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	1	THE CHAIRMAN: Jim Citrano, board member.
CITY OF JACKSONVILLE	2	BOARD MEMBER KRECHOWSKI: Patrick
COMMUNITY REDEVELOPMENT AGENCY	3	Krechowski, board member.
BOARD MEETING	4	BOARD MEMBER POWERS: Melinda B. Powers
	5	board member.
	6	BOARD MEMBER WOHLERS: Scott Wohlers,
Proceedings held on Wednesday, April 17, 2024,	7	board member.
commencing at 2:00 p.m., Jacksonville City Hall, Lynwood	8	MR. SAWYER: John Sawyer, Office of
Roberts Room, 117 West Duval Street, Jacksonville,	9	General Counsel.
Florida, before Diane M. Tropia, FPR, a Notary Public in	10	THE CHAIRMAN: Thank you.
and for the State of Florida at Large.	11	Ms. Hill, do we have any public comments
BOARD MEMBERS PRESENT:	12	this afternoon?
JIM CITRANO, Chair.	13	MS. HILL: Yes. We do have requests for
SONDRA FETNER, Board Member. SCOTT WOHLERS, Board Member.	14	public comments. We'll start with Vanessa
PATRICK KRECHOWSKI, Board Member. MICAH HEAVENER, Board Member.	15	Hopkins.
MELINDA B. POWERS, Board Member.	16	Please state your name and address for the
ALSO PRESENT:	17	record.
LORI BOYER, DIA, Chief Executive Officer. GUY PAROLA, DIA, Operations Manager.	18	AUDIENCE MEMBER: May I speak from here?
STEVE KELLEY, DIA, Director of Development. JIMMY PELUSO, City Council Liaison. MATT CARLUCCI, City Council Member.	19	Can you hear me, or you need the microphone?
SHERI WEBBER, DIA, Marketing & Communications. ALLAN DEVAULT, DIA, Project Manager.	20	MS. HILL: Microphone.
JOHN SAWYER, Office of General Counsel. AVA HILL, Administrative Assistant.	21	AUDIENCE MEMBER: Okay.
	22	THE CHAIRMAN: If you don't mind, come up
	23	to the mic so that we can everybody can hear
	24	you.
	25	(Audience member approaches the podium.)
Diang M. Tropia , Inc., Post Office Box 2375 , Jacksonville , FL 32203 (904) 821-0300	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
0		(904) 821-0300
2 1 PROCEEDINGS		
	1	AUDIENCE MEMBER: My name Vanessa Cullins
April 17, 2024 2:00 p.m.	2	Hopkins. This is actually my first board
3 THE CHAIRMAN: Good afternoon.	3	meeting attendance for DIA, and I'm really here
I'm going to call the April 17th DIA board	4	to just observe the board meeting, but my
5 meeting to order.	5	special interest is on the Northbank and how
6 We're going to start with the Pledge of	6	the Northbank can stimulate economic
Allegiance. If you would all stand with me,	7	development for the Northside.
please.	8	I also happen to sit on the advisory board
(Recitation of the Pledge of Allegiance.)	9	for the KingSoutel Crossing CRA, and I'm
THE CHAIRMAN: Thank you, and welcome	10	looking to learn from everything that's already
today. A little bit of a tight space here, but	11	been developed through DIA, and also to gain a
2 let's go ahead, for the record, and make	12	lot of the various documents that have already
introductions, starting with Mr. Parola,	13	been developed through whatever your process
4 please.	14	is, including consensus process.
5 MR. PAROLA: Guy Parola, Downtown	15	So thank you so much for allowing me to
6 Investment Authority.	16	sit in on this as a member of the public, and I
MR. DEVAULT: Allan DeVault, DIA, project	17	look forward to hearing the wonderful things
B manager.	18	that you're going to do on the Northbank that
MR. KELLEY: Steve Kelley, director of	19	are going to stimulate business, economic
downtown real estate development, DIA.	20	activity, and potentially reductions in crime,
MS. BOYER: Lori Boyer, CEO.	21	depending on how you do it, based on Northbank
2 BOARD MEMBER FETNER: Sondra Fetner, board	22	development.
3 member.	23	Thank you.
BOARD MEMBER HEAVENER: Micah Heavener,	24	THE CHAIRMAN: Thank you.
5 board member.	25	MS. HILL: Next we'll have Michael Kirwan.
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1	(Audience member approaches the podium.)	1	Do not let bridge construction or other
2	AUDIENCE MEMBER: Good afternoon.	2	similar items slow this project down. Use the
3	My name is Michael Kirwan. I'm a lawyer	3	land on the other side of the Main Street
4	in private practice, but I'm here today as	4	Bridge for any construction staging, not
	• • • • •	-	
5	president of Scenic Jacksonville and a member	5	Riverfront Plaza. Let's get Riverfront Plaza
6	of the Riverfront Parks Now steering committee.	6	and Friendship Plaza finished as soon as
7	I'd like to first start by applauding the	7	possible so we can extend and enhance the
8	items that you have on your agenda today.	8	Riverwalk, build the parks at Shipyards West,
9	These projects are critical to returning life	9	restore Metropolitan Park, and finish the park
10	and bringing vibrancy to our downtown. The	10	in front of the civic auditorium.
	Gateway project is the type of transformative	11	Thank you very much.
11			
12	project that Scenic Jacksonville fully	12	THE CHAIRMAN: Thank you.
13	supports. Other projects that you're	13	MS. HILL: Next we'll have Dimitri
14	considering today, such as the Co-Op, the	14	Demopoulos.
15	Pour Taproom and Urban Dough, are not as grand	15	(Audience member approaches the podium.)
16	as the Gateway project, they're still	16	AUDIENCE MEMBER: Hello. Dimitri
17	important.	17	Demopoulos, 301 East Bay Street.
18	Many of us believe that these smaller	18	I just want to make some comments also,
	•		•
19	projects are definitely our quickest way of	19	somewhat on the same topic. If I understood
20	revitalizing Downtown Jacksonville. We've had	20	the comments at the SIC meeting last Friday
21	too many grand projects that have never	21	correctly, this board will soon be wrestling
22	materialized and which have caused much delay	22	with how best to deal with that northeast
23	and which have contributed to the current state	23	development pad at the Plaza. And as an
24	of our downtown.	24	involved downtown resident over a decade, I
25	I know you have heard from many of my	25	thought it might be helpful to share my views.
25		25	
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City of	f Jacksonville		April 17, 2024
	nunity Redevelopment Agency		Uncertified Condensed Copy
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1	can't unsee that proposal at this point, so a	1	THE CHAIRMAN: Thank you.
2	bar has been set. I could say the same for the	2	MS. HILL: Next we'll have Nancy Powell.
3	Hardwick proposal at Ford on Bay.	3	(Audience member approaches the podium.)
4	Any development of Riverfront Plaza must	4 5	AUDIENCE MEMBER: Hi, there.
5 6	integrate seamlessly with the Main Street Bridge, the adjacent park elements, and the	5 6	I'm actually speaking on behalf of Andrea Hook, who could not be here today but asked me
7	Riverwalk, thereby helping to enlarge the sense	7	to read it. Andrea's address is 3134 Isser
8	of space available to the public in what is	8	Lane, Jacksonville, 32257.
9	already a very crowded spot.	9	Andrea is an architect and an engaged
10	It must also take full advantage of the	10	citizen, so she she said to the board, "It
11	expensive underground infrastructure	11	would be an incredible wasted opportunity not
12	adjustments we'll be making so as to hide as	12	to provide a visual terminus/focal point at
13	much as possible the undesirable aspects of any	13	Riverfront Plaza. The Jax statue was arguably
14	private development, thereby minimizing the	14	functioning as this focal point in the Perkins
15	above-ground volume encroaching on the adjacent	15	& Will design. And something, if not that
16	park elements.	16	statue, is needed in that place.
17	If prevailing financial conditions are not	17	"Regarding the east side of the park, we
18	conducive to fully realizing these goals, then	18	should insist upon the construction of the
19	I feel there's no harm in taking a pause to see	19	riverfront public park portions to move forward
20	if the stars might better align in the coming	20	independently of the development pad.
21	months. I know there's a lot of pressure on	21	Otherwise, public amenities would be hostage
22	this board to get things going, but as one	22	and used as leverage by private interests. The
23	resident for whom time is more of a concern	23	east side could be split into north and south
24	than it was 20 years ago, I would still say	24	portions to accomplish this, with the south
25	it's more important to get it done right than	25	portions moving forward and the north reserved
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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City of Jacksonville Community Redevelopment Agency

Comr	nunity Redevelopment Agency		Uncertified Condensed Cop
	13		15
1	THE CHAIRMAN: Thank you.	1	And I think that gave you a real
2	MS. HILL: Next we'll have Trisha Miele.	2	understanding, I hope, if you'll think back to
3	AUDIENCE MEMBER: Hi.	3	that, of what the public really wants, and so
4	No comment right now.	4	let me reiterate that in and this is I'm
5	MS. HILL: Then we'll have Jason Gabriel.	5	reading from an email that I just sent to the
6	(Mr. Gabriel approaches the podium.)	6	mayor and several others in the administration.
7	MR. GABRIEL: Mr. Chairman, I'm here on	7	That everything we should do on the
8	the Trio item, so whenever you're	8	riverfront should should really showcase the
9	THE CHAIRMAN: I'm going to give you time	9	St. Johns River and not overshadow it. And our
10	when we get to that, so	10	big, beautiful, signature Riverfront Plaza park
11	MR. GABRIEL: Sure.	11	should be, in my mind, a modern Memorial Park
12	MS. HILL: Then we'll have Deborah Early.	12	on the Northbank. It should be our icon for
13	(Audience member approaches the podium.)	13	the next century because we know what a beloved
14	AUDIENCE MEMBER: Hello.	14	and beautiful and long-lasting park, Memorial
15	I'm Deborah Early. I'm here as a citizen,	15	Park, has been for us.
16	but I'm also part of Late Bloomers Garden Club.	16	We have the opportunity to create a
17	I'm the conservation chair, and also very	17	connected, wide Riverwalk on the Northbank,
18	involved in a lot of the civic activities, and	18	public land, using the DIA's common elements
19	what I wanted to comment on today is that I	19	and design standards, which Lori just shared
20	attended the meeting last Wednesday, where you	20	with us a week ago.
21	were gathering feedback, and I've really just	21	And I also learned from Lori in that
22	been going back and doing a lot of refreshing	22	meeting that we could build the whole Riverwalk
23	my mind on how all of this project, the	23	now because we have the property and we have
24	riverfront has come together.	24	the funding, most importantly. So let's do it
25	And when I went back and looked at the	25	now and define our connected riverfront with a
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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-	f Jacksonville		April 17, 2024
Comh	nunity Redevelopment Agency 17		Uncertified Condensed Copy 19
1	your comments.	1	all to enjoy, does not require the City to
2	MS. HILL: Now we'll have next we have	2	depend on a developer's timeline, which you
3	Barbara Ketchum.	3	know the development pad could be, you know,
4	(Audience member approaches the podium.)	4	five, six years with the uncertainties in the
5	AUDIENCE MEMBER: Hi. I'm Barbara	5	market and so on.
6	Ketchum. I am on the steering committee of	6	It eliminates the need to engage in future
7	Riverfront Parks Now and (inaudible) and Scenic	7	construction and allows the public to help
8	Jacksonville.	8	determine what tweaks might make the park more
9	What you're getting right now is a letter	9	appealing to visitors and residents.
10	that we recently sent to the mayor. And I	10	An alternative is to build a temporary
11	think all of you were copied on Monday, but I	11	semi temporary
12	thought it might help to have a hard copy in	12	MS. HILL: Thank you. Your time is up.
13	front of you. It addresses what we've all been	13	MS. KETCHUM: amenity in the other
14	saying, and we're as everybody here has just	14	corner.
15	said, which is, we would like to see it done,	15	Thank you for your time.
16	the Riverfront Plaza done right, done now,	16	THE CHAIRMAN: Thank you.
17	and done do it all.	17	MS. KETCHUM: Thanks to y'all.
18	I think we as Debbie just said, there	18	THE CHAIRMAN: Thank you, Ms. Ketchum.
19	was a great agreement that the Perkins &	19	MS. KETCHUM: I know you thank you.
20	Will plan was beautiful and iconic and useful,	20	MS. HILL: That's it for public comment.
21	and the changes that have happened to it in the	21	THE CHAIRMAN: Okay. I'm going to start
22	last 18 months mean that there's going to be a	22	the CRA portion of the meeting in just a
23	delay to half the park, which you can see on	23	second, but for the benefit of the public and
24	the map, on the last page of that letter, kind	24	maybe some of the board, could you just very
25	of is disappointing, that, in fact, the eastern	25	quickly describe the distinction between our
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1	18 part of the park might be part of a	1	20 split agenda, the CRA versus the DIA agenda?
2	construction site.	2	MS. BOYER: Certainly.
3	And so we would like to suggest, and we	3	Through the Chair, the CRA is the
4	did, to the mayor and we share it with	4	Community Redevelopment Agency, and in that
5	you a different approach. This is our	5	capacity, our rights and authority are all
6	recommendation: Eliminate the medium- to	6	governed by Florida Statute primarily, also by
7	large-scale use of the private development pad	7	the Ordinance Code. But what we can spend
8	in the northeast corner. There are plenty of	8	money on is governed by statute, and the
9	other nearby places for residential, office,	9	budgets and the source of revenue that impact
10	and hotel. And, of course, it's a proven thing	10	the CRA is all coming from tax increment
11	that the return on investment around a park is	11	revenue that is dedicated and is not coming
	that the retain on investment around a park is		
12	huge. So there's a lot of money to be made by	12	from the City's General Fund.
13	huge. So there's a lot of money to be made by having a beautiful and iconic park.	13	So the distinction of various budgets
13 14	huge. So there's a lot of money to be made by having a beautiful and iconic park. Number two, instead, consider a	13 14	So the distinction of various budgets are the second part of the meeting is the
13 14 15	huge. So there's a lot of money to be made by having a beautiful and iconic park. Number two, instead, consider a small-scale retail along Independent Drive	13 14 15	So the distinction of various budgets are the second part of the meeting is the Downtown Investment Authority acting as a City
13 14 15 16	huge. So there's a lot of money to be made by having a beautiful and iconic park. Number two, instead, consider a small-scale retail along Independent Drive and/or a complementary park design	13 14 15 16	So the distinction of various budgets are the second part of the meeting is the Downtown Investment Authority acting as a City department. And in that capacity, we deal with
13 14 15 16 17	huge. So there's a lot of money to be made by having a beautiful and iconic park. Number two, instead, consider a small-scale retail along Independent Drive and/or a complementary park design amenities.	13 14 15 16 17	So the distinction of various budgets are the second part of the meeting is the Downtown Investment Authority acting as a City department. And in that capacity, we deal with the Downtown Economic Development Fund. In
13 14 15 16 17 18	huge. So there's a lot of money to be made by having a beautiful and iconic park. Number two, instead, consider a small-scale retail along Independent Drive and/or a complementary park design amenities. Number three, invite Perkins & Will to	13 14 15 16 17 18	So the distinction of various budgets are the second part of the meeting is the Downtown Investment Authority acting as a City department. And in that capacity, we deal with the Downtown Economic Development Fund. In that capacity, all of the funding is
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-	- Jacksonville		April 17, 2024
Comm	uunity Redevelopment Agency 21		Uncertified Condensed Copy 23
1	forgivable loans, if Council appropriated money	1	THE CHAIRMAN: Any nays?
2	in the Downtown Economic Development Fund for	2	BOARD MEMBERS: (No response.)
3	it, that's why those particular items appear in	3	THE CHAIRMAN: So the consent agenda
4	that part of the agenda, because they're using	4	passes unanimously.
5	that budget authority.	5	And that brings us to Resolution
6	THE CHAIRMAN: Thank you.	6	2024-04-01, the FIS REV.
7	Okay. So we will open up the CRA portion	7	MS. BOYER: Mr. Chairman, Ms. Fetner was
8	of the agenda, and we're going to start with	8	just asking whether anyone made a motion to
9	voting conflicts.	9	approve the minutes or whether we just voted on
10	Does anybody have a declaration?	10	them. I was
11	BOARD MEMBER HEAVENER: I'm going to be	11	THE CHAIRMAN: Okay. That's my mistake.
12	I am an employee of Goldman Sachs. And I'm not	12 13	MS. BOYER: I don't know THE CHAIRMAN: Let's go back.
13 14	in any area that's close to the Trio issue that we're going to be voting on today, but out of	13	Can I get a motion on the meeting minutes?
14	an abundance of caution, I'm going to be	14	BOARD MEMBER FETNER: Move to approve.
16	abstaining from that vote, so	16	BOARD MEMBER HEAVENER: Second.
17	THE CHAIRMAN: Okay. Can I ask, is	17	THE CHAIRMAN: All in favor?
18	that does that cause a quorum issue?	18	BOARD MEMBERS: Aye.
19	MR. SAWYER: I don't a quorum of six is	19	THE CHAIRMAN: Last month's minutes pass.
20	required, and it's the majority of those	20	Thank you, Ms. Fetner.
21	participating to take action, so you still have	21	We're on Item B, 2024-04-01, FIS.
22	a quorum.	22	MS. BOYER: Thank you, Mr. Chairman.
23	THE CHAIRMAN: Okay. Perfect.	23	This was not on consent because we had an
24	So moving on, then, the next item is to	24	error in the "from" category on Page 2 of the
25	approve the CRA meeting minutes from last	25	resolution. The funds the additional
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	22		24
1 4	wa a wakin		t 200 000 were sains to future wear data
1	month.	1	\$300,000 were going to future year debt
2	Does anybody have any comments relative to	2	reduction, and it had incorrectly stated that
23	Does anybody have any comments relative to those minutes?		reduction, and it had incorrectly stated that it was going directly to FIS, so that has been
2 3 4	Does anybody have any comments relative to those minutes? BOARD MEMBERS: (No response.)	2 3 4	reduction, and it had incorrectly stated that it was going directly to FIS, so that has been corrected in the copy before you.
2 3 4 5	Does anybody have any comments relative to those minutes? BOARD MEMBERS: (No response.) THE CHAIRMAN: If not, I'll ask for a	2 3 4 5	reduction, and it had incorrectly stated that it was going directly to FIS, so that has been corrected in the copy before you. I can tell you, Mr. Crescimbeni is here,
2 3 4	Does anybody have any comments relative to those minutes? BOARD MEMBERS: (No response.) THE CHAIRMAN: If not, I'll ask for a vote. If you're in favor, please say aye.	2 3 4	reduction, and it had incorrectly stated that it was going directly to FIS, so that has been corrected in the copy before you. I can tell you, Mr. Crescimbeni is here, and he has a little bit further information,
2 3 4 5 6	Does anybody have any comments relative to those minutes? BOARD MEMBERS: (No response.) THE CHAIRMAN: If not, I'll ask for a vote. If you're in favor, please say aye. BOARD MEMBERS: Aye.	2 3 4 5 6	reduction, and it had incorrectly stated that it was going directly to FIS, so that has been corrected in the copy before you. I can tell you, Mr. Crescimbeni is here, and he has a little bit further information, but he has been working with the Office of
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Does anybody have any comments relative to those minutes? BOARD MEMBERS: (No response.) THE CHAIRMAN: If not, I'll ask for a vote. If you're in favor, please say aye. BOARD MEMBERS: Aye. THE CHAIRMAN: So the meeting minutes pass. The next item is our consent agenda. We have four items; the Southside [sic] CRA budget, the Northside [sic] CRA budget, both for '25; 500 North Ocean Street; and a modification to Gateway. No need for a discussion on that, so I will ask for a vote on the consent items. BOARD MEMBER FETNER: Move to approve. THE CHAIRMAN: I'm sorry, I need a motion first. BOARD MEMBER FETNER: Move to approve. BOARD MEMBER HEAVENER: Second. THE CHAIRMAN: Motion and a second. Again, I'll just ask the group, all in favor, please say aye.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	reduction, and it had incorrectly stated that it was going directly to FIS, so that has been corrected in the copy before you. I can tell you, Mr. Crescimbeni is here, and he has a little bit further information, but he has been working with the Office of General Counsel and with FIS, and we do think the amount is going to come down from what we had discussed at the meeting, but it won't hurt to have it in future year debt reduction in any event. We usually try to keep a couple hundred thousand dollars there, so if we have that and we don't need it all, that will be fine, based on the movement. We think the you know, this is the one that had the tangible personal property, and that we were concerned about that, and we will be capping that at the kind of \$145 million total investment value on an annual basis, so and if we use that as the upper limit, it will keep that amount in check. And over time, the tangible will go down and the real estate will go up.

	nunity Redevelopment Agency		Uncertified Condensed Copy
	25		27
1	as it was considered in committee is the change	1	In conversations with several board
2	on Page 2 of the "to" account to reflect that	2	members following the meeting, there were some
3	it's going to future year debt reduction, which	3	concerns about other terms in here. So if
	can be used for any future year financial	4	members of the board want to offer this as a
4		-	
5	obligation as opposed to just for FIS.	5	substitute term sheet, more than willing to do
6	THE CHAIRMAN: Okay. This was this was	6	so. I mean, that's up to you. This is not
7	discussed at length in committee. The change	7	before you right now.
8	is nominal. So instead of asking each	8	But if I may explain, on the suggested
9	individual, I'll just ask if anybody has any	9	type of establishment, a question was raised
10	questions, comments or concerns on this. If	10	that the Streetsense study had based their
11	not, I'll ask for a motion.	11	market recommendations primarily on current
12	BOARD MEMBER KRECHOWSKI: Move to approve	12	San Marco and Southbank residents and
13	2024-04-01.	13	demographics, as well as the existing
14	BOARD MEMBER FETNER: Second.	14	restaurant establishments in the vicinity. And
15	THE CHAIRMAN: So we have a first and a	15	that's where they were looking at, for
16	second.	16	comparison set, to determine viability.
17	Ms. Fetner, how do you vote?	17	And one of the questions we were
18	BOARD MEMBER FETNER: In favor.	18	discussing is considering the recent reopening
19	THE CHAIRMAN: Mr. Heavener.	19	of the fountain and the Placer.ai data we're
		-	
20	BOARD MEMBER HEAVENER: In favor.	20	getting on the demographics of who is visiting
21	THE CHAIRMAN: P.K.	21	the fountain on a daily basis. And knowing
22	BOARD MEMBER KRECHOWSKI: In favor.	22	that we're adding a destination playground to
23	THE CHAIRMAN: Ms. Powers.	23	that park that will be part of it, we expect
24	BOARD MEMBER POWERS: In favor.	24	the demographics of those visiting the park to
25	THE CHAIRMAN: Mr. Wohlers.	25	be somewhat different than the current
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	26		28
1	BOARD MEMBER WOHLERS: In favor.	1	residents of the Southbank multifamily
1 2		1 2	residents of the Southbank multifamily facilities and condos and and so we expect
	BOARD MEMBER WOHLERS: In favor.		residents of the Southbank multifamily
2	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so	2	residents of the Southbank multifamily facilities and condos and and so we expect
2 3	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns	2 3	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park.
2 3 4 5	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant.	2 3 4 5	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say
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2 3 4 5 6 7 8 9 10 11	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on	2 3 4 5 6 7 8 9 10 11	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation,
2 3 4 5 6 7 8 9 10 11 12 13	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and	2 3 4 5 6 7 8 9 10 11 12	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information.
2 3 4 5 6 7 8 9 10 11 12 13 14	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote.	2 3 4 5 6 7 8 9 10 11 12 13 14	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the
2 3 4 5 6 7 8 9 10 11 12 13 14 15	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action	2 3 4 5 6 7 8 9 10 11 12 13 14 15	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate handout, which has it's actually blue-lined	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and restaurant design experience, and that we would
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate handout, which has it's actually blue-lined and red-lined, which has blue-line changes on	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and restaurant design experience, and that we would provide assistance to the Parks Department and
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate handout, which has it's actually blue-lined and red-lined, which has blue-line changes on the first page regarding the suggested type of	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and restaurant design experience, and that we would provide assistance to the Parks Department and there would be an MOU and participate in the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate handout, which has it's actually blue-lined and red-lined, which has blue-line changes on the first page regarding the suggested type of establishment.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and restaurant design experience, and that we would provide assistance to the Parks Department and there would be an MOU and participate in the leasing and building management, et cetera,
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate handout, which has it's actually blue-lined and red-lined, which has blue-line changes on the first page regarding the suggested type of	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and restaurant design experience, and that we would provide assistance to the Parks Department and there would be an MOU and participate in the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD MEMBER WOHLERS: In favor. THE CHAIRMAN: And I, too, am in favor, so the resolution passes unanimously. Okay. So the next item now is St. Johns River Park Restaurant. I'll turn it over to staff. MS. BOYER: Thank you, Mr. Chairman. So the in your binder, you have a copy of the resolution and a copy of a term sheet as Exhibit A that has one red-lined addition, and that was Mr. Heavener's amendment that was adopted in committee. So this matter is not on consent, both because it has the amendment and because it was a split vote. Since that time so that is the action coming out of committee. What is in your book for Resolution -04-09 is what came out of committee. You have been handed out another term sheet. So if you notice, at your place, you have an additional copy that's a separate handout, which has it's actually blue-lined and red-lined, which has blue-line changes on the first page regarding the suggested type of establishment.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	residents of the Southbank multifamily facilities and condos and and so we expect there probably to be a more family-oriented nature of the visitors to the park. So what we were just simply trying to say is that, as we move forward with the project, we can take into consideration more recent demographic data about who is actually visiting the park in determining the appropriate type of establishment so that we weren't exclusively limited by the Streetsense recommendation, which may be dated in six months or a year when we have more information. And then the other change is over on the bottom of Page 2 of the term sheet, and that simply reflects I know this was Ms. Fetner's question at the board meeting, but whether there would be an MOU with the Parks Department; and just understanding that DIA and DIA staff, in particular Mr. DeVault, have significant commercial leasing experience and restaurant design experience, and that we would provide assistance to the Parks Department and there would be an MOU and participate in the leasing and building management, et cetera,

City of Jacksonville Community Redevelopment Agency

April 17, 2024 Uncertified Condensed Copy

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	nunity Redevelopment Agency	1	Uncertified Condensed Copy
	29		31
1	between Parks and DIA.	1	predominantly to the African-American
2	And so this was just a recognition that	2	community.
3	that relationship would exist. I've spoken to	3	I know I'm interrupting
4	Mr. Joseph and he's fine with that.	4	THE CHAIRMAN: Mr. Oliver
5	So if you wish to offer this as a	5	MR. OLIVER: the process, but the thing
6	substitute for the one that came out of	6	about it is, is that I want voices heard
7	committee, I prepared it. If not, you have the	7	THE CHAIRMAN: Mr. Oliver, I understand
8	one that came out of committee in your binder.	8	your perspective. I have spoken to you
9	THE CHAIRMAN: And the revisions were the	9	individually about it. We need to adhere to
10	result of discussions with individual board	10	the agenda. And we had public comment at the
11	members after the committee meeting?	11	beginning of the meeting
12	MS. BOYER: That's correct.	12	MR. OLIVER: I'm not always going to be at
13	And I really don't know I mean, they	13	everything. I'm in the community
14	may have further amendments. I don't know that	14	THE CHAIRMAN: I understand, but we
15	these changes fully reflect or address the	15	have
16	questions that were raised, but at least it was	16	MR. OLIVER: trying to listen to
17	an attempt to raise those issues and give some	17	people, and I'm trying to learn what people are
18	voice to those concerns.	18	wanting.
19	THE CHAIRMAN: So, then, from a process	19	THE CHAIRMAN: Mr. Oliver, we have a
20	standpoint, do we need to make a motion on the	20	MR. OLIVER: And we have a housing
21	resolution, or do we need to make a motion to	21	problem, sir.
22	amend for the inclusion of this if that's the	22	THE CHAIRMAN: We have a very
23	pleasure of the board?	23	MR. OLIVER: And if anybody
24	MR. SAWYER: Through the Chair, I suggest	24	THE CHAIRMAN: We have a very, very full
25	you make a motion on the main motion, and then	25	agenda today.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	30		32
1	you can amend the main motion.	1	MR. OLIVER: (inaudible) looks like to
2	THE CHAIRMAN: Okay. With that, can I get	2	me, is that it's got to be diverse and fair and
	· · ·		. 5
3	a motion?	3	economically beneficial to the community.
3 4		3 4	-
	a motion?	-	economically beneficial to the community.
4	a motion? BOARD MEMBER HEAVENER: So moved.	4	economically beneficial to the community. THE CHAIRMAN: And I understand your
4 5	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first.	4 5	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you.
4 5 6	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second.	4 5 6	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with
4 5 6 7	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a	4 5 6 7	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers.
4 5 6 7 8	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels	4 5 6 7 8	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers.
4 5 6 7 8 9 10 11	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so.	4 5 6 7 8 9	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time.
4 5 6 7 8 9 10 11 12	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.)	4 5 6 7 8 9 10 11 12	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment.
4 5 6 7 8 9 10 11	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean	4 5 6 7 8 9 10 11	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for
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4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs may be.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the resolution we're looking at.
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs may be. The the Laura Street Trio and anything	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the resolution we're looking at. THE CHAIRMAN: So is that a suggestion to
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs may be. The the Laura Street Trio and anything dealing with housing in the Urban Core needs to	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the resolution we're looking at. THE CHAIRMAN: So is that a suggestion to make an amendment?
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs may be. The the Laura Street Trio and anything dealing with housing in the Urban Core needs to have a focus that simply about bringing	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the resolution we're looking at. THE CHAIRMAN: So is that a suggestion to make an amendment? BOARD MEMBER KRECHOWSKI: Yeah.
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs may be. The the Laura Street Trio and anything dealing with housing in the Urban Core needs to have a focus that simply about bringing everybody to the table, and I'm speaking	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the resolution we're looking at. THE CHAIRMAN: So is that a suggestion to make an amendment? BOARD MEMBER KRECHOWSKI: Yeah. Initially, I was going to move to approve
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	a motion? BOARD MEMBER HEAVENER: So moved. THE CHAIRMAN: We have a first. BOARD MEMBER KRECHOWSKI: Second. THE CHAIRMAN: We have a first and a second. I'll start with Mr. Wohlers for any questions or comments, and then whoever feels the need to offer up an amendment can do so. (Mr. Oliver approaches the podium.) MR. OLIVER: I apologize. I don't mean to to get involved in the quorum. I understand that we have rules and we have procedures, but one of the things that I that I personally feel about any kind of development that's going on in this community is that it has to be more diverse and more direct and based on what the community needs may be. The the Laura Street Trio and anything dealing with housing in the Urban Core needs to have a focus that simply about bringing	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	economically beneficial to the community. THE CHAIRMAN: And I understand your message. Thank you. Okay. I think we were back with Mr. Wohlers. BOARD MEMBER WOHLERS: I do not have any comments or questions at this time. THE CHAIRMAN: Ms. Powers. BOARD MEMBER POWERS: I don't have any further comment. Thank you so much, Ms. Boyer, for acknowledging the concerns that I had. That's all I had. THE CHAIRMAN: P.K. BOARD MEMBER KRECHOWSKI: The only comment I have is that I appreciate this updated Exhibit A, and I would support inclusion of this language into the updated exhibits of the resolution we're looking at. THE CHAIRMAN: So is that a suggestion to make an amendment? BOARD MEMBER KRECHOWSKI: Yeah.

-	f Jacksonville		April 17, 2024
Comn	nunity Redevelopment Agency 33		Uncertified Condensed Copy 35
1	the resolution as amended, but I I guess I	1	you're probably another month beyond that
2	move to amend the resolution for Exhibit A that	2	before this architect is really starting to dig
3	was distributed to today's meeting with the	3	in on the design of the building.
4	three red-line or blue-line changes.	4	I think having that 60 days of data will
5	BOARD MEMBER WOHLERS: Second.	5	really help us in terms of kind of tweaking the
6	THE CHAIRMAN: So we have a first and a	6	recommendation and perhaps making sure that
7	second on the amendment.	7	it's it's a bit more family-friendly and
8	Should we conclude our discussion and then	8	approachable than it appears in the Streetsense
9	vote on the amendment?	9	recommendation.
10	MS. BOYER: You would discuss the	10	Is that Mr. DeVault, do you have
11	amendment at this point.	11	anything more you want to add?
12	THE CHAIRMAN: Does anybody have any	12	I think we agree on the timing, that we
13	comments or questions on the proposed	13	should look quickly
14	amendment?	14	MR. DEVAULT: Yeah, absolutely.
15	BOARD MEMBER FETNER: Mr. Chair, I	15	Just that the potential operators have
16	appreciate the amendment. It addresses a lot	16	been in touch with me. I haven't reached out
17 18	of my concerns that I brought up at the SIC meeting, so I'm in support of the amendment.	17 18	yet, as we go through this process, but certainly the data that was provided by DVI was
19	THE CHAIRMAN: Okay. So let's stop here	19	really great to have. And as we develop and
20	and vote on the amendment.	20	get more feedback from the board, as well as
21	Mr. Wohlers.	21	the community, then we'll have a better
22	BOARD MEMBER WOHLERS: In favor.	22	But I certainly believe having an operator
23	BOARD MEMBER HEAVENER: I'm sorry, just	23	as soon as makes sense with the process is
24	one more.	24	the best so that they can be part of the design
25	And I'm fully supportive of the amendment,	25	as well.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	34		36
1	but I am curious, as we think about with the	1	BOARD MEMBER HEAVENER: And then just one
2	construction of a restaurant, you kind of need	2	more question.
3	to know I would think you need to know going	3	The other again, fully supportive.
4	into it what you're building, which also goes	4	The other question I have is, like, if we
5	into, at what stage do you potentially identify	5	limit the view of, like, who's actually going
6 7	an operator who's going to have ideas on how they want it built, et cetera.	6 7	to the park right now, do we limit activation further of drawing people in that you
8	I'm just curious more on the phasing	8	know, you've got the people that are already
9	and I am fully supportive on where we're	9	there. Like, how do you get more people that
10	going with this, but there is a sequencing that	10	wouldn't have been there to begin with as part
11	you need to figure out on it as well.	11	of the concept that we go with, that
12	MS. BOYER: Through the Chair to	12	(Council Member Peluso enters the
13	Mr. Heavener, I'll defer a little bit to	13	proceedings.)
14	Mr. DeVault on that. We completely agree with	14	MS. BOYER: Through the Chair to
15	the idea that and there are operators that	15	Mr. Heavener, I don't disagree with you.
16	he has been in contact with that have shown an	16	That's kind of why we tried to write the
17	interest in the site.	17	flexibility of also knowing what the other
18	But I do think that we just received	18	amenities are that are going to be constructed.
19	Placer.ai data from the first month that the	19	They won't be here yet, but we also can predict
20	fountain has been open, and so so we're	20	who the audience is going to be based on that.
21	getting a little picture into who is coming to	21	And I think perhaps Streetsense was maybe
22 23	it. But by the time we get to the point of having our we're going to have a community	22 23	a little limited in their perspective in terms of looking at the demographics as they exist
23 24	engagement meeting, once we have an architect,	23 24	today without the benefit of that future park.
24		24 25	BOARD MEMBER HEAVENER: Thank you.
25			
25	so that's at least another month. And then Diane M Tropia Inc. Post Office Box 2375 Jacksonville, EL 32203	23	
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

	37		39
1	THE CHAIRMAN: Okay. So now I believe	1	that's the proposal we're referencing and
2	we're back to we have a motion to amend and	2	suggesting that it be rejected.
3	a second. Unless there's any more comments on	3	Again, you will recall the rationale
	that, we'll call for a vote on the amendment,	4	and we heard from the Office of General Counsel
4		•	
5	starting with Ms. Fetner.	5	in the meeting as well was that it was not
6	BOARD MEMBER FETNER: In favor.	6	legally permissible, and that was the
7	THE CHAIRMAN: Mr. Heavener.	7	overarching reason that we were not proceeding
8	BOARD MEMBER HEAVENER: In favor.	8	with that recommendation, because it did
9	THE CHAIRMAN: P.K.	9	
_		-	include the Capital One financing with an
10	BOARD MEMBER KRECHOWSKI: In favor.	10	unconditional guaranty by the City.
11	THE CHAIRMAN: Ms. Powers.	11	So I wanted to take out the word "current"
12	BOARD MEMBER POWERS: In favor.	12	because in comments at the at the SIC
13	THE CHAIRMAN: Mr. Wohlers.	13	meeting, Mr. Atkins raised the fact that he had
14	BOARD MEMBER WOHLERS: In favor.	14	•
			some other new proposals but that we didn't
15	THE CHAIRMAN: And I, too, am in favor, so	15	have copies of those. So my concern was
16	the amendment passes.	16	referencing "current" and not really knowing
17	Now we're going to vote on the resolution	17	what "current" was. So I referenced the
18	as amended.	18	specific dated proposal that we had.
19	Do we have a first and a second on that or	19	And then in Section 6 Section 6 is
20		20	
	do we need to go back?		really simply stating a fact that is reality.
21	MS. BOYER: Yes, you already	21	It is not adopting anything new. It is simply
22	THE CHAIRMAN: Mr. Wohlers.	22	that, regardless of what action you take on the
23	BOARD MEMBER WOHLERS: In favor.	23	March 29th proposal, "DIA remains willing to
24	THE CHAIRMAN: Ms. Powers.	24	discuss future alternative financing structures
25	BOARD MEMBER POWERS: In favor.	25	that exclude the unconditional guaranty of the
20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	38		40
1	THE CHAIRMAN: P.K.	1	City and are otherwise legally permissible as
1		1 2	
2	BOARD MEMBER KRECHOWSKI: In favor.	2	determined by the City's Office of General
2 3	BOARD MEMBER KRECHOWSKI: In favor. THE CHAIRMAN: Mr. Heavener.	2 3	determined by the City's Office of General Counsel."
2 3 4	BOARD MEMBER KRECHOWSKI: In favor. THE CHAIRMAN: Mr. Heavener. BOARD MEMBER HEAVENER: In favor.	2 3 4	determined by the City's Office of General Counsel." So that was the terminology we used in the
2 3 4 5	BOARD MEMBER KRECHOWSKI: In favor. THE CHAIRMAN: Mr. Heavener. BOARD MEMBER HEAVENER: In favor. THE CHAIRMAN: Ms. Fetner.	2 3	determined by the City's Office of General Counsel." So that was the terminology we used in the meeting. If you wish to include that and amend
2 3 4	BOARD MEMBER KRECHOWSKI: In favor. THE CHAIRMAN: Mr. Heavener. BOARD MEMBER HEAVENER: In favor. THE CHAIRMAN: Ms. Fetner. BOARD MEMBER FETNER: In favor.	2 3 4	determined by the City's Office of General Counsel." So that was the terminology we used in the meeting. If you wish to include that and amend the original resolution, this is now presented
2 3 4 5	BOARD MEMBER KRECHOWSKI: In favor. THE CHAIRMAN: Mr. Heavener. BOARD MEMBER HEAVENER: In favor. THE CHAIRMAN: Ms. Fetner.	2 3 4 5	determined by the City's Office of General Counsel." So that was the terminology we used in the meeting. If you wish to include that and amend
2 3 4 5 6	BOARD MEMBER KRECHOWSKI: In favor. THE CHAIRMAN: Mr. Heavener. BOARD MEMBER HEAVENER: In favor. THE CHAIRMAN: Ms. Fetner. BOARD MEMBER FETNER: In favor. THE CHAIRMAN: And I, too, am in favor.	2 3 4 5 6	determined by the City's Office of General Counsel." So that was the terminology we used in the meeting. If you wish to include that and amend the original resolution, this is now presented to you, but there is so you would not have
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City of Jacksonville Community Redevelopment Agency April 17, 2024 Uncertified Condensed Copy

Comm	nunity Redevelopment Agency		Uncertified Condensed Copy
	41		43
1	(Council Member Carlucci approaches the	1	And so I'm just asking if you could delete
2	podium.)	2	that language, therefore, the bill I will
	COUNCIL MEMBER CARLUCCI: Thank you.	3	have a little more control of my bill while I
3	•	-	•
4	I hate to come to the well a second time,	4	still think it is worth having some life to it.
5	but something struck me earlier today that I	5	If for some reason we come to a part where
6	thought I might ask.	6	it's just not going to work, then I can
7	My name is Matt Carlucci, 1532 Alexandria	7	withdraw the bill, but I don't want to take
8	Place, Jacksonville, Florida 32207.	8	life out of my bill. And I don't want to have
9	Lowly, humble, loveable City Councilman	9	any of my colleagues, who are a little less
10	at-large.	10	experienced in the nuances of Council
11	I want to thank the then-chair,	11	tradition, try to withdraw my bill without my
12	Mr. Heavener, who chaired that particular	12	saying so or without my blessings or sprinkling
13	meeting that I was at, along with those who	13	with holy water.
14	were present at the meeting, for adopting	14	That's what I'd like. So if you would
	language that your director put together,		consider that, please, I would appreciate it.
15		15	
16	that and so I fully approve of that.	16	And that's all I have.
17	The only thing that struck me that I would	17	I wish I brought it up the other day. I'm
18	like to offer for your consideration in	18	not going to come to all your DIA meetings and
19	Section 5, I would rather that read, just like	19	try to make suggestions, but this is one that I
20	it does, "The DIA therefore forwards to the	20	bypassed in my in my view, and wanted to
21	Mayor and City Council its recommendation that	21	come today and make that ask.
22	the developer proposal presented March 29,	22	THE CHAIRMAN: So just I'm asking this
23	2024, be rejected," and put a period there.	23	because I don't understand the process at City
24	And the reason that I would like to take	24	Council, but by taking that last portion of
25	out the rest, which is, "and recommends that	25	that sentence out, does that save you time?
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	42 2023-876 be withdrawn" it's a little bit of	1	44
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11 of 27 sheets

City of Jacksonville

(904) 821-0300

April 17, 2024

Comn	nunity Redevelopment Agency		Uncertified Condensed Cop
	45		47
1	THE CHAIRMAN: I understand.	1	think may be addressed today.
2	Do any other board members have any	2	So if we could just take out the
3	questions of Councilman Carlucci?	3	"withdrawal" part. That doesn't suggest to the
4	BOARD MEMBER HEAVENER: I think I was in	-	Council that it needs to be withdrawn, and then
-		4	-
5	my first or second meeting when this came up	5	I'm in the posture of defending why it
6	the first time, so I remember, though, one	6	shouldn't be withdrawn.
7	of the one of the questions was around just	7	So that's all I'm asking for. Does that
8	the I don't know if the right word is	8	make sense? I mean, I'm not sure it makes
9	"legitimacy" or of DIA's role in these	9	sense, but
-	deals.	-	THE CHAIRMAN: Yeah.
10		10	
11	Does this by removing that, does that	11	Anybody else?
12	create a bypass where whatever deal goes	12	BOARD MEMBERS: (No response.)
13	straight to City Council or are we	13	THE CHAIRMAN: I'll just comment, you
14	sanctioning anything by doing this? It's out	14	know, I'm happy with Section 6 as it's been
15	of pure ignorance that I'm asking this	15	added. And if given the history of this
16	question.	16	project to some, six weeks might not sound
	•		
17	COUNCIL MEMBER CARLUCCI: That's fine.	17	like a long time, but it's a lifetime given the
18	It's a good question.	18	evolution of this. So on that alone,
19	MS. BOYER: Through the Chair to Board	19	I'm willing to modify Section 5 as you've
20	Member Heavener, I would say that you are by	20	requested.
21	changing that language, you are not.	21	COUNCIL MEMBER CARLUCCI: I'll give you
22	So Councilman Carlucci raised this with me	22	the part that I marked out. And if there's no
23	this morning. I suggested that he bring it up	23	other questions, I'll take my seat and let you
24	to the board. In fact, I had provided him a	24	proceed with your meeting.
25	copy of the resolution before it got published	25	THE CHAIRMAN: Yes, sir.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	46		48
1		1	
1	ever.	1	COUNCIL MEMBER CARLUCCI: Thank you.
2	ever. At that point, we didn't know there were	2	COUNCIL MEMBER CARLUCCI: Thank you. THE CHAIRMAN: P.K. has something to say.
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 9 20 21 22 23	49 THE CHAIRMAN: We're going to let the developer, or the developer's representative, come up and talk, but maybe you can make an amendment when we get to that point. (Mr. Gabriel approaches the podium.) MR. GABRIEL: Good afternoon, Chairman, DIA board. Jason Gabriel, on behalf of the developer. And I apologize that I missed the Friday meeting. I had a conflict. And Mr. Atkins apologizes for not being here today because he's under the weather, so I would just propose a friendly amendment to Mr. Carlucci's, and that would be to do a like-kind change to Section Number 4, so that it would read, "The developer has provided an alternative proposal, inclusive of a Capital One term sheet, that DIA cannot consider based on the advice of OGC and the CFO." And I say that because so what I'm proposing is to take out the rest of that provision that goes on to say, "at this point the developer is unwilling to proceed on any	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	frustration on both sides in terms of timing and all that, but I don't think it's productive for anyone to be, you know, in a lock or a checkmate at this point because that just ties and freezes up discussions and the property for at least the next several months or a year or what have you, so We want to continue the dialogue. I think we can get there. I certainly respect the Office of General Counsel's position on the legal impermissibility of the guaranty. We're taking that off the table. So, with that, I just propose that friendly amendment. THE CHAIRMAN: I understand the concept and the reason. I would just want to make clear and maybe staff or one of the lawyers on the board can maybe help with some wordsmithing, but the The issue is the City obligating itself to the developer's financing, and so that that could be something other than a guaranty. I mean, the first one was a replenishment
	basis that does not include the Capital One		reserve, which, technically, wasn't a guaranty,
24 25	financing alternative."	24 25	but it effectively was a guaranty.
23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Dut it effectively was a guaranty. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	Councilman Carlucci attended and I see	1	clear any legal issues with it before having a
2	Ms. Brosche here attended, and Mr. Sawyer	2	conversation with you on more of the policy
3	attended. So there are a lot of witnesses that	3	stuff, if that comports with how you'd like to
4	were present at that meeting.	4	see this play out.
5	And at that particular meeting, Mr. Atkins	5	BOARD MEMBER HEAVENER: Can I ask a
6	had represented that he was unwilling to	6	question?
7	proceed unless that proposal was part of the	7	THE CHAIRMAN: Sure.
8	package, at that meeting, that one proposal.	8	BOARD MEMBER HEAVENER: Sorry. I wonder,
9	So what I would say to, again, clean up	9	in Section 6, if there's a way that is as
10	the reference is, when you get to the "and,"	10	opposed to saying an "unconditional guaranty,"
11	say, "and at the March 29, 20-" "on" and	11	saying something along the lines of "financial
12	at March 29, 2029," rather than "at this	12	structure that creates an unlimited liability
13	point", because it may not be true today, but	13	of the City."
14	it was that day, "the developer was unwilling	14	I mean, it kind of in any form or
15	to proceed on any basis that did not include	15	fashion back to like, if we come back in
16	the Capital One financing alternative presented	16	two weeks and we've got some other way that
17	at that meeting."	17	it if there's an unbound amount that we're
18	So, I mean, that's very specific to	18	on the hook for.
19	there was a proposal presented. We asked if he	19	MS. BOYER: Through the Chair to
20	would move forward with the Goldman Sachs	20	Mr. Heavener, yes, you could do that. However,
21	proposal and the historic renovation, and he	21	what I hesitate to have the board do is start
22	said no on several occasions. And so at that	22	listing out the particular things that should
23	meeting there was no alternative but to proceed	23	or should not be in the proposal because you
24	with the Capital One.	24	will never have an all-inclusive list, right?
25	So that gets you limited, and doesn't	25	It is not possible for you to come up with a
_	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	5/		56
1	54	4	56 list of it can't be this, it can't be that, it
1	say that you couldn't come back with Capital	1	list of, it can't be this, it can't be that, it
2	say that you couldn't come back with Capital One.	2	list of, it can't be this, it can't be that, it can't be this.
2 3	say that you couldn't come back with Capital One. So there's several ways to get there.	2 3	list of, it can't be this, it can't be that, it can't be this. And so I simply used the "unconditional
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1	that coming back with that will pass	1	And, again, that could be Capital One. It
2	constitutional analysis.	2	could be, no offense, but Goldman Sachs. It
3	And again, we're happy to meet at any time	3	could be anybody who does that.
4	with the developer about proposed structures.	4	THE CHAIRMAN: Right.
5	But as I said at the last meeting, it's the	5	MR. GABRIEL: I just don't want to pick on
6	totality of the ask that gets looked at,	6	a particular financier. That's all.
7	analyzed. And so we can't say, if you take	7	BOARD MEMBER WOHLERS: Can we just change
8	this out, you're good, or, if you put this in,	8	the language right there to the say,
9	you're good.	9	"proceed on any basis that does not include the
10	And to Ms. Boyer's point, that this is	10	presented Capital One financing alternative,"
11	not the forum to try and say everything that	11	and just add the word "presented"? Then you're
12	can't be in it.	12	not excluding any future Capital One, but
13	THE CHAIRMAN: Jason, I feel like the	13	you're talking specifically to the one with the
14	suggested change to Section 4 proposed by	14	guaranty. Could we do that?
15	Ms. Boyer accomplishes what's needed to be	15	BOARD MEMBER FETNER: Mr. Chair?
16	accomplished. I think, at this point, we are	16	THE CHAIRMAN: Ms. Fetner.
17	all on the same page as directionally where you	17	BOARD MEMBER FETNER: Would it be helpful
18	guys are working and heading towards now, and	18	if, in Section 4, instead of saying "inclusive
19	Section 6 gives clear indication that that	19	of a Capital One term sheet," we just cross out
20	we are still willing to consider a financing	20	"Capital One" it kind of adds to Mr. Wohlers
21	option so long as it is within legally	21	suggestion and put in "an unconditional
22	permissible. And so I'm good with your	22	guaranty of the City" there? Because that's
23	suggested change.	23	really the reason that it's being rejected, and
24	And I am for I think that gets us to	24	it's not just because it's the Capital One term
25	where we need to get to without to	25	sheet.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	_	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	Mr. Sawyer's point, getting so granular that	1	MR. GABRIEL: Perfect. I'll sit down.
1		1 2	
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2	Mr. Sawyer's point, getting so granular that which I don't even think this body is the right	2	MR. GABRIEL: Perfect. I'll sit down. BOARD MEMBER KRECHOWSKI: I think it's
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2 3 4	Mr. Sawyer's point, getting so granular that which I don't even think this body is the right body to do that. I think that's a discussion between y'all, too, but	2 3 4	MR. GABRIEL: Perfect. I'll sit down. BOARD MEMBER KRECHOWSKI: I think it's better if it references through the Chair, if it references the 3/29/24. I think that's
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City of Jacksonville Community Redevelopment Agency

April 17, 2024 Uncertified Condensed Copy

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-	nunity Redevelopment Agency	-	Uncertified Condensed Copy
1	61		63
1	everything the way the way you just	1	Is there anyone that is inclined to make
2	suggested that we amend Section 4.	2	an amendment to the resolution?
3	BOARD MEMBER KRECHOWSKI: Do you want me	3	BOARD MEMBER KRECHOWSKI: I move to amend,
4	to try and encapsulate all this in a motion?	4	with amendments to Section 4, reading I'll
5	BOARD MEMBER FETNER: I'm sorry, I'm just	5	read the whole thing reading as follows:
6	struggling because Section 4 does not mention	6	"The developer has provided an alternative
7	the unconditional guaranty as the problem. We	7	proposal, inclusive of a Capital One term
			sheet, that DIA cannot consider based on the
8	don't get to that until we reach Section 6. So	8	•
9	I like what you're saying to do and keeping the	9	advice of OGC and the CEO [sic]; and as of
10	Capital One in there, if you'd like, but I	10	3/29/24, the developer was unwilling to proceed
11	think Section 4 really should be explaining why	11	on any basis without inclusion of the Capital
12	the DIA cannot consider it.	12	One financing alternative presented at that
13	BOARD MEMBER KRECHOWSKI: I think	13	meeting."
14	Section 4 says that. It says, "based on the	14	Changes to Section 5: "The DIA therefore
15	advice of OGC and the CEO [sic]." Is that what	15	forwards to the Mayor and City Council its
16	you're asking?	16	recommendation that the developer proposal
17	MS. BOYER: Mr. Chairman, if I may?	17	presented March 29, 2024, is unacceptable and
18	THE CHAIRMAN: (Nods head.)	18	rejected."
19	MS. BOYER: Ms. Fetner, if you will look	19	Changes to Section 6, which the
20	at the "whereas" clause that begins at, "at a	20	majority of which is all new: "The DIA remains
21	meeting held on March 29th," it references the	21	willing and able to discuss future alternative
22	unconditional guaranty as part of the proposal	22	financing structures that exclude the
23	that was made. So if in Section 4 you're	23	unconditional guaranty of the City and are
24	referencing the March 29th proposal, it does	24	otherwise legally permissible as determined by
25	have, previously in the resolution, a reference	25	the City's Office of General Counsel."
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	62		64
	02		04
4	to the unconditional quaranty	4	That's the motion
1	to the unconditional guaranty.	1	That's the motion.
2	BOARD MEMBER FETNER: Okay. I'm just used	2	BOARD MEMBER WOHLERS: Second.
2 3	BOARD MEMBER FETNER: Okay. I'm just used to putting in the sections making it as	2 3	BOARD MEMBER WOHLERS: Second. THE CHAIRMAN: I was writing when you were
2 3 4	BOARD MEMBER FETNER: Okay. I'm just used to putting in the sections making it as clear as possible and not relying on the	2 3 4	BOARD MEMBER WOHLERS: Second. THE CHAIRMAN: I was writing when you were reading Section 5. Did we delete the
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD MEMBER FETNER: Okay. I'm just used to putting in the sections making it as clear as possible and not relying on the "whereas" clauses. Unfortunately, Mr. Gabriel was my boss at OGC, so sorry. THE CHAIRMAN: Mr. Sawyer. MR. SAWYER: And if I could, just to get us in the proper posture. I don't believe we have a motion and a second on the resolution itself, so we need to have that before the board before you can start amending the resolution. BOARD MEMBER KRECHOWSKI: Even though the resolution was never adopted by a committee? MR. SAWYER: If you're going to amend a resolution, the resolution needs to be properly before the board. And to get it there, you need a first and a second to approve, then discussion and any amendments. BOARD MEMBER KRECHOWSKI: Okay. I move 2024-04-10. BOARD MEMBER WOHLERS: Second. THE CHAIRMAN: Okay. So we have a first	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BOARD MEMBER WOHLERS: Second. THE CHAIRMAN: I was writing when you were reading Section 5. Did we delete the portion of the last sentence that BOARD MEMBER KRECHOWSKI: Yes, sir. THE CHAIRMAN: Okay. BOARD MEMBER KRECHOWSKI: A period after "rejected." THE CHAIRMAN: All right. So we have a motion and a second on the amendment. Any more discussion on the amendment? BOARD MEMBER POWERS: One thing. Are we we added a Section 7, so we need to acknowledge that here because that was also amended. BOARD MEMBER KRECHOWSKI: It's just changed numbers. BOARD MEMBER POWERS: Gotcha. THE CHAIRMAN: All right. So I'm going to call for a vote on the amendment first. Ms. Fetner. BOARD MEMBER FETNER: Approve. THE CHAIRMAN: Mr. Heavener.

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1	THE CHAIRMAN: Abstaining.	1	Ms. Fetner.
2	Р.К.	2	BOARD MEMBER FETNER: In favor.
3	BOARD MEMBER KRECHOWSKI: Approve.	3	THE CHAIRMAN: Mr. Heavener is abstaining.
4	THE CHAIRMAN: Ms. Powers.	4	Р.К.
5	BOARD MEMBER POWERS: Approve.	5	BOARD MEMBER KRECHOWSKI: In favor.
6	THE CHAIRMAN: Mr. Wohlers.	6	THE CHAIRMAN: Ms. Powers.
7	BOARD MEMBER WOHLERS: Approve.	7	BOARD MEMBER POWERS: In favor.
8	THE CHAIRMAN: And I am also in favor.	8	THE CHAIRMAN: Mr. Wohlers.
9	So we will now go back and take a vote on	9	BOARD MEMBER WOHLERS: In favor.
10	Resolution 2024-04-10.	10	THE CHAIRMAN: And I, too, am in favor.
11	BOARD MEMBER FETNER: Can I make an	11	So the resolution passes five to zero with
12	amendment before we do that? Sorry.	12	one abstention.
13	THE CHAIRMAN: Sure.	13	Okay. I believe that was the last item on
14	BOARD MEMBER FETNER: Section 6, we say,	14	, the CRA agenda, so I'm going to close the CRA
15	"willing to discuss." Wouldn't it be better to	15	out, and then we're going to open up the
16	say "evaluate" or "consider"? I mean,	16	Downtown Investment Authority portion of the
17	"discuss" is such an odd term for what is	17	agenda.
18	happening here.	18	(The foregoing proceedings were adjourned
19	THE CHAIRMAN: I'm not a lawyer, so I	19	at 3:07 p.m.)
20	BOARD MEMBER FETNER: I would make a	20	
21	motion to amend to change "willing to	21	
22	discuss" or no, I'm sorry.	22	
22	I make a motion to amend to change	22	
23 24	"willing to discuss" to "willing to evaluate."	23 24	
24 25	MS. BOYER: "And able" was already	24 25	
25		25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300 68
1	66 BOARD MEMBER FETNER: "And able to	1	CERTIFICATE OF REPORTER
2	evaluate."		
2	BOARD MEMBER KRECHOWSKI: Second.	2	
4 5	THE CHAIRMAN: Okay. So we have a motion	3	STATE OF FLORIDA)
-	and a second on the second amendment.		
6	So, Ms. Fetner, how do you vote on that amendment?	4 5	COUNTY OF DUVAL)
7		5 6	
8	BOARD MEMBER FETNER: In favor.	7	I, Diane M. Tropia, Florida Professional
9	THE CHAIRMAN: Mr. Heavener is abstaining.	8	Reporter, certify that I was authorized to and did
10	Р.К.	9	stenographically report the foregoing proceedings and
11	BOARD MEMBER KRECHOWSKI: In favor.	10	that the transcript is a true and complete record of my
12	THE CHAIRMAN: Ms. Powers.	11	stenographic notes.
13	BOARD MEMBER POWERS: In favor.	12	
14	THE CHAIRMAN: Mr. Wohlers.	13	
15	BOARD MEMBER WOHLERS: In favor.	14 15	DATED this 1st day of May 2024.
16	THE CHAIRMAN: I, too, am in favor.	16	$\Box_{A} = \Box_{A} = \Box_{A$
17	And very thankful we have so many lawyers	17	
18	on our board.	18	Diane M. Tropia
19	BOARD MEMBER FETNER: First time anyone's		Florida Professional Reporter
20	ever said that.	19	
21	THE CHAIRMAN: So now we're going to go	20	
22	back and vote on the double-amended	21	
	BOARD MEMBER KRECHOWSKI: Twice-amended.	22 23	
23		1.5	
23 24	THE CHAIRMAN: twice-amended		
		24	
24	THE CHAIRMAN: twice-amended		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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\$ 4 activity 19–420 33:16.43:15 33:16.43:15 \$\$145 [1] - 24:19 \$\$16, 603, 60:10, 90:14 \$\$16, 603, 60:10, 90:14 \$\$11, 60:14, 60					
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S200,000 (n) - 24:1 59:18, 60:28, 61:0, 61:6, 61:11, 61:14, 61:3, 60:25, 61:2, 64:14 40:42, 59:11 64:14 Allan (n - 2:17 29) Allan (n - 2:17 29) Bapproaches (n - 302)	\$145 [1] - 24:19	4 [14] - 49:15 57:14		ALLAN [1] - 1:20	••
I 60.13, 60.25, 61.2, 61.41, 61.23, 63.4 added p ₁ = 64, 47.16, 64.14 Allegiance p ₁ = 2.7, 23 (n) = 24.17, addition (n) = 26.12, addition (n) = 26.12, address (n) = 47.1, address (n) = 47.1, addres (n) = 59.9, adjacent (p) = 59.2, at kmattive (n) = 11.2, adpting (n) = 42.1, adpting (n) = 42.2, amendment (p) = -22.4, amendment (p) = 57.1, adpting (n) = 42.1, adpting (n) = 42.2, advocating (n) = 42.1, advocating (n) = 42.2, advocating (n) = 42.2, advocating (n) = 42.2, advocating (n) = 42.2, advocating (n) = 42.1, advocating (n) = 42.2, advocating (n) = 42.1, advocating (n) = 42.2, advocating (n) = 42.2, advocating (n) = 42.1, ad					
· 61:6.61:11.61:14, 61:23.63.4 64:14 adding nr 27:22 addition (nr 26:10 adding nr 27:22 addition (nr 27:16 adding nr 27:22 addition (nr 27:16 adding nr 27:22 addition (nr 27:16 adding nr 27:22 addition (nr 27:16 adding nr 27:17, 4925, 522:1, 33:16 addi nr 26:92.0 addier (nr 26:10 adding nr 27:17, 4925, 522:1, 33:16 addi nr 26:92.0 addier (nr 26:10 adding nr 26:12 amended (nr 23:1, 33:16 adding nr 26:12, 40:10, 62:1, 62:23, 63:1, 40:10, 63:2, 66:23, 66:24 amendment (nr 29:22, 33:16, 33:24, 63:23, 65:1, 65:, 65:7 amend (nr 29:22, 33:16, 33:24, 63:23, 65:1, 65:, 65:7 amendment (nr 27:18, 38:8, 64:16, 66:22, 66:23, 66:24 amendment (nr 27:18, 33:4, 33:42, 41:14, 42:10, 42:1, 42:10, 42:10 advine (nr -42:14, 42:10, 42:1	ψ 300,000 [1] - 2 4 .1				
20m 14.12 61:23, 63.4 addition [m - 27:22 allow [m - 62:1] allow [m - 41:5] allow [m - 41:6] allow [m - 41:5] allow [m - 41:5] allow [m - 41:5] allow [m - 41:6] allow [m - 41:5] allow [m - 41:6] allow [m - 41:6] allow [m - 41:5] allow [m - 41:6] allow [m				-	
2010 14-12 5 addition [1] 26-10 allowing [1] -4-15 appropriate [1] 28.0 25 [1] 22.13 5 [3] addition [1] 23.25 alowing [1] -4.15 appropriate [1] 28.01 0 60.25 63.14 64.44 addresses [1] -77.492.5 22.17 22.02.20 20.24 appropriate [1] 28.01 21.11 appropriate [1] 28.01 21.17 29.02 22.17 22.02 20.24 21.17 20.01 21.11 appropriate [1] 28.01 21.17 42.01 63.16 63.26 65.11 65.06.57 21.17 22.02 20.24 21.1 45.01 45.11 46.11 46.11 65.06 65.06.56 65.7 47.11 46.11 65.16 63.16 63.21 46.11 66.22 62.12 46.11 46.11 66.22 62.16 66.26 62.26 62.26 62.26 62.26 62.26 62.26 62.26 62.26 62.26 62.26			-	-	
21 (II) - 14:12 25 (II) - 22:13 5 addresses (II) - 22:25, 26:21 adlows (II) - 19:7 allows (II) - 20:7 allows (10 [4] 14.12	01.23, 03.4	_		
25 (i) - 22:13 5 (ii) - 38:23, 41:19, 47:19, 48:20, 00:10, 60:25, 63:14, 64:4 26:21 address (j) - 37:16, address (j) - 37:16, address (j) - 47:18 abree (j) - 47:18 ALSO (j) - 17:18 appropriated (j) - 20:19, 20:23, 20:24, 21:1 04-09 (j) - 26:17 500(j) - 22:13 33:16 address (j) - 47:16 address (j) - 47:16 ALSO (j) - 17:16 appropriated (j) - 20:19, 20:23, 20:24, 21:1 21:1 appropriated (j) - 20:19, 20:24, 20:24, 20:19, 20:24, 20:24, 20:19, 20:24, 20:24, 20:24, 20:19, 20:24, 20:24, 20:24, 20:19, 20:24,		5		_	
5µr 38.23 41.19, 60 47.19, 60.25, 63.14, 64.4 44.20, 60.19, 26.17 42.00 11.7, 29.15 41.80, 19.10, 39.24, 94.17, 29.25 21.11 0 67.93, 61.93, 62.21, 33.16 500 (1) - 22.13 33.16 11.7, 29.15 41.80, 19.10, 39.24, 94.17, 49.25, 62.21, 33.15, 63.23, 63.15, 63.23, 63.12, 65.16, 63.24, 65.14 21.11		Э			
0 47.19, 48.20, 60:10, 60:25, 63:14, 64:4 117.72:315 addressed (n - 47:1 addressed (n - 4	23 [1] - 22. 13	E (0) 29:22 41:10			
04-09 (i) - 26:17 60/25, 63:14, 64:4 addressed (i) - 47:1 its 2:0, 19:10, 39:24, 49:17, 49:25, 62:21, 22:20, 23:9, 23:15, 25:12, 32:25, 22:17, 22:20, 23:9, 23:15, 25:12, 32:25, 23:22, 34:15, 25:15, 25:12, 32:25, 33:125, 25:12, 32:25, 33			••		
	0				
1 6 33.16 eVery 33.16 eVery 23.15 eS3.25 eVery 23.15 eS3.25 eVery 117 [1] - 1:8 6 [1:5] - 39.19, 47.14, 48.21, 50.2, 50.6, 50.7, 54.12, 55.9, 50.7, 54.12, 55.9, 50.1, 55.4 adjacent [1] - 69.9, 96, 91.5, 61.8, 63.19, 65.14, 91.15, 61.2, 62.16, 63.3, 91.15, 61.2, 62.16, 63.3, 91.15, 61.2, 62.16, 63.3, 91.15, 61.2, 62.16, 63.3, 91.12, 62.25, 92.14, 42.24, 92.12, 62.23, 60.14, 91.15, 63.9, 91.12, 62.16, 63.3, 91.12, 62.26, 62.3, 92.14, 62.20, 62.3, 60.12, 91.13, 81.43, 31.6, 33.11, 33.14, 33.16, 33.11, 33.14, 33.16, 33.11, 33.14, 33.16, 33.11, 33.14, 33.16, 33.11, 33.14, 33.16, 33.11, 53.14, 63.22, 65.10, 60.25, 92.14, 62.22, 66.17, 91.12, 40.220, 61.44, 91.15, 61.24, 61.24, 91.15, 61.24, 61.24, 91.15, 61.24, 61.24, 91.15, 61.24, 61.24, 92.14, 62.22, 61.75, 61.74, 91.14, 61.24, 61.24, 91.14, 61.24, 61.24,	04 00 00 47			18:20, 19:10, 39:24,	•• • •
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	04-09 [1] - 26:17	500 [1] - 22:13	addresses [2] - 17:13,	49:17, 49:25, 52:21,	22:17, 22:20, 23:9,
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $			33:16	53:16, 53:23, 59:10,	23:15, 25:12, 32:25,
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	1	6	adds [1] - 59:20	60:16, 63:6, 63:12,	41:16, 62:19, 64:23,
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $			adhere [1] - 31:9	63:21	65:3, 65:5, 65:7
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $				alternatives [1] - 56:7	April [3] - 1:6, 2:1, 2:4
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $			•		architect [3] - 11:9,
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	17 [2] - 1:6, 2:1	50:7, 54:12, 55:9,		•••	
18 (n) - 17:22 61:8, 63:19, 65:14 administration (n) - 50:0 61:2, 62:16, 63:3, 65:21, 65:23 arguably (n) - 11:13 2 7 administration (n) - 50:0 61:2, 62:16, 63:3, 65:21, 65:23 arguably (n) - 11:13 2 (n) - 33:4 7 administration (n) - 50:0 61:2, 62:16, 63:3, 65:21, 65:23 arguably (n) - 11:13 2 (n) - 33:4 7 administration (n) - 50:0 61:2, 62:16, 63:3, 65:21, 65:23 arguably (n) - 11:13 2 (n) - 63:15 7 administration (n) - 50:10, 62:15 administration (n) - 30:11, 33:14, 33:14, 33:14, 33:14, 33:16, 33:11, 33:14, 33:16	17th [1] - 2:4		•		,
1st(n) - 68:15 60 (n) - 35:4 15:6 animistration (n) - magument (n) - 1:21 animistration (n) - 1		61:8, 63:19, 65:14	-	, , ,	
N N		60 [1] - 35:4			• • • • •
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$					•
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2	7		.,	
$ \begin{array}{c} 2[4] - 23:24, 25:2, \\ 28:15, 38:16 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 9:24, 53:11 \\ 20[2] - 16:21 \\ 20[2] - 16:21 \\ 20[2] - 16:21 \\ 20[2] - 16:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:21 \\ 20[2] - 12:2 $	Z	1			• • • •
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	2 [4] - 23.24 25.2	7 [1] - 64:14			
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $. [.]	40:10, 62:15		
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		٨	adopting [2] - 39:21,		
2023 [1] - 14:24 able [7] - 12:18, 12:20, 48:23, 56:10, 63:21, 65:25, 66:1 advantage [2] - 9:10, 10:15 33:11, 33:14, 33:16, 33:11, 33:14, 33:16, 44tins [9] - 9:13, 33:11, 33:14, 33:16, 44tins [9] - 9:13, 33:11, 33:14, 33:16, 44tins [9] - 9:13, 33:11, 33:14, 33:16, 44tins [9] - 42:24 2024:04-01 [4] - 23:6, 80:24-04-01 [1] - 38:8 2024-04-01 [1] - 38:8 2024-04-01 [1] - 38:8 2024-04-01 [1] - 38:8 2024-04-01 [1] - 82:22, 65:10, 66:25 abstation [1] - 67:12 abstation [1] - 67:12 abstation [1] - 14:25 accomplished [1] - 57:16 accomplishes [1] - 57:16 acting [1] - 20:15 acting		A	41:14	26:11, 26:13, 30:11,	assured [1] - 50:11
$ \begin{array}{c} 2023-876 [1] - 42:1 \\ 2023-876 [1] - 42:1 \\ 2024 [9] - 156, 2:1, \\ 45:25, 66:1 \\ above-ground [1] - \\ 65:15 \\ 66:15 \\ 66:15 \\ 2024-04-01 [4] - 23:6, \\ 23:21, 25:13, 38:10 \\ 2024-04-01 [4] - 23:6, \\ 58:25 \\ absolutely [2] - 35:14, \\ 58:25 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 66:25 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:10 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-09 [1] - 38:10 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-10 [1] - 67:3 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-10 [1] - 67:3 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-10 [1] - 62:25 \\ 35:15 \\ 2024-04-09 [1] - 38:8 \\ 2024-04-10 [1] - 67:12 \\ 3bstaining [6] - 21:16, \\ 64:25, 65:1, 66:9, \\ 67:3 \\ abstaint (1] - 16:73 \\ abstaint (1] - 16:73 \\ abstaint (1] - 16:73 \\ accomplished [1] - 35:11 \\ accomplished [1] - 14:25 \\ accomplished [1] - 35:12 \\ accomplishes [1] - 20:15 \\ acknowledge [1] - 64:15 \\ action [1] - 20:15 \\ action [1] - $		able 171 - 12:18 12:20	advance [1] - 56:6	32:23, 33:7, 33:9,	at-large [1] - 41:10
$ \begin{array}{c} 2023 \text{ H} (1-42:1) \\ 2024 \text{ H} (1-42:1) \\ 2025 \text{ H} (1-53:12) \\ 2026 \text{ H} (1-42:1) \\ 2016 \text{ H} (1-22:1) \\ 2017 \text{ H} (1-42:1) \\ 2016 \text{ H} (1-22:1) \\ 2017 \text{ H} (1-42:1) \\ 2017 \text{ H} (1-42:1) \\ 2017 \text{ H} (1-22:1) \\ 2017 \text{ H} (1-22:1) \\ 2017 \text{ H} (1-22:1) \\ 2017 \text{ H} (1-41:2) \\ 2017 \text{ H} (1-42:1) \\ 2017 H$			advantage [2] - 9:10,	33:11, 33:14, 33:16,	Atkins [3] - 39:13,
$ \begin{array}{c} 2224 - 04 - 01 & - 23.6 \\ 68.15 \\ 2024 - 04 - 01 & - 23.6 \\ 2024 - 04 - 01 & - 23.6 \\ 2024 - 04 - 01 & - 23.6 \\ 2024 - 04 - 01 & - 23.6 \\ 2024 - 04 - 01 & - 23.6 \\ 2024 - 04 - 10 & - 38.6 \\ 2024 - 04 - 10 & - 38.6 \\ 2024 - 04 - 10 & - 38.6 \\ 2024 - 04 - 10 & - 38.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.2 \\ 2024 - 04 - 10 & - 36.2 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.6 \\ 2024 - 04 - 10 & - 36.2 \\ 300 + 10 - 36.6 \\ 201 + 36.6 \\$			-	33:18, 33:20, 33:25,	49:10, 53:5
$\begin{array}{c} 41:23, 48:13, 63:17,\\ 68:15\\ 2024-04-01 [4] - 23:6,\\ 23:21, 25:13, 38:10\\ 2024-04-09 [1] - 38:8\\ 2024-04-10 [9] - 62:22,\\ 65:10, 66:25\\ abstaining [5] - 21:16,\\ 64:25, 65:1, 66:9,\\ 65:10, 66:25\\ abstention [1] - 67:12\\ abstention [1] - 14:25\\ accomplishe [1] - 31:1\\ 32207 [1] - 41:8\\ 32207 [1] - 71:7\\ 3221/2 [2] - 60:4,\\ 60:13, 63:10\\ 32207 [1] - 71:7\\ 32227 [1] - 11:8\\ 32227 [1] - 11:8\\ 32227 [1] - 11:8\\ 32227 [1] - 67:19\\ 307 [1] - 67:19\\ \end{array}$	••			37:4, 37:16, 49:4,	
68:15 absolutely [2] - 35:14, 323:21, 25:13, 38:10 absolutely [2] - 35:14, 58:25 absolutely [2] - 35:14, 58:25 absolutely [2] - 35:14, 58:25 absolutely [2] - 35:14, 58:25 abstaining [5] - 21:16, 64:25, 65:1, 66:9, 67:3 abstaining [5] - 21:16, 67:3 abstaining [5] - 21:16, accomplishe [1] - 12:14 accomplishe [1] - 12:24 attempti [1] - 13:18 attempti [1] - 13:3 Audulence [1] - 3:20, 11:4, 13:3, 13:14, 12:4, 15:20, 46:4 audulence [1] - 26:24 analyse [1] - 57:7, 51:7, 75:16 audulence [1] - 57:7, 51:7, 75:51 audulence [6] - 3:25, 51:7, 75:15 authority [2] - 20:5, 75:17, 75:16 authority [2] - 20:5, 75:17, 75:17 authority [2] - 20:5, 75:17, 75:16 authority [2] - 20:5, 75:17, 75:16 authority [3] - 21:6, 75:17, 75:17 authority [3] - 21:6, 75:17, 75:17 <td>41:23, 48:13, 63:17,</td> <td>-</td> <td></td> <td>49:13, 51:14, 63:2,</td> <td></td>	41:23, 48:13, 63:17,	-		49:13, 51:14, 63:2,	
2024-04-01 [q] - 23:6, 23:21, 25:13, 38:10 2024-04-09 [1] - 38:81 absolutely [2] - 30:14, 58:25 advocating [1] - 14:20 65:12, 66:5, 66:7 attend [2] - 12:18, 12:20 2024-04-09 [1] - 38:10 abstaining [5] - 21:16, 64:25, 65:1, 66:9, 67:3 abstaining [5] - 21:16, 64:25, 65:1, 66:9, 67:3 atvocating [1] - 14:20 African-American [1] -31:1 amendments [3] - 29:14, 62:20, 63:4 attend [2] - 12:18, 12:6, 18:17, 36:18 2024-04-10 [3] - 66:25 abstaining [5] - 21:16, 67:3 atsention [1] - 67:12 attendout [1] - 41:25 attendace [1] - 4:3 2021 [1] - 53:12 abstaining [5] - 21:16, 67:3 accomplishes [1] - 57:15 attendout [1] - 21:21, 3:12, 5:2, 49:6 12:6, 18:17, 36:18 attendace [1] - 4:3 29 [5] - 41:22, 48:12, 53:11, 53:12, 63:17 accomplishes [1] - 57:16 accomplishes [1] - 57:15 accomplishes [1] - 57:15 accomplishes [1] - 57:15 accomplishes [1] - 57:15 account [1] - 25:2 agenda [11] - 5:8, acknowledge [1] - 64:15 account [1] - 25:2 agenda [11] - 50:5 analyzed [1] - 57:7 5:1, 7:15, 11:3, 13:13, 17:4 3/29/24 [3] - 60:4, 60:13, 63:10 64:15 acting [1] - 20:15 acting [1] - 20:15 acting [1] - 20:15 agreepee [1] - 50:5 apologize [2] - 30:13, 21:5 21:5 301 [1] - 7:17 acting [1] - 20:15 acting [1] - 20:15 acting [1] - 13:18 </td <td>68:15</td> <td></td> <td></td> <td></td> <td></td>	68:15				
23:21, 25:13, 38:10 23:25 abstaining [5] - 21:16, 64:25, 65:1, 66:9, 67:3 abstaining [5] - 21:16, 64:25, 65:1, 66:9, 67:3 abstaining [5] - 21:16, 64:25, 65:1, 66:9, 67:3 attendance [1] - 4:3 attendance [1] - 4:3 2029 [1] - 53:12 abstention [1] - 67:12 abstention [1] - 67:12 afternoon's [2] - 12:3, 3:12, 5:2, 49:6 amenities [4] - 11:21, 35:3; 2, 55:3; 53:3; 53:2, 53	2024-04-01 [4] - 23:6,	-		65:12. 66:5. 66:7	
$ \begin{array}{c} 2024-04-09 \ [1] - 38:8 \\ 2024-04-10 \ [3] - 62:22, \\ 65:10, 66:25 \\ 2029 \ [1] - 53:12 \\ 2047 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2477 \ [1] - 54:23 \\ 2ccomplish \ [3] - 1 \\ 29[5] - 41:22, 48:12, \\ 53:11, 53:12, 63:17 \\ 29[5] - 41:22, 48:12, \\ 53:11, 53:12, 63:17 \\ 29th \ [5] - 38:25, 39:23, \\ 46:13, 61:21, 61:24 \\ 2:00 \ [2] - 1:7, 2:1 \\ \end{array} $	23:21, 25:13, 38:10				
2024-04-10 [3] - 62:22, 65:1, 66:9, 67:3 64:25, 65:1, 66:9, 67:3 anticlean internation of the internatio	2024-04-09 [1] - 38:8	••••			-
65:10, 66:25 67:3 abstention [1] - 67:12 afternoon [4] - 2:3, afternoon [4] - 2:4, AUDIENCE [9] - 3:18, 52:25, 53:1, 53:2, 53:3 29 [5] - 41:22, 48:12, accomplishe [1] - 11:24, 50:8, 58:17 aGENCY [1] - 1:2 amount [4] - 24:9, 11:4, 13:3, 13:14, 17:5 29th [5] - 38:25, 39:23, accomplishes [1] - 57:16 agenda [11] - 58, ample [1] - 12:14 audience [1] - 36:20 3 account [1] - 25:2 account [1] - 25:2 agenda [11] - 57:7 analysis [1] - 57:7 Audience [6] - 3:25, 5:1, 7:15, 11:3, 3 account [1] - 25:2 acknowledging [1] - agree [2] - 3:14, apologize [2] - 3:13, authority [2] - 20:5, 301 [1] - 7:17 32:14 agree [2] - 3:14, apologize [2] - 3:13, 21:5 32207 [1] - 41:8	2024-04-10 [3] - 62:22,	64:25, 65:1, 66:9,			
2029 [1] - 53:12 abstention [1] - 67:12 atternoon [4] - 2.3, atternoon [2] - 3.3, atternoon [2]		67:3			.,
24/7 [1] - 54:23 abundance [1] - 21:15 3.12, 52, 49.5 Amerry [1] - 10:15 3.3.3 24th [1] - 42:10 accomplish [3] - accomplish [3] - 11:24, 50:8, 58:17 accomplish [3] - 31:1 31:1 321, 4:1, 52; 7:16, 29 [5] - 41:22, 48:12, 11:24, 50:8, 58:17 accomplish [3] - 12:19, 38:12 amount [4] - 24:9, 11:4, 13:3, 13:14, 29 [5] - 41:22, 48:12, 11:24, 50:8, 58:17 accomplished [1] - accomplishes [1] - 20:1, 21:4, 21:8, amount [4] - 24:9, 11:4, 13:3, 13:14, 29 [5] - 17, 2:1 accomplishes [1] - 57:16 accomplishes [1] - 20:1, 21:4, 21:8, analysis [1] - 57:2 audience [6] - 3:25, 3 account [1] - 25:2 accomplishes [1] - 57:15 31:25, 67:14, 67:17 Andrea [2] - 11:5, 11:9 13:13, 17:4 3/29/24 [3] - 60:4, 64:15 acknowledge [1] - altreno [1] - 50:5 apologize [2] - 30:13, 21:5 301 [1] - 7:17 32:14 action [1] - 20:15 action [4] - 21:21, agreeable [1] - 50:5 apologize [1] - 30:13, 20:15, 67:16 32207 [1] - 41:8 action [4] - 21:21, action [4] - 21:21, ateal [1] - 20:15 action [4] - 21:21, ateal [1] - 50:5		abstention [1] - 67:12			
24hr (i) - 542:0 24th (i) - 42:20 29 (5) - 41:22, 48:12, 53:11, 53:12, 63:17acclaim (i) - 14:25 accomplish (3) - 11:24, 50:8, 58:17 accomplished (1) - 57:16afternoon's (2) - 12:19, 38:12American (2) - 8:24, 31:1AUDIENCE (9) - 3:18, 32:1, 4:1, 5:2, 7:16, amount [4] - 24:9, 24:22, 55:17, 58:2429 (5) - 41:22, 48:12, 53:11, 53:12, 63:17accomplished (1) - 57:16accomplished (1) - 57:16accomplishes (1) - 57:16accomplishes (1) - 57:15accomplishes (1) - 57:15accomplishes (1) - 57:15accomplishes (1) - 57:15accomplishes (1) - 57:16accomplishes (1) - 20:1, 21:4, 21:8, 20:1, 21:4, 21:4, 21:8, 20:1, 21:4, 21:4, 21:6, 20:1, 21:4, 21:8, 20:1, 21:4, 21:2, 33; 31:10, 31:25, 67:14, 67:17American (2) - 8:24, 31:1AUDIENCE (9) - 3:18, 31:13/29/24 (3) - 60:4, 60:13, 63:10accomplishes (1) - 57:17accomplishes (1) - 32:14age (5) - 6:19, 9:24, 31:25, 67:14, 67:17analysed (1) - 57:7 Andrea (2) - 11:5, 11:9Audience (6) - 3:25, 5:1, 7:15, 11:3, 31:25, 67:14, 67:173/29/24 (3) - 60:4, 60:13, 63:10acknowledging (1) - 32:14age (5) - 6:19, 9:24, 32:14andly age (5) - 6:19, 9:24, 31:25, 67:14, 67:17Andrea's (1) - 11:7 apologize (2) - 30:13, 49:9Authority (2) - 20:5, 20:15, 67:163/207 (1) - 41:8acting (1) - 20:15 acting (1) - 20:15acting (1) - 20:15 acting (1) - 20:15agreement (2) - 17:19, appear (1) - 21:3Authority (3) - 2:16, 20:15, 67:163/207 (1) - 41:8acting (1) - 20:15 acting (1) - 20:15acting (1) - 20:21agreement (2) - 17:19, appear (1) - 21:3authorized (1)			3:12, 5:2, 49:6	• • •	
2411 (1) = 42.10accomplish (3) = 11:24, 50:8, 58:1712:19, 38:1231:13:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 14:4, 13:13, 14:17, 13:13, 14:14, 13:13, 14:14, 					
$\begin{array}{c} 29 \ (5) = 41.22, 40.12, \\ 53:11, 53:12, 63:17 \\ 29 \ (5) = 38:25, 39:23, \\ 46:13, 61:21, 61:24 \\ 2:00 \ (2) = 1:7, 2:1 \end{array} \begin{array}{c} 11:24, 50:8, 58:17 \\ accomplished \ (1) - 5:8, \\ 57:16 \\ accomplishes \ (1) - 5:7:16 \\ accomplishes \ (1) - 57:15 \\ accomplishes \ (1) - 25:2 \\ acknowledge \ (1) - 12:2 \\ acknowledge \ (1) - 11:2 \\ acknowledge \ (1) - 32:14 \\ acknowledge \ (1) - 32:14 \\ acknowledge \ (1) - 20:15 \\ acknowled \ (1) - 20:2 \\ acknowled \$			12:19, 38:12		
$\begin{array}{c c c c c c c c c c c c c c c c c c c $			AGENCY [1] - 1:2		11:4, 13:3, 13:14,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $			Agency [1] - 20:4		
$\begin{array}{c c c c c c c c c c c c c c c c c c c $		• • • •		• • • •	audience [1] - 36:20
$\begin{array}{c c c c c c c c c c c c c c c c c c c $				analysis [1] - 57:2	Audience [6] - 3:25,
337.1331:25, 67:14, 67:17Andrea [2] - 11:5, 11:913:13, 17:43account [1] - 25:2ago [5] - 6:19, 9:24,Andrea's [1] - 11:7auditorium [1] - 7:103/29/24 [3] - 60:4, 60:13, 63:1064:15agree [2] - 34:14,apologize [2] - 30:13,21:5301 [1] - 7:1732:14agree [2] - 34:14,apologizes [1] - 49:1120:15, 67:163134 [1] - 11:7act [2] - 6:9, 6:10agreement [2] - 17:19,appealing [1] - 49:1120:15, 67:1632207 [1] - 41:8acting [1] - 20:15agreement [2] - 17:19,appealing [1] - 19:9authorized [1] - 68:832257 [1] - 11:8action [4] - 21:21,42:24appeare [1] - 21:3AVA [1] - 1:213:07 [1] - 67:1926:15, 38:19, 39:22ahead [1] - 21:2appeared [1] - 8:25available [2] - 9:8,activation [1] - 36:6activities [1] - 13:18align [1] - 9:20apple [1] - 46:20avoid [1] - 6:20aigne [1] - 42:25apple [1] - 46:20avaids [1] - 20:21avaids [1] - 20:21	2:00 [2] - 1:7, 2:1			analyzed [1] - 57:7	
3account [1] = 20.2 acknowledge [1] - 64:15ago [5] - 6:19, 9:24, 14:24, 15:20, 46:4Andrea's [1] - 11:7 annual [1] - 24:20 apologize [2] - 30:13, 49:9auditorium [1] - 7:10 authority [2] - 20:5, 21:5301 [1] - 7:17 32:14acknowledging [1] - 32:14agree [2] - 34:14, 35:12apologize [2] - 30:13, 49:921:53134 [1] - 11:7 32207 [1] - 41:8 32207 [1] - 41:8 32257 [1] - 11:8acting [1] - 20:15 action [4] - 21:21, 26:15, 38:19, 39:22 activation [1] - 36:6 activities [1] - 13:18agree all [1] - 5:7 42:24appeared [1] - 8:25 applauding [1] - 5:7 applauding [1] - 5:7 apple [1] - 46:20 appreciate [3] - 32:18,avaids [1] - 20:21				Andrea [2] - 11:5, 11:9	
3/29/24 [3] - 60:4, 60:13, 63:1064:15 acknowledging [1] - 32:14agree [2] - 34:14, 35:12annual [1] - 24:20 apologize [2] - 30:13, 49:9authority [2] - 20:5, 21:5301 [1] - 7:17 32:1432:14 act [2] - 6:9, 6:10 acting [1] - 20:15 22207 [1] - 41:8 32257 [1] - 11:8acting [1] - 20:15 action [4] - 21:21, 26:15, 38:19, 39:22 activation [1] - 36:6 activities [1] - 13:18agree [2] - 34:14, agree e2] - 34:14, agree e2] - 34:14, agree e2] - 34:14, 35:12apologize [2] - 30:13, 49:9Authority [3] - 2:05, 20:15, 67:16 authorized [1] - 68:8 AVA [1] - 19:9 authorized [1] - 68:832257 [1] - 41:8 3:07 [1] - 67:19action [4] - 21:21, 26:15, 38:19, 39:22 activation [1] - 36:6 activities [1] - 13:18ahead [1] - 2:12 align [1] - 9:20 align [1] - 42:25appeared [1] - 8:25 apple [1] - 46:20 appreciate [3] - 32:18,avoid [1] - 6:20 awards [1] - 20:21	3			Andrea's [1] - 11:7	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		-			
60:13, 63:10 32:14 35:12 49:9 Authority [3] - 2:16, 301 [1] - 7:17 32:14 35:12 apologizes [1] - 49:11 20:15, 67:16 3134 [1] - 11:7 act [2] - 6:9, 6:10 agreeable [1] - 50:5 apologizes [1] - 49:11 20:15, 67:16 32207 [1] - 41:8 action [4] - 21:21, 42:24 appearing [1] - 21:3 AVA [1] - 1:21 32257 [1] - 11:8 action [4] - 21:21, 42:24 appeared [1] - 8:25 available [2] - 9:8, 3:07 [1] - 67:19 26:15, 38:19, 39:22 ahead [1] - 2:12 appeared [1] - 8:25 available [2] - 9:8, activation [1] - 36:6 activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 aliye [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21	3/29/24 [3] - 60:4,				
301 [1] - 7:17 act [2] - 6:9, 6:10 agreeable [1] - 50:5 apologizes [1] - 49:11 20:15, 67:16 3134 [1] - 11:7 acting [1] - 20:15 agreeable [1] - 50:5 appealing [1] - 19:9 authorized [1] - 68:8 32207 [1] - 41:8 action [4] - 21:21, 42:24 appeare [1] - 21:3 AVA [1] - 1:21 3:07 [1] - 67:19 26:15, 38:19, 39:22 ahead [1] - 2:12 appeared [1] - 8:25 available [2] - 9:8, activation [1] - 36:6 activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21	60:13, 63:10				
3134 [1] - 11:7 act [2] - 6:9, 6:10 agreeable [1] - 50:5 appologizes [1] - 49:11 20.15, 67.16 32207 [1] - 41:8 acting [1] - 20:15 agreement [2] - 17:19, appealing [1] - 19:9 authorized [1] - 68:8 32257 [1] - 11:8 action [4] - 21:21, 42:24 appeared [1] - 8:25 available [2] - 9:8, 3:07 [1] - 67:19 26:15, 38:19, 39:22 ahead [1] - 2:12 appeared [1] - 8:25 available [2] - 9:8, activation [1] - 36:6 activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21	301 [1] - 7:17				-
32207 [1] - 41:8 acting [1] - 20:15 agreement [2] - 17:19, appearing [1] - 19.9 authorized [1] - 68:8 32257 [1] - 11:8 action [4] - 21:21, 42:24 appeare [1] - 21:3 AVA [1] - 1:21 3:07 [1] - 67:19 26:15, 38:19, 39:22 ahead [1] - 21:2 appeared [1] - 8:25 available [2] - 9:8, activation [1] - 36:6 activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21	3134 [1] - 11:7	act [2] - 6:9, 6:10	•		
32257 [1] - 11:8 action [4] - 21:21, 26:15, 38:19, 39:22 42:24 appear [1] - 21:3 AVA [1] - 1.21 3:07 [1] - 67:19 26:15, 38:19, 39:22 ahead [1] - 2:12 appeared [1] - 8:25 available [2] - 9:8, 50:23 activation [1] - 36:6 activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21		acting [1] - 20:15	-	••••	
3:07 [1] - 67:19 26:15, 38:19, 39:22 activation [1] - 36:6 activities [1] - 13:18 ahead [1] - 2:12 Alexandria [1] - 41:7 align [1] - 9:20 alive [1] - 42:25 appeared [1] - 8:25 applauding [1] - 5:7 applauding [1] - 5:7 apple [1] - 46:20 appreciate [3] - 32:18, available [2] - 9:8, 50:23 avoid [1] - 6:20 awards [1] - 20:21		action [4] - 21:21,		••	
activation [1] - 36:6 Alexandria [1] - 41:7 applauding [1] - 5:7 50:23 activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21					
activities [1] - 13:18 align [1] - 9:20 apple [1] - 46:20 avoid [1] - 6:20 alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21			Alexandria [1] - 41:7		
alive [1] - 42:25 appreciate [3] - 32:18, awards [1] - 20:21			align [1] - 9:20		avoid [1] - 6:20
			alive [1] - 42:25	appreciate [3] - 32:18,	awards [1] - 20:21
				■ □ I1	700.07

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aye [5] - 22:6, 22:7,	blue-lined [2] - 26:22,	61:17, 61:19, 65:25	catalog [1] - 54:5	65:1, 65:4, 65:6,
22:24, 22:25, 23:18	38:16	Boyer's [1] - 57:10	category [1] - 23:24	65:8, 65:13, 65:19,
22.24, 22.20, 20.10	BOARD [93] - 1:3,	Brad [1] - 10:20	caused [1] - 5:22	66:4, 66:9, 66:12,
В	1:12, 2:22, 2:24, 3:2,	bridge [1] - 7:1	caution [1] - 21:15	66:14, 66:16, 66:21,
D	3:4, 3:6, 21:11, 22:4,	Bridge [3] - 7:4, 9:6,	Cellphone [1] - 14:5	66:24, 67:3, 67:6,
baby [1] - 44:25	22:7, 22:17, 22:20,	12:15	Center [1] - 16:5	67:8, 67:10
back-and-forth [1] -	22:21, 22:25, 23:2,	bring [3] - 45:23, 48:7,	century [1] - 15:13	chairman [1] - 13:7
54:16	23:15, 23:16, 23:18,	50:15	CEO [3] - 2:21, 61:15,	Chamber [1] - 42:3
Ball [1] - 10:21	25:12, 25:14, 25:18,	bringing [2] - 5:10,	63:9	change [10] - 24:25,
bar [1] - 9:2	25:20, 25:22, 25:24,	30:24	certainly [5] - 20:2,	25:1, 25:7, 28:14,
Barbara [3] - 14:8,	26:1, 30:4, 30:6,	brings [1] - 23:5	35:18, 35:22, 44:16,	49:15, 57:14, 57:23,
17:3, 17:5	32:8, 32:11, 32:17,	Brittany [1] - 40:16	51:9	59:7, 65:21, 65:23
based [9] - 4:21,	32:24, 33:5, 33:15,	Brosche [2] - 53:2,	CERTIFICATE [1] -	changed [1] - 64:18
24:14, 27:10, 30:20,	33:22, 33:23, 36:1,	56:16	68:1	changes [9] - 17:21,
36:20, 38:22, 49:18,	36:25, 37:6, 37:8,	brought [2] - 33:17,	certify [1] - 68:8	26:23, 29:15, 33:4,
61:14, 63:8	37:10, 37:12, 37:14,	43:17	cetera [3] - 10:24,	38:16, 38:23, 48:23,
basis [7] - 24:20,	37:23, 37:25, 38:2,	budget [3] - 21:5,	28:25, 34:7	63:14, 63:19
27:21, 49:24, 53:15,	38:4, 38:6, 45:4,	22:12	CFO [1] - 49:19	changing [1] - 45:21
59:9, 60:15, 63:11	47:12, 48:3, 48:19,	budgets [2] - 20:9,	Chair [12] - 1:13, 20:3,	check [1] - 24:22
Bay [2] - 7:17, 9:3	55:5, 55:8, 59:7,	20:13	29:24, 34:12, 36:14,	checkmate [1] - 51:4
beautiful [6] - 12:24,	59:15, 59:17, 60:2,	build [5] - 7:8, 15:22,	45:19, 46:17, 48:4,	Chief [1] - 1:17
15:10, 15:14, 16:1,	60:7, 60:9, 61:3,	16:16, 18:23, 19:10	55:19, 56:19, 60:3	citizen [2] - 11:10,
17:20, 18:13	61:5, 61:13, 62:2,	building [3] - 28:25,	chair [7] - 8:2, 13:17,	13:15
begin [1] - 36:10	62:14, 62:21, 62:23,	34:4, 35:3	33:15, 41:11, 52:6,	citizens [1] - 12:20
beginning [1] - 31:11	63:3, 64:2, 64:6,	built [2] - 6:11, 34:7	58:5, 59:15	Citrano [2] - 3:1, 8:2
begins [1] - 61:20	64:8, 64:13, 64:17,	business [1] - 4:19	chaired [1] - 41:12	CITRANO [1] - 1:13
behalf [2] - 11:5, 49:8	64:19, 64:23, 64:25, 65:3, 65:5, 65:7,	bypass [1] - 45:12	Chairman [7] - 23:7,	city [1] - 12:24
beloved [1] - 15:13	65:11, 65:14, 65:20,	bypassed [1] - 43:20	23:22, 26:7, 38:14,	CITY [1] - 1:1
beneficial [1] - 32:3	66:1, 66:3, 66:8,		49:6, 52:20, 61:17	City [26] - 1:7, 1:19,
bonotit rol 10.02				
benefit [2] - 19:23,		C	CHAIRMAN [109] - 2:3,	1:19, 10:6, 19:1,
36:24	66:11, 66:13, 66:15,		2:10, 3:1, 3:10, 3:22,	20:15, 20:19, 20:23,
36:24 benefits [1] - 18:25	66:11, 66:13, 66:15, 66:19, 66:23, 67:2,	cannot [4] - 49:18,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9	cannot [4] - 49:18, 58:24, 61:12, 63:8	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19,	$\begin{array}{c} 20:15,\ 20:19,\ 20:23,\\ 39:10,\ 40:1,\ 41:9,\\ 41:21,\ 42:3,\ 43:23,\\ 45:13,\ 48:11,\ 51:20,\\ 52:3,\ 52:10,\ 54:14,\\ 55:13,\ 58:21,\ 59:22,\\ 60:23,\ 63:15,\ 63:23\\ \textbf{City's}[4]-20:12,\\ 40:2,\ 56:11,\ 63:25\\ \textbf{civic}[2]-7:10,\ 13:18\\ \textbf{clause}[1]-61:20\\ \textbf{clauses}[1]-62:5\\ \end{array}$
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:25, 43:2, 43:3,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24,	$\begin{array}{c} 20:15,\ 20:19,\ 20:23,\\ 39:10,\ 40:1,\ 41:9,\\ 41:21,\ 42:3,\ 43:23,\\ 45:13,\ 48:11,\ 51:20,\\ 52:3,\ 52:10,\ 54:14,\\ 55:13,\ 58:21,\ 59:22,\\ 60:23,\ 63:15,\ 63:23\\ \textbf{City's}[4]-20:12,\\ 40:2,\ 56:11,\ 63:25\\ \textbf{civic}[2]-7:10,\ 13:18\\ \textbf{clause}[1]-61:20\\ \textbf{clauses}[1]-62:5\\ \textbf{clean}[1]-53:9\\ \end{array}$
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16,	$\begin{array}{c} 20:15,\ 20:19,\ 20:23,\\ 39:10,\ 40:1,\ 41:9,\\ 41:21,\ 42:3,\ 43:23,\\ 45:13,\ 48:11,\ 51:20,\\ 52:3,\ 52:10,\ 54:14,\\ 55:13,\ 58:21,\ 59:22,\\ 60:23,\ 63:15,\ 63:23\\ \textbf{City's}[4]-20:12,\\ 40:2,\ 56:11,\ 63:25\\ \textbf{civic}[2]-7:10,\ 13:18\\ \textbf{clause}[1]-61:20\\ \textbf{clauses}[1]-62:5\\ \textbf{clean}[1]-53:9\\ \textbf{clear}[11]-8:3,\ 46:12,\\ 46:13,\ 46:15,\ 50:15,\\ 51:17,\ 54:24,\ 55:1,\\ \end{array}$
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 56:12 capping [1] - 24:19 capture [4] - 52:1,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12,	$\begin{array}{c} 20:15,\ 20:19,\ 20:23,\\ 39:10,\ 40:1,\ 41:9,\\ 41:21,\ 42:3,\ 43:23,\\ 45:13,\ 48:11,\ 51:20,\\ 52:3,\ 52:10,\ 54:14,\\ 55:13,\ 58:21,\ 59:22,\\ 60:23,\ 63:15,\ 63:23\\ \textbf{City's}[4]-20:12,\\ 40:2,\ 56:11,\ 63:25\\ \textbf{civic}[2]-7:10,\ 13:18\\ \textbf{clause}[1]-61:20\\ \textbf{clauses}[1]-62:5\\ \textbf{clean}[1]-53:9\\ \textbf{clear}[11]-8:3,\ 46:12,\\ 46:13,\ 46:15,\ 50:15,\\ 51:17,\ 54:24,\ 55:1,\\ 57:19,\ 62:4\\ \end{array}$
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19 body [2] - 58:2, 58:3	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 26:12 capping [1] - 24:19 capture [4] - 52:1, 52:4, 54:13, 60:25	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7,	$\begin{array}{c} 20:15,\ 20:19,\ 20:23,\\ 39:10,\ 40:1,\ 41:9,\\ 41:21,\ 42:3,\ 43:23,\\ 45:13,\ 48:11,\ 51:20,\\ 52:3,\ 52:10,\ 54:14,\\ 55:13,\ 58:21,\ 59:22,\\ 60:23,\ 63:15,\ 63:23\\ \textbf{City's [4] - 20:12,}\\ 40:2,\ 56:11,\ 63:25\\ \textbf{civic [2] - 7:10,\ 13:18}\\ \textbf{clause [1] - 61:20}\\ \textbf{clauses [1] - 62:5}\\ \textbf{clean [1] - 53:9}\\ \textbf{clear [11] - 8:3,\ 46:12,}\\ 46:13,\ 46:15,\ 50:15,\\ 51:17,\ 54:24,\ 55:1,\\ 57:19,\ 62:4\\ \textbf{close [2] - 21:13,}\\ \end{array}$
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19 body [2] - 58:2, 58:3 book [1] - 26:16	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 56:12 capping [1] - 24:19 capture [4] - 52:1, 52:4, 54:13, 60:25 captured [1] - 50:2	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13,	$\begin{array}{c} 20:15,\ 20:19,\ 20:23,\\ 39:10,\ 40:1,\ 41:9,\\ 41:21,\ 42:3,\ 43:23,\\ 45:13,\ 48:11,\ 51:20,\\ 52:3,\ 52:10,\ 54:14,\\ 55:13,\ 58:21,\ 59:22,\\ 60:23,\ 63:15,\ 63:23\\ \textbf{City's [4] - 20:12,}\\ 40:2,\ 56:11,\ 63:25\\ \textbf{civic [2] - 7:10,\ 13:18}\\ \textbf{clause [1] - 61:20}\\ \textbf{clauses [1] - 62:5}\\ \textbf{clean [1] - 53:9}\\ \textbf{clear [11] - 8:3,\ 46:12,}\\ 46:13,\ 46:15,\ 50:15,\\ 51:17,\ 54:24,\ 55:1,\\ 57:19,\ 62:4\\ \textbf{close [2] - 21:13,}\\ 67:14\end{array}$
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19 body [2] - 58:2, 58:3 book [1] - 26:16 bore [1] - 54:16	$\begin{array}{l} \textbf{cannot} \ [4] - 49:18, \\ 58:24, \ 61:12, \ 63:8 \\ \textbf{capacity} \ [3] - 20:5, \\ 20:16, \ 20:18 \\ \textbf{Capital} \ [24] - 39:9, \\ 49:17, \ 49:24, \ 50:10, \\ 50:19, \ 52:8, \ 53:16, \\ 53:24, \ 54:1, \ 58:9, \\ 58:11, \ 58:13, \ 58:18, \\ 58:20, \ 59:1, \ 59:10, \\ 59:12, \ 59:19, \ 59:20, \\ 59:24, \ 60:15, \ 61:10, \\ 63:7, \ 63:11 \\ \textbf{capped} \ [1] - 56:12 \\ \textbf{capture} \ [4] - 52:1, \\ 52:4, \ 54:13, \ 60:25 \\ \textbf{captured} \ [1] - 50:2 \\ \textbf{carefully} \ [1] - 10:7 \\ \end{array}$	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19 body [2] - 58:2, 58:3 book [1] - 26:16 bore [1] - 54:16 boss [1] - 62:6	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 56:12 capping [1] - 24:19 capture [4] - 52:1, 52:4, 54:13, 60:25 captured [1] - 50:2 carefully [1] - 10:7 CARLUCCI [8] - 1:19,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18	$\begin{array}{l} 66:11,\ 66:13,\ 66:15,\\ 66:19,\ 66:23,\ 67:2,\\ 67:5,\ 67:7,\ 67:9\\ \hline \board\ [35]-2:4,\ 2:22,\\ 2:25,\ 3:1,\ 3:3,\ 3:5,\\ 3:7,\ 4:2,\ 4:4,\ 4:8,\\ 7:21,\ 8:2,\ 9:22,\ 10:6,\\ 11:10,\ 12:22,\ 19:24,\\ 27:1,\ 27:4,\ 28:17,\\ 29:10,\ 29:23,\ 35:20,\\ 38:21,\ 40:13,\ 45:2,\\ 45:24,\ 46:11,\ 48:25,\\ 49:7,\ 51:18,\ 55:21,\\ 62:12,\ 62:18,\ 66:18\\ \hline \board\ [7]-1:13,\ 1:14,\\ 1:14,\ 1:15,\ 1:15,\\ 8:23,\ 45:19\\ \hline \body\ [2]-58:2,\ 58:3\\ \hline \book\ [1]-26:16\\ \hline \bore\ [1]-54:16\\ \hline \boss\ [1]-62:6\\ \hline \bottom\ [1]-28:15\\ \hline \end{array}$	$\begin{array}{l} \textbf{cannot} \ [4] - 49:18, \\ 58:24, \ 61:12, \ 63:8 \\ \textbf{capacity} \ [3] - 20:5, \\ 20:16, \ 20:18 \\ \textbf{Capital} \ [24] - 39:9, \\ 49:17, \ 49:24, \ 50:10, \\ 50:19, \ 52:8, \ 53:16, \\ 53:24, \ 54:1, \ 58:9, \\ 58:11, \ 58:13, \ 58:18, \\ 58:20, \ 59:1, \ 59:10, \\ 59:12, \ 59:19, \ 59:20, \\ 59:24, \ 60:15, \ 61:10, \\ 63:7, \ 63:11 \\ \textbf{capped} \ [1] - 56:12 \\ \textbf{capping} \ [1] - 24:19 \\ \textbf{capture} \ [4] - 52:1, \\ \ 52:4, \ 54:13, \ 60:25 \\ \textbf{captured} \ [1] - 50:2 \\ \textbf{carefully} \ [1] - 10:7 \\ \textbf{CARLUCCI} \ [8] - 1:19, \\ \ 41:3, \ 44:1, \ 45:17, \\ \end{array}$	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Co-Op [1] - 5:14
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18 bites [1] - 46:20	$\begin{array}{c} 66:11,\ 66:13,\ 66:15,\\ 66:19,\ 66:23,\ 67:2,\\ 67:5,\ 67:7,\ 67:9\\ \hline \textbf{board} [35] - 2:4,\ 2:22,\\ 2:25,\ 3:1,\ 3:3,\ 3:5,\\ 3:7,\ 4:2,\ 4:4,\ 4:8,\\ 7:21,\ 8:2,\ 9:22,\ 10:6,\\ 11:10,\ 12:22,\ 19:24,\\ 27:1,\ 27:4,\ 28:17,\\ 29:10,\ 29:23,\ 35:20,\\ 38:21,\ 40:13,\ 45:2,\\ 45:24,\ 46:11,\ 48:25,\\ 49:7,\ 51:18,\ 55:21,\\ 62:12,\ 62:18,\ 66:18\\ \hline \textbf{Board} [7] - 1:13,\ 1:14,\\ 1:14,\ 1:15,\ 1:15,\\ 8:23,\ 45:19\\ \hline \textbf{body} [2] - 58:2,\ 58:3\\ \hline \textbf{bock} [1] - 26:16\\ \hline \textbf{bore} [1] - 54:16\\ \hline \textbf{bors} [1] - 62:6\\ \hline \textbf{bottom} [1] - 28:15\\ \hline \textbf{Boyer} [3] - 2:21,\\ \end{array}$	$\begin{array}{l} \textbf{cannot} \ [4] - 49:18, \\ 58:24, \ 61:12, \ 63:8 \\ \textbf{capacity} \ [3] - 20:5, \\ 20:16, \ 20:18 \\ \textbf{Capital} \ [24] - 39:9, \\ 49:17, \ 49:24, \ 50:10, \\ 50:19, \ 52:8, \ 53:16, \\ 53:24, \ 54:1, \ 58:9, \\ 58:11, \ 58:13, \ 58:18, \\ 58:20, \ 59:1, \ 59:10, \\ 59:12, \ 59:19, \ 59:20, \\ 59:24, \ 60:15, \ 61:10, \\ 63:7, \ 63:11 \\ \textbf{capped} \ [1] - 56:12 \\ \textbf{capping} \ [1] - 24:19 \\ \textbf{capture} \ [4] - 52:1, \\ \ 52:4, \ 54:13, \ 60:25 \\ \textbf{captured} \ [1] - 50:2 \\ \textbf{carefully} \ [1] - 10:7 \\ \textbf{CARLUCCI} \ [8] - 1:19, \\ \ 41:3, \ 44:1, \ 45:17, \\ \ 46:16, \ 47:21, \ 48:1, \\ \end{array}$	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22, 45:1, 47:10, 47:13,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Co-Op [1] - 5:14 Code [1] - 20:7
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18 bites [1] - 46:20 blessings [1] - 43:12	$\begin{array}{l} 66:11,\ 66:13,\ 66:15,\\ 66:19,\ 66:23,\ 67:2,\\ 67:5,\ 67:7,\ 67:9\\ \hline \board\ [35]\ -\ 2:4,\ 2:22,\\ 2:25,\ 3:1,\ 3:3,\ 3:5,\\ 3:7,\ 4:2,\ 4:4,\ 4:8,\\ 7:21,\ 8:2,\ 9:22,\ 10:6,\\ 11:10,\ 12:22,\ 19:24,\\ 27:1,\ 27:4,\ 28:17,\\ 29:10,\ 29:23,\ 35:20,\\ 38:21,\ 40:13,\ 45:2,\\ 45:24,\ 46:11,\ 48:25,\\ 49:7,\ 51:18,\ 55:21,\\ 62:12,\ 62:18,\ 66:18\\ \hline \ \board\ [7]\ -\ 1:13,\ 1:14,\\ 1:14,\ 1:15,\ 1:15,\\ 8:23,\ 45:19\\ \hline \ \body\ [2]\ -\ 58:2,\ 58:3\\ \hline \ \bock\ [1]\ -\ 26:16\\ \hline \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	$\begin{array}{l} \textbf{cannot} \ [4] - 49:18, \\ 58:24, \ 61:12, \ 63:8 \\ \textbf{capacity} \ [3] - 20:5, \\ 20:16, \ 20:18 \\ \textbf{Capital} \ [24] - 39:9, \\ 49:17, \ 49:24, \ 50:10, \\ 50:19, \ 52:8, \ 53:16, \\ 53:24, \ 54:1, \ 58:9, \\ 58:11, \ 58:13, \ 58:18, \\ 58:20, \ 59:1, \ 59:10, \\ 59:12, \ 59:19, \ 59:20, \\ 59:24, \ 60:15, \ 61:10, \\ 63:7, \ 63:11 \\ \textbf{capped} \ [1] - 56:12 \\ \textbf{capping} \ [1] - 24:19 \\ \textbf{capture} \ [4] - 52:1, \\ \ 52:4, \ 54:13, \ 60:25 \\ \textbf{captured} \ [1] - 50:2 \\ \textbf{carefully} \ [1] - 10:7 \\ \textbf{CARLUCCI} \ [8] - 1:19, \\ \ 41:3, \ 44:1, \ 45:17, \\ \ 46:16, \ 47:21, \ 48:1, \\ \ 48:17 \end{array}$	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22, 45:1, 47:10, 47:13, 47:25, 48:2, 49:1,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Co-Op [1] - 5:14 Code [1] - 20:7 colleagues [2] - 6:1,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18 bites [1] - 46:20 blessings [1] - 43:12 Bloomers [2] - 13:16,	$\begin{array}{c} 66:11,\ 66:13,\ 66:15,\\ 66:19,\ 66:23,\ 67:2,\\ 67:5,\ 67:7,\ 67:9\\ \hline \textbf{board} [35] - 2:4,\ 2:22,\\ 2:25,\ 3:1,\ 3:3,\ 3:5,\\ 3:7,\ 4:2,\ 4:4,\ 4:8,\\ 7:21,\ 8:2,\ 9:22,\ 10:6,\\ 11:10,\ 12:22,\ 19:24,\\ 27:1,\ 27:4,\ 28:17,\\ 29:10,\ 29:23,\ 35:20,\\ 38:21,\ 40:13,\ 45:2,\\ 45:24,\ 46:11,\ 48:25,\\ 49:7,\ 51:18,\ 55:21,\\ 62:12,\ 62:18,\ 66:18\\ \hline \textbf{Board} [7] - 1:13,\ 1:14,\\ 1:14,\ 1:15,\ 1:15,\\ 8:23,\ 45:19\\ \hline \textbf{body} [2] - 58:2,\ 58:3\\ \hline \textbf{bock} [1] - 26:16\\ \hline \textbf{bore} [1] - 54:16\\ \hline \textbf{bors} [1] - 62:6\\ \hline \textbf{bottom} [1] - 28:15\\ \hline \textbf{Boyer} [3] - 2:21,\\ \end{array}$	$\begin{array}{l} \textbf{cannot} \ [4] - 49:18, \\ 58:24, \ 61:12, \ 63:8 \\ \textbf{capacity} \ [3] - 20:5, \\ 20:16, \ 20:18 \\ \textbf{Capital} \ [24] - 39:9, \\ 49:17, \ 49:24, \ 50:10, \\ 50:19, \ 52:8, \ 53:16, \\ 53:24, \ 54:1, \ 58:9, \\ 58:11, \ 58:13, \ 58:18, \\ 58:20, \ 59:1, \ 59:10, \\ 59:12, \ 59:19, \ 59:20, \\ 59:24, \ 60:15, \ 61:10, \\ 63:7, \ 63:11 \\ \textbf{capped} \ [1] - 56:12 \\ \textbf{capping} \ [1] - 24:19 \\ \textbf{capture} \ [4] - 52:1, \\ \ 52:4, \ 54:13, \ 60:25 \\ \textbf{captured} \ [1] - 50:2 \\ \textbf{carefully} \ [1] - 10:7 \\ \textbf{CARLUCCI} \ [8] - 1:19, \\ \ 41:3, \ 44:1, \ 45:17, \\ \ 46:16, \ 47:21, \ 48:1, \\ \ 48:17 \\ \textbf{Carlucci} \ [8] - 40:17, \\ \end{array}$	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22, 45:1, 47:10, 47:13, 47:25, 48:2, 49:1, 51:15, 52:7, 52:17,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Co-Op [1] - 5:14 Code [1] - 20:7 colleagues [2] - 6:1, 43:9
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18 bites [1] - 46:20 blessings [1] - 43:12 Bloomers [2] - 13:16, 14:18	$\begin{array}{l} 66:11,\ 66:13,\ 66:15,\\ 66:19,\ 66:23,\ 67:2,\\ 67:5,\ 67:7,\ 67:9\\ \hline \board\ [35]\ -\ 2:4,\ 2:22,\\ 2:25,\ 3:1,\ 3:3,\ 3:5,\\ 3:7,\ 4:2,\ 4:4,\ 4:8,\\ 7:21,\ 8:2,\ 9:22,\ 10:6,\\ 11:10,\ 12:22,\ 19:24,\\ 27:1,\ 27:4,\ 28:17,\\ 29:10,\ 29:23,\ 35:20,\\ 38:21,\ 40:13,\ 45:2,\\ 45:24,\ 46:11,\ 48:25,\\ 49:7,\ 51:18,\ 55:21,\\ 62:12,\ 62:18,\ 66:18\\ \hline \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	$\begin{array}{l} \textbf{cannot} [4] - 49:18, \\ 58:24, 61:12, 63:8 \\ \textbf{capacity} [3] - 20:5, \\ 20:16, 20:18 \\ \textbf{Capital} [24] - 39:9, \\ 49:17, 49:24, 50:10, \\ 50:19, 52:8, 53:16, \\ 53:24, 54:1, 58:9, \\ 58:11, 58:13, 58:18, \\ 58:20, 59:1, 59:10, \\ 59:12, 59:19, 59:20, \\ 59:24, 60:15, 61:10, \\ 63:7, 63:11 \\ \textbf{capped} [1] - 56:12 \\ \textbf{capping} [1] - 24:19 \\ \textbf{capture} [4] - 52:1, \\ 52:4, 54:13, 60:25 \\ \textbf{captured} [1] - 50:2 \\ \textbf{carefully} [1] - 10:7 \\ \textbf{CARLUCCI} [8] - 1:19, \\ 41:3, 44:1, 45:17, \\ 46:16, 47:21, 48:1, \\ 48:17 \\ \textbf{Carlucci} [8] - 40:17, \\ 41:1, 41:7, 44:21, \\ \end{array}$	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22, 45:1, 47:10, 47:13, 47:25, 48:2, 49:1, 51:15, 52:7, 52:17, 55:7, 57:13, 58:6,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 CoOp [1] - 5:14 Code [1] - 20:7 colleagues [2] - 6:1, 43:9 coming [8] - 9:20,
$\begin{array}{c} 36:24\\ \textbf{benefits} [1] - 18:25\\ \textbf{best} [2] - 7:22, 35:24\\ \textbf{better} [4] - 9:20,\\ 35:21, 60:3, 65:15\\ \textbf{between} [4] - 16:5,\\ 19:25, 29:1, 58:4\\ \textbf{beyond} [1] - 35:1\\ \textbf{big} [1] - 15:10\\ \textbf{bill} [21] - 42:5, 42:6,\\ 42:11, 42:12, 42:18,\\ 42:19, 42:21, 42:22,\\ 42:25, 43:2, 43:3,\\ 43:7, 43:8, 43:11,\\ 44:2, 44:7, 44:8,\\ 44:17, 44:19, 44:22,\\ 46:23\\ \textbf{bills} [1] - 44:13\\ \textbf{binder} [2] - 26:8, 29:8\\ \textbf{bit} [7] - 2:11, 24:6,\\ 34:13, 35:7, 42:1,\\ 44:24, 54:18\\ \textbf{bites} [1] - 46:20\\ \textbf{blessings} [1] - 43:12\\ \textbf{Bloomers} [2] - 13:16,\\ 14:18\\ \textbf{blue} [4] - 26:22, 26:23, \end{array}$	$\begin{array}{l} 66:11,\ 66:13,\ 66:15,\\ 66:19,\ 66:23,\ 67:2,\\ 67:5,\ 67:7,\ 67:9\\ \hline { board } [35] - 2:4,\ 2:22,\\ 2:25,\ 3:1,\ 3:3,\ 3:5,\\ 3:7,\ 4:2,\ 4:4,\ 4:8,\\ 7:21,\ 8:2,\ 9:22,\ 10:6,\\ 11:10,\ 12:22,\ 19:24,\\ 27:1,\ 27:4,\ 28:17,\\ 29:10,\ 29:23,\ 35:20,\\ 38:21,\ 40:13,\ 45:2,\\ 45:24,\ 46:11,\ 48:25,\\ 49:7,\ 51:18,\ 55:21,\\ 62:12,\ 62:18,\ 66:18\\ \hline { Board } [7] -\ 1:13,\ 1:14,\\ 1:14,\ 1:15,\ 1:15,\\ 8:23,\ 45:19\\ \hline { body } [2] -\ 58:2,\ 58:3\\ \hline { book } [1] -\ 26:16\\ \hline { bore } [1] -\ 54:16\\ \hline { bors } [1] -\ 62:6\\ \hline { bottom } [1] -\ 28:15\\ \hline { Boyer } [3] -\ 2:21,\\ 32:13,\ 57:15\\ \hline { BOYER } [19] -\ 1:17,\\ 2:21,\ 20:2,\ 23:7,\\ \end{array}$	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 56:12 capping [1] - 24:19 capture [4] - 52:1, 52:4, 54:13, 60:25 captured [1] - 50:2 carefully [1] - 10:7 CARLUCCI [8] - 1:19, 41:3, 44:1, 45:17, 46:16, 47:21, 48:1, 48:17 Carlucci [8] - 40:17, 41:1, 41:7, 44:21, 45:3, 45:22, 48:7,	$\begin{array}{r} 2:10, 3:1, 3:10, 3:22, \\ 4:24, 7:12, 11:1, \\ 13:1, 13:9, 16:15, \\ 16:21, 16:25, 19:16, \\ 19:18, 19:21, 21:6, \\ 21:17, 21:23, 22:5, \\ 22:8, 22:18, 22:22, \\ 23:1, 23:3, 23:11, \\ 23:13, 23:17, 23:19, \\ 25:6, 25:15, 25:19, \\ 25:21, 25:23, 25:25, \\ 26:2, 29:9, 29:19, \\ 30:2, 30:5, 30:7, \\ 31:4, 31:7, 31:14, \\ 31:19, 31:22, 31:24, \\ 32:4, 32:10, 32:16, \\ 32:22, 33:6, 33:12, \\ 33:19, 37:1, 37:7, \\ 37:9, 37:11, 37:13, \\ 37:15, 37:22, 37:24, \\ 38:1, 38:3, 38:5, \\ 38:7, 40:13, 43:22, \\ 45:1, 47:10, 47:13, \\ 47:25, 48:2, 49:1, \\ 51:15, 52:7, 52:17, \\ 55:7, 57:13, 58:6, \\ 58:18, 59:4, 59:16, \\ \end{array}$	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Co-Op [1] - 5:14 Code [1] - 20:7 colleagues [2] - 6:1, 43:9 coming [8] - 9:20, 20:10, 20:11, 26:16,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18 bites [1] - 46:20 blessings [1] - 43:12 Bloomers [2] - 13:16, 14:18 blue [4] - 26:22, 26:23, 33:4, 38:16	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19 body [2] - 58:2, 58:3 book [1] - 26:16 bore [1] - 54:16 bors [1] - 62:6 bottom [1] - 28:15 Boyer [3] - 2:21, 32:13, 57:15 BOYER [19] - 1:17, 2:21, 20:2, 23:7, 23:12, 23:22, 26:7,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 56:12 capping [1] - 24:19 capture [4] - 52:1, 52:4, 54:13, 60:25 captured [1] - 50:2 carefully [1] - 10:7 CARLUCCI [8] - 1:19, 41:3, 44:1, 45:17, 46:16, 47:21, 48:1, 48:17 Carlucci [8] - 40:17, 41:1, 41:7, 44:21, 45:3, 45:22, 48:7, 53:1	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22, 45:1, 47:10, 47:13, 47:25, 48:2, 49:1, 51:15, 52:7, 52:17, 55:7, 57:13, 58:6,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Code [1] - 20:7 colleagues [2] - 6:1, 43:9 coming [8] - 9:20, 20:10, 20:11, 26:16, 34:21, 46:19, 54:10,
36:24 benefits [1] - 18:25 best [2] - 7:22, 35:24 better [4] - 9:20, 35:21, 60:3, 65:15 between [4] - 16:5, 19:25, 29:1, 58:4 beyond [1] - 35:1 big [1] - 15:10 bill [21] - 42:5, 42:6, 42:11, 42:12, 42:18, 42:19, 42:21, 42:22, 42:25, 43:2, 43:3, 43:7, 43:8, 43:11, 44:2, 44:7, 44:8, 44:17, 44:19, 44:22, 46:23 bills [1] - 44:13 binder [2] - 26:8, 29:8 bit [7] - 2:11, 24:6, 34:13, 35:7, 42:1, 44:24, 54:18 bites [1] - 46:20 blessings [1] - 43:12 Bloomers [2] - 13:16, 14:18 blue [4] - 26:22, 26:23,	66:11, 66:13, 66:15, 66:19, 66:23, 67:2, 67:5, 67:7, 67:9 board [35] - 2:4, 2:22, 2:25, 3:1, 3:3, 3:5, 3:7, 4:2, 4:4, 4:8, 7:21, 8:2, 9:22, 10:6, 11:10, 12:22, 19:24, 27:1, 27:4, 28:17, 29:10, 29:23, 35:20, 38:21, 40:13, 45:2, 45:24, 46:11, 48:25, 49:7, 51:18, 55:21, 62:12, 62:18, 66:18 Board [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 8:23, 45:19 body [2] - 58:2, 58:3 book [1] - 26:16 bore [1] - 54:16 bors [1] - 62:6 bottom [1] - 28:15 Boyer [3] - 2:21, 32:13, 57:15 BOYER [19] - 1:17, 2:21, 20:2, 23:7, 23:12, 23:22, 26:7, 29:12, 33:10, 34:12,	cannot [4] - 49:18, 58:24, 61:12, 63:8 capacity [3] - 20:5, 20:16, 20:18 Capital [24] - 39:9, 49:17, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:1, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:11 capped [1] - 56:12 capping [1] - 24:19 capture [4] - 52:1, 52:4, 54:13, 60:25 captured [1] - 50:2 carefully [1] - 10:7 CARLUCCI [8] - 1:19, 41:3, 44:1, 45:17, 46:16, 47:21, 48:1, 48:17 Carlucci [8] - 40:17, 41:1, 41:7, 44:21, 45:3, 45:22, 48:7,	2:10, 3:1, 3:10, 3:22, 4:24, 7:12, 11:1, 13:1, 13:9, 16:15, 16:21, 16:25, 19:16, 19:18, 19:21, 21:6, 21:17, 21:23, 22:5, 22:8, 22:18, 22:22, 23:1, 23:3, 23:11, 23:13, 23:17, 23:19, 25:6, 25:15, 25:19, 25:21, 25:23, 25:25, 26:2, 29:9, 29:19, 30:2, 30:5, 30:7, 31:4, 31:7, 31:14, 31:19, 31:22, 31:24, 32:4, 32:10, 32:16, 32:22, 33:6, 33:12, 33:19, 37:1, 37:7, 37:9, 37:11, 37:13, 37:15, 37:22, 37:24, 38:1, 38:3, 38:5, 38:7, 40:13, 43:22, 45:1, 47:10, 47:13, 47:25, 48:2, 49:1, 51:15, 52:7, 52:17, 55:7, 57:13, 58:6, 58:18, 59:4, 59:16, 60:24, 61:18, 62:7,	20:15, 20:19, 20:23, 39:10, 40:1, 41:9, 41:21, 42:3, 43:23, 45:13, 48:11, 51:20, 52:3, 52:10, 54:14, 55:13, 58:21, 59:22, 60:23, 63:15, 63:23 City's [4] - 20:12, 40:2, 56:11, 63:25 civic [2] - 7:10, 13:18 clause [1] - 61:20 clauses [1] - 62:5 clean [1] - 53:9 clear [11] - 8:3, 46:12, 46:13, 46:15, 50:15, 51:17, 54:24, 55:1, 57:19, 62:4 close [2] - 21:13, 67:14 Club [1] - 13:16 Co [1] - 5:14 Co-Op [1] - 5:14 Code [1] - 20:7 colleagues [2] - 6:1, 43:9 coming [8] - 9:20, 20:10, 20:11, 26:16,

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

comment [7] - 13:4,	13:17	60:23, 63:15	declaration [1] - 21:10	6:18, 6:21, 7:23, 8:3,
13:19, 19:20, 31:10,	consider [9] - 18:14,	COUNCIL [7] - 41:3,	dedicated [1] - 20:11	8:7, 8:20, 9:4, 9:14,
32:12, 32:17, 47:13	43:15, 49:18, 50:4,	44:1, 45:17, 46:16,	defending [1] - 47:5	11:20, 12:1, 12:9,
comments [14] - 3:11,	56:24, 57:20, 61:12,	47:21, 48:1, 48:17	-	12:10, 18:7, 19:3,
3:14, 7:18, 7:20,	63:8, 65:16	Council's [1] - 46:10	defer [3] - 34:13,	30:18, 42:24
	,		38:19, 56:15	
16:23, 17:1, 22:2,	consideration [5] -	Councilman [7] -	deference [1] - 48:6	DIA [26] - 1:17, 1:18,
25:10, 30:10, 32:9,	12:23, 28:7, 41:18,	40:17, 40:18, 40:21,	define [2] - 15:25,	1:18, 1:20, 1:20, 2:4,
33:13, 37:3, 39:12,	50:16, 50:21	41:9, 45:3, 45:22,	16:4	2:17, 2:20, 4:3, 4:11,
48:24	considered [2] - 25:1,	53:1	defined [1] - 52:13	20:1, 28:19, 28:20,
commercial [4] - 6:9,	58:24	Counsel [7] - 1:21,	definitely [1] - 5:19	29:1, 39:23, 41:20,
6:14, 28:21, 52:9	considering [2] - 5:14,	3:9, 24:8, 39:4, 40:3,	definitive [1] - 46:9	43:18, 48:10, 48:22,
committee [18] - 5:6,	27:18	54:25, 63:25	delay [4] - 5:22, 6:10,	49:7, 49:18, 50:3,
17:6, 25:1, 25:7,	constitutional [2] -	Counsel's [1] - 51:10	6:22, 17:23	61:12, 63:8, 63:14,
26:12, 26:16, 26:18,	57:2, 58:14	COUNTY [1] - 68:4	delaying [1] - 12:14	63:20
29:7, 29:8, 29:11,	constructed [1] -	couple [1] - 24:12	delete [2] - 43:1, 64:4	DIA's [2] - 15:18, 45:9
38:12, 38:18, 38:19,	36:18	course [1] - 18:10	deliver [1] - 8:25	dialogue [2] - 50:25,
38:20, 40:10, 40:23,	construction [9] - 7:1,	CRA [11] - 4:9, 19:22,	demographic [1] -	51:8
46:18, 62:15	7:4, 11:18, 12:4,	20:1, 20:3, 20:10,	28:8	Diane [3] - 1:9, 68:7,
common [3] - 15:18,	12:13, 18:2, 19:7,	21:7, 21:25, 22:11,	demographics [4] -	68:18
16:1, 16:7	34:2, 52:9	22:12, 67:14	27:13, 27:20, 27:24,	different [5] - 8:10,
Communications [1] -	constructions [1] -	create [3] - 15:16,	36:23	18:5, 27:25, 44:22,
1:20	8:5	45:12, 56:17	Demopoulos [2] -	56:13
COMMUNITY [1] - 1:2	constructors [1] -	creates [3] - 18:25,	7:14, 7:17	differently [1] - 52:13
Community [1] - 20:4	12:16	55:12, 58:23	denominator [1] -	difficult [1] - 56:17
community [10] - 8:3,	contact [1] - 34:16	Crescimbeni [1] -	16:1	dig [1] - 35:2
8:7, 18:21, 30:18,	contexts [1] - 8:10	24:5	department [1] - 20:16	Dimitri [2] - 7:13, 7:16
30:20, 31:2, 31:13,	continue [2] - 42:7,	crime [1] - 4:20	Department [2] -	direct [1] - 30:20
32:3, 34:23, 35:21	51:8	critical [2] - 5:9, 12:22	28:19, 28:23	direction [2] - 46:12,
comparison [1] -	continuing [1] - 50:24	cross [1] - 59:19		46:13
27:16	contributed [1] - 5:23	Crossing [1] - 4:9	describe [1] - 19:25	directionally [1] -
complement [1] - 6:8	control [5] - 12:7,	crowded [1] - 9:9	design [10] - 8:17,	57:17
complementary [1] -		Crowaeu [1] - 9.9	11:15, 14:23, 15:19,	
	12.2 11.10 11.11	Culling the Art		
	43:3, 44:10, 44:11,	Cullins [1] - 4:1	16:11, 18:16, 18:19,	directly [1] - 24:3
18:16	44:24	curious [2] - 34:1,	16:11, 18:16, 18:19, 28:22, 35:3, 35:24	directly [1] - 24:3 Director [1] - 1:18
18:16 complete [2] - 16:8,	44:24 conventional [1] -	curious [2] - 34:1, 34:8	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19,
18:16 complete [2] - 16:8, 68:10	44:24 conventional [1] - 52:8	curious [2] - 34:1, 34:8 current [7] - 5:23,	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14	44:24 conventional [1] - 52:8 conversation [3] -	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11,	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8,	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] -
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11,	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] -	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11,	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2,	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2, 63:24	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10,
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23,	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2, 63:24 determining [1] - 28:9	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10, 39:24, 48:23, 50:4,
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2, 63:24 determining [1] - 28:9 DEVAULT [3] - 1:20,	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10, 39:24, 48:23, 50:4, 63:21, 65:15, 65:17,
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18,	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2, 63:24 determining [1] - 28:9	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10, 39:24, 48:23, 50:4, 63:21, 65:15, 65:17, 65:22, 65:24
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4,	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21 data [5] - 27:19, 28:8,	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2, 63:24 determining [1] - 28:9 DEVAULT [3] - 1:20,	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10, 39:24, 48:23, 50:4, 63:21, 65:15, 65:17, 65:22, 65:24 discussed [4] - 24:10,
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10,	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21,	$\begin{array}{c} \textbf{curious} [2] - 34:1,\\ 34:8\\ \textbf{current} [7] - 5:23,\\ 27:11, 27:25, 39:11,\\ 39:16, 39:17, 56:5\\ \textbf{cutting} [1] - 42:8\\ \hline \hline \\ \hline \\ \hline \\ \textbf{daily} [1] - 27:21\\ \textbf{data} [5] - 27:19, 28:8,\\ 34:19, 35:4, 35:18\\ \end{array}$	16:11, 18:16, 18:19, 28:22, 35:3, 35:24 desire [1] - 18:20 destination [1] - 27:22 determine [3] - 19:8, 27:16, 56:11 determined [2] - 40:2, 63:24 determining [1] - 28:9 DEVAULT [3] - 1:20, 2:17, 35:14	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \end{array}$
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14,	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8	$16:11, 18:16, 18:19, \\ 28:22, 35:3, 35:24 \\ \textbf{desire} [1] - 18:20 \\ \textbf{destination} [1] - 27:22 \\ \textbf{determine} [3] - 19:8, \\ 27:16, 56:11 \\ \textbf{determined} [2] - 40:2, \\ 63:24 \\ \textbf{determining} [1] - 28:9 \\ \textbf{DEVAULT} [3] - 1:20, \\ 2:17, 35:14 \\ \textbf{DeVault} [4] - 2:17, \\ \end{cases}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \end{array}$
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12,	$16:11, 18:16, 18:19, \\28:22, 35:3, 35:24 \\ \textbf{desire} [1] - 18:20 \\ \textbf{destination} [1] - 27:22 \\ \textbf{determine} [3] - 19:8, \\27:16, 56:11 \\ \textbf{determined} [2] - 40:2, \\63:24 \\ \textbf{determining} [1] - 28:9 \\ \textbf{DEVAULT} [3] - 1:20, \\2:17, 35:14 \\ \textbf{DeVault} [4] - 2:17, \\28:20, 34:14, 35:10 \\ \end{bmatrix}$	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - $36:15$ disappointing [1] - 17:25 discuss [9] - $33:10$, 39:24, $48:23$, $50:4$, 63:21, $65:15$, $65:17$, 65:22, $65:24discussed [4] - 24:10,25:7$, $38:11$, $38:18discusses [1] - 40:14discussing [2] -$
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12, 39:18	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \hline \textbf{desire} [1] - 18:20\\ \hline \textbf{destination} [1] - 27:22\\ \hline \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \hline \textbf{determined} [2] - 40:2,\\ 63:24\\ \hline \textbf{determining} [1] - 28:9\\ \hline \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \hline \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \hline \textbf{develop} [1] - 35:19\\ \end{array}$	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - $36:15$ disappointing [1] - 17:25 discuss [9] - $33:10$, 39:24, $48:23$, $50:4$, 63:21, $65:15$, $65:17$, 65:22, $65:24discussed [4] - 24:10,25:7$, $38:11$, $38:18discusses [1] - 40:14discussing [2] -27:18$, $54:21$
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12,	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \hline \textbf{desire} [1] - 18:20\\ \hline \textbf{destination} [1] - 27:22\\ \hline \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \hline \textbf{determined} [2] - 40:2,\\ 63:24\\ \hline \textbf{determining} [1] - 28:9\\ \hline \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \hline \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \hline \textbf{develope} [1] - 35:19\\ \hline \textbf{developed} [3] - 4:11,\\ \end{array}$	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10, 39:24, 48:23, 50:4, 63:21, 65:15, 65:17, 65:22, 65:24 discussed [4] - 24:10, 25:7, 38:11, 38:18 discusses [1] - 40:14 discussing [2] - 27:18, 54:21 discussion [8] - 6:17,
18.16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17 condos [1] - 28:2	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8,	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12, 39:18 DATED [1] - 68:15 days [1] - 35:4	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \textbf{desire} [1] - 18:20\\ \textbf{destination} [1] - 27:22\\ \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \textbf{determined} [2] - 40:2,\\ 63:24\\ \textbf{determining} [1] - 28:9\\ \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \textbf{develope} [1] - 35:19\\ \textbf{developed} [3] - 4:11,\\ 4:13, 16:2\\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ \end{array}$
18:16 $complete [2] - 16:8, 68:10$ $completely [1] - 34:14$ $comports [1] - 55:3$ $concept [3] - 36:11, 51:15, 52:7$ $concern [3] - 9:23, 39:15, 46:10$ $concerned [2] - 24:18, 46:4$ $concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23$ $conclude [1] - 33:8$ $conditions [1] - 9:17$ $condos [1] - 28:2$ $conducive [1] - 9:18$	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12, 39:18 DATED [1] - 68:15 days [1] - 35:4 deal [4] - 7:22, 20:16,	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \textbf{desire} [1] - 18:20\\ \textbf{destination} [1] - 27:22\\ \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \textbf{determined} [2] - 40:2,\\ 63:24\\ \textbf{determining} [1] - 28:9\\ \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \textbf{develope} [1] - 35:19\\ \textbf{developed} [3] - 4:11,\\ 4:13, 16:2\\ \textbf{developer} [14] - 10:14,\\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ \end{array}$
18.16 $complete [2] - 16:8, 68:10$ $completely [1] - 34:14$ $comports [1] - 55:3$ $concept [3] - 36:11, 51:15, 52:7$ $concern [3] - 9:23, 39:15, 46:10$ $concerned [2] - 24:18, 46:4$ $concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23$ $conclude [1] - 33:8$ $conditions [1] - 9:17$ $condos [1] - 28:2$ $conducive [1] - 9:18$ $confident [1] - 8:6$	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12,	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12, 39:18 DATED [1] - 68:15 days [1] - 35:4	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \textbf{desire} [1] - 18:20\\ \textbf{destination} [1] - 27:22\\ \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \textbf{determined} [2] - 40:2,\\ 63:24\\ \textbf{determining} [1] - 28:9\\ \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \textbf{develope} [1] - 35:19\\ \textbf{developed} [3] - 4:11,\\ 4:13, 16:2\\ \textbf{developer} [14] - 10:14,\\ 40:20, 41:22, 48:12,\\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \end{array}$
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17 condos [1] - 9:17 condos [1] - 9:18 confident [1] - 8:6 conflict [1] - 49:10	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12, 39:18 DATED [1] - 68:15 days [1] - 35:4 deal [4] - 7:22, 20:16,	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \textbf{desire} [1] - 18:20\\ \textbf{destination} [1] - 27:22\\ \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \textbf{determined} [2] - 40:2,\\ 63:24\\ \textbf{determining} [1] - 28:9\\ \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \textbf{develope} [1] - 35:19\\ \textbf{developed} [3] - 4:11,\\ 4:13, 16:2\\ \textbf{developer} [14] - 10:14,\\ 40:20, 41:22, 48:12,\\ 49:2, 49:8, 49:16,\\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \text{discussions} [2] - \end{array}$
18.16 $complete [2] - 16:8, 68:10$ $completely [1] - 34:14$ $comports [1] - 55:3$ $concept [3] - 36:11, 51:15, 52:7$ $concern [3] - 9:23, 39:15, 46:10$ $concerned [2] - 24:18, 46:4$ $concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23$ $conclude [1] - 33:8$ $conditions [1] - 9:17$ $condos [1] - 28:2$ $conducive [1] - 9:18$ $confident [1] - 8:6$	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4	$\begin{array}{c} \textbf{curious} [2] - 34:1,\\ 34:8\\ \textbf{current} [7] - 5:23,\\ 27:11, 27:25, 39:11,\\ 39:16, 39:17, 56:5\\ \textbf{cutting} [1] - 42:8\\ \hline \\ \hline$	$16:11, 18:16, 18:19, \\28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\28:20, 34:14, 35:10 \\ \textbf{develop [1] - 35:19} \\ \textbf{developed [3] - 4:11}, \\4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\40:20, 41:22, 48:12, \\49:2, 49:8, 49:16, \\49:23, 53:14, 57:4, \\ \end{bmatrix}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \end{array}$
18.16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17 condos [1] - 28:2 conducive [1] - 9:18 confident [1] - 8:6 conflict [1] - 49:10	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21	$\begin{array}{c} \textbf{curious} [2] - 34:1,\\ 34:8\\ \textbf{current} [7] - 5:23,\\ 27:11, 27:25, 39:11,\\ 39:16, 39:17, 56:5\\ \textbf{cutting} [1] - 42:8\\ \hline \\ \hline$	$16:11, 18:16, 18:19, \\ 28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\ 27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\ 63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\ 2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\ 28:20, 34:14, 35:10 \\ \textbf{developed [3] - 4:11}, \\ 4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\ 40:20, 41:22, 48:12, \\ 49:2, 49:8, 49:16, \\ 49:23, 53:14, 57:4, \\ 60:14, 63:6, 63:10, \\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \text{discussions} [2] - \end{array}$
18:16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17 condos [1] - 9:17 condos [1] - 9:18 confident [1] - 8:6 conflict [1] - 49:10 conflicts [1] - 21:9	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21 costs [2] - 8:5, 12:4	curious [2] - 34:1, 34:8 current [7] - 5:23, 27:11, 27:25, 39:11, 39:16, 39:17, 56:5 cutting [1] - 42:8 D daily [1] - 27:21 data [5] - 27:19, 28:8, 34:19, 35:4, 35:18 date [1] - 42:8 dated [2] - 28:12, 39:18 DATED [1] - 68:15 days [1] - 35:4 deal [4] - 7:22, 20:16, 45:12, 56:5 dealing [1] - 30:23 deals [1] - 45:10	$\begin{array}{c} 16:11, 18:16, 18:19,\\ 28:22, 35:3, 35:24\\ \textbf{desire} [1] - 18:20\\ \textbf{destination} [1] - 27:22\\ \textbf{determine} [3] - 19:8,\\ 27:16, 56:11\\ \textbf{determined} [2] - 40:2,\\ 63:24\\ \textbf{determining} [1] - 28:9\\ \textbf{DEVAULT} [3] - 1:20,\\ 2:17, 35:14\\ \textbf{DeVault} [4] - 2:17,\\ 28:20, 34:14, 35:10\\ \textbf{develope} [1] - 35:19\\ \textbf{developed} [3] - 4:11,\\ 4:13, 16:2\\ \textbf{developer} [14] - 10:14,\\ 40:20, 41:22, 48:12,\\ 49:2, 49:8, 49:16,\\ 49:23, 53:14, 57:4,\\ 60:14, 63:6, 63:10,\\ 63:16\\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \text{discussions} [2] -\\ 29:10, 51:5\\ \end{array}$
18.16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17 condos [1] - 28:2 conducive [1] - 9:18 confident [1] - 8:6 conflict [1] - 49:10 conflicts [1] - 21:9 connected [2] - 15:17,	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21 costs [2] - 8:5, 12:4 Council [21] - 1:19,	$\begin{array}{c} \text{curious} [2] - 34:1,\\ 34:8\\ \\ \text{current} [7] - 5:23,\\ 27:11, 27:25, 39:11,\\ 39:16, 39:17, 56:5\\ \\ \text{cutting} [1] - 42:8\\ \\ \hline \\ \\ \text{daily} [1] - 27:21\\ \\ \text{data} [5] - 27:19, 28:8,\\ 34:19, 35:4, 35:18\\ \\ \text{date} [1] - 42:8\\ \\ \text{dated} [2] - 28:12,\\ 39:18\\ \hline \\ \\ \hline \\ \\ \text{DATED} [1] - 68:15\\ \\ \text{days} [1] - 35:4\\ \\ \text{deal} [4] - 7:22, 20:16,\\ 45:12, 56:5\\ \\ \text{dealing} [1] - 30:23\\ \\ \text{deals} [1] - 45:10\\ \hline \\ \\ \hline \\ \text{Debbie} [1] - 17:18\\ \\ \end{array}$	$16:11, 18:16, 18:19, \\ 28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\ 27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\ 63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\ 2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\ 28:20, 34:14, 35:10 \\ \textbf{develope [1] - 35:19} \\ \textbf{developed [3] - 4:11}, \\ 4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\ 40:20, 41:22, 48:12, \\ 49:2, 49:8, 49:16, \\ 49:23, 53:14, 57:4, \\ 60:14, 63:6, 63:10, \\ 63:16 \\ \textbf{developer's [3] - 19:2}, \\ 49:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ devel o$	$\label{eq:constraints} \begin{array}{l} \mbox{directly} [1] - 24:3 \\ \mbox{Director} [1] - 1:18 \\ \mbox{director} [2] - 2:19, \\ \mbox{41:15} \\ \mbox{disagree} [1] - 36:15 \\ \mbox{discuss} [9] - 33:10, \\ \mbox{39:24, 48:23, 50:4, } \\ \mbox{63:21, 65:15, 65:17, } \\ \mbox{65:22, 65:24} \\ \mbox{discussed} [4] - 24:10, \\ \mbox{25:7, 38:11, 38:18} \\ \mbox{discusses} [1] - 40:14 \\ \mbox{discussing} [2] - \\ \mbox{27:18, 54:21} \\ \mbox{discussion} [8] - 6:17, \\ \mbox{22:15, 33:8, 40:23, } \\ \mbox{42:19, 58:3, 62:20, } \\ \mbox{64:12} \\ \mbox{discussions} [2] - \\ \mbox{29:10, 51:5} \\ \mbox{distinction} [2] - 19:25, \\ \end{array}$
18.16 complete [2] - 16:8, 68:10 completely [1] - 34:14 comports [1] - 55:3 concept [3] - 36:11, 51:15, 52:7 concern [3] - 9:23, 39:15, 46:10 concerned [2] - 24:18, 46:4 concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23 conclude [1] - 33:8 conditions [1] - 9:17 condos [1] - 28:2 conducive [1] - 9:18 confident [1] - 8:6 conflict [1] - 49:10 conflicts [1] - 21:9 connected [2] - 15:17, 15:25	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 cornect [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21 costs [2] - 8:5, 12:4 Council [21] - 1:19, 1:19, 20:19, 20:23,	$\begin{array}{c} \text{curious} [2] - 34:1,\\ 34:8\\ \\ \text{current} [7] - 5:23,\\ 27:11, 27:25, 39:11,\\ 39:16, 39:17, 56:5\\ \\ \text{cutting} [1] - 42:8\\ \\ \hline \\ \hline \\ \hline \\ \hline \\ \hline \\ \\ \hline \\ \\ \hline \\ \\ \\ \text{daily} [1] - 27:21\\ \\ \text{data} [5] - 27:19, 28:8,\\ 34:19, 35:4, 35:18\\ \\ \text{date} [1] - 42:8\\ \\ \text{dated} [2] - 28:12,\\ 39:18\\ \\ \hline \\ \\ \\ \hline \\ \\ \\ \hline \\ \\ \\ \hline \\ \\ \\ \\ \\$	$16:11, 18:16, 18:19, \\28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\28:20, 34:14, 35:10 \\ \textbf{develope [1] - 35:19} \\ \textbf{developed [3] - 4:11}, \\4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\40:20, 41:22, 48:12, \\49:2, 49:8, 49:16, \\49:23, 53:14, 57:4, \\60:14, 63:6, 63:10, \\63:16 \\ \textbf{developers [1] - 10:13} \\ \textbf{developers [1] - 10:13} \\ \end{array}$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \textbf{disagree} [1] - 36:15\\ \textbf{disappointing} [1] -\\ 17:25\\ \textbf{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \textbf{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \textbf{discusses} [1] - 40:14\\ \textbf{discussing} [2] -\\ 27:18, 54:21\\ \textbf{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \textbf{discussions} [2] -\\ 29:10, 51:5\\ \textbf{distinction} [2] - 19:25,\\ 20:13\\ \end{array}$
18:16 $complete [2] - 16:8, 68:10$ $completely [1] - 34:14$ $comports [1] - 55:3$ $concept [3] - 36:11, 51:15, 52:7$ $concern [3] - 9:23, 39:15, 46:10$ $concerned [2] - 24:18, 46:4$ $concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23$ $conclude [1] - 33:8$ $conditions [1] - 9:17$ $condos [1] - 28:2$ $conducive [1] - 9:18$ $confident [1] - 8:6$ $conflict [1] - 49:10$ $conflicts [1] - 21:9$ $connected [2] - 15:17, 15:25$ $consensus [1] - 4:14$	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21 costs [2] - 8:5, 12:4 Council [21] - 1:19, 1:19, 20:19, 20:23, 21:1, 36:12, 41:1,	$\begin{array}{c} \text{curious} [2] - 34:1,\\ 34:8\\ \\ \text{current} [7] - 5:23,\\ 27:11, 27:25, 39:11,\\ 39:16, 39:17, 56:5\\ \\ \text{cutting} [1] - 42:8\\ \\ \hline \\ \hline \\ \hline \\ \hline \\ \\ \hline \\ \\ \hline \\ \\ \hline \\$	$16:11, 18:16, 18:19, \\ 28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\ 27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\ 63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\ 2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\ 28:20, 34:14, 35:10 \\ \textbf{develope [1] - 35:19} \\ \textbf{developed [3] - 4:11}, \\ 4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\ 40:20, 41:22, 48:12, \\ 49:2, 49:8, 49:16, \\ 49:23, 53:14, 57:4, \\ 60:14, 63:6, 63:10, \\ 63:16 \\ \textbf{developer's [3] - 19:2}, \\ 49:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ \textbf{devel oper [3] - 19:2}, \\ 40:2, 51:21 \\ devel o$	$\begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19,\\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] -\\ 17:25\\ \text{discuss} [9] - 33:10,\\ 39:24, 48:23, 50:4,\\ 63:21, 65:15, 65:17,\\ 65:22, 65:24\\ \text{discussed} [4] - 24:10,\\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] -\\ 27:18, 54:21\\ \text{discussion} [8] - 6:17,\\ 22:15, 33:8, 40:23,\\ 42:19, 58:3, 62:20,\\ 64:12\\ \text{discussions} [2] -\\ 29:10, 51:5\\ \text{distinction} [2] - 19:25,\\ 20:13\\ \text{distributed} [1] - 33:3\\ \end{array}$
18:16 $complete [2] - 16:8, 68:10$ $completely [1] - 34:14$ $comports [1] - 55:3$ $concept [3] - 36:11, 51:15, 52:7$ $concern [3] - 9:23, 39:15, 46:10$ $concerned [2] - 24:18, 46:4$ $concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23$ $conclude [1] - 33:8$ $conditions [1] - 9:17$ $condos [1] - 28:2$ $conducive [1] - 9:18$ $confident [1] - 8:6$ $conflict [1] - 49:10$ $conflicts [1] - 21:9$ $connected [2] - 15:17, 15:25$ $consensus [1] - 4:14$ $consent [5] - 22:10,$	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21 costs [2] - 8:5, 12:4 Council [21] - 1:19, 1:19, 20:19, 20:23, 21:1, 36:12, 41:1, 41:21, 42:4, 42:17,	$\begin{array}{c} \text{curious} [2] - 34:1, \\ 34:8 \\ \\ \text{current} [7] - 5:23, \\ 27:11, 27:25, 39:11, \\ 39:16, 39:17, 56:5 \\ \\ \text{cutting} [1] - 42:8 \\ \end{array}$	$16:11, 18:16, 18:19, \\ 28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\ 27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\ 63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\ 2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\ 28:20, 34:14, 35:10 \\ \textbf{develope [1] - 35:19} \\ \textbf{developed [3] - 4:11}, \\ 4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\ 40:20, 41:22, 48:12, \\ 49:23, 53:14, 57:4, \\ 60:14, 63:6, 63:10, \\ 63:16 \\ \textbf{developers [1] - 10:13} \\ \textbf{Development [3] - 10:14} \\ \textbf{development [3] - 10:14} \\ \textbf{development [3] - 10:13} \\ development [3] - $	$\label{eq:constraints} \begin{array}{l} \text{directly} [1] - 24:3\\ \text{Director} [1] - 1:18\\ \text{director} [2] - 2:19, \\ 41:15\\ \text{disagree} [1] - 36:15\\ \text{disappointing} [1] - \\ 17:25\\ \text{discuss} [9] - 33:10, \\ 39:24, 48:23, 50:4, \\ 63:21, 65:15, 65:17, \\ 65:22, 65:24\\ \text{discussed} [4] - 24:10, \\ 25:7, 38:11, 38:18\\ \text{discusses} [1] - 40:14\\ \text{discussing} [2] - \\ 27:18, 54:21\\ \text{discussion} [8] - 6:17, \\ 22:15, 33:8, 40:23, \\ 42:19, 58:3, 62:20, \\ 64:12\\ \text{discussions} [2] - \\ 29:10, 51:5\\ \text{distinction} [2] - 19:25, \\ 20:13\\ \text{distributed} [1] - 33:3\\ \text{diverse} [2] - 30:19, \end{array}$
18:16 $complete [2] - 16:8, 68:10$ $completely [1] - 34:14$ $comports [1] - 55:3$ $concept [3] - 36:11, 51:15, 52:7$ $concern [3] - 9:23, 39:15, 46:10$ $concerned [2] - 24:18, 46:4$ $concerns [6] - 25:10, 27:3, 29:18, 32:14, 33:17, 56:23$ $conclude [1] - 33:8$ $conditions [1] - 9:17$ $condos [1] - 28:2$ $conducive [1] - 9:18$ $confident [1] - 8:6$ $conflict [1] - 49:10$ $conflicts [1] - 21:9$ $connected [2] - 15:17, 15:25$ $consensus [1] - 4:14$ $consent [5] - 22:10, 22:16, 23:3, 23:23, 35$	44:24 conventional [1] - 52:8 conversation [3] - 38:22, 40:25, 55:2 conversations [2] - 27:1, 42:7 convincingly [1] - 8:2 copied [1] - 17:11 copies [1] - 39:15 copy [7] - 17:12, 24:4, 26:8, 26:9, 26:21, 45:25, 46:7 Core [1] - 30:23 corner [3] - 6:15, 18:8, 19:14 correct [2] - 29:12, 56:8 corrected [1] - 24:4 correctly [1] - 7:21 costs [2] - 8:5, 12:4 Council [21] - 1:19, 1:19, 20:19, 20:23, 21:1, 36:12, 41:1, 41:21, 42:4, 42:17, 43:10, 43:24, 44:9,	$\begin{array}{c} \text{curious} [2] - 34:1, \\ 34:8 \\ \text{current} [7] - 5:23, \\ 27:11, 27:25, 39:11, \\ 39:16, 39:17, 56:5 \\ \text{cutting} [1] - 42:8 \\ \end{array}$	$16:11, 18:16, 18:19, \\28:22, 35:3, 35:24 \\ \textbf{desire [1] - 18:20} \\ \textbf{destination [1] - 27:22} \\ \textbf{determine [3] - 19:8}, \\27:16, 56:11 \\ \textbf{determined [2] - 40:2}, \\63:24 \\ \textbf{determining [1] - 28:9} \\ \textbf{DEVAULT [3] - 1:20}, \\2:17, 35:14 \\ \textbf{DeVault [4] - 2:17}, \\28:20, 34:14, 35:10 \\ \textbf{develope [1] - 35:19} \\ \textbf{developed [3] - 4:11}, \\4:13, 16:2 \\ \textbf{developer [14] - 10:14}, \\40:20, 41:22, 48:12, \\49:23, 53:14, 57:4, \\60:14, 63:6, 63:10, \\63:16 \\ \textbf{developers [3] - 19:2}, \\49:2, 51:21 \\ \textbf{developement [3] - 10:13} \\ \textbf{Development [3] - 1:18, 20:17, 21:2} \\ \end{array}$	directly [1] - 24:3 Director [1] - 1:18 director [2] - 2:19, 41:15 disagree [1] - 36:15 disappointing [1] - 17:25 discuss [9] - 33:10, 39:24, 48:23, 50:4, 63:21, 65:15, 65:17, 65:22, 65:24 discussed [4] - 24:10, 25:7, 38:11, 38:18 discusses [1] - 40:14 discussing [2] - 27:18, 54:21 discussion [8] - 6:17, 22:15, 33:8, 40:23, 42:19, 58:3, 62:20, 64:12 discussions [2] - 29:10, 51:5 distinction [2] - 19:25, 20:13 distributed [1] - 33:3 diverse [2] - 30:19, 32:2

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

24:13	engaged [2] - 11:9,	-	30:5, 30:7, 33:6,	36:3, 41:16
		F		
done [7] - 9:25, 10:1,	12:20		34:19, 37:19, 38:13,	functioning [1] -
17:15, 17:16, 17:17,	engagement [1] -	face [1] - 8:13	38:23, 40:14, 40:21,	11:14
40:15	34:24	facets [1] - 56:9	45:5, 45:6, 51:23,	Fund [3] - 20:12,
double [1] - 66:22	enhance [1] - 7:7	facilities [1] - 28:2	54:25, 62:19, 62:24,	20:17, 21:2
double-amended [1] -	Enhancement [1] -	fact [5] - 17:25, 39:13,	64:21, 66:19	funding [4] - 10:18,
66:22	20:25	39:20, 42:7, 45:24	FIS [5] - 23:6, 23:21,	15:24, 20:18, 20:21
Dough [1] - 5:15	enhancement [1] -	fair [1] - 32:2	24:3, 24:8, 25:5	funds [2] - 20:22,
down [7] - 7:2, 12:2,	58:21	family [2] - 28:3, 35:7	fit [1] - 40:12	23:25
24:9, 24:23, 48:9,	enjoy [1] - 19:1	family-friendly [1] -	five [4] - 14:14, 18:23,	future [12] - 8:8,
54:24, 60:1	enlarge [1] - 9:7	35:7	19:4, 67:11	10:12, 12:6, 19:6,
Downtown [6] - 2:15,	enters [1] - 36:12	family-oriented [1] -	flexibility [1] - 36:17	24:1, 24:11, 25:3,
5:20, 20:15, 20:17,	entire [2] - 18:23, 44:9	28:3	Florida [6] - 1:9, 1:10,	25:4, 36:24, 39:24,
21:2, 67:16	entirety [1] - 8:21	fashion [1] - 55:15	20:6, 41:8, 68:7,	59:12, 63:21
downtown [6] - 2:20,	error [1] - 23:24	favor [33] - 22:6,	68:18	
5:10, 5:24, 6:6, 7:24,	especially [3] - 6:24,	22:24, 23:17, 25:18,	FLORIDA [1] - 68:3	G
8:14	8:9, 8:15	25:20, 25:22, 25:24,	focal [1] - 11:14	
dramatically [1] - 12:3	essence [1] - 16:22	26:1, 26:2, 33:22,	focus [2] - 30:24,	GABRIEL [11] - 13:7,
drawing [1] - 36:7	essentially [1] - 44:3	37:6, 37:8, 37:10,	60:19	13:11, 49:6, 52:6,
Drive [1] - 18:15	establishment [3] -	37:12, 37:14, 37:15,	focusing [1] - 10:6	52:16, 54:4, 58:5,
duPont [2] - 14:1, 14:9	26:25, 27:9, 28:10	37:23, 37:25, 38:2,	following [1] - 27:2	58:7, 58:25, 59:5,
Duval [1] - 1:8	establishments [1] -	38:4, 38:6, 38:7,	follows [1] - 63:5	60:1
DUVAL [1] - 68:4	27:14	65:8, 66:8, 66:11,	forces [1] - 12:8	Gabriel [7] - 13:5,
DVI [1] - 35:18	estate [2] - 2:20, 24:23	66:13, 66:15, 66:16,	Ford [1] - 9:3	13:6, 49:5, 49:8,
	et [3] - 10:24, 28:25,	67:2, 67:5, 67:7,	foregoing [2] - 67:18,	52:21, 60:18, 62:5
E	34:7	67:9, 67:10	68:9	gain [1] - 4:11
L	evaluate [3] - 65:16,	February [1] - 14:24	forever [1] - 42:23	Garden [1] - 13:16
eager [1] - 8:12	65:24, 66:2	feedback [2] - 13:21,	forgivable [1] - 21:1	garner [1] - 8:8
Early [2] - 13:12,	event [2] - 16:13,	35:20	form [1] - 55:14	Gateway [3] - 5:11,
13:15	24:12	FETNER [23] - 1:13,	forth [1] - 54:16	5:16, 22:14
EARLY [5] - 14:6,	evolution [1] - 47:18	2:22, 22:17, 22:20,	forum [1] - 57:11	gathered [1] - 16:19
16:10, 16:13, 16:16,	exactly [1] - 54:9	23:15, 25:14, 25:18,	forward [6] - 4:17,	gathering [1] - 13:21
16:22	excitement [1] - 16:18	33:15, 37:6, 38:6,	11:19, 11:25, 28:6,	gatherings [1] - 6:25
east [3] - 11:17, 11:23,	exclude [3] - 39:25,	59:15, 59:17, 60:7,	50:24, 53:20	General [9] - 1:21, 3:9,
12:15	54:13, 63:22	61:5, 62:2, 64:23,	forwards [3] - 41:20,	20:12, 24:8, 39:4,
East [1] - 7:17		65:11, 65:14, 65:20,	48:10, 63:15	40:2, 51:10, 54:25,
eastern [2] - 17:25,	excluded [2] - 56:18, 58:19	66:1, 66:8, 66:19,	fountain [3] - 27:19,	63:25
18:19		67:2	27:21, 34:20	given [4] - 8:16, 18:20,
economic [3] - 4:6,	excluding [1] - 59:12	Fetner [11] - 2:22,	four [3] - 14:14, 18:21,	47:15, 47:17
4:19, 12:8	exclusively [1] - 28:10	23:7, 23:20, 25:17,		goals [1] - 9:18
Economic [2] - 20:17,	executing [1] - 10:22	37:5, 38:5, 59:16,	22:11 Four [1] - 16:6	Goldman [3] - 21:12,
21:2	Executive [1] - 1:17	61:19, 64:22, 66:6,	FPR [1] - 1:9	53:20, 59:2
economically [1] -	exhibit [1] - 42:25	67:1		gotcha [1] - 64:19
32:3	Exhibit [3] - 26:10,	Fetner's [1] - 28:16	free [1] - 40:11 freezes [1] - 51:5	governed [2] - 20:6,
effectively [1] - 51:25	32:19, 33:2	few [2] - 16:19, 38:16	Friday [4] - 7:20, 8:24,	20:8
efforts [1] - 12:23	exhibits [1] - 32:20	figure [1] - 34:11		grand [2] - 5:15, 5:21
elected [1] - 38:19	exist [2] - 29:3, 36:23	financial [3] - 9:17,	38:12, 49:9	granular [2] - 56:21,
elements [5] - 9:6,	existing [1] - 27:13	25:4, 55:11	Friday's [1] - 8:1	58:1
9:16, 10:19, 10:23,	expect [3] - 10:14,	financier [1] - 59:6	friend [1] - 6:11	grateful [1] - 12:19
15:18	27:23, 28:2	financing [10] - 39:9,	friendly [3] - 35:7,	great [3] - 14:24,
eliminate [1] - 18:6	expensive [1] - 9:11	39:24, 49:25, 51:21,	49:13, 51:14	17:19, 35:19
eliminates [1] - 19:6	experience [2] -	53:16, 57:20, 59:10,	Friendship [1] - 7:6	greenspace [1] - 12:1
email [1] - 15:5	28:21, 28:22	60:16, 63:12, 63:22	fritter [1] - 16:17	ground [1] - 9:15
employee [1] - 21:12	experienced [2] -	fine [7] - 24:14, 29:4,	front [3] - 7:10, 14:7,	grounded [1] - 14:16
encapsulate [1] - 61:4	12:16, 43:10	45:17, 48:17, 52:4,	17:13	group [1] - 22:23
encourage [1] - 6:13	explain [1] - 27:8	52:11, 58:7	frustration [1] - 51:1	groups [1] - 14:19
	explaining [1] - 61:11	finish [1] - 7:9	fulfill [1] - 8:20	guaranty [22] - 39:10,
encroaching [1] - 9:15	extend [1] - 7:7	finished [1] - 7:6	full [4] - 9:10, 12:11,	39:25, 50:4, 50:12,
end [2] - 14:12, 54:21		first [22] - 4:2, 5:7,	18:25, 31:24	51:11, 51:22, 51:24,
engage [2] - 18:21,		22:19, 25:15, 26:24,	fully [7] - 5:12, 9:18,	51:25, 52:2, 54:11,
19:6		<i>LL</i> . 10, <i>L</i> 0. 10, <i>L</i> 0.24,	29:15, 33:25, 34:9,	01.20, 02.2, 04.11,

Diang M. Tropia', Inc., Post Office Box' 2375', Jacksonvillg', FL 32203-(904) 821-0300

54:14, 55:10, 56:4,	13:12, 16:9, 16:12,	inclusive [4] - 49:17,	itself [3] - 51:20,	
56:13, 56:22, 58:22,	17:2, 19:12, 19:20	55:24, 59:18, 63:7	58:19, 62:11	L
59:14, 59:22, 61:7,	hill [1] - 3:11	incorrectly [1] - 24:2	,	land [2] - 7:3, 15:18
61:22, 62:1, 63:23	historic [1] - 53:21	increase [1] - 8:19	J	Lane [1] - 11:8
guess [3] - 33:1, 42:2,	history [1] - 47:15	incredible [1] - 11:11	-	language [8] - 32:20,
42:10	Hogan [1] - 10:23	increment [1] - 20:10	JACKSONVILLE [1] -	41:15, 42:14, 43:2,
guidelines [1] - 50:20	holy [1] - 43:13	indebtedness [1] -	1:1	45:21, 46:4, 46:8,
Guy [1] - 2:15	Hook [1] - 11:6	56:11	Jacksonville [9] - 1:7,	59:8
GUY [1] - 1:18	hook [1] - 55:18	Independent [1] -	1:8, 5:5, 5:12, 5:20,	large [3] - 6:25, 18:7,
guys [2] - 54:16, 57:18	hope [1] - 15:2	18:15	11:8, 14:19, 17:8, 41:8	41:10
	hopefully [2] - 10:15,	independent [1] -	Jason [3] - 13:5, 49:8,	Large [1] - 1:10
н	46:25	10:18	57:13	large-scale [1] - 18:7
half [3] - 14:24, 17:23,	Hopkins [2] - 3:15, 4:2	independently [2] - 11:20, 16:3	Jax [1] - 11:13	last [17] - 6:16, 7:20, 8:1, 8:14, 8:23,
18:19	hostage [1] - 11:21 hotel [1] - 18:10	indication [1] - 57:19	Jim [1] - 3:1	13:20, 16:19, 17:22,
Hall [1] - 1:7	housing [2] - 30:23,	indirect [1] - 10:11	JIM [1] - 1:13	17:24, 21:25, 23:19,
handed [1] - 26:19	31:20	individual [2] - 25:9,	JIMMY [1] - 1:19	43:24, 54:17, 57:5,
handout [1] - 26:22	huge [1] - 18:12	29:10	job [1] - 48:7	64:5, 67:13
hang [1] - 50:13	humble [1] - 41:9	individually [1] - 31:9	John [1] - 3:8	lasting [1] - 15:14
hang-up [1] - 50:13	hundred [1] - 24:12	information [2] - 24:6,	JOHN [1] - 1:21	Late [2] - 13:16, 14:18
happy [2] - 47:14, 57:3	hurt [1] - 24:10	28:13	Johns [2] - 15:9, 26:4	Laura [2] - 30:22,
hard [1] - 17:12		informed [1] - 12:21	joined [1] - 40:18	38:11
Hardwick [1] - 9:3		informing [1] - 60:23	Joseph [1] - 29:4	lawyer [2] - 5:3, 65:19
harm [2] - 9:19, 46:8		infrastructure [2] -	17	lawyering [1] - 48:21
hate [1] - 41:4	icon [1] - 15:12	9:11, 10:8	K	lawyers [2] - 51:17,
head [2] - 16:15, 61:18	iconic [2] - 17:20,	insist [1] - 11:18	keep [4] - 10:22,	66:17
heading [1] - 57:18	18:13	instead [3] - 18:14,	24:12, 24:22, 42:22	laydown [1] - 12:13
hear [2] - 3:19, 3:23 heard [4] - 5:25, 8:9,	idea [1] - 34:15	25:8, 59:18	keeping [2] - 12:21,	leadership [1] - 42:17
31:6, 39:4	ideas [1] - 34:6 identify [1] - 34:5	integrate [1] - 9:5	61:9	learn [2] - 4:10, 31:17 learned [1] - 15:21
hearing [1] - 4:17	ignorance [1] - 45:15	intent [2] - 56:8, 56:21 interest [4] - 4:5, 8:5,	KELLEY [2] - 1:18,	leasing [2] - 28:21,
HEAVENER [16] -	immediate [1] - 8:7	12:4, 34:17	2:19	28:25
1:15, 2:24, 21:11,	impact [1] - 20:9	interests [1] - 11:22	Kelley [1] - 2:19	least [5] - 10:5, 29:16,
22:21, 23:16, 25:20,	impatient [1] - 8:12	internally [1] - 50:14	kept [1] - 48:15	34:25, 51:6, 54:25
30:4, 33:23, 36:1,	imperative [1] - 8:18	interrupting [1] - 31:3	KETCHUM [3] - 19:13,	legal [6] - 50:13,
36:25, 37:8, 38:4,	impermissibility [1] -	interruption [1] - 14:5	19:17, 19:19	51:11, 54:16, 55:1,
45:4, 55:5, 55:8,	51:11	introduced [1] - 44:11	Ketchum [3] - 17:3,	58:11, 58:14
64:25	implementation [1] -	introduces [1] - 44:2	17:6, 19:18	legally [5] - 39:6, 40:1,
Heavener [12] - 2:24,	10:7	introductions [1] -	kind [13] - 17:24,	54:14, 57:21, 63:24
25:19, 34:13, 36:15, 37:7, 38:3, 41:12,	implementing [1] -	2:13	24:19, 30:17, 34:2, 35:5, 36:16, 44:9,	legislation [1] - 44:10
45:20, 55:20, 64:24,	8:17	investment [2] -	44:24, 49:15, 55:14,	legitimacy [1] - 45:9
43.20, 33.20, 04.24, 66:9, 67:3	important [3] - 5:17, 9:25, 48:16	18:11, 24:20	58:9, 58:20, 59:20	length [2] - 25:7, 38:12
Heavener's [1] - 26:11	9.25, 46.16 importantly [1] - 15:24	Investment [3] - 2:16,	KingSoutel [1] - 4:9	lengthy [1] - 6:20
held [2] - 1:6, 61:21	importantly [1] - 13.24 impossible [1] - 56:17	20:15, 67:16 invite [1] - 18:18	Kirwan [2] - 4:25, 5:3	less [1] - 43:9
hello [2] - 7:16, 13:14	improve [2] - 8:14,	inviting [1] - 16:7	knowing [3] - 27:21,	letter [2] - 17:9, 17:24
help [5] - 16:4, 17:12,	12:24	involved [4] - 7:24,	36:17, 39:16	leverage [1] - 11:22
19:7, 35:5, 51:18	improvements [1] -	13:18, 30:14, 40:23	Krechowski [1] - 3:3	liability [2] - 55:12,
helpful [2] - 7:25,	10:8	Isser [1] - 11:7	KRECHOWSKI [26] -	56:12
59:17	inaudible [2] - 17:7,	issue [4] - 10:5, 21:13,	1:14, 3:2, 25:12,	Liaison [1] - 1:19
helping [1] - 9:7	32:1	21:18, 51:20	25:22, 30:6, 32:17,	life [3] - 5:9, 43:4, 43:8
hesitate [1] - 55:21	incentive [1] - 10:12	issues [4] - 12:22,	32:24, 37:10, 38:2, 48:3, 48:19, 60:2,	lifetime [1] - 47:17
hi [3] - 11:4, 13:3, 17:5	inclined [1] - 63:1	29:17, 55:1, 58:11	60:9, 61:3, 61:13,	like-kind [1] - 49:15
hide [1] - 9:12 high [1] - 12:3	include [6] - 39:9,	item [7] - 13:8, 21:24,	62:14, 62:21, 63:3,	likelihood [1] - 8:19
higher [1] - 12:3	40:5, 49:24, 50:12,	22:10, 26:4, 38:10,	64:6, 64:8, 64:17,	limit [3] - 24:21, 36:5,
highest [1] - 10:10	53:15, 59:9 including [2] - 4:14,	38:11, 67:13	65:3, 66:3, 66:11,	36:6
HILL [14] - 1:21, 3:13,	20:20	Item [1] - 23:21 items [5] - 5:8, 7:2,	66:23, 67:5	limited [4] - 12:16, 28:11, 36:22, 53:25
3:20, 4:25, 7:13,	inclusion [4] - 29:22,	21:3, 22:11, 22:16		line [3] - 26:23, 33:4
11:2, 13:2, 13:5,	32:19, 60:15, 63:11	21.0, 22.11, 22.10		
		a at ()ff: a a D a 1 977		

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

lined [4] - 26:10,	Matt [2] - 41:7, 44:21	55:8, 59:7, 59:15,	modification [1] -	28:1
26:22, 26:23, 38:16	MATT [1] - 1:19	59:17, 60:2, 60:7,	22:14	multiple [1] - 56:9
lines [1] - 55:11	matter [2] - 10:2,	60:9, 61:3, 61:5,	modified [1] - 52:1	must [3] - 9:4, 9:10,
lingering [1] - 42:22	26:12	61:13, 62:2, 62:14,	modify [2] - 47:19,	12:6
		62:21, 62:23, 63:3,	••••	
linkages [1] - 12:8	maximum [1] - 56:11	64:2, 64:6, 64:8,	52:11	muster [2] - 58:14,
Lions [1] - 8:24	mayor [3] - 15:6,		moment [1] - 8:4	58:15
list [4] - 6:4, 55:24,	17:10, 18:4	64:13, 64:17, 64:19,	Monday [1] - 17:11	N
56:1, 56:18	Mayor [4] - 41:21,	64:23, 64:25, 65:3,	money [3] - 18:12,	N
listen [2] - 31:16,	48:11, 60:23, 63:15	65:5, 65:7, 65:11,	20:8, 21:1	name (4) 2:16 1:1
48:25	Mayor's [1] - 40:16	65:14, 65:20, 66:1,	Money [1] - 10:21	name [4] - 3:16, 4:1,
listing [1] - 55:22	mean [14] - 17:22,	66:3, 66:8, 66:11, 66:13, 66:15, 66:19,	month [4] - 22:1,	5:3, 41:7
loan [1] - 52:9	27:6, 29:13, 30:13,		34:19, 34:25, 35:1	Nancy [1] - 11:2
loans [1] - 21:1	46:7, 47:8, 51:23,	66:23, 67:2, 67:5,	month's [1] - 23:19	nature [1] - 28:4
lock [1] - 51:3	53:18, 54:4, 55:14,	67:7, 67:9	months [4] - 9:21,	nays [1] - 23:1
long-lasting [1] -	56:9, 56:21, 56:25,	Member [12] - 1:13,	17:22, 28:12, 51:6	near [1] - 12:5
15:14	65:16	1:14, 1:14, 1:15,	morning [2] - 8:11,	nearby [1] - 18:9
look [4] - 4:17, 35:13,	meant [1] - 50:2	1:15, 1:19, 8:23,	45:23	necessary [1] - 8:19
50:24, 61:19	medium [1] - 18:6	36:12, 41:1, 44:13,	most [1] - 15:24	need [25] - 3:19, 6:7,
looked [3] - 13:25,	meet [3] - 10:9, 50:20,	45:20, 48:6	motion [19] - 22:18,	6:9, 6:10, 6:11, 6:20,
14:9, 57:6	57:3	member [14] - 2:23,	22:22, 23:8, 23:14,	19:6, 22:14, 22:18,
looking [4] - 4:10,	MEETING [1] - 1:3	2:25, 3:1, 3:3, 3:5,	25:11, 29:20, 29:21,	24:14, 29:20, 29:21,
27:15, 32:21, 36:23	meeting [43] - 2:5, 4:3,	3:7, 3:25, 4:16, 5:1,	29:25, 30:1, 30:3,	30:11, 31:9, 34:2,
looks [2] - 32:1, 52:2	4:4, 6:17, 7:20, 8:1,	5:5, 7:15, 11:3,	37:2, 61:4, 62:10,	34:3, 34:11, 37:20,
Lori [3] - 2:21, 15:19,	12:19, 13:20, 15:22,	13:13, 17:4	64:1, 64:11, 65:21,	52:11, 54:15, 54:17,
15:21	19:22, 20:14, 21:25,	members [4] - 27:2,	65:23, 66:4	57:25, 62:11, 62:19,
LORI [1] - 1:17	22:8, 23:14, 24:10,	27:4, 29:11, 45:2	MOU [2] - 28:18, 28:24	64:14
lose [1] - 44:24	27:2, 28:17, 29:11,	MEMBERS [7] - 1:12,	move [12] - 11:19,	needed [4] - 11:16,
love [1] - 46:23	31:11, 33:3, 33:18,	22:4, 22:7, 22:25,	22:17, 22:20, 23:15,	46:11, 56:18, 57:15
loveable [1] - 41:9	34:24, 38:21, 39:5,	23:2, 23:18, 47:12	25:12, 28:6, 32:25,	needs [5] - 30:20,
lowly [1] - 41:9	39:13, 40:5, 41:13,	Memorial [2] - 15:11,	33:2, 40:8, 53:20,	30:23, 47:4, 60:20,
	11.11 15.5 17.91	15:14	00.04.00.0	62:17
Lynwood [1] - 1:7	41:14, 45:5, 47:24,		62:21, 63:3	
Lynwood [1] - 1:7	49:10, 52:24, 52:25,	mention [1] - 61:6	62:21, 63:3 moved [1] - 30:4	never [5] - 5:21, 6:4,
-	49:10, 52:24, 52:25, 53:4, 53:5, 53:8,	mention [1] - 61:6 mercy [1] - 12:7		never [5] - 5:21, 6:4, 40:10, 55:24, 62:15
Lynwood [1] - 1:7	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5,	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5	moved [1] - 30:4	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21,
-	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21,	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9,	moved [1] - 30:4 movement [1] - 24:15	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20
M	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6	moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25,	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13,
M Main [3] - 7:3, 9:5,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6 mic [1] - 3:23	moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13,
M Main [3] - 7:3, 9:5, 12:15	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6 mic [1] - 3:23 MICAH [1] - 1:15	moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17,	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13, 17:2, 21:24, 22:10,
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6 mic [1] - 3:23 MICAH [1] - 1:15 Micah [1] - 2:24	moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7,	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13, 17:2, 21:24, 22:10, 26:4, 51:6
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6 mic [1] - 3:23 MICAH [1] - 1:15 Micah [1] - 2:24 Michael [2] - 4:25, 5:3	moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24,	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13, 17:2, 21:24, 22:10, 26:4, 51:6 nominal [1] - 25:8
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] -	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22,	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6 mic [1] - 3:23 MICAH [1] - 1:15 Micah [1] - 2:24 Michael [2] - 4:25, 5:3 microphone [2] -	moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6,	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13, 17:2, 21:24, 22:10, 26:4, 51:6 nominal [1] - 25:8 Norris [1] - 40:16
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6,	mention [1] - 61:6 mercy [1] - 12:7 message [1] - 32:5 Metropolitan [2] - 7:9, 16:6 mic [1] - 3:23 MICAH [1] - 1:15 Micah [1] - 2:24 Michael [2] - 4:25, 5:3 microphone [2] - 3:19, 3:20	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13, 17:2, 21:24, 22:10, 26:4, 51:6 nominal [1] - 25:8 Norris [1] - 40:16 North [1] - 22:13
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2,	$\begin{array}{c} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{MiCAH [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] - 3:19, 3:20} \\ \textbf{Miele [1] - 13:2} \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 	never [5] - 5:21, 6:4, 40:10, 55:24, 62:15 new [4] - 39:14, 39:21, 50:6, 63:20 next [10] - 4:25, 7:13, 11:2, 13:2, 15:13, 17:2, 21:24, 22:10, 26:4, 51:6 nominal [1] - 25:8 Norris [1] - 40:16 North [1] - 22:13 north [2] - 11:23,
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20	$\begin{array}{c} 49:10,\ 52:24,\ 52:25,\\ 53:4,\ 53:5,\ 53:8,\\ 53:17,\ 53:23,\ 54:5,\\ 57:5,\ 60:17,\ 61:21,\\ 63:13\\ \hline \textbf{meetings}\ [1]-43:18\\ \hline \textbf{meets}\ [1]-58:14\\ \hline \textbf{Melinda}\ [1]-3:4\\ \hline \textbf{Melinda}\ [1]-3:4\\ \hline \textbf{MELINDA}\ [1]-1:15\\ \hline \textbf{MEMBER}\ [101]-2:22,\\ 2:24,\ 3:2,\ 3:4,\ 3:6,\\ 3:18,\ 3:21,\ 4:1,\ 5:2,\\ 7:16,\ 11:4,\ 13:3,\\ \end{array}$	$\begin{array}{l} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{Micah [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] -} \\ 3:19, 3:20 \\ \textbf{Miele [1] - 13:2} \\ \textbf{might [11] - 7:25, 9:20,} \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \end{array}$
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] -	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11,	$\begin{array}{c} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{Micah [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] - } \\ 3:19, 3:20 \\ \textbf{Miele [1] - 13:2} \\ \textbf{might [11] - 7:25, 9:20,} \\ 17:12, 18:1, 19:8, \\ \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ \end{array}$
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25	$\begin{array}{c} 49:10,52:24,52:25,\\ 53:4,53:5,53:8,\\ 53:17,53:23,54:5,\\ 57:5,60:17,61:21,\\ 63:13\\ \textbf{meetings}[1]-43:18\\ \textbf{meets}[1]-58:14\\ \textbf{Melinda}[1]-3:4\\ \textbf{Melinda}[1]-3:4\\ \textbf{MELINDA}[1]-1:15\\ \textbf{MEMBER}[101]-2:22,\\ 2:24,3:2,3:4,3:6,\\ 3:18,3:21,4:1,5:2,\\ 7:16,11:4,13:3,\\ 13:14,17:5,21:11,\\ 22:17,22:20,22:21,\\ \end{array}$	$\begin{array}{c} \textbf{mention} \ [1] - 61:6 \\ \textbf{mercy} \ [1] - 12:7 \\ \textbf{message} \ [1] - 32:5 \\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6 \\ \textbf{mic} \ [1] - 3:23 \\ \textbf{MICAH} \ [1] - 1:15 \\ \textbf{Micah} \ [1] - 2:24 \\ \textbf{Michael} \ [2] - 4:25, 5:3 \\ \textbf{microphone} \ [2] - 3:19, 3:20 \\ \textbf{Miele} \ [1] - 13:2 \\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ \end{array}$
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18	$\begin{array}{c} 49:10,52:24,52:25,\\ 53:4,53:5,53:8,\\ 53:17,53:23,54:5,\\ 57:5,60:17,61:21,\\ 63:13\\ \textbf{meetings}[1]-43:18\\ \textbf{meets}[1]-58:14\\ \textbf{Melinda}[1]-3:4\\ \textbf{MELINDA}[1]-1:15\\ \textbf{MEMBER}[101]-2:22,\\ 2:24,3:2,3:4,3:6,\\ 3:18,3:21,4:1,5:2,\\ 7:16,11:4,13:3,\\ 13:14,17:5,21:11,\\ 22:17,22:20,22:21,\\ 23:15,23:16,25:12,\\ \end{array}$	$\begin{array}{l} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{Micah [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] -} \\ 3:19, 3:20 \\ \textbf{Miele [1] - 13:2} \\ \textbf{might [11] - 7:25, 9:20,} \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18,	$\begin{array}{c} 49:10,52:24,52:25,\\ 53:4,53:5,53:8,\\ 53:17,53:23,54:5,\\ 57:5,60:17,61:21,\\ 63:13\\ \textbf{meetings}[1]-43:18\\ \textbf{meets}[1]-58:14\\ \textbf{Melinda}[1]-3:4\\ \textbf{MELINDA}[1]-1:15\\ \textbf{MEMBER}[101]-2:22,\\ 2:24,3:2,3:4,3:6,\\ 3:18,3:21,4:1,5:2,\\ 7:16,11:4,13:3,\\ 13:14,17:5,21:11,\\ 22:17,22:20,22:21,\\ 23:15,23:16,25:12,\\ 25:14,25:18,25:20,\\ \end{array}$	$\begin{array}{l} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{Micah [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] -} \\ 3:19, 3:20 \\ \textbf{Miele [1] - 13:2} \\ \textbf{might [11] - 7:25, 9:20,} \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \textbf{million [1] - 24:19} \\ \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:5 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ \end{array}$
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20	$\begin{array}{c} 49:10,52:24,52:25,\\ 53:4,53:5,53:8,\\ 53:17,53:23,54:5,\\ 57:5,60:17,61:21,\\ 63:13\\ \textbf{meetings}[1]-43:18\\ \textbf{meets}[1]-58:14\\ \textbf{Melinda}[1]-3:4\\ \textbf{Melinda}[1]-3:4\\ \textbf{MELINDA}[1]-1:15\\ \textbf{MEMBER}[101]-2:22,\\ 2:24,3:2,3:4,3:6,\\ 3:18,3:21,4:1,5:2,\\ 7:16,11:4,13:3,\\ 13:14,17:5,21:11,\\ 22:17,22:20,22:21,\\ 23:15,23:16,25:12,\\ 25:14,25:18,25:20,\\ 25:22,25:24,26:1,\\ \end{array}$	$\begin{array}{l} \textbf{mention} \ [1] - 61:6 \\ \textbf{mercy} \ [1] - 12:7 \\ \textbf{message} \ [1] - 32:5 \\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6 \\ \textbf{mic} \ [1] - 3:23 \\ \textbf{MICAH} \ [1] - 1:15 \\ \textbf{Micah} \ [1] - 2:24 \\ \textbf{Michael} \ [2] - 4:25, 5:3 \\ \textbf{microphone} \ [2] - 3:19, 3:20 \\ \textbf{Miele} \ [1] - 13:2 \\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \textbf{million} \ [1] - 24:19 \\ \textbf{mind} \ [3] - 3:22, 13:23, \\ \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 1000 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \end{array}$
Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:24, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8,	$\begin{array}{l} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{Micah [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] -} \\ 3:19, 3:20 \\ \textbf{Miele [1] - 13:2} \\ \textbf{might [11] - 7:25, 9:20,} \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \textbf{million [1] - 24:19} \\ \textbf{mind [3] - 3:22, 13:23,} \\ 15:11 \\ \end{array}$	 moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 16:10, 16:12, 16:13, 	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24,	$\begin{array}{c} \textbf{mention} \ [1] - 61:6 \\ \textbf{mercy} \ [1] - 12:7 \\ \textbf{message} \ [1] - 32:5 \\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6 \\ \textbf{mic} \ [1] - 3:23 \\ \textbf{MICAH} \ [1] - 1:15 \\ \textbf{Micah} \ [1] - 2:24 \\ \textbf{Michael} \ [2] - 4:25, 5:3 \\ \textbf{microphone} \ [2] - 3:19, 3:20 \\ \textbf{Miele} \ [1] - 13:2 \\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \textbf{million} \ [1] - 24:19 \\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11 \\ \textbf{minimizing} \ [1] - 9:14 \\ \end{array}$	<pre>moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 16:10, 16:12, 16:13, 16:16, 16:22, 17:2,</pre>	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22,	$\begin{array}{c} \textbf{mention} \ [1] - 61:6 \\ \textbf{mercy} \ [1] - 12:7 \\ \textbf{message} \ [1] - 32:5 \\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6 \\ \textbf{mic} \ [1] - 3:23 \\ \textbf{MICAH} \ [1] - 1:15 \\ \textbf{Micah} \ [1] - 2:24 \\ \textbf{Michael} \ [2] - 4:25, 5:3 \\ \textbf{microphone} \ [2] - 3:19, 3:20 \\ \textbf{Miele} \ [1] - 13:2 \\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \textbf{million} \ [1] - 24:19 \\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11 \\ \textbf{minimizing} \ [1] - 9:14 \\ \textbf{minutes} \ [6] - 21:25, \\ \end{array}$	$\begin{array}{c} \textbf{moved} \ [1] - 30:4\\ \textbf{movement} \ [1] - 24:15\\ \textbf{moving} \ [2] - 11:25,\\ 21:24\\ \textbf{MR} \ [28] - 2:15, 2:17,\\ 2:19, 3:8, 13:7,\\ 13:11, 21:19, 29:24,\\ 30:13, 31:5, 31:12,\\ 31:16, 31:20, 31:23,\\ 32:1, 35:14, 49:6,\\ 52:6, 52:16, 54:4,\\ 56:19, 58:5, 58:7,\\ 58:25, 59:5, 60:1,\\ 62:8, 62:16\\ \textbf{MS} \ [39] - 2:21, 3:13,\\ 3:20, 4:25, 7:13,\\ 11:2, 13:2, 13:5,\\ 13:12, 14:6, 16:9,\\ 16:10, 16:12, 16:13,\\ 16:16, 16:22, 17:2,\\ 19:12, 19:13, 19:17,\\ \end{array}$	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \textbf{Nottary} \ [1] - 1:9 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25,	$\begin{array}{l} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minimizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ \end{array}$	$\begin{array}{c} \textbf{moved} \ [1] - 30:4\\ \textbf{movement} \ [1] - 24:15\\ \textbf{moving} \ [2] - 11:25,\\ 21:24\\ \textbf{MR} \ [28] - 2:15, 2:17,\\ 2:19, 3:8, 13:7,\\ 13:11, 21:19, 29:24,\\ 30:13, 31:5, 31:12,\\ 31:16, 31:20, 31:23,\\ 32:1, 35:14, 49:6,\\ 52:6, 52:16, 54:4,\\ 56:19, 58:5, 58:7,\\ 58:25, 59:5, 60:1,\\ 62:8, 62:16\\ \textbf{MS} \ [39] - 2:21, 3:13,\\ 3:20, 4:25, 7:13,\\ 11:2, 13:2, 13:5,\\ 13:12, 14:6, 16:9,\\ 16:10, 16:12, 16:13,\\ 16:16, 16:22, 17:2,\\ 19:12, 19:13, 19:17,\\ 19:19, 19:20, 20:2,\\ \end{array}$	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \textbf{Nottary} \ [1] - 1:9 \\ \textbf{notes} \ [1] - 68:11 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:24, 26:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10,	$\begin{array}{l} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minimizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19\\ \end{array}$	$\begin{array}{c} \textbf{moved} \ [1] - 30:4\\ \textbf{movement} \ [1] - 24:15\\ \textbf{moving} \ [2] - 11:25,\\ 21:24\\ \textbf{MR} \ [28] - 2:15, 2:17,\\ 2:19, 3:8, 13:7,\\ 13:11, 21:19, 29:24,\\ 30:13, 31:5, 31:12,\\ 31:16, 31:20, 31:23,\\ 32:1, 35:14, 49:6,\\ 52:6, 52:16, 54:4,\\ 56:19, 58:5, 58:7,\\ 58:25, 59:5, 60:1,\\ 62:8, 62:16\\ \textbf{MS} \ [39] - 2:21, 3:13,\\ 3:20, 4:25, 7:13,\\ 11:2, 13:2, 13:5,\\ 13:12, 14:6, 16:9,\\ 16:10, 16:12, 16:13,\\ 16:16, 16:22, 17:2,\\ 19:12, 19:13, 19:17,\\ 19:19, 19:20, 20:2,\\ 23:7, 23:12, 23:22,\\ \end{array}$	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \textbf{Notary} \ [1] - 1:9 \\ \textbf{notes} \ [1] - 68:11 \\ \textbf{notice} \ [1] - 26:20 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24, 63:17	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10, 37:12, 37:14, 37:23,	$\begin{array}{c} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minimizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19\\ \textbf{missed} \ [1] - 49:9\\ \end{array}$	$\begin{array}{c} \textbf{moved} \ [1] - 30:4\\ \textbf{movement} \ [1] - 24:15\\ \textbf{moving} \ [2] - 11:25,\\ 21:24\\ \textbf{MR} \ [28] - 2:15, 2:17,\\ 2:19, 3:8, 13:7,\\ 13:11, 21:19, 29:24,\\ 30:13, 31:5, 31:12,\\ 31:16, 31:20, 31:23,\\ 32:1, 35:14, 49:6,\\ 52:6, 52:16, 54:4,\\ 56:19, 58:5, 58:7,\\ 58:25, 59:5, 60:1,\\ 62:8, 62:16\\ \textbf{MS} \ [39] - 2:21, 3:13,\\ 3:20, 4:25, 7:13,\\ 11:2, 13:2, 13:5,\\ 13:12, 14:6, 16:9,\\ 16:10, 16:12, 16:13,\\ 16:16, 16:22, 17:2,\\ 19:12, 19:13, 19:17,\\ 19:19, 19:20, 20:2,\\ 23:7, 23:12, 23:22,\\ 26:7, 29:12, 33:10,\\ \end{array}$	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \textbf{Notary} \ [1] - 1:9 \\ \textbf{notes} \ [1] - 68:11 \\ \textbf{notice} \ [1] - 26:20 \\ \textbf{nuance} \ [2] - 42:2, \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24, 63:17 Marco [1] - 27:12	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10, 37:12, 37:14, 37:23, 37:25, 38:2, 38:4,	$\begin{array}{l} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minimizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19\\ \textbf{missed} \ [1] - 49:9\\ \textbf{mistake} \ [2] - 23:11, \\ \end{array}$	$\begin{array}{c} \textbf{moved} [1] - 30:4\\ \textbf{movement} [1] - 24:15\\ \textbf{moving} [2] - 11:25,\\ 21:24\\ \textbf{MR} [28] - 2:15, 2:17,\\ 2:19, 3:8, 13:7,\\ 13:11, 21:19, 29:24,\\ 30:13, 31:5, 31:12,\\ 31:16, 31:20, 31:23,\\ 32:1, 35:14, 49:6,\\ 52:6, 52:16, 54:4,\\ 56:19, 58:5, 58:7,\\ 58:25, 59:5, 60:1,\\ 62:8, 62:16\\ \textbf{MS} [39] - 2:21, 3:13,\\ 3:20, 4:25, 7:13,\\ 11:2, 13:2, 13:5,\\ 13:12, 14:6, 16:9,\\ 16:10, 16:12, 16:13,\\ 16:16, 16:22, 17:2,\\ 19:12, 19:13, 19:17,\\ 19:19, 19:20, 20:2,\\ 23:7, 23:12, 23:22,\\ 26:7, 29:12, 33:10,\\ 34:12, 36:14, 37:21,\\ \end{array}$	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \textbf{Nottary} \ [1] - 1:9 \\ \textbf{notes} \ [1] - 68:11 \\ \textbf{notice} \ [1] - 68:20 \\ \textbf{nuance} \ [2] - 42:2, \\ 56:14 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24, 63:17 Marco [1] - 27:12 marked [1] - 47:22	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10, 37:12, 37:14, 37:23, 37:25, 38:2, 38:4, 38:6, 41:3, 44:1,	$\begin{array}{c} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minimizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19\\ \textbf{missed} \ [1] - 49:9\\ \textbf{mistake} \ [2] - 23:11, \\ 50:9\\ \end{array}$	<pre>moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 16:10, 16:12, 16:13, 16:16, 16:22, 17:2, 19:12, 19:13, 19:17, 19:19, 19:20, 20:2, 23:7, 23:12, 23:22, 26:7, 29:12, 33:10, 34:12, 36:14, 37:21, 38:14, 45:19, 52:20,</pre>	$\begin{array}{l} \textbf{never} \ [5] - 5:21, \ 6:4, \\ 40:10, \ 55:24, \ 62:15 \\ \textbf{new} \ [4] - 39:14, \ 39:21, \\ 50:6, \ 63:20 \\ \textbf{next} \ [10] - 4:25, \ 7:13, \\ 11:2, \ 13:2, \ 15:13, \\ 17:2, \ 21:24, \ 22:10, \\ 26:4, \ 51:6 \\ \textbf{nominal} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 25:8 \\ \textbf{Norris} \ [1] - 40:16 \\ \textbf{North} \ [1] - 22:13 \\ \textbf{north} \ [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} \ [6] - 4:5, \\ 4:6, \ 4:18, \ 4:21, \\ 15:12, \ 15:17 \\ \textbf{northeast} \ [3] - 6:15, \\ 7:22, \ 18:8 \\ \textbf{Northside} \ [2] - 4:7, \\ 22:12 \\ \textbf{Notary} \ [1] - 1:9 \\ \textbf{notes} \ [1] - 68:11 \\ \textbf{notice} \ [1] - 26:20 \\ \textbf{nuance} \ [2] - 42:2, \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24, 63:17 Marco [1] - 27:12 marked [1] - 47:22 market [2] - 19:5,	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10, 37:12, 37:14, 37:23, 37:25, 38:2, 38:4, 38:6, 41:3, 44:1, 45:4, 45:17, 46:16,	$\begin{array}{c} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minmizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19\\ \textbf{missed} \ [1] - 49:9\\ \textbf{mistake} \ [2] - 23:11, \\ 50:9\\ \textbf{misunderstanding} \ [1]\\ \end{array}$	<pre>moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 16:10, 16:12, 16:13, 16:16, 16:22, 17:2, 19:12, 19:13, 19:17, 19:19, 19:20, 20:2, 23:7, 23:12, 23:22, 26:7, 29:12, 33:10, 34:12, 36:14, 37:21, 38:14, 45:19, 52:20, 55:19, 61:17, 61:19,</pre>	$\begin{array}{l} \textbf{never} [5] - 5:21, 6:4, \\ 40:10, 55:24, 62:15 \\ \textbf{new} [4] - 39:14, 39:21, \\ 50:6, 63:20 \\ \textbf{next} [10] - 4:25, 7:13, \\ 11:2, 13:2, 15:13, \\ 17:2, 21:24, 22:10, \\ 26:4, 51:6 \\ \textbf{nominal} [1] - 25:8 \\ \textbf{Norris} [1] - 40:16 \\ \textbf{North} [1] - 22:13 \\ \textbf{north} [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} [6] - 4:5, \\ 4:6, 4:18, 4:21, \\ 15:12, 15:17 \\ \textbf{northeast} [3] - 6:15, \\ 7:22, 18:8 \\ \textbf{Northside} [2] - 4:7, \\ 22:12 \\ \textbf{Notary} [1] - 1:9 \\ \textbf{notes} [1] - 68:11 \\ \textbf{notice} [1] - 26:20 \\ \textbf{nuance} [2] - 42:2, \\ 56:14 \\ \textbf{nuances} [2] - 42:3, \\ 43:10 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24, 63:17 Marco [1] - 27:12 marked [1] - 47:22 market [2] - 19:5, 27:11	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10, 37:12, 37:14, 37:23, 37:25, 38:2, 38:4, 38:6, 41:3, 44:1, 45:4, 45:17, 46:16, 47:21, 48:1, 48:3,	$\begin{array}{l} \textbf{mention [1] - 61:6} \\ \textbf{mercy [1] - 12:7} \\ \textbf{message [1] - 32:5} \\ \textbf{Metropolitan [2] - 7:9,} \\ 16:6 \\ \textbf{mic [1] - 3:23} \\ \textbf{MICAH [1] - 1:15} \\ \textbf{Micah [1] - 2:24} \\ \textbf{Michael [2] - 4:25, 5:3} \\ \textbf{microphone [2] -} \\ 3:19, 3:20 \\ \textbf{Miele [1] - 13:2} \\ \textbf{might [11] - 7:25, 9:20,} \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7 \\ \textbf{million [1] - 24:19} \\ \textbf{mind [3] - 3:22, 13:23,} \\ 15:11 \\ \textbf{minimizing [1] - 9:14} \\ \textbf{minutes [6] - 21:25,} \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19 \\ \textbf{missed [1] - 49:9} \\ \textbf{mistake [2] - 23:11,} \\ 50:9 \\ \textbf{misunderstanding [1] - 50:18} \\ \end{array}$	<pre>moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 16:10, 16:12, 16:13, 16:16, 16:22, 17:2, 19:12, 19:13, 19:17, 19:19, 19:20, 20:2, 23:7, 23:12, 23:22, 26:7, 29:12, 33:10, 34:12, 36:14, 37:21, 38:14, 45:19, 52:20, 55:19, 61:17, 61:19, 65:25</pre>	$\begin{array}{l} \textbf{never} [5] - 5:21, 6:4, \\ 40:10, 55:24, 62:15 \\ \textbf{new} [4] - 39:14, 39:21, \\ 50:6, 63:20 \\ \textbf{next} [10] - 4:25, 7:13, \\ 11:2, 13:2, 15:13, \\ 17:2, 21:24, 22:10, \\ 26:4, 51:6 \\ \textbf{nominal} [1] - 25:8 \\ \textbf{Norris} [1] - 40:16 \\ \textbf{North} [1] - 22:13 \\ \textbf{north} [2] - 11:23, \\ 11:25 \\ \textbf{Northbank} [6] - 4:5, \\ 4:6, 4:18, 4:21, \\ 15:12, 15:17 \\ \textbf{northeast} [3] - 6:15, \\ 7:22, 18:8 \\ \textbf{Northside} [2] - 4:7, \\ 22:12 \\ \textbf{Notary} [1] - 1:9 \\ \textbf{notes} [1] - 68:11 \\ \textbf{notice} [1] - 26:20 \\ \textbf{nuance} [2] - 42:2, \\ 56:14 \\ \textbf{nuances} [2] - 42:3, \\ 43:10 \\ \textbf{nuisances} [1] - 42:4 \\ \end{array}$
M Main [3] - 7:3, 9:5, 12:15 main [2] - 29:25, 30:1 maintenance [1] - 10:18 major [1] - 56:23 majority [2] - 21:20, 63:20 management [1] - 28:25 manager [1] - 2:18 Manager [2] - 1:18, 1:20 map [1] - 17:24 March [11] - 38:25, 39:23, 41:22, 42:10, 46:13, 48:12, 53:11, 53:12, 61:21, 61:24, 63:17 Marco [1] - 27:12 marked [1] - 47:22 market [2] - 19:5, 27:11 Marketing [1] - 1:20	49:10, 52:24, 52:25, 53:4, 53:5, 53:8, 53:17, 53:23, 54:5, 57:5, 60:17, 61:21, 63:13 meetings [1] - 43:18 meets [1] - 58:14 Melinda [1] - 3:4 MELINDA [1] - 1:15 MEMBER [101] - 2:22, 2:24, 3:2, 3:4, 3:6, 3:18, 3:21, 4:1, 5:2, 7:16, 11:4, 13:3, 13:14, 17:5, 21:11, 22:17, 22:20, 22:21, 23:15, 23:16, 25:12, 25:14, 25:18, 25:20, 25:22, 25:24, 26:1, 30:4, 30:6, 32:8, 32:11, 32:17, 32:24, 33:5, 33:15, 33:22, 33:23, 36:1, 36:25, 37:6, 37:8, 37:10, 37:12, 37:14, 37:23, 37:25, 38:2, 38:4, 38:6, 41:3, 44:1, 45:4, 45:17, 46:16,	$\begin{array}{c} \textbf{mention} \ [1] - 61:6\\ \textbf{mercy} \ [1] - 12:7\\ \textbf{message} \ [1] - 32:5\\ \textbf{Metropolitan} \ [2] - 7:9, \\ 16:6\\ \textbf{mic} \ [1] - 3:23\\ \textbf{MICAH} \ [1] - 1:15\\ \textbf{Micah} \ [1] - 2:24\\ \textbf{Michael} \ [2] - 4:25, 5:3\\ \textbf{microphone} \ [2] - 3:19, 3:20\\ \textbf{Miele} \ [1] - 13:2\\ \textbf{might} \ [11] - 7:25, 9:20, \\ 17:12, 18:1, 19:8, \\ 41:6, 42:17, 44:22, \\ 47:16, 52:21, 56:7\\ \textbf{million} \ [1] - 24:19\\ \textbf{mind} \ [3] - 3:22, 13:23, \\ 15:11\\ \textbf{minmizing} \ [1] - 9:14\\ \textbf{minutes} \ [6] - 21:25, \\ 22:3, 22:8, 23:9, \\ 23:14, 23:19\\ \textbf{missed} \ [1] - 49:9\\ \textbf{mistake} \ [2] - 23:11, \\ 50:9\\ \textbf{misunderstanding} \ [1]\\ \end{array}$	<pre>moved [1] - 30:4 movement [1] - 24:15 moving [2] - 11:25, 21:24 MR [28] - 2:15, 2:17, 2:19, 3:8, 13:7, 13:11, 21:19, 29:24, 30:13, 31:5, 31:12, 31:16, 31:20, 31:23, 32:1, 35:14, 49:6, 52:6, 52:16, 54:4, 56:19, 58:5, 58:7, 58:25, 59:5, 60:1, 62:8, 62:16 MS [39] - 2:21, 3:13, 3:20, 4:25, 7:13, 11:2, 13:2, 13:5, 13:12, 14:6, 16:9, 16:10, 16:12, 16:13, 16:16, 16:22, 17:2, 19:12, 19:13, 19:17, 19:19, 19:20, 20:2, 23:7, 23:12, 23:22, 26:7, 29:12, 33:10, 34:12, 36:14, 37:21, 38:14, 45:19, 52:20, 55:19, 61:17, 61:19,</pre>	$\begin{array}{l} \textbf{never} [5] - 5:21, 6:4,\\ 40:10, 55:24, 62:15\\ \textbf{new} [4] - 39:14, 39:21,\\ 50:6, 63:20\\ \textbf{next} [10] - 4:25, 7:13,\\ 11:2, 13:2, 15:13,\\ 17:2, 21:24, 22:10,\\ 26:4, 51:6\\ \textbf{nominal} [1] - 25:8\\ \textbf{Norris} [1] - 40:16\\ \textbf{North} [1] - 22:13\\ \textbf{north} [2] - 11:23,\\ 11:25\\ \textbf{Northbank} [6] - 4:5,\\ 4:6, 4:18, 4:21,\\ 15:12, 15:17\\ \textbf{northeast} [3] - 6:15,\\ 7:22, 18:8\\ \textbf{Northside} [2] - 4:7,\\ 22:12\\ \textbf{Notary} [1] - 1:9\\ \textbf{notes} [1] - 68:11\\ \textbf{notice} [1] - 26:20\\ \textbf{nuance} [2] - 42:2,\\ 56:14\\ \textbf{nuances} [2] - 42:3,\\ 43:10\\ \end{array}$

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49:15	opened [1] - 6:12	12:6	Place [1] - 41:8	predict [1] - 36:19
number [2] - 18:18,	Operations [1] - 1:18	PAROLA [2] - 1:18,	place [3] - 11:16,	predominantly [1] -
18:21	operator [2] - 34:6,	2:15	14:16, 26:20	31:1
numbers [2] - 54:20,	35:22	Parola [2] - 2:13, 2:15	Placer.ai [2] - 27:19,	prepared [1] - 29:7
64:18	operators [2] - 34:15,	part [16] - 13:16, 18:1,	34:19	prescribe [1] - 56:6
01.10	35:15	20:14, 21:4, 27:23,	places [1] - 18:9	PRESENT [2] - 1:12,
0	opportunity [2] -	35:24, 36:10, 42:18,	plan [3] - 6:14, 17:20,	1:16
	11:11, 15:16	43:5, 46:10, 47:3,	54:22	present [2] - 41:14,
obligating [2] - 51:20,	opposed [2] - 25:5,	47:22, 50:5, 53:7,	plans [1] - 18:22	53:4
52:14	55:10	61:22	play [1] - 55:4	presented [13] - 6:16,
obligation [5] - 25:5,	option [1] - 57:21	participate [1] - 28:24	playground [1] -	14:23, 38:25, 40:6,
52:3, 52:10, 58:23,	order [2] - 2:5, 44:14	participating [1] -	27:22	41:22, 48:12, 53:16,
58:24	Ordinance [1] - 20:7	21:21	Plaza [14] - 6:1, 6:11,	53:19, 59:10, 59:11,
observe [1] - 4:4	oriented [1] - 28:3	particular [7] - 21:3,	6:15, 6:24, 7:5, 7:6,	60:16, 63:12, 63:17
occasions [1] - 53:22	original [4] - 14:1,	28:20, 41:12, 42:16,	7:23, 8:22, 9:4, 10:9,	president [1] - 5:5
Ocean [1] - 22:13	14:10, 14:22, 40:6	53:5, 55:22, 59:6	11:13, 15:10, 17:16	pressure [1] - 9:21
odd [1] - 65:17	otherwise [4] - 11:21,	pass [3] - 22:9, 23:19,	pleasure [1] - 29:23	prevailing [1] - 9:17
OF [4] - 1:1, 68:1,	40:1, 54:14, 63:24	57:1	Pledge [2] - 2:6, 2:9	previously [2] - 46:11,
68:3, 68:4	outright [1] - 58:10	passed [1] - 46:24	plenty [1] - 18:8	61:25
offense [1] - 59:2	over-lawyering [1] -	passes [5] - 23:4,	podium [10] - 3:25,	primarily [2] - 20:6,
offer [4] - 27:4, 29:5,	48:21	26:3, 37:16, 38:9,	5:1, 7:15, 11:3, 13:6,	27:11
30:11, 41:18	overarching [1] - 39:7	67:11	13:13, 17:4, 30:12,	primary [1] - 42:5
office [1] - 18:9	overseeing [1] - 10:7	past [1] - 12:3	41:2, 49:5	private [6] - 5:4, 8:20,
Office [9] - 1:21, 3:8, 24:7, 39:4, 40:2,	overshadow [1] - 15:9	Patrick [1] - 3:2	point [17] - 9:1, 11:12,	9:14, 10:12, 11:22,
40:16, 51:10, 54:25,		PATRICK [1] - 1:14 pause [2] - 8:9, 9:19	11:14, 33:11, 34:22, 40:12, 46:2, 49:4,	18:7
63:25	Р	PELUSO [1] - 1:19	40:12, 40:2, 49:4, 49:22, 51:4, 52:15,	problem [3] - 31:21, 60:19, 61:7
Officer [1] - 1:17	P.K [8] - 25:21, 32:16,	Peluso [2] - 36:12,	52:18, 52:22, 53:13,	problematic [1] -
OGC [4] - 49:19,	37:9, 38:1, 48:2,	40:18	57:10, 57:16, 58:1	56:10
61:15, 62:6, 63:9	65:2, 66:10, 67:4	Peluso's [1] - 44:13	policy [2] - 54:19, 55:2	procedures [1] - 30:16
Oliver [4] - 30:12,	p.m [3] - 1:7, 2:1,	people [6] - 10:4,	polite [1] - 44:14	proceed [8] - 47:24,
31:4, 31:7, 31:19	67:19	31:17, 36:7, 36:8,	portion [5] - 19:22,	49:23, 53:7, 53:15,
OLIVER [7] - 30:13,	package [1] - 53:8	36:9	21:7, 43:24, 64:5,	53:23, 59:9, 60:14,
31:5, 31:12, 31:16,	Pad [1] - 6:18	perfect [2] - 21:23,	67:16	63:10
31:20, 31:23, 32:1	pad [7] - 7:23, 11:20,	60:1	portions [3] - 11:19,	proceeding [1] - 39:7
once [2] - 18:23, 34:24	12:1, 12:9, 18:7,	perfectly [1] - 58:7	11:24, 11:25	Proceedings [1] - 1:6
one [24] - 9:22, 24:16,	19:3			
26.10 27.17 20.6		Performing [1] - 16:5	position [2] - 46:10,	proceedings [3] -
26:10, 27:17, 29:6, 29:8, 30:16, 33:24	Page [4] - 23:24, 25:2,	perhaps [2] - 35:6,	51:10	proceedings [3] - 36:13, 67:18, 68:9
29:8, 30:16, 33:24,	Page [4] - 23:24, 25:2, 28:15, 38:16	perhaps [2] - 35:6, 36:21	51:10 possible [7] - 6:12,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24,	perhaps [2] - 35:6, 36:21 period [2] - 41:23,	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19,
29:8, 30:16, 33:24,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17,	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19,	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] -
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17,	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [10] - 2:17,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24 personally [1] - 30:17	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6	$\label{eq:proceedings} \begin{array}{l} [3] - \\ 36:13, 67:18, 68:9 \\ \hline \mbox{process} [8] - 4:13, \\ 4:14, 8:16, 29:19, \\ 31:5, 35:17, 35:23, \\ 43:23 \\ \hline \mbox{productive} [2] - 51:2, \\ 54:8 \\ \hline \mbox{Professional} [2] - \\ 68:7, 68:18 \\ \hline \mbox{progression} [1] - \\ 60:25 \\ \hline \mbox{Project} [1] - 1:20 \\ \hline \mbox{project} [1] - 2:17, \\ 5:11, 5:12, 5:16, 7:2, \\ \end{array}$
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24 personally [1] - 30:17 perspective [2] - 31:8,	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [1] - 2:17, 5:11, 5:12, 5:16, 7:2, 13:23, 14:3, 14:13,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23,	perhaps $[2] - 35:6$, 36:21 period $[2] - 41:23$, 64:8 Perkins $[5] - 8:17$, 11:14, $16:10$, $17:19$, 18:18 permissible $[5] - 39:6$, 40:1, $54:15$, $57:22$, 63:24 personal $[2] - 24:17$, 60:24 personally $[1] - 30:17$ perspective $[2] - 31:8$, 36:22	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [1] - 2:17, 5:11, 5:12, 5:16, 7:2, 13:23, 14:3, 14:13, 28:6, 47:16
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23, 27:24, 28:4, 28:9,	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24 personally [1] - 30:17 perspective [2] - 31:8, 36:22 phasing [1] - 34:8	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11, 37:12, 37:25, 64:13,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [1] - 2:17, 5:11, 5:12, 5:16, 7:2, 13:23, 14:3, 14:13, 28:6, 47:16 projects [9] - 5:9,
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:12	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23,	perhaps $[2] - 35:6$, 36:21 period $[2] - 41:23$, 64:8 Perkins $[5] - 8:17$, 11:14, $16:10$, $17:19$, 18:18 permissible $[5] - 39:6$, 40:1, $54:15$, $57:22$, 63:24 personal $[2] - 24:17$, 60:24 personally $[1] - 30:17$ perspective $[2] - 31:8$, 36:22 phasing $[1] - 34:8$ phone $[1] - 14:6$	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11,	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [1] - 2:17, 5:11, 5:12, 5:16, 7:2, 13:23, 14:3, 14:13, 28:6, 47:16
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:12 one's [1] - 6:10 ongoing [1] - 46:25 Op [1] - 5:14	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23, 27:24, 28:4, 28:9, 36:6, 36:24	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24 personally [1] - 30:17 perspective [2] - 31:8, 36:22 phasing [1] - 34:8	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11, 37:12, 37:25, 64:13, 64:19, 65:5, 66:13,	$\begin{array}{c} \textbf{proceedings [3] -} \\ 36:13, 67:18, 68:9 \\ \textbf{process [8] - 4:13,} \\ 4:14, 8:16, 29:19, \\ 31:5, 35:17, 35:23, \\ 43:23 \\ \textbf{productive [2] - 51:2,} \\ 54:8 \\ \textbf{Professional [2] -} \\ 68:7, 68:18 \\ \textbf{progression [1] -} \\ 60:25 \\ \textbf{Project [1] - 1:20} \\ \textbf{project [1] - 2:17,} \\ 5:11, 5:12, 5:16, 7:2, \\ 13:23, 14:3, 14:13, \\ 28:6, 47:16 \\ \textbf{projects [9] - 5:9,} \\ 5:13, 5:19, 5:21, 6:3, \\ \end{array}$
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:12 one's [1] - 6:10 ongoing [1] - 46:25 Op [1] - 5:14 open [6] - 6:7, 12:1,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:11, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23, 27:24, 28:4, 28:9, 36:6, 36:24 park's [1] - 18:19	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24 personally [1] - 30:17 perspective [2] - 31:8, 36:22 phasing [1] - 34:8 phone [1] - 14:6 phrase [1] - 52:23	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11, 37:12, 37:25, 64:13, 64:19, 65:5, 66:13, 67:7	$\label{eq:proceedings} [3] - 36:13, 67:18, 68:9 \\ process [8] - 4:13, \\ 4:14, 8:16, 29:19, \\ 31:5, 35:17, 35:23, \\ 43:23 \\ productive [2] - 51:2, \\ 54:8 \\ Professional [2] - \\ 68:7, 68:18 \\ progression [1] - \\ 60:25 \\ Project [1] - 1:20 \\ project [1] - 2:17, \\ 5:11, 5:12, 5:16, 7:2, \\ 13:23, 14:3, 14:13, \\ 28:6, 47:16 \\ projects [9] - 5:9, \\ 5:13, 5:19, 5:21, 6:3, \\ 6:4, 10:11, 12:2, \\ \end{array}$
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:12 one's [1] - 6:10 ongoing [1] - 46:25 Op [1] - 5:14 open [6] - 6:7, 12:1, 21:7, 34:20, 52:19,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:21, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23, 27:24, 28:4, 28:9, 36:6, 36:24 park's [1] - 18:19 Parks [6] - 5:6, 14:18, 17:7, 28:18, 28:23, 29:1	perhaps [2] - 35:6, 36:21 period [2] - 41:23, 64:8 Perkin [1] - 14:22 Perkins [5] - 8:17, 11:14, 16:10, 17:19, 18:18 permissible [5] - 39:6, 40:1, 54:15, 57:22, 63:24 personal [2] - 24:17, 60:24 personal [2] - 24:17, 60:24 personally [1] - 30:17 perspective [2] - 31:8, 36:22 phasing [1] - 34:8 phone [1] - 14:6 phrase [1] - 52:23 pick [1] - 59:5	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11, 37:12, 37:25, 64:13, 64:19, 65:5, 66:13, 67:7 Powers [2] - 3:4, 37:24 practice [1] - 5:4	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [10] - 2:17, 5:11, 5:12, 5:16, 7:2, 13:23, 14:3, 14:13, 28:6, 47:16 projects [9] - 5:9, 5:13, 5:19, 5:21, 6:3, 6:4, 10:11, 12:2, 20:20 proper [1] - 62:9 properly [1] - 62:17
29:8, 30:16, 33:24, 36:1, 42:11, 42:20, 43:19, 44:20, 45:6, 45:7, 46:22, 51:17, 51:23, 53:8, 56:10, 56:23, 59:13, 64:13, 67:12 One [24] - 39:9, 49:18, 49:24, 50:10, 50:19, 52:8, 53:16, 53:24, 54:2, 58:9, 58:11, 58:13, 58:18, 58:20, 59:1, 59:10, 59:12, 59:19, 59:20, 59:24, 60:15, 61:10, 63:7, 63:12 one's [1] - 6:10 ongoing [1] - 46:25 Op [1] - 5:14 open [6] - 6:7, 12:1,	Page [4] - 23:24, 25:2, 28:15, 38:16 page [3] - 17:24, 26:24, 57:17 paraphrase [1] - 10:20 parcel [1] - 16:2 Park [5] - 7:9, 15:11, 15:15, 16:6, 26:5 park [28] - 7:9, 8:17, 9:6, 9:16, 10:19, 10:22, 11:17, 11:19, 12:21, 12:12, 12:14, 15:10, 15:14, 16:16, 17:23, 18:1, 18:11, 18:13, 18:16, 18:23, 18:25, 19:8, 27:23, 27:24, 28:4, 28:9, 36:6, 36:24 park's [1] - 18:19 Parks [6] - 5:6, 14:18, 17:7, 28:18, 28:23,	perhaps $[2] - 35:6$, 36:21 period $[2] - 41:23$, 64:8 Perkin $[1] - 14:22$ Perkins $[5] - 8:17$, 11:14, $16:10$, $17:19$, 18:18 permissible $[5] - 39:6$, 40:1, $54:15$, $57:22$, 63:24 personal $[2] - 24:17$, 60:24 personally $[1] - 30:17$ perspective $[2] - 31:8$, 36:22 phasing $[1] - 34:8$ phone $[1] - 14:6$ phrase $[1] - 59:5$ picture $[1] - 34:21$	51:10 possible [7] - 6:12, 6:23, 7:7, 9:13, 10:10, 55:25, 62:4 posture [2] - 47:5, 62:9 potential [1] - 35:15 potentially [2] - 4:20, 34:5 Pour [1] - 5:15 Powell [1] - 11:2 powers [6] - 25:23, 32:10, 37:11, 65:4, 66:12, 67:6 POWERS [11] - 1:15, 3:4, 25:24, 32:11, 37:12, 37:25, 64:13, 64:19, 65:5, 66:13, 67:7 Powers [2] - 3:4, 37:24	proceedings [3] - 36:13, 67:18, 68:9 process [8] - 4:13, 4:14, 8:16, 29:19, 31:5, 35:17, 35:23, 43:23 productive [2] - 51:2, 54:8 Professional [2] - 68:7, 68:18 progression [1] - 60:25 Project [1] - 1:20 project [10] - 2:17, 5:11, 5:12, 5:16, 7:2, 13:23, 14:3, 14:13, 28:6, 47:16 projects [9] - 5:9, 5:13, 5:19, 5:21, 6:3, 6:4, 10:11, 12:2, 20:20 proper [1] - 62:9

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

6:9	Р	20:4	residential [1] - 18:9	Room [1] - 1:8
property [4] - 15:23,	R	REDEVELOPMENT	residents [3] - 19:9,	rules [1] - 30:15
16:7, 24:17, 51:5	raise [1] - 29:17	[1] - 1:2	27:12, 28:1	
proposal [24] - 6:16,	raised [4] - 27:9,	reduction [3] - 24:2,	Resolution [4] - 23:5,	S
8:20, 8:24, 9:1, 9:3,	29:16, 39:13, 45:22	24:11, 25:3	26:17, 38:10, 65:10	
38:24, 39:1, 39:18,	rates [2] - 8:5, 12:4	reductions [1] - 4:20	resolution [27] -	Sachs [3] - 21:12,
39:23, 41:22, 46:14,	rather [2] - 41:19,	reference [2] - 53:10,	23:25, 24:25, 26:3,	53:20, 59:2
48:12, 49:17, 52:24,	53:12	61:25	26:9, 29:21, 32:21,	said/she [1] - 54:5
53:7, 53:8, 53:19,	rationale [1] - 39:3	referenced [3] - 39:17,	33:1, 33:2, 37:17,	San [1] - 27:12
53:21, 55:23, 56:9,	reach [1] - 61:8	60:6, 60:20	38:8, 38:15, 38:17,	sanctioning [1] -
61:22, 61:24, 63:7,	reached [1] - 35:16	references [3] - 60:3,	40:6, 40:9, 40:10,	45:14
63:16	read [5] - 11:7, 41:19,	60:4, 61:21	42:13, 45:25, 61:25,	save [2] - 43:25, 44:5
proposals [5] - 6:21,	48:10, 49:16, 63:5	referencing [4] - 39:1,	62:10, 62:13, 62:15,	SAWYER [7] - 1:21,
39:14, 42:9, 46:3,	reading [4] - 15:5,	39:16, 52:23, 61:24	62:17, 62:25, 63:2,	3:8, 21:19, 29:24,
46:5	63:4, 63:5, 64:4	refers [1] - 38:24	66:25, 67:11	56:19, 62:8, 62:16
propose [2] - 49:13,	real [3] - 2:20, 15:1,	reflect [2] - 25:2,	respect [2] - 48:6,	Sawyer [4] - 3:8, 53:2,
51:13	24:23	29:15	51:9	56:15, 62:7
proposed [4] - 6:19,	reality [1] - 39:20	reflects [1] - 28:16	respectful [1] - 44:16	Sawyer's [1] - 58:1
33:13, 57:4, 57:14	realized [1] - 14:1	refreshing [1] - 13:22	response [4] - 8:8,	scale [2] - 18:7, 18:15
proposing [1] - 49:21	realizing [2] - 9:18,	regarding [2] - 11:17,	22:4, 23:2, 47:12	scenario [1] - 10:16
proven [1] - 18:10	14:17	26:24	rest [5] - 10:24, 41:25,	Scenic [4] - 5:5, 5:12,
provide [4] - 10:17, 11:12, 28:23, 46:12	really [15] - 4:3, 13:21,	regardless [1] - 39:22	48:25, 49:21, 50:11	14:19, 17:7
	14:2, 14:11, 15:3,	reiterate [1] - 15:4	Restaurant [1] - 26:5 restaurant [3] - 27:14,	SCOTT [1] - 1:14
provided [5] - 14:2, 35:18, 45:24, 49:16,	15:8, 16:22, 29:13,	rejected [8] - 39:2,		Scott [1] - 3:6
63:6	35:2, 35:5, 35:19,	41:23, 46:14, 48:13,	28:22, 34:2	seamlessly [1] - 9:5
providing [2] - 46:13,	39:16, 39:20, 59:23,	58:10, 59:23, 63:18,	restore [1] - 7:9 result [2] - 10:16,	Seasons [1] - 16:6
52:8	61:11	64:9	29:10	seat [1] - 47:23
provision [1] - 49:22	reason [6] - 39:7,	rejecting [1] - 60:22	resulting [1] - 10:17	second [26] - 16:14, 19:23, 20:14, 22:21,
public [21] - 3:11,	41:24, 42:16, 43:5,	relationship [1] - 29:3	retail [1] - 18:15	22:22, 23:16, 25:14,
3:14, 4:16, 6:7, 6:8,	51:16, 59:23	relative [1] - 22:2	Retail [1] - 20:25	25:16, 30:6, 30:8,
6:12, 6:25, 9:8, 10:8,	received [2] - 34:18, 46:6	relying [1] - 62:4 remains [5] - 6:25,	return [1] - 18:11	33:5, 33:7, 37:3,
10:11, 11:19, 11:21,	recent [2] - 27:18,	39:23, 48:22, 50:3,	returning [1] - 5:9	37:19, 41:4, 45:5,
12:6, 15:3, 15:18,	28:7	63:20	REV [1] - 23:6	46:20, 62:10, 62:19,
16:7, 16:18, 19:7,	recently [2] - 8:11,	remember [1] - 45:6	revenue [2] - 20:9,	62:23, 62:25, 64:2,
19:20, 19:23, 31:10	17:10	removing [2] - 45:11,	20:11	64:11, 66:3, 66:5
Public [1] - 1:9	recitation [1] - 2:9	46:8	reverse [1] - 12:5	Section [35] - 38:23,
published [1] - 45:25	recognition [1] - 29:2	renovation [1] - 53:21	revised [1] - 18:22	39:19, 41:19, 47:14,
pure [1] - 45:15	recognize [1] - 40:15	reopening [1] - 27:18	revisions [1] - 29:9	47:19, 48:20, 48:21,
purportedly [1] - 46:5	recommendation [8] -	repeatedly [1] - 8:10	revitalizing [1] - 5:20	49:15, 50:2, 50:6,
purpose [2] - 50:21,	18:6, 28:11, 35:6,	replenishment [2] -	RFP [2] - 6:20, 8:6	50:7, 54:12, 55:9,
54:7	35:9, 39:8, 41:21,	51:23, 58:22	rid [1] - 56:5	57:14, 57:19, 59:18,
put [6] - 8:6, 12:7,	48:11, 63:16	report [1] - 68:9	rights [1] - 20:5	60:8, 60:10, 60:11,
41:15, 41:23, 57:8,	recommendations [2]	REPORTER [1] - 68:1	River [2] - 15:9, 26:5	60:13, 61:2, 61:6,
59:21	- 27:11, 42:9	Reporter [2] - 68:8,	Riverfront [15] - 5:6,	61:8, 61:11, 61:14,
putting [1] - 62:3	recommended [1] -	68:18	6:1, 6:11, 6:15, 6:24,	61:23, 63:4, 63:14,
	44:21	represent [1] - 10:11	7:5, 8:21, 9:4, 10:9,	63:19, 64:4, 64:14,
Q	recommending [1] -	representative [1] -	11:13, 14:18, 15:10,	65:14
	42:14	49:2	17:7, 17:16	sections [2] - 60:6,
questions [10] - 25:10,	recommends [1] -	represented [1] - 53:6	riverfront [8] - 6:2,	62:3
27:17, 29:16, 30:10,	41:25	requested [1] - 47:20	6:6, 6:17, 8:15,	Sections [1] - 60:25
32:9, 33:13, 45:3,	reconsider [1] - 6:13	requests [1] - 3:13	11:19, 13:24, 15:8,	see [8] - 8:13, 9:19,
45:7, 47:23, 50:24	record [3] - 2:12, 3:17,	require [1] - 19:1	15:25	17:15, 17:23, 40:12,
quickest [1] - 5:19	68:10	required [1] - 21:20	Riverwalk [7] - 6:2,	46:23, 53:1, 55:4
quickly [3] - 6:10,	red [3] - 26:10, 26:23,	reserve [2] - 51:24,	6:23, 7:8, 9:7, 10:23,	seeking [1] - 10:14
19:25, 35:13	33:4	58:22	15:17, 15:22	semi [1] - 19:11
quite [1] - 8:3	red-line [1] - 33:4	reserved [1] - 11:25	Roberts [1] - 1:8	semicolon [1] - 60:13
quorum [4] - 21:18,	red-lined [2] - 26:10,	reserving [1] - 12:12	ROI [1] - 10:17	sense [4] - 9:7, 35:23,
21:19, 21:22, 30:14	26:23	resident [2] - 7:24,	role [1] - 45:9	47:8, 47:9
	Redevelopment [1] -	9:23	room [2] - 6:25, 8:13	sent [2] - 15:5, 17:10
		ast Office Parl 977	■ 	

Diang M. Tropia', Inc., Post Office Box' 2375', Jacksonvillg', FL 32203-(904) 821-0300

contoneo (0) 42:25	7.01 25.02	statuto (4) 20:9	24:23	thorough (4) 46:21
sentence [2] - 43:25, 64:5	7:21, 35:23	statute [1] - 20:8	24.23 Taproom [1] - 5:15	thorough [1] - 46:21
	sooner [1] - 10:1	stays [1] - 42:25		thoughtful [1] - 12:23
separate [1] - 26:21	sorry [8] - 14:6, 22:18, 33:23, 55:8, 61:5,	steering [2] - 5:6, 17:6	tax [1] - 20:10	thousand [1] - 24:13
sequencing [1] -		stenographic [1] -	technically [1] - 51:24	three [4] - 6:19, 14:14,
34:10	62:6, 65:12, 65:22	68:11	temporary [2] - 19:10,	18:18, 33:4
serves [1] - 8:20	sort [1] - 50:12	stenographically [1] -	19:11	thrust [2] - 50:6, 50:7
set [2] - 9:2, 27:16	sound [1] - 47:16	68:9	term [17] - 26:9, 26:19,	tied [2] - 60:10, 60:11
several [6] - 8:15,	sounds [1] - 58:9	STEVE [1] - 1:18	27:5, 28:15, 49:18,	ties [2] - 51:4, 52:3
15:6, 27:1, 51:6,	source [1] - 20:9	Steve [1] - 2:19	50:11, 50:19, 54:23,	tight [2] - 2:11, 12:17
53:22, 54:3	south [2] - 11:23,	still [8] - 5:16, 9:24,	56:4, 58:8, 58:13,	timeline [1] - 19:2
share [2] - 7:25, 18:4	11:24	21:21, 43:4, 46:9,	58:18, 58:20, 59:19,	timing [2] - 35:12,
shared [1] - 15:19	Southbank [2] -	46:15, 52:14, 57:20	59:24, 63:7, 65:17	51:1
sheet [14] - 26:9,	27:12, 28:1	stimulate [2] - 4:6,	terminology [1] - 40:4	tireless [1] - 12:23
26:20, 27:5, 28:15,	Southside [1] - 22:11	4:19	terminus/focal [1] -	today [15] - 2:11, 5:4,
49:18, 50:11, 50:19,	space [7] - 2:11, 9:8,	stop [1] - 33:19	11:12	5:8, 5:14, 11:6,
58:8, 58:13, 58:18,	10:3, 12:12, 12:14,	straight [2] - 45:13,	terms [4] - 27:3, 35:5,	13:19, 21:14, 31:25,
58:20, 59:19, 59:25,	16:5, 16:13	52:8	36:22, 51:1	36:24, 41:5, 43:21,
63:8	speaking [2] - 11:5,	Street [9] - 1:8, 7:3,	thankful [1] - 66:17	47:1, 49:11, 50:8,
sheets [1] - 54:23	30:25	7:17, 9:5, 10:23,	THE [109] - 2:3, 2:10,	53:13
SHERI [1] - 1:20	special [1] - 4:5	12:15, 22:13, 30:22,	3:1, 3:10, 3:22, 4:24,	today's [1] - 33:3
Shipyards [1] - 7:8	specific [6] - 20:23,	38:11	7:12, 11:1, 13:1,	together [2] - 13:24,
showcase [1] - 15:8	38:24, 39:18, 52:24,	Streetsense [4] -	13:9, 16:15, 16:21,	41:15
shown [1] - 34:16	53:18	27:10, 28:11, 35:8,	16:25, 19:16, 19:18,	took [2] - 14:10, 14:16
SIC [3] - 7:20, 33:17,	specifically [4] -	36:21	19:21, 21:6, 21:17,	topic [1] - 7:19
39:12	59:13, 60:5, 60:21,	struck [2] - 41:5,	21:23, 22:5, 22:8,	total [1] - 24:20
sic [5] - 14:22, 22:11,	60:22	41:17	22:18, 22:22, 23:1,	totality [1] - 57:6
22:12, 42:10, 63:9	spend [1] - 20:7	structure [2] - 52:2,	23:3, 23:11, 23:13,	touch [1] - 35:16
sic] [1] - 61:15	spending [2] - 20:22	55:12	23:17, 23:19, 25:6,	towards [1] - 57:18
side [3] - 7:3, 11:17,	split [3] - 11:23, 20:1,	structures [3] - 39:24,	25:15, 25:19, 25:21,	tradition [1] - 43:11
11:23	26:14	57:4, 63:22	25:23, 25:25, 26:2,	traditional [1] - 52:9
sides [1] - 51:1	spoken [2] - 29:3,	struggles [1] - 8:4	29:9, 29:19, 30:2,	traditionally [2] -
signature [2] - 15:10,	31:8	struggling [1] - 61:6	30:5, 30:7, 31:4,	44:12, 44:20
16:13	sponsor [3] - 42:5,	study [4] - 14:1, 14:10,	31:7, 31:14, 31:19,	transcript [1] - 68:10
significant [1] - 28:21	42:20, 44:19	14:22, 27:10	31:22, 31:24, 32:4,	transformative [1] -
silly [1] - 58:10	spot [2] - 9:9, 52:12	stuff [1] - 55:3	32:10, 32:16, 32:22,	5:11
similar [3] - 6:18, 7:2,	sprinkling [1] - 43:12	substitute [2] - 27:5,	33:6, 33:12, 33:19,	tremendous [1] -
48:14	St [2] - 15:9, 26:4	29:6	37:1, 37:7, 37:9,	14:25
simply [9] - 28:5,	staff [4] - 26:6, 28:20,	sufficient [1] - 10:17	37:11, 37:13, 37:15,	trend [1] - 12:5
28:16, 30:24, 38:18,	38:13, 51:17	suggest [4] - 18:3,	37:22, 37:24, 38:1,	
38:22, 39:20, 39:21,	stage [1] - 34:5	29:24, 42:17, 47:3	38:3, 38:5, 38:7,	tried [1] - 36:16
40:8, 56:3	staging [1] - 7:4	suggested [6] - 26:24,	40:13, 43:22, 45:1,	Trio [4] - 13:8, 21:13,
single [1] - 52:5	stand [1] - 2:7	27:8, 45:23, 57:14,	47:10, 47:13, 47:25,	30:22, 38:11
sit [4] - 4:8, 4:16,	standards [2] - 10:10,	57:23, 61:2	48:2, 49:1, 51:15,	Trisha [1] - 13:2
54:24, 60:1	15:19	suggesting [1] - 39:2	52:7, 52:17, 55:7,	Tropia [3] - 1:9, 68:7,
	standing [1] - 14:7	suggestion [3] -	57:13, 58:6, 58:18,	68:18
sit-down [1] - 54:24 site [3] - 12:17, 18:2,	-	32:22, 44:8, 59:21	59:4, 59:16, 60:24,	true [2] - 53:13, 68:10
••	standpoint [1] - 29:20		61:18, 62:7, 62:24,	try [8] - 24:12, 43:11,
34:17	stars [1] - 9:20	suggestions [1] - 43:19	64:3, 64:7, 64:10,	43:19, 46:21, 56:6,
six [5] - 19:4, 21:19,	start [8] - 2:6, 3:14,		64:20, 64:24, 65:1,	56:17, 57:11, 61:4
28:12, 44:5, 47:16	5:7, 19:21, 21:8,	suggests [1] - 44:6	65:4, 65:6, 65:8,	trying [7] - 28:5,
skittish [1] - 8:4	30:9, 55:21, 62:12	support [4] - 14:25,	65:13, 65:19, 66:4,	31:16, 31:17, 50:7,
slipped [1] - 46:22	started [1] - 14:12	16:18, 32:19, 33:18	66:9, 66:12, 66:14,	54:4, 56:20, 58:16
slow [2] - 7:2, 48:10	starting [4] - 2:13,	supportive [3] - 33:25,	66:16, 66:21, 66:24,	turn [2] - 26:6, 38:13
small [1] - 18:15	35:2, 37:5, 60:12	34:9, 36:3	67:3, 67:6, 67:8,	tweak [1] - 18:19
small-scale [1] - 18:15	STATE [1] - 68:3	supports [1] - 5:13	67:10	tweaking [1] - 35:5
smaller [1] - 5:18	state [2] - 3:16, 5:23	-	then-chair [1] - 41:11	tweaks [1] - 19:8
somewhat [2] - 7:19,	State [1] - 1:10	Т	thereby [2] - 9:7, 9:14	twice [2] - 66:23,
27:25	stating [1] - 39:20	tehle (0) 00:05 54.40	therefore [4] - 41:20,	66:24
Sondra [1] - 2:22	statue [2] - 11:13,	table [2] - 30:25, 51:12	43:2, 48:10, 63:14	twice-amended [2] -
SONDRA [1] - 1:13	11:16	talks [1] - 46:25	third [1] - 46:20	66:23, 66:24
soon [4] - 6:12, 7:6,	Statute [1] - 20:6	tangible [2] - 24:17,		
	·	-	-	-

7:6, Statute [1] - 20:6 Diang M. Tropia', Inc., Post Office Box' 2375', Jacksonvillg', FL 32203 (904) 821-0300

			-
two (5) 40-0 40-44		10.E 10:17 10 10	
two [5] - 12:3, 16:14,	various [2] - 4:12,	40:5, 43:17, 46:18	
18:14, 46:4, 55:16	20:13	withdraw [8] - 42:12,	
type [4] - 5:11, 26:24,	versus [1] - 20:1	42:18, 42:20, 43:7,	
27:9, 28:9	viability [1] - 27:16	43:11, 44:8, 44:12,	
	viable [1] - 12:13	44:21	
U	vibrancy [1] - 5:10	withdrawal [2] -	
	vicinity [1] - 27:14	42:14, 47:3	
unacceptable [3] -	view [2] - 36:5, 43:20	withdrawing [1] - 44:7	
48:13, 48:15, 63:17	views [1] - 7:25	withdrawn [3] - 42:1,	
unanimously [2] -	vision [5] - 8:21, 8:25,	47:4, 47:6	
23:4, 26:3	14:2, 14:11, 14:16	withdraws [3] - 42:11,	
unbound [1] - 55:17	visiting [3] - 27:20,	44:17, 44:20	
uncertainties [1] -	27:24, 28:8	witnesses [1] - 53:3	
19:4	visitors [2] - 19:9,	WOHLERS [14] - 1:14,	
unconditional [15] -	28:4	3:6, 26:1, 32:8, 33:5,	
39:10, 39:25, 50:4,	visual [1] - 11:12	33:22, 37:14, 37:23,	
50:12, 54:11, 54:13,	voice [1] - 29:18	59:7, 62:23, 64:2,	
55:10, 56:3, 56:13,		65:7, 66:15, 67:9	
56:22, 59:21, 61:7,	voices [1] - 31:6	Wohlers [11] - 3:6,	
61:22, 62:1, 63:23	volume [1] - 9:15	25:25, 30:9, 32:7,	
under [1] - 49:12	vote [16] - 21:16, 22:6,	33:21, 37:13, 37:22,	
underground [1] -	22:15, 25:17, 26:14,	59:20, 65:6, 66:14,	
9:11	33:9, 33:20, 37:4,	67:8	
-	37:17, 38:20, 44:18,		
understood [2] - 7:19, 52:16	64:21, 65:9, 66:6,	wonder [1] - 55:8	
	66:22	wonderful [1] - 4:17	
undesirable [1] - 9:13	voted [2] - 23:9, 38:17	word [3] - 39:11, 45:8,	
unfolding [1] - 14:13	voting [2] - 21:9,	59:11	
unfortunately [1] -	21:14	words [1] - 44:15	
62:5		wordsmithing [2] -	
unknown [1] - 58:23	W	51:19, 52:19	
	* *	01110, 02110	
unless [2] - 37:3, 53:7	**	world [1] - 42:16	
unless [2] - 37:3, 53:7 unlikely [1] - 12:5	wait [1] - 16:17		
		world [1] - 42:16	
unlikely [1] - 12:5	wait [1] - 16:17	world [1] - 42:16 Worsham [1] - 8:23	
unlikely [1] - 12:5 unlimited [2] - 55:12,	wait [1] - 16:17 walkway [1] - 16:1	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] -	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23, 50:3, 53:6, 53:14, 63:10 up [19] - 3:22, 16:12,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6,	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2,	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1,	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20 weeks [4] - 44:5, 46:4,	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 $\label{eq:product} \begin{tabular}{lllllllllllllllllllllllllllllllllll$	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20 weeks [4] - 44:5, 46:4, 47:16, 55:16	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 $\begin{tabular}{ll} Y\\ y'all [4] - 19:17, 42:2, \\ 42:15, 58:4\\ year [7] - 14:23, 24:1, \\ 24:11, 25:3, 25:4, \\ 28:12, 51:6\end{tabular}$	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20 weeks [4] - 44:5, 46:4, 47:16, 55:16 welcome [1] - 2:10	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 $\label{eq:product} \begin{tabular}{lllllllllllllllllllllllllllllllllll$	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, $13:20$ week $[1] - 15:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, $46:4$, $47:16$, $55:16$ welcome $[1] - 2:10$ well-said $[1] - 56:19$	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14,	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated $[2] - 32:18$,	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20 weeks [4] - 44:5, 46:4, 47:16, 55:16 welcome [1] - 2:10 well-said [1] - 56:19 West [2] - 1:8, 7:8	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 $\label{eq:product} \begin{tabular}{lllllllllllllllllllllllllllllllllll$	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated $[2] - 32:18$, 32:20	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20 weeks [4] - 44:5, 46:4, 47:16, 55:16 welcome [1] - 2:10 well-said [1] - 56:19 West [2] - 1:8, 7:8 whereas [2] - 61:20,	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4	
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unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated $[2] - 32:18$, 32:20 upper $[1] - 24:21$ Urban $[2] - 5:15, 30:23$	wait [1] - 16:17 walkway [1] - 16:1 wants [1] - 15:3 wasted [1] - 11:11 wasting [1] - 52:18 water [1] - 43:13 ways [1] - 54:3 weather [1] - 49:12 WEBBER [1] - 1:20 Wednesday [2] - 1:6, 13:20 week [1] - 15:20 weeks [4] - 44:5, 46:4, 47:16, 55:16 welcome [1] - 2:10 well-said [1] - 56:19 West [2] - 1:8, 7:8 whereas [2] - 61:20, 62:5 whole [4] - 15:22,	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23, 50:3, 53:6, 53:14, 63:10 up [19] - 3:22, 16:12, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated [2] - 32:18, 32:20 upper [1] - 24:21 Urban [2] - 5:15, 30:23 useful [1] - 17:20	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, 13:20 week $[1] - 15:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, 46:4, 47:16, 55:16 welcome $[1] - 2:10$ well-said $[1] - 56:19$ West $[2] - 1:8$, 7:8 whereas $[2] - 61:20$, 62:5 whole $[4] - 15:22$, 38:20, 44:23, 63:5	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated $[2] - 32:18$, 32:20 upper $[1] - 24:21$ Urban $[2] - 5:15, 30:23$	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, 13:20 week $[1] - 15:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, $46:4$, 47:16, $55:16welcome [1] - 2:10well-said [1] - 56:19West [2] - 1:8, 7:8whereas [2] - 61:20,62:5whole [4] - 15:22,38:20$, $44:23$, $63:5wide [2] - 6:23, 15:17$	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
unlikely $[1] - 12:5$ unlimited $[2] - 55:12$, 56:12 unnecessary $[1] -$ 12:8 unsee $[1] - 9:1$ unwilling $[5] - 49:23$, 50:3, 53:6, 53:14, 63:10 up $[19] - 3:22, 16:12$, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated $[2] - 32:18$, 32:20 upper $[1] - 24:21$ Urban $[2] - 5:15, 30:23$ useful $[1] - 17:20$ uses $[1] - 18:20$	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, 13:20 week $[1] - 15:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, 46:4, 47:16, 55:16 welcome $[1] - 2:10$ well-said $[1] - 56:19$ West $[2] - 1:8$, 7:8 whereas $[2] - 61:20$, 62:5 whole $[4] - 15:22$, 38:20, 44:23, 63:5	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23, 50:3, 53:6, 53:14, 63:10 up [19] - 3:22, 16:12, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated [2] - 32:18, 32:20 upper [1] - 24:21 Urban [2] - 5:15, 30:23 useful [1] - 17:20	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, 13:20 week $[1] - 15:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, $46:4$, 47:16, $55:16welcome [1] - 2:10well-said [1] - 56:19West [2] - 1:8, 7:8whereas [2] - 61:20,62:5whole [4] - 15:22,38:20$, $44:23$, $63:5wide [2] - 6:23, 15:17$	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23, 50:3, 53:6, 53:14, 63:10 up [19] - 3:22, 16:12, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated [2] - 32:18, 32:20 upper [1] - 24:21 Urban [2] - 5:15, 30:23 useful [1] - 17:20 uses [1] - 18:20	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, $13:20$ week $[1] - 15:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, $46:4$, $47:16$, $55:16$ welcome $[1] - 2:10$ well-said $[1] - 56:19$ West $[2] - 1:8$, $7:8$ whereas $[2] - 61:20$, $62:5$ whole $[4] - 15:22$, $38:20$, $44:23$, $63:5$ wide $[2] - 6:23$, $15:17$ Will's $[1] - 14:22$	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
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unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23, 50:3, 53:6, 53:14, 63:10 up [19] - 3:22, 16:12, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated [2] - 32:18, 32:20 upper [1] - 24:21 Urban [2] - 5:15, 30:23 useful [1] - 17:20 uses [1] - 18:20 valuable [1] - 12:10 value [1] - 24:20	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, $13:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, $46:4$, $47:16$, $55:16$ welcome $[1] - 2:10$ well-said $[1] - 56:19$ West $[2] - 1:8$, $7:8$ whereas $[2] - 61:20$, $62:5$ whole $[4] - 15:22$, $38:20$, $44:23$, $63:5$ wide $[2] - 6:23$, $15:17$ Will's $[1] - 14:22$ willing $[11] - 27:5$, $39:23$, $47:19$, $48:22$, $57:20$, $60:14$, $63:21$, $65:15$, $65:21$, $65:24$	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
unlikely [1] - 12:5 unlimited [2] - 55:12, 56:12 unnecessary [1] - 12:8 unsee [1] - 9:1 unwilling [5] - 49:23, 50:3, 53:6, 53:14, 63:10 up [19] - 3:22, 16:12, 19:12, 21:7, 24:24, 27:6, 30:11, 33:17, 43:17, 45:5, 45:23, 46:19, 48:8, 49:3, 50:13, 51:5, 53:9, 55:25, 67:15 updated [2] - 32:18, 32:20 upper [1] - 24:21 Urban [2] - 5:15, 30:23 useful [1] - 17:20 uses [1] - 18:20 Valuable [1] - 12:10 value [1] - 24:20 Vanessa [2] - 3:14,	wait $[1] - 16:17$ walkway $[1] - 16:1$ wants $[1] - 15:3$ wasted $[1] - 11:11$ wasting $[1] - 52:18$ water $[1] - 43:13$ ways $[1] - 54:3$ weather $[1] - 49:12$ WEBBER $[1] - 1:20$ Wednesday $[2] - 1:6$, $13:20$ week $[1] - 15:20$ weeks $[4] - 44:5$, $46:4$, $47:16$, $55:16$ welcome $[1] - 2:10$ well-said $[1] - 56:19$ West $[2] - 1:8$, $7:8$ whereas $[2] - 61:20$, $62:5$ whole $[4] - 15:22$, $38:20$, $44:23$, $63:5$ wide $[2] - 6:23$, $15:17$ Will's $[1] - 14:22$ willing $[11] - 27:5$, $39:23$, $47:19$, $48:22$, $57:20$, $60:14$, $63:21$,	world [1] - 42:16 Worsham [1] - 8:23 worth [1] - 43:4 wrestling [1] - 7:21 write [1] - 36:16 writing [1] - 64:3 wrote [1] - 48:9 Y y'all [4] - 19:17, 42:2, 42:15, 58:4 year [7] - 14:23, 24:1, 24:11, 25:3, 25:4, 28:12, 51:6 years [7] - 6:19, 8:15, 9:24, 12:3, 14:14, 16:20, 19:4 Z	
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Down	town Investment Authority	1	Uncertified Condensed Copy
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		1	Item C, Resolution 2024-04-14, Hassan.
	CITY OF JACKSONVILLE	2	Is he here?
	DOWNTOWN INVESTMENT AUTHORITY	3	MS. BOYER: He is not here.
	BOARD MEETING	4	THE CHAIRMAN: Okay.
		5	MS. BOYER: Mr. Chairman, this is simply a
		6	resolution in recognition and appreciation of
	Proceedings held on Wednesday, April 17, 2024,	7	Mr. Hassan's service. I believe you have a
	commencing at 3:07 p.m., Jacksonville City Hall, Lynwood	-	
	Roberts Room, 117 West Duval Street, Jacksonville,	8	copy of that and have had an opportunity to
	Florida, before Diane M. Tropia, FPR, a Notary Public in	9	review it. I'm happy to answer any questions.
	and for the State of Florida at Large.	10	We definitely appreciate the time and
		11	effort he devoted to the board, and he brought
	BOARD MEMBERS PRESENT:	12	a unique business perspective on a number of
	JIM CITRANO, Chair.	13	things, including that parking RFP that we
	SONDRA FETNER, Board Member. SCOTT WOHLERS, Board Member.	14	recently had on the street, so I really do
	PATRICK KRECHÓWSKI, Board Member. MICAH HEAVENER, Board Member.	15	appreciate the time and not that we are not
	MELINDA B. POWERS, Board Member.	16	happy with his replacement; however, you know,
	ALSO PRESENT:	17	it's always a loss when we've got somebody who
	LORI BOYER, DIA, Chief Executive Officer. GUY PAROLA, DIA, Operations Manager.	18	has kind of gotten through the first couple of
	STEVE KELLEY, DIA, Director of Development. JIMMY PELUSO, City Council Liaison.		
	SHERI WEBBER, DIA, Marketing & Communications. ALLAN DEVAULT, DIA, Project Manager.	19	months and figured out all the nuances of how
	JOHN SAWYER, Office of General Counsel. AVA HILL, Administrative Assistant.	20	the board operates, so we do want to express
		21	our appreciation to him.
		22	THE CHAIRMAN: I'll just add, I'm not
		23	going to read the resolution. I've actually
		24	known Joe for a long, long time. He is from
	Diane M. Tropia, Inc., Post Office Box 2373, Jacksonville, FL 32203	25	Jacksonville, he loves Jacksonville. And I'm
	(904) 821-0500		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
			(904) 821-0300
	2		4
1	P R O C E E D I N G S	1	sure, had he stayed on the board, he would have
	April 17, 2024 3:07 p.m.	2	made a very, very meaningful contribution. So
2		3	we will miss him having him here. We'll
3	THE CHAIRMAN: We're going to open up the	4	miss his input, but I do want to recognize his
4	Downtown Investment Authority portion of the	5	contribution for the time that he was here.
5	agenda, starting with our last month's board	-	
6	meeting minutes.	6	And if anybody else has any thoughts or
7	Can I get a motion, please?	7	comments, feel free.
8	BOARD MEMBER HEAVENER: Motion to approve.	8	BOARD MEMBERS: (No response.)
9	BOARD MEMBER POWERS: Second.	9	THE CHAIRMAN: Okay. Can I get a motion
10	THE CHAIRMAN: Motion and a second.	10	on the resolution?
		11	BOARD MEMBER HEAVENER: Move to approve.
11	All in favor, please say aye.	12	BOARD MEMBER POWERS: Second.
12	BOARD MEMBERS: Aye.	13	THE CHAIRMAN: All in favor, please say
13	THE CHAIRMAN: The meeting minutes from	14	aye.
14	last month pass.	15	BOARD MEMBERS: Aye.
15	Six items on the consent agenda.	16	THE CHAIRMAN: And Resolution 2024-04-14
16	Can I get a motion, please?	17	passes unanimously.
17	BOARD MEMBER HEAVENER: Move to approve.	18	Okay. That is the conclusion of the DIA
18	BOARD MEMBER KRECHOWSKI: Second.		
19	THE CHAIRMAN: Motion and a second.	19	agenda, so we're going to go to any old
20	All in favor, please say aye.	20	business.
21	BOARD MEMBERS: Aye.	21	MS. BOYER: Mr. Chairman, I would say the
22	THE CHAIRMAN: Any nays?	22	Nominating Committee is new business, so I'm
23	BOARD MEMBERS: (No response.)	23	going to let you address that in New Business
24	THE CHAIRMAN: The consent agenda passes	24	or maybe you're addressing that in the
25	unanimously.	25	president's report.
1	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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City o	f Jacksonville		April 17, 2024
Down	town Investment Authority 5		Uncertified Condensed Copy 7
1	$^{\circ}$ THE CHAIRMAN: We don't have the	1	the actual creek relocation dug.
2	president's report listed on here, but I will	2	And for those of you I'm going to do a
3	go ahead oh, there it is. All right. Well,	3	little history here for new board members. So
4	let's just keep going, then.	4	this is kind of a multifaceted transaction. So
5	So no old business. New business, none.	5	the City had a major it was the FEMA number
6	CEO informational briefing.	6	one flood control project for the City, flood
7	MS. BOYER: So we have our normal monthly	7	mitigation project, was McCoy's Creek
8	downtown project updates on current projects	8	Boulevard.
9	that are underway, which is the little slide	9	Those of you who are familiar with that
10	show for you here.	10	area, it was always on the news as flooding
11	And for those of you who there's a	11	every time there was a rain or storm event, and
12	bigger screen behind you if you want to turn	12	so this was this started as a resilience and
13	around, but you should be able to see it up	13	a flood control project that was approved by
14	top.	14	the City Council as a CIP project in 2019
15	The first one is it's hard to see on	15	2018/'19, and then it became an opportunity to
16	that small screen Home2 Suites, and Home2	16	tie into that both remediation of the ash
17	Suites is actually open, and there is service	17	that had been in the area and restoration of
18	there. You can see some of the interior spaces	18	the creek and the addition of the Emerald Trail
19	in this picture.	19	and economic development, but this parcel, at
20 21	The next one is Artist Walk. Artist Walk pictures from April 24th show a really	20 21	the mouth of the creek, stood in the way. And so what DIA's role here was, was to
21	significant completion of the skate park area.	21	negotiate with the former the owner of the
22	And there is an opening coming up on that	22	site. So this is the site where the former
23	later. You'll get announcements. There are a	23	Times-Union publishing company was located, but
25	lot of openings coming over the next six	25	actually they did not own it, and we had to
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	6		8
1	months, which is a good thing.	1	acquire a big portion of the site in order to
2	The next one is One Riverside. I know any	2	be able to relocate the creek. And then a
3	of you who drive across Acosta can see the	3	portion of it is held out for private
4	progress on this on quite a regular basis.	4	development. And we were part of that original
5	It's been topped out for sometime, but they are	5	transaction where the private development was
6	finishing, you know, working in fact,	6	identified, and they sold a portion of the land
7	working even weekends on the apartments there.	7	to the City to allow the creek construction to
8 9	And those are moving right along, very much on schedule, and actually contemplating probably	8 9	happen.
9 10	early delivery from what their original	9 10	And that's why, when you get updates, you get updates on both pieces. Once the creek is
11	projected date was.	11	actually completed and that work is done, then
12	The next slide is McCoys Creek, and	12	the portion between the creek and the railroad
13	this Ina told me she was able to get some	13	bridge becomes a City park.
14	drone footage, from the drone that	14	So that's kind of how that all ties
15	One Riverside has, to show the work at	15	together and and had multiple facets.
16	McCoys Creek. So this is pretty significant	16	The next slide is Johnson Commons. These
17	because and in fact I'm not sure that you	17	are the Johnson Commons townhomes, next to Lift
18	could actually see the crane there, which is	18	Ev'ry Voice and Sing. So what you see you
19	interesting. Maybe you can in one photo. No,	19	probably, in the last month, saw they had
20	you can.	20	they actually have people moving in. They have
21	But it is work is moving along on the	21	had closings. We have actual residents now
22	project. And although the start was delayed,	22	living in the for-sale product here, but every
23	now that they've actually started work, they	23	month I can show you that there is new sections
1 0 4	are kind of ahead of schedule from the start	24	of units going under construction. So that
24		05	continuos to ha maving farward
24 25	time. So things are making progress on getting	25	continues to be moving forward.
		25	continues to be moving forward. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

2 of 15 sheets

	Jacksonville own Investment Authority		April 17, 2024 Uncertified Condensed Copy
	9		11
1	And probably our next slide is Lift Ev'ry	1	us it's under construction. So I'm very happy
2	Voice and Sing Park. There we go. In the same	2	to see night pictures showing the work actually
3	vicinity. Again, it doesn't there is	3	underway.
4	significant progress that has been made on the	4	This we do expect the 360 days or
5	shotgun house. You can see the fountain area	5	70 days that were allowed on the contract would
6	for the sloped lawn is there.	6	have this phase of it completed by calendar
7	In some ways the area in between looks	7	year end. And I'll give a little bit more
		-	
8	like it has more to be completed than I think	8	detail when I'm not in the picture portion of
9	is reality because this project is really very	9	the update.
10	close to completion and you'll be seeing some	10	Decca Live is one of our FAB-REP and DPRP,
11	announcements about openings for it as well.	11	both, incentives that were approved sometime
12	Next is Emerald Trail, LaVilla Link.	12	ago, and this is shows you some of the work
13	Another one and, actually, I've heard this	13	that's going on in an interior as well on
14	announced a couple of times, so I don't think	14	the rooftop.
15	I'm spilling the beans to say anything, that	15	The next one is Lofts at Cathedral. Lofts
16	there is a grand opening on May 6th on this	16	at Cathedral is making significant progress.
17	portion. This is the link that goes from the	17	And, frankly, we're hearing a completion date
18	S line back through LaVilla, down Lee Street,	18	of June. So this one is pretty imminent to
19	in front of Lift Ev'ry Voice and Sing Park,	19	deliver.
20	over the Park Street viaduct, and ties into the	20	The next one is Union Terminal. Union
21	Park Street road project, which is a project	21	Terminal is also well underway. And what
22	that DIA has been working on for a long time,	22	you're seeing I love the picture down at the
23	many years.	23	bottom right because one of the most
24	But the good news is thank you to	24	interesting things about this project, I think,
25	Council Member Peluso and other Council members	25	is the fact that the Emerald Trail segment
23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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City of Jacksonville

April 17, 2024

	13		15
1	So just a couple of media clarifications	1	Water Street is done." So if it is not open
2	from things over the last month, is that the	2	today I'm sorry Mr. Gillam is not here
3	Riverfront Plaza Cafe is part of the Community	3	because this is a he uses this route to get
4	Services building, and it houses the park	4	to work, and it has been an impediment to his
5	restrooms, the mechanical equipment, the park	5	normal commute, that that intersection has been
6	office and storage, as well as the cafe. So	6	closed, so we can share with him that if it's
7	when the news said the cafe permit was issued	7	not open today, it's going to be open by the
8	and there was great concern that that was the	8	weekend. So almost there.
9	restaurant, that wasn't the restaurant. That	9	And that means, because that work is done,
10	was the Park Services building that has a cafe	10	that work will begin on the playground and the
11	in it. The restaurant there's been no	11	Park Services building within the next few
12	permit requests for the restaurant.	12	weeks. So there will be some fencing going up
13	The budget that is being this is	13	even sooner than that, but you won't actually
	another one that I'm seeing some and I think		see people out there doing work in the ground
14	maybe lost my last media person.	14	
15		15	for probably a couple of weeks, but they are
16	I'm seeing some miscommunication in the	16	mobilizing now on that part of the park since
17	media, and that is the budget being transferred	17	they finally got the street corner done.
18	for more immediate needs that you've moved	18	The two-way Forsyth and Adams, I showed
19	previously that we said was from the Shipyards	19	you the pictures. The conduit installation
20	West CRA project. That is not touching any of	20	continues. EltonAlan will be completing their
21	the 25 million that is appropriated for the	21	basic scope by year end. Public Works and the
22	Shipyards West Park. None of the 25 million	22	contractor are responsible for notifying
23	for the Shipyards West Park has been moved or	23	businesses of any closures and interruptions,
24	is being moved.	24	but most of the work is being completed at
25	So just those two clarifications.	25	night to avoid those interruptions to
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	14		16
1	Parking. We are beginning negotiations	1	businesses.
1 2	Parking. We are beginning negotiations with REEF on the new contract. There was a	1 2	Baker has provided us with a design scope
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City of Jacksonville Downtown Investment Authority

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	town Investment Authority		Uncertified Condensed Copy
	17		19
1	already showed pictures of that.	1	improvement of some undeveloped riverfront
2	Council approved the FDOT bridge transfer,	2	within their lease boundary.
3	so that is moving along.	3	And RiversEdge, I mentioned it, I think,
		4	at the Finance Committee, but for those who
4	The Acosta Bridge parking so this is on	-	
5	the Southbank is ready to bid for	5	weren't there, Toll Brothers has closed on one
6	construction, and we're working with Public	6	of the development parcels, and vertical
7	Works on some criteria for that bid. I think I	7	construction is beginning on the townhomes. So
8	may have mentioned, we're trying to use this as	8	you have your first vertical construction
9	an example to include some either bonuses	9	there. We're still on schedule to have parks
	•	-	•
10	for acceleration or penalties for delays or	10	completed by the end of this calendar year.
11	things like that that are not kind of standard	11	I showed you the boardwalk. They have
12	but we need to start putting those in our	12	utility installation going on on the parks and
13	contracts. So they're working on that	13	said they're going to be working on the
14	language.	14	Riverwalk and site grading and prep very soon.
15	And the WJCT road and parking design is on	15	So by next meeting you'll have pictures of
16	schedule, but we are working to ensure there's	16	that.
17	no loss of parking for WJCT during	17	And we don't have much legislation pending
18	construction.	18	before Council right now.
19	We've received no comments from AR Polar	19	The One Riverside amendment continues to
20	on the marine fire station.	20	be deferred as Public Works is discussing the
21	Development updates. Gateway, four	21	timing of the actual creek project completion.
22	documents are close to final and should be	22	And the Southbank storage PUD I already
23	filed for MBRC in early May, next cycle,	23	provided you an update on.
24	hopefully.	24	Regions Bank is moving along with their
25	Jones Brothers historic redevelopment	25	historic renovation, which we've been waiting
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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City of Jacksonville Downtown Investment Authority

April 17, 2024 Uncertified Condensed Copy

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	21		23
1	of construction.	1	is terminated.
2	So everybody was provided a copy of the	2	But there was, prior to that, a 2017, and
3	old disposition notice, just with updated	3	then, prior to that, a 2012, so
4	dates, for you to start editing from.	4	COUNCIL MEMBER PELUSO: The point I'm
-		-	· · ·
5	THE CHAIRMAN: Okay.	5	trying to make is comments were made, by
6	Okay. I have two other things, but let me	6	design, by me, talking about eminent domain of
7	recognize Councilman Peluso and ask if he would	7	these properties. It was said, not in jest,
8	like to make any comments or ask any questions	8	but it was certainly said as a way to I'm a
9	of the board.	9	Navy guy, so it was a shot across the bow, if
10	COUNCIL MEMBER PELUSO: Thank you, Chair,	10	you would.
11	for this opportunity.	11	When people talk about the Downtown
12	I did want to kind of address the board	12	Investment Authority and some people have
13	and it's a great thing that the press is	13	spoken ill about it, especially recently. The
14	gone. So I just wanted to talk about a few	14	amount of hours that they have spent on a deal
15	things. I'm going to ask a few questions of	15	that is still not done is one of the reasons
16	some of the staff here.	16	why they're speaking so ill.
17	Mr. Sawyer, how many hours have you worked	17	These individuals the staff is working
18	on the Laura Street Trio deal over the years?	18	tirelessly to try to get a great project
19	MR. SAWYER: I can't give you an accurate	19	completed, and it's wasting a lot of their time
20	total. It's a large number.	20	because of the developer who's not putting an
21	COUNCIL MEMBER PELUSO: Mr. Parola, how	21	equal amount of effort, I think.
22	many hours have you worked on the Trio deal	22	I do trust that there will be another deal
23	over the years?	23	before you, and I do hope that it that it
24	MR. PAROLA: I'll echo Mr. Sawyer.	23	meets all the requirements that we're looking
25	COUNCIL MEMBER PELUSO: Mr. Kelley.	25	for.
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	22 MD KELLEVI, Hundrodo		24 These buildings are bistorical, they must
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City of Jacksonville

April 17, 2024

		25		27
	1	everyone's time.	1	Office, with our staff, and with the developer.
	2	Mr. Sawyer, it's the same thing.	2	I'll stop short of saying this is the
		We also need a as much as we want to		, ,
	3		3	absolute last try, but I think that their deal
	4	make sure a good deal gets done, we need to	4	team understands we're we're kind of
	5	protect the time and money that this City	5	approaching a point where, you know, it for
	6	spends on chasing after something that's just	6	many reasons, it you know, some things may
	7	not there.	7	have to change. I don't know what that means
	8	I brought up eminent domain because maybe	8	exactly.
	9	it will force some people to be more serious	9	But given the importance of the property
	10	about this project. This is arguably one of	10	location, the structures themselves, the fact
	11	the keys to downtown's success. I know that.	11	that he is the property owner, I think we need
	12	I think many of you do as well. But if we're	12	to let this play out just a little bit longer
	13	not going to get a serious proposal brought in	13	and see if there's a way to get it done.
	14	front of us, we do need to discuss serious	14	You know, ultimately, based on what I
	15	options moving forward, about how to get those	15	heard at the January 4th meeting, was
	16	lands into into the hands of individuals	16	instructions to the DIA staff and board to
	17	that will actually preserve those buildings.	17	bring a deal. Now, is that deal going to be
	18	So just making sure you all know where my	18	equitable or the right financial decision to
	19	head is at. I'm not going to the press	19	make? You know, I think we'll do our best to
	20	flippantly. I'm not looking for attention. I	20	package it up and then we're going to bring it
	21	care about my districts and I care about	21	to you guys to make that final decision.
	22	downtown, and I care about the staff that's	22	That's not passing the buck, but, you
	23	working on this stuff because I I think it's	23	know, knowing what I know, having gotten much
	24	too easy to point the finger and say, they're	24	more involved in this since the beginning of
	25	not doing enough, they're the problem.	25	the year, it is a very expensive project, it's
	-	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	_	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
		(904) 821-0300		(904) 821-0300
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-		26		28
	1	26 No, let's let's remember that this	1	28 very difficult to get financing in today's
	2	26 No, let's let's remember that this developer has had several deals on the table	2	28 very difficult to get financing in today's market, and it's going to look different than
		26 No, let's let's remember that this developer has had several deals on the table and he has not been able to act. So please		28 very difficult to get financing in today's market, and it's going to look different than the other incentive packages that we are giving
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1	But to get us to a point where we can	1	to the full board a slate of leadership
2	enter into some kind of conversations with her,	2	positions, which would consist of the board
3	I've asked staff I believe Mr. Parola or	3	chair, board vice chair, and secretary.
4	somebody else on the staff is going to be	4	Again, extremely important. So that will
5	distributing to each one of you a performance	5	be occurring.
6	evaluation form. I would like every individual	6	And then, obviously, some other really
7	board member to complete that.	7	important items that will be on both the May
8	(Council Member Peluso exits the	8	and June board meetings. So a lot of work to
9	proceedings.) THE CHAIRMAN: I understand for some of	9	be done over the course of the next two months,
10		10	and we just appreciate everybody's attention to
11	the newer ones, it might be a little bit more difficult, but we will use those evaluations	11 12	the items that we need back from you as well as
12	and I think we'd like them back we'll get	12	the participation in all the community meetings
13	them out in the next day or two. We'd like	14	and the board meetings, so MS. BOYER: Mr. Chair, I think the bylaws
14 15	them back by the end of next week. And then	14	
15	the next step will be, we will convene a	15	ask you to appoint the committee members of the Nominating Committee now. And under the rule
10	Governance Committee meeting.	17	of, if you're not here, you get appointed, you
17	For those of you who don't know who is on	17	may want to appoint Mr. Gillam and Ms. Worsham.
19	that committee, it is Ms. Fetner, P.K., and	19	THE CHAIRMAN: Coincidentally, I was
20	Ms. Powers.	20	thinking the exact same thing, so
21	So before our May board meeting, we will	21	Can I be on the Nominating Committee?
22	schedule a Governance Committee meeting. We	22	MS. BOYER: Pardon me?
23	will decipher, filter all of the information	23	THE CHAIRMAN: Can I be on the
24	that we get back from the individual board	24	MS. BOYER: Yes, you can.
25	members. I'll participate in that, and we'll	25	THE CHAIRMAN: Okay. So I will appoint
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
-	(904) 821-0300 30		(904) 821-0300 32
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1 2	30	1 2	32 Mr. Gillam, Ms. Worsham, and myself as the Nominating Committee. And we'll schedule that
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33 that PUD and Mr. Parola presented the staff 1 2 report that recommended denial, and he -- he 3 handled the questions and he handled the 4 meeting very well, and I just want to let you 5 all know that because I had to sit through it, 6 so --7 And now you owe me a beer. 8 THE CHAIRMAN: Thank you for that. 9 Good work, Guy. 10 Unless there is any other business to discuss, we will adjourn. 11 12 Thanks, everyone. (The foregoing proceedings were adjourned 13 14 at 3:55 p.m.) 15 16 17 18 19 20 21 22 23 24 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 34 1 CERTIFICATE OF REPORTER 2 STATE OF FLORIDA) 3 COUNTY OF DUVAL) 4 5 6 7 I, Diane M. Tropia, Florida Professional 8 Reporter, certify that I was authorized to and did 9 stenographically report the foregoing proceedings and that the transcript is a true and complete record of my 10 stenographic notes. 11 12 13 14 15 DATED this 2nd day of May 2024. 16 17 Diane M. Tropia 18 Florida Professional Reporter 19 20 21 22 23 24 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

		•		
	Acosta [2] - 6:3, 17:4	27:5	best [1] - 27:19	12:4, 13:4, 13:10,
	acquire [1] - 8:1	appropriated [1] -	between [2] - 8:12, 9:7	15:11, 20:8
'21 [2] - 22:15, 22:22	acquiring [1] - 20:5	13:21	bid [5] - 10:5, 14:3,	buildings [3] - 24:1,
	act [1] - 26:3	approval [3] - 10:9,	17:5, 17:7	24:7, 25:17
1	acted [1] - 32:25	14:10, 14:11	big [1] - 8:1	business [6] - 3:12,
<u> </u>	actions [1] - 22:17	approve [3] - 2:8,	bigger [1] - 5:12	4:20, 4:22, 5:5,
1 [1] - 30:16	activity [1] - 32:7	2:17, 4:11	bill [1] - 10:1	33:10
117 [1] - 1:8	actual [3] - 7:1, 8:21,	approved [4] - 7:13,	bit [3] - 11:7, 27:12,	Business [1] - 4:23
11:00 [1] - 24:25	19:21	11:11, 17:2, 18:20	29:11	businesses [2] -
12:00 [1] - 24:25	Adams [2] - 10:19,	April [3] - 1:6, 2:1,	blame [1] - 26:12	15:23, 16:1
17 [2] - 1:6, 2:1	15:18	5:21	blank [1] - 28:4	buyer [1] - 18:16
18-month [1] - 16:23	add [1] - 3:22	AR [2] - 17:19, 18:15	block [1] - 16:20	bylaws [1] - 31:14
1st [1] - 30:21	addition [1] - 7:18	architectural [1] -	board [31] - 2:5, 3:11,	
	additional [4] - 16:9,	14:13	3:20, 4:1, 7:3, 18:9,	С
2	18:7, 18:10, 28:22	area [6] - 5:22, 7:10,	20:17, 20:23, 21:9,	0-6
9 (4) 20:47	address [2] - 4:23,	7:17, 9:5, 9:7, 12:7	21:12, 22:9, 26:14,	Cafe [1] - 13:3
2 [1] - 30:17	21:12	arguably [1] - 25:10	26:22, 27:16, 28:14,	cafe [3] - 13:6, 13:7,
2012 [1] - 23:3	addressing [1] - 4:24	Artea [2] - 12:8	28:15, 28:20, 29:7,	13:10 calendar (2) - 11:6
2017 [1] - 23:2 2018/'19 [1] - 7:15	adequate [1] - 10:2	Artist [1] - 5:20	29:21, 29:24, 30:2,	calendar [2] - 11:6, 19:10
2018/19 [1] - 7:15 2019 [1] - 7:14	adjourn [1] - 33:11	artist [1] - 5:20 ash [1] - 7:16	30:4, 30:20, 31:1, 31:2, 31:3, 31:8,	capacity [2] - 28:23,
2019 [1] - 7.14 2024 [3] - 1:6, 2:1,	adjourned [1] - 33:13	asn [1] - 7:16 Assistant [1] - 1:21	31:2, 31:3, 31:8, 31:13, 32:5, 32:6,	30:23
34:15	Administrative [1] -	Assistant [1] - 1:21 Atkins [1] - 22:5	32:24	Capital [2] - 14:19,
2024-04-14 [2] - 3:1,	1:21 agency [1] - 28:7	attempt [1] - 22:5	BOARD [15] - 1:3,	24:21
4:16	agenda [4] - 2:5, 2:15,	attention [2] - 25:20,	1:12, 2:8, 2:9, 2:12,	care [3] - 25:21, 25:22
24th [1] - 5:21	2:24, 4:19	31:10	2:17, 2:18, 2:21,	Cathedral [2] - 11:15,
25 [2] - 13:21, 13:22	ago [3] - 11:12, 18:21,	auditors [1] - 24:22	2:23, 4:8, 4:11, 4:12,	11:16
2nd [1] - 34:15	24:8	AUTHORITY [1] - 1:2	4:15, 32:10, 32:14	CEO [2] - 5:6, 28:23
	agreed [1] - 22:6	Authority [2] - 2:4,	Board [5] - 1:13, 1:14,	CEO's [2] - 28:18,
3	agreement [2] - 18:1,	23:12	1:14, 1:15, 1:15	32:15
	22:25	authorized [1] - 34:8	boardwalk [2] - 12:17,	certain [2] - 26:18,
30 [1] - 32:8	agreements [1] - 22:6	AVA [1] - 1:21	19:11	26:23
360 [1] - 11:4	ahead [2] - 5:3, 6:24	available [1] - 14:14	bonuses [1] - 17:9	certainly [2] - 10:17,
3:07 [2] - 1:7, 2:1	ALLAN [1] - 1:20	Avenue [1] - 12:9	bottom [1] - 11:23	23:8
3:55 [1] - 33:14	allow [1] - 8:7	avoid [1] - 15:25	Boulevard [1] - 7:8	CERTIFICATE [1] -
4	allowed [1] - 11:5	aye [6] - 2:11, 2:12,	boundary [1] - 19:2	34:1 certify [1] - 34:8
4	almost [2] - 12:11,	2:20, 2:21, 4:14,	bow [1] - 23:9	Chair [3] - 1:13, 21:10,
4 [1] - 12:10	15:8	4:15	BOYER [12] - 1:17, 3:3, 3:5, 4:21, 5:7,	26:22
4th [2] - 26:20, 27:15	ALSO [1] - 1:16		20:21, 22:3, 22:11,	chair [3] - 31:3, 31:14
	amended [1] - 18:23	В	31:14, 31:22, 31:24,	CHAIRMAN [23] - 2:3,
6	amendment [2] -	baker [1] - 16:2	32:4	2:10, 2:13, 2:19,
	18:19, 19:19 amount [3] - 23:14,	Baker [1] - 16:14	Boyer [2] - 22:2, 30:5	2:22, 2:24, 3:4, 3:22,
6th [1] - 9:16	23:21, 24:21	Bank [1] - 19:24	bridge [2] - 8:13, 17:2	4:9, 4:13, 4:16, 5:1,
	announced [1] - 9:14	based [1] - 27:14	Bridge [1] - 17:4	20:12, 21:5, 22:2,
7	announcements [2] -	basic [1] - 15:21	briefing [1] - 5:6	26:7, 29:10, 31:19,
70 [1] - 11:5	5:24, 9:11	basis [1] - 6:4	bring [5] - 20:22,	31:23, 31:25, 32:7,
ru[i]- i i.J	answer [1] - 3:9	Bay [2] - 16:15, 16:21	20:23, 27:17, 27:20,	32:13, 33:8
Α	anticipates [1] - 16:5	beans [1] - 9:15	30:1	Chairman [2] - 3:5,
A	apartments [1] - 6:7	beautiful [1] - 24:6	bringing [1] - 22:12	4:21
ability [1] - 16:6	appoint [4] - 30:19,	became [1] - 7:15	Brothers [2] - 17:25,	change [1] - 27:7
able [5] - 5:13, 6:13,	31:15, 31:18, 31:25	becomes [1] - 8:13	19:5	changes [1] - 16:4
8:2, 16:11, 26:3	appointed [1] - 31:17	beer [1] - 33:7	brought [3] - 3:11,	Channel [1] - 12:10 chasing [1] - 25:6
absolute [1] - 27:3	appraisal [1] - 18:14	begin [2] - 14:22,	25:8, 25:13	chasing [1] - 25:6 check [1] - 12:21
acceleration [1] -	appreciate [3] - 3:10,	15:10	buck [1] - 27:22	Chief [1] - 12:21 Chief [1] - 1:17
17:10	3:15, 31:10	beginning [5] - 10:11,	budget [6] - 10:6, 10:8, 10:9, 13:13,	Christmas [1] - 24:23
accommodate [1] -	appreciation [2] - 3:6,	14:1, 19:7, 20:9,	10:8, 10:9, 13:13, 13:17, 16:8	CINISTINAS [1] - 24.23 CIP [1] - 7:14
16:16	3:21	27:24	bugging [1] - 18:6	Citrano [1] - 22:14
accurate [1] - 21:19	approaching [1] -	begins [1] - 30:20 behind [1] - 5:12	building [6] - 12:3,	CITRANO [1] - 1:13
			_	
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city [1] - 24:6	consent [2] - 2:15,	cycle [1] - 17:23	1:18, 1:19, 1:20,	echo [1] - 21:24
CITY [1] - 1:1	2:24		4:18, 9:22, 26:12,	economic [1] - 7:19
City [1] - 1:7, 1:19,	consist [1] - 31:2	D	27:16, 32:25	
	construction [13] -	U	DIA's [1] - 7:21	editing [1] - 21:4
7:5, 7:6, 7:14, 8:7, 8:13, 22:6, 25:5,	8:7, 8:24, 10:21,	damaged [1] - 24:4	Diane [3] - 1:9, 34:7,	effort [2] - 3:11, 23:21
8.13, 22.0, 25.5, 26:12	11:1, 14:23, 16:7,	date [2] - 6:11, 11:17	34:18	either [1] - 17:9
clarifications [2] -	16:17, 16:25, 17:6,	DATED [1] - 34:15	diet [2] - 10:12, 10:13	EltonAlan [2] - 15:20, 16:8
13:1, 13:25	17:18, 19:7, 19:8,	dates [1] - 21:4	different [4] - 22:10,	
clean [1] - 22:24	21:1	days [3] - 11:4, 11:5,	22:20, 22:21, 28:2	emails [1] - 30:6
cleaning [1] - 22:24	contemplating [1] -	32:8	difficult [2] - 28:1,	Emerald [4] - 7:18, 9:12, 11:25, 12:2
close [2] - 9:10, 17:22	6:9	daytime [1] - 10:23	29:12	
close [2] - 9.10, 17.22 closed [2] - 15:6, 19:5	continues [3] - 8:25,	DDRB [1] - 14:9	directed [1] - 14:4	eminent [2] - 23:6,
,	15:20, 19:19	deadline [1] - 18:2	Director [1] - 1:18	25:8
closings [1] - 8:21	continuing [2] - 18:12,	deal [13] - 21:18,	dirt [1] - 28:5	end [4] - 11:7, 15:21,
closures [1] - 15:23	22:18	21:22, 22:15, 22:22,	disaster [1] - 24:5	19:10, 29:15
coincidentally [1] -	contract [6] - 11:5,	23:14, 23:22, 24:14,		ends [1] - 10:13
31:19	14:2, 14:5, 14:17,	24:17, 24:23, 25:4,	discuss [2] - 25:14, 33:11	engaged [2] - 26:24,
coming [4] - 5:23,	22:25, 28:19	27:3, 27:17	discussing [2] -	32:21
5:25, 18:18, 24:12	contractor [1] - 15:22	deals [3] - 22:5, 22:10,	18:15, 19:20	engagement [1] -
commence [1] - 16:20	contractor [1] - 15.22	26:2		14:18
commencing [1] - 1:7	contribution [2] - 4:2,	debated [1] - 32:18	discussion [2] - 20:16, 20:21	ensure [1] - 17:16
comment [2] - 26:8,	4:5	decade [1] - 24:8	discussions [2] -	enter [2] - 29:2, 30:4
32:15	control [2] - 7:6, 7:13	decades [1] - 24:8	18:12, 22:19	entire [3] - 16:23,
comments [5] - 4:7,	convene [2] - 29:16,	Decca [1] - 11:10	dismissed [1] - 14:4	18:16, 22:10
17:19, 20:14, 21:8,	30:18	decided [1] - 20:17	disposition [3] - 14.4	entirely [1] - 22:20
23:5	conversations [1] -	decipher [1] - 29:23	20:19, 21:3	envisioned [1] - 10:17
commit [1] - 28:22	29:2	decision [3] - 27:18,	distributing [1] - 29:5	envy [1] - 24:15
committee [6] - 20:16, 26:20, 29:19, 31:15,	conversion [1] - 10:18	27:21, 30:10	districts [1] - 25:21	equal [1] - 23:21
	copy [2] - 3:8, 21:2	deferred [1] - 19:20	documents [2] -	equipment [1] - 13:5
32:21, 32:22 Committee [11] - 4:22,	corner [1] - 15:17	definitely [2] - 3:10,	17:22, 18:8	equitable [1] - 27:18
19:4, 20:22, 29:17,	costs [1] - 18:4	22:3	domain [2] - 23:6,	especially [1] - 23:13
29:22, 30:18, 30:25,	COUNCIL [5] - 21:10,	delayed [1] - 6:22	25:8	Ev'ry [3] - 8:18, 9:1,
31:16, 31:21, 32:2,	21:21, 21:25, 22:4,	delays [1] - 17:10	done [11] - 8:11,	9:19
32:17	23:4	deliver [1] - 11:19	10:21, 15:1, 15:9,	evaluation [1] - 29:6
Commons [2] - 8:16,	Council [7] - 1:19,	delivery [1] - 6:10	15:17, 23:15, 24:14,	evaluations [1] -
8:17	7:14, 9:25, 19:18,	denial [2] - 14:7, 33:2	25:4, 27:13, 31:9,	29:12
Communications [1] -	22:7, 29:8	Department [1] -	32:13	event [1] - 7:11
1:19	council [1] - 17:2	32:25	down [2] - 9:18, 11:22	exact [1] - 31:20
Community [1] - 13:3	Councilman [2] -	design [6] - 16:2,	downtown [3] - 5:8,	exactly [1] - 27:8
community [2] -	21:7, 26:7	16:5, 16:11, 16:13,	10:23, 25:22	example [1] - 17:9
14:17, 31:12	Counsel [1] - 1:20	17:15, 23:6	DOWNTOWN [1] - 1:2	except [1] - 16:18
commute [1] - 15:5	COUNTY [1] - 34:4	desire [2] - 28:21,	Downtown [3] - 2:4,	excited [1] - 24:16
company [1] - 7:24	couple [7] - 3:18,	28:24	14:8, 23:11	executed [2] - 18:1,
complaining [1] -	9:14, 12:23, 13:1,	despite [1] - 10:25	downtown's [1] -	22:16
10:24	15:15, 18:20, 28:16	detail [1] - 11:8	25:11	Executive [1] - 1:17
complete [4] - 14:25,	course [1] - 31:9	details [1] - 18:24	DPRP [1] - 11:10	exits [1] - 29:8 expect [1] - 11:4
16:11, 29:7, 34:10	covered [1] - 20:9	determine [1] - 30:23	drive [1] - 6:3	
completed [7] - 8:11,	Coxwell [1] - 14:21	DEVAULT [1] - 1:20	Drive/Hogan [1] -	expensive [1] - 27:25
9:8, 11:6, 12:12,	CRA [2] - 13:20, 14:9	developer [5] - 12:15,	14:24	expertise [1] - 26:23
15:24, 19:10, 23:19	crane [1] - 6:18	23:20, 24:11, 26:2,	drone [2] - 6:14	expires [1] - 28:19
completing [1] - 15:20	Creek [5] - 6:12, 6:16,	27:1	dug [1] - 7:1	express [1] - 3:20 extension [1] - 30:5
completion [7] - 5:22,	7:7, 12:1, 16:25	developers [1] - 28:4	during [3] - 17:17,	
9:10, 11:17, 16:5,	creek [8] - 7:1, 7:18,	developing [1] - 28:5	24:23, 32:19	extremely [1] - 31:4 eye [1] - 30:6
16:7, 16:21, 19:21	7:20, 8:2, 8:7, 8:10,	development [7] -	DUVAL [1] - 34:4	eye [1] - 30.0
concept [1] - 16:15	8:12, 19:21	7:19, 8:4, 8:5, 17:21,	Duval [1] - 1:8	E
concern [1] - 13:8	criteria [1] - 17:7	19:6, 20:15, 22:10		F
conclusion [1] - 4:18	crumble [1] - 24:4	Development [1] -	E	FAB [2] - 11:10, 18:10
conditions [1] - 14:10	curb [1] - 16:3	1:18		FAB-REP [1] - 11:10
conduit [1] - 15:19	current [3] - 5:8,	devoted [1] - 3:11	early [2] - 6:10, 17:23	FAB-REPs [1] - 18:10
connection [1] - 10:15	16:14, 24:10	DIA [10] - 1:17, 1:18,	easy [1] - 25:24	

Diang M. Tropia', Inc., Post Office Box' 2375', Jacksonvillg', FL 32203-(904) 821-0300

$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	16:3 7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
facilitate $(1) - 20:4$ fact $[6] - 6:6, 6:17,$ $10:25, 11:25, 24:8,$ $28:18$ 26:15 FPR $[1] - 1:9$ frame $[2] - 14:16,$ $28:18$ historic $[3] - 17:25,$ $19:25, 20:7$ interesting $[2] - 6:19,$ $11:24$ Lfailed $[1] - 22:13$ familiar $[1] - 7:9$ familiar $[1] - 7:9$ familiar $[1] - 7:9$ familiar $[1] - 7:9$ familiar $[1] - 7:9$ front $[2] - 9:19, 25:14$ front $[2] - 9:19, 25:14$ front $[2] - 9:19, 25:14$ free $[2] - 4:7, 30:14$ front $[2] - 9:19, 25:14$ free $[2] - 4:7, 30:14$ front $[2] - 9:19, 25:14$ free $[2] - 4:7, 30:14$ front $[2] - 9:19, 25:14$ front $[2] - 9:19, 25:14$ free $[1] - 16:3$ 	16:3 7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	16:3 7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	16:3 7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	16:3 7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	16:3 7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
familiar (1) - 7:9 22:12 Hogan's (1) - 12:1 Hogan's (1) - 12:1 Instruction (1) - 15:5 Ianguage (1) - 11:2 favor (3) - 2:11, 2:20, 4:13 front (2) - 9:19, 25:14 holiday (1) - 24:24 Home2 (2) - 5:16 intersection (1) - 15:5 Ianguage (1) - 17:0 FDOT (1) - 16:3 frustration (1) - 26:19 FSCJ (1) - 16:24 hope (1) - 23:23 Investment (2) - 2:4, Iast (10) - 2:5, 2: feedback (1) - 30:11 full (1) - 31:1 hopeful (1) - 24:13 hopeful (1) - 27:24 issued (1) - 13:7 8:19, 10:1, 13: fencing (1) - 15:12 funding (1) - 10:2 fundis (1) - 16:9 21:22, 23:14, 24:22, item (1) - 30:17 Laura (1) - 21:18 Fetner (1) - 29:19 few (4) - 15:11, 20:13, garage (2) - 12:9, 20:5 bouse (1) - 9:5 bouse (1) - 9:5 items (4) - 21:5, 28:13, 9:18, 10:13 file (1) - 18:22 general (1) - 26:12 general (1) - 17:21 general (1) - 12:0 JACKSONVILLE (1) - 14:33:11 file (1) - 17:23 General (1) - 15:2, I Jacksonville (4) - 1:7, 16:28:25 file (1) - 18:24 given (3) - 16:22, 27:9, identified (1) - 8:6 1:4 28:25 file (1) - 18:24 given (3) - 16:22, 27:9, identified (7:14 14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
favor [3] - 2:11, 2:20, 4:13 free [2] - 4:7, 30:14 front [2] - 9:19, 25:14 holiday [1] - 24:24 intersection [1] - 15:5 Investment [2] - 2:4, 23:12 large [1] - 21:20 Large [1] - 1:10 FDOT [1] - 17:2 fee [1] - 16:3 frustration [1] - 26:19 holiday [1] - 24:24 intersection [1] - 15:5 Investment [2] - 2:4, 23:12 large [1] - 1:10 feedback [1] - 30:11 full [1] - 31:1 hopefull [1] - 24:13 hopefull [1] - 27:24 issued [1] - 12:2 feencing [1] - 15:12 funding [1] - 10:2 funding [1] - 10:2 house [5] - 21:17, issued [1] - 13:7 28:9, 32:16 Fetner [1] - 29:19 funding [1] - 16:9 21:22, 23:14, 24:22, item [1] - 30:17 Laura [1] - 21:18 Fetner [1] - 29:19 figured [1] - 15:12 garage [2] - 12:9, 20:5 house [1] - 9:5 items [4] - 2:15, 28:13, 9:18, 10:13 figured [1] - 18:22 general [1] - 26:12 general [1] - 26:12 general [1] - 12:0 JACKSONVILLE [1] - 1:1 fille [1] - 17:23, final [2] - 17:22, 27:21 gillam [3] - 15:2, I Jacksonville [4] - 1:7, 28:25 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 legislation [2] -	14, 2, 27:3, 30:19, , 19:2 28:12, 18:22,
4:13front [2] - 9:19, 25:14investment [2] - 2:4,large [n] - 1:10FDOT [n] - 17:2front [2] - 9:19, 25:14home 2 [2] - 5:16investment [2] - 2:4,large [n] - 1:10fee [n] - 16:3FSCJ [n] - 16:24home [n] - 26:19investment [n] - 23:23involved [n] - 27:24last [n] - 2:5, 2:feedback [n] - 30:11FSCJ [n] - 16:24home [n] - 17:24involved [n] - 27:24issued [n] - 1:2issued [n] - 1:2feencing [n] - 15:12funding [n] - 10:2funding [n] - 10:2homes [5] - 21:17,issued [n] - 30:17Large [n] - 28:9, 32:16Fetner [n] - 29:19Gouse [n] - 9:5item [n] - 30:17Laura [n] - 21:18Fetner [n] - 1:13Ghouse [n] - 9:5items [4] - 2:15, 28:13,9:18, 10:13few [4] - 15:11, 20:13,garage [2] - 12:9, 20:5gateway [n] - 17:21Jlast [n] - 9:6fille [n] - 18:22general [n] - 26:12general [n] - 26:12JJlast [n] - 18:24fille [n] - 18:24given [3] - 15:2, 31:18, 32:1jidentified [n] - 8:61:1Jlast [n] - 18:24finalize [n] - 18:24given [3] - 16:22, 27:9, 31:18, 32:1identified [n] - 8:61:8, 3:25last [n] - 19:18	2, 27:3, 30:19, , 19:2 28:12, 18:22,
FDOT [1] - 17:2 fee [1] - 16:3 feedback [1] - 30:11 frustration [1] - 26:19 FSC J [1] - 16:24 full [1] - 31:1 hope [1] - 23:23 hopeful [1] - 23:23 23:12 last [10] - 2:5, 2: 8:19, 10:1, 13: feedback [1] - 30:11 full [1] - 31:1 hopeful [1] - 24:13 hopeful [1] - 21:17, funds [1] - 16:9 hopeful [1] - 22:24 involved [1] - 27:24 issued [1] - 13:7 issued [1] - 13:7 issued [1] - 13:7 issued [1] - 13:7 issued [1] - 30:17 issued [1] - 21:18 issued [1] - 30:17 issued [1] - 30:17 issued [1] - 21:18 issued [1] - 30:17 issued [1] - 21:18 issued [1] - 21:18 issued [1] - 30:17 issued [1] - 21:18 issued [1] - 21:18 issued [1] - 21:12 issued [1] - 13:2 issued [1] - 12:11 issued [1] - 12:11 issued [1] - 12:11 issued [1] - 12:11 issue [2] - 18:23 issue [2] - 19:18 issue	2, 27:3, 30:19, , 19:2 28:12, 18:22,
fee [1] - 16:3 FSCJ [1] - 16:24 hopeful [1] - 24:13 hopeful [1] - 17:24 historeful [1] - 12:24 issued [1] - 13:7 28:9, 32:16 Laura [1] - 21:18 Fetner [1] - 29:19 G garage [2] - 12:9, 20:5 gateway [1] - 17:21 historeful [1] - 13:4 historeful [1] - 12:11 historeful [1] - 12:11 historeful [1] - 12:13 general [1] - 26:12 General [1] - 12:06 Jacksonville [4] - 1:7, leadership [2] - 3 13:11 leave [3] - 18:63 leave [3] - 18:63 leave [3] - 18:63 leave [3] - 18:63 28:25 leave [3] - 18:63 28:25 leave [3] - 18:63 2	2, 27:3, 30:19, , 19:2 28:12, 18:22,
feedback [1] - 30:11 full [1] - 31:1 hopefully [1] - 17:24 involved [1] - 27:24 13:15, 14:10, 2 FEMA [1] - 7:5 funding [1] - 10:2 funding [1] - 10:2 funding [1] - 10:2 issued [1] - 13:7 28:9, 32:16 feeter [1] - 29:19 funds [1] - 16:9 21:22, 23:14, 24:22, 32:14, 24:22, 32:19 item [1] - 30:17 Laura [1] - 21:18 Fetner [1] - 29:19 G house [1] - 9:5 house [1] - 9:5 item [2] - 3:1, 30:16 Laura [1] - 9:12 Fetner [1] - 13:12 garage [2] - 12:9, 20:5 gateway [1] - 17:21 peneral [1] - 26:12 31:7, 31:11 leadership [2] - 3 file [1] - 18:22 general [1] - 26:12 general [1] - 26:12 22:3 JACKSONVILLE [1] - lease [2] - 18:23, leave [3] - 18:6, 2 filter [1] - 29:23 Gillam [3] - 15:2, 31:18, 32:1 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 legislation [2] - 1 final [2] - 17:22, 27:21 given [3] - 16:22, 27:9, 0:15 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 legislation [2] - 1	27:3, 30:19, , 19:2 28:12, 18:22,
FEMA [1] - 7:5 fencing [1] - 15:12 funding [1] - 10:2 funds [1] - 16:9 hours [5] - 21:17, 21:22, 23:14, 24:22, 32:19 issued [1] - 13:7 item [1] - 30:17 28:9, 32:16 Fetner [1] - 29:19 G hours [5] - 21:17, 21:22, 23:14, 24:22, 32:19 item [1] - 30:17 Laura [1] - 21:18 Fetner [1] - 29:19 G house [1] - 9:5 house [1] - 9:5 item [2] - 3:1, 30:16 LaVilla [3] - 9:12 few [4] - 15:11, 20:13, 21:14, 21:15 garage [2] - 12:9, 20:5 house [1] - 13:4 awn [1] - 9:6 eadership [2] - 3 file [1] - 18:22 general [1] - 26:12 general [1] - 26:12 22:3 JACKSONVILLE [1] - lease [2] - 18:23, leave [3] - 18:6, 2 filter [1] - 29:23 Gillam [3] - 15:2, 31:18, 32:1 31:18, 32:1 june [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 final [2] - 17:22, 27:21 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 legislation [2] - 1	3 30:19, , 19:2 28:12, 18:22,
fencing [1] - 15:12 funds [1] - 16:9 21:22, 23:14, 24:22, 32:14, 24:22, 32:14, 24:22, 32:19 item [1] - 30:17 Laura [1] - 21:18 Fetner [1] - 29:19 G house [1] - 9:5 houses [1] - 9:5 item [1] - 30:17 Laura [1] - 21:18 Fetner [1] - 15:1, 20:13, 21:14, 21:15 garage [2] - 12:9, 20:5 gateway [1] - 17:21 houses [1] - 13:4 item [1] - 21:18 Laura [1] - 21:18 file [1] - 18:22 general [1] - 26:12 general [1] - 26:12 JACKSONVILLE [1] - Jacksonville [4] - 1:7, 123 Laura [1] - 9:18 Leave [3] - 18:6, 22 final [2] - 17:22, 27:21 given [3] - 16:22, 27:9, 123 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 Leave [3] - 10:20	2, 30:19, , 19:2 28:12, 18:22,
Fetner [1] - 29:19 G 32:19 Item [2] - 3:1, 30:16 LaVilla [3] - 9:12 FETNER [1] - 1:13 G house [1] - 9:5 houses [1] - 13:4 item [2] - 3:1, 30:16 LaVilla [3] - 9:12 few [4] - 15:11, 20:13, 21:14, 21:15 garage [2] - 12:9, 20:5 houses [1] - 13:4 hundred [1] - 12:11 item [2] - 3:1, 31:11 LaVilla [3] - 9:12 file [1] - 18:22 general [1] - 26:12 general [1] - 26:12 JACKSONVILLE [1] - lease [2] - 18:23, 13:11 filter [1] - 29:23 Gillam [3] - 15:2, 31:18, 32:1 I I Jacksonville [4] - 1:7, 13:11 lease [2] - 18:6, 32:55 finalize [1] - 18:24 given [3] - 16:22, 27:9, 13:18, 32:1 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 legislation [2] - 17:23	2, 30:19, , 19:2 28:12, 18:22,
Fetner [1] - 29:19 32:19 Item [2] - 3:1, 30:16 LaVilla [3] - 9:12 FETNER [1] - 1:13 G house [1] - 9:5 items [4] - 2:15, 28:13, 31:7, 31:11 9:18, 10:13 few [4] - 15:11, 20:13, 21:14, 21:15 garage [2] - 12:9, 20:5 houses [1] - 13:4 items [4] - 2:15, 28:13, 31:7, 31:11 9:18, 10:13 figured [1] - 3:19 gateway [1] - 17:21 gateway [1] - 17:21 hundred [1] - 12:11 hundred [2] - 22:1, 22:3 JACKSONVILLE [1] - lease [2] - 18:23, 13:11 fille [1] - 17:23 General [1] - 26:12 Jacksonville [4] - 1:7, 28:25 Jacksonville [4] - 1:7, 28:25 Lee [1] - 9:18 final [2] - 17:22, 27:21 given [3] - 16:22, 27:9, 31:18, 32:1 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, 31:16 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18	30:19, , 19:2 28:12, 18:22,
few [4] - 15:11, 20:13, 21:14, 21:15 garage [2] - 12:9, 20:5 gateway [1] - 17:21 houses [1] - 13:4 hundred [1] - 12:11 hundreds [2] - 22:1, 22:3 31:7, 31:11 lawn [1] - 9:6 leadership [2] - 3 31:1 file [1] - 3:19 gateway [1] - 17:21 general [1] - 26:12 hundred [1] - 12:11 hundreds [2] - 22:1, 22:3 J J J file [1] - 17:23 General [1] - 26:12 22:3 JACKSONVILLE [1] - 1:1 leave [3] - 18:23, leave [3] - 18:6, 2 final [2] - 17:22, 27:21 31:18, 32:1 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18	, 19:2 28:12, 18:22,
few [4] - 15:11, 20:13, 21:14, 21:15 garage [2] - 12:9, 20:5 gateway [1] - 17:21 houses [1] - 13:4 hundred [1] - 12:11 hundreds [2] - 22:1, 22:3 31:7, 31:11 lawn [1] - 9:6 leadership [2] - 3 31:1 file [1] - 3:19 gateway [1] - 17:21 general [1] - 26:12 hundred [1] - 12:11 hundreds [2] - 22:1, 22:3 J J J file [1] - 17:23 General [1] - 26:12 22:3 JACKSONVILLE [1] - 1:1 leave [3] - 18:23, leave [3] - 18:6, 2 final [2] - 17:22, 27:21 31:18, 32:1 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18	, 19:2 28:12, 18:22,
21:14, 21:15 garage [2] - 12:9, 20:5 hundred [1] - 12:11 leadership [2] - 3 figured [1] - 3:19 gateway [1] - 17:21 hundred [1] - 12:11 leadership [2] - 3 file [1] - 18:22 general [1] - 26:12 JACKSONVILLE [1] - leadership [2] - 3 file [1] - 17:23 General [1] - 1:20 JACKSONVILLE [1] - leave [3] - 18:63 filler [1] - 29:23 Gillam [3] - 15:2, I Jacksonville [4] - 1:7, lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 legislation [2] -	, 19:2 28:12, 18:22,
figured [1] - 3:19 gateway [1] - 17:21 hundreds [2] - 22:1, J 31:1 file [1] - 18:22 general [1] - 26:12 22:3 JACKSONVILLE [1] - lease [2] - 18:23, filed [1] - 17:23 General [1] - 1:20 JACKSONVILLE [1] - 12:3 lease [2] - 18:23, filter [1] - 29:23 Gillam [3] - 15:2, I 11:1 28:25 final [2] - 17:22, 27:21 31:18, 32:1 identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [3] - 9:18	, 19:2 28:12, 18:22,
file [1] - 18:22 general [1] - 26:12 22:3 JACKSONVILLE [1] - lease [2] - 18:23, filed [1] - 17:23 General [1] - 1:20 JACKSONVILLE [1] - leave [3] - 18:23, filter [1] - 29:23 Gillam [3] - 15:2, I 1:1 28:25 final [2] - 17:22, 27:21 31:18, 32:1 Jacksonville [4] - 1:7, Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [s] slation [2] - 1	28:12, 18:22,
filed [1] - 17:23 General [1] - 1:20 JACKSONVILLE [1] - leave [3] - 18:6, 2 filter [1] - 29:23 Gillam [3] - 15:2, I 1:1 28:25 final [2] - 17:22, 27:21 31:18, 32:1 Jacksonville [4] - 1:7, Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18	28:12, 18:22,
filter [1] - 29:23 Gillam [3] - 15:2, 1:1 28:25 final [2] - 17:22, 27:21 31:18, 32:1 Jacksonville [4] - 1:7, Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 Lee [1] - 9:18	18:22,
final [2] - 17:22, 27:21 31:18, 32:1 Jacksonville [4] - 1:7, Lee [1] - 9:18 finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 legislation [2] - 1	
finalize [1] - 18:24 given [3] - 16:22, 27:9, identified [1] - 8:6 1:8, 3:25 legislation [2] -	
finally $_{[3]}$ - 10:9, 20.17 igualla $_{[1]}$ - 10.12 ballary $_{[2]}$ - 20.20, 19:17	
27:15	<u>^</u>
15.17, 20.0 Extended [2] Int[2] Extended [2] Int[2] For the second sector (2) 7	
financial [1] - 27:18 grading [1] - 19:14 immediately [2] - JIM [1] - 1:13 Liaison [1] - 1:19	
financing [2] - 22:20, grand [1] - 9:16 16:7, 16:21 JIMMY [1] - 1:19 Lift [3] - 8:17, 9:1	1,
28:1 grants [1] - 20:7 imminent [1] - 11:18 job [1] - 32:23 9:19	
finger [1] - 25:24 great [3] - 13:8, 21:13, imminently [1] - 14:22 Joe [1] - 3:24 line [1] - 9:18	
fingers [1] - 24:9 23:18 impediment [1] - 15:4 JOHN [1] - 1:20 Link [1] - 9:12	
finished [2] - 12:17, ground [3] - 15:14, importance [1] - 27:9 Johnson [2] - 8:16, link [2] - 9:17, 10):13
32:12 24:5, 26:17 important [7] - 10:14, 8:17 listed [1] - 5:2	
finishing [1] - 6:6 Guy [1] - 33:9 28:13, 28:16, 30:8, Jones [1] - 17:25 Live [1] - 11:10	
fire [1] - 17:20 guy [1] - 23:9 30:16, 31:4, 31:7 July [1] - 30:21 living [2] - 8:22,	26:24
first [6] - 3:18, 5:15, GUY [1] - 1:18 improvement [1] - June [4] - 11:18, located [1] - 7:24	
16:20, 19:8, 24:23, guys [2] - 24:13, 27:21 19:1 28:19, 31:8, 32:3 location [1] - 27:	
28:18 Ina [1] - 6:13 Lofts [1] - 11:15	
flippantly [1] - 25:20 H inaudible [1] - 18:13 K lofts [1] - 11:15	
flood [3] - 7:6, 7:13 incentive [2] - 26:16, look [2] - 24:10,	28.2
flooding [1] - 7:10 half [1] - 12:17 28:3 keep [2] - 5:4, 30:6 looking [2] - 23:2	
Florida [4] - 1:9, 1:10, Hall [1] - 1:7 incentives [1] - 11:11 KELLEY [2] - 1:18, 25:20	_ →,
horida [4] - 1.9, 1.10, handled [9] - 22:2	
bando (4) 25:16	
FLORIDA [1] - 54.5	
LURI [1] - 0.14 LURI [1] - 1.17	7.47
101-Sale [1] - 0.22	7:17
lost [1] - 23.9 lost [1] - 13:15	
foregoing [2] - 33:13, Hosen ris (1, 2:7)	
34:9 hood (1) 25:10 20:0, 22:4, 00:10, 14:15 17:11 21:12 lovely [1] - 12:19	,
iorini [2] - 29.0, 30.4 iorini [2] - 3.25 iorini titude and 27.4 29.2	
tormer [3] - 7:22, 7:23, 12:15, 27:15, 10:17	
20.5 knowing (1) - 27:23 Lynwood [1] - 1:	.7
Forsyun [2] - 10.19, UEAVENED ::: 4:45	
15:18 HEAVENER [4] - 1:15, 29:23, 30:9 known [1] - 3:24 forward (s) 8:25 2:8, 2:17, 4:11 informational [1] - 5:6 KRECHOWSKI [4] -	
forward [6] - 8:25, 2:8, 2:17, 4:11 informational [1] - 5:6 RECHOWSKI [4] -	
14:4, 20:24, 20:25, held [2] - 1:6, 8:3 input [1] - 4:4 1:14, 2:18, 32:10, major [2] - 7:5, 2 25:45, 26:45, 26:45 help [1] - 26:24 installation [2] - 32:14 Management (2) -	4:5
23.15, 20.4 http://	18,
fountain [1] - 9:5 high [1] - 18:3 15:19, 19:12 1:20	
high-rise [1] - 18:3 instructions [1] -	

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

marine [1] - 17:20	Monday [1] - 18:22	9:1, 9:12, 10:18,	Operations [1] - 1:18	21:10, 21:21, 21:25,
market [1] - 28:2	money [3] - 10:6, 10:8,	11:15, 11:20, 12:8,	opportunity [4] - 3:8,	22:4, 23:4
Marketing [1] - 1:19	25:5	12:9, 12:14, 14:15,	7:15, 12:20, 21:11	penalties [1] - 17:10
marsh [1] - 12:18	month [6] - 2:14, 8:19,	15:11, 17:23, 19:15,	options [2] - 24:12,	pending [1] - 19:17
massive [1] - 24:24	8:23, 12:12, 13:2,	28:14, 29:14, 29:15,	25:15	people [5] - 8:20,
Mayor's [1] - 26:25	20:11	29:16, 30:7, 30:20,	order [2] - 8:1, 16:16	15:14, 23:11, 23:12,
MBRC [2] - 17:23,	month's [1] - 2:5	31:9, 32:8	original [2] - 6:10, 8:4	25:9
18:22	monthly [1] - 5:7	night [6] - 10:21,	otherwise [1] - 10:15	peppered [1] - 32:20
McCoy's [1] - 7:7	months [5] - 3:19, 6:1,	10:22, 11:2, 14:11,	outfall [1] - 16:25	percent [1] - 12:11
McCoys [3] - 6:12,	18:20, 24:14, 31:9	15:25, 24:25	Overlay [1] - 14:9	performance [1] -
6:16, 16:25	MOSH [1] - 18:19	night's [1] - 32:16	owe [2] - 28:7, 33:7	29:5
mean [1] - 24:19	most [3] - 11:23,	Nominating [6] - 4:22,	owes [1] - 28:8	permit [2] - 13:7,
meaningful [1] - 4:2	15:24, 20:14	30:18, 30:25, 31:16,	own [1] - 7:25	13:12
means [2] - 15:9, 27:7	motion [6] - 2:7, 2:8,	31:21, 32:2	owner [2] - 7:22,	person [1] - 13:15
mechanical [1] - 13:5	2:10, 2:16, 2:19, 4:9	none [2] - 5:5, 13:22	27:11	personally [1] - 28:20
mechanically [1] -	mouth [1] - 7:20	normal [2] - 5:7, 15:5		perspective [1] - 3:12
30:3	move [8] - 2:17, 4:11,	Notary [1] - 1:9	Р	phase [3] - 11:6,
media [3] - 13:1,	14:4, 16:6, 20:24,	note [1] - 14:25	_	16:10, 16:11
13:15, 13:17	26:4, 28:11	notes [1] - 34:11	P.K [2] - 29:19, 32:9	photo [1] - 6:19
MEETING [1] - 1:3	moved [3] - 13:18,	nothing [1] - 28:17	p.m [3] - 1:7, 2:1,	picture [4] - 5:19,
meeting [16] - 2:6,	13:23, 13:24	notice [1] - 21:3	33:14	11:8, 11:22, 12:22
2:13, 14:18, 14:21,	moving [8] - 6:8, 6:21,	notifying [1] - 15:22	package [3] - 18:25,	pictures [6] - 5:21,
19:15, 27:15, 28:14,	8:20, 8:25, 17:3,	nuances [1] - 3:19	26:16, 27:20	10:20, 11:2, 15:19,
29:17, 29:21, 29:22,	19:24, 20:10, 25:15	Number [2] - 30:16,	packages [1] - 28:3	17:1, 19:15
30:25, 32:3, 32:5,	MR [3] - 21:19, 21:24,	30:17	pad [2] - 20:15, 20:18	piece [1] - 28:4
32:6, 32:17, 33:4	22:1	number [5] - 3:12, 7:5,	parcel [3] - 7:19,	pieces [1] - 8:10
meetings [7] - 24:21,	MS [11] - 3:3, 3:5,	14:8, 21:20, 32:22	18:13, 18:16	plan [2] - 14:9, 20:20
26:25, 28:15, 31:8,	4:21, 5:7, 20:21,	•	parcels [1] - 19:6	Planning [1] - 32:25
31:12, 31:13, 32:22	22:3, 22:11, 31:14, 31:22, 31:24, 32:4	0	pardon [1] - 31:22 Park [11] - 9:2, 9:19,	plans [1] - 18:13
meets [1] - 23:24				play [1] - 27:12
	multitaceted [1] - / 4	ODVIOUSIV [1] - 31:6	0·20 0·21 10·4	playaround 141
MELINDA [1] - 1:15 MEMBER [13] - 2:8	multifaceted [1] - 7:4 multifamily [1] - 22:21	obviously [1] - 31:6 occurring [1] - 31:5	9:20, 9:21, 10:4, 10:11, 13:10, 13:22	playground [1] - 15:10
MEMBER [13] - 2:8,	multifamily [1] - 22:21	occurring [1] - 31:5	10:11, 13:10, 13:22,	15:10
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11,	multifamily [1] - 22:21 multiple [1] - 8:15	-	10:11, 13:10, 13:22, 13:23, 14:20, 15:11	15:10 Plaza [2] - 13:3, 14:23
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21,	multifamily [1] - 22:21	occurring [1] - 31:5 October [2] - 16:5,	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11,	multifamily [1] - 22:21 multiple [1] - 8:15 must [1] - 24:1	occurring [1] - 31:5 October [2] - 16:5, 16:10	10:11, 13:10, 13:22, 13:23, 14:20, 15:11	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4,	multifamily [1] - 22:21 multiple [1] - 8:15	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1,	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14	multifamily [1] - 22:21 multiple [1] - 8:15 must [1] - 24:1	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8	multifamily [1] - 22:21 multiple [1] - 8:15 must [1] - 24:1 N Navy [1] - 23:9 nays [1] - 2:22	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15,	multifamily [1] - 22:21 multiple [1] - 8:15 must [1] - 24:1 N Navy [1] - 23:9	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\begin{array}{c} \textbf{occurring} \ [1] - 31:5\\ \textbf{October} \ [2] - 16:5,\\ 16:10\\ \textbf{OF} \ [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} \ [1] - 22:5\\ \textbf{office} \ [1] - 13:6\\ \textbf{Office} \ [2] - 1:20, 27:1\\ \textbf{Office} \ [2] - 1:20, 27:1\\ \textbf{Officer} \ [1] - 1:17\\ \textbf{old} \ [3] - 4:19, 5:5, 21:3\\ \textbf{once} \ [1] - 8:10\\ \textbf{one} \ [24] - 5:15, 5:20, \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\begin{array}{c} \textbf{occurring} \ [1] - 31:5\\ \textbf{October} \ [2] - 16:5,\\ 16:10\\ \textbf{OF} \ [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} \ [1] - 22:5\\ \textbf{office} \ [1] - 13:6\\ \textbf{Office} \ [2] - 1:20, 27:1\\ \textbf{Office} \ [2] - 1:20, 27:1\\ \textbf{Office} \ [1] - 1:17\\ \textbf{old} \ [3] - 4:19, 5:5, 21:3\\ \textbf{once} \ [1] - 8:10\\ \textbf{one} \ [24] - 5:15, 5:20,\\ 6:2, 6:19, 7:6, 9:13,\\ \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	$\begin{array}{c} \textbf{occurring} [1] - 31:5\\ \textbf{October} [2] - 16:5,\\ 16:10\\ \textbf{OF} [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} [1] - 22:5\\ \textbf{office} [1] - 13:6\\ \textbf{Office} [1] - 13:6\\ \textbf{Office} [2] - 1:20, 27:1\\ \textbf{Office} [1] - 1:17\\ \textbf{old} [3] - 4:19, 5:5, 21:3\\ \textbf{once} [1] - 8:10\\ \textbf{one} [24] - 5:15, 5:20,\\ 6:2, 6:19, 7:6, 9:13,\\ 10:3, 10:4, 10:18,\\ \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8, 4:15	$\begin{array}{c} \textbf{multifamily [1] - 22:21} \\ \textbf{multiple [1] - 8:15} \\ \textbf{must [1] - 24:1} \\ \hline \\ $	$\begin{array}{c} \textbf{occurring} [1] - 31:5\\ \textbf{October} [2] - 16:5,\\ 16:10\\ \textbf{OF} [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} [1] - 22:5\\ \textbf{office} [1] - 13:6\\ \textbf{Office} [1] - 13:6\\ \textbf{Office} [2] - 1:20, 27:1\\ \textbf{Office} [1] - 1:17\\ \textbf{old} [3] - 4:19, 5:5, 21:3\\ \textbf{once} [1] - 8:10\\ \textbf{one} [24] - 5:15, 5:20,\\ 6:2, 6:19, 7:6, 9:13,\\ 10:3, 10:4, 10:18,\\ 11:10, 11:15, 11:18,\\ \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8, 4:15 mention [3] - 22:13,	$\begin{array}{c} \mbox{multifamily [1] - 22:21} \\ \mbox{multiple [1] - 8:15} \\ \mbox{must [1] - 24:1} \\ \hline \mbox{N} \\ \mbox{Navy [1] - 23:9} \\ \mbox{nays [1] - 2:22} \\ \mbox{nays [1] - 2:22} \\ \mbox{need [1] - 14:24} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:14} \\ \mbox{28:9, 30:13, 31:11} \\ \mbox{32:5} \\ \mbox{needed [1] - 18:7} \\ \mbox{needs [2] - 13:18, 32:4} \\ \end{array}$	$\begin{array}{c} \textbf{occurring} [1] - 31:5\\ \textbf{October} [2] - 16:5,\\ 16:10\\ \textbf{OF} [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} [1] - 22:5\\ \textbf{office} [1] - 13:6\\ \textbf{Office} [1] - 13:6\\ \textbf{Office} [2] - 1:20, 27:1\\ \textbf{Office} [1] - 1:17\\ \textbf{old} [3] - 4:19, 5:5, 21:3\\ \textbf{once} [1] - 8:10\\ \textbf{one} [24] - 5:15, 5:20,\\ 6:2, 6:19, 7:6, 9:13,\\ 10:3, 10:4, 10:18,\\ 11:10, 11:15, 11:18,\\ 11:20, 11:23, 13:14,\\ \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8, 4:15 mention [3] - 22:13, 22:14	$\begin{array}{c} \textbf{multifamily [1] - 22:21} \\ \textbf{multiple [1] - 8:15} \\ \textbf{must [1] - 24:1} \\ \hline \\ \hline \\ \hline \\ \hline \\ \hline \\ Navy [1] - 23:9 \\ \textbf{nays [1] - 2:22} \\ \textbf{nearly [1] - 14:24} \\ \textbf{need [12] - 17:12} \\ \textbf{need [12] - 17:12} \\ \textbf{18:23, 22:18, 25:3, 25:4, 25:14, 27:11, 28:9, 30:13, 31:11, 32:5} \\ \textbf{needed [1] - 18:7} \\ \textbf{needs [2] - 13:18, 32:4} \\ \textbf{negotiate [1] - 7:22} \\ \end{array}$	$\begin{array}{c} \textbf{occurring} [1] - 31:5\\ \textbf{October} [2] - 16:5,\\ 16:10\\ \textbf{OF} [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} [1] - 22:5\\ \textbf{office} [1] - 13:6\\ \textbf{Office} [1] - 13:6\\ \textbf{Office} [2] - 1:20, 27:1\\ \textbf{Office} [1] - 1:17\\ \textbf{old} [3] - 4:19, 5:5, 21:3\\ \textbf{once} [1] - 8:10\\ \textbf{one} [24] - 5:15, 5:20,\\ 6:2, 6:19, 7:6, 9:13,\\ 10:3, 10:4, 10:18,\\ 11:10, 11:15, 11:18,\\ 11:20, 11:23, 13:14,\\ 18:20, 19:5, 20:10,\\ \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14
$\begin{array}{c} \textbf{MEMBER} [13] - 2:8,\\ 2:9, 2:17, 2:18, 4:11,\\ 4:12, 21:10, 21:21,\\ 21:25, 22:4, 23:4,\\ 32:10, 32:14\\ \textbf{Member} [7] - 1:13,\\ 1:14, 1:14, 1:15,\\ 1:15, 9:25, 29:8\\ \textbf{member} [1] - 29:7\\ \textbf{members} [5] - 7:3,\\ 9:25, 22:9, 29:25,\\ 31:15\\ \textbf{MEMBERS} [6] - 1:12,\\ 2:12, 2:21, 2:23, 4:8,\\ 4:15\\ \textbf{mention} [3] - 22:13,\\ 22:14\\ \textbf{mentioned} [3] - 14:20,\\ \end{array}$	$\begin{array}{c} \mbox{multifamily [1] - 22:21} \\ \mbox{multiple [1] - 8:15} \\ \mbox{must [1] - 24:1} \\ \hline \mbox{N} \\ \mbox{Navy [1] - 23:9} \\ \mbox{nays [1] - 2:22} \\ \mbox{nays [1] - 2:22} \\ \mbox{need [1] - 14:24} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:14} \\ \mbox{25:3} \\ \mbox{25:4} \\ \mbox{25:14} \\ \mbox{27:11} \\ \mbox{32:5} \\ \mbox{needed [1] - 18:7} \\ \mbox{needs [2] - 13:18} \\ \mbox{32:4} \\ \mbox{negotiate [1] - 7:22} \\ \mbox{negotiations [2] - } \\ \end{array}$	$\begin{array}{c} \textbf{occurring} [1] - 31:5\\ \textbf{October} [2] - 16:5,\\ 16:10\\ \textbf{OF} [4] - 1:1, 34:1,\\ 34:3, 34:4\\ \textbf{offered} [1] - 22:5\\ \textbf{office} [1] - 13:6\\ \textbf{Office} [1] - 13:6\\ \textbf{Office} [2] - 1:20, 27:1\\ \textbf{Office} [1] - 1:17\\ \textbf{old} [3] - 4:19, 5:5, 21:3\\ \textbf{once} [1] - 8:10\\ \textbf{one} [24] - 5:15, 5:20,\\ 6:2, 6:19, 7:6, 9:13,\\ 10:3, 10:4, 10:18,\\ 11:10, 11:15, 11:18,\\ 11:20, 11:23, 13:14,\\ 18:20, 19:5, 20:10,\\ 22:17, 23:15, 24:18,\\ \end{array}$	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12,
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8, 4:15 mention [3] - 22:13, 22:14 mentioned [3] - 14:20, 17:8, 19:3	$\begin{array}{c} \mbox{multifamily [1] - 22:21} \\ \mbox{multiple [1] - 8:15} \\ \mbox{must [1] - 24:1} \\ \hline \mbox{N} \\ \mbox{Navy [1] - 23:9} \\ \mbox{nays [1] - 2:22} \\ \mbox{nays [1] - 2:22} \\ \mbox{need [1] - 14:24} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:12} \\ \mbox{18:23, 22:18, 25:3, 25:4, 25:14, 27:11, 28:9, 30:13, 31:11, 32:5} \\ \mbox{needed [1] - 18:7} \\ \mbox{needs [2] - 13:18, 32:4} \\ \mbox{negotiate [1] - 7:22} \\ \mbox{negotiations [2] - 14:1, 30:5} \\ \end{array}$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] -	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16
$\begin{array}{c} \textbf{MEMBER} [13] - 2:8,\\ 2:9, 2:17, 2:18, 4:11,\\ 4:12, 21:10, 21:21,\\ 21:25, 22:4, 23:4,\\ 32:10, 32:14\\ \textbf{Member} [7] - 1:13,\\ 1:14, 1:14, 1:15,\\ 1:15, 9:25, 29:8\\ \textbf{member} [1] - 29:7\\ \textbf{members} [5] - 7:3,\\ 9:25, 22:9, 29:25,\\ 31:15\\ \textbf{MEMBERS} [6] - 1:12,\\ 2:12, 2:21, 2:23, 4:8,\\ 4:15\\ \textbf{mention} [3] - 22:13,\\ 22:14\\ \textbf{mentioned} [3] - 14:20,\\ 17:8, 19:3\\ \textbf{MICAH} [1] - 1:15\\ \end{array}$	$\begin{array}{c} \mbox{multifamily [1] - 22:21} \\ \mbox{multiple [1] - 8:15} \\ \mbox{must [1] - 24:1} \\ \hline \mbox{N} \\ \mbox{Navy [1] - 23:9} \\ \mbox{nays [1] - 2:22} \\ \mbox{nays [1] - 2:22} \\ \mbox{need [12] - 17:12} \\ \mbox{need [12] - 17:14} \\ \mbox{need [12] - 18:7} \\ \mbox{needs [2] - 13:18, 32:4} \\ \mbox{negotiate [1] - 7:22} \\ \mbox{negotiations [2] - 14:1, 30:5} \\ \mbox{never [1] - 10:24} \\ \end{array}$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - 6:2, 6:15,	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1
$\begin{array}{c} \textbf{MEMBER} [13] - 2:8,\\ 2:9, 2:17, 2:18, 4:11,\\ 4:12, 21:10, 21:21,\\ 21:25, 22:4, 23:4,\\ 32:10, 32:14\\ \textbf{Member} [7] - 1:13,\\ 1:14, 1:14, 1:15,\\ 1:15, 9:25, 29:8\\ \textbf{member} [1] - 29:7\\ \textbf{members} [5] - 7:3,\\ 9:25, 22:9, 29:25,\\ 31:15\\ \textbf{MEMBERS} [6] - 1:12,\\ 2:12, 2:21, 2:23, 4:8,\\ 4:15\\ \textbf{mention} [3] - 22:13,\\ 22:14\\ \textbf{mentioned} [3] - 14:20,\\ 17:8, 19:3\\ \textbf{MICAH} [1] - 1:15\\ \textbf{might} [1] - 29:11\\ \end{array}$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8, 4:15 mention [3] - 22:13, 22:14 mentioned [3] - 14:20, 17:8, 19:3 MICAH [1] - 1:15 might [1] - 29:11 million [2] - 13:21,	$\begin{array}{c} \mbox{multifamily [1] - 22:21} \\ \mbox{multiple [1] - 8:15} \\ \mbox{must [1] - 24:1} \\ \hline \mbox{N} \\ \mbox{Navy [1] - 23:9} \\ \mbox{nays [1] - 2:22} \\ \mbox{narrows [1] - 2:22} \\ \mbox{narrows [1] - 14:24} \\ \mbox{need [12] - 17:12} \\ \mbox{18:23, 22:18, 25:3, 25:4, 25:14, 27:11, 28:9, 30:13, 31:11, 32:5} \\ \mbox{needd [1] - 18:7} \\ \mbox{needs [2] - 13:18, 32:4} \\ \mbox{negotiate [1] - 7:22} \\ \mbox{negotiations [2] - 14:1, 30:5} \\ \mbox{never [1] - 10:24} \\ new [8] - 4:22, 5:5, 7:3, 8:23, 14:2, 22:8, 22$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - $6:2, 6:15,$ 19:19, 24:21	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 2:14	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserve [1] - 25:17
$\begin{array}{l} \textbf{MEMBER} [13] - 2:8,\\ 2:9, 2:17, 2:18, 4:11,\\ 4:12, 21:10, 21:21,\\ 21:25, 22:4, 23:4,\\ 32:10, 32:14\\\\ \textbf{Member} [7] - 1:13,\\ 1:14, 1:14, 1:15,\\ 1:15, 9:25, 29:8\\\\ \textbf{member} [1] - 29:7\\\\ \textbf{members} [5] - 7:3,\\ 9:25, 22:9, 29:25,\\ 31:15\\\\ \textbf{MEMBERS} [6] - 1:12,\\ 2:12, 2:21, 2:23, 4:8,\\ 4:15\\\\ \textbf{mentione} [3] - 22:13,\\ 22:14\\\\ \textbf{mentioned} [3] - 14:20,\\ 17:8, 19:3\\\\ \textbf{MICAH} [1] - 1:15\\\\ \textbf{might} [1] - 29:11\\\\ \textbf{million} [2] - 13:21,\\ 13:22\\\\ \end{array}$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - $6:2, 6:15,$ 19:19, 24:21 ones [1] - 29:11	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 2:14 passes [2] - 2:24, 4:17	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserve [1] - 25:17 preserved [1] - 24:7
MEMBER [13] - 2:8, 2:9, 2:17, 2:18, 4:11, 4:12, 21:10, 21:21, 21:25, 22:4, 23:4, 32:10, 32:14 Member [7] - 1:13, 1:14, 1:14, 1:15, 1:15, 9:25, 29:8 member [1] - 29:7 members [5] - 7:3, 9:25, 22:9, 29:25, 31:15 MEMBERS [6] - 1:12, 2:12, 2:21, 2:23, 4:8, 4:15 mention [3] - 22:13, 22:14 mentioned [3] - 14:20, 17:8, 19:3 MICAH [1] - 1:15 might [1] - 29:11 million [2] - 13:21,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - 6:2, 6:15, 19:19, 24:21 ones [1] - 29:11 open [5] - 2:3, 5:17,	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 2:14	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserve [1] - 25:17 preserved [1] - 24:7 president's [2] - 4:25,
$\begin{array}{l} \textbf{MEMBER} [13] - 2:8,\\ 2:9, 2:17, 2:18, 4:11,\\ 4:12, 21:10, 21:21,\\ 21:25, 22:4, 23:4,\\ 32:10, 32:14\\\\ \textbf{Member} [7] - 1:13,\\ 1:14, 1:14, 1:15,\\ 1:15, 9:25, 29:8\\\\ \textbf{member} [1] - 29:7\\\\ \textbf{members} [5] - 7:3,\\ 9:25, 22:9, 29:25,\\ 31:15\\\\ \textbf{MEMBERS} [6] - 1:12,\\ 2:12, 2:21, 2:23, 4:8,\\ 4:15\\\\ \textbf{mentioned} [3] - 14:20,\\ 17:8, 19:3\\\\ \textbf{MICAH} [1] - 1:15\\\\ \textbf{might} [1] - 29:11\\\\ \textbf{million} [2] - 13:21,\\ 13:22\\\\ \textbf{minutes} [2] - 2:6, 2:13\\\\ \end{array}$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - 6:2, 6:15, 19:19, 24:21 ones [1] - 29:11 open [5] - 2:3, 5:17, 15:1, 15:7	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 2:14 passes [2] - 2:24, 4:17 passing [1] - 27:22	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserved [1] - 25:17 preserved [1] - 24:7 president's [2] - 4:25, 5:2
$\begin{array}{l} \textbf{MEMBER} [13] - 2:8, \\ 2:9, 2:17, 2:18, 4:11, \\ 4:12, 21:10, 21:21, \\ 21:25, 22:4, 23:4, \\ 32:10, 32:14 \\ \textbf{Member} [7] - 1:13, \\ 1:14, 1:14, 1:15, \\ 1:15, 9:25, 29:8 \\ \textbf{member} [1] - 29:7 \\ \textbf{members} [5] - 7:3, \\ 9:25, 22:9, 29:25, \\ 31:15 \\ \textbf{MEMBERS} [6] - 1:12, \\ 2:12, 2:21, 2:23, 4:8, \\ 4:15 \\ \textbf{mentione} [3] - 22:13, \\ 22:14 \\ \textbf{mentioned} [3] - 14:20, \\ 17:8, 19:3 \\ \textbf{MICAH} [1] - 1:15 \\ \textbf{might} [1] - 29:11 \\ \textbf{million} [2] - 13:21, \\ 13:22 \\ \textbf{minutes} [2] - 2:6, 2:13 \\ \textbf{miscommunication} \\ \end{array}$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - 6:2, 6:15, 19:19, 24:21 ones [1] - 29:11 open [5] - 2:3, 5:17, 15:1, 15:7 opening [2] - 5:23, 9:16 openings [2] - 5:25,	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 2:14 passes [2] - 2:24, 4:17 passing [1] - 27:22 past [1] - 22:5	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserve [1] - 25:17 preserved [1] - 24:7 president's [2] - 4:25,
$\begin{array}{l} \textbf{MEMBER} [13] - 2:8,\\ 2:9, 2:17, 2:18, 4:11,\\ 4:12, 21:10, 21:21,\\ 21:25, 22:4, 23:4,\\ 32:10, 32:14\\\\ \textbf{Member} [7] - 1:13,\\ 1:14, 1:14, 1:15,\\ 1:15, 9:25, 29:8\\\\ \textbf{member} [1] - 29:7\\\\ \textbf{members} [5] - 7:3,\\ 9:25, 22:9, 29:25,\\ 31:15\\\\ \textbf{MEMBERS} [6] - 1:12,\\ 2:12, 2:21, 2:23, 4:8,\\ 4:15\\\\ \textbf{mentione} [3] - 22:13,\\ 22:14\\\\ \textbf{mentioned} [3] - 14:20,\\ 17:8, 19:3\\\\ \textbf{MICAH} [1] - 1:15\\\\ \textbf{might} [1] - 29:11\\\\ \textbf{million} [2] - 13:21,\\ 13:22\\\\ \textbf{minutes} [2] - 2:6, 2:13\\\\ \textbf{miscommunication}\\ [1] - 13:16\\\\ \end{array}$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - 6:2, 6:15, 19:19, 24:21 ones [1] - 29:11 open [5] - 2:3, 5:17, 15:1, 15:7 opening [2] - 5:23, 9:16 openings [2] - 5:25, 9:11	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 2:14 passes [2] - 2:24, 4:17 passing [1] - 27:22 past [1] - 22:5 PATRICK [1] - 1:14 Peluso [3] - 9:25, 21:7, 29:8	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserve [1] - 25:17 preserved [1] - 24:7 president's [2] - 4:25, 5:2 press [2] - 21:13,
$\begin{array}{l} \textbf{MEMBER} [13] - 2:8, \\ 2:9, 2:17, 2:18, 4:11, \\ 4:12, 21:10, 21:21, \\ 21:25, 22:4, 23:4, \\ 32:10, 32:14 \\ \textbf{Member} [7] - 1:13, \\ 1:14, 1:14, 1:15, \\ 1:15, 9:25, 29:8 \\ \textbf{member} [1] - 29:7 \\ \textbf{members} [5] - 7:3, \\ 9:25, 22:9, 29:25, \\ 31:15 \\ \textbf{MEMBERS} [6] - 1:12, \\ 2:12, 2:21, 2:23, 4:8, \\ 4:15 \\ \textbf{mentione} [3] - 22:13, \\ 22:14 \\ \textbf{mentioned} [3] - 14:20, \\ 17:8, 19:3 \\ \textbf{MICAH} [1] - 1:15 \\ \textbf{might} [1] - 29:11 \\ \textbf{million} [2] - 13:21, \\ 13:22 \\ \textbf{minutes} [2] - 2:6, 2:13 \\ \textbf{miscommunication} \\ [1] - 13:16 \\ \textbf{miss} [2] - 4:3, 4:4 \\ \end{array}$	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	occurring [1] - 31:5 October [2] - 16:5, 16:10 OF [4] - 1:1, 34:1, 34:3, 34:4 offered [1] - 22:5 office [1] - 13:6 Office [2] - 1:20, 27:1 Officer [1] - 1:17 old [3] - 4:19, 5:5, 21:3 once [1] - 8:10 one [24] - 5:15, 5:20, 6:2, 6:19, 7:6, 9:13, 10:3, 10:4, 10:18, 11:10, 11:15, 11:18, 11:20, 11:23, 13:14, 18:20, 19:5, 20:10, 22:17, 23:15, 24:18, 25:10, 28:8, 29:5 One [4] - 6:2, 6:15, 19:19, 24:21 ones [1] - 29:11 open [5] - 2:3, 5:17, 15:1, 15:7 opening [2] - 5:23, 9:16 openings [2] - 5:25,	10:11, 13:10, 13:22, 13:23, 14:20, 15:11 park [6] - 5:22, 8:13, 12:18, 13:4, 13:5, 15:16 parking [6] - 3:13, 14:1, 17:4, 17:15, 17:17, 20:4 parks [2] - 19:9, 19:12 Parola [6] - 10:19, 21:21, 29:3, 30:7, 32:19, 33:1 PAROLA [2] - 1:18, 21:24 part [6] - 8:4, 12:1, 12:18, 13:3, 15:16, 20:1 participate [1] - 29:25 participation [1] - 31:12 partly [1] - 26:22 pass [1] - 21:4 passes [2] - 2:24, 4:17 passing [1] - 27:22 past [1] - 22:5 PATRICK [1] - 1:14 Peluso [3] - 9:25,	15:10 Plaza [2] - 13:3, 14:23 point [7] - 22:23, 23:4, 24:9, 24:10, 25:24, 27:5, 29:1 Polar [2] - 17:19, 18:15 polled [1] - 30:22 portion [9] - 2:4, 8:1, 8:3, 8:6, 8:12, 9:17, 11:8, 12:3, 12:22 positions [1] - 31:2 possibility [1] - 24:3 POWERS [3] - 1:15, 2:9, 4:12 powers [1] - 29:20 prep [1] - 19:14 PRESENT [2] - 1:12, 1:16 presented [1] - 33:1 preservation [1] - 20:7 preserve [1] - 25:17 preserved [1] - 24:7 president's [2] - 4:25, 5:2 press [2] - 21:13, 25:19

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

priorities (p 28:17 product (p 82, 85, 2015) rain (p 7:11, 126 read (p 22) read (p 22) 22:19 read (p 22) 10:41 station (p 28:10 state (p 22), 123 state (p 23), 123 state (p 23), 123 state (p 24), 123					
private privet private private private private private private	priorities [1] - 28-17	rain 121 - 7.11 12.6	rerouting [1] - 14.25	22.19	19.14
20-15 ready pi - 17: 18: 21 ready pi - 17: 18: 18: 10 - 20: 24: 12: 21: 14: 16: 10 - 20: 24: 16: 27: 14: 16: 16: 16: 16: 16: 16: 16: 16: 16: 16	-		-		
problem ():: 25:25 proceed ():: 16:11 real ():: 24:12, 24:17 proceed ():: 16:14 Resolution (p):: 23:14 screen (p):: 51:25:15, 25:55 skate (p):: 22:15, 27:5 skate (p):: 22:15, 27:5 skate (p):: 22:15, 27:5 Proceedings (p):: 16:14 30:8, 30:9, 31:61 response (p):: 22:34, 27:35, 27:5 screen (p):: 51:25:15, 27:5 screen (p):: 51:25:15; 27:5 screen (p):: 51:25:15; 27:5 screen (p):: 51:25:15; 27:5 screen (p):: 51:25:15; 27:12; 22:45:16:14 screen (p):: 51:25:15; 27:12; 22:45:16:14; 17:13 screen (p):: 51:25:15; 27:12; 22:45:16:14; 17:13 screen (p):: 51:25:16; 27:13; 27:14 screen (p):: 51:25:16; 27:13; 27:14 screen (p):: 51:25:16; 27:13; 27:14 screen (p):: 51:15:15:15:16; 17:1	•				• • •
proceeding - 16:14 proceeding - 16:14 proceeding - 16:14 proceeding - 16:15 proceeding - 16:16 proceeding - 16:16 proceedin		-			
proceedings m- 299, 3313, 344, 999, 328, 328, 328, 328, 328, 328, 328, 328	• • • •	••			••
2299.33:13.349 90.289.28:16, proceedings (n) - 16, 323.52, 84, 101 - 16, product (n) - 82.2 322.410.304 secretary (n) - 31.3 30.113, 32.6 Proceedings (n) - 16, 347, 34.16 rescivel (n) - 17.17 response (n) - 28.10 sign (n) - 96. sign (n) - 96. 9.0.28.5, 94, 11.16 23.13, 21.1 response (n) - 13.3 see (n) - 55.16, 85.16, 81.8, 81.8, 95.11, 22.12, 12.4, 15.14, 80.10(n) - 96. sign (n) - 96. 9.0.25, 94, 11.16 23.13 response (n) - 13.5 see (n) - 55.12, 22.4, 12.4, 15.14, 80.10(n) - 86. sold (n) - 96. 9.0.9.21, 10.3, 10.4, recommendation (n) - 21.17 restorms (n) - 13.5 see (n) - 12.1 sold (n) - 82.10 9.0.9.21, 10.3, 10.4, recommendation (n) - 146. recommendation (n) - 146. recommendation (n) - 146. recommendation (n) - 146. see (n) - 147.3, 14.13 see (n) - 147.3, 21.8 soon (n) - 19.14 9.11.2.21 recommendation (n) - 146. recomtion (n) - 146. recomtion (n) - 146. soon (n) - 15.3 see (n) - 147.7, 12.3, 11.22.8 soon (n) - 15.13 9.0.21, 10.3, 10.4, recomtion (n) - 12.9 recomtion (n) - 146.				••••••	
Proceedings (n) -16 30.8, 30.9, 31.6 response (n) -22.8 sections (n) -8.2 section -8.1 sections (n) -8.2		-			
product nj. 6.22 947, 34:18 reasons (g. 14.8, 970 (ssional gr. 12, 34, 7, 34:18 reasons (g. 14.8, 970 (ssional gr. 12, 34, 7, 34:18 see (m. 6.13, 6.15, 85, 8, 3, 6.16, 8, 8, 8, 8, 8) sloped (p. 9.6, 95, 112, 122, 1224, 15:14, 95, 112, 1224, 15:14, 95, 112, 1224, 15:14, 95, 122, 1224, 13, 11, 122, 1224, 13, 11, 122, 1224, 124, 15:14, 95, 122, 1224, 13, 11, 122, 1224, 124, 13, 124, 122, 1224, 13, 124, 122, 1224, 124, 132, 124, 121, 122, 1224, 124, 124, 121, 122, 1214, 132, 121, 122, 1224, 124, 124, 121, 122, 1214, 121, 121, 122, 1214, 122, 1214, 121, 122, 1214, 122, 1214, 121, 122, 1214, 121, 121, 122, 1214, 122, 1214, 121, 122, 1214, 122, 1214, 121, 122, 1214, 122, 1214, 121, 122, 1214, 122, 1214, 121, 122, 1214, 123, 121, 124, 123, 122, 124, 124, 124, 124, 125, 123, 125, 124, 124, 124, 124, 124, 124, 124, 124				-	
professional g 347, 34:18 23:15, 27.6 received (p-17:19) 5':8, 6:3, 6:18, 8:18, small (p-162, 9, 5):12, 12:24, 15:14, 20:25, 24:16, 27:13, project (p-16); small (p-16);	_		-		
347, 34:16 received (j) - 17:19 received (j) - 17:19 restoration (j) - 217 85:12 96, 112, 122, 1224, 15:14, 13:12 sold (j) - 86 sold (j)	• • • • •	,			
progress (n) = 6.4, 6.25, 9.4, 11:16 recently (2) = 31.4, 23:13 recently (2) = 31.4, 23:14 recently (2) = 31.4, 13:11 recently (2) = 31.4, 13:16			-		
6.25, 9.4, 11:16 22:13 13:11, 13:12 22:13 solid [1], 10:20 Project [2], -58, 622, recognize [2], -44, 23:10 restroms [1], -13:12 22:13 solid [1], 10:20 9.9, 92.1, 103, 104, 21:7 restroms [1], -13:12 restroms [1], -13:12 22:13 solid [1], 10:20 10:22, 11:24, 13:20, 21:7 restroms [1], -13:12 restroms [1], -13:13 segment[2], -11:25, solid [1], 10:20 11:11 22:4, 30:1 restroms [1], -14:6, sond [1], -30:9 7:25 restrommending [1], -16:4 restrom [1], -11:13 segment [2], -11:25, service [2], -37, 5:17, service [1], -32:14 sond [1], -30:9 properties [1], -56. 14:19 record [1], -34:10 reverset [2], -14:13 service [1], -37:14 service [1], -37:17, service [1], -37:17, service [1], -37:17, service [1], -37:17, space [1], -28:13 700pest [1], -25:17, regions [1], -19:24 reverset [2], -14:13 sprit [1], -28:14 sprit [1], -28:14 700pest [1], -25:17, regions [1], -16:24					
Project [1] - 1.20 recognition [1] - 3.6 restoration [1] - 7.17 28:10 sometime [2] - 6.5, sometime [2] - 6.5, sometime [2] - 6.5, sometime [2] - 6.5, string [1] - 14:14 9.9, 92.1, 10.3, 10.4, recommendation [1] - recommendation [1] - review [2] - 3.3, 18:10 segment [1] - 10.4, 13:16 sometime [2] - 6.5, 11:11 23.10, 25:10, 28:16, 33.2 recommendad [1] - recommending [1] - recommending [1] - recommending [1] - recommending [1] - rise [1] - 18:3 segment [1] - 16.4, sorry [1] - 15:3 sorry [1] - 15:3 700perties [1] - 23.7 record [1] - 34:10 record [1] - 34:10 rever [1] - 30.3, serious [1] - 28:23 sorry [1] - 15:13 9ropseties [1] - 23.7 record [1] - 42:2 14:23 rever [1] - 30.2, spack [1] - 28:3 spack [1] - 28:3 9ropseties [1] - 23.7 regions [1] - 20:6, regions [1] - 20:6, rever [1] - 30.2, spack [1] - 22:13 spack [1] - 22:13 9ropseties [1] - 23.7 regions [1] - 20:6, redistor [1] - 16:2, redistor [1] - 28:13 service [1] - 37.5:17 service [1] - 37.5:17 sprodd [1] - 28:13 spack [1] - 28:13 <td></td> <td></td> <td>••</td> <td></td> <td></td>			••		
project [22] - 58, 6.22, 7.6, 77, 71.37, 71.4, 71.4, 9.9, 92.1, 0.3, 10.4, 10.22, 11.24, 13.20, 10.5, 12.9, 12.4, 13.20, 10.5, 12.9, 12.4, 13.20, 10.5, 12.9, 12.4, 13.20, 13.16 seeming [p] - 91.0, 13.16 10.22, 11.24, 13.20, 10.5, 12.9, 12.4, 13.20, 22.4, 30.11 20.24, 30.11 recommendiation [p] - 14.23 recommendiation [p] - 14.23 recommendiation [p] - 14.19 recommendiation [p] - 14.13 series [p] - 82.3 sorry [p] - 14.2 projected [p] - 6.11 recommendiation [p] - 16.9 recommendiation [p] - 16.9 recommendiation [p] - 14.23 series [p] - 82.3 series [p] - 82.3 sorry [p] - 15.3 propertig [p] - 23.7 REF [p] - 14.2 recommendiation [p] - 25.1 service [p] - 37, 51.74 spaces [p] - 23.14 spaces [p] - 23.14 proposal [p] - 25.5 related [p] - 16.2 related [p] - 16.14 road [p] - 16.14 read [p] - 18.14 spole [p] - 32.14 spole [p]					
7.5, 7.7, 7.13, 7.74, 9.9, 9.21, 10.3, 10.4, 10.22, 11.24, 13.20, 18.5, 19.21, 22.19, 23.18, 25.10, 26.16, 27.25 21.7 11.1 11.21, 12.1 11.22, 13.14, 13.16 11.12, 13.14, 13.16 11.12, 13.14, 13.16 7.6, 7.7, 7.13, 7.14, 20.24, 30.1 recommendation ga- 20.24, 30.1 recommendation ga- 20.24, 30.1 recommendation ga- 12.13 13.16 SOMDRA (p - 1.13) 7.6, 7.7, 7.13, 7.14, 23.18, 25.10, 26.16, 27.25 recommendation ga- 33.2 recommendation ga- 16.9 recommendation ga- record (p - 34.10) recommending (p - record (p - 34.10) record (p - 34.10) record (p - 34.10) redevelopment (p - 17.25 record (p - 34.10) record (p - 34.10) relevelopment (p - 12.24, 19.3) sense (p - 28.23) service (p - 37, 5.17) service (p - 1.12, 14, 14.16) service (p - 37, 5.17) service (p - 1.12, 14, 14.16) service (p - 37, 5.17) service (p - 37, 5.17) service (p - 37, 5.17) service (p - 1.13.4) sped (p - 2.2, 14, 2.2)	-	-			
9.9.27,103,104, 1022,11:24,1320, 125,102,12,219, 23:18,25:10,22:19, 27:25 recommendation [2], 20:4,30:1 review [2], 3.9,18:10 13:16 SONDRA [1], -1:13 20:24,30:1 review [2], -3:9,18:10 13:16 segment [2], -11:25, 33:2 son [1], 19:14 21:14,22,219, 27:25 14:7, 14:10, 14:11, 16:9 recommendel [4], - 14:7, 14:10, 14:11, 16:9 recommendel [4], - 14:7, 14:10, 14:11, 16:9 recommendel [4], - 14:19 recommendel [4], - 14:19 recommendel [4], - riverfront [1], -18:1 segment [1], -16:4, segment [1], -16:4, segment [1], -16:4 son [1], -19:14 propectice [1], -6:11 recommendel [4], - 14:19 riverfont [1], -19:14 segment [1], -16:4, segment [1], -16:4 son [1], -16:2, segment [1], -16:4 son [1], -16:2, segment [1], -16:4 son [1], -16:2, segment [1], -26:13 propectice [1], -23:17 redevelopment [1], - 17:25 Riversel [4], -18:3, relegions [1], -20:13 relevelopment [1], - 12:14, 19:3 service [1], -37, 5:17 speedi [1], -26:6, service [1], -37, 5:17 speedi [1], -16:14 speedi [1], -16:14<		• • • •		• • •	
10:22, 11:24, 13:20, 18:5, 19:21, 22:19, 23:18, 25:10, 28:16, 27:25 20:24, 30:1 revolved [n] - 20:14 recommendel [a] - 11:25, 33:2 segment [a] - 11:25, recommendel [a] - 11:25, 33:2 son [n] - 19:14 sone [n] - 15:13 son [n] - 18:14 recommendel [a] - 11:25, 33:2 projects [a] - 6.11 propertips [n] - 30:12 propertips [n] - 20:3, propertips [n] - 20:3, recovelopment [n] - 19:24 propertips [n] - 20:3, recovelopment [n] - 19:24 propertips [n] - 20:3, regions [n] - 19:24 regions [n] - 20:6 reguest [n] - 8:13 related [n] - 16:4 related [n] - 16:4 related [n] - 16:4 related [n] - 16:4 relecate [n] - 6:4 relecate [n] - 7:4, for [n] - 11:14 relecate [n] - 16:18 remediation [n] - 7:6 reporter [n] - 26:15 repated [n] - 16:18 remediation [n] - 7:6 repated [n] - 16:12 replacement [n] - 3:16 report [n] - 11:25 saw [n] - 11:14 reguest [n] - 11:15 saw [n] - 11:14 reguest [n] - 11:25 saw [n] - 11:14 reguest [n] - 11:25 request [n] -					
185, 19:21, 22:19, 23:18, 25:10, 26:16, 23:18, 25:10, 26:16, 27:25 recommedel [4]- 14:7, 14:10, 14:11, 33:2 recommedel [4]- 14:7, 14:10, 14:11, 33:2 recommedel [4]- 14:7, 14:10, 14:11, 15:9 recommedel [4]- recommeding [1]- 16:9 recommedel [4]- recommeding [1]- 16:9 recommedel [4]- recommeding [1]- 16:9 recommedel [4]- recommeding [1]- 16:9 recommedel [4]- redovelopment [1]- 14:23 segments [1]-16:4 segments [1]-18:3, serious [3]-25:9, serious [3]-25:9, services [1]-18:14 soorer [1]-16:13 services [2]-14:7, services [1]-28:3, serious [3]-25:9, services [1]-18:14 soorer [1]-16:13 services [2]-14:7, services [1]-18:14 soorer [1]-16:14 services [2]-14:7, services [1]-18:14 soorer [1]-16:14 services [2]-14:7, services [1]-18:14 soorer [1]-16:14 services [2]-14:7, services [1]-28:3, services [1]-28:3, services [1]-18:14 specifically [1]-28:14 propest [1]-25:13 propest [1]-25:5 related [1]-14:8, related [1]-16:4 related [1]-16:14 related [1]-16:14 related [1]-16:14 release [1]-25: shade [1]-18:16 services [1]-18:14 services [1]-18:14 specifically [1]-28:24 services [1]-18:14 soorer [1]-18:24 services [1]-18:14 soorer [1]-18:14 services [1]-28:14 specifically [1]-28:16 protest [1]-25:5 related [1]-14:28 related [1]-14:28 related [1]-14:28 related [1]-12:27 services [1]-18:14 state[1]-11:13 specifically [1]-28:27 specifically [1]-28:27 specifically [1]-28:27 specifically [1]-28:27 specifically [1]-28:27					
23:18, 25:10, 26:16, 27:25 14:7, 14:10, 14:11, 33:2 RFP [2] - 3:13, 14:13 rightly [0] - 26:11 rightly [0] - 26:11 segments [0] - 16:4 sorry [0] - 15:2 sorry [0] - 15:2 projected [0] - 6:11 projected [0] - 6:11 recommending [0] - field field [0] - 14:13 segments [0] - 16:4 sorry [0] - 15:2 projectig [1] - 80:12 recommending [0] - propertij [4] - 20:3, 20:5, 27:9, 27:11 recommending [0] - field [0] - 14:2 recommending [0] - field [0] - 14:2 segments [0] - 16:4 segments [0] - 28:13 propertij [- propertij [- propertij [- 20:5, 27:9, 27:11 regions [0] - 19:24 Riverside [0] - 6:2, regular [0] - 20:6 service [0] - 30:2 service [0] - 30:7, 5:17 speed [0] - 22:6 proposet [0] - 20:12 regular [0] - 16:4 regular [0] - 16:14 role [0] - 17:21 service [0] - 30:7, 5:17 speed [0] - 22:6 speed [0] - 22:6 protocol [0] - 30:2 regular [0] - 16:14 role [0] - 17:21 role [0] - 17:21 sort [0] - 14:10 set [0] - 14:10 set [0] - 14:13 speed [0] - 22:6 protocol [0] - 20:14 relative [0] - 7:21 rolo [0] - 18:2 rolo [0] - 18:2 shaded [0] - 16:2 shaded [0] - 16:1 start [0] - 6:23, 7:12 start [0] - 17:11 </td <td></td> <td></td> <td></td> <td></td> <td></td>					
27:25 33:2 rightly (n - 26:11) set (2 - 14:7, 32:18) sound (n - 30:9) projects (2 - 6.8, 14:9) record (n - 34:10) record (n - 34:10) rightly (n - 26:11) set (2 - 14:7, 32:18) sound (n - 30:9) proper (n - 30:12) record (n - 34:10) record (n - 34:10) record (n - 34:10) record (n - 34:10) set (2 - 14:7, 32:18) sound (n - 30:9) proper (n - 30:12) record (n - 34:10) record (n - 34:10) record (n - 34:10) record (n - 34:10) set (n - 14:11) set (n - 14:12) speaking (n - 23:16) spe			• • •		
projected [n] - 6:11 recommending [n] - field field [n] - 8:12 self-storage [n] - 14:7. niverfront [n] - 19:1 self-storage [n] - 14:7. niverfront [n] - 19:1 Southbank [s] - 12:9, niverfront [n] - 19:1 propert [n] - 30:12 redevelopment [n] - propert [n] - 20:3, 20:5, 27:9, 27:11 regions [n] - 19:24 RiversEdge [n] - 6:18 service [n] - 30:24 service [n] - 30:24 speaking [n] - 23:16 propest [n] - 20:32 regular [n] - 6:4 regular [n] - 6:4 noad [n] - 8:12 noad [n] - 8:12 service [n] - 30:24 speaking [n] - 23:16 propest [n] - 30:25 regular [n] - 6:4 noad [n] - 18:3 noad [n] - 26:16 services [n] - 14:13 speaking [n] - 26:18 speaking [n] - 23:14 speaking [n] - 12:14 speaking [n] - 12:14 speaking [n] - 12:14 speaking [n] - 12:14 speaking [n] - 12:23			,	• • • •	
projects [2] - 5:8, 14:19 16:9 Interfront[1] - 19:1 Record [n] - 34:10 32:18 14:19 14:6, 17:5, 18:3, 19:22 proper [n] - 30:12 record [n] - 34:10 record [n] - 34:10 sense [n] - 28:23 spaces [n] - 5:18 proper [n] - 30:12 record [n] - 34:10 REFE [n] - 14:2 Riverfont[n] - 13:3, 12:14, 19:3 sense [n] - 28:23 spaces [n] - 5:18 propose [n] - 25:73 REEF [n] - 14:2 Regions [n] - 20:6, 12:14, 19:3 Riverside [n] - 6:2, 13:10, 15:11 specifically [n] - 28:13 specifically [n] - 28:13 propose [n] - 25:5 regular [n] - 6:4 Related [n] - 18:3 related [n] - 14:8 related [n] - 14:8 several [a] - 18:10 provide [n] - 25:5 related [n] - 14:8 relative [n] - 20:18 release [n] - 6:14 several [a] - 18:10 spent [n] - 23:14 spent [n] - 23:16 <t< td=""><td></td><td></td><td></td><td></td><td></td></t<>					
14:19 record [1] - 34:10 record [1] - 34:10 Riverfront [2] - 13:3, sense [1] - 28:23 19:22 propertig [1] - 23:7, redevelopment [1] - 17:25 REEF [1] - 14:2 14:23 serious [1] - 25:9, spaces [1] - 28:13, spaces [1] - 28:14, space		-			
proper (n) - 30:12 redevelopment (n) - property (n) - 20:3, 20:5, 27:9, 27:11 redevelopment (n) - 17:25 14:23 serious (n) - 25:9, 25:13, 25:14 spaces (n) - 5:18 specifically (n) - 26:13 20:5, 27:9, 27:11 regions (n) - 19:24 RiversEdge (n) - services (n) - 14:13 specifically (n) - 26:13 specifically (n) - 26:13 proposet (n) - 30:25 Regions (n) - 64 RiversIde (n) - 19:24 RiversIde (n) - 19:24 service (n) - 30:24 specifically (n) - 26:13 prospective (n) - 18:16 related (n) - 14:8 related (n) - 14:8 rodway (n) - 18:24 service (n) - 14:13 specificall + 14:7, 21:16 protocol (n) - 30:12 released (n) - 16:14 released (n) - 16:14 rodway (n) - 18:24 service (n) - 16:16 shade (n) - 16:16 28:7, 29:3, 29:4, provide (n) - 26:16 relocate (n) - 7:1, relocate (n) - 7:1, roofte (n) - 11:14 shade (n) - 12:5 shade (n) - 12:1 standard (n) - 17:11 provide (n) - 10:11, remember (n) - 20:14 remember (n) - 20:14 remember (n) - 20:14 standard (n) - 17:11 provide (n) - 10:11, remember (n) - 20:12 relocate (n) - 3:16 shot(n) - 20:23 shade (n) - 12:12 shade (n) - 12:12 shade (n) - 12:12					
properties (n) - 23:7 property (a) - 20:3, 20:5, 27:9, 27:11 proposel (n) - 25:13 propose (n) - 30:25 service (a) - 30:24 service (a) - 14:13 spent (n) - 23:16 spent (n) - 26:16 protest (a) - 46:2 provided (n) - 46:2 foote (a) - 30:12 provided (a) - 46:2 foote (a) - 16:14 relate (n) - 16:14 relate (n) - 16:14 relate (a) - 16:14 relate (b) - 16:14 relate (b) - 16:12 shade (b) - 16:16 shade (b) - 12:2 shot (b) - 22:4 shot (b) - 22:4 show (b) - 11:12 show (b) - 11:12			••		
property (q) - 20:3, 20:5, 27:9, 27:11 REEF (q) - 14:2 regions (q) - 19:24 Riverside (g) - 6:2, 6:15, 19:19 service (q) - 30:24 specifically (q) - 26:13 propose (q) - 30:25 propose (q) - 30:25 regular (q) - 6:4 Riverside (g) - 6:2, 6:15, 19:19 service (q) - 14:13 specifically (q) - 26:13 propose (q) - 30:25 propose (q) - 25:5 regular (q) - 6:4 road (g) - 9:21, 10:12, 70:0dwg (q) - 18:24 service (q) - 14:14 specifically (q) - 23:14 protect (q) - 25:5 related (q) - 16:3 10:13, 17:15, 26:10 set(q) - 14:16 specifically (q) - 23:13 protocol (q) - 30:12 released (q) - 16:14 role (q) - 7:21 shade (q) - 16:16 shade (q) - 16:16 provide (q) - 26:16 released (q) - 16:14 role (q) - 7:21 shade (q) - 16:2 26:5, 27:1, 27:16, 26:18 provide (q) - 18:2 16:18 releotar (q) - 7:16 root (q) - 11:14 shade (q) - 16:2 26:5, 27:1, 22:3, 23:4 public (q) - 20:14 remediation (q) - 7:16 renevation (q) - 19:25 shade (q) - 16:16 shot (q) - 27:2 shot (q) - 27:2 public (q) - 19, 10:1, 26:4 S S shot (q) - 27:2 shot (q) - 27:2 start (g) - 6:				•••	
20:5, 27:9, 27:11 propose [1] - 25:13 propose [1] - 25:13 propose [1] - 25:13 propose [1] - 25:13 propose [1] - 25:5 propose [1] - 25:5 protect [1] - 25:7 protect [1] - 26:16 protect [1] - 26:16 protect [2] - 8:2, provide [1] - 16:12 Riverside [3] - 6:2, fill = 0:11, 10:15 set(1] - 14:16 set(1] - 14:16 shade [1] - 16:16 spend [1] - 24:22 spends [1] - 25:6 spent [1] - 23:4 spends [1] - 23:4 spends [1] - 23:4 spoken [1] - 23:13 staff [14] - 14:7, 21:16, shade [1] - 16:16 provide [1] - 26:12 provide [1] - 16:16 relative [1] - 16:14 remediation [1] - 7:14 remediation [1] - 7:14 remediation [1] - 7:14 remediation [1] - 7:14 repoxement [1] - 31:16 SHEER [1] - 11:10 show [1] - 26:18 show [1] - 27:2 show [1] - 15:18, start [2] - 62:2, 62:4, short [1] - 27:2 show [3] - 15:18, start [3] - 22:5, show [3] - 15:18, start [3] - 22:2, 62:4, start [3] - 10:14 start [3] - 22:5, show [3] - 15:18, start [3] - 22:5, show [3] - 15:18, start [3] - 10:14 start [3] - 22:5, show [3] - 15:18, start [3] - 12:10, starts [1] - 10:14 starts [1] - 10:14 start [1] - 10:14 start [1] - 10:14 start [1] - 10:14 s			• • •		
proposal (i) - 25:13 prospective (i) - 18:16 Regions (2) - 20:6, 20:8 6:15, 19:19 services (i) - 14:13 Services (j) - 14:13 spents (j) - 25:6 spent (j) - 23:14 prospective (i) - 18:16 regular (j) - 64 Riverwalk (j) - 19:14 Services (j) - 14:13 spents (j) - 25:6 protocol (j) - 30:12 related (j) - 14:3 related (j) - 14:3 related (j) - 14:3 staff (j) - 14:16 protocol (j) - 30:12 released (j) - 16:14 role (j) - 7:21 shade (j) - 16:16 shade (j) - 16:16 provide (j) - 26:16 relocate (2) - 82.2 16:18 role (j) - 7:21 shade (j) - 16:16 shade (j) - 17:10 provide (j) - 20:14 relocate (2) - 82.2 16:16 route (j) - 11:14 Shade (j) - 16:16 shade (j) - 17:11 providig (j) - 18:4 16:16 remediation (j) - 7:16 remediation (j) - 7:16 remember (2) - 26:1, short (j) - 20:2 short (j) - 20:2 shot (j) - 23:9 shot (j) - 23:9 shot (j) - 23:9 shot (j) - 23:9 shot (j) - 11:12 shot (j) - 12:2 sh					
propose [1] - 30:25 20:8 Riverwalk [1] - 19:14 Services [3] - 13:4, 13:10, 15:11 spent [1] - 23:14 18:16 regular [1] - 6:4 regular [1] - 6:4 road [5] - 9:21, 10:12, 10:13, 17:15, 26:10 Services [3] - 13:4, 13:10, 15:11 spent [1] - 23:14 protect [1] - 25:5 related [1] - 14:8 relative [1] - 20:18 road way [1] - 18:24 road way [1] - 18:24 spoke [1] - 14:16 spoke [1] - 23:13 protoct [1] - 30:12 released [1] - 16:14 relocate [2] - 8:2, roll [1] - 7:21 shaded [1] - 16:16 28:7, 29:3, 29:4, provide [1] - 16:2 relocatin [2] - 7:1, rold [1] - 7:21 shade [1] - 16:16 28:7, 29:3, 29:4, providing [1] - 18:4 16:16 relocatin [2] - 7:1, root [1] - 11:14 stand [1] - 12:5 shade [1		-	Riverside [3] - 6:2,		
prospective (n)- 18:16 regular (n) - 6:4 Related (n) - 18:3 protect (n) - 25:5 protect (n) - 25:5 protect (n) - 25:5 protect (n) - 26:16 read (n) - 18:3 related (n) - 18:3 related (n) - 18:3 protocol (n) - 30:12 road (s) - 9:21, 10:12, notadway (n) - 18:24 13:10, 15:11 set (n) - 14:16 spliling (n) - 9:15 sop(m (n) - 23:13 set (n) - 14:16 protocol (n) - 30:12 provide (n) - 26:16 relaxed (n) - 16:14 relocate (n) - 16:14 role (n) - 7:21 role (n) - 11:14 shade (n) - 16:16 shade (n) - 16:16 staff (n) - 14:7, 21:16, 30:14, 30:22, 32:13 sort (n) - 23:17, 22:0, 25:22 shade (n) - 16:16 shade (n) - 12:5 shade (n) - 16:16 staff (n) - 0:16 shade (n) - 12:5 shade (n) - 12:5 shade (n) - 11:19 standpoint (n) - 23:13 standpoint (n) - 7:11 public (n) - 20:14 public (n) - 10; 0:17, 19:20 removation (n) - 7:16 repated (n) - 11:10 Shot (n) - 23:9 short (n) - 23:9 start (n) - 6:12, 2:14 show (n) - 15:18, 33:1 start (n) - 10:14 start (n) - 10:14 start (n) - 10:14 public (n) - 26:12 publis (n) - 26:12 REPD (n) - 20:22 repated (n) - 4:25, 5:2, 23:20 start (n) - 5:21, 32:6, 32:11, 32:15, 32:2, 33:3 start (n) - 11:12 status (n) - 11:12 showing (n) - 11:12 status (n) - 11:12 showing (n) - 11:12 status (n) - 14:12 status (n) - 14:12 Q REPORTER (n) - 34:1		_	6:15, 19:19		spends [1] - 25:6
18:16 Related (t) - 18:3 10:13, 17:15, 26:10 set (t) - 14:16 spoken (t) - 23:13 protect (t) - 25:5 related (t) - 14:8 related (t) - 14:8 related (t) - 18:24 several (a) - 18:10, spoken (t) - 23:13 protect (t) - 26:16 release (t) - 16:14 relocate (z) - 8:2, role (t) - 16:12 shade (t) - 16:16 several (a) - 16:16 spoken (t) - 23:13 provide (t) - 26:16 relocate (z) - 8:2, 10:13, 17:15, 26:10 shade (t) - 16:12 shade (t) - 16:16 23:6, 32:1, 27:16, provide (t) - 20:14 relocatin (z) - 7:1, root (t) - 16:12 root (t) - 16:12 shade (t) - 12:5 shade (t) - 12:3 providig (t) - 18:4 remediation (t) - 7:16 root (t) - 15:13 root (t) - 15:3 shot (t) - 27:2 shot (t) - 27:2 shot (t) - 27:2 shot (t) - 27:2 shot (t) - 7:14, start (s) - 6:22, 6:24, publishing (t) - 7:24 repotent (t) - 3:16 repeatedly (t) - 32:20 shot (t) - 27:2 shot (t) - 27:2 shot (t) - 27:2 start (s) - 6:22, 6:24, put (t) - 26:12 repeatedly (t) - 32:20 safe (t) - 10:16 show (s) - 5:10, 5:21, start (s) - 10:14 start (s) - 10:14 start (s) - 10:14 put (t) - 26:12 repeatedly (t) -					spent [1] - 23:14
protect (n) - 25:5 related (n) - 14:8 related (n) - 14:8 related (n) - 14:8 related (n) - 14:8 protest (z) - 14:3 related (n) - 14:8 relative (n) - 20:18 relatest (n) - 16:12 several (a) - 18:10 22:8, 24:14, 26:2 staff (a) - 14:7, 21:16, 26:5, 27:1, 27:16, 26:5, 27:1, 27:16, 26:5, 27:1, 27:16, 26:5, 27:1, 27:16, 26:5, 27:1, 27:16, 26:5, 27:1, 27:16, 26:7, 29:3, 29:4, 30:11, 30:12, 30:21, 30:14, 30:22, 33:1 provided (a) - 16:12 relocation (2) - 7:1, relocation (2) - 7:1, 16:16 relocation (1) - 17:16 share (1) - 16:12 share (1) - 16:16 30:14, 30:22, 33:1 public (n) - 20:14 remodiation (n) - 7:16 removation (n) - 19:25 short (n) - 27:2 short (n) - 27:2 short (n) - 27:2 short (n) - 27:2 start (a) - 10:16 start (a) - 10:14 start (a)		• • • •	road [5] - 9:21, 10:12,		spilling [1] - 9:15
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $			10:13, 17:15, 26:10		spoken [1] - 23:13
$ \begin{array}{c} \mbox{provide} [\eta] - 30:12 \\ \mbox{provide} [\eta] - 26:16 \\ \mbox{provide} [\eta] - 26:17 \\ \mbox{provide} [\eta] - 18:18 \\ \mbox{provide} [\eta] - 18:17 \\ \mbox{provide} [\eta] - 18:18 \\ \mbox{provide} [\eta] - 18:18 \\ \mbox{provide} [\eta] - 18:18 \\ \mbox{provide} [\eta] - 18:17 \\ \mbox{provide} [\eta] - 18:18 \\ pr$	•	related [1] - 14:8	roadway [1] - 18:24		staff [14] - 14:7, 21:16,
provide [i] - 26:16 relocate [2] - 8:2, 16:18 roll [i] - 16:12 shaded [i] - 12:5 shaded [i] - 12:5 provide [4] - 16:2, 19:23, 20:6, 21:2 16:18 relocation [2] - 7:1, 16:16 relocation [2] - 7:1, 16:16 relocation [2] - 7:1, 16:16 shaded [i] - 12:5 shaded [i] - 12:5 shaded [i] - 12:5 public [i] - 20:14 remediation [i] - 7:16 remember [2] - 26:1, 26:4 removation [i] - 18:16 shot [i] - 16:15 shot [i] - 27:2 shot [i] - 17:12, 21:4 start[5] - 6:22, 6:24, 10:7, 17:12, 21:4 start[6] - 6:23, 7:12 public [i] - 16:15 26:4 removation [i] - 10:16 show [6] - 5:10, 5:21, 10:10 show [6] - 5:10, 5:21, 10:14 start[6] - 6:23, 7:12 start[6] - 6:23, 7:12 public [i] - 17:12, 23:20 repatedly [i] - 32:20 repatedly [i] - 32:20 safe [i] - 10:16 show [6] - 5:10, 5:21, 10:14 start[6] - 1:10 putting [2] - 17:12, 23:20 repatedly [i] - 32:20 repatedly [i] - 32:20 show [i] - 11:12 static [i] - 10:14 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 REPORTER [i] - 34:1 statig [i] - 11:12 shows [i] - 11:12 statig [i] - 14:12 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 requesting [i] - 18:10 requesting [i] - 18:10 schodule [2] - 14:21, 32:2 sing [3] - 8:	protest [2] - 14:3	relative [1] - 20:18	Roberts [1] - 1:8		23:17, 24:20, 25:22,
provided [4] - 16:2, 19:23, 20:6, 21:2 providing [1] - 18:4 public [1] - 20:14 Public [1] - 15:3 remember [2] - 26:1, 19:20 Publishing [1] - 7:24 PUD [4] - 14:6, 19:22, 32:16, 33:1 Public [2] - 17:12, 23:20 remediation [1] - 7:16 remember [2] - 26:1, 26:4 renovation [1] - 19:25 REP [1] - 11:10 Public [2] - 17:12, 32:16, 33:1 Public [2] - 17:12, 23:20 share [2] - 15:6, 26:18 SHERI [1] - 11:14 Shipyards [2] - 13:19, 13:22, 13:23 start [2] - 15:6, 26:18 SHERI [1] - 11:19 Shipyards [2] - 13:19, 13:22, 13:23 start [2] - 15:6, 26:18 Shipyards [2] - 13:19, 13:22, 13:23 start [2] - 15:6, 26:18 Shipyards [2] - 13:19, 13:22, 13:23 start [2] - 15:6, 26:18 Shipyards [2] - 13:19, 13:22, 13:23 start [2] - 15:6, 26:18 Shipyards [2] - 13:19, 13:22, 13:23 start [2] - 6:23, 7:12 Start [2] - 6:23, 7:12 public [1] - 7:24 PuD [4] - 17:12, 23:20 REP [1] - 11:10 repataely [1] - 32:20 Safe [1] - 10:16 Safe [1] - 10:16 Safe [2] - 14:21, 32:2, 33:3 Show [6] - 5:10, 5:21, 16:2, 18:5, 20:25, 32:119 Start [1] - 10:14 Start [1] - 10:14 Status [1] - 14:12 Q REPORTER [1] - 34:13 requirements [1] - 23:24 Saidel [2] - 14:21, 32:4 Status [1] - 14:12 Status [1] - 14:12 Status [1] - 14:12 Q REPS [1] - 18:10 requirements [1] - 23:24 Scafeold [2] - 14:21, 32:2 Status [1] - 5:3 Status [1] - 21:24,	protocol [1] - 30:12	released [1] - 16:14	role [1] - 7:21		26:5, 27:1, 27:16,
19:23, 20:6, 21:2 relocation [2] - 7:1, Room [1] - 1:8 SHER [1] - 1:19 standard [1] - 7:11 providing [1] - 18:4 16:16 remediation [1] - 7:16 remediation [1] - 7:16 remediation [1] - 17:16 remediation [1] - 17:16 remediation [1] - 17:16 standard [1] - 17:11 standard [1] - 17:11 public [6] - 1:9, 10:1, remeovation [1] - 19:25 remeovation [1] - 19:25 shot [1] - 20:2 shot [1] - 20:22 show [2] - 5:10, 5:21, start [2] - 6:2, 6:24, 10:7, 17:12, 21:4 PUD [4] - 14:6, 19:22, REPD [1] - 20:22 repeatedly [1] - 32:0 safe [1] - 10:16 sale [2] - 8:22, 18:15 show [3] - 15:18, start [6] - 10:14 start [6] - 10:14 put [1] - 26:12 repeatedly [1] - 32:10 repeatedly [1] - 32:16 saw [2] - 8:19, 18:5 showig [1] - 11:12 station [2] - 12:10, station [2] - 12:10, 17:16, 19:11 station [2] - 12:10, station [2] - 12:10, 17:20 status [1] - 14:12 stanographic [1] - 34:1 stenographi		relocate [2] - 8:2,	roll [1] - 16:12	shaded [1] - 12:5	28:7, 29:3, 29:4,
providing [1] - 18:4 filtering [2] - 17:16 route [1] - 15:3 shipyafa [3] - 13:19, standpoint [1] - 26:18 public [6] - 1:9, 10:1, remediation [1] - 7:16 remediation [1] - 7:16 remediation [1] - 7:16 shipyafa [3] - 13:19, standpoint [1] - 26:18 public [6] - 1:9, 10:1, 26:4 S shot [1] - 31:16 shot [1] - 27:2 standpoint [1] - 26:18 publishing [1] - 7:24 PUD [4] - 14:6, 19:22, 26:4 S safe [1] - 10:16 shot [1] - 23:9 started [2] - 6:23, 7:12 started [2] - 6:23, 7:12 guestions [6] - 3:9, REPD [1] - 20:22 safe [1] - 10:16 saw [2] - 8:22, 18:15 show [6] - 5:0, 5:21, 18:14 guestions [6] - 3:9, 23:20 32:6, 32:11, 32:15, 32:17, 21:24, 25:2 show [6] - 18:25 show [6] - 11:12 station [2] - 12:10, guestions [6] - 3:9, 24:18 REPS [1] - 18:10 6:24, 12:13, 16:23, signage [1] - 18:25 status [1] - 14:12 guite [2] - 6:4, 12:19 REPs [1] - 18:10 6:24, 12:13, 16:23, signage [1] - 18:25 signage [1] - 18:25 signage [1] - 18:25 signage [1] - 18:25 status [1] - 4:1 guite [2] - 6:4, 12:19 REPs [1] - 18:10 6:24, 12:13, 16:23, Sing [3] - 8:18, 9:2,	provided [4] - 16:2,	16:18	rooftop [1] - 11:14		30:14, 30:22, 33:1
public [1] - 20:14 remediation [1] - 7:16 rule [1] - 31:16 13:22, 13:23 start [5] - 6:22, 6:24, 10:7, 17:12, 21:4 Public [6] - 1:9, 10:1, 15:21, 16:13, 17:6, 19:20 remember [2] - 26:1, 26:4 S shot [1] - 27:2 shot [1] - 27:2 start [6] - 6:23, 7:12 publishing [1] - 7:24 REP [1] - 11:10 S safe [1] - 10:16 show [5] - 5:10, 5:21, 6:15, 8:23, 12:22 start [1] - 10:14 guestions [6] - 3:9, 21:10, 22:0 repatedly [1] - 32:20 report [7] - 4:25, 5:2, 33:2, 34:9 sale [2] - 8:22, 18:15 showing [1] - 11:12 starts [1] - 10:14 Q REPORTER [1] - 34:1 report [7] - 4:25, 5:2, 33:2, 34:9 Sawyer [4] - 18:19, 21:17, 21:24, 25:2 showing [1] - 11:12 status [1] - 14:12 Q REPORTER [1] - 34:1 Schedule [8] - 6:9, 6:16, 9:4, 11:16 simply [1] - 8:25 status [1] - 14:12 Q REPort [2] - 34:8, 34:18 schedule [8] - 6:9, 6:14, 12:13, 16:23, 34:11 status [1] - 14:12 status [1] - 14:12 Q REPort [2] - 34:8, 34:18 schedule [8] - 6:9, 6:16, 9:4, 11:16 simply [1] - 3:5 status [1] - 14:12 Q Report [2] - 6:4, 12:19 Report [2] - 34:8, 34:18 schedule [8] - 6:9, 6:16, 9:4, 11:16 simply [1] - 3:5 status [1] - 14:12 status [1] - 14:12 <t< td=""><td>19:23, 20:6, 21:2</td><td>relocation [2] - 7:1,</td><td>Room [1] - 1:8</td><td>SHERI [1] - 1:19</td><td>standard [1] - 17:11</td></t<>	19:23, 20:6, 21:2	relocation [2] - 7:1,	Room [1] - 1:8	SHERI [1] - 1:19	standard [1] - 17:11
Public [6] - 1:9, 10:1, 15:21, 16:13, 17:6, 19:20 remember [2] - 26:1, 26:4 remember [2] - 26:1, 26:4 short [1] - 27:2 10:7, 17:12, 21:4 publishing [1] - 7:24 renovation [1] - 19:25 short [1] - 23:9 short [1] - 23:9 started [2] - 6:23, 7:12 publishing [1] - 7:24 REP [1] - 11:10 safe [1] - 10:16 show [5] - 5:10, 5:21, 32:18, 33:1 started [2] - 6:23, 7:12 put [1] - 26:22 repatedly [1] - 32:20 safe [1] - 10:16 show [5] - 5:10, 5:21, starting [2] - 15:18, 5: 8:3, 12:22 starts [1] - 10:14 put [1] - 26:12 repatedly [1] - 32:20 safe [1] - 12:10 starte [1] - 34:1 starte [1] - 34:3 put [1] - 26:12 report [7] - 4:25, 5:2, 23:20 32:6, 32:11, 32:15, 33:2, 34:9 Saw [2] - 8:19, 18:5 17:1, 19:11 State [1] - 14:10 Q REPORTER [1] - 34:1 Saw [2] - 12:20, 33:2, 34:9 showing [1] - 18:25 status [1] - 14:12 status [1] - 14:12 Q REPORTER [1] - 34:1 Scaffolding [1] - 20:9 significant [4] - 5:22, 9 (1] - 28:16 stanographic [1] - 32:1 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 requesting [1] - 18:25 requesting [1] - 18:25 starteg [2] - 6:4, 12:19 starteg [2] - 14:13, 16:23, 17:16, 19:9, 29:22, 32:4 simultaneously [1] - 32:2 stanographically	providing [1] - 18:4	16:16	route [1] - 15:3		standpoint [1] - 26:18
Public [6] - 1:9, 10:1, 15:21, 16:13, 17:6, 19:20 remember [2] - 26:1, 26:4 short [1] - 27:2 10:7, 17:12, 21:4 Multic [6] - 1:9, 10:1, 19:20 renovation [1] - 19:25 S shot [1] - 23:9 started [2] - 6:23, 7:12 publishing [1] - 7:24 REP [1] - 11:10 safe [1] - 10:16 shot [1] - 23:9 started [2] - 6:23, 7:12 publishing [1] - 7:24 REP [1] - 11:10 safe [1] - 10:16 show [5] - 5:10, 5:21, 33:1 tarting [2] - 2:5, 18:14 PUD [4] - 14:6, 19:22, 32:18, 33:1 repatedly [1] - 32:20 safe [1] - 26:25 show [3] - 15:18, 34:17, 19:11 State [1] - 10:14 put [0] - 26:12 repatedly [1] - 32:20 saw [2] - 8:22, 18:15 showe [3] - 15:18, 17:1, 19:11 State [1] - 10:14 put [0] - 17:12, 23:20 report [7] - 4:25, 5:2, 32:6, 32:11, 32:15, 33:2, 34:9 Saw [2] - 8:19, 18:5 17:1, 19:11 State [1] - 34:3 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 shows [0] - 11:12 status [1] - 14:12 Q REPorter [2] - 34:8, 32:20, 33:3 Rep [1] - 18:10 scaffolding [1] - 20:9 simultaneously [1] - 13:25 status [1] - 4:1 Q Rep [1] - 18:10 requesting [1] - 13:12 32:2 simult	public [1] - 20:14	remediation [1] - 7:16		13:22, 13:23	start [5] - 6:22, 6:24,
19:20 renovation [1] - 19:25 shotgun [1] - 9:5 starting [2] - 2:5, publishing [1] - 7:24 REP [1] - 11:10 safe [1] - 10:16 shotgun [1] - 9:5 starting [2] - 2:5, PUD [4] - 14:6, 19:22, REP [1] - 11:10 sale [2] - 8:22, 18:15 show [5] - 5:10, 5:21, 18:14 PUD [4] - 14:6, 19:22, repeatedly [1] - 32:20 sale [2] - 8:22, 18:15 show [5] - 5:10, 5:21, 18:14 putt [1] - 26:12 repeatedly [1] - 32:20 sat [1] - 26:25 showed [3] - 15:18, 17:1, 19:11 STATE [1] - 34:3 putting [2] - 17:12, 23:26, 32:11, 32:15, 33:2, 34:9 Sawyer [4] - 18:19, sidewalk [1] - 16:3 status [n] - 14:12 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 stay [2] - 24:2, 30:6 stay [2] - 24:2, 30:6 questions [6] - 3:9, 24:18 REPs [1] - 18:10 6:24, 12:13, 16:23, simply [1] - 3:5 stanographic [1] - 4:1 stenographic [1] - 13:12 requesting [1] - 18:25 requests [1] - 13:12 stenographic [1] - 3:4 34:11 stenographic [1] - 13:12 schedule [2] - 14:21, Sing [3] - 8:18, 9:2, 34:9 stenographically [1] - 3:4 quite [2] - 6:4, 12:19 requirements [1] -	Public [6] - 1:9, 10:1,	remember [2] - 26:1,		short [1] - 27:2	10:7, 17:12, 21:4
19:20 renovation [1] - 19:25 shotgun [1] - 9:5 starting [2] - 2:5, publishing [1] - 7:24 REP [1] - 11:10 safe [1] - 10:16 show [5] - 5:10, 5:21, 18:14 PUD [4] - 14:6, 19:22, REP [1] - 20:22 sale [2] - 8:22, 18:15 6:15, 8:23, 12:22 starting [2] - 10:14 32:18, 33:1 repeatedly [1] - 32:20 sat [1] - 26:25 show [3] - 15:18, State [1] - 10:14 put [1] - 26:12 replacement [1] - 3:16 saw [2] - 8:19, 18:5 17:1, 19:11 STATE [1] - 34:3 putting [2] - 17:12, report [7] - 4:25, 5:2, SAWYER [2] - 1:20, shows [n] - 11:12 station [2] - 12:10, 33:2, 34:9 Sawyer [4] - 18:19, sidewalk [n] - 16:3 status [n] - 14:12 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 stay [2] - 24:2, 30:6 questions [6] - 3:9, 24:18 scaffolding [1] - 20:9 significant [4] - 5:22, starographic [1] - 4:1 32:20, 33:3 quite [2] - 6:4, 12:19 REPs [1] - 18:10 6:24, 12:13, 16:23, simply [1] - 3:5 station [2] - 24:2, 30:6 quite [2] - 6:4, 12:19 REPs [1] - 18:12 32:2 20:6 34:9 stenographically [1] - quite [2	15:21, 16:13, 17:6,	26:4	S	shot [1] - 23:9	
PUD [4] - 14:6, 19:22, 32:18, 33:1 REPD [1] - 20:22 sale [2] - 8:22, 18:15 6:15, 8:23, 12:22 starts [1] - 10:14 put [1] - 26:12 repeatedly [1] - 32:20 replacement [1] - 3:16 saw [2] - 8:19, 18:5 17:1, 19:11 STATE [1] - 34:3 putting [2] - 17:12, 23:20 32:6, 32:11, 32:15, 33:2, 34:9 SAWYER [2] - 1:20, 33:2, 34:9 shows [1] - 11:12 statis [1] - 14:12 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 stay [2] - 24:2, 30:6 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 REPORTER [1] - 18:10 6:24, 12:13, 16:23, requesting [1] - 18:25 simultaneously [1] - 32:2 simultaneously [1] - 32:2 stenographic [1] - 34:18 REv [1] - 6:4, 12:19 requesting [1] - 18:25 requesting [1] - 18:25 simultaneously [1] - 32:2 stenographic [1] - 34:16 Reporter [2] - 6:4, 12:19 requesting [1] - 18:25 requesting [1] - 18:25 requesting [1] - 18:25 simultaneously [1] - 32:2 simultaneously [1] - 32:2 34:10 Reporter [2] - 6:4, 12:19 requesting [1] - 16:15 Scope [5] - 15:21, 32:2 simultaneously [1] - 32:2 sten [1] - 29:16 Reporter [2] - 6:4, 12:19 requesting [1] - 16:15 Scope [5] - 15:21, 16:2, 18:5, 20:25, site [4] - 7:23, 8:1, step [1] - 29:16		renovation [1] - 19:25	-		
PUD [4] - 14:6, 19:22, 32:18, 33:1 REPD [1] - 20:22 sale [2] - 8:22, 18:15 6:15, 8:23, 12:22 starts [1] - 10:14 put [1] - 26:12 repeatedly [1] - 32:20 replacement [1] - 3:16 saw [2] - 8:19, 18:5 17:1, 19:11 STATE [1] - 34:3 putting [2] - 17:12, 23:20 32:6, 32:11, 32:15, 33:2, 34:9 SAWYER [2] - 1:20, 33:2, 34:9 shows [1] - 11:12 statis [1] - 14:12 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 stay [2] - 24:2, 30:6 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 a:18 schedule [3] - 6:9, 34:18 6:16, 9:4, 11:16 stay [2] - 24:2, 30:6 REPS [1] - 18:10 requesting [1] - 18:25 requesting [1] - 18:25 significant [4] - 5:22, 93:18 stay [2] - 24:2, 30:6 quite [2] - 6:4, 12:19 34:18 schedule [3] - 6:9, 93:18 6:16, 9:4, 11:16 stenographic [1] - 93:41 quite [2] - 6:4, 12:19 requesting [1] - 18:25 requesting [1] - 18:25 requesting [1] - 18:25 simultaneously [1] - 92:22 34:9 requirements [1] - 23:24 schedule [2] - 14:21, 32:4 Sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 railroad [1] - 8:12 scape [5] - 15:21, 16:2, 18:5, 20:25, site [4] - 7:23, 8:1, step [1] - 12:24, 18:2, <	publishing [1] - 7:24	REP [1] - 11:10	safe [1] - 10:16	show [5] - 5:10, 5:21,	18:14
32:18, 33:1 repeatedly [1] - 32:20 sat [1] - 26:25 showed [3] - 15:18, Stat [1] - 3:10 put [1] - 26:12 replacement [1] - 3:16 saw [2] - 8:19, 18:5 showing [1] - 11:2 station [2] - 12:10, 23:20 32:6, 32:11, 32:15, 33:2, 34:9 Sawyer [4] - 18:19, sidewalk [1] - 16:3 station [2] - 12:10, Q REPORTER [1] - 34:1 Sawyer [4] - 18:19, sidewalk [1] - 16:3 status [1] - 14:12 status [1] - 14:12 Q Reporter [2] - 34:8, schedule [8] - 6:9, 6:16, 9:4, 11:16 status [1] - 4:1 guestions [6] - 3:9, 21:8, 21:15, 30:14, 34:18 6:24, 12:13, 16:23, simply [1] - 3:5 status [1] - 4:1 quite [2] - 6:4, 12:19 REPs [1] - 18:10 6:24, 12:13, 16:23, simply [1] - 3:5 simply [1] - 3:5 stenographically [1] - R 23:20, 33:3 requirements [1] - 32:2 Scheduled [2] - 14:21, Sing [3] - 8:18, 9:2, stenographically [1] - guite [2] - 6:4, 12:19 requirements [1] - 32:4 Scheduled [2] - 14:21, Sing [3] - 8:18, 9:2, step [1] - 29:16 R 23:24 scheduled [2] - 15:21, sit [2] - 26:20, 33:5 sit [4] - 7:23, 8:1, step [1] - 12:4, 18:	-	REPD [1] - 20:22			
put [1] - 26:12 putting [2] - 17:12, 23:20replacement [1] - 3:16 report [7] - 4:25, 5:2, 32:6, 32:11, 32:15, 33:2, 34:9saw [2] - 8:19, 18:5 SAWYER [2] - 1:20, 21:1917:1, 19:11 shows [1] - 11:12 shows [1] - 11:12 sidewalk [1] - 16:3STATE [1] - 34:3 station [2] - 12:10, 17:20QREPORTER [1] - 34:1 33:2, 34:9Sawyer [4] - 18:19, 21:17, 21:24, 25:2 scaffolding [1] - 20:9 schedule [8] - 6:9, 34:18Status [1] - 14:12 stay [2] - 24:2, 30:6 stay [1] - 18:25questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 quite [2] - 6:4, 12:19REPs [1] - 18:10 requesting [1] - 18:25 requests [1] - 13:12 requests [1] - 13:126:24, 12:13, 16:23, 32:2simply [1] - 3:5 simultaneously [1] - 20:6Stenographic [1] - 34:1RREPs [1] - 18:10 requesting [1] - 18:25 requests [1] - 13:12Schedule [2] - 14:21, 32:2Sing [3] - 8:18, 9:2, 9:19Stenographically [1] - 34:9R23:24 requires [1] - 16:15Scope [5] - 15:21, 16:2, 18:5, 20:25,Site [4] - 7:23, 8:1,Sterve [1] - 12:24, 18:2, ster [4] - 7:23, 8:1,	32:18, 33:1	repeatedly [1] - 32:20		showed [3] - 15:18,	
putting [2] - 17:12, 23:20 report [7] - 4:25, 5:2, 32:6, 32:11, 32:15, 33:2, 34:9 SAWYER [2] - 1:20, 21:19 showing [1] - 11:2 station [2] - 12:10, 17:20 Q Saide all [1] - 11:32 Sawyer [4] - 18:19, 33:2, 34:9 Sawyer [4] - 18:19, 21:17, 21:24, 25:2 sidewalk [1] - 16:3 status [1] - 14:12 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 stay [2] - 24:2, 30:6 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 Reporter [2] - 34:8, 34:18 schedule [8] - 6:9, 6:24, 12:13, 16:23, 32:20, 33:3 simply [1] - 3:5 statographic [1] - 34:11 questing [1] - 18:10 6:24, 12:13, 16:23, requesting [1] - 18:25 requesting [1] - 18:25 simultaneously [1] - 32:2 stenographically [1] - 34:11 REPs [1] - 18:10 schedule [2] - 14:21, 7equests [1] - 13:12 schedule [2] - 14:21, 32:2 simultaneously [1] - 34:19 stenographically [1] - 34:9 Reporter [2] - 6:4, 12:19 Schedule [2] - 14:21, 7equests [1] - 13:12 schedule [2] - 14:21, 32:2 Sing [3] - 8:18, 9:2, 9:19 stenographically [1] - 34:9 Reporter [2] - 6:4, 12:19 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 stil [4] - 12:24, 18:2, Reporter [2] - 6:4, 12:19 scope [5] - 15:21, 16:	put [1] - 26:12				
23:20 32:6, 32:11, 32:15, 33:2, 34:9 21:19 shows [1] - 11:12 17:20 Q REPORTER [1] - 34:1 Sawyer [4] - 18:19, 21:17, 21:24, 25:2 sidewalk [1] - 16:3 status [1] - 14:12 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 34:18 scaffolding [1] - 20:9 significant [4] - 5:22, scaffolding [1] - 20:9 significant [4] - 5:22, scaffolding [1] - 20:9 status [1] - 14:12 quite [2] - 6:4, 12:19 REPs [1] - 18:10 6:24, 12:13, 16:23, requesting [1] - 18:25 simply [1] - 3:5 34:11 REPs [1] - 18:10 6:24, 12:13, 16:23, requesting [1] - 18:25 17:16, 19:9, 29:22, 32:24 simultaneously [1] - 32:2 34:11 R requirements [1] - 23:24 32:4 9:19 step [1] - 29:16 R 23:24 32:4 9:19 stil [4] - 12:24, 18:2, railroad [1] - 8:12 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, site [4] - 7:23, 8:1, stil [4] - 12:24, 18:2,	-	-	•••	showing [1] - 11:2	
33:2, 34:9 Sawyer [4] - 18:19, sidewalk [1] - 16:3 status [1] - 14:12 Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 staty [2] - 24:2, 30:6 questions [6] - 3:9, 34:18 scaffolding [1] - 20:9 6:16, 9:4, 11:16 stenographic [1] - 3 21:8, 21:15, 30:14, 34:18 6:24, 12:13, 16:23, simply [1] - 3:5 34:11 questing [1] - 18:10 6:24, 12:13, 16:23, requesting [1] - 18:25 requesting [1] - 18:25 simply [1] - 3:5 34:11 quite [2] - 6:4, 12:19 REPs [1] - 18:10 schedule [2] - 14:21, Sing [3] - 8:18, 9:2, stenographically [1] - quite [2] - 6:4, 12:19 7:16, 19:9, 29:22, simultaneously [1] - 34:9 requirements [1] - 32:2 20:6 34:9 requirements [1] - 32:4 9:19 Step [1] - 29:16 stil [4] - 16:15 scope [5] - 15:21, sit [2] - 26:20, 33:5 stil [4] - 12:24, 18:2, requires [1] - 16:15 scope [5] - 15:21, site [4] - 7:23, 8:1, stil [4] - 12:24, 18:2,		• • • •	••	_	
Q REPORTER [1] - 34:1 21:17, 21:24, 25:2 signage [1] - 18:25 stay [2] - 24:2, 30:6 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 34:18 scaffolding [1] - 20:9 significant [4] - 5:22, 34:18 stay [2] - 24:2, 30:6 stay [2] - 24:2, 30:6 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 34:18 schedule [8] - 6:9, 6:24, 12:13, 16:23, requesting [1] - 18:25 significant [4] - 5:22, significant [4] - 5:22, 5ignificant [4] - 5:22, 34:11 stenographic [1] - 34:11 quite [2] - 6:4, 12:19 REPs [1] - 18:10 6:24, 12:13, 16:23, 17:16, 19:9, 29:22, 20:6 simultaneously [1] - 34:9 stenographically [1] - 34:9 R requirements [1] - 23:24 schedule [2] - 14:21, 32:4 Sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 railroad [1] - 8:12 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 stil [4] - 12:24, 18:2,			Sawyer [4] - 18:19,	sidewalk [1] - 16:3	
Reporter [2] - 34:8, 34:18 scaffolding [1] - 20:9 schedule [8] - 6:9, 32:20, 33:3 significant [4] - 5:22, 6:16, 9:4, 11:16 stayed [1] - 4:1 questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 34:18 schedule [8] - 6:9, requesting [1] - 18:25 6:16, 9:4, 11:16 stenographic [1] - 34:14 quite [2] - 6:4, 12:19 REPs [1] - 18:25 17:16, 19:9, 29:22, 32:2 simultaneously [1] - 32:2 34:14 stenographically [1] - 34:9 R schedule [2] - 13:12 schedule [2] - 14:21, 23:24 Sing [3] - 8:18, 9:2, 32:4 step [1] - 29:16 R schedule [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 stil [4] - 12:24, 18:2,	Q	,	21:17, 21:24, 25:2		
questions [6] - 3:9, 21:8, 21:15, 30:14, 32:20, 33:3 quite [2] - 6:4, 12:19 34:18 schedule [8] - 6:9, 6:24, 12:13, 16:23, requesting [1] - 18:25 requests [1] - 13:12 6:16, 9:4, 11:16 simply [1] - 3:5 stenographic [1] - 34:11 R REPs [1] - 18:25 requests [1] - 13:12 5:16, 19:9, 29:22, 32:2 simply [1] - 3:5 stenographic [1] - 34:9 R schedule [2] - 6:4, 12:19 schedule [2] - 14:21, 23:24 schedule [2] - 14:21, 32:4 sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 R requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 stil [4] - 12:24, 18:2,					-
21:8, 21:15, 30:14, 32:20, 33:3 quite [2] - 6:4, 12:19 REPs [1] - 18:10 requesting [1] - 18:25 requests [1] - 13:12 6:24, 12:13, 16:23, 17:16, 19:9, 29:22, 32:2 simply [1] - 3:5 simultaneously [1] - 20:6 34:11 stenographically [1] - 34:9 R Reps [1] - 18:25 requests [1] - 13:12 5cheduled [2] - 14:21, 32:2 Sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 R 23:24 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 site [4] - 7:23, 8:1, still [4] - 12:24, 18:2,	questions [6] - 3:9,	•	• • •	_	
32:20, 33:3 quite [2] - 6:4, 12:19 requesting [1] - 18:25 requirements [1] - 13:12 17:16, 19:9, 29:22, 32:2 simultaneously [1] - 20:6 stenographically [1] - 34:9 R scheduled [2] - 14:21, 23:24 scheduled [2] - 14:21, 32:4 sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, site [4] - 7:23, 8:1, stil [4] - 12:24, 18:2,	21:8, 21:15, 30:14,		••		• • • •
quite [2] - 6:4, 12:19 requests [1] - 13:12 32:2 20:6 34:9 R requirements [1] - 23:24 scheduled [2] - 14:21, 32:4 Sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 realized [1] - 8:12 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 still [4] - 12:24, 18:2,	32:20, 33:3				
R scheduled [2] - 14:21, 23:24 Sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 requirements [1] - 23:24 scheduled [2] - 14:21, 32:4 Sing [3] - 8:18, 9:2, 9:19 step [1] - 29:16 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 still [4] - 12:24, 18:2,	quite [2] - 6:4, 12:19			-	• • • • • •
R 23:24 32:4 9:19 STEVE [1] - 1:18 requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 still [4] - 12:24, 18:2,			scheduled [2] - 14:21,		
requires [1] - 16:15 scope [5] - 15:21, 16:2, 18:5, 20:25, sit [2] - 26:20, 33:5 site [4] - 7:23, 8:1, still [4] - 12:24, 18:2,	R	•		-	
railroad [1] - 8:12 16:2, 18:5, 20:25, site [4] - 7:23, 8:1,					
	railroad [1] - 8:12		-	••	Jun [4] - 12.24, 10.2,
	<u></u>	I ₩~~··~			

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19:9, 23:15 stood [1] - 7:20 stop [1] - 27:2 storage [4] - 13:6, 14:7, 19:22, 32:18 storm [1] - 7:11 Street [12] - 1:8, 9:18, 9:20, 9:21, 10:4, 10:12, 14:20, 14:24, 15:1, 16:13, 16:24, 21:18 street [3] - 3:14, 10:18, 15:17 structure [1] - 22:20 structures [1] - 27:10 struggle [1] - 26:10 stuff [1] - 25:23 success [1] - 25:11 Suites [2] - 5:16, 5:17 supported [1] - 10:1 supposedly [1] - 12:19 synced [1] - 10:9 system [1] - 12:19 system [1] - 12:19 terminated [2] - 22:16, 23:1 terminus [1] - 10:16 THE [23] - 2:3, 2:10, 2:13, 2:19, 2:22, 2:24, 3:4, 3:22, 4:9, 4:13, 4:16, 5:1, 20:12, 21:5, 22:2, 26:7, 29:10, 31:19, 31:23, 31:25, 32:7, 32:13, 33:8 themselves [1] - 27:40 they've [2] - 6:23, 16:22 thinking [1] - 31:20 thoughts [1] - 4:6 three [2] - 10:5, 14:111 tie [1] - 7:16 ties [2] - 8:14, 9:20 Times-Union [1] - 7:24 timing [1] - 19:21 tirelessl[3] - 15:2, 15:7, 20:14, 21:5, 22:15, 20:14, 21:5, 22:15, 20:14, 21:5, 22:15, 20:14, 31:20, 31:19, 31:23, 31:25, 32:7, 32:13, 33:8 themselves [1] - 23:18 today [3] - 15:2, 15:7, 20:14, 21:5, 22:15, 20:14, 21:5, 21:5, 20:14, 2	top [1] - 5:14 topped [2] - 6:5, 12:11 total [1] - 21:20 touching [1] - 13:20 tough [1] - 28:6 town [1] - 18:17 townhomes [2] - 8:17, 19:7 track [1] - 12:13 Trail [4] - 7:18, 9:12, 11:25, 12:2 trail [1] - 12:5 transaction [3] - 7:4, 8:5, 20:1 transfer [1] - 13:17 trees [1] - 16:16 trimmer [1] - 13:6 Trio [2] - 21:18, 21:22 Tropia [3] - 1:9, 34:7, 34:18 true [1] - 34:10 trust [1] - 23:22 try [4] - 18:21, 23:18, 27:3, 28:9 trying [3] - 17:8, 18:8, 23:5 tuned [1] - 30:6 turn [1] - 5:12 two [12] - 10:18, 13:25, 14:15, 15:18, 21:6, 28:13, 28:14, 28:22, 29:14, 30:7, 31:9, 32:19 two-way [2] - 10:18, 15:18 U ultimately [1] - 27:14 under [4] - 8:24, 11:1, 16:17, 31:16 underground [1] - 12:3 underway [3] - 5:9, 11:3, 11:21 underway [24:2, 25:8, 27:20, 28:25, 30:1 update [4] - 11:9, 14:19, 19:23, 20:111 updated [2] - 18:4, 21:3 updates [4] - 5:8, 8:9, 8:10, 17:21 uses [1] - 15:3 utilities [1] - 16:19 utility [3] - 16:15, 16:22, 19:12 Vertical [2] - 19:6, 19:8 Vestcor [1] - 32:18 viaduct [1] - 9:20 vice [1] - 31:3 vicinity [1] - 9:3 Voice [3] - 8:18, 9:2, 9:19 vote [2] - 20:18, 30:19 VyStar [2] - 20:4 Wait [1] - 32:11 waiting [1] - 19:25 Walk [2] - 5:20 walked [1] - 12:16 waste [1] - 24:25 wasting [1] - 23:19 Water [4] - 15:1, 16:15, 16:21, 16:24 ways [1] - 9:7 WEBBER [1] - 1:19 Wednesday [1] - 1:6 week [3] - 14:15, 15:12, 15:15 West [4] - 15:8 weekends [1] - 6:7 weeks [3] - 14:15, 15:12, 15:15 West [4] - 1:8, 13:20, 13:22, 13:23 whole [1] - 26:21 willing [2] - 28:22, 30:24 WJCT [3] - 17:15, 17:17, 18:23 WOHLERS [1] - 1:14 workers [1] - 10:24 Works [5] - 10:1, 15:21, 16:13, 17:7, 19:20 Weatem [3] - 23:19	Year [8] - 10:10, 11:7, 15:21, 16:6, 19:10, 24:2, 27:25, 30:20 years [6] - 9:23, 21:18, 21:23, 26:15, 28:22, 32:23 yeoman's [1] - 32:23 yesterday [2] - 12:16, 18:7 Z Zoning [2] - 14:9, 32:17
ties [2] - 8:14, 9:20 Times-Union [1] - 7:24 timing [1] - 19:21 tirelessly [1] - 23:18	undeveloped [1] - 19:1 unfortunately [1] - 32:16 Union [3] - 7:24, 11:20	17:17, 18:23 WOHLERS [1] - 1:14 workers [1] - 10:24 Works [5] - 10:1, 15:21, 16:13, 17:7,	

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