to all the  
 20 new contributors and have gotten a lot of  
 21 positive feedback -- almost all positive,  
 22 actually, which is very, very thankful. And  
 23 appreciate the opportunity to do more great  
 24 stuff in downtown partnering with DIA and the  
 25 City.

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

6

1 THE CHAIRMAN: Okay. Thank you,  
 2 Mr. Gordon. Stay close by in case there's any  
 3 further questions.  
 4 Ms. Boyer, is there anything else you want  
 5 to add to that?  
 6 MS. BOYER: No, I'm fine. I mean, we've  
 7 looked at the budget. We understand that it's  
 8 primarily going to additional ambassadors. We  
 9 think there's real value to that service  
 10 downtown, and we have ongoing conversations  
 11 about how we would improve or increase  
 12 programming and increase maintenance issues.  
 13 And so we understand all of those are various  
 14 partnership relationships, whether it's with  
 15 DVI or with the Parks Department or with Public  
 16 Works, but our goal is to increase the level of  
 17 all those services.  
 18 THE CHAIRMAN: Okay. Thank you, Ms. Boyer.  
 19 Board, let's discuss if you have any  
 20 further questions or comments.  
 21 Carol Worsham.  
 22 BOARD MEMBER WORSHAM: Thank you.  
 23 Thank you, Mr. Gordon. You-all do a  
 24 fantastic job, and this is just a breakdown of  
 25 the budget we discussed earlier with the

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

7

1 expanded service area. So professional fees  
 2 and contract services, is that primarily the  
 3 ambassadors? The 1.3?  
 4 MR. GORDON: Yes.  
 5 BOARD MEMBER WORSHAM: Thank you.  
 6 THE CHAIRMAN: Thank you, Carol.  
 7 Bill Adams.  
 8 BOARD MEMBER ADAMS: Nothing from me.  
 9 THE CHAIRMAN: Thank you, Bill.  
 10 Oliver Barakat.  
 11 BOARD MEMBER BARAKAT: Mr. Chair, as I  
 12 have to do each time DVI is before us, I need  
 13 to declare that I have a conflict, which is my  
 14 board presence in that organization, and  
 15 request from Mr. Sawyer confirmation that I can  
 16 vote, assuming I fill out Form 8B.  
 17 Mr. Sawyer, can you confirm, please?  
 18 MR. SAWYER: John Sawyer, Office of  
 19 General Counsel.  
 20 That's correct, Oliver.  
 21 BOARD MEMBER BARAKAT: Thank you.  
 22 I have no comments or questions,  
 23 Mr. Chairman.  
 24 THE CHAIRMAN: Thank you, Oliver.  
 25 Jim Citrano.

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

8

1 BOARD MEMBER CITRANO: Question, really  
 2 out of curiosity more than anything else. The  
 3 private residential properties, that -- that's  
 4 the inclusion of those properties that were  
 5 previously waived from this, correct?  
 6 MR. GORDON: So the existing district --  
 7 through the Chair to Mr. Citrano, the existing  
 8 district does not assess residential. So  
 9 that's what we talked about last meeting. It  
 10 had been anticipated since 2000, but it's never  
 11 been enacted. So no residential property pays  
 12 an assessment right now.  
 13 So that includes the new geographic area,  
 14 but also the existing district where  
 15 residential doesn't currently pay.  
 16 BOARD MEMBER CITRANO: Okay. And then, as  
 17 I recall, there was also a grace period for  
 18 those properties that were either under  
 19 construction and leased up -- and once they hit  
 20 a certain threshold, then they -- by the fact  
 21 that they are in the new district, then they  
 22 are going to start paying.  
 23 Is there a projection on what that looks  
 24 like if nothing else is added, just what you  
 25 pick up annually from those?

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

1 MR. GORDON: Through the Chair to  
 2 Mr. Citrano, so this number that we're listing  
 3 is the number we expect to collect. And to  
 4 your point, there are four exemptions that we  
 5 talked about last meeting. One of them --  
 6 three of them are permanent; one of them is the  
 7 five-year exemption. So this picks up anything  
 8 that isn't exempted. And, I mean, we -- I'm  
 9 happy to crunch the numbers about what's  
 10 anticipated in years to come, but, you know,  
 11 there's very few properties that are so brand  
 12 new and are exempted. But this does include  
 13 those numbers that are exempted, if that makes  
 14 sense.

15 BOARD MEMBER CITRANO: I'm not trying to  
 16 get that specific. I just -- where I was going  
 17 with it was, can you assume over the course of  
 18 time that that line item will grow just by  
 19 virtue of the fact that properties are going to  
 20 be coming online, there is going to be more  
 21 revenue coming from the these assets, and, you  
 22 know, what that -- what that might be and what  
 23 you guys might be able to do with those funds  
 24 in the future?

25 MR. GORDON: Yes. Through the Chair to  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 doing a great job, so I appreciate this.  
 2 Thank you.

3 THE CHAIRMAN: Thank you, Todd.  
 4 Craig Gibbs.

5 BOARD MEMBER GIBBS: I would just echo  
 6 Ms. Worsham's comments that this is a great  
 7 outfit, and you guys do great work for us in  
 8 downtown.

9 THE CHAIRMAN: Thank you, Mr. Gibbs.  
 10 David Ward.

11 BOARD MEMBER WARD: Thank you.  
 12 I'm in support of this. And thank you for  
 13 that information, Jake. I think you have a  
 14 difficult job because you have got a lot of  
 15 areas you oversee and there's a lot of moving  
 16 pieces and you have got some expanded roles.

17 But I -- personally, I like to think that  
 18 you have got an easy job because your mission  
 19 is so easy to support. So you guys do great  
 20 work. Your concert series is great. Your  
 21 ambassadors are great. And I hope you continue  
 22 to do good things. So go forth and do good.  
 23 Proud supporter.

24 THE CHAIRMAN: Thank you, David.  
 25 LeAnna Cumber.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Mr. Citrano, absolutely. So I think one of the  
 2 reasons why we are looking to expand is not  
 3 just the current fiscal year but the future  
 4 fiscal years.

5 There's a lot of -- as I mentioned in the  
 6 beginning, a huge investment from this board.  
 7 And a lot of projects, many of which are  
 8 exempted now, but which will come online and  
 9 then will start contributing. And I think  
 10 that's where we feel like the property values  
 11 in downtown are just going to increase, so  
 12 there hopefully will be an increase. This  
 13 year, obviously -- had some issues for 2020.  
 14 But in my six years here, the property values  
 15 have increased every year. This is the first  
 16 year they haven't.

17 BOARD MEMBER CITRANO: Thank you.

18 THE CHAIRMAN: Okay. Thank you, Jim.  
 19 Todd Froats, comments or questions?

20 BOARD MEMBER FROATS: Yeah. I just want  
 21 to point out, as Ms. Worsham pointed out, that  
 22 the bulk of the increase is really going  
 23 towards these ambassadors. This is not an  
 24 administrative increase. It is people on the  
 25 ground doing the work that they do, and they're

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

1 COUNCIL MEMBER CUMBER: No questions.

2 THE CHAIRMAN: I need a motion on  
 3 2021-04-05. Is there a motion, please?

4 BOARD MEMBER WORSHAM: I'll move to approve.

5 THE CHAIRMAN: Okay. We have a motion to  
 6 approve. Is there a second?

7 BOARD MEMBER GIBBS: Second.

8 THE CHAIRMAN: Mr. Gibbs, second.  
 9 Let's vote.  
 10 Mr. Ward.

11 BOARD MEMBER WARD: In favor.

12 THE CHAIRMAN: Craig Gibbs.

13 BOARD MEMBER GIBBS: I'm in favor.

14 THE CHAIRMAN: Todd Froats.

15 BOARD MEMBER FROATS: In favor.

16 THE CHAIRMAN: Jim Citrano.

17 BOARD MEMBER CITRANO: I'm in favor.

18 THE CHAIRMAN: Oliver Barakat.

19 BOARD MEMBER BARAKAT: In favor.

20 THE CHAIRMAN: Bill Adams.

21 BOARD MEMBER ADAMS: In favor.

22 THE CHAIRMAN: Carol Worsham.

23 BOARD MEMBER WORSHAM: In favor.

24 THE CHAIRMAN: And I, likewise, am in  
 25 favor.

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

1 So let the record reflect that Resolution  
 2 2021-04-05 has been approved, eight for and  
 3 zero against.  
 4 All right. Our next-to-the-last  
 5 resolution, Item C, this is Resolution  
 6 2021-04-06. This is the sale of surplus water  
 7 quality compensatory credits. Guy Parola is  
 8 with us by Zoom.  
 9 Guy, would you tee this up for us, please?  
 10 MR. PAROLA: Sure. Thank you,  
 11 Mr. Chairman.  
 12 This resolution is fairly straightforward.  
 13 As you know, we have a compensatory stormwater  
 14 permit. And inside of that permit we've got  
 15 surplus credits, and a credit is one acre at  
 16 80 percent impervious.  
 17 We like to use these on properties so they  
 18 can maximize their footprint. And quite  
 19 frankly, it's a nice incentive and gives us a  
 20 competitive advantage against the suburbs. To  
 21 that end, we are talking about a relatively  
 22 small piece of property that is looking for up  
 23 to a quarter-acre of surplus water compensatory  
 24 credits.  
 25 They are sold at a formula that is  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 prescribed in the Ordinance Code, and that  
 2 formula is -- one credit-acre is roughly  
 3 \$35,000, so a quarter of that is roughly  
 4 \$8,700. We have, in round numbers, about 170  
 5 credit-acres left in the bank. I will say  
 6 that, from the fund, we are contracting through  
 7 Public Works with our consultant on this, not  
 8 only to make sure the permit is in good  
 9 standing but also to try to see if there are  
 10 any credits that we have yet to capture.  
 11 And I'd be more than happy to answer any  
 12 questions.  
 13 THE CHAIRMAN: Okay. Let's go around.  
 14 Any -- let's start with a motion. I need a  
 15 motion on this, Resolution 2021-04-06.  
 16 BOARD MEMBER WORSHAM: I'll move to approve.  
 17 THE CHAIRMAN: Carol Worsham has made the  
 18 motion to approve.  
 19 Is there a second?  
 20 BOARD MEMBER FROATS: Second.  
 21 THE CHAIRMAN: Todd Froats has seconded.  
 22 Let's discuss.  
 23 Carol.  
 24 BOARD MEMBER WORSHAM: I don't have any  
 25 comments.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 THE CHAIRMAN: Bill Adams.  
 2 BOARD MEMBER ADAMS: Nothing from me.  
 3 THE CHAIRMAN: Oliver Barakat.  
 4 BOARD MEMBER BARAKAT: This is a nice,  
 5 small project that's meaningful, so I'm in  
 6 support.  
 7 THE CHAIRMAN: Jim Citrano.  
 8 BOARD MEMBER CITRANO: No comments.  
 9 THE CHAIRMAN: Todd Froats.  
 10 BOARD MEMBER FROATS: No comments.  
 11 THE CHAIRMAN: Craig Gibbs.  
 12 BOARD MEMBER GIBBS: No comments.  
 13 THE CHAIRMAN: David Ward.  
 14 BOARD MEMBER WARD: Nothing from me.  
 15 Thank you.  
 16 THE CHAIRMAN: LeAnna Cumber.  
 17 COUNCIL MEMBER CUMBER: No comments.  
 18 THE CHAIRMAN: So we have a motion for the  
 19 resolution, 2021-04-06. We have a second.  
 20 Let's vote.  
 21 David Ward, how do you vote?  
 22 BOARD MEMBER WARD: I'm in favor.  
 23 THE CHAIRMAN: Craig Gibbs.  
 24 BOARD MEMBER GIBBS: Approve.  
 25 THE CHAIRMAN: Todd Froats.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 BOARD MEMBER FROATS: In favor.  
 2 THE CHAIRMAN: Jim Citrano.  
 3 BOARD MEMBER CITRANO: I'm in favor.  
 4 THE CHAIRMAN: Oliver Barakat.  
 5 BOARD MEMBER BARAKAT: In favor.  
 6 THE CHAIRMAN: Bill Adams.  
 7 BOARD MEMBER ADAMS: In favor.  
 8 THE CHAIRMAN: Carol Worsham.  
 9 BOARD MEMBER WORSHAM: In favor.  
 10 THE CHAIRMAN: And I'm, likewise, in  
 11 favor.  
 12 So let the record reflect that Resolution  
 13 2021-04-06 has passed, eight for and zero  
 14 against.  
 15 Okay. We're on our last resolution of the  
 16 day, Resolution 2021-04-07. The is  
 17 contribution to the Jessie Ball duPont Fund  
 18 Downtown Parks Study.  
 19 Ms. Boyer, would you present this to the  
 20 board, please?  
 21 MS. BOYER: Thank you, Mr. Chairman.  
 22 As you recall, when we had our workshop  
 23 meeting several months ago and we talked at  
 24 length about our riverfront development  
 25 strategy and what was going on with various  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 parks and various locations and boat ramps and  
2 all these things going along the riverfront,  
3 you also heard from the Jessie Ball duPont  
4 Fund. And they, at their own expense, have  
5 engaged a consultant and are conducting --  
6 embarking on a plan that involves not only some  
7 master planning of parks in the Shipyards area  
8 to give us some information to work from and  
9 that, but they're doing substantial public  
10 outreach on how we connect programatically all  
11 of our riverfront parks.

12 So this would be everything from RAM and  
13 artists walking through Geffen Park, through  
14 the future -- the former Landing site, future  
15 Riverfront Plaza, the Performing Arts Center,  
16 Ford on Bay site going down to the Shipyards,  
17 the Southbank facility. So this idea is that  
18 you maybe don't need 12 exercise lawns or that  
19 you don't need three amphitheatres, but to try  
20 to look at it as a -- as holistically and on an  
21 integrated perspective as to how we  
22 programatically use these spaces.

23 So they have embarked on this study, and I  
24 can tell you that they have already committed  
25 in excess of \$200,000, and their costs have

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

1 gone up. And in conversation with them, we  
2 have \$60,000 in our budget for professional  
3 services this year for an MPS annual audit  
4 because we were going to hire an independent  
5 auditor.

6 Since we are engaged in litigation and  
7 mediation, that is not something we're hiring  
8 this year. And my request to the board was  
9 that we transfer this money from that  
10 professional service to a contribution to a  
11 private organization to assist with the  
12 increased costs that duPont is incurring on  
13 their park study initiative.

14 I think we're going to benefit greatly  
15 from it. What they are paying far exceeds the  
16 amount of our contribution, and I think it will  
17 be very useful and helpful information for us  
18 as we move forward over the next several months  
19 with refining what is happening in these  
20 various spaces along the riverfront.

21 THE CHAIRMAN: Okay. Thank you, Ms. Boyer.

22 I need a resolution -- or I need a motion  
23 on this resolution, please.

24 BOARD MEMBER GIBBS: Move to approve.

25 THE CHAIRMAN: Mr. Gibbs has moved to

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

1 approve Resolution 2021-04-07.

2 Is there a second?

3 BOARD MEMBER CITRANO: Second.

4 THE CHAIRMAN: Jim Citrano has seconded

5 it. Let's discuss.

6 Carol Worsham.

7 BOARD MEMBER WORSHAM: So thank you for  
8 the information. I'm curious about how we, as  
9 a board, or you all, as staff, are engaging  
10 with them during the study. First question is:  
11 Are we providing input or is this completely  
12 independent? And then secondly, how do we see  
13 this dovetailing with the downtown park study  
14 that's currently going on with our other  
15 consultant?

16 MS. BOYER: Thank you.

17 To Board Member Worsham, to answer your  
18 first question, duPont has been regularly  
19 consulting with us regarding the scope of  
20 services that they're having performed and  
21 making sure that they're not doing anything  
22 that's a conflict with what we're looking at.  
23 So I feel fairly comfortable that their effort  
24 is not going to be a conflict and is really  
25 going to be a value added and something that we

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

1 can use and incorporate as we move forward.

2 As far as the second question goes and our  
3 park study, as you know, the effort that's part  
4 of our BID and CRA plan is very much focused on  
5 downtown, what I'm going to call neighborhood  
6 parks and the parks that serve the residents  
7 and workers who are downtown every day as  
8 opposed to the riverfront system, which we  
9 really look at as destination parks.

10 We want those to attract tourists. We  
11 want those to serve all the residents of  
12 Jacksonville. And so those are a much larger  
13 scale and a much different audience, and those  
14 are not included in our current BID and CRA  
15 update initiative. They are only used as a  
16 baseline as to whether there is a particular  
17 facility there, you don't need to provide  
18 another one. But they're not being -- there  
19 are no recommendations that are going to come  
20 out of that with regard to those facilities.

21 BOARD MEMBER WORSHAM: Thank you.

22 That was my understanding. I just wanted  
23 to be clear.

24 My last question, and then I'll  
25 relinquish, is: Do we know the timing or

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

1 schedule of their project?  
 2 MS. BOYER: We do. I did not bring a copy  
 3 of the timeline with me. I do know that some  
 4 portions of it are going to be completed by  
 5 June, and other portions of it that include all  
 6 of their stakeholder outreach will not be  
 7 completed until August or September, but they  
 8 are moving forward with that right now.  
 9 BOARD MEMBER WORSHAM: Thank you.  
 10 THE CHAIRMAN: All right. Thank you, Carol.  
 11 Bill Adams.  
 12 BOARD MEMBER ADAMS: Ms. Boyer, I'm just  
 13 curious as to whether or not you're aware of  
 14 any effort by any other private groups to try  
 15 to help duPont bridge this funding gap?  
 16 MS. BOYER: I am -- I know they have  
 17 engaged other groups as stakeholder entities,  
 18 so I know they're working with Groundwork. I  
 19 know they're working with Riverfront Parks Now.  
 20 I don't know that they're getting any funding  
 21 from those groups. I know they have quite a  
 22 number of downtown businesses as stakeholders.  
 23 Again, I'm not aware that they are receiving --  
 24 whether they are or are not receiving funding  
 25 from them.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 BOARD MEMBER BARAKAT: So now that we're  
 2 proposed to have some skin in the game, a  
 3 financial skin in the game, once we get this  
 4 report or deliverable, what is next? What is  
 5 your intent? What is our intent to do with  
 6 this deliverable once it is completed?  
 7 MS. BOYER: So my big vision of how we  
 8 move forward is that, if we were to engage in a  
 9 disposition of one or more parcels in the  
 10 Shipyards or Kids Kampus area, depending on  
 11 where those particular parcels are, we have  
 12 already talked about the board's commitment to  
 13 provide replacement park spaces. If we were  
 14 to, like, do a disposition on Kids Kampus, for  
 15 example, we would provide replacement park  
 16 space.  
 17 So I would see this as a conceptual-level  
 18 vision of what that replacement park space  
 19 might look like, which would then enable us to  
 20 go to the next step on a phased basis and have  
 21 actual implementation design plans drawn for  
 22 Park Phase I, Park Phase II, Park Phase III.  
 23 So we're looking in detail, both at the  
 24 remediation costs and how the Brownfield tax  
 25 credits that we get back would allow us to move  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 BOARD MEMBER ADAMS: Thank you.  
 2 THE CHAIRMAN: Thank you, Bill.  
 3 Oliver Barakat.  
 4 BOARD MEMBER BARAKAT: Thank you.  
 5 A couple of questions for Ms. Boyer. One,  
 6 did you say they're doing a master plan for the  
 7 Shipyards? Is that part of this overall  
 8 project or is that a separate effort?  
 9 MS. BOYER: That is part of this  
 10 initiative. And when I say "master plan" -- I  
 11 really hesitate to use that term because so  
 12 many people are throwing around that term and  
 13 meaning so many different things.  
 14 What I would say is they are going to be  
 15 providing a number of concepts for potential  
 16 park development and how it could complement or  
 17 work in conjunction with other private  
 18 development in the area, just to kind of give  
 19 people an idea of how that might complement one  
 20 another and work together or what types of  
 21 facilities would -- the public would like to  
 22 see.  
 23 BOARD MEMBER BARAKAT: Okay. So it's part  
 24 of this overall scope of this waterfront study?  
 25 MS. BOYER: (Nods head.)  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 forward with that. We are looking at the costs  
 2 of the Riverwalk extension all the way from the  
 3 Berkman to Metropolitan Park.  
 4 But part of this effort would give us some  
 5 variety and ideas about different types of  
 6 Riverwalk installations, not just a paved path  
 7 immediately adjacent to the bulkhead. So I  
 8 think we might also have some other options of  
 9 those that then we can price and phase in.  
 10 But my goal would be that over a number of  
 11 years, we are phasing in the complete  
 12 development of the park system that ties  
 13 together the North Core, Central Civic Core  
 14 area down to Sports and Entertainment.  
 15 BOARD MEMBER BARAKAT: Thank you, Ms. Boyer.  
 16 THE CHAIRMAN: Okay. Jim Citrano.  
 17 BOARD MEMBER CITRANO: I don't have any  
 18 questions.  
 19 THE CHAIRMAN: Todd Froats.  
 20 BOARD MEMBER FROATS: My question was on  
 21 the timeline, but I think you said August or  
 22 September is when this is going to be  
 23 finalized?  
 24 MS. BOYER: Right. The portion that  
 25 really gets into the kind of programmatic  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 connection of all parts of the Riverwalk North-  
 2 and Southbank will take longer because there's  
 3 more extensive public outreach on that. And  
 4 that's the part we won't see until perhaps  
 5 August or September.  
 6 BOARD MEMBER FROATS: Thank you.  
 7 THE CHAIRMAN: Thank you, Todd.  
 8 Craig Gibbs.  
 9 BOARD MEMBER GIBBS: I'm in favor of this.  
 10 It's sorely needed, and I'm glad we'll have a  
 11 downtown parks study in terms of a  
 12 comprehensive plan.  
 13 THE CHAIRMAN: Thank you, Craig.  
 14 David Ward.  
 15 BOARD MEMBER WARD: I think this is a good  
 16 idea and a good use of funds. I was getting  
 17 worried because we almost went an entire  
 18 meeting without talking about riverfront parks,  
 19 so I'm glad we were able to check that box.  
 20 I guess it's -- just a serious -- just one  
 21 serious question just for our edification. As  
 22 far as -- I know it's sort of a wide-ranging  
 23 study because they're getting a lot of  
 24 stakeholder input, public outreach, et cetera,  
 25 but do we have any -- and there's no right or  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 wrong answer here, but do we have any  
 2 conception of what the deliverable looks like  
 3 or will look like in terms of specific sets of  
 4 recommendations, drawings, designs? Like, how  
 5 detailed will that be in terms of -- for the  
 6 public's viewing and DIA's consumption and  
 7 review as well? I'm trying to get a feel for  
 8 what we anticipate that looking like.  
 9 MS. BOYER: Yes. We have been provided a  
 10 copy of the scope that duPont has with their  
 11 contractor and the architectural firm that  
 12 would be doing the work for them. And I do  
 13 think you have -- you'll have several sets of  
 14 drawings. My recollection is that there were  
 15 three initial concepts, and then they refine it  
 16 based on input and give you one set of final  
 17 drawings with -- incorporated.  
 18 But we have -- for example, we have a  
 19 meeting with them scheduled -- I believe it's  
 20 next week or perhaps the following week --  
 21 where we're providing to them sample documents  
 22 that we have on a lot of different areas  
 23 already so that they have all the base  
 24 information necessary.  
 25 So, for example, they know about the  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 historic fire station and, you know, it would  
 2 have -- these are the criteria for where it  
 3 would be located. They know about our Orleck  
 4 discussion and they know where it would be  
 5 located and how it would tie up to Pier A.  
 6 And, you know, all of that kind of baseline  
 7 information is being provided to them.  
 8 BOARD MEMBER WARD: Mr. Chairman, if I  
 9 could just -- one more question. Do we have a  
 10 good sense of -- having reviewed that scope,  
 11 the sort of -- the contractor's deliverable,  
 12 will they be recommending sort of, you know,  
 13 public and private uses, you know, or is it  
 14 more focused, right?  
 15 Like, the whole riverfront can't be a  
 16 park. It also can't all be a concrete jungle.  
 17 You know, there's probably a good mix of that.  
 18 Do we have a sense of if they are exploring  
 19 those sorts of options and variants in  
 20 mixed-use areas?  
 21 MS. BOYER: They are. They are exploring  
 22 it in the context of how private and public  
 23 uses could integrate.  
 24 BOARD MEMBER WARD: Okay.  
 25 THE CHAIRMAN: Thank you, Mr. Ward.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 LeAnna Cumber.  
 2 COUNCIL MEMBER CUMBER: No questions.  
 3 THE CHAIRMAN: All right. Folks, we  
 4 have -- Resolution 2021-04-07, we have a  
 5 motion. We have a second. Let's vote.  
 6 David Ward.  
 7 BOARD MEMBER WARD: In favor.  
 8 THE CHAIRMAN: Craig Gibbs.  
 9 BOARD MEMBER GIBBS: I approve.  
 10 THE CHAIRMAN: Todd Froats.  
 11 BOARD MEMBER FROATS: In favor.  
 12 THE CHAIRMAN: Jim Citrano.  
 13 BOARD MEMBER CITRANO: I'm in favor.  
 14 THE CHAIRMAN: Oliver Barakat.  
 15 BOARD MEMBER BARAKAT: In favor.  
 16 THE CHAIRMAN: Bill Adams.  
 17 BOARD MEMBER ADAMS: In favor.  
 18 THE CHAIRMAN: Carol Worsham.  
 19 BOARD MEMBER WORSHAM: In favor.  
 20 HE CHAIRMAN: I'm in favor.  
 21 So let the record reflect that on  
 22 Resolution 2021-04-07 we have voted eight in  
 23 favor, zero against.  
 24 Okay, folks, that's seven resolutions we  
 25 just covered. It's only six minutes after  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300



1 3:00. I think we set an a new record.  
 2 Every one of these votes were eight in  
 3 favor, zero against. So I don't know if that's  
 4 just good planning or we don't want to have a  
 5 different opinion, but it is okay to have a  
 6 different opinion if you have one.  
 7 Okay. The next item of business is new  
 8 business.  
 9 Ms. Boyer, would you please take that up?  
 10 MS. BOYER: I have no new business for the  
 11 meeting unless in new business you would like  
 12 me to remind the Chair that next month is  
 13 Nominating Committee time. And so if anyone  
 14 wants to volunteer to be a member of the  
 15 Nominating Committee, please reach out to me  
 16 and I will forward that information to the  
 17 Chair, appropriately. Otherwise, at next  
 18 month's meeting, the Chair will be appointing a  
 19 Nominating Committee for officers for next  
 20 year. That will be brought to you -- the  
 21 results of the Nominating Committee will be  
 22 brought to you at the June meeting. And I do  
 23 have a CEO informational report when you go  
 24 there.  
 25 THE CHAIRMAN: Thank you, Ms. Boyer.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 We'll know how many offers we have received in  
 2 addition to the initial proposals that the  
 3 board considered. And you will expect at your  
 4 next month's meeting, then, that we will be  
 5 probably presenting something to you if we have  
 6 other offers that are moving forward with  
 7 those. So that's kind of the status update on  
 8 those.  
 9 At long last we have signed the Hatfield  
 10 facade grant. So we have our first facade  
 11 grant actually moving forward, so we're happy  
 12 about that.  
 13 The Doro project has commenced. Some of  
 14 you may have received an invitation yesterday.  
 15 They had a late -- happy-hour commencement down  
 16 there and started work on some of the  
 17 demolition and other work on the project, so  
 18 that project has commenced.  
 19 On May 6th -- I sent out an email to  
 20 you -- at dusk, so around 8:00 p.m. -- I don't  
 21 know that Councilwoman Cumber got it, but I  
 22 want to include her in the invitation. We're  
 23 going to have a demo of projection on the  
 24 facade of the Times-Union Performing Arts  
 25 Center.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 On the Nominating Committee, I have given  
 2 thought to that. And while I'm not going to  
 3 appoint someone without asking them ahead of  
 4 time, I do want three individuals to think  
 5 about it. Craig Gibbs, Oliver Barakat, and  
 6 Bill Adams, I would like you to think about  
 7 serving on the Nominating Committee, but we'll  
 8 talk about it next month.  
 9 BOARD MEMBER ADAMS: Could I ask a  
 10 question? Does that exempt you for having to  
 11 serve as an officer? If so, I accept right  
 12 now.  
 13 THE CHAIRMAN: Good point. We'll talk  
 14 about that next month.  
 15 Okay. Ms. Boyer.  
 16 MS. BOYER: Okay. We have a fair number  
 17 of announcements in the briefing today and  
 18 things that I wanted to go over with you. The  
 19 first is just to update you on the status of  
 20 our two Notices of Disposition that you  
 21 previously approved.  
 22 So this is on LaVilla Townhomes and on the  
 23 Berkman marina riparian easement. Both of  
 24 those close on the 23rd. So this Friday  
 25 afternoon those Notices of Disposition close.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 So this is simply so you get to see kind  
 2 of the quality of the projection. We did this  
 3 about three years ago, and it was really  
 4 extraordinary what you could see from the  
 5 bridges and from the other side of the river.  
 6 So it kind of gives you an idea of what it  
 7 would look like from a boat.  
 8 The content is just some stock content  
 9 that they have that -- but we are embarking on  
 10 the process of actually having our custom  
 11 content produced over the next nine months or  
 12 so, then -- and working with the integration of  
 13 the light show and all of that. But this is an  
 14 opportunity for you to see what that projection  
 15 looks like and the impact of that. So probably  
 16 8:00 p.m., but the evening of the 6th of May.  
 17 And then the BID and CRA update. So  
 18 Mr. Barakat asked at Strategic Implementation  
 19 for a little update on the schedule of public  
 20 outreach and particularly board outreach; when  
 21 is the board going to engage?  
 22 So I want to remind you that that  
 23 professional service contract has four tasks.  
 24 The first task is an update of design  
 25 standards. The second task is this park study,  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 the neighborhood park study, the downtown parks  
2 that we refer to. The third task is a branding  
3 task for the individual districts or individual  
4 neighborhoods within downtown. And then the  
5 fourth task is the overall update of the BID  
6 and CRA plan. That's where you're going to see  
7 changes in goal language, changes in  
8 incentives, things like that that are  
9 attributable to the updated market feasibility  
10 study, which has also just been completed, at  
11 least in draft form, perhaps not final form  
12 yet.

13 So, first of all, we were intending to  
14 have the market feasibility study presented to  
15 you at this meeting, but we're not that far.  
16 We just got the draft. We're going through the  
17 draft, getting comments on that. We do expect  
18 a presentation to the board so that the  
19 board -- and hopefully that's at your May  
20 meeting -- so the board will know on the  
21 (inaudible) end, kind of baseline study, what  
22 do we think the market looks like right now,  
23 how has it changed in the last few years, and  
24 what is our projection going forward in various  
25 sectors, in various parts of downtown.

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

1 So we look at it from the perspective of  
2 residential and hospitality and office in  
3 different districts, knowing that you can  
4 achieve different market rents in different  
5 places. So that's the first thing you will see  
6 in May.

7 And now I'm going to try to hold this  
8 button and read my phone at the same time. As  
9 far as the outreach and timing of things on the  
10 BID and CRA update itself, on Task 1, design  
11 standards, stakeholder and DDRB member outreach  
12 and interviews have taken place. The  
13 consultant is in the beginning of the drafting  
14 stage of the public/private guidelines. Per  
15 the requirements of Task 4 -- this is the  
16 general overall plan update -- there will be  
17 several public meetings as well as DIA board  
18 member outreach beginning in May -- so starting  
19 in May.

20 On Task 2, the parks assessment plan --  
21 and I'll remind the board Ms. Worsham also  
22 serves on that group, was appointed to do that.  
23 Citizen involvement and stakeholder outreach  
24 and interviews have taken place, including  
25 public meetings and surveys. The consultant is

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

1 beginning the drafting of deliverables. And  
2 again, these will also be included in the DIA  
3 board member outreach beginning in May.

4 The district branding, the citizen  
5 involvement and stakeholder outreach through  
6 surveys, et cetera, has taken place. They are  
7 just finishing their recommendations for naming  
8 and graphics and logos for each district. They  
9 are going to be now going out into testing on  
10 an online survey, expected to launch May 1 on  
11 those, where they will refine that and pick the  
12 desired one for each district. And again, that  
13 will end up being incorporated in the outreach  
14 to DIA board members in May.

15 And now the big one, which is Task 4 --  
16 all those others feed into it -- presented for  
17 public input and DIA board comments, input,  
18 recommendations garnered through the interview  
19 process, noting that additional focused public  
20 meetings and stakeholder and DIA board member  
21 interviews and effort will be done on all DIA  
22 incentive recommendations beginning in May.

23 So what you should expect is -- you're  
24 going to be hearing a lot about this in May  
25 because they are getting to the point of making

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

1 recommendations. So if I can kind of back up  
2 and give you that from a perspective, we did  
3 outreach. You received emails on various tasks  
4 asking for your input, if there was something  
5 you wanted to see changed or that you were  
6 concerned about.

7 What is going to happen now is now that  
8 they are starting to make recommendations --  
9 they've assembled all that information. Now  
10 that they're starting to make recommendations,  
11 they're going to bring it back to you  
12 individually as board members again to get your  
13 input on the recommendations.

14 And so I think you'll be getting those  
15 collectively. We, as staff, are very engaged  
16 in looking at what their recommendations are  
17 that would impact next year's Tax Increment  
18 District budgets because what we have to -- as  
19 we talked about with the budget meeting, we  
20 have to develop those budgets next month.

21 So if there are recommendations coming out  
22 of any of these tasks that would ask us to  
23 spend next year's budget on them, we're telling  
24 them, You have to tell us that now. So those  
25 are very short -- you will hear those probably

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

1 in the budget meeting before you hear them in  
2 the BID and CRA update conversation, but the  
3 more global five-year plan and changes in  
4 incentives will be part of that conversation.

5 We have specifically asked them, from an  
6 incentive standpoint, to address small  
7 residential properties of 25 units or less  
8 because we have no incentive for that right  
9 now. We have asked them to address commercial  
10 leasing to fill vacancies. So in the -- right  
11 now, we don't have a functional incentive to  
12 assist those people who are moving into  
13 currently vacant space in an existing office  
14 building.

15 And as we see things turning the corner  
16 with people returning to work downtown, we  
17 think that's going to be an important tool to  
18 have in our toolbox to increase occupancy rates  
19 in those buildings, which will help keep the  
20 rent levels up.

21 We're also asking for a specific  
22 restaurant -- riverfront restaurant incentive.  
23 We want something unique to encourage  
24 riverfront restaurants for all those times I  
25 have heard you talk about having restaurants

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

1 you can access by boat.

2 And in addition, we have asked them to  
3 consider a grocery incentive. Like,  
4 something -- is there something unique that  
5 they're seeing in other cities or other  
6 jurisdictions for grocers? Because we know  
7 that is important downtown.

8 So in addition to the things we have and  
9 their evaluation of their effectiveness, these  
10 are things we've asked them to look at. And  
11 there may be others, but those are just some of  
12 them that I wanted to share with you.

13 Happy to answer any more questions and  
14 provide more detail on that. Hopefully --  
15 ultimately, we're looking at having the  
16 recommendation report done in July -- that's  
17 our current timeline -- with the idea that we'd  
18 be able to present it to City Council before  
19 next fiscal year. So our goal would be to file  
20 that in August or September.

21 Any questions on that?

22 THE CHAIRMAN: Thank you, Ms. Boyer.

23 Any questions?

24 BOARD MEMBER WORSHAM: I have one.

25 Do you anticipate a workshop of some sort

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

1 on the presentation to us, especially on the  
2 BID and CRA? How do you see that happening?  
3 Or is it just going to be -- I just wonder  
4 about the interaction we may -- and input we  
5 may be giving.

6 MS. BOYER: I think it would be very  
7 helpful to have a workshop. I mean,  
8 Mr. Barakat remembers and I know Mr. Parola  
9 also remembers well -- Mr. Gibbs may have even  
10 been there for some of them -- or Mr. Moody.  
11 But when we were doing the original plan, I  
12 mean, we had many, many, many long workshops.

13 I would hope that we're not looking at  
14 those kinds of hours or commitments, but  
15 whether -- I would probably envision one or two  
16 workshop-type sessions sometime before we get  
17 to that. So maybe June.

18 BOARD MEMBER WORSHAM: Excellent. Thank  
19 you.

20 THE CHAIRMAN: All right. Any other  
21 questions for Ms. Boyer?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Lori, thank you for your  
24 work on that. Thank you for the presentation.

25 Is there any other items of business that

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

1 anyone wants to bring up right now?

2 BOARD MEMBER WORSHAM: I'll just add that  
3 I've heard from my adult young children that  
4 the downtown concerts have been an outrageous  
5 success, and I look forward to attending one.  
6 Maybe not this week, but the next one.

7 THE CHAIRMAN: It was a sight to behold on  
8 the first one to be on the Landing site -- what  
9 is it, seven-and-a-half acres -- and to see the  
10 number of people there that was just enjoying  
11 the evening and enjoying the music and just  
12 enjoying the camaraderie. I mean, it was -- I  
13 was thinking, Wow, there may be something to  
14 this. People want to come back downtown, but  
15 we have to have a place for them to come.

16 So we're on the right path. I really want  
17 to thank the board. The board continues to be,  
18 like, the best board I've ever been part of,  
19 and I appreciate your help. Our staff is just  
20 unbelievable. Thank you for your hard work and  
21 please keep up the good work.

22 And so we'll end this meeting. Probably  
23 the world's shortest meeting on record.

24 (The above proceedings were adjourned at  
25 3:21 p.m.)

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

1  
2  
3  
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., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
)  
COUNTY OF DUVAL )

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

DATED this 30th day of April 2021.

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

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

<b>\$</b>	<b>8B</b> [1] - 7:16	<b>19:17, 26:1, 38:13</b>	<b>B</b>	<b>18:24, 19:3, 19:7,</b> <b>20:21, 21:9, 21:12,</b> <b>22:1, 22:4, 22:23,</b> <b>23:1, 24:15, 24:17,</b> <b>24:20, 25:6, 25:9,</b> <b>25:15, 27:8, 27:24,</b> <b>28:7, 28:9, 28:11,</b> <b>28:13, 28:15, 28:17,</b> <b>28:19, 30:9, 38:24,</b> <b>39:18, 39:22, 40:2</b>
<b>\$15,000</b> [1] - 4:22	<b>A</b>	<b>anticipate</b> [2] - 26:8, 38:25	<b>Ball</b> [2] - 16:17, 17:3	<b>Board</b> [7] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 19:17
<b>\$17,000</b> [1] - 4:24	<b>able</b> [3] - 9:23, 25:19, 38:18	<b>anticipated</b> [2] - 8:10, 9:10	<b>bank</b> [1] - 14:5	<b>board's</b> [1] - 23:12
<b>\$2,000</b> [1] - 4:25	<b>absolutely</b> [1] - 10:1	<b>appoint</b> [1] - 30:3	<b>Barakat</b> [9] - 7:10, 12:18, 15:3, 16:4, 22:3, 28:14, 30:5, 32:18, 39:8	<b>boat</b> [3] - 17:1, 32:7, 38:1
<b>\$200,000</b> [1] - 17:25	<b>accept</b> [1] - 30:11	<b>appointed</b> [1] - 34:22	<b>BARAKAT</b> [11] - 1:14, 7:11, 7:21, 12:19, 15:4, 16:5, 22:4, 22:23, 23:1, 24:15, 28:15	<b>box</b> [1] - 25:19
<b>\$231</b> [1] - 5:14	<b>access</b> [1] - 38:1	<b>appointing</b> [1] - 29:18	<b>base</b> [1] - 26:23	<b>Boyer</b> [15] - 2:21, 4:15, 4:19, 6:4, 6:18, 16:19, 18:21, 21:12, 22:5, 24:15, 29:9, 29:25, 30:15, 38:22, 39:21
<b>\$35,000</b> [1] - 14:3	<b>achieve</b> [1] - 34:4	<b>appreciate</b> [5] - 4:5, 5:18, 5:23, 11:1, 40:19	<b>based</b> [1] - 26:16	<b>BOYER</b> [16] - 1:19, 2:23, 6:6, 16:21, 19:16, 21:2, 21:16, 22:9, 22:25, 23:7, 24:24, 26:9, 27:21, 29:10, 30:16, 39:6
<b>\$60,000</b> [1] - 18:2	<b>acre</b> [3] - 13:15, 13:23, 14:2	<b>approaches</b> [1] - 3:25	<b>baseline</b> [3] - 20:16, 27:6, 33:21	<b>brand</b> [1] - 9:11
<b>\$8,700</b> [1] - 14:4	<b>acres</b> [2] - 14:5, 40:9	<b>appropriately</b> [1] - 29:17	<b>basis</b> [1] - 23:20	<b>branding</b> [2] - 33:2, 35:4
<b>\$850,000</b> [1] - 5:2	<b>actual</b> [1] - 23:21	<b>approve</b> [8] - 12:4, 12:6, 14:16, 14:18, 15:24, 18:24, 19:1, 28:9	<b>Bay</b> [1] - 17:16	<b>breakdown</b> [1] - 6:24
<b>'</b>	<b>Adams</b> [7] - 7:7, 12:20, 15:1, 16:6, 21:11, 28:16, 30:6	<b>approved</b> [5] - 3:8, 3:11, 3:19, 13:2, 30:21	<b>beginning</b> [8] - 2:24, 3:5, 10:6, 34:13, 34:18, 35:1, 35:3, 35:22	<b>bridge</b> [1] - 21:15
<b>21/22</b> [1] - 2:25	<b>ADAMS</b> [9] - 1:14, 7:8, 12:21, 15:2, 16:7, 21:12, 22:1, 28:17, 30:9	<b>April</b> [3] - 1:6, 2:1, 42:15	<b>Behold</b> [1] - 40:7	<b>bridges</b> [1] - 32:5
<b>1</b>	<b>add</b> [2] - 6:5, 40:2	<b>architectural</b> [1] - 26:11	<b>benefit</b> [1] - 18:14	<b>briefing</b> [1] - 30:17
<b>1</b> [2] - 34:10, 35:10	<b>addition</b> [3] - 31:2, 38:2, 38:8	<b>area</b> [6] - 7:1, 8:13, 17:7, 22:18, 23:10, 24:14	<b>Berkman</b> [2] - 24:3, 30:23	<b>bring</b> [3] - 21:2, 36:11, 40:1
<b>1.3</b> [1] - 7:3	<b>additional</b> [2] - 6:8, 35:19	<b>areas</b> [3] - 11:15, 26:22, 27:20	<b>best</b> [1] - 40:18	<b>brought</b> [2] - 29:20, 29:22
<b>12</b> [1] - 17:18	<b>address</b> [3] - 4:3, 37:6, 37:9	<b>artists</b> [1] - 17:13	<b>better</b> [1] - 4:10	<b>Brownfield</b> [1] - 23:24
<b>170</b> [1] - 14:4	<b>adjacent</b> [1] - 24:7	<b>Arts</b> [2] - 17:15, 31:24	<b>BID</b> [7] - 20:4, 20:14, 32:17, 33:5, 34:10, 37:2, 39:2	<b>budget</b> [22] - 2:20, 2:25, 3:2, 3:3, 3:4, 3:7, 3:19, 3:20, 3:21, 3:24, 4:16, 4:20, 4:25, 5:6, 5:7, 6:7, 6:25, 18:2, 36:19, 36:23, 37:1
<b>2</b>	<b>Administrative</b> [1] - 1:22	<b>assembled</b> [1] - 36:9	<b>big</b> [2] - 23:7, 35:15	<b>Budget</b> [1] - 3:17
<b>2</b> [1] - 34:20	<b>administrative</b> [1] - 10:24	<b>assess</b> [1] - 8:8	<b>Bill</b> [9] - 7:7, 7:9, 12:20, 15:1, 16:6, 21:11, 22:2, 28:16, 30:6	<b>budgets</b> [3] - 3:18, 36:18, 36:20
<b>2000</b> [1] - 8:10	<b>adult</b> [1] - 40:3	<b>assessment</b> [2] - 8:12, 34:20	<b>board</b> [26] - 2:7, 2:22, 3:8, 4:20, 6:19, 7:14, 10:6, 16:20, 18:8, 19:9, 31:3, 32:20, 32:21, 33:18, 33:19, 33:20, 34:17, 34:21, 35:3, 35:14, 35:17, 35:20, 36:12, 40:17, 40:18	<b>building</b> [1] - 37:14
<b>2020</b> [1] - 10:13	<b>advantage</b> [1] - 13:20	<b>assessments</b> [1] - 4:17	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	<b>buildings</b> [1] - 37:19
<b>2021</b> [3] - 1:6, 2:1, 42:15	<b>affect</b> [1] - 5:14	<b>assets</b> [1] - 9:21	<b>board</b> [26] - 2:7, 2:22, 3:8, 4:20, 6:19, 7:14, 10:6, 16:20, 18:8, 19:9, 31:3, 32:20, 32:21, 33:18, 33:19, 33:20, 34:17, 34:21, 35:3, 35:14, 35:17, 35:20, 36:12, 40:17, 40:18	<b>bulkhead</b> [1] - 24:7
<b>2021-04-05</b> [4] - 2:20, 2:24, 12:3, 13:2	<b>afternoon</b> [1] - 30:25	<b>assist</b> [2] - 18:11, 37:12	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	<b>business</b> [7] - 2:4, 2:5, 29:7, 29:8, 29:10, 29:11, 39:25
<b>2021-04-06</b> [4] - 13:6, 14:15, 15:19, 16:13	<b>agency</b> [1] - 4:8	<b>Assistant</b> [1] - 1:22	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	<b>businesses</b> [1] - 21:22
<b>2021-04-07</b> [4] - 16:16, 19:1, 28:4, 28:22	<b>agenda</b> [1] - 2:4	<b>assume</b> [1] - 9:17	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>21</b> [2] - 1:6, 2:1	<b>ago</b> [2] - 16:23, 32:3	<b>assumes</b> [2] - 3:9, 3:22	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>23rd</b> [1] - 30:24	<b>ahead</b> [1] - 30:3	<b>assuming</b> [1] - 7:16	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>25</b> [1] - 37:7	<b>allow</b> [1] - 23:25	<b>attending</b> [1] - 40:5	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>2:36</b> [2] - 1:7, 2:1	<b>almost</b> [2] - 5:21, 25:17	<b>attract</b> [1] - 20:10	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>3</b>	<b>ALSO</b> [1] - 1:18	<b>attributable</b> [1] - 33:9	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>303</b> [1] - 1:8	<b>alternate</b> [1] - 3:18	<b>audience</b> [1] - 20:13	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>30th</b> [1] - 42:15	<b>ambassadors</b> [5] - 5:3, 6:8, 7:3, 10:23, 11:21	<b>audit</b> [1] - 18:3	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>3:00</b> [1] - 29:1	<b>amount</b> [1] - 18:16	<b>auditor</b> [1] - 18:5	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>3:21</b> [1] - 40:25	<b>amphitheatres</b> [1] - 17:19	<b>August</b> [4] - 21:7, 24:21, 25:5, 38:20	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>4</b>	<b>announcements</b> [1] - 30:17	<b>AUTHORITY</b> [1] - 1:2	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>4</b> [2] - 34:15, 35:15	<b>annual</b> [2] - 3:1, 18:3	<b>Authority</b> [1] - 2:5	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>6</b>	<b>annually</b> [1] - 8:25	<b>authorized</b> [1] - 42:8	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>6th</b> [2] - 31:19, 32:16	<b>answer</b> [4] - 14:11,	<b>aware</b> [2] - 21:13, 21:23	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>8</b>		<b>eyes</b> [1] - 2:17	<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>80</b> [1] - 13:16			<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	
<b>8:00</b> [2] - 31:20, 32:16			<b>BOARD</b> [72] - 1:3, 1:12, 2:10, 2:13, 2:16, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9,	

<p><b>busy</b> [1] - 5:9 <b>button</b> [1] - 34:8</p>	<p><b>Chief</b> [1] - 1:19 <b>children</b> [1] - 40:3 <b>CHISHOLM</b> [1] - 1:22</p>	<p><b>completed</b> [4] - 21:4, 21:7, 23:6, 33:10 <b>completely</b> [1] - 19:11</p>	<p><b>corner</b> [1] - 37:15 <b>correct</b> [2] - 7:20, 8:5 <b>corrections</b> [1] - 2:8</p>	<p><b>deliverables</b> [1] - 35:1 <b>demo</b> [1] - 31:23 <b>demolition</b> [1] - 31:17</p>
<b>C</b>				
<p><b>camaraderie</b> [1] - 40:12 <b>capture</b> [1] - 14:10 <b>CAROL</b> [1] - 1:13 <b>Carol</b> [9] - 6:21, 7:6, 12:22, 14:17, 14:23, 16:8, 19:6, 21:10, 28:18 <b>case</b> [1] - 6:2 <b>category</b> [1] - 2:19 <b>Center</b> [2] - 17:15, 31:25 <b>Central</b> [1] - 24:13 <b>CEO</b> [2] - 4:2, 29:23 <b>certain</b> [1] - 8:20 <b>certainly</b> [1] - 2:23 <b>CERTIFICATE</b> [1] - 42:1 <b>certify</b> [1] - 42:8 <b>cetera</b> [2] - 25:24, 35:6 <b>chair</b> [1] - 7:11 <b>Chair</b> [6] - 8:7, 9:1, 9:25, 29:12, 29:17, 29:18 <b>CHAIRMAN</b> [66] - 2:3, 2:11, 2:14, 2:17, 5:10, 6:1, 6:18, 7:6, 7:9, 7:24, 10:18, 11:3, 11:9, 11:24, 12:2, 12:5, 12:8, 12:12, 12:14, 12:16, 12:18, 12:20, 12:22, 12:24, 14:13, 14:17, 14:21, 15:1, 15:3, 15:7, 15:9, 15:11, 15:13, 15:16, 15:18, 15:23, 15:25, 16:2, 16:4, 16:6, 16:8, 16:10, 18:21, 18:25, 19:4, 21:10, 22:2, 24:16, 24:19, 25:7, 25:13, 27:25, 28:3, 28:8, 28:10, 28:12, 28:14, 28:16, 28:18, 28:20, 29:25, 30:13, 38:22, 39:20, 39:23, 40:7 <b>Chairman</b> [5] - 1:13, 7:23, 13:11, 16:21, 27:8 <b>changed</b> [2] - 33:23, 36:5 <b>changes</b> [4] - 2:8, 33:7, 37:3 <b>check</b> [1] - 25:19</p>	<p><b>circulate</b> [1] - 4:19 <b>cities</b> [1] - 38:5 <b>citizen</b> [2] - 34:23, 35:4 <b>CITRANO</b> [12] - 1:15, 2:10, 8:1, 8:16, 9:15, 10:17, 12:17, 15:8, 16:3, 19:3, 24:17, 28:13 <b>Citrano</b> [11] - 2:11, 7:25, 8:7, 9:2, 10:1, 12:16, 15:7, 16:2, 19:4, 24:16, 28:12 <b>CITY</b> [1] - 1:1 <b>City</b> [7] - 1:22, 3:3, 3:4, 3:11, 4:23, 5:25, 38:18 <b>Civic</b> [1] - 24:13 <b>clear</b> [1] - 20:23 <b>close</b> [3] - 6:2, 30:24, 30:25 <b>Code</b> [1] - 14:1 <b>collect</b> [1] - 9:3 <b>collectively</b> [1] - 36:15 <b>comfortable</b> [1] - 19:23 <b>coming</b> [3] - 9:20, 9:21, 36:21 <b>commenced</b> [2] - 31:13, 31:18 <b>commencement</b> [1] - 31:15 <b>commencing</b> [1] - 1:7 <b>comments</b> [11] - 6:20, 7:22, 10:19, 11:6, 14:25, 15:8, 15:10, 15:12, 15:17, 33:17, 35:17 <b>commercial</b> [1] - 37:9 <b>commitment</b> [1] - 23:12 <b>commitments</b> [1] - 39:14 <b>committed</b> [1] - 17:24 <b>Committee</b> [7] - 3:6, 29:13, 29:15, 29:19, 29:21, 30:1, 30:7 <b>Communications</b> [1] - 1:21 <b>compensatory</b> [3] - 13:7, 13:13, 13:23 <b>competitive</b> [1] - 13:20 <b>complement</b> [2] - 22:16, 22:19 <b>complete</b> [2] - 24:11, 42:10</p>	<p><b>Compliance</b> [1] - 1:20 <b>comply</b> [1] - 2:16 <b>comprehensive</b> [1] - 25:12 <b>conception</b> [1] - 26:2 <b>concepts</b> [2] - 22:15, 26:15 <b>conceptual</b> [1] - 23:17 <b>conceptual-level</b> [1] - 23:17 <b>concerned</b> [1] - 36:6 <b>concert</b> [1] - 11:20 <b>concerts</b> [1] - 40:4 <b>concrete</b> [1] - 27:16 <b>conducting</b> [1] - 17:5 <b>confirm</b> [1] - 7:17 <b>confirmation</b> [1] - 7:15 <b>conflict</b> [3] - 7:13, 19:22, 19:24 <b>conjunction</b> [1] - 22:17 <b>connect</b> [1] - 17:10 <b>connection</b> [1] - 25:1 <b>consider</b> [1] - 38:3 <b>considered</b> [1] - 31:3 <b>construction</b> [1] - 8:19 <b>consultant</b> [5] - 14:7, 17:5, 19:15, 34:13, 34:25 <b>consulting</b> [1] - 19:19 <b>consumption</b> [1] - 26:6 <b>content</b> [3] - 32:8, 32:11 <b>context</b> [1] - 27:22 <b>continue</b> [1] - 11:21 <b>continues</b> [1] - 40:17 <b>contract</b> [2] - 7:2, 32:23 <b>contracting</b> [1] - 14:6 <b>contractor</b> [1] - 26:11 <b>contractor's</b> [1] - 27:11 <b>contributing</b> [1] - 10:9 <b>contribution</b> [3] - 16:17, 18:10, 18:16 <b>contributors</b> [1] - 5:20 <b>conversation</b> [3] - 18:1, 37:2, 37:4 <b>conversations</b> [1] - 6:10 <b>Coordinator</b> [1] - 1:20 <b>copy</b> [2] - 21:2, 26:10 <b>Core</b> [2] - 24:13</p>	<p><b>costs</b> [5] - 5:14, 17:25, 18:12, 23:24, 24:1 <b>COUNCIL</b> [3] - 12:1, 15:17, 28:2 <b>Council</b> [3] - 1:22, 3:11, 38:18 <b>Councilwoman</b> [1] - 31:21 <b>Counsel</b> [2] - 1:21, 7:19 <b>COUNTY</b> [1] - 42:4 <b>couple</b> [1] - 22:5 <b>course</b> [1] - 9:17 <b>covered</b> [1] - 28:25 <b>CRA</b> [7] - 20:4, 20:14, 32:17, 33:6, 34:10, 37:2, 39:2 <b>CRAIG</b> [1] - 1:16 <b>Craig</b> [8] - 11:4, 12:12, 15:11, 15:23, 25:8, 25:13, 28:8, 30:5 <b>credit</b> [3] - 13:15, 14:2, 14:5 <b>credit-acre</b> [1] - 14:2 <b>credit-acres</b> [1] - 14:5 <b>credits</b> [5] - 13:7, 13:15, 13:24, 14:10, 23:25 <b>CRESCIMBENI</b> [1] - 1:20 <b>crisis</b> [1] - 4:13 <b>criteria</b> [1] - 27:2 <b>crunch</b> [1] - 9:9 <b>Cumber</b> [4] - 11:25, 15:16, 28:1, 31:21 <b>CUMBER</b> [4] - 1:22, 12:1, 15:17, 28:2 <b>curiosity</b> [1] - 8:2 <b>curious</b> [2] - 19:8, 21:13 <b>current</b> [4] - 4:13, 10:3, 20:14, 38:17 <b>custom</b> [1] - 32:10</p>	<p><b>Department</b> [1] - 6:15 <b>design</b> [3] - 23:21, 32:24, 34:10 <b>designs</b> [1] - 26:4 <b>desired</b> [1] - 35:12 <b>destination</b> [1] - 20:9 <b>detail</b> [2] - 23:23, 38:14 <b>detailed</b> [1] - 26:5 <b>Develop</b> [1] - 36:20 <b>Development</b> [1] - 1:20 <b>development</b> [4] - 16:24, 22:16, 22:18, 24:12 <b>DIA</b> [10] - 1:19, 1:20, 4:6, 5:24, 34:17, 35:2, 35:14, 35:17, 35:20, 35:21 <b>DIA's</b> [1] - 26:6 <b>Diane</b> [3] - 1:9, 42:7, 42:18 <b>different</b> [9] - 20:13, 22:13, 24:5, 26:22, 29:5, 29:6, 34:3, 34:4 <b>difficult</b> [1] - 11:14 <b>Director</b> [1] - 1:20 <b>discuss</b> [3] - 6:19, 14:22, 19:5 <b>discussed</b> [1] - 6:25 <b>discussion</b> [1] - 27:4 <b>discussion</b> [2] - 23:9, 23:14 <b>Disposition</b> [2] - 30:20, 30:25 <b>District</b> [1] - 36:18 <b>district</b> [9] - 4:16, 4:22, 8:6, 8:8, 8:14, 8:21, 35:4, 35:8, 35:12 <b>districts</b> [2] - 33:3, 34:3 <b>documents</b> [2] - 5:6, 26:21 <b>done</b> [2] - 35:21, 38:16 <b>Doro</b> [1] - 31:13 <b>dovetailing</b> [1] - 19:13 <b>down</b> [4] - 5:12, 17:16, 24:14, 31:15 <b>Downtown</b> [5] - 2:5, 2:20, 3:1, 4:2, 16:18 <b>downtown</b> [19] - 4:9, 4:10, 4:12, 5:24, 6:10, 10:11, 11:8, 19:13, 20:5, 20:7,</p>
<b>D</b>				
<p><b>DATED</b> [1] - 42:15 <b>DAVID</b> [1] - 1:16 <b>David</b> [6] - 11:10, 11:24, 15:13, 15:21, 25:14, 28:6 <b>DDRB</b> [1] - 34:11 <b>declare</b> [1] - 7:13 <b>decreased</b> [1] - 4:24 <b>delaying</b> [1] - 3:15 <b>deliverable</b> [4] - 23:4, 23:6, 26:2, 27:11</p>				

<p>21:22, 25:11, 33:1, 33:4, 33:25, 37:16, 38:7, 40:4, 40:14 <b>DOWNTOWN</b> [1] - 1:2 <b>draft</b> [3] - 33:11, 33:16, 33:17 <b>drafting</b> [2] - 34:13, 35:1 <b>drawings</b> [3] - 26:4, 26:14, 26:17 <b>drawn</b> [1] - 23:21 <b>duPont</b> [6] - 16:17, 17:3, 18:12, 19:18, 21:15, 26:10 <b>during</b> [1] - 19:10 <b>dusk</b> [1] - 31:20 <b>DUVAL</b> [1] - 42:4 <b>DVI</b> [4] - 3:8, 3:18, 6:15, 7:12</p>	<p>4:20, 4:24, 4:25 <b>et</b> [2] - 25:24, 35:6 <b>evaluation</b> [1] - 38:9 <b>evening</b> [2] - 32:16, 40:11 <b>example</b> [3] - 23:15, 26:18, 26:25 <b>exceeds</b> [1] - 18:15 <b>excellent</b> [1] - 39:18 <b>excess</b> [1] - 17:25 <b>Executive</b> [1] - 1:19 <b>exempt</b> [1] - 30:10 <b>exempted</b> [4] - 9:8, 9:12, 9:13, 10:8 <b>exemption</b> [1] - 9:7 <b>exemptions</b> [1] - 9:4 <b>exercise</b> [1] - 17:18 <b>existing</b> [5] - 4:22, 8:6, 8:7, 8:14, 37:13 <b>expand</b> [1] - 10:2 <b>expanded</b> [3] - 4:16, 7:1, 11:16 <b>expansion</b> [5] - 3:10, 3:19, 3:22, 5:12 <b>expect</b> [4] - 9:3, 31:3, 33:17, 35:23 <b>expected</b> [1] - 35:10 <b>expense</b> [1] - 17:4 <b>exploring</b> [2] - 27:18, 27:21 <b>extension</b> [1] - 24:2 <b>extensive</b> [1] - 25:3 <b>extraordinary</b> [1] - 32:4</p>	<p>29:3 <b>feasibility</b> [2] - 33:9, 33:14 <b>feed</b> [1] - 35:16 <b>feedback</b> [1] - 5:21 <b>fees</b> [1] - 7:1 <b>few</b> [2] - 9:11, 33:23 <b>file</b> [2] - 4:3, 38:19 <b>filed</b> [2] - 3:12, 3:15 <b>filing</b> [1] - 3:15 <b>fill</b> [2] - 7:16, 37:10 <b>final</b> [2] - 26:16, 33:11 <b>finalized</b> [1] - 24:23 <b>Finance</b> [1] - 3:6 <b>financial</b> [1] - 23:3 <b>fine</b> [1] - 6:6 <b>finishing</b> [1] - 35:7 <b>fire</b> [1] - 27:1 <b>firm</b> [1] - 26:11 <b>first</b> [10] - 2:18, 10:15, 19:10, 19:18, 30:19, 31:10, 32:24, 33:13, 34:5, 40:8 <b>fiscal</b> [3] - 10:3, 10:4, 38:19 <b>five</b> [2] - 9:7, 37:3 <b>five-year</b> [2] - 9:7, 37:3 <b>flat</b> [3] - 4:20, 4:25, 5:7 <b>Florida</b> [4] - 1:9, 1:10, 42:7, 42:18 <b>FLORIDA</b> [1] - 42:3 <b>focused</b> [3] - 20:4, 27:14, 35:19 <b>folks</b> [2] - 28:3, 28:24 <b>following</b> [2] - 2:3, 26:20 <b>footprint</b> [1] - 13:18 <b>Ford</b> [1] - 17:16 <b>foregoing</b> [1] - 42:9 <b>form</b> [2] - 33:11 <b>Form</b> [1] - 7:16 <b>former</b> [1] - 17:14 <b>formula</b> [2] - 13:25, 14:2 <b>forth</b> [1] - 11:22 <b>forward</b> [10] - 18:18, 20:1, 21:8, 23:8, 24:1, 29:16, 31:6, 31:11, 33:24, 40:5 <b>four</b> [2] - 9:4, 32:23 <b>fourth</b> [1] - 33:5 <b>FPR</b> [1] - 1:9 <b>frankly</b> [1] - 13:19 <b>Friday</b> [1] - 30:24 <b>Froats</b> [7] - 10:19, 12:14, 14:21, 15:9, 15:25, 24:19, 28:10 <b>FROATS</b> [9] - 1:15,</p>	<p>10:20, 12:15, 14:20, 15:10, 16:1, 24:20, 25:6, 28:11 <b>functional</b> [1] - 37:11 <b>Fund</b> [2] - 16:17, 17:4 <b>fund</b> [1] - 14:6 <b>funding</b> [3] - 21:15, 21:20, 21:24 <b>funds</b> [2] - 9:23, 25:16 <b>future</b> [4] - 9:24, 10:3, 17:14</p>	<p><b>grow</b> [1] - 9:18 <b>guess</b> [2] - 4:7, 25:20 <b>guidelines</b> [1] - 34:14 <b>GUY</b> [1] - 1:19 <b>Guy</b> [2] - 13:7, 13:9 <b>guys</b> [3] - 9:23, 11:7, 11:19</p>
<p style="text-align: center;"><b>E</b></p> <p><b>easement</b> [1] - 30:23 <b>easier</b> [1] - 4:11 <b>easy</b> [2] - 11:18, 11:19 <b>echo</b> [1] - 11:5 <b>edification</b> [1] - 25:21 <b>effectively</b> [1] - 5:7 <b>effectiveness</b> [1] - 38:9 <b>effort</b> [6] - 19:23, 20:3, 21:14, 22:8, 24:4, 35:21 <b>eight</b> [4] - 13:2, 16:13, 28:22, 29:2 <b>either</b> [1] - 8:18 <b>email</b> [1] - 31:19 <b>emails</b> [1] - 36:3 <b>embarked</b> [1] - 17:23 <b>embarking</b> [2] - 17:6, 32:9 <b>enable</b> [1] - 23:19 <b>enacted</b> [1] - 8:11 <b>encourage</b> [1] - 37:23 <b>end</b> [4] - 13:21, 33:21, 35:13, 40:22 <b>engage</b> [2] - 23:8, 32:21 <b>engaged</b> [4] - 17:5, 18:6, 21:17, 36:15 <b>engaging</b> [1] - 19:9 <b>enjoying</b> [3] - 40:10, 40:11, 40:12 <b>Entertainment</b> [1] - 24:14 <b>entire</b> [1] - 25:17 <b>entities</b> [1] - 21:17 <b>envision</b> [1] - 39:15 <b>especially</b> [1] - 39:1 <b>essentially</b> [4] - 4:17,</p>	<p style="text-align: center;"><b>F</b></p> <p><b>facade</b> [3] - 31:10, 31:24 <b>facilities</b> [2] - 20:20, 22:21 <b>facility</b> [2] - 17:17, 20:17 <b>fact</b> [3] - 5:12, 8:20, 9:19 <b>fair</b> [1] - 30:16 <b>fairly</b> [2] - 13:12, 19:23 <b>fantastic</b> [2] - 4:11, 6:24 <b>far</b> [5] - 18:15, 20:2, 25:22, 33:15, 34:9 <b>favor</b> [26] - 2:15, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 12:25, 15:22, 16:1, 16:3, 16:5, 16:7, 16:9, 16:11, 25:9, 28:7, 28:11, 28:13, 28:15, 28:17, 28:19, 28:20, 28:23,</p>	<p><b>feeling</b> [1] - 3:15 <b>fill</b> [2] - 7:16, 37:10 <b>final</b> [2] - 26:16, 33:11 <b>finalized</b> [1] - 24:23 <b>Finance</b> [1] - 3:6 <b>financial</b> [1] - 23:3 <b>fine</b> [1] - 6:6 <b>finishing</b> [1] - 35:7 <b>fire</b> [1] - 27:1 <b>firm</b> [1] - 26:11 <b>first</b> [10] - 2:18, 10:15, 19:10, 19:18, 30:19, 31:10, 32:24, 33:13, 34:5, 40:8 <b>fiscal</b> [3] - 10:3, 10:4, 38:19 <b>five</b> [2] - 9:7, 37:3 <b>five-year</b> [2] - 9:7, 37:3 <b>flat</b> [3] - 4:20, 4:25, 5:7 <b>Florida</b> [4] - 1:9, 1:10, 42:7, 42:18 <b>FLORIDA</b> [1] - 42:3 <b>focused</b> [3] - 20:4, 27:14, 35:19 <b>folks</b> [2] - 28:3, 28:24 <b>following</b> [2] - 2:3, 26:20 <b>footprint</b> [1] - 13:18 <b>Ford</b> [1] - 17:16 <b>foregoing</b> [1] - 42:9 <b>form</b> [2] - 33:11 <b>Form</b> [1] - 7:16 <b>former</b> [1] - 17:14 <b>formula</b> [2] - 13:25, 14:2 <b>forth</b> [1] - 11:22 <b>forward</b> [10] - 18:18, 20:1, 21:8, 23:8, 24:1, 29:16, 31:6, 31:11, 33:24, 40:5 <b>four</b> [2] - 9:4, 32:23 <b>fourth</b> [1] - 33:5 <b>FPR</b> [1] - 1:9 <b>frankly</b> [1] - 13:19 <b>Friday</b> [1] - 30:24 <b>Froats</b> [7] - 10:19, 12:14, 14:21, 15:9, 15:25, 24:19, 28:10 <b>FROATS</b> [9] - 1:15,</p>	<p style="text-align: center;"><b>G</b></p> <p><b>game</b> [2] - 23:2, 23:3 <b>gap</b> [1] - 21:15 <b>garnered</b> [1] - 35:18 <b>Geffen</b> [1] - 17:13 <b>general</b> [1] - 34:16 <b>General</b> [2] - 1:21, 7:19 <b>geographic</b> [2] - 3:9, 8:13 <b>Gibbs</b> [12] - 2:14, 11:4, 11:9, 12:8, 12:12, 15:11, 15:23, 18:25, 25:8, 28:8, 30:5, 39:9 <b>GIBBS</b> [10] - 1:16, 2:13, 11:5, 12:7, 12:13, 15:12, 15:24, 18:24, 25:9, 28:9 <b>given</b> [1] - 30:1 <b>glad</b> [4] - 5:11, 5:15, 25:10, 25:19 <b>global</b> [1] - 37:3 <b>goal</b> [4] - 6:16, 24:10, 33:7, 38:19 <b>Gordon</b> [6] - 3:22, 3:25, 4:2, 5:10, 6:2, 6:23 <b>GORDON</b> [6] - 4:1, 5:17, 7:4, 8:6, 9:1, 9:25 <b>grace</b> [1] - 8:17 <b>grant</b> [2] - 31:10, 31:11 <b>graphics</b> [1] - 35:8 <b>great</b> [7] - 5:23, 11:1, 11:6, 11:7, 11:19, 11:20, 11:21 <b>greatly</b> [1] - 18:14 <b>grocers</b> [1] - 38:6 <b>grocery</b> [1] - 38:3 <b>ground</b> [1] - 10:25 <b>Groundwork</b> [1] - 21:18 <b>group</b> [1] - 34:22 <b>groups</b> [3] - 21:14, 21:17, 21:21</p>	<p style="text-align: center;"><b>H</b></p> <p><b>half</b> [1] - 40:9 <b>hand</b> [1] - 2:15 <b>happy</b> [6] - 5:8, 9:9, 14:11, 31:11, 31:15, 38:13 <b>happy-hour</b> [1] - 31:15 <b>hard</b> [1] - 40:20 <b>Hatfield</b> [1] - 31:9 <b>HE</b> [1] - 28:20 <b>head</b> [1] - 22:25 <b>hear</b> [2] - 36:25, 37:1 <b>heard</b> [3] - 17:3, 37:25, 40:3 <b>hearing</b> [1] - 35:24 <b>held</b> [1] - 1:6 <b>help</b> [3] - 21:15, 37:19, 40:19 <b>helpful</b> [2] - 18:17, 39:7 <b>hesitate</b> [1] - 22:11 <b>highlights</b> [1] - 3:23 <b>hire</b> [1] - 18:4 <b>hiring</b> [1] - 18:7 <b>historic</b> [1] - 27:1 <b>hit</b> [1] - 8:19 <b>hold</b> [1] - 34:7 <b>holistically</b> [1] - 17:20 <b>hope</b> [2] - 11:21, 39:13 <b>hoped</b> [1] - 3:12 <b>hopefully</b> [4] - 2:7, 10:12, 33:19, 38:14 <b>hospitality</b> [1] - 34:2 <b>hour</b> [1] - 31:15 <b>hours</b> [1] - 39:14 <b>huge</b> [1] - 10:6</p>
<p><b>ease</b> [1] - 30:23 <b>easier</b> [1] - 4:11 <b>easy</b> [2] - 11:18, 11:19 <b>echo</b> [1] - 11:5 <b>edification</b> [1] - 25:21 <b>effectively</b> [1] - 5:7 <b>effectiveness</b> [1] - 38:9 <b>effort</b> [6] - 19:23, 20:3, 21:14, 22:8, 24:4, 35:21 <b>eight</b> [4] - 13:2, 16:13, 28:22, 29:2 <b>either</b> [1] - 8:18 <b>email</b> [1] - 31:19 <b>emails</b> [1] - 36:3 <b>embarked</b> [1] - 17:23 <b>embarking</b> [2] - 17:6, 32:9 <b>enable</b> [1] - 23:19 <b>enacted</b> [1] - 8:11 <b>encourage</b> [1] - 37:23 <b>end</b> [4] - 13:21, 33:21, 35:13, 40:22 <b>engage</b> [2] - 23:8, 32:21 <b>engaged</b> [4] - 17:5, 18:6, 21:17, 36:15 <b>engaging</b> [1] - 19:9 <b>enjoying</b> [3] - 40:10, 40:11, 40:12 <b>Entertainment</b> [1] - 24:14 <b>entire</b> [1] - 25:17 <b>entities</b> [1] - 21:17 <b>envision</b> [1] - 39:15 <b>especially</b> [1] - 39:1 <b>essentially</b> [4] - 4:17,</p>	<p style="text-align: center;"><b>F</b></p> <p><b>facade</b> [3] - 31:10, 31:24 <b>facilities</b> [2] - 20:20, 22:21 <b>facility</b> [2] - 17:17, 20:17 <b>fact</b> [3] - 5:12, 8:20, 9:19 <b>fair</b> [1] - 30:16 <b>fairly</b> [2] - 13:12, 19:23 <b>fantastic</b> [2] - 4:11, 6:24 <b>far</b> [5] - 18:15, 20:2, 25:22, 33:15, 34:9 <b>favor</b> [26] - 2:15, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 12:25, 15:22, 16:1, 16:3, 16:5, 16:7, 16:9, 16:11, 25:9, 28:7, 28:11, 28:13, 28:15, 28:17, 28:19, 28:20, 28:23,</p>	<p><b>feeling</b> [1] - 3:15 <b>fill</b> [2] - 7:16, 37:10 <b>final</b> [2] - 26:16, 33:11 <b>finalized</b> [1] - 24:23 <b>Finance</b> [1] - 3:6 <b>financial</b> [1] - 23:3 <b>fine</b> [1] - 6:6 <b>finishing</b> [1] - 35:7 <b>fire</b> [1] - 27:1 <b>firm</b> [1] - 26:11 <b>first</b> [10] - 2:18, 10:15, 19:10, 19:18, 30:19, 31:10, 32:24, 33:13, 34:5, 40:8 <b>fiscal</b> [3] - 10:3, 10:4, 38:19 <b>five</b> [2] - 9:7, 37:3 <b>five-year</b> [2] - 9:7, 37:3 <b>flat</b> [3] - 4:20, 4:25, 5:7 <b>Florida</b> [4] - 1:9, 1:10, 42:7, 42:18 <b>FLORIDA</b> [1] - 42:3 <b>focused</b> [3] - 20:4, 27:14, 35:19 <b>folks</b> [2] - 28:3, 28:24 <b>following</b> [2] - 2:3, 26:20 <b>footprint</b> [1] - 13:18 <b>Ford</b> [1] - 17:16 <b>foregoing</b> [1] - 42:9 <b>form</b> [2] - 33:11 <b>Form</b> [1] - 7:16 <b>former</b> [1] - 17:14 <b>formula</b> [2] - 13:25, 14:2 <b>forth</b> [1] - 11:22 <b>forward</b> [10] - 18:18, 20:1, 21:8, 23:8, 24:1, 29:16, 31:6, 31:11, 33:24, 40:5 <b>four</b> [2] - 9:4, 32:23 <b>fourth</b> [1] - 33:5 <b>FPR</b> [1] - 1:9 <b>frankly</b> [1] - 13:19 <b>Friday</b> [1] - 30:24 <b>Froats</b> [7] - 10:19, 12:14, 14:21, 15:9, 15:25, 24:19, 28:10 <b>FROATS</b> [9] - 1:15,</p>	<p style="text-align: center;"><b>G</b></p> <p><b>game</b> [2] - 23:2, 23:3 <b>gap</b> [1] - 21:15 <b>garnered</b> [1] - 35:18 <b>Geffen</b> [1] - 17:13 <b>general</b> [1] - 34:16 <b>General</b> [2] - 1:21, 7:19 <b>geographic</b> [2] - 3:9, 8:13 <b>Gibbs</b> [12] - 2:14, 11:4, 11:9, 12:8, 12:12, 15:11, 15:23, 18:25, 25:8, 28:8, 30:5, 39:9 <b>GIBBS</b> [10] - 1:16, 2:13, 11:5, 12:7, 12:13, 15:12, 15:24, 18:24, 25:9, 28:9 <b>given</b> [1] - 30:1 <b>glad</b> [4] - 5:11, 5:15, 25:10, 25:19 <b>global</b> [1] - 37:3 <b>goal</b> [4] - 6:16, 24:10, 33:7, 38:19 <b>Gordon</b> [6] - 3:22, 3:25, 4:2, 5:10, 6:2, 6:23 <b>GORDON</b> [6] - 4:1, 5:17, 7:4, 8:6, 9:1, 9:25 <b>grace</b> [1] - 8:17 <b>grant</b> [2] - 31:10, 31:11 <b>graphics</b> [1] - 35:8 <b>great</b> [7] - 5:23, 11:1, 11:6, 11:7, 11:19, 11:20, 11:21 <b>greatly</b> [1] - 18:14 <b>grocers</b> [1] - 38:6 <b>grocery</b> [1] - 38:3 <b>ground</b> [1] - 10:25 <b>Groundwork</b> [1] - 21:18 <b>group</b> [1] - 34:22 <b>groups</b> [3] - 21:14, 21:17, 21:21</p>	<p style="text-align: center;"><b>H</b></p> <p><b>half</b> [1] - 40:9 <b>hand</b> [1] - 2:15 <b>happy</b> [6] - 5:8, 9:9, 14:11, 31:11, 31:15, 38:13 <b>happy-hour</b> [1] - 31:15 <b>hard</b> [1] - 40:20 <b>Hatfield</b> [1] - 31:9 <b>HE</b> [1] - 28:20 <b>head</b> [1] - 22:25 <b>hear</b> [2] - 36:25, 37:1 <b>heard</b> [3] - 17:3, 37:25, 40:3 <b>hearing</b> [1] - 35:24 <b>held</b> [1] - 1:6 <b>help</b> [3] - 21:15, 37:19, 40:19 <b>helpful</b> [2] - 18:17, 39:7 <b>hesitate</b> [1] - 22:11 <b>highlights</b> [1] - 3:23 <b>hire</b> [1] - 18:4 <b>hiring</b> [1] - 18:7 <b>historic</b> [1] - 27:1 <b>hit</b> [1] - 8:19 <b>hold</b> [1] - 34:7 <b>holistically</b> [1] - 17:20 <b>hope</b> [2] - 11:21, 39:13 <b>hoped</b> [1] - 3:12 <b>hopefully</b> [4] - 2:7, 10:12, 33:19, 38:14 <b>hospitality</b> [1] - 34:2 <b>hour</b> [1] - 31:15 <b>hours</b> [1] - 39:14 <b>huge</b> [1] - 10:6</p>
				<p style="text-align: center;"><b>I</b></p> <p><b>idea</b> [5] - 17:17, 22:19, 25:16, 32:6, 38:17 <b>ideas</b> [1] - 24:5 <b>II</b> [1] - 23:22 <b>III</b> [1] - 23:22 <b>immediately</b> [1] - 24:7 <b>impact</b> [2] - 32:15, 36:17 <b>impervious</b> [1] - 13:16 <b>implementation</b> [1] -</p>

<p>23:21 <b>Implementation</b> [1] - 32:18 <b>important</b> [2] - 37:17, 38:7 <b>improve</b> [1] - 6:11 <b>INA</b> [1] - 1:21 <b>inaudible</b> [1] - 33:21 <b>incentive</b> [7] - 13:19, 35:22, 37:6, 37:8, 37:11, 37:22, 38:3 <b>incentives</b> [2] - 33:8, 37:4 <b>include</b> [3] - 9:12, 21:5, 31:22 <b>included</b> [3] - 3:3, 20:14, 35:2 <b>includes</b> [3] - 4:15, 4:16, 8:13 <b>including</b> [1] - 34:24 <b>inclusion</b> [2] - 3:9, 8:4 <b>incorporate</b> [1] - 20:1 <b>incorporated</b> [2] - 26:17, 35:13 <b>increase</b> [8] - 6:11, 6:12, 6:16, 10:11, 10:12, 10:22, 10:24, 37:18 <b>increased</b> [2] - 10:15, 18:12 <b>Increment</b> [1] - 36:17 <b>incurring</b> [1] - 18:12 <b>independent</b> [2] - 18:4, 19:12 <b>individual</b> [2] - 33:3 <b>individually</b> [1] - 36:12 <b>individuals</b> [1] - 30:4 <b>information</b> [8] - 11:13, 17:8, 18:17, 19:8, 26:24, 27:7, 29:16, 36:9 <b>informational</b> [1] - 29:23 <b>initial</b> [2] - 26:15, 31:2 <b>initiative</b> [3] - 18:13, 20:15, 22:10 <b>input</b> [8] - 19:11, 25:24, 26:16, 35:17, 36:4, 36:13, 39:4 <b>inside</b> [1] - 13:14 <b>installations</b> [1] - 24:6 <b>integrate</b> [1] - 27:23 <b>integrated</b> [1] - 17:21 <b>integration</b> [1] - 32:12 <b>intending</b> [1] - 33:13 <b>intent</b> [2] - 23:5 <b>interaction</b> [1] - 39:4 <b>interview</b> [1] - 35:18 <b>interviews</b> [3] - 34:12,</p>	<p>34:24, 35:21 <b>introduce</b> [1] - 2:21 <b>investment</b> [3] - 4:8, 4:12, 10:6 <b>INVESTMENT</b> [1] - 1:2 <b>Investment</b> [1] - 2:5 <b>invitation</b> [2] - 31:14, 31:22 <b>involvement</b> [2] - 34:23, 35:5 <b>involves</b> [1] - 17:6 <b>issues</b> [2] - 6:12, 10:13 <b>item</b> [3] - 2:4, 9:18, 29:7 <b>Item</b> [1] - 13:5 <b>items</b> [1] - 39:25 <b>itself</b> [1] - 34:10</p>	<p><b>L</b></p>	<p><b>Manager</b> [1] - 1:19 <b>marina</b> [1] - 30:23 <b>market</b> [4] - 33:9, 33:14, 33:22, 34:4 <b>Marketing</b> [1] - 1:21 <b>marketing</b> [1] - 5:5 <b>master</b> [3] - 17:7, 22:6, 22:10 <b>maximize</b> [1] - 13:18 <b>mean</b> [5] - 6:6, 9:8, 39:7, 39:12, 40:12 <b>meaning</b> [1] - 22:13 <b>meaningful</b> [1] - 15:5 <b>mediation</b> [1] - 18:7 <b>meeting</b> [19] - 3:6, 4:5, 5:2, 5:9, 8:9, 9:5, 16:23, 25:18, 26:19, 29:11, 29:18, 29:22, 31:4, 33:15, 33:20, 36:19, 37:1, 40:22, 40:23 <b>MEETING</b> [1] - 1:3 <b>meetings</b> [3] - 34:17, 34:25, 35:20 <b>member</b> [5] - 29:14, 34:11, 34:18, 35:3, 35:20 <b>Member</b> [7] - 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 19:17 <b>MEMBER</b> [71] - 2:10, 2:13, 6:22, 7:5, 7:8, 7:11, 7:21, 8:1, 8:16, 9:15, 10:17, 10:20, 11:5, 11:11, 12:1, 12:4, 12:7, 12:11, 12:13, 12:15, 12:17, 12:19, 12:21, 12:23, 14:16, 14:20, 14:24, 15:2, 15:4, 15:8, 15:10, 15:12, 15:14, 15:17, 15:22, 15:24, 16:1, 16:3, 16:5, 16:7, 16:9, 18:24, 19:3, 19:7, 20:21, 21:9, 21:12, 22:1, 22:4, 22:23, 23:1, 24:15, 24:17, 24:20, 25:6, 25:9, 25:15, 27:8, 27:24, 28:2, 28:7, 28:9, 28:11, 28:13, 28:15, 28:17, 28:19, 30:9, 38:24, 39:18, 40:2 <b>members</b> [2] - 35:14, 36:12 <b>MEMBERS</b> [3] - 1:12, 2:16, 39:22 <b>mentioned</b> [1] - 10:5 <b>Metropolitan</b> [1] -</p>	<p>24:3 <b>MEZINI</b> [1] - 1:21 <b>might</b> [5] - 9:22, 9:23, 22:19, 23:19, 24:8 <b>minutes</b> [2] - 2:6, 28:25 <b>mission</b> [2] - 4:10, 11:18 <b>mix</b> [1] - 27:17 <b>mixed</b> [1] - 27:20 <b>mixed-use</b> [1] - 27:20 <b>money</b> [1] - 18:9 <b>month</b> [4] - 29:12, 30:8, 30:14, 36:20 <b>month's</b> [2] - 29:18, 31:4 <b>months</b> [3] - 16:23, 18:18, 32:11 <b>Moody</b> [1] - 39:10 <b>MOODY</b> [1] - 1:13 <b>most</b> [1] - 5:2 <b>motion</b> [11] - 2:9, 2:12, 12:2, 12:3, 12:5, 14:14, 14:15, 14:18, 15:18, 18:22, 28:5 <b>move</b> [8] - 2:10, 12:4, 14:16, 18:18, 18:24, 20:1, 23:8, 23:25 <b>moved</b> [1] - 18:25 <b>moving</b> [5] - 11:15, 21:8, 31:6, 31:11, 37:12 <b>MPS</b> [1] - 18:3 <b>MR</b> [8] - 4:1, 5:17, 7:4, 7:18, 8:6, 9:1, 9:25, 13:10 <b>MS</b> [15] - 2:23, 6:6, 16:21, 19:16, 21:2, 21:16, 22:9, 22:25, 23:7, 24:24, 26:9, 27:21, 29:10, 30:16, 39:6 <b>Multipurpose</b> [1] - 1:8 <b>music</b> [1] - 40:11</p>
<p><b>including</b> [1] - 34:24 <b>inclusion</b> [2] - 3:9, 8:4 <b>incorporate</b> [1] - 20:1 <b>incorporated</b> [2] - 26:17, 35:13 <b>increase</b> [8] - 6:11, 6:12, 6:16, 10:11, 10:12, 10:22, 10:24, 37:18 <b>increased</b> [2] - 10:15, 18:12 <b>Increment</b> [1] - 36:17 <b>incurring</b> [1] - 18:12 <b>independent</b> [2] - 18:4, 19:12 <b>individual</b> [2] - 33:3 <b>individually</b> [1] - 36:12 <b>individuals</b> [1] - 30:4 <b>information</b> [8] - 11:13, 17:8, 18:17, 19:8, 26:24, 27:7, 29:16, 36:9 <b>informational</b> [1] - 29:23 <b>initial</b> [2] - 26:15, 31:2 <b>initiative</b> [3] - 18:13, 20:15, 22:10 <b>input</b> [8] - 19:11, 25:24, 26:16, 35:17, 36:4, 36:13, 39:4 <b>inside</b> [1] - 13:14 <b>installations</b> [1] - 24:6 <b>integrate</b> [1] - 27:23 <b>integrated</b> [1] - 17:21 <b>integration</b> [1] - 32:12 <b>intending</b> [1] - 33:13 <b>intent</b> [2] - 23:5 <b>interaction</b> [1] - 39:4 <b>interview</b> [1] - 35:18 <b>interviews</b> [3] - 34:12,</p>	<p style="text-align: center;"><b>J</b></p> <p><b>JACKSONVILLE</b> [1] - 1:1 <b>Jacksonville</b> [3] - 1:7, 1:9, 20:12 <b>Jacksonville's</b> [1] - 4:23 <b>Jake</b> [2] - 4:2, 11:13 <b>Jessie</b> [2] - 16:17, 17:3 <b>JIM</b> [1] - 1:15 <b>Jim</b> [9] - 2:11, 7:25, 10:18, 12:16, 15:7, 16:2, 19:4, 24:16, 28:12 <b>job</b> [5] - 4:9, 6:24, 11:1, 11:14, 11:18 <b>JOHN</b> [2] - 1:20, 1:21 <b>John</b> [1] - 7:18 <b>July</b> [1] - 38:16 <b>June</b> [4] - 3:20, 21:5, 29:22, 39:17 <b>jungle</b> [1] - 27:16 <b>jurisdictions</b> [1] - 38:6</p>	<p><b>land</b> [1] - 17:14, 40:8 <b>language</b> [1] - 33:7 <b>Large</b> [1] - 1:10 <b>larger</b> [1] - 20:12 <b>last</b> [9] - 4:5, 5:2, 8:9, 9:5, 13:4, 16:15, 20:24, 31:9, 33:23 <b>late</b> [1] - 31:15 <b>launch</b> [1] - 35:10 <b>Laura</b> [1] - 1:8 <b>LaVilla</b> [1] - 30:22 <b>lawns</b> [1] - 17:18 <b>LeAnna</b> [4] - 1:22, 11:25, 15:16, 28:1 <b>leased</b> [1] - 8:19 <b>leasing</b> [1] - 37:10 <b>least</b> [1] - 33:11 <b>left</b> [1] - 14:5 <b>legal</b> [1] - 3:14 <b>legislation</b> [1] - 3:12 <b>length</b> [1] - 16:24 <b>less</b> [2] - 4:25, 37:7 <b>letters</b> [1] - 5:19 <b>level</b> [2] - 6:16, 23:17 <b>levels</b> [1] - 37:20 <b>Liaison</b> [1] - 1:22 <b>Library</b> [1] - 1:8 <b>light</b> [1] - 32:13 <b>likewise</b> [2] - 12:24, 16:10 <b>line</b> [1] - 9:18 <b>listing</b> [1] - 9:2 <b>litigation</b> [1] - 18:6 <b>live</b> [1] - 5:12 <b>located</b> [2] - 27:3, 27:5 <b>locations</b> [1] - 17:1 <b>logos</b> [1] - 35:8 <b>look</b> [9] - 5:6, 17:20, 20:9, 23:19, 26:3, 32:7, 34:1, 38:10, 40:5 <b>looked</b> [1] - 6:7 <b>looking</b> [9] - 10:2, 13:22, 19:22, 23:23, 24:1, 26:8, 36:16, 38:15, 39:13 <b>looks</b> [4] - 8:23, 26:2, 32:15, 33:22 <b>LORI</b> [1] - 1:19 <b>Lori</b> [1] - 39:23</p>	<p style="text-align: center;"><b>M</b></p> <p><b>maintenance</b> [1] - 6:12</p>	<p style="text-align: center;"><b>N</b></p> <p><b>naming</b> [1] - 35:7 <b>necessary</b> [1] - 26:24 <b>need</b> [9] - 2:8, 7:12, 12:2, 14:14, 17:18, 17:19, 18:22, 20:17 <b>needed</b> [1] - 25:10 <b>neighborhood</b> [2] - 20:5, 33:1 <b>neighborhoods</b> [1] - 33:4 <b>never</b> [1] - 8:10 <b>new</b> [9] - 5:1, 5:20,</p>
<p><b>including</b> [1] - 34:24 <b>inclusion</b> [2] - 3:9, 8:4 <b>incorporate</b> [1] - 20:1 <b>incorporated</b> [2] - 26:17, 35:13 <b>increase</b> [8] - 6:11, 6:12, 6:16, 10:11, 10:12, 10:22, 10:24, 37:18 <b>increased</b> [2] - 10:15, 18:12 <b>Increment</b> [1] - 36:17 <b>incurring</b> [1] - 18:12 <b>independent</b> [2] - 18:4, 19:12 <b>individual</b> [2] - 33:3 <b>individually</b> [1] - 36:12 <b>individuals</b> [1] - 30:4 <b>information</b> [8] - 11:13, 17:8, 18:17, 19:8, 26:24, 27:7, 29:16, 36:9 <b>informational</b> [1] - 29:23 <b>initial</b> [2] - 26:15, 31:2 <b>initiative</b> [3] - 18:13, 20:15, 22:10 <b>input</b> [8] - 19:11, 25:24, 26:16, 35:17, 36:4, 36:13, 39:4 <b>inside</b> [1] - 13:14 <b>installations</b> [1] - 24:6 <b>integrate</b> [1] - 27:23 <b>integrated</b> [1] - 17:21 <b>integration</b> [1] - 32:12 <b>intending</b> [1] - 33:13 <b>intent</b> [2] - 23:5 <b>interaction</b> [1] - 39:4 <b>interview</b> [1] - 35:18 <b>interviews</b> [3] - 34:12,</p>	<p style="text-align: center;"><b>K</b></p> <p><b>Kampus</b> [2] - 23:10, 23:14 <b>keep</b> [2] - 37:19, 40:21 <b>KELLEY</b> [1] - 1:20 <b>Kids</b> [2] - 23:10, 23:14 <b>kind</b> [8] - 22:18, 24:25, 27:6, 31:7, 32:1, 32:6, 33:21, 36:1 <b>kinds</b> [1] - 39:14 <b>knowing</b> [1] - 34:3</p>	<p style="text-align: center;"><b>M</b></p> <p><b>maintenance</b> [1] - 6:12</p>	<p style="text-align: center;"><b>M</b></p> <p><b>maintenance</b> [1] - 6:12</p>	<p style="text-align: center;"><b>N</b></p> <p><b>naming</b> [1] - 35:7 <b>necessary</b> [1] - 26:24 <b>need</b> [9] - 2:8, 7:12, 12:2, 14:14, 17:18, 17:19, 18:22, 20:17 <b>needed</b> [1] - 25:10 <b>neighborhood</b> [2] - 20:5, 33:1 <b>neighborhoods</b> [1] - 33:4 <b>never</b> [1] - 8:10 <b>new</b> [9] - 5:1, 5:20,</p>



<p>8:13, 8:21, 9:12, 29:1, 29:7, 29:10, 29:11  <b>next</b> [19] - 2:4, 13:4, 18:18, 23:4, 23:20, 26:20, 29:7, 29:12, 29:17, 29:19, 30:8, 30:14, 31:4, 32:11, 36:17, 36:20, 36:23, 38:19, 40:6  <b>next-to-the-last</b> [1] - 13:4  <b>nice</b> [2] - 13:19, 15:4  <b>nine</b> [1] - 32:11  <b>Nominating</b> [6] - 29:13, 29:15, 29:19, 29:21, 30:1, 30:7  <b>nonprofit</b> [1] - 4:10  <b>North</b> [3] - 1:8, 24:13, 25:1  <b>Notary</b> [1] - 1:10  <b>notes</b> [1] - 42:11  <b>nothing</b> [4] - 7:8, 8:24, 15:2, 15:14  <b>Notices</b> [2] - 30:20, 30:25  <b>noting</b> [1] - 35:19  <b>number</b> [7] - 9:2, 9:3, 21:22, 22:15, 24:10, 30:16, 40:10  <b>numbers</b> [3] - 9:9, 9:13, 14:4</p>	<p>40:8  <b>ongoing</b> [1] - 6:10  <b>online</b> [3] - 9:20, 10:8, 35:10  <b>Operations</b> [1] - 1:19  <b>opinion</b> [2] - 29:5, 29:6  <b>opportunity</b> [2] - 5:23, 32:14  <b>opposed</b> [1] - 20:8  <b>options</b> [2] - 24:8, 27:19  <b>Ordinance</b> [1] - 14:1  <b>organization</b> [2] - 7:14, 18:11  <b>original</b> [1] - 39:11  <b>Orleck</b> [1] - 27:3  <b>otherwise</b> [1] - 29:17  <b>ourselves</b> [1] - 4:13  <b>outfit</b> [1] - 11:7  <b>outrageous</b> [1] - 40:4  <b>outreach</b> [14] - 17:10, 21:6, 25:3, 25:24, 32:20, 34:9, 34:11, 34:18, 34:23, 35:3, 35:5, 35:13, 36:3  <b>overall</b> [4] - 22:7, 22:24, 33:5, 34:16  <b>oversee</b> [1] - 11:15  <b>own</b> [1] - 17:4</p>	<p><b>partnership</b> [2] - 4:6, 6:14  <b>parts</b> [2] - 25:1, 33:25  <b>passed</b> [1] - 16:13  <b>path</b> [2] - 24:6, 40:16  <b>paved</b> [1] - 24:6  <b>pay</b> [2] - 5:15, 8:15  <b>paying</b> [2] - 8:22, 18:15  <b>pays</b> [1] - 8:11  <b>people</b> [7] - 10:24, 22:12, 22:19, 37:12, 37:16, 40:10, 40:14  <b>per</b> [1] - 34:14  <b>percent</b> [1] - 13:16  <b>performed</b> [1] - 19:20  <b>Performing</b> [2] - 17:15, 31:24  <b>perhaps</b> [3] - 25:4, 26:20, 33:11  <b>period</b> [1] - 8:17  <b>permanent</b> [1] - 9:6  <b>permit</b> [3] - 13:14, 14:8  <b>personally</b> [1] - 11:17  <b>perspective</b> [3] - 17:21, 34:1, 36:2  <b>Phase</b> [3] - 23:22  <b>phase</b> [1] - 24:9  <b>phased</b> [1] - 23:20  <b>phasing</b> [1] - 24:11  <b>phone</b> [1] - 34:8  <b>pick</b> [2] - 8:25, 35:11  <b>picks</b> [1] - 9:7  <b>piece</b> [1] - 13:22  <b>pieces</b> [1] - 11:16  <b>Pier</b> [1] - 27:5  <b>place</b> [4] - 34:12, 34:24, 35:6, 40:15  <b>places</b> [1] - 34:5  <b>plan</b> [10] - 17:6, 20:4, 22:6, 22:10, 25:12, 33:6, 34:16, 34:20, 37:3, 39:11  <b>planning</b> [2] - 17:7, 29:4  <b>plans</b> [1] - 23:21  <b>Plaza</b> [1] - 17:15  <b>podium</b> [1] - 3:25  <b>point</b> [4] - 9:4, 10:21, 30:13, 35:25  <b>pointed</b> [1] - 10:21  <b>portion</b> [2] - 5:4, 24:24  <b>portions</b> [2] - 21:4, 21:5  <b>positive</b> [2] - 5:21  <b>potential</b> [1] - 22:15  <b>prescribed</b> [1] - 14:1  <b>presence</b> [1] - 7:14</p>	<p><b>present</b> [2] - 16:19, 38:18  <b>PRESENT</b> [2] - 1:12, 1:18  <b>presentation</b> [3] - 33:18, 39:1, 39:24  <b>presented</b> [2] - 33:14, 35:16  <b>presenting</b> [1] - 31:5  <b>previously</b> [2] - 8:5, 30:21  <b>price</b> [1] - 24:9  <b>primarily</b> [2] - 6:8, 7:2  <b>private</b> [6] - 8:3, 18:11, 21:14, 22:17, 27:13, 27:22  <b>proceedings</b> [2] - 40:24, 42:9  <b>Proceedings</b> [1] - 1:6  <b>process</b> [5] - 2:25, 3:4, 32:10, 35:19  <b>produced</b> [1] - 32:11  <b>professional</b> [4] - 7:1, 18:2, 18:10, 32:23  <b>Professional</b> [2] - 42:7, 42:18  <b>programatically</b> [2] - 17:10, 17:22  <b>programmatic</b> [1] - 24:25  <b>programming</b> [1] - 6:12  <b>project</b> [6] - 15:5, 21:1, 22:8, 31:13, 31:17, 31:18  <b>projection</b> [5] - 8:23, 31:23, 32:2, 32:14, 33:24  <b>projects</b> [1] - 10:7  <b>properties</b> [8] - 3:11, 8:3, 8:4, 8:18, 9:11, 9:19, 13:17, 37:7  <b>property</b> [6] - 4:21, 4:23, 8:11, 10:10, 10:14, 13:22  <b>proposals</b> [1] - 31:2  <b>proposed</b> [1] - 23:2  <b>Proud</b> [1] - 11:23  <b>provide</b> [6] - 3:18, 20:17, 23:13, 23:15, 38:14  <b>provided</b> [2] - 26:9, 27:7  <b>providing</b> [3] - 19:11, 22:15, 26:21  <b>Public</b> [3] - 1:10, 6:15, 14:7  <b>public</b> [11] - 17:9, 22:21, 25:3, 25:24, 27:13, 27:22, 32:19,</p>	<p>34:17, 34:25, 35:17, 35:19  <b>public's</b> [1] - 26:6  <b>Public/Main</b> [1] - 1:7  <b>public/private</b> [1] - 34:14  <b>published</b> [1] - 2:9  <b>pull</b> [2] - 4:18, 5:5</p>	
<b>O</b>		<b>P</b>		<b>Q</b>	
<p><b>obviously</b> [1] - 10:13  <b>occupancy</b> [1] - 37:18  <b>OF</b> [4] - 1:1, 42:1, 42:3, 42:4  <b>offers</b> [2] - 31:1, 31:6  <b>Office</b> [3] - 1:21, 3:17, 7:18  <b>office</b> [2] - 34:2, 37:13  <b>officer</b> [1] - 30:11  <b>Officer</b> [1] - 1:19  <b>officers</b> [1] - 29:19  <b>Oliver</b> [9] - 7:10, 7:20, 7:24, 12:18, 15:3, 16:4, 22:3, 28:14, 30:5  <b>OLIVER</b> [1] - 1:14  <b>once</b> [3] - 8:19, 23:3, 23:6  <b>one</b> [21] - 9:5, 9:6, 10:1, 13:15, 14:2, 20:18, 22:5, 22:19, 23:9, 25:20, 26:16, 27:9, 29:2, 29:6, 35:12, 35:15, 38:24, 39:15, 40:5, 40:6,</p>	<p><b>p.m</b> [5] - 1:7, 2:1, 31:20, 32:16, 40:25  <b>parcels</b> [2] - 23:9, 23:11  <b>Park</b> [5] - 17:13, 23:22, 24:3  <b>park</b> [11] - 18:13, 19:13, 20:3, 22:16, 23:13, 23:15, 23:18, 24:12, 27:16, 32:25, 33:1  <b>parks</b> [10] - 17:1, 17:7, 17:11, 20:6, 20:9, 25:11, 25:18, 33:1, 34:20  <b>Parks</b> [3] - 6:15, 16:18, 21:19  <b>Parola</b> [2] - 13:7, 39:8  <b>PAROLA</b> [2] - 1:19, 13:10  <b>part</b> [8] - 20:3, 22:7, 22:9, 22:23, 24:4, 25:4, 37:4, 40:18  <b>particular</b> [2] - 20:16, 23:11  <b>particularly</b> [1] - 32:20  <b>partnering</b> [1] - 5:24</p>	<p><b>pick</b> [2] - 8:25, 35:11  <b>picks</b> [1] - 9:7  <b>piece</b> [1] - 13:22  <b>pieces</b> [1] - 11:16  <b>Pier</b> [1] - 27:5  <b>place</b> [4] - 34:12, 34:24, 35:6, 40:15  <b>places</b> [1] - 34:5  <b>plan</b> [10] - 17:6, 20:4, 22:6, 22:10, 25:12, 33:6, 34:16, 34:20, 37:3, 39:11  <b>planning</b> [2] - 17:7, 29:4  <b>plans</b> [1] - 23:21  <b>Plaza</b> [1] - 17:15  <b>podium</b> [1] - 3:25  <b>point</b> [4] - 9:4, 10:21, 30:13, 35:25  <b>pointed</b> [1] - 10:21  <b>portion</b> [2] - 5:4, 24:24  <b>portions</b> [2] - 21:4, 21:5  <b>positive</b> [2] - 5:21  <b>potential</b> [1] - 22:15  <b>prescribed</b> [1] - 14:1  <b>presence</b> [1] - 7:14</p>	<p><b>present</b> [2] - 16:19, 38:18  <b>PRESENT</b> [2] - 1:12, 1:18  <b>presentation</b> [3] - 33:18, 39:1, 39:24  <b>presented</b> [2] - 33:14, 35:16  <b>presenting</b> [1] - 31:5  <b>previously</b> [2] - 8:5, 30:21  <b>price</b> [1] - 24:9  <b>primarily</b> [2] - 6:8, 7:2  <b>private</b> [6] - 8:3, 18:11, 21:14, 22:17, 27:13, 27:22  <b>proceedings</b> [2] - 40:24, 42:9  <b>Proceedings</b> [1] - 1:6  <b>process</b> [5] - 2:25, 3:4, 32:10, 35:19  <b>produced</b> [1] - 32:11  <b>professional</b> [4] - 7:1, 18:2, 18:10, 32:23  <b>Professional</b> [2] - 42:7, 42:18  <b>programatically</b> [2] - 17:10, 17:22  <b>programmatic</b> [1] - 24:25  <b>programming</b> [1] - 6:12  <b>project</b> [6] - 15:5, 21:1, 22:8, 31:13, 31:17, 31:18  <b>projection</b> [5] - 8:23, 31:23, 32:2, 32:14, 33:24  <b>projects</b> [1] - 10:7  <b>properties</b> [8] - 3:11, 8:3, 8:4, 8:18, 9:11, 9:19, 13:17, 37:7  <b>property</b> [6] - 4:21, 4:23, 8:11, 10:10, 10:14, 13:22  <b>proposals</b> [1] - 31:2  <b>proposed</b> [1] - 23:2  <b>Proud</b> [1] - 11:23  <b>provide</b> [6] - 3:18, 20:17, 23:13, 23:15, 38:14  <b>provided</b> [2] - 26:9, 27:7  <b>providing</b> [3] - 19:11, 22:15, 26:21  <b>Public</b> [3] - 1:10, 6:15, 14:7  <b>public</b> [11] - 17:9, 22:21, 25:3, 25:24, 27:13, 27:22, 32:19,</p>	<p><b>quality</b> [2] - 13:7, 32:2  <b>quarter</b> [2] - 13:23, 14:3  <b>quarter-acre</b> [1] - 13:23  <b>questions</b> [14] - 5:8, 6:3, 6:20, 7:22, 10:19, 12:1, 14:12, 22:5, 24:18, 28:2, 38:13, 38:21, 38:23, 39:21  <b>quite</b> [2] - 13:18, 21:21</p>	
<b>O</b>		<b>P</b>		<b>R</b>	
<p><b>obviously</b> [1] - 10:13  <b>occupancy</b> [1] - 37:18  <b>OF</b> [4] - 1:1, 42:1, 42:3, 42:4  <b>offers</b> [2] - 31:1, 31:6  <b>Office</b> [3] - 1:21, 3:17, 7:18  <b>office</b> [2] - 34:2, 37:13  <b>officer</b> [1] - 30:11  <b>Officer</b> [1] - 1:19  <b>officers</b> [1] - 29:19  <b>Oliver</b> [9] - 7:10, 7:20, 7:24, 12:18, 15:3, 16:4, 22:3, 28:14, 30:5  <b>OLIVER</b> [1] - 1:14  <b>once</b> [3] - 8:19, 23:3, 23:6  <b>one</b> [21] - 9:5, 9:6, 10:1, 13:15, 14:2, 20:18, 22:5, 22:19, 23:9, 25:20, 26:16, 27:9, 29:2, 29:6, 35:12, 35:15, 38:24, 39:15, 40:5, 40:6,</p>	<p><b>p.m</b> [5] - 1:7, 2:1, 31:20, 32:16, 40:25  <b>parcels</b> [2] - 23:9, 23:11  <b>Park</b> [5] - 17:13, 23:22, 24:3  <b>park</b> [11] - 18:13, 19:13, 20:3, 22:16, 23:13, 23:15, 23:18, 24:12, 27:16, 32:25, 33:1  <b>parks</b> [10] - 17:1, 17:7, 17:11, 20:6, 20:9, 25:11, 25:18, 33:1, 34:20  <b>Parks</b> [3] - 6:15, 16:18, 21:19  <b>Parola</b> [2] - 13:7, 39:8  <b>PAROLA</b> [2] - 1:19, 13:10  <b>part</b> [8] - 20:3, 22:7, 22:9, 22:23, 24:4, 25:4, 37:4, 40:18  <b>particular</b> [2] - 20:16, 23:11  <b>particularly</b> [1] - 32:20  <b>partnering</b> [1] - 5:24</p>	<p><b>pick</b> [2] - 8:25, 35:11  <b>picks</b> [1] - 9:7  <b>piece</b> [1] - 13:22  <b>pieces</b> [1] - 11:16  <b>Pier</b> [1] - 27:5  <b>place</b> [4] - 34:12, 34:24, 35:6, 40:15  <b>places</b> [1] - 34:5  <b>plan</b> [10] - 17:6, 20:4, 22:6, 22:10, 25:12, 33:6, 34:16, 34:20, 37:3, 39:11  <b>planning</b> [2] - 17:7, 29:4  <b>plans</b> [1] - 23:21  <b>Plaza</b> [1] - 17:15  <b>podium</b> [1] - 3:25  <b>point</b> [4] - 9:4, 10:21, 30:13, 35:25  <b>pointed</b> [1] - 10:21  <b>portion</b> [2] - 5:4, 24:24  <b>portions</b> [2] - 21:4, 21:5  <b>positive</b> [2] - 5:21  <b>potential</b> [1] - 22:15  <b>prescribed</b> [1] - 14:1  <b>presence</b> [1] - 7:14</p>	<p><b>present</b> [2] - 16:19, 38:18  <b>PRESENT</b> [2] - 1:12, 1:18  <b>presentation</b> [3] - 33:18, 39:1, 39:24  <b>presented</b> [2] - 33:14, 35:16  <b>presenting</b> [1] - 31:5  <b>previously</b> [2] - 8:5, 30:21  <b>price</b> [1] - 24:9  <b>primarily</b> [2] - 6:8, 7:2  <b>private</b> [6] - 8:3, 18:11, 21:14, 22:17, 27:13, 27:22  <b>proceedings</b> [2] - 40:24, 42:9  <b>Proceedings</b> [1] - 1:6  <b>process</b> [5] - 2:25, 3:4, 32:10, 35:19  <b>produced</b> [1] - 32:11  <b>professional</b> [4] - 7:1, 18:2, 18:10, 32:23  <b>Professional</b> [2] - 42:7, 42:18  <b>programatically</b> [2] - 17:10, 17:22  <b>programmatic</b> [1] - 24:25  <b>programming</b> [1] - 6:12  <b>project</b> [6] - 15:5, 21:1, 22:8, 31:13, 31:17, 31:18  <b>projection</b> [5] - 8:23, 31:23, 32:2, 32:14, 33:24  <b>projects</b> [1] - 10:7  <b>properties</b> [8] - 3:11, 8:3, 8:4, 8:18, 9:11, 9:19, 13:17, 37:7  <b>property</b> [6] - 4:21, 4:23, 8:11, 10:10, 10:14, 13:22  <b>proposals</b> [1] - 31:2  <b>proposed</b> [1] - 23:2  <b>Proud</b> [1] - 11:23  <b>provide</b> [6] - 3:18, 20:17, 23:13, 23:15, 38:14  <b>provided</b> [2] - 26:9, 27:7  <b>providing</b> [3] - 19:11, 22:15, 26:21  <b>Public</b> [3] - 1:10, 6:15, 14:7  <b>public</b> [11] - 17:9, 22:21, 25:3, 25:24, 27:13, 27:22, 32:19,</p>	<p><b>raise</b> [1] - 2:15  <b>RAM</b> [1] - 17:12  <b>ramps</b> [1] - 17:1  <b>ranging</b> [1] - 25:22  <b>rates</b> [1] - 37:18  <b>reach</b> [1] - 29:15  <b>read</b> [2] - 2:7, 34:8  <b>real</b> [1] - 6:9  <b>really</b> [10] - 4:5, 4:9, 8:1, 10:22, 19:24, 20:9, 22:11, 24:25, 32:3, 40:16  <b>reasons</b> [1] - 10:2  <b>received</b> [4] - 2:9, 31:1, 31:14, 36:3  <b>receiving</b> [2] - 21:23, 21:24  <b>recollection</b> [1] - 26:14  <b>recommendation</b> [2] - 3:2, 38:16  <b>recommendations</b> [11] - 20:19, 26:4, 35:7, 35:18, 35:22, 36:1, 36:8, 36:10, 36:13, 36:16, 36:21  <b>recommending</b> [1] - 27:12  <b>record</b> [6] - 13:1, 16:12, 28:21, 29:1, 40:23, 42:10  <b>refer</b> [1] - 33:2  <b>refine</b> [2] - 26:15,</p>	

<p>35:11  <b>refining</b> [1] - 18:19  <b>reflect</b> [3] - 13:1,  16:12, 28:21  <b>regard</b> [1] - 20:20  <b>regarding</b> [1] - 19:19  <b>regularly</b> [1] - 19:18  <b>relationships</b> [1] -  6:14  <b>relatively</b> [1] - 13:21  <b>relinquish</b> [1] - 20:25  <b>remediation</b> [1] -  23:24  <b>remembers</b> [2] - 39:8,  39:9  <b>remind</b> [3] - 29:12,  32:22, 34:21  <b>rent</b> [1] - 37:20  <b>rental</b> [1] - 5:13  <b>rents</b> [1] - 34:4  <b>replacement</b> [3] -  23:13, 23:15, 23:18  <b>report</b> [4] - 23:4,  29:23, 38:16, 42:9  <b>REPORTER</b> [1] - 42:1  <b>Reporter</b> [2] - 42:8,  42:18  <b>request</b> [2] - 7:15,  18:8  <b>requesting</b> [1] - 3:17  <b>requirements</b> [2] -  3:14, 34:15  <b>residential</b> [8] - 3:10,  4:17, 8:3, 8:8, 8:11,  8:15, 34:2, 37:7  <b>residents</b> [2] - 20:6,  20:11  <b>resolution</b> [8] - 2:19,  13:5, 13:12, 15:19,  16:15, 18:22, 18:23  <b>Resolution</b> [9] - 2:24,  13:1, 13:5, 14:15,  16:12, 16:16, 19:1,  28:4, 28:22  <b>resolutions</b> [1] - 28:24  <b>response</b> [1] - 39:22  <b>restaurant</b> [2] - 37:22  <b>restaurants</b> [2] -  37:24, 37:25  <b>results</b> [1] - 29:21  <b>returning</b> [1] - 37:16  <b>revenue</b> [2] - 5:1, 9:21  <b>revenues</b> [1] - 4:21  <b>review</b> [1] - 26:7  <b>reviewed</b> [1] - 27:10  <b>riparian</b> [1] - 30:23  <b>river</b> [1] - 32:5  <b>riverfront</b> [9] - 16:24,  17:2, 17:11, 18:20,  20:8, 25:18, 27:15,</p>	<p>37:22, 37:24  <b>Riverfront</b> [2] - 17:15,  21:19  <b>Riverwalk</b> [3] - 24:2,  24:6, 25:1  <b>roles</b> [1] - 11:16  <b>RON</b> [1] - 1:13  <b>Room</b> [1] - 1:8  <b>roughly</b> [3] - 5:1, 14:2,  14:3  <b>round</b> [1] - 14:4  <b>run</b> [1] - 3:13</p>	<p><b>servicing</b> [1] - 30:7  <b>sessions</b> [1] - 39:16  <b>set</b> [2] - 26:16, 29:1  <b>sets</b> [2] - 26:3, 26:13  <b>seven</b> [2] - 28:24, 40:9  <b>seven-and-a-half</b> [1] -  40:9  <b>several</b> [4] - 16:23,  18:18, 26:13, 34:17  <b>share</b> [1] - 38:12  <b>Shipyards</b> [4] - 17:7,  17:16, 22:7, 23:10  <b>short</b> [1] - 36:25  <b>shortest</b> [1] - 40:23  <b>show</b> [1] - 32:13  <b>side</b> [1] - 32:5  <b>sight</b> [1] - 40:7  <b>signed</b> [1] - 31:9  <b>similar</b> [1] - 5:6  <b>simply</b> [1] - 32:1  <b>site</b> [3] - 17:14, 17:16,  40:8  <b>six</b> [2] - 10:14, 28:25  <b>skin</b> [2] - 23:2, 23:3  <b>slower</b> [1] - 4:4  <b>small</b> [4] - 3:13, 13:22,  15:5, 37:6  <b>smaller</b> [1] - 5:4  <b>snag</b> [1] - 3:13  <b>sold</b> [1] - 13:25  <b>someone</b> [1] - 30:3  <b>sometime</b> [1] - 39:16  <b>sorely</b> [1] - 25:10  <b>sort</b> [4] - 25:22, 27:11,  27:12, 38:25  <b>sorts</b> [1] - 27:19  <b>Southbank</b> [3] - 5:13,  17:17, 25:2  <b>space</b> [3] - 23:16,  23:18, 37:13  <b>spaces</b> [3] - 17:22,  18:20, 23:13  <b>specific</b> [3] - 9:16,  26:3, 37:21  <b>specifically</b> [1] - 37:5  <b>spend</b> [1] - 36:23  <b>Sports</b> [1] - 24:14  <b>staff</b> [3] - 19:9, 36:15,  40:19  <b>staffing</b> [1] - 5:4  <b>stage</b> [1] - 34:14  <b>stakeholder</b> [7] - 21:6,  21:17, 25:24, 34:11,  34:23, 35:5, 35:20  <b>stakeholders</b> [1] -  21:22  <b>standards</b> [2] - 32:25,  34:11  <b>standing</b> [1] - 14:9</p>	<p><b>standpoint</b> [1] - 37:6  <b>start</b> [3] - 8:22, 10:9,  14:14  <b>started</b> [1] - 31:16  <b>starting</b> [4] - 4:7,  34:18, 36:8, 36:10  <b>State</b> [1] - 1:10  <b>STATE</b> [1] - 42:3  <b>station</b> [1] - 27:1  <b>status</b> [2] - 30:19,  31:7  <b>statutory</b> [1] - 3:14  <b>stay</b> [1] - 6:2  <b>stenographic</b> [1] -  42:11  <b>stenographically</b> [1] -  42:9  <b>step</b> [1] - 23:20  <b>STEVE</b> [1] - 1:20  <b>still</b> [1] - 4:13  <b>stock</b> [1] - 32:8  <b>stormwater</b> [1] - 13:13  <b>straightforward</b> [1] -  13:12  <b>Strategic</b> [1] - 32:18  <b>strategy</b> [1] - 16:25  <b>Street</b> [1] - 1:8  <b>Study</b> [1] - 16:18  <b>study</b> [13] - 17:23,  18:13, 19:10, 19:13,  20:3, 22:24, 25:11,  25:23, 32:25, 33:1,  33:10, 33:14, 33:21  <b>stuff</b> [1] - 5:24  <b>submit</b> [2] - 4:18, 5:6  <b>submits</b> [1] - 3:1  <b>submitted</b> [1] - 3:8  <b>substantial</b> [1] - 17:9  <b>suburbs</b> [1] - 13:20  <b>success</b> [1] - 40:5  <b>support</b> [3] - 11:12,  11:19, 15:6  <b>supporter</b> [1] - 11:23  <b>surplus</b> [3] - 13:6,  13:15, 13:23  <b>survey</b> [1] - 35:10  <b>surveys</b> [2] - 34:25,  35:6  <b>system</b> [2] - 20:8,  24:12</p>	<p><b>Tax</b> [1] - 36:17  <b>tee</b> [1] - 13:9  <b>term</b> [2] - 22:11, 22:12  <b>terms</b> [3] - 25:11,  26:3, 26:5  <b>testing</b> [1] - 35:9  <b>thankful</b> [1] - 5:22  <b>THE</b> [65] - 2:3, 2:11,  2:14, 2:17, 5:10, 6:1,  6:18, 7:6, 7:9, 7:24,  10:18, 11:3, 11:9,  11:24, 12:2, 12:5,  12:8, 12:12, 12:14,  12:16, 12:18, 12:20,  12:22, 12:24, 14:13,  14:17, 14:21, 15:1,  15:3, 15:7, 15:9,  15:11, 15:13, 15:16,  15:18, 15:23, 15:25,  16:2, 16:4, 16:6,  16:8, 16:10, 18:21,  18:25, 19:4, 21:10,  22:2, 24:16, 24:19,  25:7, 25:13, 27:25,  28:3, 28:8, 28:10,  28:12, 28:14, 28:16,  28:18, 29:25, 30:13,  38:22, 39:20, 39:23,  40:7  <b>they've</b> [1] - 36:9  <b>thinking</b> [1] - 40:13  <b>third</b> [1] - 33:2  <b>three</b> [5] - 9:6, 17:19,  26:15, 30:4, 32:3  <b>threshold</b> [1] - 8:20  <b>throwing</b> [1] - 22:12  <b>tie</b> [1] - 27:5  <b>ties</b> [1] - 24:12  <b>timeline</b> [3] - 21:3,  24:21, 38:17  <b>Times-Union</b> [1] -  31:24  <b>timing</b> [2] - 20:25,  34:9  <b>today</b> [3] - 3:13, 3:21,  30:17  <b>TODD</b> [1] - 1:15  <b>Todd</b> [9] - 10:19, 11:3,  12:14, 14:21, 15:9,  15:25, 24:19, 25:7,  28:10  <b>together</b> [2] - 22:20,  24:13  <b>tool</b> [1] - 37:17  <b>toolbox</b> [1] - 37:18  <b>tourists</b> [1] - 20:10  <b>towards</b> [1] - 10:23  <b>Townhomes</b> [1] -  30:22  <b>transcript</b> [1] - 42:10</p>
<p><b>S</b></p>		<p><b>sale</b> [1] - 13:6  <b>sample</b> [1] - 26:21  <b>SAWYER</b> [2] - 1:21,  7:18  <b>Sawyer</b> [3] - 7:15,  7:17, 7:18  <b>scale</b> [1] - 20:13  <b>schedule</b> [2] - 21:1,  32:19  <b>scheduled</b> [1] - 26:19  <b>scope</b> [4] - 19:19,  22:24, 26:10, 27:10  <b>second</b> [12] - 2:13,  12:6, 12:7, 12:8,  14:19, 14:20, 15:19,  19:2, 19:3, 20:2,  28:5, 32:25  <b>seconded</b> [3] - 2:14,  14:21, 19:4  <b>secondly</b> [1] - 19:12  <b>Secretary</b> [1] - 1:13  <b>sectors</b> [1] - 33:25  <b>see</b> [14] - 14:9, 19:12,  22:22, 23:17, 25:4,  32:1, 32:4, 32:14,  33:6, 34:5, 36:5,  37:15, 39:2, 40:9  <b>seeing</b> [1] - 38:5  <b>sense</b> [3] - 9:14,  27:10, 27:18  <b>sent</b> [3] - 2:6, 5:19,  31:19  <b>separate</b> [1] - 22:8  <b>September</b> [4] - 21:7,  24:22, 25:5, 38:20  <b>series</b> [1] - 11:20  <b>serious</b> [2] - 25:20,  25:21  <b>serve</b> [3] - 20:6, 20:11,  30:11  <b>serves</b> [1] - 34:22  <b>service</b> [4] - 6:9, 7:1,  18:10, 32:23  <b>services</b> [4] - 6:17,  7:2, 18:3, 19:20</p>	<p><b>standing</b> [1] - 14:9</p>	<p><b>tax</b> [1] - 23:24</p>
<p><b>T</b></p>		<p><b>task</b> [5] - 32:24, 32:25,  33:2, 33:3, 33:5  <b>Task</b> [4] - 34:10,  34:15, 34:20, 35:15  <b>tasks</b> [3] - 32:23, 36:3,  36:22  <b>tax</b> [1] - 23:24</p>	<p><b>task</b> [5] - 32:24, 32:25,  33:2, 33:3, 33:5  <b>Task</b> [4] - 34:10,  34:15, 34:20, 35:15  <b>tasks</b> [3] - 32:23, 36:3,  36:22  <b>tax</b> [1] - 23:24</p>	<p><b>tax</b> [1] - 23:24</p>

<p><b>transfer</b> [1] - 18:9  <b>Tropia</b> [3] - 1:9, 42:7, 42:18  <b>true</b> [1] - 42:10  <b>try</b> [5] - 4:4, 14:9, 17:19, 21:14, 34:7  <b>trying</b> [2] - 9:15, 26:7  <b>turn</b> [1] - 3:3  <b>turning</b> [1] - 37:15  <b>two</b> [3] - 3:16, 30:20, 39:15  <b>type</b> [1] - 39:16  <b>types</b> [2] - 22:20, 24:5</p>	<p><b>vote</b> [5] - 7:16, 12:9, 15:20, 15:21, 28:5  <b>voted</b> [1] - 28:22  <b>votes</b> [1] - 29:2</p>	<p>10:16, 18:3, 18:8, 29:20, 37:3, 38:19  <b>year's</b> [2] - 36:17, 36:23  <b>years</b> [6] - 9:10, 10:4, 10:14, 24:11, 32:3, 33:23  <b>yesterday</b> [1] - 31:14  <b>you-all</b> [1] - 6:23  <b>young</b> [1] - 40:3</p>
<b>U</b>	<b>W</b>	<b>Z</b>
<p><b>ultimately</b> [1] - 38:15  <b>unbelievable</b> [1] - 40:20  <b>under</b> [3] - 2:19, 4:14, 8:18  <b>Union</b> [1] - 31:24  <b>unique</b> [2] - 37:23, 38:4  <b>unit</b> [1] - 5:13  <b>units</b> [1] - 37:7  <b>unless</b> [1] - 29:11  <b>up</b> [15] - 3:23, 4:22, 8:19, 8:25, 9:7, 13:9, 13:22, 18:1, 27:5, 29:9, 35:13, 36:1, 37:20, 40:1, 40:21  <b>update</b> [10] - 20:15, 30:19, 31:7, 32:17, 32:19, 32:24, 33:5, 34:10, 34:16, 37:2  <b>updated</b> [1] - 33:9  <b>useful</b> [1] - 18:17  <b>uses</b> [2] - 27:13, 27:23</p>	<p><b>waived</b> [1] - 8:5  <b>walking</b> [1] - 17:13  <b>wants</b> [2] - 29:14, 40:1  <b>Ward</b> [6] - 11:10, 12:10, 15:13, 15:21, 25:14, 28:6  <b>ward</b> [1] - 27:25  <b>WARD</b> [9] - 1:16, 11:11, 12:11, 15:14, 15:22, 25:15, 27:8, 27:24, 28:7  <b>water</b> [2] - 13:6, 13:23  <b>waterfront</b> [1] - 22:24  <b>Wednesday</b> [1] - 1:6  <b>week</b> [3] - 26:20, 40:6  <b>weeks</b> [1] - 3:16  <b>whole</b> [1] - 27:15  <b>wide</b> [1] - 25:22  <b>wide-ranging</b> [1] - 25:22  <b>WILLIAM</b> [1] - 1:14  <b>wonder</b> [1] - 39:3  <b>workers</b> [1] - 20:7  <b>Works</b> [2] - 6:16, 14:7  <b>workshop</b> [4] - 16:22, 38:25, 39:7, 39:16  <b>workshop-type</b> [1] - 39:16  <b>workshops</b> [1] - 39:12  <b>world's</b> [1] - 40:23  <b>worried</b> [1] - 25:17  <b>WORSHAM</b> [15] - 1:13, 6:22, 7:5, 12:4, 12:23, 14:16, 14:24, 16:9, 19:7, 20:21, 21:9, 28:19, 38:24, 39:18, 40:2  <b>Worsham</b> [9] - 6:21, 10:21, 12:22, 14:17, 16:8, 19:6, 19:17, 28:18, 34:21  <b>Worsham's</b> [1] - 11:6  <b>worth</b> [1] - 5:16  <b>Wow</b> [1] - 40:13</p>	<p><b>zero</b> [4] - 13:3, 16:13, 28:23, 29:3  <b>Zoom</b> [5] - 1:19, 1:20, 1:21, 1:21, 13:8</p>
<b>V</b>	<b>X</b>	
<p><b>vacancies</b> [1] - 37:10  <b>vacant</b> [1] - 37:13  <b>value</b> [2] - 6:9, 19:25  <b>values</b> [3] - 4:21, 10:10, 10:14  <b>variants</b> [1] - 27:19  <b>variety</b> [1] - 24:5  <b>various</b> [7] - 6:13, 16:25, 17:1, 18:20, 33:24, 33:25, 36:3  <b>via</b> [4] - 1:19, 1:20, 1:21, 1:21  <b>viewing</b> [1] - 26:6  <b>virtue</b> [1] - 9:19  <b>vision</b> [2] - 23:7, 23:18  <b>Vision</b> [3] - 2:20, 3:1, 4:2  <b>volunteer</b> [1] - 29:14</p>	<b>XZAVIER</b> [1] - 1:22	
	<b>Y</b>	
	<p><b>year</b> [11] - 3:1, 9:7, 10:3, 10:13, 10:15,</p>	