

CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, June 19, 2019,  
commencing at 2:00 p.m., City Hall, Lynwood Roberts  
Room, 1st Floor, 117 West Duval Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- CRAIG GIBBS, Acting Chair.
- RON MOODY, Secretary.
- OLIVER BARAKAT, Board Member.
- DANE GREY, Board Member.
- TODD FROATS, Board Member.
- MARC PADGETT, Board Member.
- BRAXTON GILLAM, Board Member.
- CAROL WORSHAM, Board Member.

ALSO PRESENT:

- BRIAN HUGHES, Interim Chief Executive Officer.
- LORI BOYER, City Council Member.
- GUY PAROLA, DIA, Redevelopment Manager.
- JOHN SAWYER, Office of General Counsel.
- JOHNNY GAFFNEY, Office of the Mayor.
- KAREN UNDERWOOD-EILAND, Executive Assistant.

- - -

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1 sign.

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Next, let's move to Agenda

4 Item B.

5 Mr. Hughes.

6 MR. HUGHES: Thank you, Mr. Chairman and

7 board members.

8 I'm going to lay out -- I'm going to read

9 from prepared notes, and it will lay out a

10 process that has already begun, that has been

11 begun by Ms. Moser, and then I'll follow up at

12 the conclusion. We can go step by step through

13 the process.

14 (Council Member Boyer exits the

15 proceedings.)

16 MR. HUGHES: At the last board meeting in

17 a transparent and appropriate manner, this

18 board concluded a thorough and thoughtful

19 selection process for a new CEO. At no time,

20 at no time did this body conduct a secret

21 ballot. This conclusion was made by the media

22 and others who have not reviewed the full

23 public record of all that had been conducted by

24 this board and staff. The interviews were

25 public. The scoring and evaluation note-taking

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1 PROCEEDINGS  
June 19, 2019 2:00 p.m.

2 - - -

3 THE CHAIRMAN: Let's start the meeting. I

4 want to welcome everyone here, and recognize

5 Councilwoman Boyer. Thank you for joining us.

6 Let's stand and do the Pledge of

7 Allegiance first.

8 (Recitation of the Pledge of Allegiance.)

9 THE CHAIRMAN: Thank you.

10 As we begin this Downtown Investment

11 Authority board meeting, I want to welcome

12 everyone here on this rainy afternoon, and

13 begin our agenda with the minutes.

14 Has everyone had an opportunity to review

15 our minutes?

16 BOARD MEMBER GILLAM: Move to approve.

17 BOARD MEMBER PADGETT: Second.

18 THE CHAIRMAN: Properly moved and

19 seconded.

20 Any discussion?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Seeing none, all those in

23 favor signify by saying aye.

24 BOARD MEMBERS: Aye.

25 THE CHAIRMAN: Any opposition by like

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1 process was documented at the conclusion of

2 hours of public interviews. Each of you, as a

3 board member, had the opportunity to move for

4 the hiring of any one of our three candidates.

5 There was a public motion, a second, and a

6 unanimous vote to choose one of those

7 candidates, Ms. Boyer.

8 Nevertheless, to go above and beyond and

9 to ensure absolutely no question as to the

10 integrity of this staff, this board or the

11 process, I'd like to walk you through a few

12 simple steps we're going to take together

13 today.

14 Ms. Moser has begun walking copies of the

15 scoring sheets that were part of your

16 evaluation note-taking. The purpose of that --

17 and she'll conclude it kind of as we move on --

18 is to identify the scoring sheets that

19 represent your individual note-taking and

20 process through the evaluation.

21 Once she's done with that process, she

22 will reaffirm -- and there could be a potential

23 where we table it to give her time to reaffirm

24 the vote -- or the calculations and the notes,

25 and make sure she has all the identified pages

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1 that she needs.

2 So, you know, when she comes through, if

3 you haven't already, review the packet and sign

4 your name to each page that was your own.

5 Once she does the calculation --

6 recalculation of the scoring, Ms. Moser will be

7 available to announce the results. And as in

8 the previous meeting, after some modest

9 deliberation, any board member, any one of you

10 can move to select any one of the three

11 candidates that were considered.

12 That motion, if one is made, will

13 obviously need to be seconded, and then the

14 board can vote and finalize this process.

15 In light of making the record clear, I

16 would ask that on the recasting of the vote,

17 each board member affirm their vote

18 individually with a yea or nay vote so that the

19 record is crystal clear about each board

20 member's will as defined in the vote.

21 Since Mr. Bailey isn't present and wasn't

22 present for the original vote, obviously he

23 will not be taking part in the process.

24 I'd say with that, Mr. Chairman, maybe we

25 table it and Diane can sort of discreetly make

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1 sure she has everybody's annotations and then

2 we could come back to engage the process that I

3 just outlined, if that's okay with the board

4 and appropriate to OGC's assessment.

5 MR. SAWYER: Yeah, that's fine.

6 And, again, the -- what we want from the

7 board is for you to sign the pages -- I know

8 you heard -- and to turn those in to Ms. Moser.

9 THE CHAIRMAN: All right. With that,

10 Ms. Moser -- we'll take a few minutes for her

11 to distribute and get signatures.

12 (Ms. Moser tenders documents to the board

13 members.)

14 MR. HUGHES: Mr. Chair, I think this is --

15 I don't believe this would be inappropriate

16 for -- while that's being done, Mr. Parola can

17 move to Item 2C, unless the board members feel

18 like it's a distraction.

19 THE CHAIRMAN: Mr. Parola, please, Item

20 2C, Resolution 2019-06-01.

21 MR. PAROLA: Thank you, Mr. Chairman.

22 To the board, this is an allocation of

23 development rights from the Northside East

24 Component Area of our Downtown Development of

25 Regional Impact. It's for 18 units. You might

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1 have read about this project in the paper, and

2 it went through conceptual approval at the

3 Downtown Development Review Board. It's a

4 shipping container project, so it's a first of

5 its kind in downtown Jacksonville.

6 Again, it's 18 units. We put some

7 requirements on it that are consistent with

8 what we've done with other requirements in

9 terms of performance standards. We want you to

10 get a building permit within six months of the

11 date of this resolution. And within six months

12 of the date of whenever you get that building

13 permit to have commenced vertical construction.

14 By grant of this -- by adoption of this

15 resolution, you have given the Chief Executive

16 Officer the ability to extend any of those

17 deadlines by up to 60 days. If any of those

18 deadlines, including an extension, are not met,

19 then the allocation comes back to this board

20 for further review.

21 Thank you.

22 THE CHAIRMAN: Does the board have any

23 questions?

24 Beginning with Mr. Barakat.

25 BOARD MEMBER BARAKAT: No questions.

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1 THE CHAIRMAN: Mr. Grey.

2 BOARD MEMBER GREY: No questions.

3 THE CHAIRMAN: Mr. Froats.

4 BOARD MEMBER FROATS: No questions.

5 THE CHAIRMAN: Mr. Gillam.

6 BOARD MEMBER GILLAM: No questions.

7 THE CHAIRMAN: Mr. Padgett.

8 BOARD MEMBER PADGETT: I have no

9 questions.

10 THE CHAIRMAN: Ms. Worsham.

11 BOARD MEMBER WORSHAM: Just a point of

12 clarification. After we do what we're going to

13 do with the DRI, this exercise will no longer

14 be necessary, most likely?

15 MR. PAROLA: Through the chair, this

16 exercise in terms of allocating development

17 rights may actually stay because we have

18 mitigated development rights that we are going

19 to retain. The City paid for the

20 infrastructure improvements to handle it. The

21 City will retain those. How they manifest

22 itself through the City's Comprehensive Plan,

23 that's going to be up to the consultant to tell

24 us.

25 And just, since you asked, tomorrow in

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1 front of the Professional Services Evaluation  
 2 Committee, we will ask that they bless the  
 3 scores from the subcommittee to choose a  
 4 consultant and we'll begin negotiations  
 5 hopefully after tomorrow.  
 6 BOARD MEMBER WORSHAM: Thank you.  
 7 No other questions.  
 8 MR. PAROLA: You're more than welcome.  
 9 THE CHAIRMAN: Mr. Moody.  
 10 BOARD MEMBER MOODY: No questions.  
 11 THE CHAIRMAN: Thank you.  
 12 Is there a motion for Resolution  
 13 2019-06-01?  
 14 BOARD MEMBER WORSHAM: I'll move it.  
 15 BOARD MEMBER MOODY: Second.  
 16 THE CHAIRMAN: Properly moved and  
 17 seconded.  
 18 Any further discussion before we vote?  
 19 BOARD MEMBERS: (No response.)  
 20 THE CHAIRMAN: Any public comment before  
 21 we vote?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 THE CHAIRMAN: Seeing none, all those in  
 24 favor signify by saying aye.  
 25 BOARD MEMBERS: Aye.

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1 THE CHAIRMAN: Any negative votes by like  
 2 sign.  
 3 BOARD MEMBERS: (No response.)  
 4 THE CHAIRMAN: Seeing none, it passes  
 5 unanimously.  
 6 MR. HUGHES: Mr. Chairman, if it's all  
 7 right, I'll ask Ms. Moser a question while  
 8 she's doing her business.  
 9 Diane, how much time would you need once  
 10 this is completed?  
 11 MS. MOSER: If I may borrow Guy to help  
 12 with the tabulation -- I did bring in the  
 13 tabulation sheet. I have no reason to think  
 14 that that was wrong the first time. So we'll  
 15 just need -- probably about ten minutes should  
 16 be plenty.  
 17 MR. HUGHES: If we continue to table this  
 18 while that process goes on, I think, again, we  
 19 could continue to other items, Mr. Chairman.  
 20 And I would say that Ms. Boyer's intention  
 21 is to not be present for any of these steps in  
 22 the process related to the selection, but I do  
 23 think she has a desire to sit for the other  
 24 items. So as long as -- if this is appropriate  
 25 to counsel and to the board, we'll continue to

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1 have it tabled, move on, I'll get Ms. Boyer.  
 2 And then when we get back to Ms. Moser's  
 3 completed -- what she needs to do, then we'll  
 4 excuse Ms. Boyer again.  
 5 THE CHAIRMAN: Do we want to have this  
 6 done during the Downtown Investment Authority  
 7 board meeting versus the Community  
 8 Redevelopment Agency board meeting?  
 9 Mr. Sawyer.  
 10 MR. SAWYER: The board always has both  
 11 sets of authority, and they have -- as a  
 12 practice, have been separated to keep organized  
 13 in terms of where the different authorities  
 14 reside in terms of resolutions. You don't have  
 15 to be in one meeting or the other to take the  
 16 action, so you can open the Community  
 17 Redevelopment Agency meeting and then continue  
 18 it and then come back to this item under the  
 19 (inaudible) --  
 20 THE CHAIRMAN: That being the case, can we  
 21 close the Downtown Investment Authority  
 22 meeting?  
 23 MR. SAWYER: Yes.  
 24 THE CHAIRMAN: Let's do that.  
 25 MR. HUGHES: And apparently you have --

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1 before each of you, you have before you the  
 2 sheets. So if you'd sign and print your name,  
 3 Ms. Moser will then recollect them.  
 4 Correct?  
 5 MS. MOSER: Yes.  
 6 THE CHAIRMAN: And we open the Community  
 7 Redevelopment Agency meeting.  
 8 MR. HUGHES: I'm going to get Ms. Boyer,  
 9 if that's okay.  
 10 THE CHAIRMAN: Thank you.  
 11 (Council Member Boyer reenters the  
 12 proceedings.)  
 13 THE CHAIRMAN: We welcome you again,  
 14 Council Member Boyer.  
 15 With that, let's begin with Item A, the  
 16 minutes. Has everyone had an opportunity to  
 17 review the minutes?  
 18 BOARD MEMBER GREY: So moved.  
 19 BOARD MEMBER FROATS: Second.  
 20 THE CHAIRMAN: Properly moved and  
 21 seconded.  
 22 Any discussion on the minutes?  
 23 BOARD MEMBERS: (No response.)  
 24 THE CHAIRMAN: Hearing none, all those in  
 25 favor signify by saying aye.

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1 BOARD MEMBERS: Aye.  
 2 THE CHAIRMAN: Any negative by like sign.  
 3 BOARD MEMBERS: (No response.)  
 4 THE CHAIRMAN: Hearing none, let's move  
 5 on, then, to Resolution 2019-06-02, Southbank  
 6 Apartment Ventures Extension.  
 7 Who is teeing that up?  
 8 MR. HUGHES: Mr. Parola.  
 9 THE CHAIRMAN: Thank you.  
 10 MR. PAROLA: To the Chair and to the  
 11 board, this is an extension of an existing  
 12 redevelopment agreement and an existing  
 13 allocation of development rights. This project  
 14 I think we're all very familiar with. It's  
 15 been in front of this board a couple of times.  
 16 It's the Southbank Ventures, an apartment  
 17 complex on the Southbank. It's gone through  
 18 some litigation and they have reached the end  
 19 of it. As part of reaching the end of it, at  
 20 the end of it they've had to resize the project  
 21 and reshape the project, so they had to go back  
 22 to the Downtown Development Review Board. As  
 23 you know, they meet monthly, so it's -- so this  
 24 process has consistently added time, through no  
 25 fault of their own.

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1 So in meeting with the developer's  
 2 representative, we came across -- if you look  
 3 at the memo, there's one, two -- three new  
 4 deadlines, and the first one is, they shall  
 5 obtain fee simple -- of the property by 12/31  
 6 of this year, obtain building permits by  
 7 March 1 of 2020, and commence the vertical  
 8 construction by September 1st, 2020.  
 9 Again, we feel this is the right time  
 10 frame based on everything that they've gone  
 11 through.  
 12 I did, on my way in, see the developer and  
 13 their representative. I don't know if they  
 14 have anything to add, but I'm certainly sure  
 15 they're here for any sort of questions.  
 16 THE CHAIRMAN: Thank you, Mr. Parola.  
 17 Any questions from the board?  
 18 Mr. Moody.  
 19 BOARD MEMBER MOODY: No questions.  
 20 THE CHAIRMAN: Ms. Worsham.  
 21 BOARD MEMBER WORSHAM: None.  
 22 THE CHAIRMAN: Mr. Padgett.  
 23 BOARD MEMBER PADGETT: I just have one  
 24 thing to add. Summit has had some dialogue  
 25 with Mr. Seibert on the numbers of the project.

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1 We're not the contractor. We haven't been  
 2 promised any contract for the job, but I do  
 3 want to make it known that we've had some  
 4 dialogue with them about the project, as far as  
 5 construction pricing and what it would cost to  
 6 build it.  
 7 THE CHAIRMAN: Thank you.  
 8 Mr. Gillam.  
 9 BOARD MEMBER GILLAM: No questions.  
 10 THE CHAIRMAN: Mr. Froats.  
 11 BOARD MEMBER FROATS: No questions.  
 12 THE CHAIRMAN: Mr. Grey.  
 13 BOARD MEMBER GREY: No questions.  
 14 THE CHAIRMAN: Mr. Barakat.  
 15 BOARD MEMBER BARAKAT: Just one question.  
 16 I think the resolution is silent on what  
 17 happens if the developer does not make the time  
 18 lines. Is that in the original agreement with  
 19 the (inaudible)?  
 20 MR. PAROLA: Through the Chair, yes.  
 21 If they don't make the timeline, it's sort  
 22 of fatal to the project.  
 23 BOARD MEMBER BARAKAT: So the development  
 24 agreement expires, essentially?  
 25 MR. PAROLA: Yes, sir.

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1 BOARD MEMBER BARAKAT: Thank you.  
 2 No further questions.  
 3 THE CHAIRMAN: Thank you.  
 4 Can we get a motion?  
 5 BOARD MEMBER GILLAM: Move to approve.  
 6 BOARD MEMBER GREY: Second.  
 7 THE CHAIRMAN: It's been moved to approve,  
 8 Resolution 2019-06-02.  
 9 Any further discussion?  
 10 BOARD MEMBERS: (No response.)  
 11 THE CHAIRMAN: Any public comment?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: Hearing none, all those in  
 14 favor signify by saying aye.  
 15 BOARD MEMBERS: Aye.  
 16 THE CHAIRMAN: Any opposition by like  
 17 sign.  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: It passes unanimously.  
 20 MR. HUGHES: Mr. Chairman, the next item  
 21 that you see is 3C. There are going to be, I  
 22 believe, presentations from three proposals.  
 23 If we could, because of the timeline -- I think  
 24 there's more time committed to those  
 25 presentations. I would bump it and add an item

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1 that is a walk-on item, that there is  
2 information in the packet for. There's a  
3 resolution, a term sheet, and an aerial view of  
4 a parcel of property. And if Mr. Parola could  
5 make it appear on the screen, I would -- if  
6 it's the will of the Chair and the board, I  
7 would do this item in advance. It's Resolution  
8 2019-06-03.

9 THE CHAIRMAN: Thank you.

10 MR. HUGHES: So, currently, on -- if you  
11 look at what's on the screen or in the  
12 packet -- if everybody needs a minute.

13 There is -- that image is up on the screen  
14 and it's also before you. You see an aerial --  
15 the area in the middle of it is the pond at  
16 Unity Plaza and the intersection of Riverside  
17 Avenue and Forest. And there are two -- the  
18 picture that is two shaded areas, the light  
19 green shading is by the river and the yellow  
20 shade is about a half a block off Riverside --  
21 or, I guess, a full block.

22 Today, the green -- light green parcel is  
23 affiliated with Florida Blue, and their --  
24 actually, it's --

25 General Counsel, what was the term?

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1 MR. SAWYER: The (inaudible) name?

2 MR. HUGHES: Yeah.

3 MR. SAWYER: Guidewell Group, Inc.

4 MR. HUGHES: So Guidewell Group, Inc.,  
5 which is affiliated with Florida Blue, owns  
6 that parcel on the river with the light green,  
7 which is a surface parking lot on our  
8 riverfront. They also -- they park cars there  
9 and they have -- they have lease-holding  
10 parking arrangements.

11 Their actual headquarters is down Oak  
12 Street, and there's a -- not Oak Street, I  
13 apologize. It's at the front of the picture.  
14 There's a surface deck -- parking deck behind  
15 it, and then this yellow shaded area  
16 kitty-corner to it is a City of Jacksonville  
17 owned parcel that has a retention pond on it.

18 The City has done an analysis that the  
19 retention pond can be filled with -- very easy,  
20 and the drainage work that related to the  
21 retention pond will cause no negative impact to  
22 the area. And, as a result, if we -- if that  
23 were undertaken, that filled surface area of  
24 the yellow shading City of Jacksonville  
25 property would then be available.

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1 What Florida Blue or its subsidiary  
2 company expressed is a desire to expand the  
3 parking closer to their headquarters and to the  
4 existing deck. So what's before you is a term  
5 sheet and resolution related to conveying that  
6 parcel of land at an appraised value and then  
7 also a \$3.5 million construction grant for a  
8 parking deck that would cost in excess of  
9 \$20 million to Guidewell/Florida Blue.

10 First and foremost, what that would allow  
11 them to do is take the parking obligations of  
12 the green shaded area from the riverfront to  
13 the new deck, opening up the potential for that  
14 parcel to be developed, but also, and really  
15 important to sort of the public use, is that a  
16 parking deck at that location would be  
17 available after 6 p.m. on weekdays and for --  
18 24/7 for weekends and national holidays.

19 And with a parking -- public parking  
20 access has been cited as one of the challenges  
21 that has faced the sort of activation of the  
22 area around the Unity Plaza pond, as well as  
23 the retail components that were built into that  
24 structure next to it. As it exists today, most  
25 of the available parking is far on the other

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1 side and they think it limits -- some say it  
2 limits the availability of traffic and  
3 attention for the retail components that are  
4 there.

5 The City will have in the budget some  
6 additional crosswalk activity on Forest, which  
7 would also accentuate the public use of that --  
8 of a parking deck there.

9 The terms, again, are -- an appraised  
10 value -- there is not an appraisal because,  
11 quite frankly, Florida Blue is interested in  
12 moving very fast and has proposed this, and --  
13 but if you look at a basic analysis of the  
14 value with the pond, it's probably about a  
15 million dollars. Obviously, filled in the  
16 value would go up. But that, plus a \$3 and a  
17 half million grant is still a fraction of the  
18 \$20 million-plus expenditure and one that I  
19 think has enough public benefit, not simply  
20 because of the parking, but, again, because of  
21 what it's -- what it potentially will do to  
22 taking an existing surface lot out of our  
23 downtown and, instead, converting what's a  
24 surface lot into potentially some developable  
25 property right there on the river.

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1 So for all those reasons, the board is  
 2 being asked to approve the term sheet and the  
 3 resolution and allow this to move forward to  
 4 City Council. By the time it goes to City  
 5 Council, the appraisal will be a component, so  
 6 our policy-making colleagues in the City  
 7 Council will have that component to ponder.  
 8 The \$3 and a half million that would be  
 9 committed to this is the \$3 and a half million  
 10 that had previously been earmarked as part of  
 11 the development agreement with the Barrington  
 12 Group related to the Berkman II. The Berkman  
 13 II developers have -- while this board moved  
 14 that development agreement, they have very  
 15 overtly stated that they don't intend to take  
 16 that development agreement before City Council.  
 17 They're going to be reworking their plan for  
 18 that property and it will change. So I don't  
 19 see any issue with committing that pool of  
 20 money to this project since we will likely have  
 21 an entirely different -- sort of reworking of  
 22 any potential Berkman II components at a future  
 23 date.

24 I think I've covered all the bases on  
 25 laying it out for you all.  
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1 THE CHAIRMAN: Thank you.  
 2 Could we get a motion to approve  
 3 Resolution 2019-06-03?  
 4 BOARD MEMBER MOODY: So moved.  
 5 BOARD MEMBER PADGETT: Second.  
 6 THE CHAIRMAN: Properly moved and  
 7 seconded.  
 8 Discussion?  
 9 Mr. Barakat, would you start the  
 10 discussion?  
 11 BOARD MEMBER BARAKAT: I was hoping you  
 12 would start with somebody else.  
 13 That's okay. Well, I think we all agree  
 14 that moving a surface parking lot off the river  
 15 is an important goal. A lot of people have  
 16 stared at that parking lot for a long time and  
 17 wondered if we would see development there.  
 18 It's tough to really put a value on a parcel  
 19 that is currently a retention pond.  
 20 Mr. Hughes, I think you alluded to some  
 21 numbers that sound within range of a potential  
 22 valuation.  
 23 I think the development of a garage  
 24 that -- what is a gateway intersection of  
 25 downtown is not -- I don't think we would all

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1 consider that the highest and best use, so I  
 2 would like to ensure -- and this is really a  
 3 message to DDRB than really to this board, but  
 4 a retail component of the ground floor of that  
 5 garage be studied heavily.  
 6 When the Gate gas station was proposed,  
 7 there was significant community dialogue on the  
 8 design of that gas station given the  
 9 walkability potential that that neighborhood  
 10 has currently and will continue to have as it  
 11 further matures. And so I think a ground level  
 12 retail component of that gateway corner is  
 13 really, really important, if we're going to  
 14 agree to put a garage there.  
 15 And I also think the design of the garage  
 16 needs to be first class. Again, when we bring  
 17 investors from the airport and bring them into  
 18 downtown, we usually take that Forest Street  
 19 exit, and this is the first intersection they  
 20 see when they enter into our downtown.  
 21 So this intersection is critical, and I  
 22 believe Florida Blue as a property owner in  
 23 that neighborhood would agree with everything I  
 24 just said.

25 But I just want to make sure the  
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1 aesthetics of this garage and the retail  
 2 component is thoughtfully considered.  
 3 Those are the only initial comments I have  
 4 at this time.  
 5 THE CHAIRMAN: Thank you.  
 6 Mr. Grey.  
 7 BOARD MEMBER GREY: I think this is a --  
 8 and I share some of the sentiments of  
 9 Mr. Barakat. This is actually a good project  
 10 too, though. We get to kill two birds at one  
 11 stone. That area is dying for parking, so --  
 12 and we get to actually utilize it for -- off  
 13 hours for public parking, so it's actually a  
 14 good opportunity.  
 15 THE CHAIRMAN: Thank you.  
 16 Mr. Froats.  
 17 BOARD MEMBER FROATS: How many parking  
 18 spots?  
 19 MR. HUGHES: The agreement speaks to a  
 20 minimum of 750. There's an expectation of more  
 21 than like 800-plus, but -- but I think a little  
 22 flexibility is appropriate, and I think 750 --  
 23 when you look at sort of the size and practical  
 24 uses, it is a good baseline to give them.  
 25 And I wouldn't -- if I could,

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1 Mr. Chairman, just take a moment on another  
2 member's comments. The brand Florida Blue and  
3 their subsidiary company, obviously, has a  
4 presence, as was discussed, and I can tell you  
5 that they're -- in conversation, they are aware  
6 that it's the aesthetic appeal that will  
7 represent its brand, and they're committed to  
8 some of the things you said too.

9 THE CHAIRMAN: Is that it, Mr. Froats?

10 BOARD MEMBER FROATS: Yes.

11 THE CHAIRMAN: Mr. Gillam.

12 BOARD MEMBER GILLAM: It's not lost on me  
13 that the ask here is, give us a piece of  
14 property to put a parking garage on so that we  
15 can take a piece of property we own elsewhere  
16 and sell it because it's a valuable piece of  
17 property. In fairness, we have to recognize  
18 that, but I --

19 But from my perspective, we've got two  
20 pieces of property that are generating little  
21 or no tax benefit to the City, and what we have  
22 the opportunity here is to create a parcel  
23 that's -- you know, it's a zero because it's a  
24 hole in the ground and it's going to be a  
25 \$20 million asset paying taxes to us and a

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1 parking lot that I -- I suppose, if Blue wants  
2 to do this, it's going to be proposing to do  
3 something spectacular on that, which would be,  
4 again, a substantial increased tax value.

5 I mean, for those reasons alone I think it  
6 meets the criteria of what we've been asked to  
7 do here on the board. For those reasons, I'd  
8 support it.

9 THE CHAIRMAN: Thank you.

10 Mr. Padgett.

11 BOARD MEMBER PADGETT: I agree with  
12 Mr. Barakat on the aesthetic part of the  
13 building. Glad to hear that's being focused  
14 on. I think that's very important coming in  
15 that corridor right here.

16 On the mixed use part, I don't disagree.  
17 It should probably be looked at, but we do need  
18 to remember -- I think 200 -- or 220 Riverside  
19 has struggled a little bit with their mixed  
20 use. A couple of their places in there had  
21 some challenges. I know the Corner Bakery is  
22 now First Watch down the road, further down  
23 Riverside Avenue. And I don't know how many  
24 units or spaces Florida Blue really needs, but  
25 if we put retail down in there, of course, that

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1 takes some spaces away from Florida Blue. So  
2 while we probably need to look at mixed use, we  
3 might need to be thinking that it might not --  
4 we might need to realize as a board, it may not  
5 work down there and they may need all those  
6 spaces.

7 So I'm happy as long as it has a good  
8 aesthetic appeal on the garage. Whether or not  
9 it's mixed use to me isn't quite as important.

10 THE CHAIRMAN: Thank you.

11 Ms. Worsham.

12 BOARD MEMBER WORSHAM: Of course, we all  
13 agree, a parking lot on the river -- I guess my  
14 question -- and I'm supportive of the swap and  
15 getting value to what's now a retention pond,  
16 again, the gateway to downtown. We've had  
17 these conversations on other gateways, and I  
18 think that's very important as you come in  
19 because that's a highly visible corner. So,  
20 again, I concur with the idea of the design  
21 aesthetics.

22 My question would be, on the existing  
23 surface lot, would they be precluded from using  
24 that as a surface lot once the garage is built?

25 What is the tradeoff on -- if they're parking

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1 there, what happens to that land when the  
2 parking lot opens? Do we have any ideas? Or  
3 will that be prohibited? And would that change  
4 use, you know, to encourage a development  
5 instead of getting a parking lot after it's  
6 done?

7 MR. HUGHES: I would say there's an  
8 extremely high degree of probability that that  
9 parcel on the riverfront would not be -- would  
10 not continue to be a surface parking lot. If  
11 for some reason ownership changed, it would be  
12 precluded from remaining a surface lot,  
13 correct?

14 COUNCIL MEMBER BOYER: Uh-huh.

15 MR. HUGHES: One of my attorneys.

16 So it -- yeah, I think that answers the  
17 question.

18 BOARD MEMBER WORSHAM: Thank you.

19 THE CHAIRMAN: Mr. Moody.

20 BOARD MEMBER MOODY: I'm in favor of this.  
21 I think all -- there's mostly positives as a  
22 result of this. And we can have additional  
23 parking in the area, which is sort of needed,  
24 but especially for Unity Plaza, to give them --  
25 they were kind of behind the curve originally

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1 because the parking was really not that great.  
 2 So it provides the extra parking. We've  
 3 already talked about it. We'll have 20  
 4 million-plus on the tax roll being productive.  
 5 It opens up the new development along the  
 6 Riverside corridor, which we sorely need. And  
 7 Mr. Barakat has very correctly said that -- you  
 8 know, as people are coming in, this is kind of  
 9 a front door for us right now. And I think  
 10 it's an overall improvement for the area.  
 11 The only negative I can see -- and it's  
 12 already been mentioned -- is the fact that we  
 13 will have a garage on Forest Street, but I  
 14 think the positives really overshadow that, so  
 15 I'm in favor of it.  
 16 THE CHAIRMAN: Yes.  
 17 BOARD MEMBER FROATS: Question.  
 18 THE CHAIRMAN: Sure, Mr. Froats.  
 19 BOARD MEMBER FROATS: Mr. Hughes, we  
 20 talked about the tax roll, so I think there's  
 21 going to be some significant value when the  
 22 riverfront property is developed. The garage  
 23 itself, does Florida Blue pay property taxes as  
 24 a nonprofit?  
 25 COUNCIL MEMBER BOYER: So if it --  
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1 BOARD MEMBER FROATS: I just want to point  
 2 that -- I'm not sure of the answer.  
 3 COUNCIL MEMBER BOYER: Well, the question  
 4 is Guidewell, really, not Florida Blue, and so  
 5 I don't know that -- whether Guidewell is a  
 6 nonprofit and whether they are tax-exempt. I  
 7 mean, obviously, like Baptist Hospital is  
 8 tax-exempt. I don't believe Florida Blue is  
 9 tax-exempt on the parcel that they have their  
 10 office building on, but it's easy to look it up  
 11 and see.  
 12 BOARD MEMBER FROATS: I just don't want  
 13 people to think we're making a decision based  
 14 on a (inaudible) plan. We're looking more at  
 15 the value of the property being developed on  
 16 the riverfront. That would be significant to  
 17 the property taxes.  
 18 COUNCIL MEMBER BOYER: And the other thing  
 19 you're looking at is -- so, typically, now I'm  
 20 hearing that structured parking spaces cost  
 21 about \$30,000 a space to build. And if they're  
 22 building 750 of those at a \$22,500,000 value,  
 23 and we're getting use of those nights and  
 24 weekends and we're only paying \$5,000 a space  
 25 for the 750 spaces, that's a pretty good deal  
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1 for us to have public spaces available --  
 2 BOARD MEMBER FROATS: I agree.  
 3 COUNCIL MEMBER BOYER: -- regardless of  
 4 the land value part.  
 5 THE CHAIRMAN: I would just echo  
 6 Mr. Barakat's aesthetic. Retail would be  
 7 great. Rooftop dining may be great in that  
 8 area. DDRB will look at all that, but I think  
 9 it's a good proposal.  
 10 Mr. Moody.  
 11 BOARD MEMBER MOODY: One other point.  
 12 The Riverside parcel, if it's really  
 13 developed to its highest and best use, it will  
 14 be a 50- to \$150 million project, plus. So,  
 15 you know, it's a big number.  
 16 THE CHAIRMAN: And parking then will  
 17 become even more important.  
 18 BOARD MEMBER MOODY: Absolutely.  
 19 THE CHAIRMAN: Thank you.  
 20 Any further discussion from the board?  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: Any public comment?  
 23 AUDIENCE MEMBERS: (No response.)  
 24 THE CHAIRMAN: Seeing none, all those in  
 25 favor of Resolution 2019-06-03 signify by  
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1 saying aye.  
 2 BOARD MEMBERS: Aye.  
 3 THE CHAIRMAN: Any opposition?  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRMAN: Passes unanimously.  
 6 Thank you.  
 7 Are we ready for the tally?  
 8 MR. HUGHES: Good question.  
 9 (Council Member Boyer exits the  
 10 proceedings.)  
 11 MR. HUGHES: Ms. Boyer will leave again.  
 12 Ms. Moser, do you want to come up?  
 13 THE CHAIRMAN: Let me check with counsel.  
 14 Do we need to reopen the meeting, the  
 15 Downtown --  
 16 MR. SAWYER: You can.  
 17 Again, you carry both authorities  
 18 simultaneously, but, yes, if you want to reopen  
 19 the meeting --  
 20 THE CHAIRMAN: Let's close out, then, the  
 21 Community Redevelopment Agency meeting and open  
 22 the Downtown Investment Authority meeting.  
 23 Ms. Moser.  
 24 MS. MOSER: Okay. So I will read the  
 25 scores that each person documented for each of  
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1 the candidates. I'll start -- I have them  
 2 ordered in the way you are sitting now.  
 3 So I'll start with Oliver Barakat.  
 4 Flisram, 33. Hanna, 31. Boyer, 47.  
 5 For Mr. Grey: Flisram, 48. Hanna, 47.  
 6 Boyer, 46.  
 7 For Chair Gibbs: Flisram, 40. Hanna, 45.  
 8 Boyer, 38.  
 9 For Mr. Froats: Flisram, 48. Hanna, 43.  
 10 Boyer, 45.  
 11 For Mr. Gillam: Flisram, 46. Hanna, 43.  
 12 Boyer, 46.  
 13 For Mr. Padgett: Flisram, 48. Hanna, 33.  
 14 Boyer, 46.  
 15 For Ms. Worsham: Flisram, 42. Hanna, 34.  
 16 Boyer, 44.  
 17 And for Mr. Moody: Flisram, 41. Hanna,  
 18 35. Boyer, 44.  
 19 The scores added up to Boyer with the most  
 20 points at 356, Flisram in second with 346, and  
 21 Hanna with 311, in third place.  
 22 THE CHAIRMAN: Thank you.  
 23 MR. HUGHES: Mr. Chairman, as a reminder,  
 24 just to the notes at the beginning, the process  
 25 of scoring and the notes and the evaluation  
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1 process you did through the very thorough  
 2 public interview process, we're not binding to  
 3 a result at -- as then, last meeting, as today,  
 4 any member has the opportunity to make a motion  
 5 related to any one of the candidates and the  
 6 board can act upon any of those motions as they  
 7 see fit.  
 8 BOARD MEMBER MOODY: Mr. Chairman.  
 9 THE CHAIRMAN: Thank you for those  
 10 evaluation scores.  
 11 Yes.  
 12 BOARD MEMBER MOODY: I'd like to make that  
 13 motion, that Lori Boyer be appointed as our  
 14 next CEO of the DIA.  
 15 BOARD MEMBER GREY: Second.  
 16 THE CHAIRMAN: Properly moved and  
 17 seconded.  
 18 Any further discussion?  
 19 Ms. Worsham.  
 20 BOARD MEMBER WORSHAM: I thought you were  
 21 voting.  
 22 THE CHAIRMAN: No.  
 23 BOARD MEMBER WORSHAM: No further  
 24 discussion.  
 25 THE CHAIRMAN: Are you looking for  
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1 discussion?  
 2 BOARD MEMBER WORSHAM: No. I agree. I  
 3 totally support.  
 4 THE CHAIRMAN: Mr. Padgett.  
 5 BOARD MEMBER PADGETT: No.  
 6 THE CHAIRMAN: Mr. Gillam.  
 7 BOARD MEMBER GILLAM: No further comment.  
 8 THE CHAIRMAN: Mr. Froats.  
 9 BOARD MEMBER FROATS: No questions.  
 10 THE CHAIRMAN: Mr. Grey.  
 11 BOARD MEMBER GREY: No.  
 12 THE CHAIRMAN: Mr. Barakat.  
 13 BOARD MEMBER BARAKAT: No.  
 14 THE CHAIRMAN: Any public discussion?  
 15 AUDIENCE MEMBERS: (No response.)  
 16 THE CHAIRMAN: Hearing none, all those in  
 17 favor of the motion signify by saying aye.  
 18 BOARD MEMBERS: Aye.  
 19 THE CHAIRMAN: Any opposition by like  
 20 sign.  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: Motion passes.  
 23 Thank you.  
 24 MR. HUGHES: And in light of that, there  
 25 has been a resolution last time to enter into  
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1 beginning the discussion with Ms. Boyer. In  
 2 light of the reaffirmation of the outcome, in  
 3 the interim time, we've met. Employee Services  
 4 has walked through the contracting process.  
 5 And to go an extra step of sort of formality,  
 6 OGC has the contract term.  
 7 And I would also propose that we move and  
 8 second the adoption of the contract, and tell  
 9 you that the salary is in the budgeted range  
 10 that's been approved by this board for the CEO  
 11 position. The rest of the terms of the  
 12 contract are identical to the terms and  
 13 conditions of the previous full-time CEO. So  
 14 in all fundamental ways, this contract is  
 15 wholly consistent with the outcome that you  
 16 resolved for me to pursue. And in light of  
 17 today's reaffirmation, fits our budget and all  
 18 our conditions.  
 19 THE CHAIRMAN: Let's take a minute to  
 20 review and then we'll seek a motion.  
 21 MR. HUGHES: I'll add that she's available  
 22 to begin on July 1st, and I would strongly  
 23 welcome the opportunity for a new CEO, as soon  
 24 as -- no offense, board members. I appreciated  
 25 every minute.  
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1 BOARD MEMBER GREY: Mr. Chairman, I make a  
 2 motion --  
 3 THE CHAIRMAN: Yes.  
 4 BOARD MEMBER GREY: I'd like to make a  
 5 motion for contract approval.  
 6 BOARD MEMBER PADGETT: Second.  
 7 THE CHAIRMAN: Properly moved and  
 8 seconded.  
 9 Any discussion?  
 10 Mr. Moody.  
 11 BOARD MEMBER MOODY: No discussion.  
 12 THE CHAIRMAN: Ms. Worsham.  
 13 BOARD MEMBER WORSHAM: No comment.  
 14 THE CHAIRMAN: Mr. Padgett.  
 15 BOARD MEMBER PADGETT: No, sir.  
 16 THE CHAIRMAN: Mr. Gillam.  
 17 BOARD MEMBER GILLAM: No further comments.  
 18 THE CHAIRMAN: Mr. Froats.  
 19 BOARD MEMBER FROATS: No questions.  
 20 THE CHAIRMAN: Any further comments,  
 21 Mr. Grey?  
 22 BOARD MEMBER GREY: No.  
 23 THE CHAIRMAN: Mr. Barakat.  
 24 BOARD MEMBER BARAKAT: Mr. Hughes, this  
 25 agreement mimics the prior one except for the  
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1 proceedings.)  
 2 THE CHAIRMAN: Congratulations, Ms. Boyer.  
 3 COUNCIL MEMBER BOYER: I look forward to  
 4 working with you.  
 5 THE CHAIRMAN: As do we.  
 6 The next item on the agenda is the chief  
 7 executive officer's report.  
 8 MR. HUGHES: No, Mr. Chairman, if we go  
 9 back to the CRA meeting, we can get to 3C.  
 10 THE CHAIRMAN: Yes, 3C please.  
 11 MR. HUGHES: Do we need to change,  
 12 formerly, anything?  
 13 MR. SAWYER: You can reopen the meeting.  
 14 It is administrative. It doesn't affect your  
 15 (inaudible) --  
 16 THE CHAIRMAN: We'll close the Downtown  
 17 Investment Authority meeting and open the  
 18 Community Redevelopment Agency meeting.  
 19 MR. HUGHES: I was invited to make the  
 20 last one as complicated as possible, so I've  
 21 achieved that.  
 22 So Item 3C, as a matter of background,  
 23 relates to an unsolicited proposal that this  
 24 board received in May from Vestcor as it  
 25 relates to property in the LaVilla  
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1 compensation level; is that correct?  
 2 MR. HUGHES: That is --  
 3 BOARD MEMBER BARAKAT: All the rest is the  
 4 same?  
 5 MR. HUGHES: That's correct.  
 6 BOARD MEMBER BARAKAT: No further  
 7 questions.  
 8 MR. HUGHES: And, again, the compensation  
 9 number is well within the budget range that  
 10 this board has approved and fits with our  
 11 direction on the whole organization's budget.  
 12 THE CHAIRMAN: Very good. Any further  
 13 discussion from the board?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: Any public comment?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: Hearing none, all those in  
 18 favor signify by saying aye.  
 19 BOARD MEMBERS: Aye.  
 20 THE CHAIRMAN: Any opposition by like  
 21 sign.  
 22 BOARD MEMBERS: (No response.)  
 23 THE CHAIRMAN: Thank you.  
 24 MR. HUGHES: I'll go get Ms. Boyer.  
 25 (Council Member Boyer reenters the  
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1 neighborhood. The term sheet that they  
 2 submitted was dated May 8th. It was part of a  
 3 discussion -- brief discussion leading to a  
 4 resolution to publicly notice -- create the  
 5 necessary steps of a 30-day notice. The notice  
 6 was published. And in the intervening 30-day  
 7 period, which concluded June 17th, two  
 8 additional proposals were submitted, and all  
 9 three proposal terms are in the packet of  
 10 material.  
 11 So in light of that and in preparation for  
 12 this meeting, staff and the General Counsel met  
 13 to review the options that would be available  
 14 to the board, of which there are a couple, and  
 15 even within the options there's several  
 16 components available to you.  
 17 I would suggest that, with the will of the  
 18 board, that you determine an amount of time  
 19 that you're comfortable with to allow each -- I  
 20 believe representatives of each of the three  
 21 proposers are here, and maybe they could speak  
 22 to -- each one could speak in some terms to  
 23 what it was that they've submitted, and then we  
 24 can contemplate how the two options play, but  
 25 I'd seek some guidance from the board.  
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1 BOARD MEMBER GILLAM: Just a  
 2 recommendation. I'm out of order probably.  
 3 Shouldn't we talk about procedure first  
 4 before we do presentations?  
 5 THE CHAIRMAN: That's what he's asking  
 6 about. How much time, 10 minutes, 15 minutes?  
 7 MR. HUGHES: I think, to Mr. Gillam's  
 8 point, he would ask me to sort of talk about  
 9 the two options first and then --  
 10 THE CHAIRMAN: Okay. I'm sorry.  
 11 MR. HUGHES: So let's do that.  
 12 In consultation with General Counsel,  
 13 there are basically two options. Option A  
 14 would allow the selection of one of the three  
 15 proposals today. You could evaluate them  
 16 without any criteria beyond the materials they  
 17 provided and any additional information they do  
 18 in a presentation. And if you-all, as a board,  
 19 decided that the proposals -- one of the  
 20 proposals rose to an acceptable level of  
 21 understanding, it could be moved, seconded, and  
 22 contemplated by the board and disposed of  
 23 today. It's acceptable, but I would say, in  
 24 light of multiple proposals, it may not be  
 25 ideal.

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1 And I do know, through -- in addition to  
 2 talking about her future as the CEO, Ms. Boyer  
 3 and I have talked about things I've seen in my  
 4 brief tenure as the interim, and I know it's  
 5 her desire, when she's in the seat, to make  
 6 sure that there's formality that's sort of laid  
 7 out for the process so that there becomes a  
 8 plan and process in place for unsolicited  
 9 offers and different size land transactions and  
 10 different things.  
 11 So in that spirit, you might want to go to  
 12 Option B, which would be -- essentially, in  
 13 order to get Option B, we would, for all  
 14 intents and purposes, rescind the notice that  
 15 brought these three proposals, we retransmit a  
 16 Notice of Disposition, and that one would  
 17 clearly create a 30-day code of silence where  
 18 the proposers, after this meeting -- if  
 19 Option B were chosen, would have no additional  
 20 contact with board members, but the board could  
 21 instruct staff to sort of undertake an analysis  
 22 process.  
 23 And as part of Option B, you could empower  
 24 a criteria -- potential criteria for scoring or  
 25 evaluation that the staff would do. It could

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1 either be something that the Strategic  
 2 Implementation Subcommittee could look at or  
 3 you could create a scoring committee out of  
 4 City staff; one representative of DIA, a  
 5 representative of Public Works or Economic  
 6 Development, and perhaps a representative of  
 7 the mayor's office, if you so choose.  
 8 But in that process, in Option B, you  
 9 would be landing today on some process that I  
 10 think would ultimately guide you in similar  
 11 circumstances in the future and would bring  
 12 some clarity and regularity to how the body  
 13 disposes of or handles unsolicited proposals  
 14 with some level of certainty moving forward,  
 15 that every time it's this way and we do it this  
 16 way.  
 17 And the nuts and bolts of which of those  
 18 options -- like I said, Option B has some  
 19 subsidiary decision points. So if you chose  
 20 Option B, you would be taking back the notice,  
 21 putting it back out with a code of silence, and  
 22 then what you instruct staff and how you  
 23 establish criteria and selection you could deal  
 24 with today.

25 And I'm going to stop and allow OGC to  
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1 tell me if I've said anything wrong, since they  
 2 were part of this conversation.  
 3 MR. SAWYER: Yes, those are the options  
 4 available.  
 5 MR. HUGHES: With those -- with that  
 6 process in place, again, the three are here,  
 7 but if you all have some guidance before a  
 8 presentation or if there's a way you would like  
 9 to suggest us to move forward, I would take it.  
 10 THE CHAIRMAN: Does that answer it,  
 11 Mr. Gillam?  
 12 BOARD MEMBER GILLAM: It does, Mr. Gibbs.  
 13 I move that we consider Option B and have  
 14 some discussion on Option B.  
 15 THE CHAIRMAN: Is there a second?  
 16 BOARD MEMBER BARAKAT: Second.  
 17 THE CHAIRMAN: Discussion on Option B?  
 18 Mr. Moody.  
 19 BOARD MEMBER MOODY: I think, in all  
 20 fairness, to give everyone an equal footing in  
 21 this process, I think we should probably put it  
 22 back out there and let everyone take their best  
 23 shot at it and then let us come and take  
 24 another look at it.

25 If we want to send it through the  
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1 Strategic Implementation Committee, we can  
2 really get into the weeds, and we can then come  
3 back with a recommendation to the board for the  
4 next meeting.

5 THE CHAIRMAN: Ms. Worsham.

6 BOARD MEMBER WORSHAM: I'm in favor of  
7 Option B and I'm in favor of developing some  
8 scoring procedures and criteria for things to  
9 be judged against and having a really good  
10 analysis done on the three options.

11 THE CHAIRMAN: Mr. Padgett.

12 BOARD MEMBER PADGETT: I'm a little mixed  
13 on it. I think I'd rather hear from the three  
14 parties before we decide on Option A or  
15 Option B. We may hear enough here today that  
16 we decide we don't need to go to Option B. So  
17 maybe we should hear from three groups first  
18 and then decide whether we're going to do  
19 Option A or Option B. That would be my  
20 suggestion.

21 THE CHAIRMAN: Mr. Gillam.

22 BOARD MEMBER GILLAM: My concern is, we  
23 don't fall under procurement rules as a CRA,  
24 and I'm particularly concerned about it -- you  
25 know, it's a public perception issue, and

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1 having a process in place where we are  
2 transparent, we're going about it in a way that  
3 seems fair to everybody involved. I mean, I  
4 think that requires us to -- this is the first  
5 time we've dealt with this, and coming up with  
6 a plan to move forward and do it the same way  
7 every single time so people have -- understand  
8 what they're getting into and everybody's on  
9 the same thing, I think that makes sense.

10 So I support Councilwoman Boyer's --  
11 future Executive Director Boyer's suggestion.

12 THE CHAIRMAN: Mr. Froats.

13 BOARD MEMBER FROATS: I like what  
14 Mr. Gillam said. I think we should limit it to  
15 the three that have submitted. I don't think  
16 we should open it up to further bids because  
17 these are the three firms that took the time  
18 this past 30 days to do the submission, but I  
19 do like the idea of having the DIA staff  
20 analyze all three deals and making a  
21 recommendation to us.

22 THE CHAIRMAN: That almost sounds like an  
23 amendment to his motion.

24 BOARD MEMBER FROATS: I'd like to make a  
25 motion --

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1 THE CHAIRMAN: It almost sounds like it  
2 because I heard him say Option B was his  
3 motion.

4 BOARD MEMBER GILLAM: So in response to  
5 the proposed friendly amendment, I have a  
6 question for General Counsel.

7 Two things. One, I had a -- my comment is  
8 in general to the entire way we do business.  
9 And we've not dealt with this situation before  
10 and I think we need to have a formal way of  
11 doing it that everybody in the community can  
12 understand and expect. So that's my comment.  
13 I have a general kind of how-we-do-business  
14 comment.

15 The friendly amendment is that -- with  
16 regard to the existing situation we find  
17 ourselves in, that we move forward and provide  
18 this opportunity to the three people that have  
19 made a proposal. I don't know if we can do  
20 that or not. I think I would give that to  
21 Mr. Sawyer.

22 THE CHAIRMAN: That's what I heard.

23 MR. SAWYER: Through the Chair to the  
24 board, if you wanted to change -- add scoring  
25 criteria, put in a silence period while the

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1 notice is out, it's several steps. The first  
2 is you would reject all current bids and  
3 terminate that notice and then do a new notice  
4 that will include those components. That's  
5 kind of the cleanest way to redo that.

6 If you do that, you open it up to the  
7 universe of proposers. So you can't say "but  
8 only you three can put a proposal in." And if  
9 you get more proposers it's even better because  
10 there's more to consider, but that would be the  
11 first step if you want to add scoring criteria  
12 now.

13 And, just generally, I -- this notice  
14 requirement is very technical. You can -- and  
15 CRAs do it across the state -- negotiate all  
16 the way through a contract with one developer  
17 you know you want for this project and be ready  
18 to sign and then do the notice. It's really  
19 that technical.

20 Now, that's uncomfortable because as a  
21 City, it's transparent, and particularly in  
22 procurement there are hard and fast rules.  
23 This isn't really a hard and fast rule. It's a  
24 very technical requirement. But to the point  
25 of the -- that's been raised, certainly having

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1 standard procedures gives everybody comfort,  
 2 you know what's coming, you know the criteria  
 3 and so forth.  
 4 So I believe you would need to proceed  
 5 either with evaluating today under Chapter 163  
 6 criteria or you can make a notice and do a new  
 7 notice which will allow any proposers to bid.  
 8 BOARD MEMBER FROATS: So can we not just  
 9 extend this process 30 days to give the DIA  
 10 staff time to review the three proposals that  
 11 were submitted?  
 12 MR. SAWYER: You can -- there are criteria  
 13 you must evaluate under state statute. If you  
 14 wish to continue the proceeding for a month,  
 15 you can, yes.  
 16 BOARD MEMBER FROATS: But that would not  
 17 allow them to change their proposal, correct?  
 18 MR. SAWYER: No. What they have presented  
 19 is done. That 30-day notice period is over.  
 20 BOARD MEMBER FROATS: Which would seem  
 21 unfair to the first proposal because theirs was  
 22 made public.  
 23 No further questions.  
 24 THE CHAIRMAN: What I heard Mr. Gillam  
 25 ask -- his was more of a general format, and I  
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1 heard you ask for these specific proposals.  
 2 That's why I said it sounded like a friendly  
 3 amendment to me.  
 4 BOARD MEMBER GILLAM: Which I understand  
 5 from Mr. Sawyer -- if I'm not out of order  
 6 again -- we can't do.  
 7 MR. SAWYER: I believe, if -- if you are  
 8 going to make a request that staff or a  
 9 committee make a recommendation to you, you  
 10 can, but that would require continuing the  
 11 proceeding. There would not be a new notice.  
 12 There would be no new proposers if you proceed  
 13 that way.  
 14 THE CHAIRMAN: Well, let's ask --  
 15 Mr. Froats made a friendly amendment.  
 16 Mr. Gillam, I think it was your motion  
 17 originally?  
 18 BOARD MEMBER GILLAM: Yes, sir.  
 19 THE CHAIRMAN: For a general procedure  
 20 with regard to unsolicited proposals. He wants  
 21 to limit this particular --  
 22 BOARD MEMBER FROATS: As I understand,  
 23 though, if we did that, they could not resubmit  
 24 their proposals. They could not sharpen their  
 25 pencils.  
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1 THE CHAIRMAN: Correct.  
 2 BOARD MEMBER FROATS: And I don't think  
 3 that's appropriate, so I'm not going to move  
 4 forward with the amendment.  
 5 THE CHAIRMAN: Okay. Very good.  
 6 Thank you, Mr. Froats.  
 7 Mr. Grey.  
 8 BOARD MEMBER GREY: I'm sorry, all the  
 9 lawyers and I'm not that smart. I just want --  
 10 just for clarity purposes, we put it out, so is  
 11 it the intent when we put it out to gain  
 12 competition or to notify the public of what we  
 13 intend on doing?  
 14 MR. SAWYER: Through the Chair, it can be  
 15 whatever the board decides, and many --  
 16 typically, what the board has done for smaller  
 17 parcels or where there's an anticipation there  
 18 may not be bidders, it's been a two- or  
 19 three-page type of notice with a very slim  
 20 process.  
 21 For the shipyards, for example, it  
 22 basically resembled an RFP. It was a very  
 23 involved document with a lot of requirements.  
 24 And you can do either of those every time you  
 25 choose.  
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1 I think the concern we're hearing is that  
 2 you now have competing proposals and there  
 3 wasn't a lot of formality in terms of how the  
 4 evaluation would occur, but the intent --  
 5 there's -- not necessarily have to be one way  
 6 to do it, but using the two- or three-page type  
 7 of notice is just the bare technical  
 8 requirement that you put a notice out before  
 9 you select.  
 10 BOARD MEMBER GREY: So it's not really  
 11 defined?  
 12 MR. SAWYER: I'm sorry, what is not  
 13 defined?  
 14 BOARD MEMBER GREY: It doesn't have an  
 15 objective behind it, essentially.  
 16 MR. SAWYER: Well, it's always -- there's  
 17 a requirement before you can enter into an  
 18 agreement to sell property in the CRA, that you  
 19 provide notice for anyone else that may want to  
 20 submit a proposal. That's the only  
 21 requirement.  
 22 It's not an RFP. You don't have to  
 23 resemble an RFP. You don't have to go with a  
 24 low bidder. It doesn't have those formalities.  
 25 In other areas of the City it's much more  
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1 formal.

2 MR. HUGHES: And the model -- if you think  
3 back just a month prior, so -- the JEA had come  
4 to a decision, and this body had to contemplate  
5 a parcel that the developer related to JEA  
6 headquarters. So the corporation that -- the  
7 developer worked with JEA, had proposed to  
8 purchase the parcel that would ultimately be  
9 the new headquarters location. So this body  
10 put out a Notice of Disposition related to that  
11 parcel. No other activity came in, so the very  
12 next meeting we had the opportunity to accept  
13 or reject because there was no other  
14 contemplation of others interested in that  
15 parcel.

16 So this initiated the same way, and then  
17 we had this unsolicited component to these  
18 properties, and two more came in. So it's a  
19 little bit of a difference.

20 THE CHAIRMAN: Anything further, Mr. Grey?

21 BOARD MEMBER GREY: No.

22 THE CHAIRMAN: Mr. Barakat.

23 BOARD MEMBER BARAKAT: By the way, I've  
24 had ex-parte communications with all three  
25 applicants.

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1 Mr. Sawyer, do I need to -- if we're going  
2 to decide just to go to Option B, do I need to  
3 declare those at this time?

4 MR. SAWYER: Out of an abundance of  
5 caution, you can. Again, there's no  
6 prohibition, for example, under 163 for them  
7 approaching board members, absent a requirement  
8 of the notice itself. It's just a -- it's a  
9 different posture than being in a  
10 quasi-judicial --

11 BOARD MEMBER BARAKAT: So is that a yes?

12 MR. SAWYER: Yes.

13 BOARD MEMBER BARAKAT: On June 7th, I  
14 spoke with Ryan Hoover of Vestcor. Prior to  
15 our last board meeting, I met with Mr. Moore  
16 and Mr. Hoover. I don't remember the exact  
17 date, but it was prior to our last board  
18 meeting. I can look it up and confirm if  
19 necessary.

20 June 12th, I met with Alex Sifakis of JWB,  
21 one of the applicants. And on May 30th, I  
22 spoke to -- and on June 14th, I met with  
23 Trip Stanly of Blackwater Capital.

24 So I have seen all three -- not proposals  
25 on all three. And I think I'm leaning

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1 towards -- I'm not leaning. I would like to go  
2 in the direction of -- staff seems to be  
3 leaning, and that is to go to Option B.

4 I don't think we can -- I don't think it's  
5 fair to make a decision based on a profound  
6 lack of criteria that we've discussed when we  
7 have options on the table. If we didn't have  
8 options on the table, it would be an easy  
9 decision, but I've seen some creative -- I've  
10 heard some creative ideas from the other  
11 applicants, and they all have strengths.

12 And I think that, in fairness to this  
13 board and to this city and even to the  
14 applicants, we need to make a decision based on  
15 a particular set of guidelines and parameters.  
16 So I agree with the Strategic Implementation  
17 Committee developing those guidelines. In the  
18 same manner we decided on the shipyards and  
19 other properties, we can put together a  
20 committee of staff, a mayor's office  
21 representative, a board member representative,  
22 someone from Procurement to make the final  
23 scoring. So there is some precedent in the  
24 process like this and it's worked before and I  
25 recommend we go down the same (inaudible).

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1 THE CHAIRMAN: So you would ask that we  
2 develop a policy for unsolicited proposals, and  
3 that policy includes rescinding the notice.

4 Am I correct, Mr. Gillam?

5 BOARD MEMBER GILLAM: So we've got a  
6 couple of things going on here. My motion was  
7 not directed to any of the current proposers.

8 THE CHAIRMAN: Correct.

9 BOARD MEMBER GILLAM: So it's going to  
10 have to be a separate issue with rescinding the  
11 current process.

12 THE CHAIRMAN: Correct.

13 BOARD MEMBER GILLAM: My proposal -- and  
14 I'll see if I can do a better job of  
15 articulating and put meat on the bone.

16 My proposal is that we set up a procedure  
17 with DIA that when we have this type of  
18 circumstance we will have a committee -- a  
19 scoring committee will be set up, and it will  
20 be made up of a representative of the board,  
21 seconded by the chair, a board -- the executive  
22 director and a mayoral staff member appointed  
23 by the mayor, and they will receive the  
24 submissions and they will score the submissions  
25 and then that -- then a recommendation would

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1 come back to this board for this board to  
 2 approve or object. So it would have a very  
 3 similar procedure to what we do in Procurement.  
 4 And I think that each occasion we are  
 5 faced with this, there's going to have to be a  
 6 different scoring criteria because we have  
 7 different locations, we have different type  
 8 proposals, they're going to require  
 9 different -- have different interests. And so  
 10 I -- and I think either that process will  
 11 probably have to be addressed with each  
 12 proposal that comes to us, each opportunity,  
 13 and we'll have to make that decision.  
 14 I guess -- I'm not making any  
 15 recommendations with regard to what that should  
 16 be on this particular project. I'm talking  
 17 about an overall procedure as to how we'll do  
 18 the business going forward and make sure we're  
 19 transparent to the public.  
 20 THE CHAIRMAN: So that's an unsolicited  
 21 proposal procedure?  
 22 BOARD MEMBER GILLAM: Yes.  
 23 THE CHAIRMAN: Thank you.  
 24 Ms. Boyer.  
 25 COUNCIL MEMBER BOYER: Mr. Chairman, I've  
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1 had some conversations with Mr. Hughes and  
 2 Mr. Parola about this, and my thought is, if I  
 3 could bring back to you at the July meeting  
 4 kind of a set of opportunities as to how we  
 5 handle things because I think it would be  
 6 different if you had an unsolicited proposal,  
 7 it was for a small, key parcel of land, not  
 8 very valuable, whatever, and you chose to do  
 9 the -- put the notice out that somebody has  
 10 offered to buy this and no one else responded,  
 11 you wouldn't want to have to go through the  
 12 next step, Notice of Disposition, scoring  
 13 committee, et cetera.  
 14 So I think there needs to be some various  
 15 scenarios that we could lay out, as here's the  
 16 process if it goes this way, here's the process  
 17 if this happens during that period. And I'm  
 18 committing to you that, if you want, I will  
 19 bring that to you at the July meeting,  
 20 essentially following what Mr. Gillam has  
 21 indicated in the context of a contested  
 22 response or multiple competitive responses, but  
 23 not necessarily going down that more  
 24 complicated route if it's not contested.  
 25 There's no reason to. So -- just to have it  
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1 all in a package that you can look at.  
 2 I think some things that need to be  
 3 decided for that and for today would be both as  
 4 Mr. Gillam indicated, who the committee is, but  
 5 he has suggested that it be scored  
 6 administratively and then presented to the  
 7 board for acceptance of the score or choosing  
 8 the second score or whatever. And then the  
 9 second thing would be what the actual scoring  
 10 criteria are on each circumstance and how we  
 11 evaluate those. So that would be something  
 12 that would be a policy decision, and you would  
 13 need to weigh in on it as we decide to make the  
 14 Notice of Disposition.  
 15 So with respect to today, if you go that  
 16 direction, you will need to then weigh in on  
 17 what you want those criteria to be that an  
 18 administrative committee would score on.  
 19 THE CHAIRMAN: Mr. Gillam, do you follow  
 20 all of that? And do you -- as an unsolicited  
 21 procedure to be brought back?  
 22 BOARD MEMBER GILLAM: Yes. And I -- and I  
 23 think -- you know, there's no criticism of how  
 24 we've proceeded so far because up until now  
 25 we've never had this before where we had a  
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1 contested Notice of Disposition, particularly  
 2 with an extremely valuable piece of land. So I  
 3 think this is a go-forward basis situation as  
 4 we're moving forwarding with this.  
 5 Councilwoman Boyer's -- I would agree with that  
 6 maybe better description of my motion.  
 7 THE CHAIRMAN: Thank you.  
 8 Mr. Moody, do you continue with the  
 9 second?  
 10 BOARD MEMBER MOODY: I need some  
 11 clarification. Is there a way, though, that we  
 12 can take the three choices we have now and deal  
 13 with them, put all three of them on an equal  
 14 footing, and deal with that?  
 15 THE CHAIRMAN: Yes.  
 16 BOARD MEMBER GILLAM: I'll answer the  
 17 question out of order. Again, my proposal is  
 18 related to how we'll deal with these things  
 19 going forward. Once we vote on that, the board  
 20 could vote to deal with this current situation  
 21 however it wants to. I'm trying to address a  
 22 problem that's been presented because of this  
 23 situation, and that's why I haven't talked  
 24 about ex-parte communications and other  
 25 problems. This is only -- this is a macro  
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61

1 issue I'm addressing.

2 THE CHAIRMAN: He wants to establish an  
3 unsolicited proposal procedure, and we'll get  
4 help with our new CEO in that regard.

5 BOARD MEMBER BARAKAT: Mr. Chairman, if I  
6 may, on this. So I agree with Mr. Gillam's  
7 approach here. We do need a process, but I'm  
8 not in favor of -- I'm not in favor of agreeing  
9 on a particular process yet because I would  
10 like to hear from staff on what the options are  
11 in our next meeting and then make the vote,  
12 determining a standard procedure.

13 So I think, Mr. Gillam, your -- I think I  
14 understand your motion is not just to establish  
15 a procedure, but I think you've recommended a  
16 particular procedure when we do these things,  
17 correct?

18 BOARD MEMBER GILLAM: Correct.

19 BOARD MEMBER BARAKAT: Right. And I  
20 think -- what I would like to -- I would like  
21 to hear from staff at our next meeting first,  
22 before making that determination. So I'm going  
23 to vote your -- I'm just letting you know, I'm  
24 going to vote it down. It doesn't mean I  
25 disagree with you, I just want to hear from

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62

1 staff next month before we make that  
2 determination.

3 THE CHAIRMAN: Yes, Mr. Padgett.

4 BOARD MEMBER PADGETT: I want to try to  
5 understand a little bit too. On Option B, if  
6 we put the notice out for 30 days, I thought it  
7 opened the door for other people to come in.  
8 And, again, I -- if we're understanding it,  
9 some of these are already public numbers, so it  
10 makes it a little bit of an unfair process.

11 Everybody has already had their 30-day  
12 opportunity to get their foot in the door, so  
13 it's kind of -- it's not fair to the groups  
14 that have already come forward and it's also  
15 not fair to them when their information is now  
16 public. It's real easy for the next group to  
17 come along and just, you know, be a dollar  
18 under or whatever they would do.

19 So is there a way -- I thought I heard  
20 Mr. Hughes say we could have a 30-day silence  
21 where nobody else can come in for 30 days. I'm  
22 trying to understand if there's a way to do  
23 that. We keep the three groups, go back and  
24 get some feedback from staff on what they think  
25 of the three groups, and then circle back

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63

1 during our next meeting and make a vote on this  
2 thing.

3 And I think we're talking about two  
4 issues. We're talking about -- one issue has  
5 to do with a global how do we handle this  
6 issue. But aside from that, this particular  
7 issue, I think we need to figure out if there's  
8 a way we can freeze this for 30 days.

9 MR. HUGHES: I think there's sort of a  
10 question -- since -- to be clear -- and OGC has  
11 opined. In order to -- if we were to apply  
12 it -- aside from Mr. Gillam's idea for the  
13 global and the discussion as -- as it relates  
14 to this, if we were to say, how do you have a  
15 process to analyze what we have, I thought I  
16 heard that the OGC kind of -- after I told you  
17 there were two options, they gave us a third  
18 related to that.

19 But the second option, as I had initially  
20 laid it out, would open it back up to everyone.  
21 So, again, I would have OGC restate the  
22 guidance on how you would simply extend what's  
23 already been in motion and what additional  
24 guidance could be applied to the three, if that  
25 were the will of the committee. But, again, I

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64

1 --

2 BOARD MEMBER FROATS: That would be my  
3 choice.

4 BOARD MEMBER GREY: But doesn't that put  
5 them back in the situation where, first, they  
6 can't change the numbers?

7 COUNCIL MEMBER BOYER: Uh-huh.

8 BOARD MEMBER FROATS: What we're asking  
9 for is, is there a possibility, deep within the  
10 legal realms, to allow those three firms -- to  
11 us accept these three firms and, I guess, we  
12 like all three proposals; here are some  
13 guidelines that we can talk about now; can you  
14 go back to the table and resubmit your bids?  
15 Can we do that with -- limited to these three  
16 firms?

17 MR. SAWYER: Through the Chair, no. You  
18 can't seek additional bid information, so to  
19 speak. That would require a new notice. You  
20 can evaluate what you have in front of you now.  
21 And if you want to direct staff to somehow rank  
22 or score, they can, and come back at the next  
23 meeting for you.

24 If you try to add criteria to it, staff  
25 can evaluate pursuant to that criteria, but,

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1 again, your bidders didn't have the criteria  
 2 when they submitted. So they're not -- so the  
 3 bidders aren't going to be responsive to how  
 4 you're scoring. That's okay, but --  
 5 BOARD MEMBER FROATS: Well, the two firms  
 6 were -- well, the first firm did not see the  
 7 other information, the next two did.  
 8 So I guess I would like to ask the firms  
 9 if they would like to -- if they would like an  
 10 opportunity to resubmit. And if they don't,  
 11 then maybe we can just extend that and let the  
 12 staff make a determination on the bids that are  
 13 out there and then we could select one at the  
 14 next meeting. If not, and they would like to  
 15 resubmit, then we could vote to open it up and  
 16 have multiple submissions.  
 17 BOARD MEMBER PADGETT: One more question,  
 18 Mr. Chairman.  
 19 Can we defer the motion until the next  
 20 meeting? Doesn't that kind of just, in  
 21 essence, freeze everything?  
 22 THE CHAIRMAN: Mr. Sawyer.  
 23 MR. SAWYER: Again, you can evaluate what  
 24 you have, but -- and you can defer your  
 25 decision, which is what you would be doing, but  
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1 you can't -- it's difficult to add -- you can  
 2 just ask staff to evaluate, but to add  
 3 scoring criteria at this point is kind of  
 4 nonresponsive to --  
 5 BOARD MEMBER PADGETT: Well, we could  
 6 defer the motion for 30 days. In that 30-day  
 7 period staff could evaluate -- better evaluate  
 8 what they have, ask questions if they need to  
 9 ask questions, and then maybe come back to the  
 10 meeting and propose what they think would be  
 11 the best option, and we could vote on it.  
 12 MR. SAWYER: Staff would not be able to  
 13 seek input from the proposers.  
 14 BOARD MEMBER FROATS: But they can analyze  
 15 what's been given.  
 16 MR. SAWYER: They can analyze --  
 17 BOARD MEMBER FROATS: They can evaluate --  
 18 (Simultaneous speaking.)  
 19 THE CHAIRMAN: I hear two things going on.  
 20 I hear Mr. Gillam kind of looking at 35,000  
 21 feet of an unsolicited proposal procedure, and  
 22 then I look at us trying to handle these three  
 23 bidders. Can we please first vote on  
 24 Mr. Gillam's 35,000 feet motion?  
 25 BOARD MEMBER GILLAM: Thank you. We have  
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1 been on two different issues, and I --  
 2 THE CHAIRMAN: Yes, we have two different  
 3 levels.  
 4 BOARD MEMBER GILLAM: So before we vote,  
 5 can I make one last comment on my motion?  
 6 THE CHAIRMAN: Sure.  
 7 BOARD MEMBER GILLAM: And respond to  
 8 something Mr. Barakat said.  
 9 I mean, for the public who's kind of  
 10 suffered through this process, this is the  
 11 value of the Sunshine and doing what we do in  
 12 the state of Florida, pursuant to -- we can't  
 13 have the conversation ahead of time and try to  
 14 come up with the best solution. We've got to  
 15 talk out loud in front of all of you. You get  
 16 to suffer with us while we come to a solution.  
 17 It's painful for everyone on this side of the  
 18 table too because I've never had the  
 19 opportunity to have this conversation with  
 20 Mr. Barakat before we get to the table today,  
 21 and I think his comments are fairly made.  
 22 So I want to make a -- this is probably  
 23 out of order. If it is, I -- I'm going to make  
 24 a recommendation to Mr. Barakat to make a  
 25 friendly amendment to my motion to get back in  
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1 order. I would welcome an amendment that says  
 2 we would like, as a board, to proceed with  
 3 development of a macro way to deal with the  
 4 situation and request that the staff evaluate  
 5 that and come back with a recommendation at the  
 6 next meeting.  
 7 BOARD MEMBER BARAKAT: I would be happy to  
 8 make that friendly amendment.  
 9 BOARD MEMBER GILLAM: I accept that.  
 10 THE CHAIRMAN: Can we do that, Mr. Sawyer?  
 11 MR. SAWYER: Yes.  
 12 THE CHAIRMAN: Let's first vote on the  
 13 friendly amendment. Did we get a second?  
 14 BOARD MEMBER GREY: Second.  
 15 THE CHAIRMAN: Thank you.  
 16 All those in favor of the friendly  
 17 amendment -- let's get public input, please.  
 18 AUDIENCE MEMBERS: (No response.)  
 19 THE CHAIRMAN: Seeing none, all those in  
 20 favor of the friendly amendment signify by  
 21 saying aye.  
 22 BOARD MEMBERS: Aye.  
 23 THE CHAIRMAN: Any opposition by like  
 24 sign.  
 25 BOARD MEMBERS: (No response.)  
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1 THE CHAIRMAN: It passes.  
 2 We have now the unsolicited proposal  
 3 procedure amendment, Mr. Gillam's original  
 4 amendment, and we have a second. Any further  
 5 discussion on that?  
 6 BOARD MEMBERS: (No response.)  
 7 THE CHAIRMAN: Seeing none, any public  
 8 discussion?  
 9 AUDIENCE MEMBERS: (No response.)  
 10 THE CHAIRMAN: All those in favor of the  
 11 amendment signify by saying aye.  
 12 BOARD MEMBERS: Aye.  
 13 THE CHAIRMAN: Any opposition?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: Passes unanimously.  
 16 Now we have three bidders. Do we have a  
 17 motion on the three proposals that were brought  
 18 here today?  
 19 COUNCIL MEMBER BOYER: Mr. Chairman.  
 20 THE CHAIRMAN: Yes.  
 21 COUNCIL MEMBER BOYER: If I may, since I  
 22 think I've heard a couple of conversations  
 23 going back and forth, just to kind of recap  
 24 where you are.  
 25 So your one option is to make a decision  
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1 up the criteria, if a third proposer comes in  
 2 and has a higher score, you're not bound to  
 3 them. You evaluate it based on what you think  
 4 is the best given the nature of your plan and  
 5 so forth. So it's not as if a third party  
 6 could underbid and then automatically get the  
 7 award.  
 8 THE CHAIRMAN: Okay. Do we have a motion,  
 9 then?  
 10 BOARD MEMBER PADGETT: I have a comment.  
 11 I want to make sure I understand. If a  
 12 third party did come in, will they be able to  
 13 see the other applicant's proposals when they  
 14 come in and offer their proposal?  
 15 MR. SAWYER: Those are public record. And  
 16 so if you reject the bids, terminate the notice  
 17 and do a new notice, yes, those would be public  
 18 record at that point.  
 19 BOARD MEMBER PADGETT: I don't think  
 20 that's fair, guys. I mean, these three  
 21 applicants have -- they showed up, they did  
 22 their work, and they did what they were  
 23 supposed to do. Nobody else came to the party.  
 24 THE CHAIRMAN: Do we have a motion?  
 25 Question, comment?  
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1 today. Option Number 2 would be to extend the  
 2 period, have staff evaluate the existing  
 3 applications as they were submitted, which  
 4 doesn't give the first proposer any opportunity  
 5 to make any changes in their proposal, and  
 6 which then we cannot -- staff cannot use any  
 7 criteria other than what are in the statute  
 8 because they were not disclosed prior to the  
 9 time the solicitation went out. I think that's  
 10 correct. That's Option 2.  
 11 And Option 3 is you reject these,  
 12 establish the criteria you want staff to use,  
 13 and open it up for 30 days, which does mean  
 14 that some new person could choose to also  
 15 respond, and we can't prevent that, but then we  
 16 would have clear criteria that staff is  
 17 evaluating on what you've selected and  
 18 everybody would know what those are.  
 19 I think those are the three.  
 20 THE CHAIRMAN: Mr. Sawyer.  
 21 MR. SAWYER: And just to amplify that  
 22 point, remember the -- when you set up that  
 23 scoring, you're not bound by it. You could  
 24 choose the number three ranked, so to speak.  
 25 It's just an evaluative tool. So when you set  
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1 BOARD MEMBER FROATS: Yes. I'd like to  
 2 hear from the three firms to see if they would  
 3 like to resubmit or stick with their --  
 4 THE CHAIRMAN: We need a motion. Anyone?  
 5 Mr. Barakat.  
 6 BOARD MEMBER BARAKAT: Well, I just -- I'm  
 7 sorry, I'm not going to make a motion. I am  
 8 going to make a comment.  
 9 THE CHAIRMAN: We have to have a motion to  
 10 discuss.  
 11 BOARD MEMBER BARAKAT: I agree with  
 12 Mr. Padgett's concern about fairness, but it's  
 13 already unfair to one of the applicants because  
 14 they submitted their plan and the other two  
 15 applicants got to read their playbook and alter  
 16 their development plans accordingly. So it's  
 17 already a bit unfair.  
 18 This allows all three applicants to tweak  
 19 it accordingly. And if there's a fourth or a  
 20 fifth, so be it. But, to me, that makes  
 21 everybody on a level playing field. It also  
 22 gives them an evaluation matrix by which to  
 23 understand how they were judged. To me, that  
 24 is the fairest outcome at this point.  
 25 THE CHAIRMAN: Mr. Sawyer.  
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1 MR. SAWYER: I'm sorry to reach out again.  
 2 THE CHAIRMAN: No, it's helpful.  
 3 MR. SAWYER: The other point to consider  
 4 is the existing applicants can resubmit and  
 5 alter their proposals in any way, and those are  
 6 not public record at the time they come in.  
 7 BOARD MEMBER PADGETT: I'm trying to put  
 8 myself in this position. We're a general  
 9 contractor. I can only imagine having a bid on  
 10 a project, or Dane having a parking garage bid,  
 11 or anybody, and getting all this out public and  
 12 letting all your competitors see it, and then  
 13 having a board come back and revise it and say,  
 14 "Well, we're going to go back to bid." All of  
 15 the competitors out there are going to pull  
 16 your quotes and everybody's going to cut your  
 17 number, and it's just --  
 18 And I agree with Mr. Barakat, that's been  
 19 done to some degree already, but to put it out  
 20 for the whole entire public to grab up all this  
 21 information and use it to their benefit when  
 22 these guys have all shown up and done all the  
 23 work and put the effort in, when none of the  
 24 rest of them even did, and then they're going  
 25 to show up at the 13th hour and undercut their

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1 number and come in and grab it out from under  
 2 them, that's not even in my DNA to do something  
 3 like that. I just don't agree with it.  
 4 THE CHAIRMAN: Ms. Worsham.  
 5 BOARD MEMBER WORSHAM: I appreciate the  
 6 comments, but in all fairness the perils of an  
 7 unsolicited proposal are pretty well spelled  
 8 out in state statutes. So I think that -- you  
 9 know, the -- we're bound by those laws. And I  
 10 think, again, the third option is the fairest  
 11 to all of the applicants because we can't  
 12 change the -- our restrictions.  
 13 So I think that really our only option for  
 14 fairness is the three. And the unsolicited  
 15 proposals, I think they pretty much understood  
 16 what they were getting into when they make  
 17 an -- unsolicited proposals, and the pitfalls  
 18 that can happen with that.  
 19 So I'd like to make a motion that we  
 20 proceed with Option Number 3.  
 21 BOARD MEMBER PADGETT: Before we talk on  
 22 that, though, why do we do a 30-day notice, to  
 23 begin with, then? We did a 30-day notice --  
 24 THE CHAIRMAN: Is that a motion,  
 25 Ms. Worsham?

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1 BOARD MEMBER WORSHAM: Pardon me?  
 2 THE CHAIRMAN: Is that a motion?  
 3 BOARD MEMBER WORSHAM: Yes, it was.  
 4 THE CHAIRMAN: Please state it again.  
 5 BOARD MEMBER WORSHAM: I'll make a motion  
 6 that we proceed with Option Number 3 as  
 7 outlined by Ms. Boyer.  
 8 BOARD MEMBER BARAKAT: Second.  
 9 THE CHAIRMAN: And is Option 3 the  
 10 rejection and establish criteria and in 30 days  
 11 anyone can come in and see the other three  
 12 applicants' offerings?  
 13 BOARD MEMBER WORSHAM: Correct.  
 14 THE CHAIRMAN: Was that Number 3?  
 15 BOARD MEMBER GREY: Bid.  
 16 THE CHAIRMAN: Bid?  
 17 COUNCIL MEMBER BOYER: They can see the  
 18 existing offers, but during that period they  
 19 won't have access to anything that anybody  
 20 submits. So they would all be closed during  
 21 that period.  
 22 THE CHAIRMAN: Can we have a second?  
 23 BOARD MEMBER BARAKAT: Second.  
 24 THE CHAIRMAN: Is that okay, Mr. Sawyer?  
 25 MR. SAWYER: Yeah.

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1 And if I -- I guess we need to add to the  
 2 motion that -- as part of that motion, you  
 3 would be rejecting all the bids and terminating  
 4 the prior notice.  
 5 BOARD MEMBER WORSHAM: Correct.  
 6 THE CHAIRMAN: Mr. Padgett.  
 7 BOARD MEMBER PADGETT: Can I make a  
 8 different motion?  
 9 THE CHAIRMAN: No. You can address that  
 10 motion.  
 11 BOARD MEMBER PADGETT: Well, I've  
 12 already -- I think I've already addressed how I  
 13 feel, and I don't support it. And I don't know  
 14 why we can't defer it and let staff evaluate  
 15 what we have and circle back here in 30 days  
 16 and decide to approve it or not approve it.  
 17 That would be what I would propose.  
 18 THE CHAIRMAN: Mr. Froats.  
 19 BOARD MEMBER FROATS: Can we hear from the  
 20 three different firms and see if they would be  
 21 interested in staying with their current  
 22 proposal?  
 23 THE CHAIRMAN: I'm sure we can. I'm sure  
 24 we can during the public comment period on the  
 25 motion.

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1 Anyone else on the board wish to make  
 2 comments on the motion?  
 3 BOARD MEMBERS: (No response.)  
 4 THE CHAIRMAN: Public comment.  
 5 (Mr. Diebenow approaches the podium.)  
 6 THE CHAIRMAN: Please identify yourself,  
 7 sir.  
 8 MR. DIEBENOW: Good afternoon.  
 9 Steve Diebenow, 1 Independent Drive, Suite  
 10 1200.  
 11 I'm here on behalf of Vestcor, which was  
 12 the original proposer. Vestcor submitted their  
 13 proposal to start -- to start the conversation.  
 14 It was a conversation starter. And we  
 15 certainly know the perils of the unsolicited  
 16 proposal process and we also knew that the  
 17 process had not been firmly established by the  
 18 DIA, and so we're really appreciative of the  
 19 conversation that's being had today. It's one  
 20 that we've needed to have here in downtown for  
 21 quite sometime.  
 22 We're completely fine with Proposal Number  
 23 3. I have a bunch of questions about it, but  
 24 the notion that all the bids would get rejected  
 25 and go back out for notice and that everybody

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1 would -- the three proposers that made offers  
 2 would submit and then others would be able to  
 3 submit is fine. Vestcor is not opposed to the  
 4 competition and think that it will be an even  
 5 better product.  
 6 So that's the short answer. It may be a  
 7 (inaudible) to your question, but I do have  
 8 some questions at the appropriate time about  
 9 what the exact process might look like.  
 10 Anyway, thank you.  
 11 THE CHAIRMAN: Thank you.  
 12 Any other public comments?  
 13 MR. DUGGAN: (Indicating.)  
 14 THE CHAIRMAN: Yes.  
 15 (Mr. Duggan approaches the podium.)  
 16 THE CHAIRMAN: Please identify yourself,  
 17 sir.  
 18 MR. DUGGAN: Thank you, Mr. Chairman.  
 19 Wyman Duggan, 1301 Riverplace Boulevard,  
 20 Suite 1500, counsel for one of the applicants.  
 21 I want to offer just perhaps a different  
 22 perspective, which is that, first of all, your  
 23 notice worked. You've been using this process  
 24 for quite sometime. And we should all be happy  
 25 that now the state of potential downtown

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1 development is at a place where the notice, as  
 2 specified, both at the state level and your  
 3 local procedures, had the desired result. More  
 4 than one entity responded.  
 5 I would observe also kind of  
 6 parenthetically that the delay does not help  
 7 downtown development. I think it's long past  
 8 time, clearly, for this procedure that you  
 9 voted for already with Mr. Gillam's other  
 10 motion, long past time that that process should  
 11 have been put in place. No question about it.  
 12 And it's great that you're going to do that.  
 13 I would just submit that putting all of  
 14 these -- kicking all of these projects back out  
 15 doesn't help downtown redevelopment. You've  
 16 all seen the proposals. You know -- well, I  
 17 know at least that one of the proposals is  
 18 ready to go. So that could start this year. I  
 19 don't know about the other two.  
 20 Finally, I would observe, fairness --  
 21 there's been a lot of discussion about  
 22 fairness, and that's commendable. It reflects  
 23 well on all of you. It's not one of the  
 24 criteria in the statute. And you've heard  
 25 Mr. Sawyer say, you can pick whoever you want

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1 regardless of what your scoring mechanism is or  
 2 your evaluation criteria are, and maybe you  
 3 only have one criteria, and it's fairness. You  
 4 can still diverge from it, according to your  
 5 attorney.  
 6 So I just want to offer a different  
 7 perspective. You've encouraged people to come  
 8 forward. They've made a proposal. They're  
 9 ready to move. For this one instance --  
 10 clearly, you're going to fix this problem going  
 11 forward. I would just urge you to take the  
 12 people who have done the work -- as Mr. Padgett  
 13 said, they've done the work, they're ready to  
 14 go, they're before you today. Let's move  
 15 forward.  
 16 THE CHAIRMAN: Thank you, Mr. Duggan.  
 17 Any other public comment?  
 18 (Mr. Stanly approaches the podium.)  
 19 THE CHAIRMAN: Please identify yourself,  
 20 sir.  
 21 MR. STANLY: Trip Stanly, Blackwater  
 22 Capital, 3966 Ortega Boulevard.  
 23 I'm the third applicant for the proposal.  
 24 I'll follow with what Mr. Duggan said. We got  
 25 a notice. We had 30 days. We worked our ass

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1 off to get to this point. We put forth things  
 2 that I think are viable, that meet your  
 3 criteria. And, you know, we responded. There  
 4 was a solicitation, we responded, and we're  
 5 ready to go forward with that. So I think I  
 6 echo the comments of the other group also.  
 7 THE CHAIRMAN: Thank you, sir.  
 8 (Mr. Diebenow approaches the podium.)  
 9 THE CHAIRMAN: Mr. Diebenow.  
 10 MR. DIEBENOW: Mr. Chairman, I'm sorry, I  
 11 can't help myself.  
 12 Steve Diebenow.  
 13 If you follow the logic that was just  
 14 presented to you by Mr. Duggan, you will not  
 15 get any unsolicited proposals because there's  
 16 such a tremendous disadvantage for anyone going  
 17 first. Why would anyone go first if they know  
 18 whatever they're going to propose is going to  
 19 be undercut by the guy who comes along second?  
 20 It makes no sense from a big-picture  
 21 perspective.  
 22 And what you would be doing is -- you'd  
 23 actually be a disincentive to the market to  
 24 identify the properties that are most viable or  
 25 most warranted for redevelopment. And so I  
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1 think that the process that Mr. Gillam outlined  
 2 is outstanding, and that Ms. Boyer kind of  
 3 sharpened a little bit is exactly the way to  
 4 go.  
 5 If you want people to show you -- if the  
 6 board wants the development community to  
 7 identify the properties that are viable and the  
 8 properties that are -- that are good for  
 9 redevelopment, then having the unsolicited tool  
 10 available, with the additional criteria and the  
 11 process that you wrap around it later, would  
 12 be, I think, the best way to go because  
 13 otherwise why would anyone go first? It would  
 14 be -- there would be no incentive to doing  
 15 that.  
 16 So I appreciate the additional  
 17 opportunity.  
 18 THE CHAIRMAN: Thank you, Mr. Diebenow.  
 19 (Mr. Duggan approaches the podium.)  
 20 THE CHAIRMAN: Yes, Mr. Duggan.  
 21 MR. DUGGAN: I just want to make the  
 22 observation that any applicant can resubmit or  
 23 refine their proposal within the 30-day notice  
 24 period. A notice -- all of the proposals were  
 25 public. They could have refined, they could  
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1 have sharpened their proposal based on the  
 2 others that come in, at least the second one.  
 3 (Inaudible) time to refine.  
 4 I don't agree that what I'm proposing  
 5 would cause somebody to just never move. It  
 6 might, though, incentivize people to make a  
 7 more competitive offer to the City's interest.  
 8 THE CHAIRMAN: Thank you, sir.  
 9 Any further public comment?  
 10 AUDIENCE MEMBERS: (No response.)  
 11 THE CHAIRMAN: Hearing none, all those in  
 12 favor of the motion signify by saying aye.  
 13 BOARD MEMBER GILLAM: I'm not going to  
 14 vote for the same reason I previously  
 15 disclosed --  
 16 THE CHAIRMAN: Give us those reasons,  
 17 again, please, on the record.  
 18 BOARD MEMBER GILLAM: In an abundance of  
 19 caution. My firm has done work for one, and,  
 20 frankly, now two of the current proposers. I  
 21 do not believe it constitutes an actual current  
 22 conflict, but in an abundance of caution I'm  
 23 not going to vote.  
 24 THE CHAIRMAN: Mr. Sawyer, do you want to  
 25 weigh in on that?  
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1 MR. SAWYER: I'm not aware of a second  
 2 firm that -- or a second proposer's firm you  
 3 may have worked with, but I believe previously  
 4 Mr. Gillam's partner had performed legal  
 5 services for Vestcor and there was a concern  
 6 that there would be an ethics violation if you  
 7 voted on that matter.  
 8 THE CHAIRMAN: Thank you.  
 9 BOARD MEMBER GILLAM: We've also performed  
 10 work -- one of my partners has done work for  
 11 Blackwater, so we've got two --  
 12 BOARD MEMBER PADGETT: While we're on the  
 13 subject, we've done a lot of work with Vestcor.  
 14 I think a lot of people have. But this  
 15 particular project -- I don't think any of us  
 16 are doing any work for Vestcor related to this  
 17 project. If I understand Mr. Sawyer, we should  
 18 be able to vote as long as that's the case.  
 19 MR. SAWYER: It's difficult to do during a  
 20 meeting. It's -- whether there's any potential  
 21 for pecuniary gain to a partner, to a family  
 22 member, to your company, et cetera, that's a  
 23 little fact intensive.  
 24 I know last time we reached the conclusion  
 25 that Mr. Gillam had a conflict and he shouldn't  
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1 vote. I can't -- again, I cannot address the  
 2 second entity. If his firm has worked for --  
 3 if they're a current client, I think he does  
 4 have a problem.  
 5 THE CHAIRMAN: Thank you.  
 6 Thank you, Mr. Gillam.  
 7 BOARD MEMBER PADGETT: Well, to add to  
 8 that, this isn't particularly about Vestcor.  
 9 This is about whether or not we have three  
 10 applicants and stay with three applicants at  
 11 this point or we open it back up and allow  
 12 another 30-day period with more than three  
 13 applicants, which Vestcor is one of those  
 14 applicants, but we have at least two other  
 15 applicants, along with Vestcor right now.  
 16 MR. SAWYER: He's voting to accept or  
 17 reject a bid as part of his motion, and that's  
 18 the voting conflict, whether he would accept or  
 19 reject that bid.  
 20 BOARD MEMBER GREY: Well, then, if that's  
 21 the case, then I'm conflicted out as well.  
 22 BOARD MEMBER PADGETT: I might have a  
 23 conflict. I don't know.  
 24 BOARD MEMBER BARAKAT: Mr. Chairman,  
 25 through the Chair to OGC, I've been on the  
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1 board for a long time. And my impression was,  
 2 if there was no pecuniary gain regarding the  
 3 specific project, then you were okay.  
 4 MR. SAWYER: That's correct as to the  
 5 project. And the furthest extension that goes  
 6 is if you vote yes, is there a potential for  
 7 pecuniary gain, direct or indirect.  
 8 BOARD MEMBER BARAKAT: For  
 9 other unaffiliated --  
 10 MR. SAWYER: For this entity. And the  
 11 question would be, if I vote yes, am I going to  
 12 get more business. That's the type of analysis  
 13 you perform.  
 14 THE CHAIRMAN: Mr. Grey, are you okay?  
 15 BOARD MEMBER GREY: Because we don't even  
 16 know what the bid is going to be, so --  
 17 THE CHAIRMAN: That's why Mr. Barakat's  
 18 analysis is what I thought was the correct  
 19 analysis.  
 20 Are you voting?  
 21 BOARD MEMBER BARAKAT: I don't know. I'm  
 22 thinking.  
 23 BOARD MEMBER MOODY: So, Mr. Chairman, in  
 24 my 46 years of business -- and I look over this  
 25 room -- I've done work for probably 80 percent  
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1 of the people in this room. I mean, it just --  
 2 we're professionals in the business. And I  
 3 wouldn't vote at all if I had any direct  
 4 conflicts, but, I mean, it's just -- it's 46  
 5 years of business. It's just the way it is.  
 6 THE CHAIRMAN: Okay. Who is voting?  
 7 Please raise your hand if you're voting.  
 8 Mr. Gillam has a conflict.  
 9 Mr. Grey --  
 10 BOARD MEMBER GREY: If he has a conflict,  
 11 I have a conflict.  
 12 THE CHAIRMAN: You have a conflict.  
 13 Mr. Barakat.  
 14 BOARD MEMBER BARAKAT: I'll vote.  
 15 THE CHAIRMAN: You can vote, Mr. Barakat?  
 16 BOARD MEMBER BARAKAT: I will vote.  
 17 THE CHAIRMAN: Mr. Froats will vote,  
 18 Mr. Padgett will vote, Mr. Worsham will vote,  
 19 and Mr. Moody will vote.  
 20 BOARD MEMBER PADGETT: If I'm correct,  
 21 this is a for-sale product and we don't  
 22 typically build a for-sale product anyway. So  
 23 this particular project, I don't think we would  
 24 even likely be a part of, so --  
 25 THE CHAIRMAN: Okay. Thank you.  
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1 All those in favor of the motion, signify  
 2 by --  
 3 BOARD MEMBER MOODY: Mr. Chairman --  
 4 THE CHAIRMAN: Yes.  
 5 BOARD MEMBER MOODY: -- please read the  
 6 motion one more time.  
 7 THE CHAIRMAN: Okay. This is a motion to  
 8 reject and establish within 30 days new  
 9 criteria by which we will terminate all bids.  
 10 All applicants can rebid. Anyone can rebid on  
 11 the notice provision, and that notice provision  
 12 will go out for 30 days.  
 13 Is that about right, Mr. Sawyer?  
 14 COUNCIL MEMBER BOYER: Yes. Mr. Chairman,  
 15 I would just clarify, the way you stated it is  
 16 that you would establish criteria for 30 days,  
 17 and I think the intention was that you would  
 18 establish criteria today and that it would go  
 19 out for 30 days --  
 20 THE CHAIRMAN: Yes.  
 21 COUNCIL MEMBER BOYER: -- starting now,  
 22 not that we would wait another 30 days before  
 23 we establish the criteria.  
 24 THE CHAIRMAN: Thank you. We will get  
 25 criteria done this afternoon. That's what I  
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1 meant to say.  
 2 All those in favor of the motion, signify  
 3 by saying aye.  
 4 Aye.  
 5 BOARD MEMBER BARAKAT: Aye.  
 6 BOARD MEMBER MOODY: Aye.  
 7 BOARD MEMBER FROATS: Aye.  
 8 BOARD MEMBER WORSHAM: Aye.  
 9 (Board Members Gillam and Grey abstain  
 10 from voting.)  
 11 THE CHAIRMAN: Any opposition?  
 12 BOARD MEMBER PADGETT: No.  
 13 THE CHAIRMAN: One no. The motion  
 14 carries.  
 15 Let's begin to establish criteria.  
 16 MR. HUGHES: Mr. Chairman, in light of  
 17 this seeming to mostly fall on the other side  
 18 of July 1st, could we have the perhaps  
 19 unprecedented -- since today is council  
 20 liaison, tomorrow CEO -- sort of work with you  
 21 through the -- I'm obviously here and prepared  
 22 to do everything you need from me today, but I  
 23 think her insight in this process would be  
 24 appropriate.  
 25 THE CHAIRMAN: Certainly as council  
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1 liaison, she can.  
 2 COUNCIL MEMBER BOYER: Thank you, and I  
 3 wish I knew that was happening so I had a paper  
 4 in front of me with potential criteria.  
 5 So recommended criteria that we have  
 6 talked about and that apply in other kind of  
 7 RFP contexts would be financial resources --  
 8 demonstration that the respondent has the  
 9 financial resources necessary to complete site  
 10 redevelopment, ability to service (inaudible),  
 11 implement the development business plan. So  
 12 that's the criteria we typically use.  
 13 The second criteria is past development  
 14 experience and ability to complete new  
 15 construction. Demonstration that within  
 16 18 months from the extension of redevelopment  
 17 of -- so that's on the purchase and sale  
 18 agreements, so that's not directly relevant,  
 19 but essentially it is evidence of past  
 20 development experience and their ability to  
 21 complete the construction project they're  
 22 proposing.  
 23 Third criteria is consistency with the  
 24 Northbank Community Redevelopment Area Plan and  
 25 the LaVilla Redevelopment Strategy. And you  
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1 could get more granular in that if you want,  
 2 talking about specific redevelopment goals that  
 3 you want to evaluate in relation to, or  
 4 specific things in the LaVilla Strategy. And  
 5 then, finally, return on investment is another  
 6 concept.  
 7 And so the real question is, if you stuck  
 8 with these four, how would you allocate points  
 9 between them; 25 points each for a total of  
 10 100, or do you weight more predominantly the  
 11 consistency with the plan, or how much weight  
 12 do you want to give to return on investment and  
 13 that impact.  
 14 So that's really -- I would say start with  
 15 those four; financial resources, past  
 16 development experience, consistency with the  
 17 plans, and return on investment. And decide  
 18 how you think the points should be allocated.  
 19 And if you are going to give extra points to  
 20 consistency with the plan, then you can maybe  
 21 decide that some of it relates to one aspect  
 22 and some of it relates to another, but I'd  
 23 start with the four.  
 24 THE CHAIRMAN: Thank you.  
 25 Mr. Barakat, do you want to add some  
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1 numbers or give some numbers or add to those  
 2 four proposals?  
 3 BOARD MEMBER GILLAM: Can I ask a  
 4 question?  
 5 THE CHAIRMAN: Sure.  
 6 BOARD MEMBER GILLAM: Mr. Sawyer, since  
 7 the current proposers have all -- proposals  
 8 have been rejected, there's none currently on  
 9 the table, am I able to participate in this  
 10 process?  
 11 MR. SAWYER: Yes.  
 12 BOARD MEMBER BARAKAT: So I like the  
 13 criteria set forth so far by Ms. Boyer. I  
 14 would add some reference to the park. What is  
 15 the proper name of the park?  
 16 COUNCIL MEMBER BOYER: Lift Every Voice  
 17 and Sing Park.  
 18 BOARD MEMBER BARAKAT: There's a  
 19 City-owned park next to this -- or on the site.  
 20 There's a lot of history there in the  
 21 neighborhood. And I think the LaVilla plan  
 22 references the history, but I think I want to  
 23 offer to the board -- do we pay special  
 24 attention to the park and the history? Because  
 25 the plan becomes many different values. And do  
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1 we call out this particular --  
 2 COUNCIL MEMBER BOYER: So --  
 3 BOARD MEMBER BARAKAT: And how the  
 4 developer would treat the park or develop the  
 5 park itself?  
 6 COUNCIL MEMBER BOYER: So perhaps a  
 7 criteria would be deference to and  
 8 incorporation of Lift Every Voice and Sing Park  
 9 in the plan, and then you can decide how many  
 10 points you want to assign to that as a factor.  
 11 BOARD MEMBER BARAKAT: Correct.  
 12 COUNCIL MEMBER BOYER: If that's what  
 13 you're --  
 14 BOARD MEMBER BARAKAT: Yeah, I haven't  
 15 thought through --  
 16 COUNCIL MEMBER BOYER: -- suggesting.  
 17 BOARD MEMBER BARAKAT: -- the points  
 18 allocation yet, but that would be great, yes.  
 19 The other -- I don't know if this is  
 20 criteria or not, but we do have three  
 21 contiguous parcels and density is a -- I think  
 22 is an important component in any development we  
 23 consider. One of the concerns I had from some  
 24 of the applicant responses is the lack of  
 25 density, and I think the LaVilla plan called  
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1 for a certain type of density use. So --  
 2 actually, you know what? Let me rescind that.  
 3 I think the LaVilla plan may -- if we score  
 4 this based on the LaVilla plan, I think it  
 5 would consider the issue of density and the  
 6 issue of use. I think those are obviously two  
 7 very strong considerations; use, should there  
 8 be retail on the site, should there not be  
 9 retail components. Do we want to make a value  
 10 judgment based on for sale versus rental? So  
 11 maybe the LaVilla plan considers all of those  
 12 items. I'll wait to hear what other board  
 13 members contribute.  
 14 Thank you.  
 15 THE CHAIRMAN: So I heard, in addition to  
 16 the first four, which are financial resources;  
 17 past experience; consistency, fidelity with the  
 18 Northbank redevelopment plan; return on  
 19 investment; and deference to the park. I  
 20 didn't catch the sixth one.  
 21 BOARD MEMBER BARAKAT: The sixth one I'm  
 22 tabling for now. So I just had one.  
 23 THE CHAIRMAN: Okay. Mr. Grey.  
 24 BOARD MEMBER GREY: Question for -- how  
 25 does the LaVilla plan actually correlate with  
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1 these criteria? Meaning, if the plan says --  
 2 if we do A through Z, what should we get  
 3 afterwards? Is it higher ROI, more density?  
 4 MR. PAROLA: Thank you.  
 5 Through the Chair, the LaVilla plan  
 6 contemplates almost residential first in this  
 7 particular area. And not having it in front of  
 8 me, I'd hate to try to guess verbatim what it  
 9 says. I would assume that everybody has a copy  
 10 of it and will look at it. But also inside  
 11 there, there's a pretty well articulated --  
 12 I'll call it a land use map. So you should be  
 13 able to go to that graphic and it will tell you  
 14 on a parcel-by-parcel basis what that should be  
 15 and what that could be and how it ties in to  
 16 the overall plan. So that's how I would answer  
 17 your question, sir.  
 18 BOARD MEMBER GREY: When we created the  
 19 plan, was it our intent to get more density  
 20 down there?  
 21 MR. PAROLA: Through the Chair, please  
 22 take this from the spirit that it's meant, the  
 23 goal was to create another vibrant  
 24 neighborhood.  
 25 THE CHAIRMAN: Anything else, sir?  
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1 MR. HUGHES: I would just add, I think  
 2 there is -- again, like, I wouldn't -- I'm not  
 3 going to guarantee I've got the specific  
 4 elements, but I do know density is a  
 5 consideration. To a point Mr. Barakat made  
 6 earlier, there are very clear -- and especially  
 7 out of the community meeting process that help  
 8 shape the final product, there are very clear  
 9 positive implications of the historic and  
 10 cultural attachment.  
 11 So I think -- I would say that both issues  
 12 of density, historical context, and how any  
 13 particular block or two of development fits in  
 14 a goal is all articulated in the plan. So if  
 15 you -- if the criteria were simply as broad as  
 16 how does it fit with the plan, you could have  
 17 subcomponents that could be identified and  
 18 weighted against each other in that criteria  
 19 alone without any real additional drill-down,  
 20 but -- if that's where you're headed.  
 21 THE CHAIRMAN: Yes.  
 22 BOARD MEMBER GREY: Exactly what he just  
 23 said.  
 24 THE CHAIRMAN: So you want to add a sixth?  
 25 BOARD MEMBER GREY: Yes.  
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1 Is there a way Brian just articulated  
2 it -- how could they correlate their bid with  
3 the actual plan?

4 COUNCIL MEMBER BOYER: That's already in  
5 there.

6 MR. HUGHES: Maybe I didn't -- I would  
7 clarify my own comments saying that I think by  
8 having the criteria in the initial ones that  
9 Ms. Boyer outlined, as they relate to both the  
10 CRA master plan and, in this case, because it's  
11 LaVilla, the LaVilla Strategy, that -- that's a  
12 product of this body's work, that criteria  
13 existing allows -- or gives guidance to a  
14 consideration and dilation, that elements of  
15 the plan have to be demonstrated and weighted  
16 against each other.

17 So if you want to refine that category of  
18 scoring or consideration, that's fine, but I  
19 think you cover that based just by having  
20 that -- the criteria already.

21 BOARD MEMBER GREY: All right.

22 THE CHAIRMAN: Yes. I find that in  
23 Number 3.

24 BOARD MEMBER GREY: Yes.

25 THE CHAIRMAN: Mr. Froats.

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1 BOARD MEMBER FROATS: So to Mr. Gillam's  
2 point, this is why it's important to have  
3 different criteria for every development.  
4 LaVilla is its own development.

5 So I've also seen all three proposals. I  
6 had a chance to look at them. So I think the  
7 one -- and I guess it's the historical context  
8 that's being referred to. I call it the  
9 quality of the project.

10 Of the three projects, one is a brick  
11 project, which I thought was very good. And  
12 I'd love to see brick, I think, in LaVilla.

13 When I look at the plans of LaVilla that were  
14 drawn up, I saw brick buildings. I've been  
15 told it's not feasible, but then a third party  
16 came in and said it is feasible. So we'll see.

17 So I would call that quality of the  
18 project or historical context, however you want  
19 to refer to that.

20 I do agree with the track record of the  
21 company, to be able to get it done and get it  
22 done on time.

23 The density, I think, falls within just  
24 the overall plan of downtown. So I think  
25 that's a great criteria to have.

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1 And then owner-occupied, I think it's  
2 beneficial to have that. I don't know how much  
3 weight I would put on that criteria. I think  
4 the others are more important, but I think  
5 owner-occupied to start a LaVilla project would  
6 be -- would send a message.

7 THE CHAIRMAN: So you would add the  
8 density element again?

9 BOARD MEMBER FROATS: The density, but if  
10 that could fall within consistency with the  
11 overall CRA plan.

12 THE CHAIRMAN: So that's Number 3. Okay.

13 BOARD MEMBER FROATS: But just to clarify  
14 what that consistency is, would be the density  
15 piece. I would really add the quality of  
16 historical context.

17 THE CHAIRMAN: That's fidelity to the  
18 Northbank redevelopment planning? Consisting  
19 with or fidelity --

20 BOARD MEMBER FROATS: The density piece,  
21 yes.

22 THE CHAIRMAN: Okay. And help us  
23 understand the owner-occupied --

24 BOARD MEMBER FROATS: Just think from the  
25 perspective of building a neighborhood. And so

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1 I think to the extent you can do it, an  
2 owner-occupied development, that's going to  
3 keep the values up; it's going to, I think,  
4 attract more residents downtown. I understand  
5 there's some complications with it, with Airbnb  
6 and that sort of thing, and maybe there's a --  
7 and there's some other options, and maybe  
8 limiting the amount rental units, but to the  
9 extent that the developers believe that they  
10 can do an owner-occupied development, I think  
11 there should be a higher ranking for that.

12 COUNCIL MEMBER BOYER: Mr. Chairman.

13 THE CHAIRMAN: Yes.

14 COUNCIL MEMBER BOYER: May I suggest  
15 that -- I heard there was some sentiment toward  
16 limiting it to these three proposals in the  
17 beginning. All three of these proposals are  
18 owner-occupied units. Maybe you make a  
19 criteria of your Notice of Disposition --  
20 forget the scoring, it's just a criteria, that  
21 you want to see an owner-occupied product.

22 And you could make that a -- you know,  
23 just a term of the Notice of Disposition, and  
24 then score consistency with the plan and  
25 character and all the rest of that as part of

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101

1 your scoring. But unless you want to open it  
 2 up to, now, rental product, all three of these  
 3 are owner-occupied. And I think there is real  
 4 value to that in the community.  
 5 BOARD MEMBER FROATS: I agree.  
 6 THE CHAIRMAN: It sounds like a separate  
 7 motion.  
 8 BOARD MEMBER GILLAM: I don't think so. I  
 9 mean, we're talking about developing --  
 10 THE CHAIRMAN: Scoring criteria.  
 11 BOARD MEMBER MOODY: Right.  
 12 THE CHAIRMAN: But he says --  
 13 BOARD MEMBER FROATS: Well, we're  
 14 developing criteria for the --  
 15 (Simultaneous speaking.)  
 16 THE CHAIRMAN: Okay.  
 17 BOARD MEMBER FROATS: Whether they be in  
 18 the requirement or a ranking.  
 19 THE CHAIRMAN: Okay. Mr. Gillam.  
 20 BOARD MEMBER GILLAM: I don't have any,  
 21 you know, substantive comment on the areas of  
 22 consideration. I think they're all -- I mean,  
 23 I support all of them. I think there's more  
 24 discussion to be had on how you divide the  
 25 points, scoring from a weight standpoint. I'll

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102

1 save my comments for that.  
 2 THE CHAIRMAN: Mr. Padgett.  
 3 BOARD MEMBER PADGETT: I think everything  
 4 I'd want is on there. Financial strength,  
 5 familiarity with the product are probably two  
 6 key points for me.  
 7 THE CHAIRMAN: Ms. Worsham.  
 8 BOARD MEMBER WORSHAM: I think -- as far  
 9 as I could think, we have it covered. If I've  
 10 understood the comments, we have six, I think:  
 11 Financial resources, past development  
 12 experience, ability -- consistency with the CRA  
 13 Master Plan and the LaVilla Master Plan, return  
 14 on investment, address the public space and  
 15 historical context of the architecture. Is  
 16 that where we landed? Or it could be that --  
 17 the historical context of the buildings and the  
 18 entire project. That -- 5 and 6 could be one.  
 19 But I do want to call out specifically the  
 20 public space, I think.  
 21 THE CHAIRMAN: Does 6 fit in under 3,  
 22 historical --  
 23 BOARD MEMBER WORSHAM: Well, I don't know  
 24 how much the LaVilla plan actually addresses  
 25 architecture. And I don't recall if you're

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103

1 talking about historical context of building  
 2 development. So that may or may not be valid.  
 3 THE CHAIRMAN: Okay. So we have six.  
 4 Mr. Moody.  
 5 BOARD MEMBER MOODY: All right. I'm going  
 6 to stay with the outline. I have five:  
 7 Financial -- and I'm going to go through five  
 8 and assign points to them. Can I do that?  
 9 THE CHAIRMAN: I have six, sir.  
 10 BOARD MEMBER MOODY: Well, I only have  
 11 five.  
 12 THE CHAIRMAN: I have financial ability,  
 13 past experience, fidelity with the Northbank  
 14 redevelopment and LaVilla development, return  
 15 on investment, special attention/deference to  
 16 the park, and historical context of the  
 17 project --  
 18 BOARD MEMBER FROATS: Slash quality.  
 19 THE CHAIRMAN: -- slash, quality.  
 20 BOARD MEMBER MOODY: I didn't put that on  
 21 my list. Do I have to?  
 22 THE CHAIRMAN: You don't have to because  
 23 we don't have -- we're working on scoring.  
 24 MR. HUGHES: We're workshopping.  
 25 THE CHAIRMAN: And we don't have a motion

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104

1 on these.  
 2 BOARD MEMBER MOODY: Let me go through  
 3 five. Financial resources, 25 points. Past  
 4 development experience and ability, 25 points.  
 5 Consistency to the plan -- and that encompasses  
 6 a lot -- 20 points. Return on investment, 15.  
 7 And then park, splash, public space  
 8 consideration, 15 points. That should equal  
 9 100.  
 10 THE CHAIRMAN: Do you have anything for  
 11 historical context of the project and quality?  
 12 BOARD MEMBER WORSHAM: Isn't that --  
 13 BOARD MEMBER MOODY: I was thinking that  
 14 goes up to 3.  
 15 THE CHAIRMAN: As did I.  
 16 BOARD MEMBER WORSHAM: Yes. And that --  
 17 (Simultaneous speaking.)  
 18 BOARD MEMBER WORSHAM: -- (inaudible)  
 19 consistency with the LaVilla plan probably  
 20 incorporates that.  
 21 BOARD MEMBER MOODY: Yes.  
 22 BOARD MEMBER GILLAM: If that's a motion,  
 23 I second it.  
 24 THE CHAIRMAN: We have a motion that the  
 25 points be allocated 25 to Number 1, 25 to

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1 Number 2, 20 to Number 3, 15 to Number 4, and  
 2 15 to Number 5.  
 3 Any discussion on the motion?  
 4 MR. HUGHES: If you want to recognize  
 5 staff, the --  
 6 THE CHAIRMAN: Yes.  
 7 MR. HUGHES: I think your current --  
 8 future -- the consistency to the plan really  
 9 feels like it should have some additional  
 10 weight. It encompasses a lot of important  
 11 components. I won't suggest what amount of  
 12 weight, but I would just ask you to consider,  
 13 because of the amount that's in that -- in that  
 14 particular category, contemplate a shift that  
 15 maybe puts it at the top.  
 16 THE CHAIRMAN: Mr. Moody.  
 17 BOARD MEMBER MOODY: Well, let's make that  
 18 30, and then make 1 and 2 20 and 20.  
 19 BOARD MEMBER GREY: I second that, if  
 20 that's an amendment to your motion.  
 21 THE CHAIRMAN: A friendly amendment has  
 22 been made to the motion.  
 23 BOARD MEMBER PADGETT: One more thing I  
 24 want to add too.  
 25 THE CHAIRMAN: I think what we have to  
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1 do --  
 2 BOARD MEMBER GILLAM: We have to second  
 3 the motion.  
 4 THE CHAIRMAN: No, no, no. We already had  
 5 a motion on the table with the previous  
 6 scoring. So we can vote that up or down.  
 7 Any discussion on the previous scoring of  
 8 25, 25, 20, 15 and 15? Any further discussion  
 9 on that?  
 10 BOARD MEMBER FROATS: Yes. I think we  
 11 should rate it higher, the consistency with the  
 12 LaVilla plan.  
 13 THE CHAIRMAN: So you're voting down his  
 14 initial motion?  
 15 MR. HUGHES: To be clear on -- and the  
 16 lawyers could weigh in. I think it was  
 17 Mr. Moody's motion and he essentially amended  
 18 his own motion. I don't know that you need  
 19 to --  
 20 THE CHAIRMAN: You do. The motion doesn't  
 21 belong to him anymore. It belongs to the body.  
 22 MR. HUGHES: Fair enough.  
 23 THE CHAIRMAN: Any further discussion on  
 24 Mr. Moody's original motion?  
 25 BOARD MEMBER PADGETT: I just had  
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1 something to add to it. It had to do with the  
 2 timing of the LaVilla area and how that might  
 3 be a little vague. The historical significance  
 4 of the building, we've talked a little bit  
 5 about the brick, but there's a lot out there  
 6 that's not brick too. I don't know if we  
 7 should maybe have some more specific guidelines  
 8 of -- maybe get a little more scoring if we  
 9 decide if we want more brick in LaVilla. Maybe  
 10 that -- you know, maybe it breaks down a little  
 11 more. If you have 30 percent brick, you get a  
 12 little better score. If you have a certain  
 13 type of roof, you get a little better score.  
 14 You can -- it's kind of a subjective thing  
 15 when you say, well, it fits in the historical  
 16 district. I may give somebody a 10 and Braxton  
 17 may give somebody a 2 just because he's  
 18 thinking of something that should look one way  
 19 and my vision is another, and it's hard to  
 20 be -- it's kind of hard to score someone fairly  
 21 without giving them a little more of a path.  
 22 THE CHAIRMAN: We are going to vote on his  
 23 original motion of 25, 25, 20, 15, 15.  
 24 Any further discussion on that?  
 25 BOARD MEMBERS: (No response.)  
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1 THE CHAIRMAN: Any public discussion on  
 2 that?  
 3 (Mr. Duggan approaches the podium.)  
 4 THE CHAIRMAN: Yes, sir. Please identify  
 5 yourself.  
 6 MR. DUGGAN: What does return on  
 7 investment mean?  
 8 THE CHAIRMAN: Please identify yourself.  
 9 MR. DUGGAN: Wyman Duggan, 1301 Riverplace  
 10 Boulevard.  
 11 What qualifies as investment? What  
 12 qualifies as a return? And do you mean return  
 13 to the City?  
 14 THE CHAIRMAN: Yes.  
 15 MR. DUGGAN: Now, this is the problem with  
 16 turning a meeting into a workshop. You've got  
 17 questions --  
 18 THE CHAIRMAN: Well, sir, unfortunately  
 19 with the Sunshine Law, we don't have any other  
 20 opportunity to discuss these things. So  
 21 democracy happens.  
 22 MR. HUGHES: I would argue that the return  
 23 on investment is a calculation we do on --  
 24 frequently, and we often talk about term  
 25 sheets. I mean, we just had a parking garage  
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109

1 analysis where we thought about what potential  
2 value of land -- plus an operational grant  
3 added to -- compared to what we know as a rough  
4 estimate of the -- of the cost of the capital  
5 investment of the product in and of itself, the  
6 project in and of itself, but I'd leave it to  
7 the board.

8 THE CHAIRMAN: Thank you.  
9 Public comment?  
10 (Mr. Sifakis approaches the podium.)

11 MR. SIFAKIS: Alex Sifakis, 340 8th  
12 Street, Atlantic Beach, Florida 32233.

13 Just a couple of comments on the criteria.  
14 I echo Marc's comments on the quality, having  
15 to do with different materials and things like  
16 that. You know, the residential in LaVilla was  
17 actually historically frame, not brick. The  
18 commercial was brick. So, you know -- and then  
19 in our proposal we did the residential with --  
20 in a more frame looking -- and the  
21 commercial -- which the -- the retail which we  
22 had in ours would have been brick, but it seems  
23 kind of, you know, like you said, some  
24 person -- somebody might rate one higher. It  
25 doesn't seem very objective for criteria, to

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110

1 rate materials in that quality.

2 I personally think density should be a  
3 separate criteria, or to Ms. Boyer's,  
4 Mr. Hughes' point, rate can give consistency  
5 with the plan more points in order to account  
6 for density. Density is the most important  
7 thing for downtown. You know, the -- we have  
8 to get to 10,000 residents. We have to have  
9 enough residents to support retail. There's --  
10 that's the most important thing to -- to  
11 Mr. Parola's point of having a vibrant  
12 neighborhood, is having more people there. And  
13 if it's not a separate category, we should give  
14 more weight to other categories where it can be  
15 included.

16 To the question of financial resources and  
17 past development experience, I think those  
18 should almost be yes/no hurdles. And so a  
19 yes/no hurdle -- if the applicant doesn't have  
20 that criteria, then they should be a no, and  
21 probably weight them lower to where if -- if  
22 one applicant has \$200 million in the bank and  
23 the other one only has \$50 million in the bank,  
24 the one with 200 million shouldn't get four  
25 times as many points. At that point, with

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111

1 50 million in the bank, you're going to be able  
2 to complete the project. So maybe make some  
3 sort of yes/no hurdle for those. And if there  
4 is points, really lowering the amount of points  
5 dedicated to those.

6 And I completely agree with the  
7 importance, kind of deference to the -- the  
8 history and the park. And I think they should  
9 be included together. The park is an important  
10 part of the history, but there's also --  
11 there's a lot of other history in LaVilla that  
12 should be, you know, celebrated and respected,  
13 so I like those criteria as well.

14 THE CHAIRMAN: Thank you, sir.  
15 (Mr. Diebenow approaches the podium.)

16 MR. DIEBENOW: We're in public comment?

17 THE CHAIRMAN: On the scoring.

18 MR. DIEBENOW: Thank you.

19 Steve Diebenow, 1 Independent Drive, Suite  
20 1200.

21 So, you know, in terms of design, what I  
22 would say is, you've got a DDRB that really is  
23 going to drive home your design on your site  
24 plan as well as the buildings and the form and  
25 what that looks like. And so, you know, what

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112

1 role the design should play at this level, in  
2 response to a -- you know, an unsolicited  
3 proposal or a Notice of Disposition, you should  
4 take in mind -- take that in mind, that you  
5 have a DDRB that's going to work with you as  
6 well on -- ultimately on the design. Any  
7 project, anyone that wins is going to have to  
8 go through that process as well. So whether  
9 it's brick or stick or whatever it might be, I  
10 would just say to remember that you have a  
11 process in place to evaluate that.

12 The other one is -- I don't know how the  
13 most important thing is density. I think the  
14 most important thing is whether or not the  
15 project gets built, whether or not what's being  
16 proposed actually gets developed. And the way  
17 you measure that is experience, track record,  
18 financial ability, whether you've done it  
19 before. There's a lot more involved in that.

20 And the notion that there's a hurdle and  
21 it's either a yes or no, I think is not --  
22 that's not how I would view it. How I would  
23 view it is, there are degrees of capable  
24 developers, and so it's not either a yes or a  
25 no type of thing. There are degrees of

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113

1 companies that are more or less financially  
2 stable than others. So I think that -- and I  
3 think that's taken into account from the way  
4 that it's scored. So I don't think it's a yes  
5 or a no question. I think that's something  
6 that the board members can handle in the  
7 criteria and will be reflected -- that gray  
8 area will be reflected in the weight of the  
9 scoring that's given on each individual  
10 criteria.

11 THE CHAIRMAN: Thank you, Mr. Diebenow.  
12 Any further public comment?

13 Sir, this gentleman hasn't had an  
14 opportunity speak.

15 AUDIENCE MEMBER: I'm going to stand up.  
16 My back is hurting.

17 Stanley Scott with the African-American  
18 Economic Recovery Think Tank.

19 I was born and raised in this area, four  
20 blocks from the Ritz Theatre. The  
21 African-American community, because of  
22 red-lining and other negative aspects, we was  
23 locked into this community here. Your plans do  
24 not really support that. It's for the  
25 historical part of it. And I'm a little

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114

1 appalled by that, very appalled, because there  
2 was a time when that was -- many  
3 African-Americans had to stay in that area. It  
4 was a very -- I do not agree with your plan.  
5 I've seen the plan.

6 I've been in many countries and many  
7 cities, and whenever I come to Jacksonville --  
8 I was born and raised, native, 65 years. Why,  
9 why can we not think about the people who used  
10 to live in the area? If I was a Jew, if I was  
11 a Caucasian, the history would be important to  
12 you. It's important to me and many other  
13 African-Americans.

14 Putting a whole lot of retail in that area  
15 is not going to work. It need to be more in  
16 the -- closer to downtown, in the center of  
17 downtown. The area should be a historical area  
18 because a lot of people lost their lives. I'm  
19 talking about African-Americans, when they used  
20 to run through our community and kill us.

21 So I'm concerned about that. I'm  
22 concerned about the historical value of it.  
23 I'm concerned about the -- for some reason in  
24 Jacksonville, we have a very -- we are not  
25 creative. And when we do stuff in this city --

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115

1 and I'm always downtown here doing business  
2 here.

3 My concern is leadership need to back up a  
4 little bit and make sure that the value  
5 proposition for this community is maintained.  
6 That's the historical value of it.

7 Now, you have a lot of good businesses  
8 already in the community that you can tap in  
9 and grow from. It's close to the expressway,  
10 close to the water. There's a lot of things  
11 need to be done, but a lot of people that's  
12 putting these plans together don't live in the  
13 area. They have no idea of the historical  
14 value to a lot of people in this city.

15 So my concern is starting at the bottom up  
16 from the historical value of it more than  
17 anything else that I'm concerned about,  
18 especially concerning James Weldon Johnson  
19 location.

20 THE CHAIRMAN: Thank you very much, sir.

21 Any more comments on the number matrix  
22 that Mr. Moody originally proposed?

23 (Mr. Sifakis approaches the podium.)

24 THE CHAIRMAN: Yes, sir. Briefly.

25 MR. SIFAKIS: Briefly.

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116

1 So there is -- to the question about owner  
2 occupied, so will all of -- all these projects  
3 are for sale. Restricting it to only  
4 owner-occupied would cause some issues with  
5 values of the properties later on. I don't  
6 know how exactly you would restrict it --  
7 besides some sort of deed restriction -- to  
8 owner-occupied. And when I think about a bank  
9 executive who has a senior in high school that  
10 is graduating and they want to buy a place  
11 downtown because they're going to be an  
12 empty-nester and they can move there in a year  
13 and they plan to rent it for a year and us not  
14 being able to sell a property to that person --  
15 so having some sort of rent restriction.

16 So while I agree the product should be  
17 100 percent for sale, where the developers  
18 won't be holding it, retaining it to rent, I  
19 would have an issue -- because I think it hurts  
20 the values of the property long term if there  
21 was some sort of rental restriction on the  
22 properties.

23 THE CHAIRMAN: Thank you.

24 The motion that Mr. Moody originally made  
25 was 25, 25, 30 -- 20, 15 and 15. All those in

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117

1 favor signify by saying aye.  
 2 BOARD MEMBER BARAKAT: Sorry. Could you  
 3 repeat the criteria?  
 4 THE CHAIRMAN: Yes. So 25, 25, 20, 15 and  
 5 15 was his original motion for points  
 6 assessment.  
 7 All those in favor of that motion signify  
 8 by saying aye.  
 9 BOARD MEMBERS: (No response.)  
 10 THE CHAIRMAN: Opposition by like sign.  
 11 BOARD MEMBERS: Aye.  
 12 THE CHAIRMAN: It fails.  
 13 We can move to another motion, but prior  
 14 to doing that, Mr. Moody, would you mind  
 15 sitting here?  
 16 (Mr. Moody assumes the Chair.)  
 17 BOARD MEMBER GILLAM: Mr. Moody, since you  
 18 have taken the chair's seat and you can't make  
 19 a motion, I'll pick up the motion that I think  
 20 you were trying to make when you were out of  
 21 order earlier. I believe your motion would  
 22 have been to assign 20 percent to financial  
 23 ability, 20 percent to past experience,  
 24 30 percent to compliance of the Northbank and  
 25 the LaVilla plans, 15 percent to ROI, and  
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118

1 15 percent to consideration to the park.  
 2 BOARD MEMBER GREY: Second.  
 3 THE CHAIRMAN: Okay. That was a motion  
 4 and a second.  
 5 Any discussion?  
 6 BOARD MEMBER BARAKAT: Mr. Chair, my only  
 7 comment -- I'm okay with the general spread.  
 8 Number 3 criteria, compliance with the CRA and  
 9 LaVilla plan, that is so broad. I made a joke  
 10 to Ms. Boyer the other day that you could  
 11 propose a hot dog stand and figure out how that  
 12 meets the criteria of the CRA because the CRA  
 13 is so broad in its objectives. And nothing  
 14 against hot dogs, but I'm wondering if we  
 15 should incorporate some additional comment  
 16 around some of the general themes we've been  
 17 hearing that that criteria should specify, such  
 18 as, you know, paying special attention to  
 19 density, the history of the park, and the  
 20 historical -- and the design.  
 21 I do agree with Mr. Diebenow's comment  
 22 that we have the DDRB, but if this board does  
 23 have concern about historical design, then I  
 24 think we should give developers guidance that  
 25 we would score them higher or pay attention to  
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119

1 historical design in our final judgment.  
 2 So I just want to table -- not table. I  
 3 want to put that out for discussion to see if  
 4 we want to give a little more detailed criteria  
 5 in Number 3.  
 6 BOARD MEMBER GREY: Mr. Chair, is there a  
 7 way to give that to staff since they're already  
 8 frame-working the whole document?  
 9 THE CHAIRMAN: That actually sounds like a  
 10 great idea. Actually, it gives us a little  
 11 time and -- to put some thought into it before  
 12 our next meeting.  
 13 BOARD MEMBER FROATS: Except that I think  
 14 we want to keep this process going and not  
 15 extend it another 30 days. Sixty days,  
 16 actually, would be --  
 17 COUNCIL MEMBER BOYER: So my sense would  
 18 be, if you arrive at a comfortable delineation  
 19 of points between various criteria, you could  
 20 authorize your staff in issuing the Notice of  
 21 Disposition with the Office of General Counsel  
 22 to expressly delineate parts of the CRA plan  
 23 that are relevant, such as historical context,  
 24 so that anyone responding is fully aware that  
 25 this element in the CRA plan is something we're  
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120

1 going to look at. It doesn't have specific  
 2 points assigned to it, but just a heads up,  
 3 we're going to be looking at that. And I think  
 4 you could just give us the authority to do  
 5 that -- I'll look to Mr. Sawyer on that -- when  
 6 the Notice of Disposition gets issued in a day  
 7 or two.  
 8 (Chairman Gibbs resumes the Chair.)  
 9 THE CHAIRMAN: Is there a motion on the  
 10 floor?  
 11 BOARD MEMBER PADGETT: I would second it.  
 12 THE CHAIRMAN: Is there a motion on the  
 13 floor?  
 14 BOARD MEMBER MOODY: Was there a motion?  
 15 Who made a motion?  
 16 BOARD MEMBER GREY: Oliver.  
 17 THE CHAIRMAN: And what was that, please?  
 18 BOARD MEMBER GILLAM: So for the record,  
 19 the motion is to modify a different percentage.  
 20 It's 20, 20, 30, 15 and 15. It was seconded.  
 21 And there's been, I think, an offer to amend or  
 22 modify to give the staff some authority to  
 23 delineate what compliance with the Northbank  
 24 and LaVilla plans would include, particularly  
 25 with emphasis on historical content.  
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121

1 THE CHAIRMAN: Staff discretion?  
 2 COUNCIL MEMBER BOYER: Yes. And I  
 3 wouldn't say just -- there are numerous plan  
 4 elements that probably have specific relevance  
 5 to this, and all I will do is attempt to work  
 6 with Mr. Sawyer to call those out so people are  
 7 aware of those aspects of the plan that are  
 8 directly relevant.  
 9 THE CHAIRMAN: Okay. Staff discretion  
 10 with regard to historical perspective.  
 11 COUNCIL MEMBER BOYER: That would be one  
 12 of them, but not the only one. And the other  
 13 relevant aspects of the CRA plan and the  
 14 LaVilla strategy.  
 15 BOARD MEMBER MOODY: Such as density,  
 16 et cetera.  
 17 COUNCIL MEMBER BOYER: (Nods head.)  
 18 THE CHAIRMAN: But isn't that what we're  
 19 saying when we're talking about consistency and  
 20 fidelity to the Northbank Redevelopment Plan?  
 21 COUNCIL MEMBER BOYER: I think that  
 22 Mr. Grey -- before you came back in, Mr. Grey  
 23 was concerned that we give some more guidance  
 24 and be more specific about what is in the plan  
 25 that we want them to be consistent with because  
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122

1 the plan itself is very broad.  
 2 THE CHAIRMAN: Okay.  
 3 COUNCIL MEMBER BOYER: And so we were  
 4 going to identify specific things that we've  
 5 heard you talk about.  
 6 THE CHAIRMAN: Okay. So the numbers were  
 7 originally made 20, 20, 30, 15, 15. And that  
 8 motion was seconded?  
 9 BOARD MEMBER GILLAM: Yes.  
 10 THE CHAIRMAN: Okay. And a friendly  
 11 amendment was made with regard to giving staff  
 12 greater discretion with regard to fidelity to  
 13 the Northbank redevelopment and LaVilla  
 14 historical perspective, and that friendly  
 15 amendment was seconded?  
 16 BOARD MEMBER PADGETT: Yes.  
 17 THE CHAIRMAN: Okay. So let's vote on the  
 18 friendly amendment first.  
 19 All those in favor signify by -- let's get  
 20 public comment first.  
 21 Any public comment --  
 22 MR. SCOTT: Absolutely.  
 23 THE CHAIRMAN: -- on the friendly  
 24 amendment? Public comment on the friendly  
 25 amendment?  
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123

1 (Mr. Scott approaches the podium.)  
 2 THE CHAIRMAN: Sir, we're on the friendly  
 3 amendment.  
 4 MR. SCOTT: Okay.  
 5 THE CHAIRMAN: Please identify yourself.  
 6 MR. SCOTT: My name is Stanley Scott. My  
 7 address is on file. Sorry about that.  
 8 I am the founder and managing director of  
 9 the African-American Economic -- I'm sorry. I  
 10 get a little wrapped up when I think about this  
 11 area here because I remember as a child my  
 12 father worked for the railroad right there at  
 13 that same -- I hope you bring the terminal  
 14 downtown. That would definitely help. But my  
 15 father -- many time have to walk down there to  
 16 meet my father.  
 17 All I'm asking for is some respect for my  
 18 people. I understand. I'm a person that  
 19 believe in moving forward as far as new stuff  
 20 and people making money, but I also believe in  
 21 giving people due respect is very important.  
 22 And this is opportunity for Jacksonville  
 23 to -- this is very important to this -- what  
 24 we've been working on for 50, 60 years, the  
 25 bold city of the south. This is the golden  
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124

1 opportunity. The historical value to a city,  
 2 this is a golden opportunity. If y'all miss  
 3 out on this opportunity and your child or  
 4 grandchild, or whatever the case may be, look  
 5 back and say, what happened to these people?  
 6 You can say, well, when I was in the position  
 7 to make a difference, I made sure that that  
 8 part of history was put there.  
 9 Thank you.  
 10 THE CHAIRMAN: Thank you, Mr. Scott.  
 11 Any further discussion?  
 12 BOARD MEMBERS: (No response.)  
 13 THE CHAIRMAN: Public comment on the  
 14 friendly amendment?  
 15 AUDIENCE MEMBERS: (No response.)  
 16 THE CHAIRMAN: All those in favor of the  
 17 friendly amendment signify by saying aye.  
 18 BOARD MEMBERS: Aye.  
 19 THE CHAIRMAN: Any opposition?  
 20 BOARD MEMBERS: (No response.)  
 21 THE CHAIRMAN: It passes.  
 22 Now, on the original amendment, the scores  
 23 are 20, 20, 30, 15, 15.  
 24 Any public comment on those matrix  
 25 numbers?  
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125

1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: Hearing none, anybody on  
 3 the board have further comment on those  
 4 numbers?  
 5 BOARD MEMBERS: (No response.)  
 6 THE CHAIRMAN: Hearing none, all those in  
 7 favor signify by saying aye.  
 8 BOARD MEMBERS: Aye.  
 9 THE CHAIRMAN: Any opposition by like  
 10 sign.  
 11 BOARD MEMBERS: (No response.)  
 12 THE CHAIRMAN: We have criteria.  
 13 COUNCIL MEMBER BOYER: Mr. Chairman, if  
 14 the board would like to consider or to add a  
 15 requirement that any proposal have individual  
 16 for-sale units, now would be the time for  
 17 someone to make a motion that that be included  
 18 as criteria.  
 19 THE CHAIRMAN: I had owner-occupied  
 20 starred. Thank you.  
 21 COUNCIL MEMBER BOYER: So I'm not using  
 22 that term, based on Mr. Sifakis' comment. It's  
 23 up to you, if you want to use that term, but I  
 24 was using "individual for-sale units."  
 25 THE CHAIRMAN: Do we have a motion?  
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126

1 BOARD MEMBER GREY: Motion.  
 2 THE CHAIRMAN: Do we have a second?  
 3 BOARD MEMBER GILLAM: Second.  
 4 THE CHAIRMAN: The motion is that we  
 5 have -- consider owner-occupied individual  
 6 for-sale units.  
 7 Any discussion?  
 8 BOARD MEMBER BARAKAT: Just to confirm,  
 9 the notion is to restrict consideration, so if  
 10 somebody proposed a for-rental multifamily  
 11 project, they would be disqualified?  
 12 COUNCIL MEMBER BOYER: Correct.  
 13 THE CHAIRMAN: Individual occupied units.  
 14 COUNCIL MEMBER BOYER: Individual for  
 15 sale.  
 16 THE CHAIRMAN: For sale, I'm sorry.  
 17 Individual for sale.  
 18 BOARD MEMBER FROATS: With the idea that,  
 19 if one of the parties specifically stated they  
 20 would be owner-occupied, they would get a  
 21 higher rating.  
 22 COUNCIL MEMBER BOYER: That would be more  
 23 consistent with the plan.  
 24 THE CHAIRMAN: Yes, Mr. Moody.  
 25 BOARD MEMBER MOODY: Mr. Chair, that would  
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127

1 be better for downtown Jacksonville at the  
 2 state we're at because we're encouraging people  
 3 to go downtown and make downtown their life,  
 4 and that's going to be for sale-units  
 5 predominantly.  
 6 THE CHAIRMAN: Any public comment with  
 7 regard to the notice, including individual  
 8 for-sale units?  
 9 AUDIENCE MEMBERS: (No response.)  
 10 THE CHAIRMAN: What would prevent somebody  
 11 from buying four units, knocking out the walls?  
 12 They're no longer individual.  
 13 COUNCIL MEMBER BOYER: I don't think  
 14 anyone would prevent someone from doing that.  
 15 The concept of saying individual for-sale units  
 16 is -- kind of in furtherance of the  
 17 owner-occupied, what we don't want is a single  
 18 rental property that is a managed and owned  
 19 property where all of the units are owned by  
 20 one person and rented. So we're looking for  
 21 the units to be sold on the market. If  
 22 somebody bought multiple units and combined  
 23 them, I'm sure we wouldn't have a problem with  
 24 that. They could do that.  
 25 THE CHAIRMAN: Okay. Public comments on  
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128

1 individual for-sale units?  
 2 (Mr. Scott approaches the podium.)  
 3 MR. SCOTT: Stanley Scott.  
 4 Good afternoon.  
 5 THE CHAIRMAN: Yes, sir. Mr. Scott.  
 6 Three minutes, please.  
 7 MR. SCOTT: I agree with Ms. Boyer on  
 8 that. We -- it should be mixed rental and  
 9 resident downtown because we -- residents come  
 10 there who own the property, they take better  
 11 care of it, the whole nine yards. So I'm  
 12 supporting Ms. Boyer on this point here,  
 13 absolutely.  
 14 THE CHAIRMAN: Thank you.  
 15 Any further comment from the board?  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: Hearing none, all those in  
 18 favor signify by saying aye.  
 19 BOARD MEMBERS: Aye.  
 20 THE CHAIRMAN: Any opposition?  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: It passes. We have  
 23 criteria.  
 24 You have your work cut out for you.  
 25 I think the next item is the CEO report.  
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1 MR. HUGHES: Actually --  
 2 COUNCIL MEMBER BOYER: Mr. Hughes just  
 3 noted one thing that we probably need you to  
 4 vote on, which is -- in Mr. Gillam's earlier  
 5 motion he was suggesting on a global basis that  
 6 scoring be conducted by the CEO or the  
 7 representative of the DIA, a member of the  
 8 board, and a person appointed by the mayor. So  
 9 someone -- whether it's the CAO or someone else  
 10 that they appointed to do that. Is that who  
 11 you would like to score in this particular  
 12 Notice of Disposition? And since we haven't  
 13 adopted a general policy yet -- and if so, we  
 14 probably should have a motion to that effect.

15 BOARD MEMBER GILLAM: Can I speak to that?

16 THE CHAIRMAN: Sure. Mr. Gillam.

17 BOARD MEMBER GILLAM: My thought process  
 18 was -- and I still maintain that we need to  
 19 have a process going forward that's a little  
 20 more streamlined and, frankly, more consistent  
 21 with how City government does business. That's  
 22 from whence my proposal came.

23 You know, we're kind of, you know,  
 24 straddling old and new here in this process and  
 25 we're not going -- we're already slowing these

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1 addition, that process? Which you can do.  
 2 BOARD MEMBER GILLAM: It's either that or  
 3 we have to sit here and --  
 4 THE CHAIRMAN: Discussion?  
 5 (Simultaneous speaking.)  
 6 BOARD MEMBER MOODY: Could --  
 7 THE CHAIRMAN: Discussion?  
 8 BOARD MEMBER MOODY: A little discussion?  
 9 THE CHAIRMAN: Yeah. He has a motion. Do  
 10 we have a second to his motion?  
 11 BOARD MEMBER MOODY: I'll second.  
 12 THE CHAIRMAN: Thank you.  
 13 Discussion.

14 BOARD MEMBER MOODY: One option would be  
 15 to take it through the Strategic Implementation  
 16 Committee. We could let them score it, let  
 17 them spend a lot of time getting in the weeds  
 18 and analyzing it, and then bring back a  
 19 proposal to the large board.

20 BOARD MEMBER GILLAM: That would be a good  
 21 friendly amendment.

22 THE CHAIRMAN: That's a friendly  
 23 amendment.

24 BOARD MEMBER FROATS: How much longer  
 25 would that take?

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1 developers down who spent time and money trying  
 2 to present to us. I'm not proposing that with  
 3 regard to this situation. I mean, we've got  
 4 30 days. They've got to make a Notice of  
 5 Disposition tomorrow, or pretty soon, for us  
 6 to -- within the next week so we can have a  
 7 meeting in July and address this particular  
 8 offering. I think the board is going to be  
 9 faced with dealing with it.

10 So unless we sit here for another hour and  
 11 come up with a plan for how we're going to --  
 12 and vote through what we're going to weigh on,  
 13 I think the next meeting we get a proposal for  
 14 the future how to deal with this. That's my  
 15 thought.

16 THE CHAIRMAN: Do we have a motion?

17 COUNCIL MEMBER BOYER: There still needs  
 18 to be clarity as to who's scoring this  
 19 particular proposal.

20 BOARD MEMBER GILLAM: My motion is that  
 21 this body would score it, this particular  
 22 proposal.

23 COUNCIL MEMBER BOYER: You're going to  
 24 have it scored at the board meeting? In which  
 25 case, then, it will be public scoring, ballots,

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1 MR. HUGHES: Yeah. That's a month.  
 2 THE CHAIRMAN: That's a month.  
 3 COUNCIL MEMBER BOYER: So that committee  
 4 could not meet until 30 days after this goes  
 5 out, and then there would have to be at least a  
 6 day in between that and the board meeting. So  
 7 I'm not sure that we can pull that off.

8 The point, why I was kind of piggybacking  
 9 on Mr. Gillam's earlier suggestion is -- it's  
 10 up to you if you want to do it or not. I'm not  
 11 trying to push it, but if you have -- whatever  
 12 staff you select, including one board member,  
 13 if you want, score it, then you can potentially  
 14 have that score presented to you at your July  
 15 board meeting.

16 BOARD MEMBER BARAKAT: If I may, we did  
 17 the convention center analysis, which was a  
 18 very complex analysis, the same way. It was a  
 19 board member. I happened to be that board  
 20 member. There was a procurement officer. I  
 21 think there was a representative from the  
 22 mayor's office. We heard presentations, we  
 23 scored them, we delivered the results to the  
 24 board. And the board, at that meeting, weighed  
 25 in and determined which should be the winner.

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1 And you can turn down the recommendation from  
 2 that group or you can uphold it. To me, that's  
 3 the most expeditious way to do it.  
 4 BOARD MEMBER MOODY: Mr. Chair.  
 5 THE CHAIRMAN: Yes.  
 6 BOARD MEMBER MOODY: I am absolutely not  
 7 for delaying it. I like Oliver's idea, but I  
 8 guess my question would be, will we have time  
 9 to have material in front of us before we come  
 10 to the meeting so that we'll be well-informed  
 11 from the three -- from the choices?  
 12 MR. HUGHES: The timeline would be tight.  
 13 Obviously, if it's noticed -- it probably  
 14 will not be noticed tomorrow, but by --  
 15 COUNCIL MEMBER BOYER: Before Friday.  
 16 MR. HUGHES: -- Friday, and then there  
 17 would have to be 30 days, and then the next  
 18 moment would be the noticed -- next noticed  
 19 board meeting.  
 20 If the intent was to try to resolve or get  
 21 resolution on a choice in the next board  
 22 meeting, it would be that day. It would be --  
 23 it would be another marathon board meeting.  
 24 COUNCIL MEMBER BOYER: And just to  
 25 Mr. Hughes' comment, I know that two of you  
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1 were excused for the 22nd of July, which was  
 2 the next regular scheduled board meeting. So  
 3 we were already going to be polling for a  
 4 quorum.  
 5 So an option might be, if board members  
 6 are available -- we could poll about this. How  
 7 many people are available the week of the 29th,  
 8 which would be on Wednesday the 31st. That  
 9 would give us time to review, score, get it to  
 10 you five days or so in advance of the meeting,  
 11 at least, if we can move the meeting to that  
 12 date, and then not hold anything up beyond the  
 13 month of July.  
 14 THE CHAIRMAN: So the week of July 29th?  
 15 COUNCIL MEMBER BOYER: Yes. That  
 16 Wednesday.  
 17 THE CHAIRMAN: The 31st? July 31st?  
 18 COUNCIL MEMBER BOYER: Uh-huh.  
 19 MR. HUGHES: You would also have the  
 20 option -- to complicate things as much as  
 21 possible, you could -- you could, essentially,  
 22 combine -- I think you could combine -- you  
 23 could move up August. So you'd have the first  
 24 week of August meeting --  
 25 BOARD MEMBER FROATS: I'm gone the last  
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1 week of July.  
 2 MR. HUGHES: If you ended up in the first  
 3 week of August as the next board meeting,  
 4 similarly, you would have 30 days done, at  
 5 which point -- I don't know. I may be confused  
 6 at this point.  
 7 COUNCIL MEMBER BOYER: No. The first week  
 8 of August is a possibility; however, we also  
 9 have the downtown -- we can make it work, but  
 10 the question is -- I mean, we need to poll the  
 11 board and figure out your availability. First  
 12 thing I think you need to do is decide who you  
 13 want to score it, and then we can talk about  
 14 what your availability is for a meeting in late  
 15 July, early August, and see where we can get a  
 16 quorum.  
 17 THE CHAIRMAN: So the motion on the floor  
 18 is Mr. Gillam's motion that the entire board do  
 19 the scoring. Do we want to vote that up or  
 20 down?  
 21 BOARD MEMBER BARAKAT: It was seconded.  
 22 THE CHAIRMAN: Yes.  
 23 Any public comment on that?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: Hearing none, all in favor  
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1 of the motion signify by saying aye.  
 2 UNIDENTIFIED BOARD MEMBERS: Aye.  
 3 THE CHAIRMAN: Two ayes I heard.  
 4 Any opposition by like sign.  
 5 BOARD MEMBER GREY: Nay.  
 6 (Inaudible discussion.)  
 7 THE CHAIRMAN: One nay, two nays, three  
 8 nays.  
 9 BOARD MEMBER GILLAM: Nay. You talked me  
 10 out of it.  
 11 THE CHAIRMAN: It fails.  
 12 Okay. Do we have a motion on --  
 13 BOARD MEMBER GREY: Mr. Chair, could I  
 14 make a motion to have staff take a look at it  
 15 and come back to the board with a  
 16 recommendation, or at least a first, second and  
 17 third, with outlined criteria?  
 18 THE CHAIRMAN: That's a motion?  
 19 BOARD MEMBER GREY: That's a motion.  
 20 THE CHAIRMAN: Do we have a second?  
 21 BOARD MEMBER PADGETT: Second.  
 22 THE CHAIRMAN: Discussion?  
 23 MR. HUGHES: From the staff, you would --  
 24 I would -- the point -- there had even been  
 25 contemplation of a motion on Mr. Barakat's  
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 (904) 821-0300

1 discussion of a previous model. I would  
 2 refine -- I would suggest a refinement of staff  
 3 down to the specific -- the specific level of  
 4 detail that Mr. Barakat indicated, where it  
 5 could be a board member, a DIA staff member,  
 6 and a mayoral appointee from a department of  
 7 the City that is consistent with the -- sort of  
 8 the overall objective.  
 9 BOARD MEMBER GILLAM: I would make that  
 10 friendly amendment consistent with how --  
 11 (Simultaneous speaking.)  
 12 MR. HUGHES: Well, I can (inaudible) --  
 13 BOARD MEMBER GILLAM: -- (inaudible)  
 14 Mr. Barakat earlier.  
 15 THE CHAIRMAN: So that's a friendly  
 16 amendment to have staff review and come back  
 17 with a ranking order. Is that what you're  
 18 offering?  
 19 BOARD MEMBER GILLAM: Yes. And it would  
 20 be as articulated by Mr. Barakat, how we just  
 21 handled the convention center proposal.  
 22 THE CHAIRMAN: Do we have a second to that  
 23 friendly amendment?  
 24 BOARD MEMBER GREY: Second.  
 25 THE CHAIRMAN: Okay. Let's vote on the  
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 (904) 821-0300

1 friendly amendment.  
 2 Any public comment?  
 3 AUDIENCE MEMBERS: (No response.)  
 4 THE CHAIRMAN: All those in favor of the  
 5 friendly amendment signify by saying aye.  
 6 BOARD MEMBERS: Aye.  
 7 THE CHAIRMAN: Any opposition?  
 8 BOARD MEMBERS: (No response.)  
 9 THE CHAIRMAN: Passes.  
 10 So three persons to vote on the project.  
 11 MR. HUGHES: Score and evaluate I think  
 12 would be more appropriate.  
 13 THE CHAIRMAN: Score and evaluate the  
 14 project.  
 15 MR. HUGHES: Based on the criteria that  
 16 the board --  
 17 THE CHAIRMAN: Yes. The original motion  
 18 was to have the staff look at the motion [sic]  
 19 and come back.  
 20 Any public comment on that?  
 21 AUDIENCE MEMBERS: (No response.)  
 22 THE CHAIRMAN: All those in favor --  
 23 BOARD MEMBER GILLAM: I want to be clear.  
 24 That's now been amended. The motion has  
 25 been amended to reflect that three people, a  
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1 board member, executive director, a mayoral --  
 2 THE CHAIRMAN: It was a friendly amendment  
 3 that was voted up. The original motion is  
 4 still on the table.  
 5 BOARD MEMBER GILLAM: The original motion  
 6 has now been amended, so we're voting on the  
 7 motion as amended now.  
 8 THE CHAIRMAN: No. The original -- the  
 9 friendly amendment was accepted, that we would  
 10 have three persons evaluate the project and  
 11 bring it back to the board.  
 12 The original motion was that we would have  
 13 the staff look at it and bring a ranking back  
 14 to the board. We vote that up or down.  
 15 BOARD MEMBER GILLAM: Let's ask  
 16 Mr. Sawyer. I think we're now going to vote on  
 17 the motion as amended.  
 18 MR. SAWYER: That's right.  
 19 So the amendment to the motion was to be  
 20 consistent with the scoring staff pursuant to  
 21 the convention center notice, so we'll follow  
 22 that. That was passed. So now you're voting  
 23 on the motion as amended.  
 24 THE CHAIRMAN: And that motion is?  
 25 MR. SAWYER: It will be the staff, as set  
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 (904) 821-0300

1 forth in the convention center notice, that  
 2 will score and evaluate the --  
 3 THE CHAIRMAN: Thank you.  
 4 Any further discussion on that?  
 5 BOARD MEMBERS: (No response.)  
 6 THE CHAIRMAN: Any public comment on that?  
 7 AUDIENCE MEMBERS: (No response.)  
 8 THE CHAIRMAN: All those in favor signify  
 9 by saying aye.  
 10 BOARD MEMBERS: Aye.  
 11 THE CHAIRMAN: Any opposition by like  
 12 sign.  
 13 BOARD MEMBERS: (No response.)  
 14 THE CHAIRMAN: It passes.  
 15 And should we pick the people?  
 16 COUNCIL MEMBER BOYER: Yes.  
 17 THE CHAIRMAN: Oliver, you did such a  
 18 great job before, would you mind doing it  
 19 again?  
 20 BOARD MEMBER MOODY: I second the motion.  
 21 THE CHAIRMAN: Thank you.  
 22 BOARD MEMBER BARAKAT: No opportunity for  
 23 discussion?  
 24 THE CHAIRMAN: No. None. No democracy  
 25 here. Thank you.  
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1 So that will be Mr. Barakat, a mayor's  
 2 rep. And did you say Procurement?  
 3 MR. HUGHES: DIA staff.  
 4 THE CHAIRMAN: DIA staff. Thank you.  
 5 All right. We can move the agenda, I  
 6 think.  
 7 CEO report.  
 8 MR. HUGHES: I've enjoyed being here. So  
 9 you have a Governance Committee. Chairman  
 10 Gibbs -- the Governance Committee is Chairman  
 11 Gibbs and two members, Member Grey and Member  
 12 Padgett. What is the goal, Guy?  
 13 MR. PAROLA: Traditionally, that's how  
 14 leadership for the upcoming year has been  
 15 brought forward to the board for the blessing.  
 16 THE CHAIRMAN: We elect --  
 17 MR. HUGHES: A leadership decision. So  
 18 that's just a reminder that you all have  
 19 that --  
 20 THE CHAIRMAN: We will have a meeting.  
 21 MR. HUGHES: That concludes the CEO  
 22 report.  
 23 THE CHAIRMAN: Thank you.  
 24 BOARD MEMBER GILLAM: Can we have quick  
 25 public comment? I know we've been here for a  
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 (904) 821-0300

1 long time?  
 2 THE CHAIRMAN: Sure.  
 3 BOARD MEMBER GILLAM: Is this Mr. Hughes'  
 4 last --  
 5 MR. HUGHES: I'm sorry to say -- not sorry  
 6 to say. We do have, later in the agenda, the  
 7 new business -- a presentation of a consultant  
 8 who has completed a long slog of a report.  
 9 That was supposed to be 10 minutes, 15.  
 10 Are they here?  
 11 MR. PAROLA: They have patiently waited  
 12 and want to tell you about parking.  
 13 MR. HUGHES: So I didn't mean to  
 14 interrupt.  
 15 BOARD MEMBER GILLAM: Is this Mr. Hughes'  
 16 last meeting is my question.  
 17 MR. HUGHES: Yes.  
 18 BOARD MEMBER GILLAM: So I just wanted to  
 19 thank Mr. Hughes and take a moment. It's 4:30  
 20 and the public is tired of hearing us talk, but  
 21 I just want to thank Mr. Hughes for his  
 22 service. It's a tough job. He already had one  
 23 job, now you've had two.  
 24 And I must admit on the front end of this,  
 25 I was somewhat skeptical that a man could do  
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1 both of those jobs, or a woman could do both of  
 2 those jobs, and you've done a fantastic job.  
 3 And I enjoyed working with you. It's been  
 4 great.  
 5 Thank you.  
 6 MR. HUGHES: Thank you. It's been an  
 7 honor.  
 8 BOARD MEMBER MOODY: I, likewise,  
 9 congratulate you. And, Lori, you have some big  
 10 shoes to fill. He usually gets us out of here  
 11 in about an hour.  
 12 THE CHAIRMAN: We have those board member  
 13 comments. Thanks so much for your work and  
 14 your service.  
 15 MR. HUGHES: Thank you all.  
 16 THE CHAIRMAN: DDRB briefing, anyone?  
 17 MR. PAROLA: The next DDRB meeting is on  
 18 the 26th. The agenda, along with the agenda  
 19 items, will be posted on Friday.  
 20 THE CHAIRMAN: Old business?  
 21 STAFF MEMBERS: (No response.)  
 22 THE CHAIRMAN: New business.  
 23 MR. HUGHES: So there's two items there.  
 24 Item A is actually going to be delayed for a  
 25 future board meeting. We thought we might end  
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1 up going over a little bit on time, so we asked  
 2 them to push it out. However, Item B, if  
 3 you're prepared to go forward, is -- these are  
 4 consultants who were engaged by the DIA to do a  
 5 comprehensive study of parking and situations  
 6 throughout the downtown and other areas.  
 7 I believe they are here, ready for a  
 8 presentation. And I apologized to them for the  
 9 management of the timeline. We might have  
 10 considered pushing this to a future meeting,  
 11 but in -- they can come -- but this is the  
 12 fulfillment -- the last component of the  
 13 fulfillment study is ready, and they will speak  
 14 to an overview, and also down to -- how to --  
 15 and then we'll be distributing the full report.  
 16 THE CHAIRMAN: Thank you.  
 17 (Ms. Gagliano approaches the podium.)  
 18 THE CHAIRMAN: Please identify yourself.  
 19 MS. GAGLIANO: Hi. I'm Vicki Gagliano. I  
 20 have been conducting parking studies for  
 21 19 years now. I work with Timothy Haas and  
 22 Associates.  
 23 Thanks for hanging out here for a little  
 24 bit. I have a presentation, but I'm going to  
 25 make it as concise as possible given the  
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1 timeline already that everybody has been  
2 sitting in.  
3 The four main components of the study was  
4 the residential parking program to evaluate  
5 four neighborhoods -- I mean three  
6 neighborhoods, looking at the benchmark parking  
7 rates, parking supply demand and adequacy  
8 study, and then recommendations for parking  
9 management.

10 In the residential parking program, we  
11 actually looked at three separate  
12 neighborhoods. And the main goal here was to  
13 see if it was needed. And, if so, how would it  
14 be developed.

15 So the main reason parking programs come  
16 into existence are usually because residents  
17 need to have a physical access to on-street  
18 parking because they don't have a driveway or a  
19 garage and there's nowhere else for them to  
20 park or it's a quality of life issue.

21 What we found was that there was both in  
22 these neighborhoods. In Springfield, in  
23 particular, most homes there do not have  
24 off-street parking. A portion of them do, but  
25 several do not. Riverside/Avondale, most of

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1 them do have off-street parking that they can  
2 have access to, and same for San Marco.

3 In Springfield, at this time, we did not  
4 see a need for any kind of parking program.  
5 The development's coming on, but it just hasn't  
6 reached that tipping point where it's causing a  
7 lot of concerns.

8 What we did notice when we had our public  
9 meetings with the residents in the  
10 neighborhoods is that, right now, somebody --  
11 if you had a husband and wife, the wife cannot  
12 park her car on Friday night and drive with her  
13 husband over the weekend because that would  
14 exceed the 24-hour rule, and she could get a  
15 citation. So we discussed with the DIA about  
16 how to revise the ordinances to allow for the  
17 residents to park their cars in excess of  
18 24 hours, and that seemed to be a major issue  
19 right now for them.

20 We also recommended purchasing some  
21 parcels along Main Street just so that you can  
22 land bank them in the future. This way you  
23 don't get into the same scenario as you are in  
24 these other historical areas where there's just  
25 no land available to create public parking

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1 assets.  
2 We also recommend regular monitoring of  
3 the parking conditions and explore traffic  
4 calming to improve the walkability and  
5 pedestrian experience in this corridor as it  
6 develops and grows.

7 For the other two neighborhoods,  
8 Riverside/Avondale and San Marco, the big  
9 things here were really looking at mobility,  
10 considering the sidewalk improvements, making  
11 it more walkable for the residents so that they  
12 aren't enticed to get in their vehicle to drive  
13 two blocks and are more comfortable with  
14 walking, additional lighting.

15 We also recommended exploring  
16 partnerships. There are some churches -- and I  
17 know that there's already some of this sharing  
18 going on, but maybe look further with --  
19 partner with the City for some of these private  
20 entities to share some of these off-street  
21 parking areas just because there's no parking  
22 resources available. These historic areas are  
23 very dense and there's not available land for  
24 the City to purchase and build new public  
25 parking resources.

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1 Since most of the residents do have access  
2 to a parking garage or a driveway, it's not an  
3 access issue for them. It's more quality of  
4 life. However, because of the parking  
5 conditions, the businesses in the commercial  
6 district do need that overflow cushion into  
7 residential streets just to operate and be  
8 viable. So we do recommend looking at time  
9 limits and paid parking in these areas. That  
10 will push some of these employees out to a  
11 little bit further and allow customers to get  
12 that turnover in those highly sought after  
13 spaces.

14 If you do any of that, also look at  
15 partnering more with JTA on some sort of  
16 circulator or trolley to further bring people  
17 in and out of these areas without getting into  
18 a private vehicle.

19 We did a financial analysis on what it  
20 would cost to create, organize, and administer  
21 a residential parking program. And based on  
22 our cost estimates, it would cost each resident  
23 an annual fee of \$480 just to break even so  
24 that the City would not have to subsidize these  
25 types of programs.

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1 We do recommend the use of paid parking  
2 and time limits instead of this at this point.  
3 Most of the locations that have residential  
4 parking permits have paid parking in the  
5 near -- in the immediate vicinity, and that can  
6 help offset some of the cost to administer the  
7 program.

8 We looked at parking pricing practices in  
9 downtown. At this time, you're a little bit  
10 backwards. So, typically, when you have a  
11 city, your most expensive parking asset is your  
12 on-street parking because that's the most  
13 convenient, that's the first thing people hit,  
14 followed by your surface lots, then, finally,  
15 your garages.

16 By doing that, people that are going to be  
17 there for a longer period of time go straight  
18 to the garages, get off the roadway, instead of  
19 circling the blocks for the lesser expensive,  
20 as in Jacksonville, on-street parking.

21 So I know if I'm going to be somewhere for  
22 two hours, I could park on the street for a lot  
23 less than what it's going to cost me to pull  
24 into a garage. So that encourages a lot of  
25 people to drive around the blocks, which

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1 creates more traffic congestion, more  
2 pedestrian vehicle conflicts, and emissions.

3 We looked at seven other cities and we  
4 made our recommendations to increase your  
5 on-street hourly rate from 50 cents to \$2 an  
6 hour, which is falling in line more with some  
7 of your peer cities. And again, it should be  
8 the highest asset in your system.

9 And we also looked at increasing your  
10 off-street hourly rate, just because you need  
11 to really value those assets more than what  
12 they are currently being valued today. And  
13 then look at your monthly rates and how to  
14 adjust those.

15 And I always like looking at your demand  
16 in the areas, what your -- what are your demand  
17 generators, and fluctuating those rates so you  
18 can distribute your demand to lesser utilize  
19 parking facilities.

20 The study area that we looked at was  
21 315 blocks and we divide it into 10 subareas or  
22 neighborhoods just to really capture the unique  
23 characteristics of each of those.

24 So right now there's approximately almost  
25 13,500 affected parking spaces. And I use the

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1 term "affected" because the actual number is  
2 about 1,500 more than that, but nothing works  
3 with 100 percent efficiency. So we always  
4 provide a cushion in that supply to show for  
5 the flow of more vehicles and whatnot moving in  
6 and out, misparked vehicles, and this huge size  
7 of the study area.

8 So we looked at the parking supply by  
9 subarea and type. So we looked at on-street,  
10 the City-owned facilities, and the private  
11 facilities for each subarea. And what I really  
12 want to do here is look at the private  
13 facilities versus the public and how much  
14 different they were.

15 The big issue here is that the  
16 City-controlled supply is only 32 percent of  
17 what we actually evaluated, and much of the  
18 private supply is encumbered by monthly permits  
19 that we were not able to always measure because  
20 when we could get access to a facility, those  
21 users may have a permit, they may be holding  
22 those spaces for them, but it showed as a  
23 vacant space.

24 We did our data collection in May of 2018,  
25 over three days, great weather, no major

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1 issues, like today. And, at that time, there  
2 was a parking surplus of just over 7,000 spaces  
3 with the majority of them in the stadium  
4 subarea.

5 Again, we looked at the same surplus and  
6 shortage to see where the surplus and shortages  
7 existed in the subareas, as well as what type  
8 of parking was available.

9 At this time, there is sufficient  
10 on-street parking in all of the subareas,  
11 except for the core, which was heavily  
12 congested. And I believe that's partially due  
13 to the fact that the rates on street are less  
14 than the ones off street, and it's easier to  
15 just circle the block a couple of times and  
16 have somebody pull out and save a few dollars.

17 The utilization of the private facilities  
18 is based on available data. And like I  
19 mentioned before, a lot of the landowners and  
20 building leasing managers are not always  
21 willing to share that information with us, so  
22 they do hold it private, so we get what we can  
23 get and we deduct the rest.

24 Of the surplus, only about 15 percent of  
25 them are located within City facilities. And

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1 we know some of those are already allocated  
2 towards monthly permits as well or other  
3 agreements.

4 We were asked to look at a five-year  
5 projection on growth. Based on historical  
6 growth, we assumed a one percent annual  
7 increase in demand for population, one percent  
8 decrease in mobility based on our discussions  
9 at that time with JTA on some of their plans,  
10 the Skyway, technological impacts, and just  
11 changes in mobility in general. Everybody has  
12 views on how to get from A to B without using  
13 vehicles.

14 The other component here is that we looked  
15 at occupancy in the office buildings. We  
16 know -- we have heard discussions about leasing  
17 managers not being able to bring in new tenants  
18 due to their parking restraints or constraints.  
19 So we did look at and get information from the  
20 total occupancy at the time.

21 And right now, when we did our study,  
22 there was just over a million square feet of  
23 vacant office space. And we assume 2 percent  
24 of that would be leased annually in our model,  
25 at 5 spaces per 1,000 square feet. And that's

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1 a higher ratio than traditionally provided for  
2 office, but we've also experienced in the past  
3 five to ten years, when companies come in, they  
4 are more dense, they have more open office  
5 environments, fewer private offices, and large  
6 board or meeting rooms like this one.

7 We were also provided with a list of 20  
8 development projects within the next five  
9 years. We assume that all of the projects met  
10 the parking code requirements, and so we looked  
11 at all of those separately to see how they  
12 would actually perform because, as many of you  
13 know, a restaurant use might only have to have  
14 the same amount of spaces in retail, but a  
15 restaurant can drive four to five times as many  
16 parking spaces as a regular shop that's selling  
17 merchandise.

18 Only two of those projects are -- were  
19 actually impacted on the parking conditions,  
20 and that was the Dora block project and the  
21 Jones Brothers building. And each of those  
22 were a 30 to 40 or 40 to 50 space demand  
23 increase.

24 And then of all the projects, two of them  
25 were anticipated to displace some of the

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(904) 821-0300

1 existing parking supply, which was the Jones  
2 Brothers building and the shipyards, and those  
3 have their space displaced -- listed above 88  
4 and 1,500.

5 With that, we reduced the existing current  
6 parking surplus down to just under 7,000 in  
7 2021 and projected 6,225 in 2023. This is  
8 dependent on all of these developments  
9 providing parking for their own uses on site  
10 and not leaking out into the other areas.

11 One benefit right now is your current peak  
12 hours are occurring during the weekday daytime  
13 hours, and most of these development projects  
14 are more heavy with the restaurants and evening  
15 activities, which is a good balance because  
16 that's when most of the downtown users are  
17 already departing, which frees up a lot of your  
18 parking resources for other uses. So it's very  
19 complementary in that respect.

20 We do think that you can support growth  
21 and development, but also smart growth and  
22 development, making sure that we don't tap out  
23 all of the public resources in one consolidated  
24 area.

25 One of the immediate items that I noticed

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(904) 821-0300

1 is that you have a lot of parking  
2 infrastructure in the sports and entertainment  
3 district that's underutilized. It's not  
4 convenient to get to at this time. I would not  
5 park there and walk there. However, it is a  
6 lot of parking. It is a very valuable asset  
7 when you look at the cost of parking and the  
8 building of parking, like was mentioned earlier  
9 in this meeting.

10 So one potential way to really help  
11 activate and free up some of the core parking  
12 spaces that everybody is jockeying over is to  
13 allow for the utilization of those parking  
14 assets out in the sports and entertainment  
15 district. In order to do that, create those  
16 agreements with the entities that are out  
17 there, specifically MPS because everything that  
18 they are short on the City is having to make up  
19 for. So the more revenue that they could make,  
20 that reduces the City's liability as part of  
21 that contract and agreement.

22 Also, coordinate with the JTA on how to  
23 operate a shuttle or circulator to connect  
24 those facilities to downtown to create almost  
25 like an economy parking lot for people that are

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(904) 821-0300

1 more sensitive because we do recommend rate  
2 increases. And with those rate increases, you  
3 always want to -- if we're going to increase  
4 something here, we want to make sure we're  
5 giving the people and users that might be price  
6 sensitive an option to go somewhere else. And  
7 those lots would be an excellent place for  
8 those people that are looking for price  
9 sensitive -- as long as there's a convenient  
10 way for them to get from downtown and their  
11 destinations back to their vehicles.

12 I also mentioned redistributing the  
13 parking demand. Right now the courthouse  
14 garage is holding spaces for jurors to use one  
15 day a week. Those spaces could be much better  
16 utilized if jurors for that one day were using  
17 something like the economy lots that I  
18 previously mentioned. That way those spaces  
19 could be utilized by monthly permit holders on  
20 a regular basis.

21 We also recommend looking at the on- and  
22 off-street parking rates to really redistribute  
23 users to more economy locations than taking up  
24 all the prime real estate in the central area.

25 And then looking at replacing the City  
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(904) 821-0300

1 employee discount, parking discount program  
2 with free economy parking in those lots given  
3 that you're going to have the ability to  
4 operate and implement a shuttle that's going to  
5 be convenient and provide them safe access back  
6 and forth.

7 We looked at a few of the financial  
8 performance impacts. The first one that we  
9 recommended was disabling the on-street credit  
10 card transaction below a dollar, and that's  
11 because many of your smart meters have a fixed  
12 fee per transaction, on top of the credit card  
13 processing fees. And once you add all of those  
14 together, you're doing a 50-cent transaction.  
15 You may not be making any money. You may  
16 actually be paying some money if those fees are  
17 high enough.

18 Also, looking at the fees associated with  
19 the smart meters because they can get quite  
20 expensive depending on what your ratio is.

21 We recommend implementing mobile payment  
22 services at all odd street locations, as well  
23 as nongated. This just helps people provide  
24 another way to pay for parking that's  
25 convenient. The money goes directly into the

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1 City's accounts. And we found that a lot of  
2 cities are able to drive 30 or 40 percent of  
3 their parking transaction through the mobile  
4 apps.

5 Evaluate increasing hours of paid parking  
6 and enforcement as development and growth  
7 occurs. And consider a payment of a  
8 (inaudible) parking program so that when  
9 development occurs and they cannot build more  
10 parking or sufficient parking to meet code,  
11 they have a method to offset those requirements  
12 by paying into a fund which will allow the City  
13 to bank or reserve those monies to build  
14 additional resources or find ways to help link  
15 them with other transit opportunities.

16 And then operationally, a lot of cities  
17 now are going to digital permits. Everything  
18 is pay by plate so that you're not having to go  
19 to a machine, pay for one specific place or get  
20 a receipt and put it back on your dashboard.  
21 And the benefit of that, you could pay by your  
22 license plate when you use the mobile apps.  
23 You pay by your license plate using whatever  
24 street equipment you have. And then to enforce  
25 it, the parking enforcement officer vehicles

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1 have two cameras. It's called license plate  
2 recognition. All of that parking data feeds  
3 into that database. All that enforcement has  
4 to do is drive. Their system will say if  
5 they're paid or not, if they're a monthly  
6 parking holder that's valid in that location or  
7 not, and it just really speeds up the  
8 efficiency of enforcement. It doesn't matter  
9 if it's raining because they're in their  
10 vehicle. It doesn't matter if it's 109 degrees  
11 outside. They can have air conditioning in  
12 there and they can always enforce, and it's a  
13 lot more efficient.

14 You can also use fixed LPR equipment to  
15 manage parking facilities in the same manner.  
16 It's a little bit more expensive. It's not  
17 always as efficient as the mobile solutions,  
18 but that's where most of the cities are  
19 heading, the virtual and electronic types of  
20 automated enforcement and permitting.

21 No amendments to my amendment, but I will  
22 take any questions.

23 THE CHAIRMAN: Thank you so much for that  
24 presentation. We have our work cut out for us.

25 Do you see an increase in parking? You

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1 said \$2 an hour? The effect of that, you said  
 2 it drives people away from downtown or --  
 3 MS. GAGLIANO: It drives people into the  
 4 garages because right now the garages are more  
 5 expensive than the on-street. So if I'm  
 6 pulling in downtown and I know I'm going to be  
 7 here a couple of hours and I can go into a  
 8 garage and it's less expensive, I'm going to do  
 9 that instead of -- I'm not going to circle the  
 10 block to find a \$2-an-hour space. I'm going to  
 11 pull in the first facility and park and walk.  
 12 Right now, it's more expensive for me to do  
 13 that and walk than drive around, get a front  
 14 door spot, and it's the cheapest one in the  
 15 area. So it's going to push people off the  
 16 roads quicker and encourage them to walk.  
 17 Now, if you're in a rush, you're going to  
 18 pay the \$2, and that's fine because we want  
 19 people, when they want an on-street space in  
 20 front of their destination, to be able to find  
 21 it quickly. We don't want them circling the  
 22 blocks over and over again just waiting for  
 23 somebody to pull out so they can get an  
 24 inexpensive parking spot.  
 25 THE CHAIRMAN: Thank you, Ms. Gagliano.  
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1 Other questions?  
 2 Ms. Worsham.  
 3 BOARD MEMBER WORSHAM: I have a question.  
 4 In your study, in your demand, do you  
 5 consider ride sharing, the Uber, Lyft? How  
 6 does that factor into the demand for parking?  
 7 MS. GAGLIANO: We did look at it for the  
 8 future. For weekday daytime, there's not a lot  
 9 of use for that. As you change and grow and  
 10 new stuff comes in, that's going to be more of  
 11 an impact on your restaurants and bars because  
 12 that tends to be your higher utilization for  
 13 recreational. And the other places that it  
 14 happens is where parking rates are very high.  
 15 And you're not there yet. So if you're in a  
 16 place like New York, it's cheaper to take an  
 17 Uber than to drive and park.  
 18 BOARD MEMBER FROATS: So I know UNF uses  
 19 an app called Woosh. Do we have any apps like  
 20 that in downtown?  
 21 MS. GAGLIANO: Not that I know of.  
 22 BOARD MEMBER FROATS: How about throughout  
 23 the city, do we have any app parking?  
 24 MS. GAGLIANO: I heard the beach is going  
 25 to start using a payment app, but -- it's a  
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1 pretty low cost way to give your users another  
 2 way to pay.  
 3 THE CHAIRMAN: Other comments and  
 4 questions?  
 5 BOARD MEMBERS: (No response.)  
 6 THE CHAIRMAN: Hearing none, thanks,  
 7 Ms. Gagliano, for the research and the report.  
 8 MS. GAGLIANO: Thank you. Good luck.  
 9 THE CHAIRMAN: We appreciate it.  
 10 MR. HUGHES: So briefly, Mr. Chairman.  
 11 The follow-up to this is that, obviously,  
 12 it was abbreviated, an executive summary, but  
 13 the report is in its final draft.  
 14 MR. PAROLA: To the Chair, we'll get with  
 15 the consultant and make sure the draft is --  
 16 we'll post it onto the website, under Studies,  
 17 and it will be available.  
 18 MR. HUGHES: And, as I said, obviously,  
 19 this was brief and quick, but there are  
 20 substantial policy discussions built into this,  
 21 including things that are -- I can tell you  
 22 that the administration has had all kinds of  
 23 conversations with folks about future parking  
 24 garages, to the future of on-street, so it's --  
 25 it's clearly something the DIA and the rest of  
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1 the City policy-makers will have to be a part  
 2 of, but the study will be there as another  
 3 asset as we move forward.  
 4 THE CHAIRMAN: Thank you.  
 5 Any public comments?  
 6 MR. SCOTT: Yes. Very quick.  
 7 (Mr. Scott approaches the podium.)  
 8 MR. SCOTT: Stanley Scott.  
 9 I didn't see --  
 10 THE CHAIRMAN: Could you identify  
 11 yourself?  
 12 MR. SCOTT: Oh, Stanley Scott. Sorry  
 13 about that.  
 14 LaVilla, I don't see that on the -- when  
 15 she put the diagram on the -- I didn't see  
 16 LaVilla.  
 17 THE CHAIRMAN: It was there. It was one  
 18 of the areas.  
 19 MR. SCOTT: Because we got a problem. I  
 20 live downtown. And LaVilla got a big problem  
 21 because when we have something at the  
 22 convention center, they have no parking spaces  
 23 over there, at the convention center. There's  
 24 some apartments all down there, and the  
 25 residents, the guests have to park on the side,  
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1 on -- over there where the new apartments are.  
2 There's no -- if you have an event, for the  
3 residents' guests to park.

4 I don't know why they don't think about  
5 that when they put those apartments over there,  
6 but those apartments inside there, up on the  
7 bottom there, is restricted. So if you have  
8 a -- more than one guest, you don't have no  
9 where to park -- for your guest to park,  
10 especially if they have some events going on  
11 over there. I don't know how they missed that.  
12 That doesn't make sense.

13 THE CHAIRMAN: Thank you, Mr. Scott.  
14 Any other public comments?

15 AUDIENCE MEMBERS: (No response.)

16 THE CHAIRMAN: If not, we are adjourned,  
17 both meetings.

18 (The above proceedings were adjourned at  
19 4:56 p.m.)

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1 CERTIFICATE OF REPORTER

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3 STATE OF FLORIDA)  
4 )  
5 COUNTY OF DUVAL )  
6

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

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DATED this 1st day of July 2019.

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

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<b>\$</b>	161:18 <b>2-an-hour</b> [1] - 161:10 <b>20</b> [18] - 29:3, 104:6, 105:1, 105:18, 106:8, 107:23, 116:25, 117:4, 117:22, 117:23, 120:20, 122:7, 124:23, 154:7 <b>200</b> [2] - 26:18, 110:24 <b>2018</b> [1] - 151:24 <b>2019</b> [3] - 1:7, 2:1, 166:15 <b>2019-06-01</b> [2] - 6:20, 9:13 <b>2019-06-02</b> [2] - 13:5, 16:8 <b>2019-06-03</b> [3] - 17:8, 22:3, 31:25 <b>2020</b> [2] - 14:7, 14:8 <b>2021</b> [1] - 155:7 <b>2023</b> [1] - 155:7 <b>220</b> [1] - 26:18 <b>22nd</b> [1] - 134:1 <b>24</b> [1] - 146:18 <b>24-hour</b> [1] - 146:14 <b>24/7</b> [1] - 19:18 <b>25</b> [13] - 91:9, 104:3, 104:4, 104:25, 106:8, 107:23, 116:25, 117:4 <b>26th</b> [1] - 143:18 <b>29th</b> [2] - 134:7, 134:14 <b>2:00</b> [2] - 1:8, 2:1 <b>2C</b> [2] - 6:17, 6:20	62:11, 62:20, 66:6, 74:22, 74:23, 82:23, 85:12 <b>30th</b> [1] - 54:21 <b>31</b> [1] - 33:4 <b>311</b> [1] - 33:21 <b>315</b> [1] - 150:21 <b>31st</b> [3] - 134:8, 134:17 <b>32</b> [1] - 151:16 <b>32233</b> [1] - 109:12 <b>33</b> [2] - 33:4, 33:13 <b>34</b> [1] - 33:15 <b>340</b> [1] - 109:11 <b>346</b> [1] - 33:20 <b>35</b> [1] - 33:18 <b>35,000</b> [2] - 66:20, 66:24 <b>356</b> [1] - 33:20 <b>38</b> [1] - 33:8 <b>3966</b> [1] - 80:22 <b>3C</b> [4] - 16:21, 39:9, 39:10, 39:22	<b>7</b>	<b>activate</b> [1] - 156:11 <b>activation</b> [1] - 19:21 <b>activities</b> [1] - 155:15 <b>activity</b> [2] - 20:6, 53:11 <b>actual</b> [5] - 18:11, 59:9, 83:21, 97:3, 151:1 <b>add</b> [22] - 14:14, 14:24, 16:25, 36:21, 47:24, 48:11, 64:24, 66:1, 66:2, 76:1, 85:7, 91:25, 92:1, 92:14, 96:1, 96:24, 99:7, 99:15, 105:24, 107:1, 125:14, 158:13 <b>added</b> [3] - 13:24, 33:19, 109:3 <b>addition</b> [3] - 42:1, 94:15, 131:1 <b>additional</b> [14] - 20:6, 28:22, 40:8, 41:17, 42:19, 63:23, 64:18, 82:10, 82:16, 96:19, 105:9, 118:15, 147:14, 159:14 <b>address</b> [6] - 60:21, 76:9, 85:1, 102:14, 123:7, 130:7 <b>addressed</b> [2] - 57:11, 76:12 <b>addresses</b> [1] - 102:24 <b>addressing</b> [1] - 61:1 <b>adequacy</b> [1] - 145:7 <b>adjourned</b> [2] - 165:16, 165:18 <b>adjust</b> [1] - 150:14 <b>administer</b> [2] - 148:20, 149:6 <b>administration</b> [1] - 163:22 <b>administrative</b> [2] - 39:14, 59:18 <b>administratively</b> [1] - 59:6 <b>admit</b> [1] - 142:24 <b>adopted</b> [1] - 129:13 <b>adoption</b> [2] - 7:14, 36:8 <b>advance</b> [2] - 17:7, 134:10 <b>aerial</b> [2] - 17:3, 17:14 <b>aesthetic</b> [4] - 25:6, 26:12, 27:8, 31:6 <b>aesthetics</b> [2] - 24:1, 27:21 <b>affect</b> [1] - 39:14 <b>affected</b> [2] - 150:25,
<b>1</b>	<b>1</b> [5] - 14:7, 77:9, 104:25, 105:18, 111:19 <b>1,000</b> [1] - 153:25 <b>1,500</b> [2] - 151:2, 155:4 <b>10</b> [4] - 41:6, 107:16, 142:9, 150:21 <b>10,000</b> [1] - 110:8 <b>100</b> [4] - 91:10, 104:9, 116:17, 151:3 <b>109</b> [1] - 160:10 <b>117</b> [1] - 1:9 <b>12/31</b> [1] - 14:5 <b>1200</b> [2] - 77:10, 111:20 <b>12th</b> [1] - 54:20 <b>13,500</b> [1] - 150:25 <b>1301</b> [2] - 78:19, 108:9 <b>13th</b> [1] - 73:25 <b>14th</b> [1] - 54:22 <b>15</b> [23] - 41:6, 104:6, 104:8, 105:1, 105:2, 106:8, 107:23, 116:25, 117:4, 117:5, 117:25, 118:1, 120:20, 122:7, 124:23, 142:9, 152:24 <b>1500</b> [1] - 78:20 <b>163</b> [2] - 49:5, 54:6 <b>17th</b> [1] - 40:7 <b>18</b> [3] - 6:25, 7:6, 90:16 <b>19</b> [3] - 1:7, 2:1, 144:21 <b>1st</b> [5] - 1:9, 14:8, 36:22, 89:18, 166:15	<b>4</b>	<b>8</b>	
<b>2</b>	<b>2</b> [9] - 70:1, 70:10, 105:1, 105:18, 107:17, 150:5, 153:23, 161:1,	<b>4</b>	<b>A</b>	
	<b>3</b>	<b>4</b>	<b>abbreviated</b> [1] - 163:12 <b>ability</b> [10] - 7:16, 90:10, 90:14, 90:20, 102:12, 103:12, 104:4, 112:18, 117:23, 158:3 <b>able</b> [13] - 66:12, 71:12, 78:2, 84:18, 92:9, 95:13, 98:21, 111:1, 116:14, 151:19, 153:17, 159:2, 161:20 <b>absent</b> [1] - 54:7 <b>absolutely</b> [4] - 4:9, 31:18, 128:13, 133:6 <b>Absolutely</b> [1] - 122:22 <b>abstain</b> [1] - 89:9 <b>abundance</b> [3] - 54:4, 83:18, 83:22 <b>accentuate</b> [1] - 20:7 <b>accept</b> [5] - 53:12, 64:11, 68:9, 85:16, 85:18 <b>acceptable</b> [2] - 41:20, 41:23 <b>acceptance</b> [1] - 59:7 <b>accepted</b> [1] - 139:9 <b>access</b> [8] - 19:20, 75:19, 145:17, 146:2, 148:1, 148:3, 151:20, 158:5 <b>according</b> [1] - 80:4 <b>accordingly</b> [2] - 72:16, 72:19 <b>account</b> [2] - 110:5, 113:3 <b>accounts</b> [1] - 159:1 <b>achieved</b> [1] - 39:21 <b>act</b> [1] - 34:6 <b>Acting</b> [1] - 1:14 <b>action</b> [1] - 11:16	<b>5</b>
	<b>3</b>	<b>5</b>		
	<b>3</b>	<b>6</b>		
	<b>3</b> [16] - 20:16, 21:8, 21:9, 70:11, 74:20, 75:6, 75:9, 75:14, 77:23, 97:23, 99:12, 102:21, 104:14, 105:1, 118:8, 119:5 <b>3.5</b> [1] - 19:7 <b>30</b> [29] - 46:18, 49:9, 62:6, 62:21, 63:8, 66:6, 70:13, 75:10, 76:15, 80:25, 88:8, 88:12, 88:16, 88:19, 88:22, 105:18, 107:11, 116:25, 117:24, 119:15, 120:20, 122:7, 124:23, 130:4, 132:4, 133:17, 135:4, 154:22, 159:2 <b>30-day</b> [1] - 40:5, 40:6, 42:17, 49:19,	<b>6</b>		
		<b>6</b>		

<p>151:1 <b>affiliated</b> [2] - 17:23, 18:5 <b>affirm</b> [1] - 5:17 <b>African</b> [6] - 113:17, 113:21, 114:3, 114:13, 114:19, 123:9 <b>African-American</b> [3] - 113:17, 113:21, 123:9 <b>African-Americans</b> [3] - 114:3, 114:13, 114:19 <b>afternoon</b> [4] - 2:12, 77:8, 88:25, 128:4 <b>afterwards</b> [1] - 95:3 <b>Agency</b> [5] - 11:8, 11:17, 12:7, 32:21, 39:18 <b>AGENCY</b> [1] - 1:3 <b>Agenda</b> [1] - 3:3 <b>agenda</b> [6] - 2:13, 39:6, 141:5, 142:6, 143:18 <b>agree</b> [21] - 22:13, 23:14, 23:23, 26:11, 27:13, 31:2, 35:2, 55:16, 60:5, 61:6, 72:11, 73:18, 74:3, 83:4, 98:20, 101:5, 111:6, 114:4, 116:16, 118:21, 128:7 <b>agreeing</b> [1] - 61:8 <b>agreement</b> [10] - 13:12, 15:18, 15:24, 21:11, 21:14, 21:16, 24:19, 37:25, 52:18, 156:21 <b>agreements</b> [3] - 90:18, 153:3, 156:16 <b>ahead</b> [1] - 67:13 <b>air</b> [1] - 160:11 <b>Airbnb</b> [1] - 100:5 <b>airport</b> [1] - 23:17 <b>Alex</b> [2] - 54:20, 109:11 <b>Allegiance</b> [2] - 2:7, 2:8 <b>allocate</b> [1] - 91:8 <b>allocated</b> [3] - 91:18, 104:25, 153:1 <b>allocating</b> [1] - 8:16 <b>allocation</b> [4] - 6:22, 7:19, 13:13, 93:18 <b>allow</b> [13] - 19:10, 21:3, 40:19, 41:14, 43:25, 49:7, 49:17, 64:10, 85:11,</p>	<p>146:16, 148:11, 156:13, 159:12 <b>allows</b> [2] - 72:18, 97:13 <b>alluded</b> [1] - 22:20 <b>almost</b> [6] - 46:22, 47:1, 95:6, 110:18, 150:24, 156:24 <b>alone</b> [2] - 26:5, 96:19 <b>ALSO</b> [1] - 1:19 <b>alter</b> [2] - 72:15, 73:5 <b>amend</b> [1] - 120:21 <b>amended</b> [7] - 106:17, 138:24, 138:25, 139:6, 139:7, 139:17, 139:23 <b>amendment</b> [37] - 46:23, 47:5, 47:15, 50:3, 50:15, 51:4, 67:25, 68:1, 68:8, 68:13, 68:17, 68:20, 69:3, 69:4, 69:11, 105:20, 105:21, 122:11, 122:15, 122:18, 122:24, 122:25, 123:3, 124:14, 124:17, 124:22, 131:21, 131:23, 137:10, 137:16, 137:23, 138:1, 138:5, 139:2, 139:9, 139:19, 160:21 <b>amendments</b> [1] - 160:21 <b>American</b> [3] - 113:17, 113:21, 123:9 <b>Americans</b> [3] - 114:3, 114:13, 114:19 <b>amount</b> [6] - 40:18, 100:8, 105:11, 105:13, 111:4, 154:14 <b>amplify</b> [1] - 70:21 <b>analysis</b> [11] - 18:18, 20:13, 42:21, 45:10, 86:12, 86:18, 86:19, 109:1, 132:17, 132:18, 148:19 <b>analyze</b> [4] - 46:20, 63:15, 66:14, 66:16 <b>analyzing</b> [1] - 131:18 <b>annotations</b> [1] - 6:1 <b>announce</b> [1] - 5:7 <b>annual</b> [2] - 148:23, 153:6 <b>annually</b> [1] - 153:24 <b>answer</b> [5] - 30:2, 44:10, 60:16, 78:6, 95:16</p>	<p><b>answers</b> [1] - 28:16 <b>anticipated</b> [1] - 154:25 <b>anticipation</b> [1] - 51:17 <b>anyway</b> [2] - 78:10, 87:22 <b>Apartment</b> [1] - 13:6 <b>apartment</b> [1] - 13:16 <b>apartments</b> [4] - 164:24, 165:1, 165:5, 165:6 <b>apologize</b> [1] - 18:13 <b>apologized</b> [1] - 144:8 <b>app</b> [3] - 162:19, 162:23, 162:25 <b>appalled</b> [2] - 114:1 <b>appeal</b> [2] - 25:6, 27:8 <b>appear</b> [1] - 17:5 <b>applicant</b> [5] - 80:23, 82:22, 93:24, 110:19, 110:22 <b>applicant's</b> [1] - 71:13 <b>applicants</b> [17] - 53:25, 54:21, 55:11, 55:14, 71:21, 72:13, 72:15, 72:18, 73:4, 74:11, 78:20, 85:10, 85:13, 85:14, 85:15, 88:10 <b>applicants'</b> [1] - 75:12 <b>applications</b> [1] - 70:3 <b>applied</b> [1] - 63:24 <b>apply</b> [2] - 63:11, 90:6 <b>appointed</b> [4] - 34:13, 56:22, 129:8, 129:10 <b>appointee</b> [1] - 137:6 <b>appraisal</b> [2] - 20:10, 21:5 <b>appraised</b> [2] - 19:6, 20:9 <b>appreciate</b> [3] - 74:5, 82:16, 163:9 <b>appreciated</b> [1] - 36:24 <b>appreciative</b> [1] - 77:18 <b>approach</b> [1] - 61:7 <b>approaches</b> [13] - 77:5, 78:15, 80:18, 81:8, 82:19, 108:3, 109:10, 111:15, 115:23, 123:1, 128:2, 144:17, 164:7 <b>approaching</b> [1] - 54:7 <b>appropriate</b> [8] - 3:17, 6:4, 10:24, 24:22, 51:3, 78:8, 89:24, 138:12</p>	<p><b>approval</b> [2] - 7:2, 37:5 <b>approve</b> [8] - 2:16, 16:5, 16:7, 21:2, 22:2, 57:2, 76:16 <b>approved</b> [2] - 36:10, 38:10 <b>apps</b> [3] - 159:4, 159:22, 162:19 <b>architecture</b> [2] - 102:15, 102:25 <b>area</b> [26] - 17:15, 18:15, 18:22, 18:23, 19:12, 19:22, 24:11, 28:23, 29:10, 31:8, 95:7, 107:2, 113:8, 113:19, 114:3, 114:10, 114:14, 114:17, 115:13, 123:11, 150:20, 151:7, 155:24, 157:24, 161:15 <b>Area</b> [2] - 6:24, 90:24 <b>areas</b> [12] - 17:18, 52:25, 101:21, 144:6, 146:24, 147:21, 147:22, 148:9, 148:17, 150:16, 155:10, 164:18 <b>argue</b> [1] - 108:22 <b>arrangements</b> [1] - 18:10 <b>arrive</b> [1] - 119:18 <b>articulated</b> [4] - 95:11, 96:14, 97:1, 137:20 <b>articulating</b> [1] - 56:15 <b>aside</b> [2] - 63:6, 63:12 <b>aspect</b> [1] - 91:21 <b>aspects</b> [3] - 113:22, 121:7, 121:13 <b>ass</b> [1] - 80:25 <b>assessment</b> [2] - 6:4, 117:6 <b>asset</b> [5] - 25:25, 149:11, 150:8, 156:6, 164:3 <b>assets</b> [3] - 147:1, 150:11, 156:14 <b>assign</b> [3] - 93:10, 103:8, 117:22 <b>assigned</b> [1] - 120:2 <b>Assistant</b> [1] - 1:22 <b>associated</b> [1] - 158:18 <b>Associates</b> [1] - 144:22 <b>assume</b> [3] - 95:9, 153:23, 154:9 <b>assumed</b> [1] - 153:6</p>	<p><b>assumes</b> [1] - 117:16 <b>Atlantic</b> [1] - 109:12 <b>attachment</b> [1] - 96:10 <b>attempt</b> [1] - 121:5 <b>attention</b> [4] - 20:3, 92:24, 118:18, 118:25 <b>attention/deference</b> [1] - 103:15 <b>attorney</b> [1] - 80:5 <b>attorneys</b> [1] - 28:15 <b>attract</b> [1] - 100:4 <b>AUDIENCE</b> [17] - 9:22, 16:12, 31:23, 35:15, 38:16, 68:18, 69:9, 83:10, 113:15, 124:15, 125:1, 127:9, 135:24, 138:3, 138:21, 140:7, 165:15 <b>August</b> [5] - 134:23, 134:24, 135:3, 135:8, 135:15 <b>authorities</b> [2] - 11:13, 32:17 <b>Authority</b> [5] - 2:11, 11:6, 11:21, 32:22, 39:17 <b>AUTHORITY</b> [1] - 1:2 <b>authority</b> [3] - 11:11, 120:4, 120:22 <b>authorize</b> [1] - 119:20 <b>authorized</b> [1] - 166:8 <b>automated</b> [1] - 160:20 <b>automatically</b> [1] - 71:6 <b>availability</b> [3] - 20:2, 135:11, 135:14 <b>available</b> [18] - 5:7, 18:25, 19:17, 19:25, 31:1, 36:21, 40:13, 40:16, 44:4, 82:10, 134:6, 134:7, 146:25, 147:22, 147:23, 152:8, 152:18, 163:17 <b>Avenue</b> [2] - 17:17, 26:23 <b>award</b> [1] - 71:7 <b>aware</b> [4] - 25:5, 84:1, 119:24, 121:7 <b>aye</b> [40] - 2:23, 2:24, 9:24, 9:25, 12:25, 13:1, 16:14, 16:15, 32:1, 32:2, 35:17, 35:18, 38:18, 38:19, 68:21, 68:22, 69:11, 69:12, 83:12, 89:3, 89:4, 89:5, 89:6,</p>
---	---	--	--	--

<p>89:7, 89:8, 117:1, 117:8, 117:11, 124:17, 124:18, 125:7, 125:8, 128:18, 128:19, 136:1, 136:2, 138:5, 138:6, 140:9, 140:10 <b>eyes</b> [1] - 136:3</p>	<p>153:5, 153:8 <b>baseline</b> [1] - 24:24 <b>bases</b> [1] - 21:24 <b>basic</b> [1] - 20:13 <b>basis</b> [4] - 60:3, 95:14, 129:5, 157:20 <b>beach</b> [1] - 162:24 <b>Beach</b> [1] - 109:12 <b>become</b> [1] - 31:17 <b>becomes</b> [2] - 42:7, 92:25 <b>begin</b> [7] - 2:10, 2:13, 9:4, 12:15, 36:22, 74:23, 89:15 <b>beginning</b> [4] - 7:24, 33:24, 36:1, 100:17 <b>begun</b> [3] - 3:10, 3:11, 4:14 <b>behalf</b> [1] - 77:11 <b>behind</b> [3] - 18:14, 28:25, 52:15 <b>belong</b> [1] - 106:21 <b>belongs</b> [1] - 106:21 <b>below</b> [1] - 158:10 <b>benchmark</b> [1] - 145:6 <b>beneficial</b> [1] - 99:2 <b>benefit</b> [5] - 20:19, 25:21, 73:21, 155:11, 159:21 <b>Berkman</b> [3] - 21:12, 21:22 <b>best</b> [7] - 23:1, 31:13, 44:22, 66:11, 67:14, 71:4, 82:12 <b>better</b> [10] - 48:9, 56:14, 60:6, 66:7, 78:5, 107:12, 107:13, 127:1, 128:10, 157:15 <b>between</b> [3] - 91:9, 119:19, 132:6 <b>beyond</b> [3] - 4:8, 41:16, 134:12 <b>bid</b> [11] - 49:7, 64:18, 73:9, 73:10, 73:14, 75:15, 75:16, 85:17, 85:19, 86:16, 97:2 <b>bidder</b> [1] - 52:24 <b>bidders</b> [5] - 51:18, 65:1, 65:3, 66:23, 69:16 <b>bids</b> [8] - 46:16, 48:2, 64:14, 65:12, 71:16, 76:3, 77:24, 88:9 <b>big</b> [6] - 31:15, 81:20, 143:9, 147:8, 151:15, 164:20 <b>big-picture</b> [1] - 81:20 <b>binding</b> [1] - 34:2 <b>birds</b> [1] - 24:10</p>	<p><b>bit</b> [13] - 26:19, 53:19, 62:5, 62:10, 72:17, 82:3, 107:4, 115:4, 144:1, 144:24, 148:11, 149:9, 160:16 <b>Blackwater</b> [3] - 54:23, 80:21, 84:11 <b>bless</b> [1] - 9:2 <b> blessing</b> [1] - 141:15 <b>block</b> [6] - 17:20, 17:21, 96:13, 152:15, 154:20, 161:10 <b>blocks</b> [6] - 113:20, 147:13, 149:19, 149:25, 150:21, 161:22 <b>Blue</b> [13] - 17:23, 18:5, 19:1, 19:9, 20:11, 23:22, 25:2, 26:1, 26:24, 27:1, 29:23, 30:4, 30:8 <b>board</b> [102] - 2:11, 3:7, 3:16, 3:18, 3:24, 4:3, 4:10, 5:9, 5:14, 5:17, 5:19, 6:3, 6:7, 6:12, 6:17, 6:22, 7:19, 7:22, 10:25, 11:7, 11:8, 11:10, 13:11, 13:15, 14:17, 17:6, 21:1, 21:13, 23:3, 26:7, 27:4, 31:20, 34:6, 36:10, 36:24, 38:10, 38:13, 39:24, 40:14, 40:18, 40:25, 41:18, 41:22, 42:20, 45:3, 47:24, 51:15, 51:16, 54:7, 54:15, 54:17, 55:13, 55:21, 56:20, 56:21, 57:1, 59:7, 60:19, 68:2, 73:13, 77:1, 82:6, 86:1, 92:23, 94:12, 109:7, 113:6, 118:22, 125:3, 125:14, 128:15, 129:8, 130:8, 130:24, 131:19, 132:6, 132:12, 132:15, 132:19, 132:24, 133:19, 133:21, 133:23, 134:2, 134:5, 135:3, 135:11, 135:18, 136:15, 137:5, 138:16, 139:1, 139:11, 139:14, 141:15, 143:12, 143:25, 154:6</p>	<p><b>BOARD</b> [305] - 1:4, 1:13, 2:16, 2:17, 2:21, 2:24, 3:2, 7:25, 8:2, 8:4, 8:6, 8:8, 8:11, 9:6, 9:10, 9:14, 9:15, 9:19, 9:25, 10:3, 12:18, 12:19, 12:23, 13:1, 13:3, 14:19, 14:21, 14:23, 15:9, 15:11, 15:13, 15:15, 15:23, 16:1, 16:5, 16:6, 16:10, 16:15, 16:18, 22:4, 22:5, 22:11, 24:7, 24:17, 25:10, 25:12, 26:11, 27:12, 28:18, 28:20, 29:17, 29:19, 30:1, 30:12, 31:2, 31:11, 31:18, 31:21, 32:2, 32:4, 34:8, 34:12, 34:15, 34:20, 34:23, 35:2, 35:5, 35:7, 35:9, 35:11, 35:13, 35:18, 35:21, 37:1, 37:4, 37:6, 37:11, 37:13, 37:15, 37:17, 37:19, 37:22, 37:24, 38:3, 38:6, 38:14, 38:19, 38:22, 41:1, 44:12, 44:16, 44:19, 45:6, 45:12, 45:22, 46:13, 46:24, 47:4, 49:8, 49:16, 49:20, 50:4, 50:18, 50:22, 51:2, 51:8, 52:10, 52:14, 53:21, 53:23, 54:11, 54:13, 56:5, 56:9, 56:13, 57:22, 59:22, 60:10, 60:16, 61:5, 61:18, 61:19, 62:4, 64:2, 64:4, 64:8, 65:5, 65:17, 66:5, 66:14, 66:17, 66:25, 67:4, 67:7, 68:7, 68:9, 68:14, 68:22, 68:25, 69:6, 69:12, 69:14, 71:10, 71:19, 72:1, 72:6, 72:11, 73:7, 74:5, 74:21, 75:1, 75:3, 75:5, 75:8, 75:13, 75:15, 75:23, 76:5, 76:7, 76:11, 76:19, 77:3, 83:13, 83:18, 84:9, 84:12, 85:7, 85:20, 85:22, 85:24, 86:8, 86:15, 86:21, 86:23, 87:10, 87:14, 87:16, 87:20, 88:3, 88:5, 89:5, 89:6, 89:7, 89:8,</p>	<p>89:12, 92:3, 92:6, 92:12, 92:18, 93:3, 93:11, 93:14, 93:17, 94:21, 94:24, 95:18, 96:22, 96:25, 97:21, 97:24, 98:1, 99:9, 99:13, 99:20, 99:24, 101:5, 101:8, 101:11, 101:13, 101:17, 101:20, 102:3, 102:8, 102:23, 103:5, 103:10, 103:18, 103:20, 104:2, 104:12, 104:13, 104:16, 104:18, 104:21, 104:22, 105:17, 105:19, 105:23, 106:2, 106:10, 106:25, 107:25, 117:2, 117:9, 117:11, 117:17, 118:2, 118:6, 119:6, 119:13, 120:11, 120:14, 120:16, 120:18, 121:15, 122:9, 122:16, 124:12, 124:18, 124:20, 125:5, 125:8, 125:11, 126:1, 126:3, 126:8, 126:18, 126:25, 128:16, 128:19, 128:21, 129:15, 129:17, 130:20, 131:2, 131:6, 131:8, 131:11, 131:14, 131:20, 131:24, 132:16, 133:4, 133:6, 134:25, 135:21, 136:2, 136:5, 136:9, 136:13, 136:19, 136:21, 137:9, 137:13, 137:19, 137:24, 138:6, 138:8, 138:23, 139:5, 139:15, 140:5, 140:10, 140:13, 140:20, 140:22, 141:24, 142:3, 142:15, 142:18, 143:8, 162:3, 162:18, 162:22, 163:5 <b>Board</b> [9] - 1:15, 1:15, 1:16, 1:16, 1:17, 1:17, 7:3, 13:22, 89:9 <b>body</b> [6] - 3:20, 43:12,</p>
<b>B</b>				
<p><b>background</b> [1] - 39:22 <b>backwards</b> [1] - 149:10 <b>Bailey</b> [1] - 5:21 <b>Bakery</b> [1] - 26:21 <b>balance</b> [1] - 155:15 <b>ballot</b> [1] - 3:21 <b>ballots</b> [1] - 130:25 <b>bank</b> [6] - 110:22, 110:23, 111:1, 116:8, 146:22, 159:13 <b>Baptist</b> [1] - 30:7 <b>BARAKAT</b> [40] - 1:15, 7:25, 15:15, 15:23, 16:1, 22:11, 35:13, 37:24, 38:3, 38:6, 44:16, 53:23, 54:11, 54:13, 61:5, 61:19, 68:7, 72:6, 72:11, 75:8, 75:23, 85:24, 86:8, 86:21, 87:14, 87:16, 89:5, 92:12, 92:18, 93:3, 93:11, 93:14, 93:17, 94:21, 117:2, 118:6, 126:8, 132:16, 135:21, 140:22 <b>Barakat</b> [23] - 7:24, 15:14, 22:9, 24:9, 26:12, 29:7, 33:3, 35:12, 37:23, 53:22, 67:8, 67:20, 67:24, 72:5, 73:18, 87:13, 87:15, 91:25, 96:5, 137:4, 137:14, 137:20, 141:1 <b>Barakat's</b> [3] - 31:6, 86:17, 136:25 <b>bare</b> [1] - 52:7 <b>Barrington</b> [1] - 21:11 <b>bars</b> [1] - 162:11 <b>based</b> [15] - 14:10, 30:13, 55:5, 55:14, 71:3, 83:1, 94:4, 94:10, 97:19, 125:22, 138:15, 148:21, 152:18,</p>				

<p>53:4, 53:9, 106:21, 130:21  <b>body's</b> [1] - 97:12  <b>bold</b> [1] - 123:25  <b>bolts</b> [1] - 43:17  <b>bone</b> [1] - 56:15  <b>born</b> [2] - 113:19, 114:8  <b>borrow</b> [1] - 10:11  <b>bottom</b> [2] - 115:15, 165:7  <b>bought</b> [1] - 127:22  <b>Boulevard</b> [3] - 78:19, 80:22, 108:10  <b>bound</b> [3] - 70:23, 71:2, 74:9  <b>BOYER</b> [45] - 1:20, 28:14, 29:25, 30:3, 30:18, 31:3, 39:3, 57:25, 64:7, 69:19, 69:21, 75:17, 88:14, 88:21, 90:2, 92:16, 93:2, 93:6, 93:12, 93:16, 97:4, 100:12, 100:14, 119:17, 121:2, 121:11, 121:17, 121:21, 122:3, 125:13, 125:21, 126:12, 126:14, 126:22, 127:13, 129:2, 130:17, 130:23, 132:3, 133:15, 133:24, 134:15, 134:18, 135:7, 140:16  <b>Boyer</b> [33] - 2:5, 3:14, 4:7, 11:1, 11:4, 12:8, 12:11, 12:14, 32:9, 32:11, 33:4, 33:6, 33:8, 33:10, 33:12, 33:14, 33:16, 33:18, 33:19, 34:13, 36:1, 38:24, 38:25, 39:2, 42:2, 57:24, 75:7, 82:2, 92:13, 97:9, 118:10, 128:7, 128:12  <b>Boyer's</b> [5] - 10:20, 46:10, 46:11, 60:5, 110:3  <b>brand</b> [2] - 25:2, 25:7  <b>Braxton</b> [1] - 107:16  <b>BRAXTON</b> [1] - 1:17  <b>break</b> [1] - 148:23  <b>breaks</b> [1] - 107:10  <b>BRIAN</b> [1] - 1:20  <b>Brian</b> [1] - 97:1  <b>brick</b> [11] - 98:10, 98:12, 98:14, 107:5,</p>	<p>107:6, 107:9, 107:11, 109:17, 109:18, 109:22, 112:9  <b>brief</b> [3] - 40:3, 42:4, 163:19  <b>briefing</b> [1] - 143:16  <b>briefly</b> [2] - 115:24, 163:10  <b>Briefly</b> [1] - 115:25  <b>bring</b> [12] - 10:12, 23:16, 23:17, 43:11, 58:3, 58:19, 123:13, 131:18, 139:11, 139:13, 148:16, 153:17  <b>broad</b> [4] - 96:15, 118:9, 118:13, 122:1  <b>Brothers</b> [2] - 154:21, 155:2  <b>brought</b> [4] - 42:15, 59:21, 69:17, 141:15  <b>budget</b> [4] - 20:5, 36:17, 38:9, 38:11  <b>budgeted</b> [1] - 36:9  <b>build</b> [6] - 15:6, 30:21, 87:22, 147:24, 159:9, 159:13  <b>building</b> [13] - 7:10, 7:12, 14:6, 26:13, 30:10, 30:22, 99:25, 103:1, 107:4, 152:20, 154:21, 155:2, 156:8  <b>buildings</b> [4] - 98:14, 102:17, 111:24, 153:15  <b>built</b> [4] - 19:23, 27:24, 112:15, 163:20  <b>bump</b> [1] - 16:25  <b>bunch</b> [1] - 77:23  <b>business</b> [14] - 10:8, 47:8, 47:13, 57:18, 86:12, 86:24, 87:2, 87:5, 90:11, 115:1, 129:21, 142:7, 143:20, 143:22  <b>businesses</b> [2] - 115:7, 148:5  <b>buy</b> [2] - 58:10, 116:10  <b>buying</b> [1] - 127:11</p>	<p><b>candidates</b> [5] - 4:4, 4:7, 5:11, 33:1, 34:5  <b>cannot</b> [5] - 70:6, 85:1, 146:11, 159:9  <b>CAO</b> [1] - 129:9  <b>capable</b> [1] - 112:23  <b>Capital</b> [2] - 54:23, 80:22  <b>capital</b> [1] - 109:4  <b>capture</b> [1] - 150:22  <b>car</b> [1] - 146:12  <b>card</b> [2] - 158:10, 158:12  <b>care</b> [1] - 128:11  <b>CAROL</b> [1] - 1:17  <b>carries</b> [1] - 89:14  <b>carry</b> [1] - 32:17  <b>cars</b> [2] - 18:8, 146:17  <b>case</b> [6] - 11:20, 84:18, 85:21, 97:10, 124:4, 130:25  <b>catch</b> [1] - 94:20  <b>categories</b> [1] - 110:14  <b>category</b> [3] - 97:17, 105:14, 110:13  <b>Caucasian</b> [1] - 114:11  <b>causing</b> [1] - 146:6  <b>caution</b> [3] - 54:5, 83:19, 83:22  <b>celebrated</b> [1] - 111:12  <b>center</b> [7] - 114:16, 132:17, 137:21, 139:21, 140:1, 164:22, 164:23  <b>central</b> [1] - 157:24  <b>cents</b> [1] - 150:5  <b>CEO</b> [12] - 3:19, 34:14, 36:10, 36:13, 36:23, 42:2, 61:4, 89:20, 128:25, 129:6, 141:7, 141:21  <b>certain</b> [2] - 94:1, 107:12  <b>certainly</b> [4] - 14:14, 48:25, 77:15, 89:25  <b>certainty</b> [1] - 43:14  <b>CERTIFICATE</b> [1] - 166:1  <b>certify</b> [1] - 166:8  <b>cetera</b> [3] - 58:13, 84:22, 121:16  <b>Chair</b> [18] - 1:14, 13:10, 15:20, 17:6, 33:7, 47:23, 51:14, 64:17, 85:25, 95:5, 95:21, 117:16, 119:6, 120:8,</p>	<p>126:25, 133:4, 136:13, 163:14  <b>chair</b> [4] - 6:14, 8:15, 56:21, 118:6  <b>chair's</b> [1] - 117:18  <b>CHAIRMAN</b> [348] - 2:3, 2:9, 2:18, 2:22, 2:25, 3:3, 6:9, 6:19, 7:22, 8:1, 8:3, 8:5, 8:7, 8:10, 9:9, 9:11, 9:16, 9:20, 9:23, 10:1, 10:4, 11:5, 11:20, 11:24, 12:6, 12:10, 12:13, 12:20, 12:24, 13:2, 13:4, 13:9, 14:16, 14:20, 14:22, 15:7, 15:10, 15:12, 15:14, 16:3, 16:7, 16:11, 16:13, 16:16, 16:19, 17:9, 22:1, 22:6, 24:5, 24:15, 25:9, 25:11, 26:9, 27:10, 28:19, 29:16, 29:18, 31:5, 31:16, 31:19, 31:22, 31:24, 32:3, 32:5, 32:13, 32:20, 33:22, 34:9, 34:16, 34:22, 34:25, 35:4, 35:6, 35:8, 35:10, 35:12, 35:14, 35:16, 35:19, 35:22, 36:19, 37:3, 37:7, 37:12, 37:14, 37:16, 37:18, 37:20, 37:23, 38:12, 38:15, 38:17, 38:20, 38:23, 39:2, 39:5, 39:10, 39:16, 41:5, 41:10, 44:10, 44:15, 44:17, 45:5, 45:11, 45:21, 46:12, 46:22, 47:1, 47:22, 49:24, 50:14, 50:19, 51:1, 51:5, 53:20, 53:22, 56:1, 56:8, 56:12, 57:20, 57:23, 59:19, 60:7, 60:15, 61:2, 62:3, 65:22, 66:19, 67:2, 67:6, 68:10, 68:12, 68:15, 68:19, 68:23, 69:1, 69:7, 69:10, 69:13, 69:15, 69:20, 70:20, 71:8, 71:24, 72:4, 72:9, 72:25, 73:2, 74:4, 74:24, 75:2, 75:4, 75:9, 75:14, 75:16, 75:22, 75:24, 76:6, 76:9, 76:18, 76:23, 77:4, 77:6, 78:11, 78:14, 78:16, 80:16, 80:19, 81:7,</p>	<p>81:9, 82:18, 82:20, 83:8, 83:11, 83:16, 83:24, 84:8, 85:5, 86:14, 86:17, 87:6, 87:12, 87:15, 87:17, 87:25, 88:4, 88:7, 88:20, 88:24, 89:11, 89:13, 89:25, 91:24, 92:5, 94:15, 94:23, 95:25, 96:21, 96:24, 97:22, 97:25, 99:7, 99:12, 99:17, 99:22, 100:13, 101:6, 101:10, 101:12, 101:16, 101:19, 102:2, 102:7, 102:21, 103:3, 103:9, 103:12, 103:19, 103:22, 103:25, 104:10, 104:15, 104:24, 105:6, 105:16, 105:21, 105:25, 106:4, 106:13, 106:20, 106:23, 107:22, 108:1, 108:4, 108:8, 108:14, 108:18, 109:8, 111:14, 111:17, 113:11, 115:20, 115:24, 116:23, 117:4, 117:10, 117:12, 118:3, 119:9, 120:9, 120:12, 120:17, 121:1, 121:9, 121:18, 122:2, 122:6, 122:10, 122:17, 122:23, 123:2, 123:5, 124:10, 124:13, 124:16, 124:19, 124:21, 125:2, 125:6, 125:9, 125:12, 125:19, 125:25, 126:2, 126:4, 126:13, 126:16, 126:24, 127:6, 127:10, 127:25, 128:5, 128:14, 128:17, 128:20, 128:22, 129:16, 130:16, 131:4, 131:7, 131:9, 131:12, 131:22, 132:2, 133:5, 134:14, 134:17, 135:17, 135:22, 135:25, 136:3, 136:7, 136:11, 136:18, 136:20,</p>
<b>C</b>				
<p><b>calculation</b> [2] - 5:5, 108:23  <b>calculations</b> [1] - 4:24  <b>calming</b> [1] - 147:4  <b>cameras</b> [1] - 160:1</p>				

<p>136:22, 137:15, 137:22, 137:25, 138:4, 138:7, 138:9, 138:13, 138:17, 138:22, 139:2, 139:8, 139:24, 140:3, 140:6, 140:8, 140:11, 140:14, 140:17, 140:21, 140:24, 141:4, 141:16, 141:20, 141:23, 142:2, 143:12, 143:16, 143:20, 143:22, 144:16, 144:18, 160:23, 161:25, 163:3, 163:6, 163:9, 164:4, 164:10, 164:17, 165:13, 165:16</p> <p><b>Chairman</b> [28] - 3:6, 5:24, 6:21, 10:6, 10:19, 16:20, 25:1, 33:23, 34:8, 37:1, 39:8, 57:25, 61:5, 65:18, 69:19, 78:18, 81:10, 85:24, 86:23, 88:3, 88:14, 89:16, 100:12, 120:8, 125:13, 141:9, 141:10, 163:10</p> <p><b>challenges</b> [2] - 19:20, 26:21</p> <p><b>chance</b> [1] - 98:6</p> <p><b>change</b> [8] - 21:18, 28:3, 39:11, 47:24, 49:17, 64:6, 74:12, 162:9</p> <p><b>changed</b> [1] - 28:11</p> <p><b>changes</b> [2] - 70:5, 153:11</p> <p><b>Chapter</b> [1] - 49:5</p> <p><b>character</b> [1] - 100:25</p> <p><b>characteristics</b> [1] - 150:23</p> <p><b>cheaper</b> [1] - 162:16</p> <p><b>cheapest</b> [1] - 161:14</p> <p><b>check</b> [1] - 32:13</p> <p><b>Chief</b> [2] - 1:20, 7:15</p> <p><b>chief</b> [1] - 39:6</p> <p><b>child</b> [2] - 123:11, 124:3</p> <p><b>choice</b> [2] - 64:3, 133:21</p> <p><b>choices</b> [2] - 60:12, 133:11</p> <p><b>choose</b> [6] - 4:6, 9:3, 43:7, 51:25, 70:14, 70:24</p> <p><b>choosing</b> [1] - 59:7</p>	<p><b>chose</b> [2] - 43:19, 58:8</p> <p><b>chosen</b> [1] - 42:19</p> <p><b>churches</b> [1] - 147:16</p> <p><b>circle</b> [4] - 62:25, 76:15, 152:15, 161:9</p> <p><b>circling</b> [2] - 149:19, 161:21</p> <p><b>circulator</b> [2] - 148:16, 156:23</p> <p><b>circumstance</b> [2] - 56:18, 59:10</p> <p><b>circumstances</b> [1] - 43:11</p> <p><b>citation</b> [1] - 146:15</p> <p><b>cited</b> [1] - 19:20</p> <p><b>cities</b> [6] - 114:7, 150:3, 150:7, 159:2, 159:16, 160:18</p> <p><b>city</b> [7] - 55:13, 114:25, 115:14, 123:25, 124:1, 149:11, 162:23</p> <p><b>CITY</b> [1] - 1:1</p> <p><b>City</b> [30] - 1:8, 1:20, 8:19, 8:21, 18:16, 18:18, 18:24, 20:5, 21:4, 21:6, 21:16, 25:21, 43:4, 48:21, 52:25, 92:19, 108:13, 129:21, 137:7, 147:19, 147:24, 148:24, 151:10, 151:16, 152:25, 156:18, 157:25, 159:12, 164:1</p> <p><b>City's</b> [4] - 8:22, 83:7, 156:20, 159:1</p> <p><b>City-controlled</b> [1] - 151:16</p> <p><b>City-owned</b> [2] - 92:19, 151:10</p> <p><b>clarification</b> [2] - 8:12, 60:11</p> <p><b>clarify</b> [3] - 88:15, 97:7, 99:13</p> <p><b>clarity</b> [3] - 43:12, 51:10, 130:18</p> <p><b>class</b> [1] - 23:16</p> <p><b>cleanest</b> [1] - 48:5</p> <p><b>clear</b> [8] - 5:15, 5:19, 63:10, 70:16, 96:6, 96:8, 106:15, 138:23</p> <p><b>clearly</b> [4] - 42:17, 79:8, 80:10, 163:25</p> <p><b>client</b> [1] - 85:3</p> <p><b>close</b> [5] - 11:21, 32:20, 39:16, 115:9, 115:10</p> <p><b>closed</b> [1] - 75:20</p>	<p><b>closer</b> [2] - 19:3, 114:16</p> <p><b>code</b> [4] - 42:17, 43:21, 154:10, 159:10</p> <p><b>colleagues</b> [1] - 21:6</p> <p><b>collection</b> [1] - 151:24</p> <p><b>combine</b> [2] - 134:22</p> <p><b>combined</b> [1] - 127:22</p> <p><b>comfort</b> [1] - 49:1</p> <p><b>comfortable</b> [3] - 40:19, 119:18, 147:13</p> <p><b>coming</b> [5] - 26:14, 29:8, 46:5, 49:2, 146:5</p> <p><b>commence</b> [1] - 14:7</p> <p><b>commenced</b> [1] - 7:13</p> <p><b>commencing</b> [1] - 1:8</p> <p><b>commendable</b> [1] - 79:22</p> <p><b>comment</b> [39] - 9:20, 16:11, 31:22, 35:7, 37:13, 38:15, 47:7, 47:12, 47:14, 67:5, 71:10, 71:25, 72:8, 76:24, 77:4, 80:17, 83:9, 101:21, 109:9, 111:16, 113:12, 118:7, 118:15, 118:21, 122:20, 122:21, 122:24, 124:13, 124:24, 125:3, 125:22, 127:6, 128:15, 133:25, 135:23, 138:2, 138:20, 140:6, 141:25</p> <p><b>comments</b> [20] - 24:3, 25:2, 37:17, 37:20, 67:21, 74:6, 77:2, 78:12, 81:6, 97:7, 102:1, 102:10, 109:13, 109:14, 115:21, 127:25, 143:13, 163:3, 164:5, 165:14</p> <p><b>commercial</b> [3] - 109:18, 109:21, 148:5</p> <p><b>committed</b> [3] - 16:24, 21:9, 25:7</p> <p><b>Committee</b> [6] - 9:2, 45:1, 55:17, 131:16, 141:9, 141:10</p> <p><b>committee</b> [10] - 43:3, 50:9, 55:20, 56:18, 56:19, 58:13, 59:4, 59:18, 63:25, 132:3</p> <p><b>committing</b> [2] -</p>	<p>21:19, 58:18</p> <p><b>communications</b> [2] - 53:24, 60:24</p> <p><b>COMMUNITY</b> [1] - 1:3</p> <p><b>Community</b> [6] - 11:7, 11:16, 12:6, 32:21, 39:18, 90:24</p> <p><b>community</b> [10] - 23:7, 47:11, 82:6, 96:7, 101:4, 113:21, 113:23, 114:20, 115:5, 115:8</p> <p><b>companies</b> [2] - 113:1, 154:3</p> <p><b>company</b> [4] - 19:2, 25:3, 84:22, 98:21</p> <p><b>compared</b> [1] - 109:3</p> <p><b>compensation</b> [2] - 38:1, 38:8</p> <p><b>competing</b> [1] - 52:2</p> <p><b>competition</b> [2] - 51:12, 78:4</p> <p><b>competitive</b> [2] - 58:22, 83:7</p> <p><b>competitors</b> [2] - 73:12, 73:15</p> <p><b>complementary</b> [1] - 155:19</p> <p><b>complete</b> [5] - 90:9, 90:14, 90:21, 111:2, 166:10</p> <p><b>completed</b> [3] - 10:10, 11:3, 142:8</p> <p><b>completely</b> [2] - 77:22, 111:6</p> <p><b>complex</b> [2] - 13:17, 132:18</p> <p><b>compliance</b> [3] - 117:24, 118:8, 120:23</p> <p><b>complicate</b> [1] - 134:20</p> <p><b>complicated</b> [2] - 39:20, 58:24</p> <p><b>complications</b> [1] - 100:5</p> <p><b>Component</b> [1] - 6:24</p> <p><b>component</b> [9] - 21:5, 21:7, 23:4, 23:12, 24:2, 53:17, 93:22, 144:12, 153:14</p> <p><b>components</b> [8] - 19:23, 20:3, 21:22, 40:16, 48:4, 94:9, 105:11, 145:3</p> <p><b>Comprehensive</b> [1] - 8:22</p> <p><b>comprehensive</b> [1] - 144:5</p> <p><b>concept</b> [2] - 91:6,</p>	<p>127:15</p> <p><b>conceptual</b> [1] - 7:2</p> <p><b>concern</b> [7] - 45:22, 52:1, 72:12, 84:5, 115:3, 115:15, 118:23</p> <p><b>concerned</b> [6] - 45:24, 114:21, 114:22, 114:23, 115:17, 121:23</p> <p><b>concerning</b> [1] - 115:18</p> <p><b>concerns</b> [2] - 93:23, 146:7</p> <p><b>concise</b> [1] - 144:25</p> <p><b>conclude</b> [1] - 4:17</p> <p><b>concluded</b> [2] - 3:18, 40:7</p> <p><b>concludes</b> [1] - 141:21</p> <p><b>conclusion</b> [4] - 3:12, 3:21, 4:1, 84:24</p> <p><b>concur</b> [1] - 27:20</p> <p><b>conditioning</b> [1] - 160:11</p> <p><b>conditions</b> [5] - 36:13, 36:18, 147:3, 148:5, 154:19</p> <p><b>conduct</b> [1] - 3:20</p> <p><b>conducted</b> [2] - 3:23, 129:6</p> <p><b>conducting</b> [1] - 144:20</p> <p><b>confirm</b> [2] - 54:18, 126:8</p> <p><b>conflict</b> [8] - 83:22, 84:25, 85:18, 85:23, 87:8, 87:10, 87:11, 87:12</p> <p><b>conflicted</b> [1] - 85:21</p> <p><b>conflicts</b> [2] - 87:4, 150:2</p> <p><b>confused</b> [1] - 135:5</p> <p><b>congested</b> [1] - 152:12</p> <p><b>congestion</b> [1] - 150:1</p> <p><b>congratulate</b> [1] - 143:9</p> <p><b>congratulations</b> [1] - 39:2</p> <p><b>connect</b> [1] - 156:23</p> <p><b>consider</b> [11] - 23:1, 44:13, 48:10, 73:3, 93:23, 94:5, 105:12, 125:14, 126:5, 159:7, 162:5</p> <p><b>consideration</b> [7] - 96:5, 97:14, 97:18, 101:22, 104:8, 118:1, 126:9</p>
---	---	--	--	---

<p><b>considerations</b> [1] - 94:7</p> <p><b>considered</b> [3] - 5:11, 24:2, 144:10</p> <p><b>considering</b> [1] - 147:10</p> <p><b>considers</b> [1] - 94:11</p> <p><b>consistency</b> [15] - 90:23, 91:11, 91:16, 91:20, 94:17, 99:10, 99:14, 100:24, 102:12, 104:5, 104:19, 105:8, 106:11, 110:4, 121:19</p> <p><b>consistent</b> [8] - 7:7, 36:15, 121:25, 126:23, 129:20, 137:7, 137:10, 139:20</p> <p><b>consistently</b> [1] - 13:24</p> <p><b>consisting</b> [1] - 99:18</p> <p><b>consolidated</b> [1] - 155:23</p> <p><b>constitutes</b> [1] - 83:21</p> <p><b>constraints</b> [1] - 153:18</p> <p><b>construction</b> [6] - 7:13, 14:8, 15:5, 19:7, 90:15, 90:21</p> <p><b>consultant</b> [4] - 8:23, 9:4, 142:7, 163:15</p> <p><b>consultants</b> [1] - 144:4</p> <p><b>consultation</b> [1] - 41:12</p> <p><b>contact</b> [1] - 42:20</p> <p><b>container</b> [1] - 7:4</p> <p><b>contemplate</b> [3] - 40:24, 53:4, 105:14</p> <p><b>contemplated</b> [1] - 41:22</p> <p><b>contemplates</b> [1] - 95:6</p> <p><b>contemplation</b> [2] - 53:14, 136:25</p> <p><b>content</b> [1] - 120:25</p> <p><b>contested</b> [3] - 58:21, 58:24, 60:1</p> <p><b>context</b> [11] - 58:21, 96:12, 98:7, 98:18, 99:16, 102:15, 102:17, 103:1, 103:16, 104:11, 119:23</p> <p><b>contexts</b> [1] - 90:7</p> <p><b>contiguous</b> [1] - 93:21</p> <p><b>continue</b> [8] - 10:17, 10:19, 10:25, 11:17,</p>	<p>23:10, 28:10, 49:14, 60:8</p> <p><b>continuing</b> [1] - 50:10</p> <p><b>contract</b> [8] - 15:2, 36:6, 36:8, 36:12, 36:14, 37:5, 48:16, 156:21</p> <p><b>contracting</b> [1] - 36:4</p> <p><b>contractor</b> [2] - 15:1, 73:9</p> <p><b>contribute</b> [1] - 94:13</p> <p><b>controlled</b> [1] - 151:16</p> <p><b>convenient</b> [5] - 149:13, 156:4, 157:9, 158:5, 158:25</p> <p><b>convention</b> [6] - 132:17, 137:21, 139:21, 140:1, 164:22, 164:23</p> <p><b>conversation</b> [7] - 25:5, 44:2, 67:13, 67:19, 77:13, 77:14, 77:19</p> <p><b>conversations</b> [4] - 27:17, 58:1, 69:22, 163:23</p> <p><b>converting</b> [1] - 20:23</p> <p><b>conveying</b> [1] - 19:5</p> <p><b>coordinate</b> [1] - 156:22</p> <p><b>copies</b> [1] - 4:14</p> <p><b>copy</b> [1] - 95:9</p> <p><b>core</b> [2] - 152:11, 156:11</p> <p><b>corner</b> [3] - 18:16, 23:12, 27:19</p> <p><b>Corner</b> [1] - 26:21</p> <p><b>corporation</b> [1] - 53:6</p> <p><b>correct</b> [19] - 12:4, 28:13, 38:1, 38:5, 49:17, 51:1, 56:4, 56:8, 56:12, 61:17, 61:18, 70:10, 75:13, 76:5, 86:4, 86:18, 87:20, 93:11, 126:12</p> <p><b>correctly</b> [1] - 29:7</p> <p><b>correlate</b> [2] - 94:25, 97:2</p> <p><b>corridor</b> [3] - 26:15, 29:6, 147:5</p> <p><b>cost</b> [11] - 15:5, 19:8, 30:20, 109:4, 148:20, 148:22, 149:6, 149:23, 156:7, 163:1</p> <p><b>COUNCIL</b> [44] - 28:14, 29:25, 30:3, 30:18, 31:3, 39:3, 57:25, 64:7, 69:19, 69:21, 75:17, 88:14, 88:21,</p>	<p>90:2, 92:16, 93:2, 93:6, 93:12, 93:16, 97:4, 100:12, 100:14, 119:17, 121:2, 121:11, 121:17, 121:21, 122:3, 125:13, 125:21, 126:12, 126:14, 126:22, 127:13, 129:2, 130:17, 130:23, 132:3, 133:15, 133:24, 134:15, 134:18, 135:7, 140:16</p> <p><b>council</b> [2] - 89:19, 89:25</p> <p><b>Council</b> [10] - 1:20, 3:14, 12:11, 12:14, 21:4, 21:5, 21:7, 21:16, 32:9, 38:25</p> <p><b>Councilwoman</b> [3] - 2:5, 46:10, 60:5</p> <p><b>counsel</b> [3] - 10:25, 32:13, 78:20</p> <p><b>Counsel</b> [6] - 1:21, 17:25, 40:12, 41:12, 47:6, 119:21</p> <p><b>countries</b> [1] - 114:6</p> <p><b>COUNTY</b> [1] - 166:4</p> <p><b>couple</b> [8] - 13:15, 26:20, 40:14, 56:6, 69:22, 109:13, 152:15, 161:7</p> <p><b>course</b> [2] - 26:25, 27:12</p> <p><b>courthouse</b> [1] - 157:13</p> <p><b>cover</b> [1] - 97:19</p> <p><b>covered</b> [2] - 21:24, 102:9</p> <p><b>CRA</b> [12] - 39:9, 45:23, 52:18, 97:10, 99:11, 102:12, 118:8, 118:12, 119:22, 119:25, 121:13</p> <p><b>CRAIG</b> [1] - 1:14</p> <p><b>CRAs</b> [1] - 48:15</p> <p><b>create</b> [9] - 25:22, 40:4, 42:17, 43:3, 95:23, 146:25, 148:20, 156:15, 156:24</p> <p><b>created</b> [1] - 95:18</p> <p><b>creates</b> [1] - 150:1</p> <p><b>creative</b> [3] - 55:9, 55:10, 114:25</p> <p><b>credit</b> [2] - 158:9, 158:12</p> <p><b>criteria</b> [74] - 26:6,</p>	<p>41:16, 42:24, 43:23, 45:8, 47:25, 48:11, 49:2, 49:6, 49:12, 55:6, 57:6, 59:10, 59:17, 64:24, 64:25, 65:1, 66:3, 70:7, 70:12, 70:16, 71:1, 75:10, 79:24, 80:2, 80:3, 81:3, 82:10, 88:9, 88:16, 88:18, 88:23, 88:25, 89:15, 90:4, 90:5, 90:12, 90:13, 90:23, 92:13, 93:7, 93:20, 95:1, 96:15, 96:18, 97:8, 97:12, 97:20, 98:3, 98:25, 99:3, 100:19, 100:20, 101:10, 101:14, 109:13, 109:25, 110:3, 110:20, 111:13, 113:7, 113:10, 117:3, 118:8, 118:12, 118:17, 119:4, 119:19, 125:12, 125:18, 128:23, 136:17, 138:15</p> <p><b>critical</b> [1] - 23:21</p> <p><b>criticism</b> [1] - 59:23</p> <p><b>crosswalk</b> [1] - 20:6</p> <p><b>crystal</b> [1] - 5:19</p> <p><b>cultural</b> [1] - 96:10</p> <p><b>current</b> [12] - 48:2, 56:7, 56:11, 60:20, 76:21, 83:20, 83:21, 85:3, 92:7, 105:7, 155:5, 155:11</p> <p><b>curve</b> [1] - 28:25</p> <p><b>cushion</b> [2] - 148:6, 151:4</p> <p><b>customers</b> [1] - 148:11</p> <p><b>cut</b> [3] - 73:16, 128:24, 160:24</p>	<p>46:18, 49:9, 62:6, 62:21, 63:8, 66:6, 70:13, 75:10, 76:15, 80:25, 88:8, 88:12, 88:16, 88:19, 88:22, 119:15, 130:4, 132:4, 133:17, 134:10, 135:4, 151:25</p> <p><b>daytime</b> [2] - 155:12, 162:8</p> <p><b>DDRB</b> [7] - 23:3, 31:8, 111:22, 112:5, 118:22, 143:16, 143:17</p> <p><b>deadlines</b> [3] - 7:17, 7:18, 14:4</p> <p><b>deal</b> [8] - 30:25, 43:23, 60:12, 60:14, 60:18, 60:20, 68:3, 130:14</p> <p><b>dealing</b> [1] - 130:9</p> <p><b>deals</b> [1] - 46:20</p> <p><b>dealt</b> [2] - 46:5, 47:9</p> <p><b>decide</b> [11] - 45:14, 45:16, 45:18, 54:2, 59:13, 76:16, 91:17, 91:21, 93:9, 107:9, 135:12</p> <p><b>decided</b> [3] - 41:19, 55:18, 59:3</p> <p><b>decides</b> [1] - 51:15</p> <p><b>decision</b> [11] - 30:13, 43:19, 53:4, 55:5, 55:9, 55:14, 57:13, 59:12, 65:25, 69:25, 141:17</p> <p><b>deck</b> [7] - 18:14, 19:4, 19:8, 19:13, 19:16, 20:8</p> <p><b>declare</b> [1] - 54:3</p> <p><b>decrease</b> [1] - 153:8</p> <p><b>dedicated</b> [1] - 111:5</p> <p><b>deduct</b> [1] - 152:23</p> <p><b>deed</b> [1] - 116:7</p> <p><b>deep</b> [1] - 64:9</p> <p><b>defer</b> [4] - 65:19, 65:24, 66:6, 76:14</p> <p><b>deference</b> [3] - 93:7, 94:19, 111:7</p> <p><b>defined</b> [3] - 5:20, 52:11, 52:13</p> <p><b>definitely</b> [1] - 123:14</p> <p><b>degree</b> [2] - 28:8, 73:19</p> <p><b>degrees</b> [3] - 112:23, 112:25, 160:10</p> <p><b>delay</b> [1] - 79:6</p> <p><b>delayed</b> [1] - 143:24</p> <p><b>delaying</b> [1] - 133:7</p> <p><b>deliberation</b> [1] - 5:9</p>
<b>D</b>				
<p><b>DANE</b> [1] - 1:15</p> <p><b>Dane</b> [1] - 73:10</p> <p><b>dashboard</b> [1] - 159:20</p> <p><b>data</b> [3] - 151:24, 152:18, 160:2</p> <p><b>database</b> [1] - 160:3</p> <p><b>date</b> [5] - 7:11, 7:12, 21:23, 54:17, 134:12</p> <p><b>DATED</b> [1] - 166:15</p> <p><b>dated</b> [1] - 40:2</p> <p><b>days</b> [24] - 7:17,</p>				



<p><b>delineate</b> [2] - 119:22, 120:23  <b>delineation</b> [1] - 119:18  <b>delivered</b> [1] - 132:23  <b>demand</b> [9] - 145:7, 150:15, 150:16, 150:18, 153:7, 154:22, 157:13, 162:4, 162:6  <b>democracy</b> [2] - 108:21, 140:24  <b>demonstrated</b> [1] - 97:15  <b>demonstration</b> [2] - 90:8, 90:15  <b>dense</b> [2] - 147:23, 154:4  <b>density</b> [19] - 93:21, 93:25, 94:1, 94:5, 95:3, 95:19, 96:4, 96:12, 98:23, 99:8, 99:9, 99:14, 99:20, 110:2, 110:6, 112:13, 118:19, 121:15  <b>departing</b> [1] - 155:17  <b>department</b> [1] - 137:6  <b>dependent</b> [1] - 155:8  <b>description</b> [1] - 60:6  <b>design</b> [10] - 23:8, 23:15, 27:20, 111:21, 111:23, 112:1, 112:6, 118:20, 118:23, 119:1  <b>desire</b> [3] - 10:23, 19:2, 42:5  <b>desired</b> [1] - 79:3  <b>destination</b> [1] - 161:20  <b>destinations</b> [1] - 157:11  <b>detail</b> [1] - 137:4  <b>detailed</b> [1] - 119:4  <b>determination</b> [3] - 61:22, 62:2, 65:12  <b>determine</b> [1] - 40:18  <b>determined</b> [1] - 132:25  <b>determining</b> [1] - 61:12  <b>develop</b> [2] - 56:2, 93:4  <b>developable</b> [1] - 20:24  <b>developed</b> [6] - 19:14, 29:22, 30:15, 31:13, 112:16, 145:14  <b>developer</b> [6] - 14:12,</p>	<p>15:17, 48:16, 53:5, 53:7, 93:4  <b>developer's</b> [1] - 14:1  <b>developers</b> [6] - 21:13, 100:9, 112:24, 116:17, 118:24, 130:1  <b>developing</b> [4] - 45:7, 55:17, 101:9, 101:14  <b>development</b> [38] - 6:23, 8:16, 8:18, 13:13, 15:23, 21:11, 21:14, 21:16, 22:17, 22:23, 28:4, 29:5, 68:3, 72:16, 79:1, 79:7, 82:6, 90:11, 90:13, 90:20, 91:16, 93:22, 96:13, 98:3, 98:4, 100:2, 100:10, 102:11, 103:2, 103:14, 104:4, 110:17, 154:8, 155:13, 155:21, 155:22, 159:6, 159:9  <b>Development</b> [4] - 6:24, 7:3, 13:22, 43:6  <b>development's</b> [1] - 146:5  <b>developments</b> [1] - 155:8  <b>develops</b> [1] - 147:6  <b>DIA</b> [14] - 1:21, 34:14, 43:4, 46:19, 49:9, 56:17, 77:18, 129:7, 137:5, 141:3, 141:4, 144:4, 146:15, 163:25  <b>diagram</b> [1] - 164:15  <b>dialogue</b> [3] - 14:24, 15:4, 23:7  <b>Diane</b> [5] - 1:10, 5:25, 10:9, 166:7, 166:19  <b>Diebenow</b> [9] - 77:5, 77:9, 81:8, 81:9, 81:12, 82:18, 111:15, 111:19, 113:11  <b>DIEBENOW</b> [4] - 77:8, 81:10, 111:16, 111:18  <b>Diebenow's</b> [1] - 118:21  <b>difference</b> [2] - 53:19, 124:7  <b>different</b> [22] - 11:13, 21:21, 42:9, 42:10, 54:9, 57:6, 57:7, 57:9, 58:6, 67:1, 67:2, 76:8, 76:20,</p>	<p>78:21, 80:6, 92:25, 98:3, 109:15, 120:19, 151:14  <b>difficult</b> [2] - 66:1, 84:19  <b>digital</b> [1] - 159:17  <b>dilation</b> [1] - 97:14  <b>dining</b> [1] - 31:7  <b>direct</b> [3] - 64:21, 86:7, 87:3  <b>directed</b> [1] - 56:7  <b>direction</b> [3] - 38:11, 55:2, 59:16  <b>directly</b> [3] - 90:18, 121:8, 158:25  <b>director</b> [3] - 56:22, 123:8, 139:1  <b>Director</b> [1] - 46:11  <b>disabling</b> [1] - 158:9  <b>disadvantage</b> [1] - 81:16  <b>disagree</b> [2] - 26:16, 61:25  <b>disclosed</b> [2] - 70:8, 83:15  <b>discount</b> [2] - 158:1  <b>discreetly</b> [1] - 5:25  <b>discretion</b> [3] - 121:1, 121:9, 122:12  <b>discuss</b> [2] - 72:10, 108:20  <b>discussed</b> [3] - 25:4, 55:6, 146:15  <b>discussion</b> [43] - 2:20, 9:18, 12:22, 16:9, 22:8, 22:10, 31:20, 34:18, 34:24, 35:1, 35:14, 36:1, 37:9, 37:11, 38:13, 40:3, 44:14, 44:17, 63:13, 69:5, 69:8, 79:21, 101:24, 105:3, 106:7, 106:8, 106:23, 107:24, 108:1, 118:5, 119:3, 124:11, 126:7, 131:4, 131:7, 131:8, 131:13, 136:6, 136:22, 137:1, 140:4, 140:23  <b>discussions</b> [3] - 153:8, 153:16, 163:20  <b>disincentive</b> [1] - 81:23  <b>displace</b> [1] - 154:25  <b>displaced</b> [1] - 155:3  <b>disposed</b> [1] - 41:22  <b>disposes</b> [1] - 43:13  <b>Disposition</b> [12] -</p>	<p>42:16, 53:10, 58:12, 59:14, 60:1, 100:19, 100:23, 112:3, 119:21, 120:6, 129:12, 130:5  <b>disqualified</b> [1] - 126:11  <b>distraction</b> [1] - 6:18  <b>distribute</b> [2] - 6:11, 150:18  <b>distributing</b> [1] - 144:15  <b>district</b> [4] - 107:16, 148:6, 156:3, 156:15  <b>diverge</b> [1] - 80:4  <b>divide</b> [2] - 101:24, 150:21  <b>DNA</b> [1] - 74:2  <b>document</b> [2] - 51:23, 119:8  <b>documented</b> [2] - 4:1, 32:25  <b>documents</b> [1] - 6:12  <b>dog</b> [1] - 118:11  <b>dogs</b> [1] - 118:14  <b>dollar</b> [2] - 62:17, 158:10  <b>dollars</b> [2] - 20:15, 152:16  <b>done</b> [24] - 4:21, 6:16, 7:8, 11:6, 18:18, 28:6, 45:10, 49:19, 51:16, 73:19, 73:22, 80:12, 80:13, 83:19, 84:10, 84:13, 86:25, 88:25, 98:21, 98:22, 112:18, 115:11, 135:4, 143:2  <b>door</b> [4] - 29:9, 62:7, 62:12, 161:14  <b>Dora</b> [1] - 154:20  <b>down</b> [22] - 18:11, 26:22, 26:25, 27:5, 55:25, 58:23, 61:24, 95:20, 96:19, 106:6, 106:13, 107:10, 123:15, 130:1, 133:1, 135:20, 137:3, 139:14, 144:14, 155:6, 164:24  <b>downtown</b> [32] - 7:5, 20:23, 22:25, 23:18, 23:20, 27:16, 77:20, 78:25, 79:7, 79:15, 98:24, 100:4, 110:7, 114:16, 114:17, 115:1, 116:11, 123:14, 127:1, 127:3, 128:9, 135:9,</p>	<p>144:6, 149:9, 155:16, 156:24, 157:10, 161:2, 161:6, 162:20, 164:20  <b>DOWNTOWN</b> [1] - 1:2  <b>Downtown</b> [9] - 2:10, 6:24, 7:3, 11:6, 11:21, 13:22, 32:15, 32:22, 39:16  <b>draft</b> [2] - 163:13, 163:15  <b>drainage</b> [1] - 18:20  <b>drawn</b> [1] - 98:14  <b>DRI</b> [1] - 8:13  <b>drill</b> [1] - 96:19  <b>drill-down</b> [1] - 96:19  <b>Drive</b> [2] - 77:9, 111:19  <b>drive</b> [9] - 111:23, 146:12, 147:12, 149:25, 154:15, 159:2, 160:4, 161:13, 162:17  <b>drives</b> [2] - 161:2, 161:3  <b>driveway</b> [2] - 145:18, 148:2  <b>due</b> [3] - 123:21, 152:12, 153:18  <b>DUGGAN</b> [6] - 78:13, 78:18, 82:21, 108:6, 108:9, 108:15  <b>Duggan</b> [9] - 78:15, 78:19, 80:16, 80:24, 81:14, 82:19, 82:20, 108:3, 108:9  <b>during</b> [8] - 11:6, 58:17, 63:1, 75:18, 75:20, 76:24, 84:19, 155:12  <b>DUVAL</b> [1] - 166:4  <b>Duval</b> [1] - 1:9  <b>dying</b> [1] - 24:11</p>
<b>E</b>				
<p><b>early</b> [1] - 135:15  <b>earmarked</b> [1] - 21:10  <b>easier</b> [1] - 152:14  <b>East</b> [1] - 6:23  <b>easy</b> [4] - 18:19, 30:10, 55:8, 62:16  <b>echo</b> [3] - 31:5, 81:6, 109:14  <b>Economic</b> [3] - 43:5, 113:18, 123:9  <b>economy</b> [4] - 156:25, 157:17, 157:23, 158:2</p>				

<p><b>effect</b> [2] - 129:14, 161:1  <b>efficiency</b> [2] - 151:3, 160:8  <b>efficient</b> [2] - 160:13, 160:17  <b>effort</b> [1] - 73:23  <b>EILAND</b> [1] - 1:22  <b>either</b> [7] - 43:1, 49:5, 51:24, 57:10, 112:21, 112:24, 131:2  <b>elect</b> [1] - 141:16  <b>electronic</b> [1] - 160:19  <b>element</b> [2] - 99:8, 119:25  <b>elements</b> [3] - 96:4, 97:14, 121:4  <b>elsewhere</b> [1] - 25:15  <b>emissions</b> [1] - 150:2  <b>emphasis</b> [1] - 120:25  <b>employee</b> [1] - 158:1  <b>Employee</b> [1] - 36:3  <b>employees</b> [1] - 148:10  <b>empower</b> [1] - 42:23  <b>empty</b> [1] - 116:12  <b>empty-nester</b> [1] - 116:12  <b>encompasses</b> [2] - 104:5, 105:10  <b>encourage</b> [2] - 28:4, 161:16  <b>encouraged</b> [1] - 80:7  <b>encourages</b> [1] - 149:24  <b>encouraging</b> [1] - 127:2  <b>encumbered</b> [1] - 151:18  <b>end</b> [5] - 13:18, 13:19, 13:20, 142:24, 143:25  <b>ended</b> [1] - 135:2  <b>enforce</b> [2] - 159:24, 160:12  <b>enforcement</b> [5] - 159:6, 159:25, 160:3, 160:8, 160:20  <b>engage</b> [1] - 6:2  <b>engaged</b> [1] - 144:4  <b>enjoyed</b> [2] - 141:8, 143:3  <b>ensure</b> [2] - 4:9, 23:2  <b>enter</b> [3] - 23:20, 35:25, 52:17  <b>entertainment</b> [2] - 156:2, 156:14  <b>enticed</b> [1] - 147:12  <b>entire</b> [4] - 47:8,</p>	<p>73:20, 102:18, 135:18  <b>entirely</b> [1] - 21:21  <b>entities</b> [2] - 147:20, 156:16  <b>entity</b> [3] - 79:4, 85:2, 86:10  <b>environments</b> [1] - 154:5  <b>equal</b> [3] - 44:20, 60:13, 104:8  <b>equipment</b> [2] - 159:24, 160:14  <b>especially</b> [4] - 28:24, 96:6, 115:18, 165:10  <b>essence</b> [1] - 65:21  <b>essentially</b> [7] - 15:24, 42:12, 52:15, 58:20, 90:19, 106:17, 134:21  <b>establish</b> [10] - 43:23, 61:2, 61:14, 70:12, 75:10, 88:8, 88:16, 88:18, 88:23, 89:15  <b>established</b> [1] - 77:17  <b>estate</b> [1] - 157:24  <b>estimate</b> [1] - 109:4  <b>estimates</b> [1] - 148:22  <b>et</b> [3] - 58:13, 84:22, 121:16  <b>ethics</b> [1] - 84:6  <b>evaluate</b> [22] - 41:15, 49:13, 59:11, 64:20, 64:25, 65:23, 66:2, 66:7, 66:17, 68:4, 70:2, 71:3, 76:14, 91:3, 112:11, 138:11, 138:13, 139:10, 140:2, 145:4, 159:5  <b>evaluated</b> [1] - 151:17  <b>evaluating</b> [2] - 49:5, 70:17  <b>Evaluation</b> [1] - 9:1  <b>evaluation</b> [9] - 3:25, 4:16, 4:20, 33:25, 34:10, 42:25, 52:4, 72:22, 80:2  <b>evaluative</b> [1] - 70:25  <b>evening</b> [1] - 155:14  <b>event</b> [1] - 165:2  <b>events</b> [1] - 165:10  <b>evidence</b> [1] - 90:19  <b>ex</b> [2] - 53:24, 60:24  <b>ex-parte</b> [2] - 53:24, 60:24  <b>exact</b> [2] - 54:16, 78:9  <b>exactly</b> [3] - 82:3, 96:22, 116:6</p>	<p><b>example</b> [2] - 51:21, 54:6  <b>exceed</b> [1] - 146:14  <b>excellent</b> [1] - 157:7  <b>except</b> [3] - 37:25, 119:13, 152:11  <b>excess</b> [2] - 19:8, 146:17  <b>excuse</b> [1] - 11:4  <b>excused</b> [1] - 134:1  <b>Executive</b> [4] - 1:20, 1:22, 7:15, 46:11  <b>executive</b> [5] - 39:7, 56:21, 116:9, 139:1, 163:12  <b>exempt</b> [3] - 30:6, 30:8, 30:9  <b>exercise</b> [2] - 8:13, 8:16  <b>existed</b> [1] - 152:7  <b>existence</b> [1] - 145:16  <b>existing</b> [12] - 13:11, 13:12, 19:4, 20:22, 27:22, 47:16, 70:2, 73:4, 75:18, 97:13, 155:1, 155:5  <b>exists</b> [1] - 19:24  <b>exit</b> [1] - 23:19  <b>exits</b> [2] - 3:14, 32:9  <b>expand</b> [1] - 19:2  <b>expect</b> [1] - 47:12  <b>expectation</b> [1] - 24:20  <b>expeditious</b> [1] - 133:3  <b>expenditure</b> [1] - 20:18  <b>expensive</b> [7] - 149:11, 149:19, 158:20, 160:16, 161:5, 161:8, 161:12  <b>experience</b> [11] - 90:14, 90:20, 91:16, 94:17, 102:12, 103:13, 104:4, 110:17, 112:17, 117:23, 147:5  <b>experienced</b> [1] - 154:2  <b>expires</b> [1] - 15:24  <b>explore</b> [1] - 147:3  <b>exploring</b> [1] - 147:15  <b>expressed</b> [1] - 19:2  <b>expressly</b> [1] - 119:22  <b>expressway</b> [1] - 115:9  <b>extend</b> [6] - 7:16, 49:9, 63:22, 65:11, 70:1, 119:15  <b>Extension</b> [1] - 13:6</p>	<p><b>extension</b> [4] - 7:18, 13:11, 86:5, 90:16  <b>extent</b> [2] - 100:1, 100:9  <b>extra</b> [3] - 29:2, 36:5, 91:19  <b>extremely</b> [2] - 28:8, 60:2</p> <p style="text-align: center;"><b>F</b></p> <p><b>faced</b> [3] - 19:21, 57:5, 130:9  <b>facilities</b> [8] - 150:19, 151:10, 151:11, 151:13, 152:17, 152:25, 156:24, 160:15  <b>facility</b> [2] - 151:20, 161:11  <b>fact</b> [3] - 29:12, 84:23, 152:13  <b>factor</b> [2] - 93:10, 162:6  <b>fails</b> [2] - 117:12, 136:11  <b>fair</b> [6] - 46:3, 55:5, 62:13, 62:15, 71:20, 106:22  <b>fairest</b> [2] - 72:24, 74:10  <b>fairly</b> [2] - 67:21, 107:20  <b>fairness</b> [9] - 25:17, 44:20, 55:12, 72:12, 74:6, 74:14, 79:20, 79:22, 80:3  <b>fall</b> [3] - 45:23, 89:17, 99:10  <b>falling</b> [1] - 150:6  <b>falls</b> [1] - 98:23  <b>familiar</b> [1] - 13:14  <b>familiarity</b> [1] - 102:5  <b>family</b> [1] - 84:21  <b>fantastic</b> [1] - 143:2  <b>far</b> [6] - 15:4, 19:25, 59:24, 92:13, 102:8, 123:19  <b>fast</b> [3] - 20:12, 48:22, 48:23  <b>fatal</b> [1] - 15:22  <b>father</b> [3] - 123:12, 123:15, 123:16  <b>fault</b> [1] - 13:25  <b>favor</b> [29] - 2:23, 9:24, 12:25, 16:14, 28:20, 29:15, 31:25, 35:17, 38:18, 45:6, 45:7, 61:8, 68:16, 68:20, 69:10, 83:12, 88:1,</p>	<p>89:2, 117:1, 117:7, 122:19, 124:16, 125:7, 128:18, 135:25, 138:4, 138:22, 140:8  <b>feasible</b> [2] - 98:15, 98:16  <b>fee</b> [2] - 14:5, 158:12  <b>feedback</b> [1] - 62:24  <b>feeds</b> [1] - 160:2  <b>fees</b> [3] - 158:13, 158:16, 158:18  <b>feet</b> [4] - 66:21, 66:24, 153:22, 153:25  <b>few</b> [4] - 4:11, 6:10, 152:16, 158:7  <b>fewer</b> [1] - 154:5  <b>fidelity</b> [6] - 94:17, 99:17, 99:19, 103:13, 121:20, 122:12  <b>field</b> [1] - 72:21  <b>fifth</b> [1] - 72:20  <b>figure</b> [3] - 63:7, 118:11, 135:11  <b>file</b> [1] - 123:7  <b>fill</b> [1] - 143:10  <b>filled</b> [3] - 18:19, 18:23, 20:15  <b>final</b> [4] - 55:22, 96:8, 119:1, 163:13  <b>finalize</b> [1] - 5:14  <b>finally</b> [3] - 79:20, 91:5, 149:14  <b>financial</b> [14] - 90:7, 90:9, 91:15, 94:16, 102:4, 102:11, 103:7, 103:12, 104:3, 110:16, 112:18, 117:22, 148:19, 158:7  <b>financially</b> [1] - 113:1  <b>fine</b> [5] - 6:5, 77:22, 78:3, 97:18, 161:18  <b>firm</b> [5] - 65:6, 83:19, 84:2, 85:2  <b>firmly</b> [1] - 77:17  <b>firms</b> [8] - 46:17, 64:10, 64:11, 64:16, 65:5, 65:8, 72:2, 76:20  <b>First</b> [1] - 26:22  <b>first</b> [36] - 2:7, 7:4, 10:14, 14:4, 19:10, 23:16, 23:19, 41:3, 41:9, 45:17, 46:4, 48:1, 48:11, 49:21, 61:21, 64:5, 65:6, 66:23, 68:12, 70:4, 78:22, 81:17, 82:13,</p>
---	--	--	--	---

<p>94:16, 95:6, 122:18, 122:20, 134:23, 135:2, 135:7, 135:11, 136:16, 149:13, 158:8, 161:11  <b>fit</b> [3] - 34:7, 96:16, 102:21  <b>fits</b> [4] - 36:17, 38:10, 96:13, 107:15  <b>five</b> [9] - 103:6, 103:7, 103:11, 104:3, 134:10, 153:4, 154:3, 154:8, 154:15  <b>five-year</b> [1] - 153:4  <b>fix</b> [1] - 80:10  <b>fixed</b> [2] - 158:11, 160:14  <b>flexibility</b> [1] - 24:22  <b>Flisram</b> [9] - 33:4, 33:5, 33:7, 33:9, 33:11, 33:13, 33:15, 33:17, 33:20  <b>floor</b> [4] - 23:4, 120:10, 120:13, 135:17  <b>Floor</b> [1] - 1:9  <b>FLORIDA</b> [1] - 166:3  <b>Florida</b> [17] - 1:10, 1:11, 17:23, 18:5, 19:1, 20:11, 23:22, 25:2, 26:24, 27:1, 29:23, 30:4, 30:8, 67:12, 109:12, 166:7, 166:19  <b>flow</b> [1] - 151:5  <b>fluctuating</b> [1] - 150:17  <b>focused</b> [1] - 26:13  <b>folks</b> [1] - 163:23  <b>follow</b> [6] - 3:11, 59:19, 80:24, 81:13, 139:21, 163:11  <b>follow-up</b> [1] - 163:11  <b>followed</b> [1] - 149:14  <b>following</b> [1] - 58:20  <b>foot</b> [1] - 62:12  <b>footing</b> [2] - 44:20, 60:14  <b>for-rental</b> [1] - 126:10  <b>for-sale</b> [8] - 87:21, 87:22, 125:16, 125:24, 126:6, 127:8, 127:15, 128:1  <b>foregoing</b> [1] - 166:9  <b>foremost</b> [1] - 19:10  <b>Forest</b> [4] - 17:17, 20:6, 23:18, 29:13  <b>forget</b> [1] - 100:20  <b>form</b> [1] - 111:24</p>	<p><b>formal</b> [2] - 47:10, 53:1  <b>formalities</b> [1] - 52:24  <b>formality</b> [3] - 36:5, 42:6, 52:3  <b>format</b> [1] - 49:25  <b>formerly</b> [1] - 39:12  <b>forth</b> [7] - 49:3, 69:23, 71:5, 81:1, 92:13, 140:1, 158:6  <b>forward</b> [20] - 21:3, 39:3, 43:14, 44:9, 46:6, 47:17, 51:4, 57:18, 60:3, 60:19, 62:14, 80:8, 80:11, 80:15, 81:5, 123:19, 129:19, 141:15, 144:3, 164:3  <b>forwarding</b> [1] - 60:4  <b>founder</b> [1] - 123:8  <b>four</b> [11] - 91:8, 91:15, 91:23, 92:2, 94:16, 110:24, 113:19, 127:11, 145:3, 145:5, 154:15  <b>fourth</b> [1] - 72:19  <b>FPR</b> [1] - 1:10  <b>fraction</b> [1] - 20:17  <b>frame</b> [4] - 14:10, 109:17, 109:20, 119:8  <b>frame-working</b> [1] - 119:8  <b>frankly</b> [3] - 20:11, 83:20, 129:20  <b>free</b> [2] - 156:11, 158:2  <b>frees</b> [1] - 155:17  <b>freeze</b> [2] - 63:8, 65:21  <b>frequently</b> [1] - 108:24  <b>Friday</b> [4] - 133:15, 133:16, 143:19, 146:12  <b>friendly</b> [27] - 47:5, 47:15, 50:2, 50:15, 67:25, 68:8, 68:13, 68:16, 68:20, 105:21, 122:10, 122:14, 122:18, 122:23, 122:24, 123:2, 124:14, 124:17, 131:21, 131:22, 137:10, 137:15, 137:23, 138:1, 138:5, 139:2, 139:9  <b>FROATS</b> [44] - 1:16, 8:4, 12:19, 15:11, 24:17, 25:10, 29:17, 29:19, 30:1, 30:12, 31:2, 35:9, 37:19,</p>	<p>46:13, 46:24, 49:8, 49:16, 49:20, 50:22, 51:2, 64:2, 64:8, 65:5, 66:14, 66:17, 72:1, 76:19, 89:7, 98:1, 99:9, 99:13, 99:20, 99:24, 101:5, 101:13, 101:17, 103:18, 106:10, 119:13, 126:18, 131:24, 134:25, 162:18, 162:22  <b>Froats</b> [14] - 8:3, 15:10, 24:16, 25:9, 29:18, 33:9, 35:8, 37:18, 46:12, 50:15, 51:6, 76:18, 87:17, 97:25  <b>front</b> [12] - 9:1, 13:15, 18:13, 29:9, 64:20, 67:15, 90:4, 95:7, 133:9, 142:24, 161:13, 161:20  <b>fulfillment</b> [2] - 144:12, 144:13  <b>full</b> [4] - 3:22, 17:21, 36:13, 144:15  <b>full-time</b> [1] - 36:13  <b>fully</b> [1] - 119:24  <b>fund</b> [1] - 159:12  <b>fundamental</b> [1] - 36:14  <b>furtherance</b> [1] - 127:16  <b>furthest</b> [1] - 86:5  <b>future</b> [12] - 21:22, 42:2, 43:11, 46:11, 105:8, 130:14, 143:25, 144:10, 146:22, 162:8, 163:23, 163:24</p>	<p>149:24, 157:14, 161:8  <b>garages</b> [5] - 149:15, 149:18, 161:4, 163:24  <b>gas</b> [2] - 23:6, 23:8  <b>Gate</b> [1] - 23:6  <b>gateway</b> [3] - 22:24, 23:12, 27:16  <b>gateways</b> [1] - 27:17  <b>general</b> [9] - 47:8, 47:13, 49:25, 50:19, 73:8, 118:7, 118:16, 129:13, 153:11  <b>General</b> [6] - 1:21, 17:25, 40:12, 41:12, 47:6, 119:21  <b>generally</b> [1] - 48:13  <b>generating</b> [1] - 25:20  <b>generators</b> [1] - 150:17  <b>gentleman</b> [1] - 113:13  <b>GIBBS</b> [1] - 1:14  <b>Gibbs</b> [5] - 33:7, 44:12, 120:8, 141:10, 141:11  <b>Gillam</b> [24] - 8:5, 15:8, 25:11, 33:11, 35:6, 37:16, 44:11, 45:21, 46:14, 49:24, 50:16, 56:4, 58:20, 59:4, 59:19, 61:13, 66:20, 82:1, 84:25, 85:6, 87:8, 89:9, 101:19, 129:16  <b>GILLAM</b> [54] - 1:17, 2:16, 8:6, 15:9, 16:5, 25:12, 35:7, 37:17, 41:1, 44:12, 45:22, 47:4, 50:4, 50:18, 56:5, 56:9, 56:13, 57:22, 59:22, 60:16, 61:18, 66:25, 67:4, 67:7, 68:9, 83:13, 83:18, 84:9, 92:3, 92:6, 101:8, 101:20, 104:22, 106:2, 117:17, 120:18, 122:9, 126:3, 129:15, 129:17, 130:20, 131:2, 131:20, 136:9, 137:9, 137:13, 137:19, 138:23, 139:5, 139:15, 141:24, 142:3, 142:15, 142:18  <b>Gillam's</b> [11] - 41:7, 61:6, 63:12, 66:24,</p>	<p>69:3, 79:9, 84:4, 98:1, 129:4, 132:9, 135:18  <b>given</b> [7] - 7:15, 23:8, 66:15, 71:4, 113:9, 144:25, 158:2  <b>glad</b> [1] - 26:13  <b>global</b> [3] - 63:5, 63:13, 129:5  <b>go-forward</b> [1] - 60:3  <b>goal</b> [5] - 22:15, 95:23, 96:14, 141:12, 145:12  <b>goals</b> [1] - 91:2  <b>golden</b> [2] - 123:25, 124:2  <b>Governance</b> [2] - 141:9, 141:10  <b>government</b> [1] - 129:21  <b>grab</b> [2] - 73:20, 74:1  <b>graduating</b> [1] - 116:10  <b>grandchild</b> [1] - 124:4  <b>grant</b> [4] - 7:14, 19:7, 20:17, 109:2  <b>granular</b> [1] - 91:1  <b>graphic</b> [1] - 95:13  <b>gray</b> [1] - 113:7  <b>great</b> [10] - 29:1, 31:7, 79:12, 93:18, 98:25, 119:10, 140:18, 143:4, 151:25  <b>greater</b> [1] - 122:12  <b>green</b> [5] - 17:19, 17:22, 18:6, 19:12  <b>GREY</b> [36] - 1:15, 8:2, 12:18, 15:13, 16:6, 24:7, 34:15, 35:11, 37:1, 37:4, 37:22, 51:8, 52:10, 52:14, 53:21, 64:4, 68:14, 75:15, 85:20, 86:15, 87:10, 94:24, 95:18, 96:22, 96:25, 97:21, 97:24, 105:19, 118:2, 119:6, 120:16, 126:1, 136:5, 136:13, 136:19, 137:24  <b>Grey</b> [15] - 8:1, 15:12, 24:6, 33:5, 35:10, 37:21, 51:7, 53:20, 86:14, 87:9, 89:9, 94:23, 121:22, 141:11  <b>ground</b> [3] - 23:4, 23:11, 25:24  <b>Group</b> [3] - 18:3, 18:4, 21:12</p>
<b>G</b>				
<p><b>GAFFNEY</b> [1] - 1:22  <b>Gagliano</b> [4] - 144:17, 144:19, 161:25, 163:7  <b>GAGLIANO</b> [6] - 144:19, 161:3, 162:7, 162:21, 162:24, 163:8  <b>gain</b> [4] - 51:11, 84:21, 86:2, 86:7  <b>garage</b> [17] - 22:23, 23:5, 23:14, 23:15, 24:1, 25:14, 27:8, 27:24, 29:13, 29:22, 73:10, 108:25, 145:19, 148:2,</p>				

<p><b>group</b> [3] - 62:16, 81:6, 133:2  <b>groups</b> [4] - 45:17, 62:13, 62:23, 62:25  <b>grow</b> [2] - 115:9, 162:9  <b>grows</b> [1] - 147:6  <b>growth</b> [5] - 153:5, 153:6, 155:20, 155:21, 159:6  <b>guarantee</b> [1] - 96:3  <b>guess</b> [9] - 17:21, 27:13, 57:14, 64:11, 65:8, 76:1, 95:8, 98:7, 133:8  <b>guest</b> [2] - 165:8, 165:9  <b>guests</b> [2] - 164:25, 165:3  <b>guidance</b> [7] - 40:25, 44:7, 63:22, 63:24, 97:13, 118:24, 121:23  <b>guide</b> [1] - 43:10  <b>guidelines</b> [4] - 55:15, 55:17, 64:13, 107:7  <b>Guidewell</b> [4] - 18:3, 18:4, 30:4, 30:5  <b>Guidewell/Florida</b> [1] - 19:9  <b>GUY</b> [1] - 1:21  <b>guy</b> [1] - 81:19  <b>Guy</b> [2] - 10:11, 141:12  <b>guys</b> [2] - 71:20, 73:22</p>	<p><b>headed</b> [1] - 96:20  <b>heading</b> [1] - 160:19  <b>headquarters</b> [4] - 18:11, 19:3, 53:6, 53:9  <b>heads</b> [1] - 120:2  <b>hear</b> [12] - 26:13, 45:13, 45:15, 45:17, 61:10, 61:21, 61:25, 66:19, 66:20, 72:2, 76:19, 94:12  <b>heard</b> [17] - 6:8, 47:2, 47:22, 49:24, 50:1, 55:10, 62:19, 63:16, 69:22, 79:24, 94:15, 100:15, 122:5, 132:22, 136:3, 153:16, 162:24  <b>hearing</b> [15] - 12:24, 13:4, 16:13, 30:20, 35:16, 38:17, 52:1, 83:11, 118:17, 125:2, 125:6, 128:17, 135:25, 142:20, 163:6  <b>heavily</b> [2] - 23:5, 152:11  <b>heavy</b> [1] - 155:14  <b>held</b> [1] - 1:7  <b>help</b> [11] - 10:11, 61:4, 79:6, 79:15, 81:11, 96:7, 99:22, 123:14, 149:6, 156:10, 159:14  <b>helpful</b> [1] - 73:2  <b>helps</b> [1] - 158:23  <b>hi</b> [1] - 144:19  <b>high</b> [4] - 28:8, 116:9, 158:17, 162:14  <b>higher</b> [9] - 71:2, 95:3, 100:11, 106:11, 109:24, 118:25, 126:21, 154:1, 162:12  <b>highest</b> [3] - 23:1, 31:13, 150:8  <b>highly</b> [2] - 27:19, 148:12  <b>hiring</b> [1] - 4:4  <b>historic</b> [2] - 96:9, 147:22  <b>historical</b> [28] - 96:12, 98:7, 98:18, 99:16, 102:15, 102:17, 102:22, 103:1, 103:16, 104:11, 107:3, 107:15, 113:25, 114:17, 114:22, 115:6, 115:13, 115:16,</p>	<p>118:20, 118:23, 119:1, 119:23, 120:25, 121:10, 122:14, 124:1, 146:24, 153:5  <b>historically</b> [1] - 109:17  <b>history</b> [9] - 92:20, 92:22, 92:24, 111:8, 111:10, 111:11, 114:11, 118:19, 124:8  <b>hit</b> [1] - 149:13  <b>hold</b> [2] - 134:12, 152:22  <b>holder</b> [1] - 160:6  <b>holders</b> [1] - 157:19  <b>holding</b> [4] - 18:9, 116:18, 151:21, 157:14  <b>hole</b> [1] - 25:24  <b>holidays</b> [1] - 19:18  <b>home</b> [1] - 111:23  <b>homes</b> [1] - 145:23  <b>honor</b> [1] - 143:7  <b>Hoover</b> [2] - 54:14, 54:16  <b>hope</b> [1] - 123:13  <b>hopefully</b> [1] - 9:5  <b>hoping</b> [1] - 22:11  <b>Hospital</b> [1] - 30:7  <b>hot</b> [2] - 118:11, 118:14  <b>hour</b> [5] - 73:25, 130:10, 143:11, 150:6, 161:1  <b>hourly</b> [2] - 150:5, 150:10  <b>hours</b> [8] - 4:2, 24:13, 146:18, 149:22, 155:12, 155:13, 159:5, 161:7  <b>how-we-do-business</b> [1] - 47:13  <b>huge</b> [1] - 151:6  <b>HUGHES</b> [64] - 1:20, 3:6, 3:16, 6:14, 10:6, 10:17, 11:25, 12:8, 13:8, 16:20, 17:10, 18:2, 18:4, 24:19, 28:7, 28:15, 32:8, 32:11, 33:23, 35:24, 36:21, 38:2, 38:5, 38:8, 38:24, 39:8, 39:11, 39:19, 41:7, 41:11, 44:5, 53:2, 63:9, 89:16, 96:1, 97:6, 103:24, 105:4, 105:7, 106:15, 106:22, 108:22,</p>	<p>129:1, 132:1, 133:12, 133:16, 134:19, 135:2, 136:23, 137:12, 138:11, 138:15, 141:3, 141:8, 141:17, 141:21, 142:5, 142:13, 142:17, 143:6, 143:15, 143:23, 163:10, 163:18  <b>Hughes</b> [9] - 3:5, 22:20, 29:19, 37:24, 58:1, 62:20, 129:2, 142:19, 142:21  <b>Hughes'</b> [4] - 110:4, 133:25, 142:3, 142:15  <b>hurdle</b> [3] - 110:19, 111:3, 112:20  <b>hurdles</b> [1] - 110:18  <b>hurting</b> [1] - 113:16  <b>hurts</b> [1] - 116:19  <b>husband</b> [2] - 146:11, 146:13</p>	<p>158:21  <b>implications</b> [1] - 96:9  <b>importance</b> [1] - 111:7  <b>important</b> [20] - 19:15, 22:15, 23:13, 26:14, 27:9, 27:18, 31:17, 93:22, 98:2, 99:4, 105:10, 110:6, 110:10, 111:9, 112:13, 112:14, 114:11, 114:12, 123:21, 123:23  <b>impression</b> [1] - 86:1  <b>improve</b> [1] - 147:4  <b>improvement</b> [1] - 29:10  <b>improvements</b> [2] - 8:20, 147:10  <b>inappropriate</b> [1] - 6:15  <b>inaudible</b> [11] - 11:19, 15:19, 18:1, 30:14, 39:15, 78:7, 90:10, 104:18, 137:12, 137:13, 159:8  <b>Inaudible</b> [2] - 83:3, 136:6  <b>inaudible)</b> [1] - 55:25  <b>Inc</b> [2] - 18:3, 18:4  <b>incentive</b> [1] - 82:14  <b>incentivize</b> [1] - 83:6  <b>include</b> [2] - 48:4, 120:24  <b>included</b> [3] - 110:15, 111:9, 125:17  <b>includes</b> [1] - 56:3  <b>including</b> [4] - 7:18, 127:7, 132:12, 163:21  <b>incorporate</b> [1] - 118:15  <b>incorporates</b> [1] - 104:20  <b>incorporation</b> [1] - 93:8  <b>increase</b> [5] - 150:4, 153:7, 154:23, 157:3, 160:25  <b>increased</b> [1] - 26:4  <b>increases</b> [2] - 157:2  <b>increasing</b> [2] - 150:9, 159:5  <b>Independent</b> [2] - 77:9, 111:19  <b>indicated</b> [3] - 58:21, 59:4, 137:4  <b>Indicating</b> [1] - 78:13  <b>indirect</b> [1] - 86:7  <b>individual</b> [12] - 4:19, 113:9, 125:15,</p>
<b>I</b>				
<p><b>Haas</b> [1] - 144:21  <b>half</b> [4] - 17:20, 20:17, 21:8, 21:9  <b>Hall</b> [1] - 1:8  <b>hand</b> [1] - 87:7  <b>handle</b> [5] - 8:20, 58:5, 63:5, 66:22, 113:6  <b>handled</b> [1] - 137:21  <b>handles</b> [1] - 43:13  <b>hanging</b> [1] - 144:23  <b>Hanna</b> [9] - 33:4, 33:5, 33:7, 33:9, 33:11, 33:13, 33:15, 33:17, 33:21  <b>happy</b> [3] - 27:7, 68:7, 78:24  <b>hard</b> [4] - 48:22, 48:23, 107:19, 107:20  <b>hate</b> [1] - 95:8  <b>head</b> [1] - 121:17</p>	<p>118:20, 118:23, 119:1, 119:23, 120:25, 121:10, 122:14, 124:1, 146:24, 153:5  <b>historically</b> [1] - 109:17  <b>history</b> [9] - 92:20, 92:22, 92:24, 111:8, 111:10, 111:11, 114:11, 118:19, 124:8  <b>hit</b> [1] - 149:13  <b>hold</b> [2] - 134:12, 152:22  <b>holder</b> [1] - 160:6  <b>holders</b> [1] - 157:19  <b>holding</b> [4] - 18:9, 116:18, 151:21, 157:14  <b>hole</b> [1] - 25:24  <b>holidays</b> [1] - 19:18  <b>home</b> [1] - 111:23  <b>homes</b> [1] - 145:23  <b>honor</b> [1] - 143:7  <b>Hoover</b> [2] - 54:14, 54:16  <b>hope</b> [1] - 123:13  <b>hopefully</b> [1] - 9:5  <b>hoping</b> [1] - 22:11  <b>Hospital</b> [1] - 30:7  <b>hot</b> [2] - 118:11, 118:14  <b>hour</b> [5] - 73:25, 130:10, 143:11, 150:6, 161:1  <b>hourly</b> [2] - 150:5, 150:10  <b>hours</b> [8] - 4:2, 24:13, 146:18, 149:22, 155:12, 155:13, 159:5, 161:7  <b>how-we-do-business</b> [1] - 47:13  <b>huge</b> [1] - 151:6  <b>HUGHES</b> [64] - 1:20, 3:6, 3:16, 6:14, 10:6, 10:17, 11:25, 12:8, 13:8, 16:20, 17:10, 18:2, 18:4, 24:19, 28:7, 28:15, 32:8, 32:11, 33:23, 35:24, 36:21, 38:2, 38:5, 38:8, 38:24, 39:8, 39:11, 39:19, 41:7, 41:11, 44:5, 53:2, 63:9, 89:16, 96:1, 97:6, 103:24, 105:4, 105:7, 106:15, 106:22, 108:22,</p>	<p>129:1, 132:1, 133:12, 133:16, 134:19, 135:2, 136:23, 137:12, 138:11, 138:15, 141:3, 141:8, 141:17, 141:21, 142:5, 142:13, 142:17, 143:6, 143:15, 143:23, 163:10, 163:18  <b>Hughes</b> [9] - 3:5, 22:20, 29:19, 37:24, 58:1, 62:20, 129:2, 142:19, 142:21  <b>Hughes'</b> [4] - 110:4, 133:25, 142:3, 142:15  <b>hurdle</b> [3] - 110:19, 111:3, 112:20  <b>hurdles</b> [1] - 110:18  <b>hurting</b> [1] - 113:16  <b>hurts</b> [1] - 116:19  <b>husband</b> [2] - 146:11, 146:13</p>	<p>158:21  <b>implications</b> [1] - 96:9  <b>importance</b> [1] - 111:7  <b>important</b> [20] - 19:15, 22:15, 23:13, 26:14, 27:9, 27:18, 31:17, 93:22, 98:2, 99:4, 105:10, 110:6, 110:10, 111:9, 112:13, 112:14, 114:11, 114:12, 123:21, 123:23  <b>impression</b> [1] - 86:1  <b>improve</b> [1] - 147:4  <b>improvement</b> [1] - 29:10  <b>improvements</b> [2] - 8:20, 147:10  <b>inappropriate</b> [1] - 6:15  <b>inaudible</b> [11] - 11:19, 15:19, 18:1, 30:14, 39:15, 78:7, 90:10, 104:18, 137:12, 137:13, 159:8  <b>Inaudible</b> [2] - 83:3, 136:6  <b>inaudible)</b> [1] - 55:25  <b>Inc</b> [2] - 18:3, 18:4  <b>incentive</b> [1] - 82:14  <b>incentivize</b> [1] - 83:6  <b>include</b> [2] - 48:4, 120:24  <b>included</b> [3] - 110:15, 111:9, 125:17  <b>includes</b> [1] - 56:3  <b>including</b> [4] - 7:18, 127:7, 132:12, 163:21  <b>incorporate</b> [1] - 118:15  <b>incorporates</b> [1] - 104:20  <b>incorporation</b> [1] - 93:8  <b>increase</b> [5] - 150:4, 153:7, 154:23, 157:3, 160:25  <b>increased</b> [1] - 26:4  <b>increases</b> [2] - 157:2  <b>increasing</b> [2] - 150:9, 159:5  <b>Independent</b> [2] - 77:9, 111:19  <b>indicated</b> [3] - 58:21, 59:4, 137:4  <b>Indicating</b> [1] - 78:13  <b>indirect</b> [1] - 86:7  <b>individual</b> [12] - 4:19, 113:9, 125:15,</p>	

<p>125:24, 126:5, 126:13, 126:14, 126:17, 127:7, 127:12, 127:15, 128:1 <b>individually</b> [1] - 5:18 <b>inexpensive</b> [1] - 161:24 <b>information</b> [8] - 17:2, 41:17, 62:15, 64:18, 65:7, 73:21, 152:21, 153:19 <b>informed</b> [1] - 133:10 <b>infrastructure</b> [2] - 8:20, 156:2 <b>initial</b> [3] - 24:3, 97:8, 106:14 <b>initiated</b> [1] - 53:16 <b>input</b> [2] - 66:13, 68:17 <b>inside</b> [2] - 95:10, 165:6 <b>insight</b> [1] - 89:23 <b>instance</b> [1] - 80:9 <b>instead</b> [5] - 20:23, 28:5, 149:2, 149:18, 161:9 <b>instruct</b> [2] - 42:21, 43:22 <b>integrity</b> [1] - 4:10 <b>intend</b> [2] - 21:15, 51:13 <b>intensive</b> [1] - 84:23 <b>intent</b> [4] - 51:11, 52:4, 95:19, 133:20 <b>intention</b> [2] - 10:20, 88:17 <b>intents</b> [1] - 42:14 <b>interest</b> [1] - 83:7 <b>interested</b> [3] - 20:11, 53:14, 76:21 <b>interests</b> [1] - 57:9 <b>Interim</b> [1] - 1:20 <b>interim</b> [2] - 36:3, 42:4 <b>interrupt</b> [1] - 142:14 <b>intersection</b> [4] - 17:16, 22:24, 23:19, 23:21 <b>intervening</b> [1] - 40:6 <b>interview</b> [1] - 34:2 <b>interviews</b> [2] - 3:24, 4:2 <b>Investment</b> [5] - 2:10, 11:6, 11:21, 32:22, 39:17 <b>INVESTMENT</b> [1] - 1:2 <b>investment</b> [11] - 91:5, 91:12, 91:17, 94:19, 102:14, 103:15, 104:6, 108:7,</p>	<p>108:11, 108:23, 109:5 <b>investors</b> [1] - 23:17 <b>invited</b> [1] - 39:19 <b>involved</b> [3] - 46:3, 51:23, 112:19 <b>issue</b> [14] - 21:19, 45:25, 56:10, 61:1, 63:4, 63:6, 63:7, 94:5, 94:6, 116:19, 145:20, 146:18, 148:3, 151:15 <b>issued</b> [1] - 120:6 <b>issues</b> [5] - 63:4, 67:1, 96:11, 116:4, 152:1 <b>issuing</b> [1] - 119:20 <b>Item</b> [6] - 3:4, 6:17, 6:19, 12:15, 39:22, 144:2 <b>item</b> [8] - 11:18, 16:20, 16:25, 17:1, 17:7, 39:6, 128:25, 143:24 <b>items</b> [6] - 10:19, 10:24, 94:12, 143:19, 143:23, 155:25 <b>itself</b> [7] - 8:22, 29:23, 54:8, 93:5, 109:5, 109:6, 122:1</p> <p style="text-align: center;"><b>J</b></p> <p><b>JACKSONVILLE</b> [1] - 1:1 <b>Jacksonville</b> [9] - 1:9, 7:5, 18:16, 18:24, 114:7, 114:24, 123:22, 127:1, 149:20 <b>James</b> [1] - 115:18 <b>JEA</b> [3] - 53:3, 53:5, 53:7 <b>Jew</b> [1] - 114:10 <b>job</b> [6] - 15:2, 56:14, 140:18, 142:22, 142:23, 143:2 <b>jobs</b> [2] - 143:1, 143:2 <b>jockeying</b> [1] - 156:12 <b>JOHN</b> [1] - 1:21 <b>JOHNNY</b> [1] - 1:22 <b>Johnson</b> [1] - 115:18 <b>joining</b> [1] - 2:5 <b>joke</b> [1] - 118:9 <b>Jones</b> [2] - 154:21, 155:1 <b>JTA</b> [3] - 148:15, 153:9, 156:22 <b>judged</b> [2] - 45:9, 72:23 <b>judgment</b> [2] - 94:10,</p>	<p>119:1 <b>judicial</b> [1] - 54:10 <b>July</b> [13] - 36:22, 58:3, 58:19, 89:18, 130:7, 132:14, 134:1, 134:13, 134:14, 134:17, 135:1, 135:15, 166:15 <b>June</b> [6] - 1:7, 2:1, 40:7, 54:13, 54:20, 54:22 <b>jurors</b> [2] - 157:14, 157:16 <b>JWB</b> [1] - 54:20</p> <p style="text-align: center;"><b>K</b></p> <p><b>KAREN</b> [1] - 1:22 <b>keep</b> [4] - 11:12, 62:23, 100:3, 119:14 <b>key</b> [2] - 58:7, 102:6 <b>kicking</b> [1] - 79:14 <b>kill</b> [2] - 24:10, 114:20 <b>kind</b> [25] - 4:17, 7:5, 28:25, 29:8, 47:13, 48:5, 58:4, 62:13, 63:16, 65:20, 66:3, 66:20, 67:9, 69:23, 79:5, 82:2, 90:6, 107:14, 107:20, 109:23, 111:7, 127:16, 129:23, 132:8, 146:4 <b>kinds</b> [1] - 163:22 <b>kitty</b> [1] - 18:16 <b>kitty-corner</b> [1] - 18:16 <b>knocking</b> [1] - 127:11 <b>known</b> [1] - 15:3</p> <p style="text-align: center;"><b>L</b></p> <p><b>lack</b> [2] - 55:6, 93:24 <b>laid</b> [2] - 42:6, 63:20 <b>land</b> [11] - 19:6, 28:1, 31:4, 42:9, 58:7, 60:2, 95:12, 109:2, 146:22, 146:25, 147:23 <b>landed</b> [1] - 102:16 <b>landing</b> [1] - 43:9 <b>landowners</b> [1] - 152:19 <b>Large</b> [1] - 1:11 <b>large</b> [2] - 131:19, 154:5 <b>last</b> [12] - 3:16, 34:3, 35:25, 39:20, 54:15, 54:17, 67:5, 84:24, 134:25, 142:4,</p>	<p>142:16, 144:12 <b>late</b> [1] - 135:14 <b>LaVilla</b> [33] - 39:25, 90:25, 91:4, 92:21, 93:25, 94:3, 94:4, 94:11, 94:25, 95:5, 97:11, 98:4, 98:12, 98:13, 99:5, 102:13, 102:24, 103:14, 104:19, 106:12, 107:2, 107:9, 109:16, 111:11, 117:25, 118:9, 120:24, 121:14, 122:13, 164:14, 164:16, 164:20 <b>Law</b> [1] - 108:19 <b>laws</b> [1] - 74:9 <b>lawyers</b> [2] - 51:9, 106:16 <b>lay</b> [3] - 3:8, 3:9, 58:15 <b>laying</b> [1] - 21:25 <b>leadership</b> [3] - 115:3, 141:14, 141:17 <b>leading</b> [1] - 40:3 <b>leaking</b> [1] - 155:10 <b>leaning</b> [3] - 54:25, 55:1, 55:3 <b>lease</b> [1] - 18:9 <b>lease-holding</b> [1] - 18:9 <b>leased</b> [1] - 153:24 <b>leasing</b> [2] - 152:20, 153:16 <b>least</b> [6] - 79:17, 83:2, 85:14, 132:5, 134:11, 136:16 <b>leave</b> [2] - 32:11, 109:6 <b>legal</b> [2] - 64:10, 84:4 <b>less</b> [4] - 113:1, 149:23, 152:13, 161:8 <b>lesser</b> [2] - 149:19, 150:18 <b>letting</b> [2] - 61:23, 73:12 <b>level</b> [8] - 23:11, 38:1, 41:20, 43:14, 72:21, 79:2, 112:1, 137:3 <b>levels</b> [1] - 67:3 <b>liability</b> [1] - 156:20 <b>liaison</b> [2] - 89:20, 90:1 <b>license</b> [3] - 159:22, 159:23, 160:1 <b>life</b> [3] - 127:3, 145:20, 148:4 <b>Lift</b> [2] - 92:16, 93:8 <b>light</b> [10] - 5:15, 17:18,</p>	<p>17:22, 18:6, 35:24, 36:2, 36:16, 40:11, 41:24, 89:16 <b>lighting</b> [1] - 147:14 <b>likely</b> [3] - 8:14, 21:20, 87:24 <b>likewise</b> [1] - 143:8 <b>limit</b> [2] - 46:14, 50:21 <b>limited</b> [1] - 64:15 <b>limiting</b> [2] - 100:8, 100:16 <b>limits</b> [4] - 20:1, 20:2, 148:9, 149:2 <b>line</b> [1] - 150:6 <b>lines</b> [1] - 15:18 <b>lining</b> [1] - 113:22 <b>link</b> [1] - 159:14 <b>list</b> [2] - 103:21, 154:7 <b>listed</b> [1] - 155:3 <b>litigation</b> [1] - 13:18 <b>live</b> [3] - 114:10, 115:12, 164:20 <b>lives</b> [1] - 114:18 <b>local</b> [1] - 79:3 <b>located</b> [1] - 152:25 <b>location</b> [4] - 19:16, 53:9, 115:19, 160:6 <b>locations</b> [4] - 57:7, 149:3, 157:23, 158:22 <b>locked</b> [1] - 113:23 <b>logic</b> [1] - 81:13 <b>look</b> [33] - 14:2, 17:11, 20:13, 24:23, 27:2, 30:10, 31:8, 39:3, 43:2, 44:24, 54:18, 59:1, 66:22, 78:9, 86:24, 95:10, 98:6, 98:13, 107:18, 120:1, 120:5, 124:4, 136:14, 138:18, 139:13, 147:18, 148:14, 150:13, 151:12, 153:4, 153:19, 156:7, 162:7 <b>looked</b> [12] - 26:17, 145:11, 149:8, 150:3, 150:9, 150:20, 151:8, 151:9, 152:5, 153:14, 154:10, 158:7 <b>looking</b> [15] - 30:14, 30:19, 34:25, 66:20, 109:20, 120:3, 127:20, 145:6, 147:9, 148:8, 150:15, 157:8, 157:21, 157:25, 158:18</p>
--	---	---	--	---

<p><b>looks</b> [1] - 111:25  <b>Lori</b> [2] - 34:13, 143:9  <b>LORI</b> [1] - 1:20  <b>lost</b> [2] - 25:12, 114:18  <b>loud</b> [1] - 67:15  <b>love</b> [1] - 98:12  <b>low</b> [2] - 52:24, 163:1  <b>lower</b> [1] - 110:21  <b>lowering</b> [1] - 111:4  <b>LPR</b> [1] - 160:14  <b>luck</b> [1] - 163:8  <b>Lyft</b> [1] - 162:5  <b>Lynwood</b> [1] - 1:8</p>	<p><b>matures</b> [1] - 23:11  <b>mayor</b> [2] - 56:23, 129:8  <b>Mayor</b> [1] - 1:22  <b>mayor's</b> [4] - 43:7, 55:20, 132:22, 141:1  <b>mayoral</b> [3] - 56:22, 137:6, 139:1  <b>mean</b> [18] - 26:5, 30:7, 46:3, 61:24, 67:9, 70:13, 71:20, 87:1, 87:4, 101:9, 101:22, 108:7, 108:12, 108:25, 130:3, 135:10, 142:13, 145:5  <b>meaning</b> [1] - 95:1  <b>meant</b> [2] - 89:1, 95:22  <b>measure</b> [2] - 112:17, 151:19  <b>meat</b> [1] - 56:15  <b>mechanism</b> [1] - 80:1  <b>media</b> [1] - 3:21  <b>meet</b> [5] - 13:23, 81:2, 123:16, 132:4, 159:10  <b>meeting</b> [63] - 2:3, 2:11, 3:16, 5:8, 11:7, 11:8, 11:15, 11:17, 11:22, 12:7, 14:1, 32:14, 32:19, 32:21, 32:22, 34:3, 39:9, 39:13, 39:17, 39:18, 40:12, 42:18, 45:4, 53:12, 54:15, 54:18, 58:3, 58:19, 61:11, 61:21, 63:1, 64:23, 65:14, 65:20, 66:10, 68:6, 84:20, 96:7, 108:16, 119:12, 130:7, 130:13, 130:24, 132:6, 132:15, 132:24, 133:10, 133:19, 133:22, 133:23, 134:2, 134:10, 134:11, 134:24, 135:3, 135:14, 141:20, 142:16, 143:17, 143:25, 144:10, 154:6, 156:9  <b>MEETING</b> [1] - 1:4  <b>meetings</b> [2] - 146:9, 165:17  <b>meets</b> [2] - 26:6, 118:12  <b>MEMBER</b> [303] - 2:16, 2:17, 7:25, 8:2, 8:4, 8:6, 8:8, 8:11, 9:6,</p>	<p>9:10, 9:14, 9:15, 12:18, 12:19, 14:19, 14:21, 14:23, 15:9, 15:11, 15:13, 15:15, 15:23, 16:1, 16:5, 16:6, 22:4, 22:5, 22:11, 24:7, 24:17, 25:10, 25:12, 26:11, 27:12, 28:14, 28:18, 28:20, 29:17, 29:19, 29:25, 30:1, 30:3, 30:12, 30:18, 31:2, 31:3, 31:11, 31:18, 34:8, 34:12, 34:15, 34:20, 34:23, 35:2, 35:5, 35:7, 35:9, 35:11, 35:13, 37:1, 37:4, 37:6, 37:11, 37:13, 37:15, 37:17, 37:19, 37:22, 37:24, 38:3, 38:6, 39:3, 41:1, 44:12, 44:16, 44:19, 45:6, 45:12, 45:22, 46:13, 46:24, 47:4, 49:8, 49:16, 49:20, 50:4, 50:18, 50:22, 51:2, 51:8, 52:10, 52:14, 53:21, 53:23, 54:11, 54:13, 56:5, 56:9, 56:13, 57:22, 57:25, 59:22, 60:10, 60:16, 61:5, 61:18, 61:19, 62:4, 64:2, 64:4, 64:7, 64:8, 65:5, 65:17, 66:5, 66:14, 66:17, 66:25, 67:4, 67:7, 68:7, 68:9, 68:14, 69:19, 69:21, 71:10, 71:19, 72:1, 72:6, 72:11, 73:7, 74:5, 74:21, 75:1, 75:3, 75:5, 75:8, 75:13, 75:15, 75:17, 75:23, 76:5, 76:7, 76:11, 76:19, 83:13, 83:18, 84:9, 84:12, 85:7, 85:20, 85:22, 85:24, 86:8, 86:15, 86:21, 86:23, 87:10, 87:14, 87:16, 87:20, 88:3, 88:5, 88:14, 88:21, 89:5, 89:6, 89:7, 89:8, 89:12, 90:2, 92:3, 92:6, 92:12, 92:16, 92:18, 93:2, 93:3, 93:6, 93:11, 93:12, 93:14, 93:16, 93:17, 94:21, 94:24, 95:18, 96:22, 96:25, 97:4, 97:21, 97:24,</p>	<p>98:1, 99:9, 99:13, 99:20, 99:24, 100:12, 100:14, 101:5, 101:8, 101:11, 101:13, 101:17, 101:20, 102:3, 102:8, 102:23, 103:5, 103:10, 103:18, 103:20, 104:2, 104:12, 104:13, 104:16, 104:18, 104:21, 104:22, 105:17, 105:19, 105:23, 106:2, 106:10, 106:25, 113:15, 117:2, 117:17, 118:2, 118:6, 119:6, 119:13, 119:17, 120:11, 120:14, 120:16, 120:18, 121:2, 121:11, 121:15, 121:17, 121:21, 122:3, 122:9, 122:16, 125:13, 125:21, 126:1, 126:3, 126:8, 126:12, 126:14, 126:18, 126:22, 126:25, 127:13, 129:2, 129:15, 129:17, 130:17, 130:20, 130:23, 131:2, 131:6, 131:8, 131:11, 131:14, 131:20, 131:24, 132:3, 132:16, 133:4, 133:6, 133:15, 133:24, 134:15, 134:18, 134:25, 135:7, 135:21, 136:5, 136:9, 136:13, 136:19, 136:21, 137:9, 137:13, 137:19, 137:24, 138:23, 139:5, 139:15, 140:16, 140:20, 140:22, 141:24, 142:3, 142:15, 142:18, 143:8, 162:3, 162:18, 162:22  <b>Member</b> [14] - 1:15, 1:15, 1:16, 1:16, 1:17, 1:17, 1:20, 3:14, 12:11, 12:14, 32:9, 38:25, 141:11  <b>member</b> [15] - 4:3, 5:9, 5:17, 34:4, 55:21,</p>	<p>56:22, 84:22, 129:7, 132:12, 132:19, 132:20, 137:5, 139:1, 143:12  <b>member's</b> [2] - 5:20, 25:2  <b>members</b> [10] - 3:7, 6:13, 6:17, 36:24, 42:20, 54:7, 94:13, 113:6, 134:5, 141:11  <b>Members</b> [1] - 89:9  <b>MEMBERS</b> [63] - 1:13, 2:21, 2:24, 3:2, 9:19, 9:22, 9:25, 10:3, 12:23, 13:1, 13:3, 16:10, 16:12, 16:15, 16:18, 31:21, 31:23, 32:2, 32:4, 35:15, 35:18, 35:21, 38:14, 38:16, 38:19, 38:22, 68:18, 68:22, 68:25, 69:6, 69:9, 69:12, 69:14, 77:3, 83:10, 107:25, 117:9, 117:11, 124:12, 124:15, 124:18, 124:20, 125:1, 125:5, 125:8, 125:11, 127:9, 128:16, 128:19, 128:21, 135:24, 136:2, 138:3, 138:6, 138:8, 138:21, 140:5, 140:7, 140:10, 140:13, 143:21, 163:5, 165:15  <b>memo</b> [1] - 14:3  <b>mentioned</b> [5] - 29:12, 152:19, 156:8, 157:12, 157:18  <b>merchandise</b> [1] - 154:17  <b>message</b> [2] - 23:3, 99:6  <b>met</b> [7] - 7:18, 36:3, 40:12, 54:15, 54:20, 54:22, 154:9  <b>meters</b> [2] - 158:11, 158:19  <b>method</b> [1] - 159:11  <b>middle</b> [1] - 17:15  <b>might</b> [16] - 6:25, 27:3, 27:4, 42:11, 78:9, 83:6, 85:22, 107:2, 109:24, 112:9, 134:5, 143:25, 144:9, 154:13, 157:5  <b>million</b> [15] - 19:7, 19:9, 20:15, 20:17,</p>
<b>M</b>				
<p><b>machine</b> [1] - 159:19  <b>macro</b> [2] - 60:25, 68:3  <b>main</b> [3] - 145:3, 145:12, 145:15  <b>Main</b> [1] - 146:21  <b>maintain</b> [1] - 129:18  <b>maintained</b> [1] - 115:5  <b>major</b> [2] - 146:18, 151:25  <b>majority</b> [1] - 152:3  <b>makers</b> [1] - 164:1  <b>man</b> [1] - 142:25  <b>manage</b> [1] - 160:15  <b>managed</b> [1] - 127:18  <b>management</b> [2] - 144:9, 145:9  <b>Manager</b> [1] - 1:21  <b>managers</b> [2] - 152:20, 153:17  <b>managing</b> [1] - 123:8  <b>manifest</b> [1] - 8:21  <b>manner</b> [3] - 3:17, 55:18, 160:15  <b>map</b> [1] - 95:12  <b>marathon</b> [1] - 133:23  <b>MARC</b> [1] - 1:16  <b>Marc's</b> [1] - 109:14  <b>March</b> [1] - 14:7  <b>Marco</b> [2] - 146:2, 147:8  <b>market</b> [2] - 81:23, 127:21  <b>master</b> [1] - 97:10  <b>Master</b> [2] - 102:13  <b>material</b> [2] - 40:10, 133:9  <b>materials</b> [3] - 41:16, 109:15, 110:1  <b>matrix</b> [3] - 72:22, 115:21, 124:24  <b>matter</b> [4] - 39:22, 84:7, 160:8, 160:10</p>				

<p>20:18, 21:8, 21:9, 25:25, 29:4, 31:14, 110:22, 110:23, 110:24, 111:1, 153:22  <b>million-plus</b> [2] - 20:18, 29:4  <b>mimics</b> [1] - 37:25  <b>mind</b> [4] - 112:4, 117:14, 140:18  <b>minimum</b> [1] - 24:20  <b>minute</b> [3] - 17:12, 36:19, 36:25  <b>minutes</b> [11] - 2:13, 2:15, 6:10, 10:15, 12:16, 12:17, 12:22, 41:6, 128:6, 142:9  <b>misparked</b> [1] - 151:6  <b>miss</b> [1] - 124:2  <b>missed</b> [1] - 165:11  <b>mitigated</b> [1] - 8:18  <b>mixed</b> [6] - 26:16, 26:19, 27:2, 27:9, 45:12, 128:8  <b>mobile</b> [4] - 158:21, 159:3, 159:22, 160:17  <b>mobility</b> [3] - 147:9, 153:8, 153:11  <b>model</b> [3] - 53:2, 137:1, 153:24  <b>modest</b> [1] - 5:8  <b>modify</b> [2] - 120:19, 120:22  <b>moment</b> [3] - 25:1, 133:18, 142:19  <b>money</b> [6] - 21:20, 123:20, 130:1, 158:15, 158:16, 158:25  <b>monies</b> [1] - 159:13  <b>monitoring</b> [1] - 147:2  <b>month</b> [6] - 49:14, 53:3, 62:1, 132:1, 132:2, 134:13  <b>monthly</b> [6] - 13:23, 150:13, 151:18, 153:2, 157:19, 160:5  <b>months</b> [3] - 7:10, 7:11, 90:16  <b>moody</b> [13] - 9:9, 14:18, 28:19, 31:10, 37:10, 60:8, 103:4, 105:16, 115:22, 116:24, 117:14, 117:16, 126:24  <b>MOODY</b> [36] - 1:14, 9:10, 9:15, 14:19, 22:4, 28:20, 31:11, 31:18, 34:8, 34:12,</p>	<p>37:11, 44:19, 60:10, 86:23, 88:3, 88:5, 89:6, 101:11, 103:5, 103:10, 103:20, 104:2, 104:13, 104:21, 105:17, 120:14, 121:15, 126:25, 131:6, 131:8, 131:11, 131:14, 133:4, 133:6, 140:20, 143:8  <b>Moody</b> [4] - 33:17, 44:18, 87:19, 117:17  <b>Moody's</b> [1] - 106:17  <b>moody's</b> [1] - 106:24  <b>Moore</b> [1] - 54:15  <b>MOSER</b> [3] - 10:11, 12:5, 32:24  <b>Moser</b> [10] - 3:11, 4:14, 5:6, 6:8, 6:10, 6:12, 10:7, 12:3, 32:12, 32:23  <b>Moser's</b> [1] - 11:2  <b>most</b> [19] - 8:14, 19:24, 33:19, 81:24, 81:25, 110:6, 110:10, 112:13, 112:14, 133:3, 145:23, 145:25, 148:1, 149:3, 149:11, 149:12, 155:13, 155:16, 160:18  <b>mostly</b> [2] - 28:21, 89:17  <b>motion</b> [108] - 4:5, 5:12, 9:12, 16:4, 22:2, 34:4, 34:13, 35:17, 35:22, 36:20, 37:2, 37:5, 46:23, 46:25, 47:3, 50:16, 56:6, 60:6, 61:14, 63:23, 65:19, 66:6, 66:24, 67:5, 67:25, 69:17, 71:8, 71:24, 72:4, 72:7, 72:9, 74:19, 74:24, 75:2, 75:5, 76:2, 76:8, 76:10, 76:25, 77:2, 79:10, 83:12, 85:17, 88:1, 88:6, 88:7, 89:2, 89:13, 101:7, 103:25, 104:22, 104:24, 105:3, 105:20, 105:22, 106:3, 106:5, 106:14, 106:17, 106:18, 106:20, 106:24, 107:23, 116:24, 117:5,</p>	<p>117:7, 117:13, 117:19, 117:21, 118:3, 120:9, 120:12, 120:14, 120:15, 120:19, 122:8, 125:17, 125:25, 126:1, 126:4, 129:5, 129:14, 130:16, 130:20, 131:9, 131:10, 135:17, 135:18, 136:1, 136:12, 136:14, 136:18, 136:19, 136:25, 138:17, 138:18, 138:24, 139:3, 139:5, 139:7, 139:12, 139:17, 139:19, 139:23, 139:24, 140:20  <b>motions</b> [1] - 34:6  <b>move</b> [26] - 2:16, 3:3, 4:3, 4:17, 5:10, 6:17, 9:14, 11:1, 13:4, 16:5, 21:3, 36:7, 44:9, 44:13, 46:6, 47:17, 51:3, 80:9, 80:14, 83:5, 116:12, 117:13, 134:11, 134:23, 141:5, 164:3  <b>moved</b> [11] - 2:18, 9:16, 12:18, 12:20, 16:7, 21:13, 22:4, 22:6, 34:16, 37:7, 41:21  <b>moving</b> [6] - 20:12, 22:14, 43:14, 60:4, 123:19, 151:5  <b>MPS</b> [1] - 156:17  <b>MR</b> [132] - 3:6, 3:16, 6:5, 6:14, 6:21, 8:15, 9:8, 10:6, 10:17, 11:10, 11:23, 11:25, 12:8, 13:8, 13:10, 15:20, 15:25, 16:20, 17:10, 18:1, 18:2, 18:3, 18:4, 24:19, 28:7, 28:15, 32:8, 32:11, 32:16, 33:23, 35:24, 36:21, 38:2, 38:5, 38:8, 38:24, 39:8, 39:11, 39:13, 39:19, 41:7, 41:11, 44:3, 44:5, 47:23, 49:12, 49:18, 50:7, 51:14, 52:12, 52:16, 53:2, 54:4, 54:12, 63:9, 64:17, 65:23, 66:12, 66:16, 68:11, 70:21, 71:15, 73:1,</p>	<p>73:3, 75:25, 77:8, 78:13, 78:18, 80:21, 81:10, 82:21, 84:1, 84:19, 85:16, 86:4, 86:10, 89:16, 92:11, 95:4, 95:21, 96:1, 97:6, 103:24, 105:4, 105:7, 106:15, 106:22, 108:6, 108:9, 108:15, 108:22, 109:11, 111:16, 111:18, 115:25, 122:22, 123:4, 123:6, 128:3, 128:7, 129:1, 132:1, 133:12, 133:16, 134:19, 135:2, 136:23, 137:12, 138:11, 138:15, 139:18, 139:25, 141:3, 141:8, 141:13, 141:17, 141:21, 142:5, 142:11, 142:13, 142:17, 143:6, 143:15, 143:17, 143:23, 163:10, 163:14, 163:18, 164:6, 164:8, 164:12, 164:19  <b>MS</b> [9] - 10:11, 12:5, 32:24, 144:19, 161:3, 162:7, 162:21, 162:24, 163:8  <b>multifamily</b> [1] - 126:10  <b>multiple</b> [4] - 41:24, 58:22, 65:16, 127:22  <b>must</b> [2] - 49:13, 142:24  <p style="text-align: center;"><b>N</b></p> <b>name</b> [5] - 5:4, 12:2, 18:1, 92:15, 123:6  <b>national</b> [1] - 19:18  <b>native</b> [1] - 114:8  <b>nature</b> [1] - 71:4  <b>nay</b> [4] - 5:18, 136:5, 136:7, 136:9  <b>nays</b> [2] - 136:7, 136:8  <b>near</b> [1] - 149:5  <b>necessarily</b> [2] - 52:5, 58:23  <b>necessary</b> [4] - 8:14, 40:5, 54:19, 90:9  <b>need</b> [39] - 5:13, 10:9, 10:15, 26:17, 27:2, 27:3, 27:4, 27:5,</p>	<p>29:6, 32:14, 39:11, 45:16, 47:10, 49:4, 54:1, 54:2, 55:14, 59:2, 59:13, 59:16, 60:10, 61:7, 63:7, 66:8, 72:4, 76:1, 89:22, 106:18, 114:15, 115:3, 115:11, 129:3, 129:18, 135:10, 135:12, 145:17, 146:4, 148:6, 150:10  <b>needed</b> [3] - 28:23, 77:20, 145:13  <b>needs</b> [7] - 5:1, 11:3, 17:12, 23:16, 26:24, 58:14, 130:17  <b>negative</b> [5] - 10:1, 13:2, 18:21, 29:11, 113:22  <b>negotiate</b> [1] - 48:15  <b>negotiations</b> [1] - 9:4  <b>neighborhood</b> [7] - 23:9, 23:23, 40:1, 92:21, 95:24, 99:25, 110:12  <b>neighborhoods</b> [7] - 145:5, 145:6, 145:12, 145:22, 146:10, 147:7, 150:22  <b>nestor</b> [1] - 116:12  <b>never</b> [3] - 59:25, 67:18, 83:5  <b>nevertheless</b> [1] - 4:8  <b>New</b> [1] - 162:16  <b>new</b> [24] - 3:19, 14:3, 19:13, 29:5, 36:23, 48:3, 49:6, 50:11, 50:12, 53:9, 61:4, 64:19, 70:14, 71:17, 88:8, 90:14, 123:19, 129:24, 142:7, 143:22, 147:24, 153:17, 162:10, 165:1  <b>next</b> [30] - 3:3, 16:20, 19:24, 34:14, 39:6, 45:4, 53:12, 58:12, 61:11, 61:21, 62:1, 62:16, 63:1, 64:22, 65:7, 65:14, 65:19, 68:6, 92:19, 119:12, 128:25, 130:6, 130:13, 133:17, 133:18, 133:21, 134:2, 135:3, 143:17, 154:8  <b>night</b> [1] - 146:12  <b>nights</b> [1] - 30:23</p>
---	--	---	--	--

<p><b>nine</b> [1] - 128:11  <b>nobody</b> [2] - 62:21, 71:23  <b>none</b> [21] - 2:22, 9:23, 10:4, 12:24, 13:4, 14:21, 16:13, 31:24, 35:16, 38:17, 68:19, 69:7, 73:23, 83:11, 92:8, 125:2, 125:6, 128:17, 135:25, 140:24, 163:6  <b>nongated</b> [1] - 158:23  <b>nonprofit</b> [2] - 29:24, 30:6  <b>nonresponsive</b> [1] - 66:4  <b>Northbank</b> [8] - 90:24, 94:18, 99:18, 103:13, 117:24, 120:23, 121:20, 122:13  <b>Northside</b> [1] - 6:23  <b>Notary</b> [1] - 1:10  <b>note</b> [3] - 3:25, 4:16, 4:19  <b>note-taking</b> [3] - 3:25, 4:16, 4:19  <b>noted</b> [1] - 129:3  <b>notes</b> [5] - 3:9, 4:24, 33:24, 33:25, 166:11  <b>nothing</b> [2] - 118:13, 151:2  <b>notice</b> [40] - 40:4, 40:5, 42:14, 43:20, 48:1, 48:3, 48:13, 48:18, 49:6, 49:7, 49:19, 50:11, 51:19, 52:7, 52:8, 52:19, 54:8, 56:3, 58:9, 62:6, 64:19, 71:16, 71:17, 74:22, 74:23, 76:4, 77:25, 78:23, 79:1, 80:25, 82:23, 82:24, 88:11, 127:7, 139:21, 140:1, 146:8  <b>Notice</b> [12] - 42:16, 53:10, 58:12, 59:14, 60:1, 100:19, 100:23, 112:3, 119:20, 120:6, 129:12, 130:4  <b>noticed</b> [5] - 133:13, 133:14, 133:18, 155:25  <b>notify</b> [1] - 51:12  <b>notion</b> [3] - 77:24, 112:20, 126:9  <b>nowhere</b> [1] - 145:19  <b>Number</b> [13] - 70:1, 74:20, 75:6, 75:14,</p>	<p>77:22, 97:23, 99:12, 104:25, 105:1, 105:2, 119:5  <b>number</b> [8] - 31:15, 38:9, 70:24, 73:17, 74:1, 115:21, 118:8, 151:1  <b>numbers</b> [9] - 14:25, 22:21, 62:9, 64:6, 92:1, 122:6, 124:25, 125:4  <b>numerous</b> [1] - 121:3  <b>nuts</b> [1] - 43:17</p>	<p><b>offerings</b> [1] - 75:12  <b>offers</b> [3] - 42:9, 75:18, 78:1  <b>Office</b> [3] - 1:21, 1:22, 119:21  <b>office</b> [8] - 30:10, 43:7, 55:20, 132:22, 153:15, 153:23, 154:2, 154:4  <b>officer</b> [2] - 132:20, 159:25  <b>Officer</b> [2] - 1:20, 7:16  <b>officer's</b> [1] - 39:7  <b>offices</b> [1] - 154:5  <b>offset</b> [2] - 149:6, 159:11  <b>often</b> [1] - 108:24  <b>OGC</b> [6] - 36:6, 43:25, 63:10, 63:16, 63:21, 85:25  <b>OGC's</b> [1] - 6:4  <b>old</b> [2] - 129:24, 143:20  <b>OLIVER</b> [1] - 1:15  <b>Oliver</b> [3] - 33:3, 120:16, 140:17  <b>Oliver's</b> [1] - 133:7  <b>on-street</b> [10] - 145:17, 149:12, 149:20, 150:5, 151:9, 152:10, 158:9, 161:5, 161:19, 163:24  <b>once</b> [6] - 4:21, 5:5, 10:9, 27:24, 60:19, 158:13  <b>one</b> [85] - 4:4, 4:6, 5:9, 5:10, 5:12, 11:15, 14:3, 14:4, 14:23, 15:15, 19:20, 20:18, 24:10, 28:15, 31:11, 34:5, 37:25, 39:20, 40:22, 41:14, 41:19, 42:16, 43:4, 47:7, 48:16, 52:5, 54:21, 58:10, 63:4, 65:13, 65:17, 67:5, 69:25, 72:13, 77:19, 78:20, 79:4, 79:17, 79:23, 80:3, 80:9, 83:2, 83:19, 84:10, 85:13, 88:6, 89:13, 91:21, 93:23, 94:20, 94:21, 94:22, 98:7, 98:10, 102:18, 105:23, 107:18, 109:24, 110:22, 110:23, 110:24, 112:12, 121:11, 121:12, 126:19, 127:20,</p>	<p>129:3, 131:14, 132:12, 136:7, 142:22, 153:6, 153:7, 154:6, 155:11, 155:23, 155:25, 156:10, 157:14, 157:16, 158:8, 159:19, 161:14, 164:17, 165:8  <b>ones</b> [2] - 97:8, 152:14  <b>open</b> [12] - 11:16, 12:6, 32:21, 39:17, 46:16, 48:6, 63:20, 65:15, 70:13, 85:11, 101:1, 154:4  <b>opened</b> [1] - 62:7  <b>opening</b> [1] - 19:13  <b>opens</b> [2] - 28:2, 29:5  <b>operate</b> [3] - 148:7, 156:23, 158:4  <b>operational</b> [1] - 109:2  <b>operationally</b> [1] - 159:16  <b>opined</b> [1] - 63:11  <b>opportunities</b> [2] - 58:4, 159:15  <b>opportunity</b> [22] - 2:14, 4:3, 12:16, 24:14, 25:22, 34:4, 36:23, 47:18, 53:12, 57:12, 62:12, 65:10, 67:19, 70:4, 82:17, 108:20, 113:14, 123:22, 124:1, 124:2, 124:3, 140:22  <b>opposed</b> [1] - 78:3  <b>opposition</b> [15] - 2:25, 16:16, 32:3, 35:19, 38:20, 68:23, 69:13, 89:11, 117:10, 124:19, 125:9, 128:20, 136:4, 138:7, 140:11  <b>option</b> [11] - 41:13, 63:19, 66:11, 69:25, 70:1, 74:10, 74:13, 131:14, 134:5, 134:20, 157:6  <b>Option</b> [25] - 42:12, 42:13, 42:19, 42:23, 43:8, 43:18, 43:20, 44:13, 44:14, 44:17, 45:7, 45:14, 45:15, 45:16, 45:19, 47:2, 54:2, 55:3, 62:5, 70:10, 70:11, 74:20, 75:6, 75:9  <b>options</b> [13] - 40:13, 40:15, 40:24, 41:9,</p>	<p>41:13, 43:18, 44:3, 45:10, 55:7, 55:8, 61:10, 63:17, 100:7  <b>order</b> [11] - 41:2, 42:13, 50:5, 60:17, 63:11, 67:23, 68:1, 110:5, 117:21, 137:17, 156:15  <b>ordered</b> [1] - 33:2  <b>ordinances</b> [1] - 146:16  <b>organization's</b> [1] - 38:11  <b>organize</b> [1] - 148:20  <b>organized</b> [1] - 11:12  <b>original</b> [13] - 5:22, 15:18, 69:3, 77:12, 106:24, 107:23, 117:5, 124:22, 138:17, 139:3, 139:5, 139:8, 139:12  <b>originally</b> [5] - 28:25, 50:17, 115:22, 116:24, 122:7  <b>Ortega</b> [1] - 80:22  <b>otherwise</b> [1] - 82:13  <b>ourselves</b> [1] - 47:17  <b>outcome</b> [3] - 36:2, 36:15, 72:24  <b>outline</b> [1] - 103:6  <b>outlined</b> [5] - 6:3, 75:7, 82:1, 97:9, 136:17  <b>outside</b> [1] - 160:11  <b>outstanding</b> [1] - 82:2  <b>overall</b> [6] - 29:10, 57:17, 95:16, 98:24, 99:11, 137:8  <b>overflow</b> [1] - 148:6  <b>overshadow</b> [1] - 29:14  <b>overtly</b> [1] - 21:15  <b>overview</b> [1] - 144:14  <b>own</b> [8] - 5:4, 13:25, 25:15, 97:7, 98:4, 106:18, 128:10, 155:9  <b>owned</b> [5] - 18:17, 92:19, 127:18, 127:19, 151:10  <b>owner</b> [16] - 23:22, 99:1, 99:5, 99:23, 100:2, 100:10, 100:18, 100:21, 101:3, 116:1, 116:4, 116:8, 125:19, 126:5, 126:20, 127:17  <b>owner-occupied</b> [14] - 99:1, 99:5, 99:23,</p>
<p><b>O</b></p>				
<p><b>Oak</b> [2] - 18:11, 18:12  <b>object</b> [1] - 57:2  <b>objective</b> [3] - 52:15, 109:25, 137:8  <b>objectives</b> [1] - 118:13  <b>obligations</b> [1] - 19:11  <b>observation</b> [1] - 82:22  <b>observe</b> [2] - 79:5, 79:20  <b>obtain</b> [2] - 14:5, 14:6  <b>obviously</b> [10] - 5:13, 5:22, 20:15, 25:3, 30:7, 89:21, 94:6, 133:13, 163:11, 163:18  <b>occasion</b> [1] - 57:4  <b>occupancy</b> [2] - 153:15, 153:20  <b>occupied</b> [16] - 99:1, 99:5, 99:23, 100:2, 100:10, 100:18, 100:21, 101:3, 116:2, 116:4, 116:8, 125:19, 126:5, 126:13, 126:20, 127:17  <b>occur</b> [1] - 52:4  <b>occurring</b> [1] - 155:12  <b>occurs</b> [2] - 159:7, 159:9  <b>odd</b> [1] - 158:22  <b>OF</b> [4] - 1:1, 166:1, 166:3, 166:4  <b>off-street</b> [5] - 145:24, 146:1, 147:20, 150:10, 157:22  <b>offense</b> [1] - 36:24  <b>offer</b> [6] - 71:14, 78:21, 80:6, 83:7, 92:23, 120:21  <b>offered</b> [1] - 58:10  <b>offering</b> [2] - 130:8, 137:18</p>				



<p>100:2, 100:10,  100:18, 100:21,  101:3, 116:4, 116:8,  125:19, 126:5,  126:20, 127:17  <b>ownership</b> [1] - 28:11  <b>owns</b> [1] - 18:5</p>	<p>103:16, 104:7,  111:8, 111:9, 118:1,  118:19, 145:20,  146:12, 146:17,  149:22, 156:5,  161:11, 162:17,  164:25, 165:3, 165:9  <b>parking</b> [102] - 18:7,  18:10, 18:14, 19:3,  19:8, 19:11, 19:16,  19:19, 19:25, 20:8,  20:20, 22:14, 22:16,  24:11, 24:13, 24:17,  25:14, 26:1, 27:13,  27:25, 28:2, 28:5,  28:10, 28:23, 29:1,  29:2, 30:20, 31:16,  73:10, 108:25,  142:12, 144:5,  144:20, 145:4,  145:6, 145:7, 145:8,  145:10, 145:15,  145:18, 145:24,  146:1, 146:4,  146:25, 147:3,  147:21, 147:25,  148:2, 148:4, 148:9,  148:21, 149:1,  149:4, 149:8,  149:11, 149:12,  149:20, 150:19,  150:25, 151:8,  152:2, 152:8,  152:10, 153:18,  154:10, 154:16,  154:19, 155:1,  155:6, 155:9,  155:18, 156:1,  156:6, 156:7, 156:8,  156:11, 156:13,  156:25, 157:13,  157:22, 158:1,  158:2, 158:24,  159:3, 159:5, 159:8,  159:10, 159:25,  160:2, 160:6,  160:15, 160:25,  161:24, 162:6,  162:14, 162:23,  163:23, 164:22  <b>Parola</b> [6] - 6:16, 6:19,  13:8, 14:16, 17:4,  58:2  <b>PAROLA</b> [13] - 1:21,  6:21, 8:15, 9:8,  13:10, 15:20, 15:25,  95:4, 95:21, 141:13,  142:11, 143:17,  163:14  <b>Parola's</b> [1] - 110:11</p>	<p><b>part</b> [19] - 4:15, 5:23,  13:19, 21:10, 26:12,  26:16, 31:4, 40:2,  42:23, 44:2, 76:2,  85:17, 87:24,  100:25, 111:10,  113:25, 124:8,  156:20, 164:1  <b>parte</b> [2] - 53:24,  60:24  <b>partially</b> [1] - 152:12  <b>participate</b> [1] - 92:9  <b>particular</b> [17] - 50:21,  55:15, 57:16, 61:9,  61:16, 63:6, 84:15,  87:23, 93:1, 95:7,  96:13, 105:14,  129:11, 130:7,  130:19, 130:21,  145:23  <b>particularly</b> [5] -  45:24, 48:21, 60:1,  85:8, 120:24  <b>parties</b> [2] - 45:14,  126:19  <b>partner</b> [3] - 84:4,  84:21, 147:19  <b>partnering</b> [1] -  148:15  <b>partners</b> [1] - 84:10  <b>partnerships</b> [1] -  147:16  <b>parts</b> [1] - 119:22  <b>party</b> [4] - 71:5, 71:12,  71:23, 98:15  <b>passed</b> [1] - 139:22  <b>passes</b> [10] - 10:4,  16:19, 32:5, 35:22,  69:1, 69:15, 124:21,  128:22, 138:9,  140:14  <b>past</b> [13] - 46:18, 79:7,  79:10, 90:13, 90:19,  91:15, 94:17,  102:11, 103:13,  104:3, 110:17,  117:23, 154:2  <b>path</b> [1] - 107:21  <b>patiently</b> [1] - 142:11  <b>pay</b> [10] - 29:23,  92:23, 118:25,  158:24, 159:18,  159:19, 159:21,  159:23, 161:18,  163:2  <b>paying</b> [5] - 25:25,  30:24, 118:18,  158:16, 159:12  <b>payment</b> [3] - 158:21,  159:7, 162:25</p>	<p><b>peak</b> [1] - 155:11  <b>pecuniary</b> [3] - 84:21,  86:2, 86:7  <b>pedestrian</b> [2] - 147:5,  150:2  <b>peer</b> [1] - 150:7  <b>pencils</b> [1] - 50:25  <b>people</b> [38] - 22:15,  29:8, 30:13, 46:7,  47:18, 62:7, 80:7,  80:12, 82:5, 83:6,  84:14, 87:1, 110:12,  114:9, 114:18,  115:11, 115:14,  121:6, 123:18,  123:20, 123:21,  124:5, 127:2, 134:7,  138:25, 140:15,  148:16, 149:13,  149:16, 149:25,  156:25, 157:5,  157:8, 158:23,  161:2, 161:3,  161:15, 161:19  <b>per</b> [2] - 153:25,  158:12  <b>percent</b> [15] - 86:25,  107:11, 116:17,  117:22, 117:23,  117:24, 117:25,  118:1, 151:3,  151:16, 152:24,  153:6, 153:7,  153:23, 159:2  <b>percentage</b> [1] -  120:19  <b>perception</b> [1] - 45:25  <b>perform</b> [2] - 86:13,  154:12  <b>performance</b> [2] - 7:9,  158:8  <b>performed</b> [2] - 84:4,  84:9  <b>perhaps</b> [4] - 43:6,  78:21, 89:18, 93:6  <b>perils</b> [2] - 74:6, 77:15  <b>period</b> [12] - 40:7,  47:25, 49:19, 58:17,  66:7, 70:2, 75:18,  75:21, 76:24, 82:24,  85:12, 149:17  <b>permit</b> [4] - 7:10, 7:13,  151:21, 157:19  <b>permits</b> [5] - 14:6,  149:4, 151:18,  153:2, 159:17  <b>permitting</b> [1] -  160:20  <b>person</b> [7] - 32:25,  70:14, 109:24,</p>	<p>116:14, 123:18,  127:20, 129:8  <b>personally</b> [1] - 110:2  <b>persons</b> [2] - 138:10,  139:10  <b>perspective</b> [7] -  25:19, 78:22, 80:7,  81:21, 99:25,  121:10, 122:14  <b>physical</b> [1] - 145:17  <b>pick</b> [3] - 79:25,  117:19, 140:15  <b>picture</b> [3] - 17:18,  18:13, 81:20  <b>piece</b> [6] - 25:13,  25:15, 25:16, 60:2,  99:15, 99:20  <b>pieces</b> [1] - 25:20  <b>piggybacking</b> [1] -  132:8  <b>pitfalls</b> [1] - 74:17  <b>place</b> [11] - 33:21,  42:8, 44:6, 46:1,  79:1, 79:11, 112:11,  116:10, 157:7,  159:19, 162:16  <b>places</b> [2] - 26:20,  162:13  <b>plan</b> [50] - 21:17,  30:14, 42:8, 46:6,  71:4, 72:14, 90:11,  91:11, 91:20, 92:21,  92:25, 93:9, 93:25,  94:3, 94:4, 94:11,  94:18, 94:25, 95:1,  95:5, 95:16, 95:19,  96:14, 96:16, 97:3,  97:10, 97:15, 98:24,  99:11, 100:24,  102:24, 104:5,  104:19, 105:8,  106:12, 110:5,  111:24, 114:4,  114:5, 116:13,  118:9, 119:22,  119:25, 121:3,  121:7, 121:13,  121:24, 122:1,  126:23, 130:11  <b>Plan</b> [5] - 8:22, 90:24,  102:13, 121:20  <b>planning</b> [1] - 99:18  <b>plans</b> [8] - 72:16,  91:17, 98:13,  113:23, 115:12,  117:25, 120:24,  153:9  <b>plate</b> [4] - 159:18,  159:22, 159:23,  160:1</p>
--	---	--	--	--

<p><b>play</b> [2] - 40:24, 112:1  <b>playbook</b> [1] - 72:15  <b>playing</b> [1] - 72:21  <b>Plaza</b> [3] - 17:16, 19:22, 28:24  <b>Pledge</b> [2] - 2:6, 2:8  <b>plenty</b> [1] - 10:16  <b>plus</b> [5] - 20:16, 20:18, 29:4, 31:14, 109:2  <b>podium</b> [13] - 77:5, 78:15, 80:18, 81:8, 82:19, 108:3, 109:10, 111:15, 115:23, 123:1, 128:2, 144:17, 164:7  <b>point</b> [24] - 8:11, 30:1, 31:11, 41:8, 48:24, 66:3, 70:22, 71:18, 72:24, 73:3, 81:1, 85:11, 96:5, 98:2, 110:4, 110:11, 110:25, 128:12, 132:8, 135:5, 135:6, 136:24, 146:6, 149:2  <b>points</b> [23] - 33:20, 43:19, 91:8, 91:9, 91:18, 91:19, 93:10, 93:17, 101:25, 102:6, 103:8, 104:3, 104:4, 104:6, 104:8, 104:25, 110:5, 110:25, 111:4, 117:5, 119:19, 120:2  <b>policy</b> [7] - 21:6, 56:2, 56:3, 59:12, 129:13, 163:20, 164:1  <b>policy-makers</b> [1] - 164:1  <b>policy-making</b> [1] - 21:6  <b>poll</b> [2] - 134:6, 135:10  <b>polling</b> [1] - 134:3  <b>pond</b> [8] - 17:15, 18:17, 18:19, 18:21, 19:22, 20:14, 22:19, 27:15  <b>ponder</b> [1] - 21:7  <b>pool</b> [1] - 21:19  <b>population</b> [1] - 153:7  <b>portion</b> [1] - 145:24  <b>position</b> [3] - 36:11, 73:8, 124:6  <b>positive</b> [1] - 96:9  <b>positives</b> [2] - 28:21, 29:14  <b>possibility</b> [2] - 64:9, 135:8  <b>possible</b> [3] - 39:20, 134:21, 144:25  <b>post</b> [1] - 163:16</p>	<p><b>posted</b> [1] - 143:19  <b>posture</b> [1] - 54:9  <b>potential</b> [12] - 4:22, 19:13, 21:22, 22:21, 23:9, 42:24, 78:25, 84:20, 86:6, 90:4, 109:1, 156:10  <b>potentially</b> [3] - 20:21, 20:24, 132:13  <b>practical</b> [1] - 24:23  <b>practice</b> [1] - 11:12  <b>practices</b> [1] - 149:8  <b>precedent</b> [1] - 55:23  <b>precluded</b> [2] - 27:23, 28:12  <b>predominantly</b> [2] - 91:10, 127:5  <b>preparation</b> [1] - 40:11  <b>prepared</b> [3] - 3:9, 89:21, 144:3  <b>presence</b> [1] - 25:4  <b>PRESENT</b> [2] - 1:13, 1:19  <b>present</b> [4] - 5:21, 5:22, 10:21, 130:2  <b>presentation</b> [6] - 41:18, 44:8, 142:7, 144:8, 144:24, 160:24  <b>presentations</b> [4] - 16:22, 16:25, 41:4, 132:22  <b>presented</b> [5] - 49:18, 59:6, 60:22, 81:14, 132:14  <b>pretty</b> [6] - 30:25, 74:7, 74:15, 95:11, 130:5, 163:1  <b>prevent</b> [3] - 70:15, 127:10, 127:14  <b>previous</b> [5] - 5:8, 36:13, 106:5, 106:7, 137:1  <b>previously</b> [4] - 21:10, 83:14, 84:3, 157:18  <b>price</b> [2] - 157:5, 157:8  <b>pricing</b> [2] - 15:5, 149:8  <b>prime</b> [1] - 157:24  <b>print</b> [1] - 12:2  <b>private</b> [8] - 147:19, 148:18, 151:10, 151:12, 151:18, 152:17, 152:22, 154:5  <b>probability</b> [1] - 28:8  <b>problem</b> [7] - 60:22, 80:10, 85:4, 108:15,</p>	<p>127:23, 164:19, 164:20  <b>problems</b> [1] - 60:25  <b>procedure</b> [14] - 41:3, 50:19, 56:16, 57:3, 57:17, 57:21, 59:21, 61:3, 61:12, 61:15, 61:16, 66:21, 69:3, 79:8  <b>procedures</b> [3] - 45:8, 49:1, 79:3  <b>proceed</b> [5] - 49:4, 50:12, 68:2, 74:20, 75:6  <b>proceeded</b> [1] - 59:24  <b>proceeding</b> [2] - 49:14, 50:11  <b>proceedings</b> [6] - 3:15, 12:12, 32:10, 39:1, 165:18, 166:9  <b>Proceedings</b> [1] - 1:7  <b>process</b> [54] - 3:10, 3:13, 3:19, 4:1, 4:11, 4:20, 4:21, 5:14, 5:23, 6:2, 10:18, 10:22, 13:24, 33:24, 34:1, 34:2, 36:4, 42:7, 42:8, 42:22, 43:8, 43:9, 44:6, 44:21, 46:1, 49:9, 51:20, 55:24, 56:11, 57:10, 58:16, 61:7, 61:9, 62:10, 63:15, 67:10, 77:16, 77:17, 78:9, 78:23, 79:10, 82:1, 82:11, 89:23, 92:10, 96:7, 112:8, 112:11, 119:14, 129:17, 129:19, 129:24, 131:1  <b>processing</b> [1] - 158:13  <b>procurement</b> [3] - 45:23, 48:22, 132:20  <b>Procurement</b> [3] - 55:22, 57:3, 141:2  <b>product</b> [10] - 78:5, 87:21, 87:22, 96:8, 97:12, 100:21, 101:2, 102:5, 109:5, 116:16  <b>productive</b> [1] - 29:4  <b>Professional</b> [3] - 9:1, 166:7, 166:19  <b>professionals</b> [1] - 87:2  <b>profound</b> [1] - 55:5  <b>program</b> [7] - 145:4, 145:10, 146:4, 148:21, 149:7,</p>	<p>158:1, 159:8  <b>programs</b> [2] - 145:15, 148:25  <b>prohibited</b> [1] - 28:3  <b>prohibition</b> [1] - 54:6  <b>project</b> [36] - 7:1, 7:4, 13:13, 13:20, 13:21, 14:25, 15:4, 15:22, 21:20, 24:9, 31:14, 48:17, 57:16, 73:10, 84:15, 84:17, 86:3, 86:5, 87:23, 90:21, 98:9, 98:11, 98:18, 99:5, 102:18, 103:17, 104:11, 109:6, 111:2, 112:7, 112:15, 126:11, 138:10, 138:14, 139:10, 154:20  <b>projected</b> [1] - 155:7  <b>projection</b> [1] - 153:5  <b>projects</b> [8] - 79:14, 98:10, 116:2, 154:8, 154:9, 154:18, 154:24, 155:13  <b>promised</b> [1] - 15:2  <b>proper</b> [1] - 92:15  <b>properly</b> [6] - 2:18, 9:16, 12:20, 22:6, 34:16, 37:7  <b>properties</b> [7] - 53:18, 55:19, 81:24, 82:7, 82:8, 116:5, 116:22  <b>property</b> [21] - 14:5, 17:4, 18:25, 20:25, 21:18, 23:22, 25:14, 25:15, 25:17, 25:20, 29:22, 29:23, 30:15, 30:17, 39:25, 52:18, 116:14, 116:20, 127:18, 127:19, 128:10  <b>proposal</b> [36] - 31:9, 39:23, 40:9, 47:19, 48:8, 49:17, 49:21, 52:20, 56:13, 56:16, 57:12, 57:21, 58:6, 60:17, 61:3, 66:21, 69:2, 70:5, 71:14, 74:7, 76:22, 77:13, 77:16, 80:8, 80:23, 82:23, 83:1, 109:19, 112:3, 125:15, 129:22, 130:13, 130:19, 130:22, 131:19, 137:21  <b>Proposal</b> [1] - 77:22  <b>proposals</b> [31] - 16:22, 40:8, 41:15, 41:19, 41:20, 41:24,</p>	<p>42:15, 43:13, 49:10, 50:1, 50:20, 50:24, 52:2, 54:24, 56:2, 57:8, 64:12, 69:17, 71:13, 73:5, 74:15, 74:17, 79:16, 79:17, 81:15, 82:24, 92:2, 92:7, 98:5, 100:16, 100:17  <b>propose</b> [5] - 36:7, 66:10, 76:17, 81:18, 118:11  <b>proposed</b> [7] - 20:12, 23:6, 47:5, 53:7, 112:16, 115:22, 126:10  <b>proposer</b> [3] - 70:4, 71:1, 77:12  <b>proposer's</b> [1] - 84:2  <b>proposers</b> [11] - 40:21, 42:18, 48:7, 48:9, 49:7, 50:12, 56:7, 66:13, 78:1, 83:20, 92:7  <b>proposing</b> [4] - 26:2, 83:4, 90:22, 130:2  <b>proposition</b> [1] - 115:5  <b>provide</b> [5] - 47:17, 52:19, 151:4, 158:5, 158:23  <b>provided</b> [3] - 41:17, 154:1, 154:7  <b>provides</b> [1] - 29:2  <b>providing</b> [1] - 155:9  <b>provision</b> [2] - 88:11  <b>public</b> [64] - 3:23, 3:25, 4:2, 4:5, 9:20, 16:11, 19:15, 19:19, 20:7, 20:19, 24:13, 31:1, 31:22, 34:2, 35:14, 38:15, 45:25, 49:22, 51:12, 57:19, 62:9, 62:16, 67:9, 68:17, 69:7, 71:15, 71:17, 73:6, 73:11, 73:20, 76:24, 77:4, 78:12, 80:17, 82:25, 83:9, 102:14, 102:20, 104:7, 108:1, 109:9, 111:16, 113:12, 122:20, 122:21, 122:24, 124:13, 124:24, 127:6, 127:25, 130:25, 135:23, 138:2, 138:20, 140:6, 141:25, 142:20, 146:8, 146:25,</p>
---	--	---	---	---

<p>147:24, 151:13, 155:23, 164:5, 165:14  <b>Public</b> [2] - 1:10, 43:5  <b>publicly</b> [1] - 40:4  <b>published</b> [1] - 40:6  <b>pull</b> [6] - 73:15, 132:7, 149:23, 152:16, 161:11, 161:23  <b>pulling</b> [1] - 161:6  <b>purchase</b> [3] - 53:8, 90:17, 147:24  <b>purchasing</b> [1] - 146:20  <b>purpose</b> [1] - 4:16  <b>purposes</b> [2] - 42:14, 51:10  <b>pursuant</b> [3] - 64:25, 67:12, 139:20  <b>pursue</b> [1] - 36:16  <b>push</b> [4] - 132:11, 144:2, 148:10, 161:15  <b>pushing</b> [1] - 144:10  <b>put</b> [31] - 7:6, 22:18, 23:14, 25:14, 26:25, 44:21, 47:25, 48:8, 51:10, 51:11, 52:8, 53:10, 55:19, 56:15, 58:9, 60:13, 62:6, 64:4, 73:7, 73:19, 73:23, 79:11, 81:1, 99:3, 103:20, 119:3, 119:11, 124:8, 159:20, 164:15, 165:5  <b>puts</b> [1] - 105:15  <b>putting</b> [4] - 43:21, 79:13, 114:14, 115:12</p>	<p>77:23, 78:8, 108:17, 160:22, 162:1, 163:4  <b>quick</b> [3] - 141:24, 163:19, 164:6  <b>quicker</b> [1] - 161:16  <b>quickly</b> [1] - 161:21  <b>quite</b> [5] - 20:11, 27:9, 77:21, 78:24, 158:19  <b>quorum</b> [2] - 134:4, 135:16  <b>quotes</b> [1] - 73:16</p>	<p>48:23, 52:10, 74:13, 77:18, 91:14, 99:15, 105:8, 111:4, 111:22, 113:24, 147:9, 150:11, 150:22, 151:11, 156:10, 157:22, 160:7  <b>realms</b> [1] - 64:10  <b>reason</b> [6] - 10:13, 28:11, 58:25, 83:14, 114:23, 145:15  <b>reasons</b> [4] - 21:1, 26:5, 26:7, 83:16  <b>rebid</b> [2] - 88:10  <b>recalculation</b> [1] - 5:6  <b>recap</b> [1] - 69:23  <b>recasting</b> [1] - 5:16  <b>receipt</b> [1] - 159:20  <b>receive</b> [1] - 56:23  <b>received</b> [1] - 39:24  <b>Recitation</b> [1] - 2:8  <b>recognition</b> [1] - 160:2  <b>recognize</b> [3] - 2:4, 25:17, 105:4  <b>recollect</b> [1] - 12:3  <b>recommend</b> [7] - 55:25, 147:2, 148:8, 149:1, 157:1, 157:21, 158:21  <b>recommendation</b> [9] - 41:2, 45:3, 46:21, 50:9, 56:25, 67:24, 68:5, 133:1, 136:16  <b>recommendations</b> [3] - 57:15, 145:8, 150:4  <b>recommended</b> [5] - 61:15, 90:5, 146:20, 147:15, 158:9  <b>record</b> [11] - 3:23, 5:15, 5:19, 71:15, 71:18, 73:6, 83:17, 98:20, 112:17, 120:18, 166:10  <b>Recovery</b> [1] - 113:18  <b>recreational</b> [1] - 162:13  <b>red</b> [1] - 113:22  <b>red-lining</b> [1] - 113:22  <b>REDEVELOPMENT</b> [1] - 1:3  <b>redevelopment</b> [11] - 13:12, 79:15, 81:25, 82:9, 90:10, 90:16, 91:2, 94:18, 99:18, 103:14, 122:13  <b>Redevelopment</b> [9] - 1:21, 11:8, 11:17, 12:7, 32:21, 39:18,</p>	<p>90:24, 90:25, 121:20  <b>redistribute</b> [1] - 157:22  <b>redistributing</b> [1] - 157:12  <b>redo</b> [1] - 48:5  <b>reduced</b> [1] - 155:5  <b>reduces</b> [1] - 156:20  <b>reenters</b> [2] - 12:11, 38:25  <b>refer</b> [1] - 98:19  <b>reference</b> [1] - 92:14  <b>references</b> [1] - 92:22  <b>referred</b> [1] - 98:8  <b>refine</b> [4] - 82:23, 83:3, 97:17, 137:2  <b>refined</b> [1] - 82:25  <b>refinement</b> [1] - 137:2  <b>reflect</b> [1] - 138:25  <b>reflected</b> [2] - 113:7, 113:8  <b>reflects</b> [1] - 79:22  <b>regard</b> [9] - 47:16, 50:20, 57:15, 61:4, 121:10, 122:11, 122:12, 127:7, 130:3  <b>regarding</b> [1] - 86:2  <b>regardless</b> [2] - 31:3, 80:1  <b>Regional</b> [1] - 6:25  <b>regular</b> [4] - 134:2, 147:2, 154:16, 157:20  <b>regularity</b> [1] - 43:12  <b>reject</b> [7] - 48:2, 53:13, 70:11, 71:16, 85:17, 85:19, 88:8  <b>rejected</b> [2] - 77:24, 92:8  <b>rejecting</b> [1] - 76:3  <b>rejection</b> [1] - 75:10  <b>relate</b> [1] - 97:9  <b>related</b> [10] - 10:22, 18:20, 19:5, 21:12, 34:5, 53:5, 53:10, 60:18, 63:18, 84:16  <b>relates</b> [5] - 39:23, 39:25, 63:13, 91:21, 91:22  <b>relation</b> [1] - 91:3  <b>relevance</b> [1] - 121:4  <b>relevant</b> [4] - 90:18, 119:23, 121:8, 121:13  <b>remaining</b> [1] - 28:12  <b>remember</b> [5] - 26:18, 54:16, 70:22, 112:10, 123:11  <b>reminder</b> [2] - 33:23, 141:18</p>	<p><b>rent</b> [3] - 116:13, 116:15, 116:18  <b>rental</b> [7] - 94:10, 100:8, 101:2, 116:21, 126:10, 127:18, 128:8  <b>rented</b> [1] - 127:20  <b>reopen</b> [3] - 32:14, 32:18, 39:13  <b>rep</b> [1] - 141:2  <b>repeat</b> [1] - 117:3  <b>replacing</b> [1] - 157:25  <b>report</b> [9] - 39:7, 128:25, 141:7, 141:22, 142:8, 144:15, 163:7, 163:13, 166:9  <b>REPORTER</b> [1] - 166:1  <b>Reporter</b> [2] - 166:8, 166:19  <b>represent</b> [2] - 4:19, 25:7  <b>representative</b> [10] - 14:2, 14:13, 43:4, 43:5, 43:6, 55:21, 56:20, 129:7, 132:21  <b>representatives</b> [1] - 40:20  <b>request</b> [2] - 50:8, 68:4  <b>require</b> [3] - 50:10, 57:8, 64:19  <b>requirement</b> [8] - 48:14, 48:24, 52:8, 52:17, 52:21, 54:7, 101:18, 125:15  <b>requirements</b> [5] - 7:7, 7:8, 51:23, 154:10, 159:11  <b>requires</b> [1] - 46:4  <b>rescind</b> [2] - 42:14, 94:2  <b>rescinding</b> [2] - 56:3, 56:10  <b>research</b> [1] - 163:7  <b>resemble</b> [1] - 52:23  <b>resembled</b> [1] - 51:22  <b>reserve</b> [1] - 159:13  <b>reshape</b> [1] - 13:21  <b>reside</b> [1] - 11:14  <b>resident</b> [2] - 128:9, 148:22  <b>residential</b> [8] - 95:6, 109:16, 109:19, 145:4, 145:10, 148:7, 148:21, 149:3  <b>residents</b> [10] - 100:4, 110:8, 110:9, 128:9, 145:16, 146:9,</p>
<b>R</b>				
<b>Q</b>				
<p><b>qualifies</b> [2] - 108:11, 108:12  <b>quality</b> [10] - 98:9, 98:17, 99:15, 103:18, 103:19, 104:11, 109:14, 110:1, 145:20, 148:3  <b>quasi</b> [1] - 54:10  <b>quasi-judicial</b> [1] - 54:10  <b>questions</b> [27] - 7:23, 7:25, 8:2, 8:4, 8:6, 8:9, 9:7, 9:10, 14:15, 14:17, 14:19, 15:9, 15:11, 15:13, 16:2, 35:9, 37:19, 38:7, 49:23, 66:8, 66:9,</p>	<p><b>railroad</b> [1] - 123:12  <b>raining</b> [1] - 160:9  <b>rainy</b> [1] - 2:12  <b>raise</b> [1] - 87:7  <b>raised</b> [3] - 48:25, 113:19, 114:8  <b>range</b> [3] - 22:21, 36:9, 38:9  <b>rank</b> [1] - 64:21  <b>ranked</b> [1] - 70:24  <b>ranking</b> [4] - 100:11, 101:18, 137:17, 139:13  <b>rate</b> [8] - 106:11, 109:24, 110:1, 110:4, 150:5, 150:10, 157:1, 157:2  <b>rates</b> [6] - 145:7, 150:13, 150:17, 152:13, 157:22, 162:14  <b>rather</b> [1] - 45:13  <b>rating</b> [1] - 126:21  <b>ratio</b> [2] - 154:1, 158:20  <b>reach</b> [1] - 73:1  <b>reached</b> [3] - 13:18, 84:24, 146:6  <b>reaching</b> [1] - 13:19  <b>read</b> [5] - 3:8, 7:1, 32:24, 72:15, 88:5  <b>ready</b> [8] - 32:7, 48:17, 79:18, 80:9, 80:13, 81:5, 144:7, 144:13  <b>reaffirm</b> [2] - 4:22, 4:23  <b>reaffirmation</b> [2] - 36:2, 36:17  <b>real</b> [5] - 62:16, 91:7, 96:19, 101:3, 157:24  <b>realize</b> [1] - 27:4  <b>really</b> [31] - 19:14, 22:18, 23:2, 23:3, 23:13, 26:24, 29:1, 29:14, 30:4, 31:12, 45:2, 45:9, 48:18,</p>	<p><b>Redevelopment</b> [9] - 1:21, 11:8, 11:17, 12:7, 32:21, 39:18,</p>	<p></p>	

<p>146:17, 147:11,                  148:1, 164:25  <b>residents'</b> [1] - 165:3  <b>resize</b> [1] - 13:20  <b>Resolution</b> [7] - 6:20,                  9:12, 13:5, 16:8,                  17:7, 22:3, 31:25  <b>resolution</b> [9] - 7:11,                  7:15, 15:16, 17:3,                  19:5, 21:3, 35:25,                  40:4, 133:21  <b>resolutions</b> [1] - 11:14  <b>resolve</b> [1] - 133:20  <b>resolved</b> [1] - 36:16  <b>resources</b> [12] - 90:7,                  90:9, 91:15, 94:16,                  102:11, 104:3,                  110:16, 147:22,                  147:25, 155:18,                  155:23, 159:14  <b>respect</b> [4] - 59:15,                  123:17, 123:21,                  155:19  <b>respected</b> [1] - 111:12  <b>respond</b> [2] - 67:7,                  70:15  <b>responded</b> [4] - 58:10,                  79:4, 81:3, 81:4  <b>respondent</b> [1] - 90:8  <b>responding</b> [1] -                  119:24  <b>response</b> [49] - 2:21,                  3:2, 9:19, 9:22, 10:3,                  12:23, 13:3, 16:10,                  16:12, 16:18, 31:21,                  31:23, 32:4, 35:15,                  35:21, 38:14, 38:16,                  38:22, 47:4, 58:22,                  68:18, 68:25, 69:6,                  69:9, 69:14, 77:3,                  83:10, 107:25,                  112:2, 117:9,                  124:12, 124:15,                  124:20, 125:1,                  125:5, 125:11,                  127:9, 128:16,                  128:21, 135:24,                  138:3, 138:8,                  138:21, 140:5,                  140:7, 140:13,                  143:21, 163:5,                  165:15  <b>responses</b> [2] - 58:22,                  93:24  <b>responsive</b> [1] - 65:3  <b>rest</b> [6] - 36:11, 38:3,                  73:24, 100:25,                  152:23, 163:25  <b>restate</b> [1] - 63:21  <b>restaurant</b> [2] -</p>	<p>154:13, 154:15  <b>restaurants</b> [2] -                  155:14, 162:11  <b>restraints</b> [1] - 153:18  <b>restrict</b> [2] - 116:6,                  126:9  <b>restricted</b> [1] - 165:7  <b>restricting</b> [1] - 116:3  <b>restriction</b> [3] - 116:7,                  116:15, 116:21  <b>restrictions</b> [1] - 74:12  <b>resubmit</b> [7] - 50:23,                  64:14, 65:10, 65:15,                  72:3, 73:4, 82:22  <b>result</b> [4] - 18:22,                  28:22, 34:3, 79:3  <b>results</b> [2] - 5:7,                  132:23  <b>resumes</b> [1] - 120:8  <b>retail</b> [13] - 19:23,                  20:3, 23:4, 23:12,                  24:1, 26:25, 31:6,                  94:8, 94:9, 109:21,                  110:9, 114:14,                  154:14  <b>retain</b> [2] - 8:19, 8:21  <b>retaining</b> [1] - 116:18  <b>retention</b> [5] - 18:17,                  18:19, 18:21, 22:19,                  27:15  <b>retransmit</b> [1] - 42:15  <b>return</b> [11] - 91:5,                  91:12, 91:17, 94:18,                  102:13, 103:14,                  104:6, 108:6,                  108:12, 108:22  <b>revenue</b> [1] - 156:19  <b>Review</b> [2] - 7:3, 13:22  <b>review</b> [9] - 2:14, 5:3,                  7:20, 12:17, 36:20,                  40:13, 49:10, 134:9,                  137:16  <b>reviewed</b> [1] - 3:22  <b>revise</b> [2] - 73:13,                  146:16  <b>reworking</b> [2] - 21:17,                  21:21  <b>RFP</b> [4] - 51:22, 52:22,                  52:23, 90:7  <b>ride</b> [1] - 162:5  <b>rights</b> [4] - 6:23, 8:17,                  8:18, 13:13  <b>Ritz</b> [1] - 113:20  <b>river</b> [5] - 17:19, 18:6,                  20:25, 22:14, 27:13  <b>riverfront</b> [5] - 18:8,                  19:12, 28:9, 29:22,                  30:16  <b>Riverplace</b> [2] - 78:19,                  108:9</p>	<p><b>Riverside</b> [6] - 17:16,                  17:20, 26:18, 26:23,                  29:6, 31:12  <b>Riverside/Avondale</b>                  [2] - 145:25, 147:8  <b>road</b> [1] - 26:22  <b>roads</b> [1] - 161:16  <b>roadway</b> [1] - 149:18  <b>Roberts</b> [1] - 1:8  <b>ROI</b> [2] - 95:3, 117:25  <b>role</b> [1] - 112:1  <b>roll</b> [2] - 29:4, 29:20  <b>RON</b> [1] - 1:14  <b>roof</b> [1] - 107:13  <b>rooftop</b> [1] - 31:7  <b>room</b> [2] - 86:25, 87:1  <b>Room</b> [1] - 1:9  <b>rooms</b> [1] - 154:6  <b>rose</b> [1] - 41:20  <b>rough</b> [1] - 109:3  <b>route</b> [1] - 58:24  <b>rule</b> [2] - 48:23,                  146:14  <b>rules</b> [2] - 45:23,                  48:22  <b>run</b> [1] - 114:20  <b>rush</b> [1] - 161:17  <b>Ryan</b> [1] - 54:14</p>	<p>65:23, 66:12, 66:16,                  68:11, 70:21, 71:15,                  73:1, 73:3, 75:25,                  84:1, 84:19, 85:16,                  86:4, 86:10, 92:11,                  139:18, 139:25  <b>scenario</b> [1] - 146:23  <b>scenarios</b> [1] - 58:15  <b>scheduled</b> [1] - 134:2  <b>school</b> [1] - 116:9  <b>score</b> [22] - 56:24,                  59:7, 59:8, 59:18,                  64:22, 71:2, 94:3,                  100:24, 107:12,                  107:13, 107:20,                  118:25, 129:11,                  130:21, 131:16,                  132:13, 132:14,                  134:9, 135:13,                  138:11, 138:13,                  140:2  <b>scored</b> [4] - 59:5,                  113:4, 130:24,                  132:23  <b>scores</b> [5] - 9:3,                  32:25, 33:19, 34:10,                  124:22  <b>scoring</b> [35] - 3:25,                  4:15, 4:18, 5:6,                  33:25, 42:24, 43:3,                  45:8, 47:24, 48:11,                  55:23, 56:19, 57:6,                  58:12, 59:9, 65:4,                  66:3, 70:23, 80:1,                  97:18, 100:20,                  101:1, 101:10,                  101:25, 103:23,                  106:6, 106:7, 107:8,                  111:17, 113:9,                  129:6, 130:18,                  130:25, 135:19,                  139:20  <b>Scott</b> [11] - 113:17,                  123:1, 123:6,                  124:10, 128:2,                  128:3, 128:5, 164:7,                  164:8, 164:12,                  165:13  <b>SCOTT</b> [9] - 122:22,                  123:4, 123:6, 128:3,                  128:7, 164:6, 164:8,                  164:12, 164:19  <b>screen</b> [3] - 17:5,                  17:11, 17:13  <b>seat</b> [2] - 42:5, 117:18  <b>second</b> [44] - 2:17,                  4:5, 9:15, 12:19,                  16:6, 22:5, 33:20,                  34:15, 36:8, 37:6,                  44:15, 44:16, 59:8,</p>	<p>59:9, 60:9, 63:19,                  68:13, 68:14, 69:4,                  75:8, 75:22, 75:23,                  81:19, 83:2, 84:1,                  84:2, 85:2, 90:13,                  104:23, 105:19,                  106:2, 118:2, 118:4,                  120:11, 126:2,                  126:3, 131:10,                  131:11, 136:16,                  136:20, 136:21,                  137:22, 137:24,                  140:20  <b>seconded</b> [13] - 2:19,                  5:13, 9:17, 12:21,                  22:7, 34:17, 37:8,                  41:21, 56:21,                  120:20, 122:8,                  122:15, 135:21  <b>secret</b> [1] - 3:20  <b>Secretary</b> [1] - 1:14  <b>see</b> [30] - 14:12, 16:21,                  17:14, 21:19, 22:17,                  23:20, 29:11, 30:11,                  34:7, 56:14, 65:6,                  71:13, 72:2, 73:12,                  75:11, 75:17, 76:20,                  98:12, 98:16,                  100:21, 119:3,                  135:15, 145:13,                  146:4, 152:6,                  154:11, 160:25,                  164:9, 164:14,                  164:15  <b>seeing</b> [6] - 2:22, 9:23,                  10:4, 31:24, 68:19,                  69:7  <b>seek</b> [4] - 36:20,                  40:25, 64:18, 66:13  <b>seem</b> [2] - 49:20,                  109:25  <b>seeming</b> [1] - 89:17  <b>Seibert</b> [1] - 14:25  <b>select</b> [4] - 5:10, 52:9,                  65:13, 132:12  <b>selected</b> [1] - 70:17  <b>selection</b> [4] - 3:19,                  10:22, 41:14, 43:23  <b>sell</b> [3] - 25:16, 52:18,                  116:14  <b>selling</b> [1] - 154:16  <b>send</b> [2] - 44:25, 99:6  <b>sender</b> [1] - 116:9  <b>sense</b> [4] - 46:9,                  81:20, 119:17,                  165:12  <b>sensitive</b> [3] - 157:1,                  157:6, 157:9  <b>sentiment</b> [1] - 100:15  <b>sentiments</b> [1] - 24:8</p>
<b>S</b>				
<p><b>safe</b> [1] - 158:5  <b>salary</b> [1] - 36:9  <b>sale</b> [16] - 87:21,                  87:22, 90:17, 94:10,                  116:3, 116:17,                  125:16, 125:24,                  126:6, 126:15,                  126:16, 126:17,                  127:4, 127:8,                  127:15, 128:1  <b>sale-units</b> [1] - 127:4  <b>San</b> [2] - 146:2, 147:8  <b>save</b> [2] - 102:1,                  152:16  <b>saw</b> [1] - 98:14  <b>Sawyer</b> [17] - 11:9,                  47:21, 50:5, 54:1,                  65:22, 68:10, 70:20,                  72:25, 75:24, 79:25,                  83:24, 84:17, 88:13,                  92:6, 120:5, 121:6,                  139:16  <b>SAWYER</b> [36] - 1:21,                  6:5, 11:10, 11:23,                  18:1, 18:3, 32:16,                  39:13, 44:3, 47:23,                  49:12, 49:18, 50:7,                  51:14, 52:12, 52:16,                  54:4, 54:12, 64:17,</p>				

<p><b>separate</b> [5] - 56:10, 101:6, 110:3, 110:13, 145:11  <b>separated</b> [1] - 11:12  <b>separately</b> [1] - 154:11  <b>September</b> [1] - 14:8  <b>service</b> [3] - 90:10, 142:22, 143:14  <b>services</b> [2] - 84:5, 158:22  <b>Services</b> [2] - 9:1, 36:3  <b>set</b> [8] - 55:15, 56:16, 56:19, 58:4, 70:22, 70:25, 92:13, 139:25  <b>sets</b> [1] - 11:11  <b>seven</b> [1] - 150:3  <b>several</b> [3] - 40:15, 48:1, 145:25  <b>shade</b> [1] - 17:20  <b>shaded</b> [3] - 17:18, 18:15, 19:12  <b>shading</b> [2] - 17:19, 18:24  <b>shall</b> [1] - 14:4  <b>shape</b> [1] - 96:8  <b>share</b> [3] - 24:8, 147:20, 152:21  <b>sharing</b> [2] - 147:17, 162:5  <b>sharpen</b> [1] - 50:24  <b>sharpened</b> [2] - 82:3, 83:1  <b>sheet</b> [5] - 10:13, 17:3, 19:5, 21:2, 40:1  <b>sheets</b> [4] - 4:15, 4:18, 12:2, 108:25  <b>shift</b> [1] - 105:14  <b>shipping</b> [1] - 7:4  <b>shipyards</b> [3] - 51:21, 55:18, 155:2  <b>shoes</b> [1] - 143:10  <b>shop</b> [1] - 154:16  <b>short</b> [2] - 78:6, 156:18  <b>shortage</b> [1] - 152:6  <b>shortages</b> [1] - 152:6  <b>shot</b> [1] - 44:23  <b>show</b> [3] - 73:25, 82:5, 151:4  <b>showed</b> [2] - 71:21, 151:22  <b>shown</b> [1] - 73:22  <b>shuttle</b> [2] - 156:23, 158:4  <b>sic</b> [1] - 138:18  <b>side</b> [4] - 20:1, 67:17, 89:17, 164:25  <b>sidewalk</b> [1] - 147:10</p>	<p><b>SIFAKIS</b> [2] - 109:11, 115:25  <b>Sifakis</b> [4] - 54:20, 109:10, 109:11, 115:23  <b>Sifakis'</b> [1] - 125:22  <b>sign</b> [15] - 3:1, 5:3, 6:7, 10:2, 12:2, 13:2, 16:17, 35:20, 38:21, 48:18, 68:24, 117:10, 125:10, 136:4, 140:12  <b>signatures</b> [1] - 6:11  <b>significance</b> [1] - 107:3  <b>significant</b> [3] - 23:7, 29:21, 30:16  <b>signify</b> [2] - 2:23, 9:24, 12:25, 16:14, 31:25, 35:17, 38:18, 68:20, 69:11, 83:12, 88:1, 89:2, 117:1, 117:7, 122:19, 124:17, 125:7, 128:18, 136:1, 138:5, 140:8  <b>silence</b> [4] - 42:17, 43:21, 47:25, 62:20  <b>silent</b> [1] - 15:16  <b>similar</b> [2] - 43:10, 57:3  <b>similarly</b> [1] - 135:4  <b>simple</b> [2] - 4:12, 14:5  <b>simply</b> [3] - 20:19, 63:22, 96:15  <b>Simultaneous</b> [5] - 66:18, 101:15, 104:17, 131:5, 137:11  <b>simultaneously</b> [1] - 32:18  <b>Sing</b> [2] - 92:17, 93:8  <b>single</b> [2] - 46:7, 127:17  <b>sit</b> [3] - 10:23, 130:10, 131:3  <b>site</b> [5] - 90:9, 92:19, 94:8, 111:23, 155:9  <b>sitting</b> [3] - 33:2, 117:15, 145:2  <b>situation</b> [8] - 47:9, 47:16, 60:3, 60:20, 60:23, 64:5, 68:4, 130:3  <b>situations</b> [1] - 144:5  <b>six</b> [5] - 7:10, 7:11, 102:10, 103:3, 103:9  <b>sixth</b> [3] - 94:20, 94:21, 96:24  <b>sixty</b> [1] - 119:15</p>	<p><b>size</b> [3] - 24:23, 42:9, 151:6  <b>skeptical</b> [1] - 142:25  <b>Skyway</b> [1] - 153:10  <b>slash</b> [2] - 103:18, 103:19  <b>slim</b> [1] - 51:19  <b>slog</b> [1] - 142:8  <b>slowing</b> [1] - 129:25  <b>small</b> [1] - 58:7  <b>smaller</b> [1] - 51:16  <b>smart</b> [4] - 51:9, 155:21, 158:11, 158:19  <b>sold</b> [1] - 127:21  <b>solicitation</b> [2] - 70:9, 81:4  <b>solution</b> [2] - 67:14, 67:16  <b>solutions</b> [1] - 160:17  <b>someone</b> [6] - 55:22, 107:20, 125:17, 117:7, 122:19, 129:9  <b>sometime</b> [2] - 77:21, 78:24  <b>somewhat</b> [1] - 142:25  <b>somewhere</b> [2] - 149:21, 157:6  <b>soon</b> [2] - 36:23, 130:5  <b>sorely</b> [1] - 29:6  <b>sorry</b> [13] - 41:10, 51:8, 52:12, 72:7, 73:1, 81:10, 117:2, 123:7, 123:9, 126:16, 142:5, 164:12  <b>sort</b> [2] - 5:25, 14:15, 15:21, 19:15, 19:21, 21:21, 24:23, 28:23, 36:5, 41:8, 42:6, 42:21, 63:9, 89:20, 100:6, 111:3, 116:7, 116:15, 116:21, 137:7, 148:15  <b>sought</b> [1] - 148:12  <b>sound</b> [1] - 22:21  <b>sounded</b> [1] - 50:2  <b>sounds</b> [4] - 46:22, 47:1, 101:6, 119:9  <b>south</b> [1] - 123:25  <b>Southbank</b> [3] - 13:5, 13:16, 13:17  <b>space</b> [11] - 30:21, 30:24, 102:14, 102:20, 104:7, 151:23, 153:23, 154:22, 155:3, 161:10, 161:19</p>	<p><b>spaces</b> [18] - 26:24, 27:1, 27:6, 30:20, 30:25, 31:1, 148:13, 150:25, 151:22, 152:2, 153:25, 154:14, 154:16, 156:12, 157:14, 157:15, 157:18, 164:22  <b>speaking</b> [5] - 66:18, 101:15, 104:17, 131:5, 137:11  <b>speaks</b> [1] - 24:19  <b>special</b> [3] - 92:23, 103:15, 118:18  <b>specific</b> [13] - 50:1, 86:3, 91:2, 91:4, 96:3, 107:7, 120:1, 121:4, 121:24, 122:4, 137:3, 159:19  <b>specifically</b> [3] - 102:19, 126:19, 156:17  <b>specified</b> [1] - 79:2  <b>specify</b> [1] - 118:17  <b>spectacular</b> [1] - 26:3  <b>speeds</b> [1] - 160:7  <b>spelled</b> [1] - 74:7  <b>spend</b> [1] - 131:17  <b>spent</b> [1] - 130:1  <b>spirit</b> [2] - 42:11, 95:22  <b>splash</b> [1] - 104:7  <b>sports</b> [2] - 156:2, 156:14  <b>spot</b> [2] - 161:14, 161:24  <b>spots</b> [1] - 24:18  <b>spread</b> [1] - 118:7  <b>Springfield</b> [2] - 145:22, 146:3  <b>square</b> [2] - 153:22, 153:25  <b>stable</b> [1] - 113:2  <b>stadium</b> [1] - 152:3  <b>STAFF</b> [1] - 143:21  <b>staff</b> [48] - 3:24, 4:10, 40:12, 42:21, 42:25, 43:4, 43:22, 46:19, 49:10, 50:8, 55:2, 55:20, 56:22, 61:10, 61:21, 62:1, 62:24, 64:21, 64:24, 65:12, 66:2, 66:7, 66:12, 68:4, 70:2, 70:6, 70:12, 70:16, 76:14, 105:5, 119:7, 119:20, 120:22, 121:1, 121:9, 122:11, 132:12,</p>	<p>136:14, 136:23, 137:2, 137:5, 137:16, 138:18, 139:13, 139:20, 139:25, 141:3, 141:4  <b>stand</b> [3] - 2:6, 113:15, 118:11  <b>standard</b> [2] - 49:1, 61:12  <b>standards</b> [1] - 7:9  <b>standpoint</b> [1] - 101:25  <b>Stanley</b> [5] - 113:17, 123:6, 128:3, 164:8, 164:12  <b>Stanly</b> [3] - 54:23, 80:18, 80:21  <b>STANLY</b> [1] - 80:21  <b>stared</b> [1] - 22:16  <b>starred</b> [1] - 125:20  <b>start</b> [12] - 2:3, 22:9, 22:12, 33:1, 33:3, 77:13, 79:18, 91:14, 91:23, 99:5, 162:25  <b>starter</b> [1] - 77:14  <b>starting</b> [2] - 88:21, 115:15  <b>State</b> [1] - 1:11  <b>STATE</b> [1] - 166:3  <b>state</b> [8] - 48:15, 49:13, 67:12, 74:8, 75:4, 78:25, 79:2, 127:2  <b>station</b> [2] - 23:6, 23:8  <b>statute</b> [3] - 49:13, 70:7, 79:24  <b>statutes</b> [1] - 74:8  <b>stay</b> [4] - 8:17, 85:10, 103:6, 114:3  <b>staying</b> [1] - 76:21  <b>stenographic</b> [1] - 166:11  <b>stenographically</b> [1] - 166:9  <b>step</b> [5] - 3:12, 36:5, 48:11, 58:12  <b>steps</b> [4] - 4:12, 10:21, 40:5, 48:1  <b>Steve</b> [3] - 77:9, 81:12, 111:19  <b>stick</b> [2] - 72:3, 112:9  <b>still</b> [5] - 20:17, 80:4, 129:18, 130:17, 139:4  <b>stone</b> [1] - 24:11  <b>stop</b> [1] - 43:25  <b>straddling</b> [1] - 129:24  <b>straight</b> [1] - 149:17  <b>Strategic</b> [4] - 43:1, 45:1, 55:16, 131:15</p>
--	---	---	---	--

<p><b>strategy</b> [1] - 121:14  <b>Strategy</b> [3] - 90:25, 91:4, 97:11  <b>streamlined</b> [1] - 129:20  <b>Street</b> [7] - 1:9, 18:12, 23:18, 29:13, 109:12, 146:21  <b>street</b> [20] - 145:17, 145:24, 146:1, 147:20, 149:12, 149:20, 149:22, 150:5, 150:10, 151:9, 152:10, 152:13, 152:14, 157:22, 158:9, 158:22, 159:24, 161:5, 161:19, 163:24  <b>streets</b> [1] - 148:7  <b>strength</b> [1] - 102:4  <b>strengths</b> [1] - 55:11  <b>strong</b> [1] - 94:7  <b>strongly</b> [1] - 36:22  <b>structure</b> [1] - 19:24  <b>structured</b> [1] - 30:20  <b>struggled</b> [1] - 26:19  <b>stuck</b> [1] - 91:7  <b>studied</b> [1] - 23:5  <b>studies</b> [1] - 144:20  <b>Studies</b> [1] - 163:16  <b>study</b> [9] - 144:5, 144:13, 145:3, 145:8, 150:20, 151:7, 153:21, 162:4, 164:2  <b>stuff</b> [3] - 114:25, 123:19, 162:10  <b>subarea</b> [3] - 151:9, 151:11, 152:4  <b>subareas</b> [3] - 150:21, 152:7, 152:10  <b>Subcommittee</b> [1] - 43:2  <b>subcommittee</b> [1] - 9:3  <b>subcomponents</b> [1] - 96:17  <b>subject</b> [1] - 84:13  <b>subjective</b> [1] - 107:14  <b>submission</b> [1] - 46:18  <b>submissions</b> [3] - 56:24, 65:16  <b>submit</b> [4] - 52:20, 78:2, 78:3, 79:13  <b>submits</b> [1] - 75:20  <b>submitted</b> [9] - 40:2, 40:8, 40:23, 46:15, 49:11, 65:2, 70:3,</p>	<p>72:14, 77:12  <b>subsidiary</b> [3] - 19:1, 25:3, 43:19  <b>subsidize</b> [1] - 148:24  <b>substantial</b> [2] - 26:4, 163:20  <b>substantive</b> [1] - 101:21  <b>suffer</b> [1] - 67:16  <b>suffered</b> [1] - 67:10  <b>sufficient</b> [2] - 152:9, 159:10  <b>suggest</b> [5] - 40:17, 44:9, 100:14, 105:11, 137:2  <b>suggested</b> [1] - 59:5  <b>suggesting</b> [2] - 93:16, 129:5  <b>suggestion</b> [3] - 45:20, 46:11, 132:9  <b>Suite</b> [3] - 77:9, 78:20, 111:19  <b>summary</b> [1] - 163:12  <b>Summit</b> [1] - 14:24  <b>Sunshine</b> [2] - 67:11, 108:19  <b>supply</b> [6] - 145:7, 151:4, 151:8, 151:16, 151:18, 155:1  <b>support</b> [8] - 26:8, 35:3, 46:10, 76:13, 101:23, 110:9, 113:24, 155:20  <b>supporting</b> [1] - 128:12  <b>supportive</b> [1] - 27:14  <b>suppose</b> [1] - 26:1  <b>supposed</b> [2] - 71:23, 142:9  <b>surface</b> [11] - 18:7, 18:14, 18:23, 20:22, 20:24, 22:14, 27:23, 27:24, 28:10, 28:12, 149:14  <b>surplus</b> [5] - 152:2, 152:5, 152:6, 152:24, 155:6  <b>swap</b> [1] - 27:14  <b>system</b> [2] - 150:8, 160:4</p>	<p><b>tabling</b> [1] - 94:22  <b>tabulation</b> [2] - 10:12, 10:13  <b>tally</b> [1] - 32:7  <b>Tank</b> [1] - 113:18  <b>tap</b> [2] - 115:8, 155:22  <b>tax</b> [7] - 25:21, 26:4, 29:4, 29:20, 30:6, 30:8, 30:9  <b>tax-exempt</b> [3] - 30:6, 30:8, 30:9  <b>taxes</b> [3] - 25:25, 29:23, 30:17  <b>technical</b> [4] - 48:14, 48:19, 48:24, 52:7  <b>technological</b> [1] - 153:10  <b>teeing</b> [1] - 13:7  <b>ten</b> [2] - 10:15, 154:3  <b>tenants</b> [1] - 153:17  <b>tenders</b> [1] - 6:12  <b>tends</b> [1] - 162:12  <b>tenure</b> [1] - 42:4  <b>term</b> [12] - 17:3, 17:25, 19:4, 21:2, 36:6, 40:1, 100:23, 108:24, 116:20, 125:22, 125:23, 151:1  <b>terminal</b> [1] - 123:13  <b>terminate</b> [3] - 48:3, 71:16, 88:9  <b>terminating</b> [1] - 76:3  <b>terms</b> [11] - 7:9, 8:16, 11:13, 11:14, 20:9, 36:11, 36:12, 40:9, 40:22, 52:3, 111:21  <b>THE</b> [348] - 2:3, 2:9, 2:18, 2:22, 2:25, 3:3, 6:9, 6:19, 7:22, 8:1, 8:3, 8:5, 8:7, 8:10, 9:9, 9:11, 9:16, 9:20, 9:23, 10:1, 10:4, 11:5, 11:20, 11:24, 12:6, 12:10, 12:13, 12:20, 12:24, 13:2, 13:4, 13:9, 14:16, 14:20, 14:22, 15:7, 15:10, 15:12, 15:14, 16:3, 16:7, 16:11, 16:13, 16:16, 16:19, 17:9, 22:1, 22:6, 24:5, 24:15, 25:9, 25:11, 26:9, 27:10, 28:19, 29:16, 29:18, 31:5, 31:16, 31:19, 31:22, 31:24, 32:3, 32:5, 32:13, 32:20, 33:22, 34:9, 34:16, 34:22, 34:25, 35:4,</p>	<p>35:6, 35:8, 35:10, 35:12, 35:14, 35:16, 35:19, 35:22, 36:19, 37:3, 37:7, 37:12, 37:14, 37:16, 37:18, 37:20, 37:23, 38:12, 38:15, 38:17, 38:20, 38:23, 39:2, 39:5, 39:10, 39:16, 41:5, 41:10, 44:10, 44:15, 44:17, 45:5, 45:11, 45:21, 46:12, 46:22, 47:1, 47:22, 49:24, 50:14, 50:19, 51:1, 51:5, 53:20, 53:22, 56:1, 56:8, 56:12, 57:20, 57:23, 59:19, 60:7, 60:15, 61:2, 62:3, 65:22, 66:19, 67:2, 67:6, 68:10, 68:12, 68:15, 68:19, 68:23, 69:1, 69:7, 69:10, 69:13, 69:15, 69:20, 70:20, 71:8, 71:24, 72:4, 72:9, 72:25, 73:2, 74:4, 74:24, 75:2, 75:4, 75:9, 75:14, 75:16, 75:22, 75:24, 76:6, 76:9, 76:18, 76:23, 77:4, 77:6, 78:11, 78:14, 78:16, 80:16, 80:19, 81:7, 81:9, 82:18, 82:20, 83:8, 83:11, 83:16, 83:24, 84:8, 85:5, 86:14, 86:17, 87:6, 87:12, 87:15, 87:17, 87:25, 88:4, 88:7, 88:20, 88:24, 89:11, 89:13, 89:25, 91:24, 92:5, 94:15, 94:23, 95:25, 96:21, 96:24, 97:22, 97:25, 99:7, 99:12, 99:17, 99:22, 100:13, 101:6, 101:10, 101:12, 101:16, 101:19, 102:2, 102:7, 102:21, 103:3, 103:9, 103:12, 103:19, 103:22, 103:25, 104:10, 104:15, 104:24, 105:6, 105:16, 105:21, 105:25, 106:4, 106:13, 106:20, 106:23, 107:22, 108:1, 108:4, 108:8, 108:14, 108:18,</p>	<p>109:8, 111:14, 111:17, 113:11, 115:20, 115:24, 116:23, 117:4, 117:10, 117:12, 118:3, 119:9, 120:9, 120:12, 120:17, 121:1, 121:9, 121:18, 122:2, 122:6, 122:10, 122:17, 122:23, 123:2, 123:5, 124:10, 124:13, 124:16, 124:19, 124:21, 125:2, 125:6, 125:9, 125:12, 125:19, 125:25, 126:2, 126:4, 126:13, 126:16, 126:24, 127:6, 127:10, 127:25, 128:5, 128:14, 128:17, 128:20, 128:22, 129:16, 130:16, 131:4, 131:7, 131:9, 131:12, 131:22, 132:2, 133:5, 134:14, 134:17, 135:17, 135:22, 135:25, 136:3, 136:7, 136:11, 136:18, 136:20, 136:22, 137:15, 137:22, 137:25, 138:4, 138:7, 138:9, 138:13, 138:17, 138:22, 139:2, 139:8, 139:24, 140:3, 140:6, 140:8, 140:11, 140:14, 140:17, 140:21, 140:24, 141:4, 141:16, 141:20, 141:23, 142:2, 143:12, 143:16, 143:20, 143:22, 144:16, 144:18, 160:23, 161:25, 163:3, 163:6, 163:9, 164:4, 164:10, 164:17, 165:13, 165:16</p>
<p><b>submit</b> [4] - 52:20, 78:2, 78:3, 79:13  <b>submits</b> [1] - 75:20  <b>submitted</b> [9] - 40:2, 40:8, 40:23, 46:15, 49:11, 65:2, 70:3,</p>	<p style="text-align: center;"><b>T</b></p> <p><b>table</b> [13] - 4:23, 5:25, 10:17, 55:7, 55:8, 64:14, 67:18, 67:20, 92:9, 106:5, 119:2, 139:4  <b>tabled</b> [1] - 11:1</p>	<p>17:9, 22:1, 22:6, 24:5, 24:15, 25:9, 25:11, 26:9, 27:10, 28:19, 29:16, 29:18, 31:5, 31:16, 31:19, 31:22, 31:24, 32:3, 32:5, 32:13, 32:20, 33:22, 34:9, 34:16, 34:22, 34:25, 35:4,</p>	<p>108:14, 108:18,</p>	<p><b>Theatre</b> [1] - 113:20  <b>theirs</b> [1] - 49:21  <b>themes</b> [1] - 118:16  <b>they've</b> [6] - 13:20, 14:10, 40:23, 80:8, 80:13, 130:4  <b>thinking</b> [4] - 27:3,</p>

<p>86:22, 104:13, 107:18  <b>third</b> [10] - 33:21, 63:17, 71:1, 71:5, 71:12, 74:10, 80:23, 90:23, 98:15, 136:17  <b>thorough</b> [2] - 3:18, 34:1  <b>thoughtful</b> [1] - 3:18  <b>thoughtfully</b> [1] - 24:2  <b>three</b> [62] - 4:4, 5:10, 14:3, 16:22, 40:9, 40:20, 41:14, 42:15, 44:6, 45:10, 45:13, 45:17, 46:15, 46:17, 46:20, 47:18, 48:8, 49:10, 51:19, 52:6, 53:24, 54:24, 54:25, 60:12, 60:13, 62:23, 62:25, 63:24, 64:10, 64:11, 64:12, 64:15, 66:22, 69:16, 69:17, 70:19, 70:24, 71:20, 72:2, 72:18, 74:14, 75:11, 76:20, 78:1, 85:9, 85:10, 85:12, 93:20, 98:5, 98:10, 100:16, 100:17, 101:2, 128:6, 133:11, 136:7, 138:10, 138:25, 139:10, 145:5, 145:11, 151:25  <b>three-page</b> [2] - 51:19, 52:6  <b>throughout</b> [2] - 144:6, 162:22  <b>ties</b> [1] - 95:15  <b>tight</b> [1] - 133:12  <b>timeline</b> [5] - 15:21, 16:23, 133:12, 144:9, 145:1  <b>timing</b> [1] - 107:2  <b>Timothy</b> [1] - 144:21  <b>tippling</b> [1] - 146:6  <b>tired</b> [1] - 142:20  <b>today</b> [22] - 4:13, 17:22, 19:24, 34:3, 41:15, 41:23, 43:9, 43:24, 45:15, 49:5, 59:3, 59:15, 67:20, 69:18, 70:1, 77:19, 80:14, 88:18, 89:19, 89:22, 150:12, 152:1  <b>today's</b> [1] - 36:17  <b>TODD</b> [1] - 1:16  <b>together</b> [5] - 4:12, 55:19, 111:9, 115:12, 158:14  <b>tomorrow</b> [5] - 8:25,</p>	<p>9:5, 89:20, 130:5, 133:14  <b>took</b> [1] - 46:17  <b>tool</b> [2] - 70:25, 82:9  <b>top</b> [2] - 105:15, 158:12  <b>total</b> [2] - 91:9, 153:20  <b>totally</b> [1] - 35:3  <b>tough</b> [2] - 22:18, 142:22  <b>toward</b> [1] - 100:15  <b>towards</b> [2] - 55:1, 153:2  <b>track</b> [2] - 98:20, 112:17  <b>tradeoff</b> [1] - 27:25  <b>traditionally</b> [2] - 141:13, 154:1  <b>traffic</b> [3] - 20:2, 147:3, 150:1  <b>transaction</b> [4] - 158:10, 158:12, 158:14, 159:3  <b>transactions</b> [1] - 42:9  <b>transcript</b> [1] - 166:10  <b>transit</b> [1] - 159:15  <b>transparent</b> [4] - 3:17, 46:2, 48:21, 57:19  <b>treat</b> [1] - 93:4  <b>tremendous</b> [1] - 81:16  <b>Trip</b> [2] - 54:23, 80:21  <b>trolley</b> [1] - 148:16  <b>Tropia</b> [3] - 1:10, 166:7, 166:19  <b>true</b> [1] - 166:10  <b>try</b> [5] - 62:4, 64:24, 67:13, 95:8, 133:20  <b>trying</b> [7] - 60:21, 62:22, 66:22, 73:7, 117:20, 130:1, 132:11  <b>turn</b> [2] - 6:8, 133:1  <b>turning</b> [1] - 108:16  <b>turnover</b> [1] - 148:12  <b>tweak</b> [1] - 72:18  <b>two</b> [41] - 14:3, 17:17, 17:18, 24:10, 25:19, 40:7, 40:24, 41:9, 41:13, 47:7, 51:18, 52:6, 53:18, 63:3, 63:17, 65:5, 65:7, 66:19, 67:1, 67:2, 72:14, 79:19, 83:20, 84:11, 85:14, 94:6, 96:13, 102:5, 120:7, 133:25, 136:3, 136:7, 141:11, 142:23, 143:23, 147:7, 147:13,</p>	<p>149:22, 154:18, 154:24, 160:1  <b>type</b> [10] - 51:19, 52:6, 56:17, 57:7, 86:12, 94:1, 107:13, 112:25, 151:9, 152:7  <b>types</b> [2] - 148:25, 160:19  <b>typically</b> [5] - 30:19, 51:16, 87:22, 90:12, 149:10</p>	<p><b>U</b></p>	<p><b>Uber</b> [2] - 162:5, 162:17  <b>ultimately</b> [3] - 43:10, 53:8, 112:6  <b>unaffiliated</b> [1] - 86:9  <b>unanimous</b> [1] - 4:6  <b>unanimously</b> [4] - 10:5, 16:19, 32:5, 69:15  <b>uncomfortable</b> [1] - 48:20  <b>under</b> [10] - 11:18, 45:23, 49:5, 49:13, 54:6, 62:18, 74:1, 102:21, 155:6, 163:16  <b>underbid</b> [1] - 71:6  <b>undercut</b> [2] - 73:25, 81:19  <b>understood</b> [2] - 74:15, 102:10  <b>undertake</b> [1] - 42:21  <b>undertaken</b> [1] - 18:23  <b>underutilized</b> [1] - 156:3  <b>UNDERWOOD</b> [1] - 1:22  <b>UNDERWOOD-EILAND</b> [1] - 1:22  <b>UNF</b> [1] - 162:18  <b>unfair</b> [4] - 49:21, 62:10, 72:13, 72:17  <b>unfortunately</b> [1] - 108:18  <b>UNIDENTIFIED</b> [1] - 136:2  <b>unique</b> [1] - 150:22  <b>units</b> [17] - 6:25, 7:6, 26:24, 100:8, 100:18, 125:16, 125:24, 126:6, 126:13, 127:4, 127:8, 127:11, 127:15, 127:19, 127:21, 127:22, 128:1</p>	<p><b>Unity</b> [3] - 17:16, 19:22, 28:24  <b>universe</b> [1] - 48:7  <b>unless</b> [3] - 6:17, 101:1, 130:10  <b>unprecedented</b> [1] - 89:19  <b>unsolicited</b> [19] - 39:23, 42:8, 43:13, 50:20, 53:17, 56:2, 57:20, 58:6, 59:20, 61:3, 66:21, 69:2, 74:7, 74:14, 74:17, 77:15, 81:15, 82:9, 112:2  <b>up</b> [58] - 3:11, 7:17, 8:23, 13:7, 17:13, 19:13, 20:16, 29:5, 30:10, 32:12, 33:19, 46:5, 46:16, 48:6, 54:18, 56:16, 56:19, 56:20, 59:24, 63:20, 65:15, 67:14, 70:13, 70:22, 71:1, 71:21, 73:20, 73:22, 73:25, 85:11, 98:14, 100:3, 101:2, 104:14, 106:6, 113:15, 115:3, 115:15, 117:19, 120:2, 123:10, 125:23, 130:11, 132:10, 134:12, 134:23, 135:2, 135:19, 139:3, 139:14, 144:1, 155:17, 156:11, 156:18, 157:23, 160:7, 163:11, 165:6  <b>upcoming</b> [1] - 141:14  <b>uphold</b> [1] - 133:2  <b>urge</b> [1] - 80:11  <b>users</b> [5] - 151:21, 155:16, 157:5, 157:23, 163:1  <b>uses</b> [4] - 24:24, 155:9, 155:18, 162:18  <b>utilization</b> [3] - 152:17, 156:13, 162:12  <b>utilize</b> [2] - 24:12, 150:18  <b>utilized</b> [2] - 157:16, 157:19</p>	<p><b>V</b></p>	<p><b>vacant</b> [2] - 151:23, 153:23</p>	<p><b>vague</b> [1] - 107:3  <b>valid</b> [2] - 103:2, 160:6  <b>valuable</b> [4] - 25:16, 58:8, 60:2, 156:6  <b>valuation</b> [1] - 22:22  <b>value</b> [22] - 19:6, 20:10, 20:14, 20:16, 22:18, 26:4, 27:15, 29:21, 30:15, 30:22, 31:4, 67:11, 94:9, 101:4, 109:2, 114:22, 115:4, 115:6, 115:14, 115:16, 124:1, 150:11  <b>valued</b> [1] - 150:12  <b>values</b> [4] - 92:25, 100:3, 116:5, 116:20  <b>various</b> [2] - 58:14, 119:19  <b>vehicle</b> [4] - 147:12, 148:18, 150:2, 160:10  <b>vehicles</b> [5] - 151:5, 151:6, 153:13, 157:11, 159:25  <b>Ventures</b> [2] - 13:6, 13:16  <b>verbatim</b> [1] - 95:8  <b>versus</b> [3] - 11:7, 94:10, 151:13  <b>vertical</b> [2] - 7:13, 14:7  <b>Vestcor</b> [11] - 39:24, 54:14, 77:11, 77:12, 78:3, 84:5, 84:13, 84:16, 85:8, 85:13, 85:15  <b>viable</b> [4] - 81:2, 81:24, 82:7, 148:8  <b>vibrant</b> [2] - 95:23, 110:11  <b>vicinity</b> [1] - 149:5  <b>Vicki</b> [1] - 144:19  <b>view</b> [3] - 17:3, 112:22, 112:23  <b>views</b> [1] - 153:12  <b>violation</b> [1] - 84:6  <b>virtual</b> [1] - 160:19  <b>visible</b> [1] - 27:19  <b>vision</b> [1] - 107:19  <b>Voice</b> [2] - 92:16, 93:8  <b>vote</b> [45] - 4:6, 4:24, 5:14, 5:16, 5:17, 5:18, 5:20, 5:22, 9:18, 9:21, 60:19, 60:20, 61:11, 61:23, 61:24, 63:1, 65:15, 66:11, 66:23, 67:4, 68:12, 83:14, 83:23, 84:18, 85:1, 86:6,</p>
---	---	--	-----------------	---	--	-----------------	---	---

<p>86:11, 87:3, 87:14,              87:15, 87:16, 87:17,              87:18, 87:19, 106:6,              107:22, 122:17,              129:4, 130:12,              135:19, 137:25,              138:10, 139:14,              139:16  <b>voted</b> [3] - 79:9, 84:7,              139:3  <b>votes</b> [1] - 10:1  <b>voting</b> [10] - 34:21,              85:16, 85:18, 86:20,              87:6, 87:7, 89:10,              106:13, 139:6,              139:22</p>	<p>106:16, 130:12  <b>weighed</b> [1] - 132:24  <b>weight</b> [9] - 91:10,              91:11, 99:3, 101:25,              105:10, 105:12,              110:14, 110:21,              113:8  <b>weighted</b> [2] - 96:18,              97:15  <b>welcome</b> [6] - 2:4,              2:11, 9:8, 12:13,              36:23, 68:1  <b>Weldon</b> [1] - 115:18  <b>well-informed</b> [1] -              133:10  <b>West</b> [1] - 1:9  <b>whatnot</b> [1] - 151:5  <b>whence</b> [1] - 129:22  <b>whole</b> [5] - 38:11,              73:20, 114:14,              119:8, 128:11  <b>wholly</b> [1] - 36:15  <b>wife</b> [2] - 146:11  <b>willing</b> [1] - 152:21  <b>winner</b> [1] - 132:25  <b>wins</b> [1] - 112:7  <b>wish</b> [3] - 49:14, 77:1,              90:3  <b>woman</b> [1] - 143:1  <b>wondered</b> [1] - 22:17  <b>wondering</b> [1] -              118:14  <b>Woosh</b> [1] - 162:19  <b>Works</b> [1] - 43:5  <b>works</b> [1] - 151:2  <b>workshop</b> [1] - 108:16  <b>workshopping</b> [1] -              103:24  <b>Worsham</b> [12] - 8:10,              14:20, 27:11, 33:15,              34:19, 37:12, 45:5,              74:4, 74:25, 87:18,              102:7, 162:2  <b>WORSHAM</b> [25] -              1:17, 8:11, 9:6, 9:14,              14:21, 27:12, 28:18,              34:20, 34:23, 35:2,              37:13, 45:6, 74:5,              75:1, 75:3, 75:5,              75:13, 76:5, 89:8,              102:8, 102:23,              104:12, 104:16,              104:18, 162:3  <b>wrap</b> [1] - 82:11  <b>wrapped</b> [1] - 123:10  <b>Wyman</b> [2] - 78:19,              108:9</p>	<p style="text-align: center;"><b>Y</b></p> <p><b>y'all</b> [1] - 124:2  <b>yards</b> [1] - 128:11  <b>year</b> [6] - 14:6, 79:18,              116:12, 116:13,              141:14, 153:4  <b>years</b> [7] - 86:24, 87:5,              114:8, 123:24,              144:21, 154:3, 154:9  <b>yellow</b> [3] - 17:19,              18:15, 18:24  <b>yes/no</b> [3] - 110:18,              110:19, 111:3  <b>York</b> [1] - 162:16  <b>you-all</b> [1] - 41:18  <b>yourself</b> [8] - 77:6,              78:16, 80:19, 108:5,              108:8, 123:5,              144:18, 164:11</p>
<p><b>W</b></p>		
<p><b>wait</b> [2] - 88:22, 94:12  <b>waited</b> [1] - 142:11  <b>waiting</b> [1] - 161:22  <b>walk</b> [7] - 4:11, 17:1,              123:15, 156:5,              161:11, 161:13,              161:16  <b>walk-on</b> [1] - 17:1  <b>walkability</b> [2] - 23:9,              147:4  <b>walkable</b> [1] - 147:11  <b>walked</b> [1] - 36:4  <b>walking</b> [2] - 4:14,              147:14  <b>walls</b> [1] - 127:11  <b>wants</b> [5] - 26:1,              50:20, 60:21, 61:2,              82:6  <b>warranted</b> [1] - 81:25  <b>Watch</b> [1] - 26:22  <b>water</b> [1] - 115:10  <b>ways</b> [2] - 36:14,              159:14  <b>weather</b> [1] - 151:25  <b>website</b> [1] - 163:16  <b>Wednesday</b> [3] - 1:7,              134:8, 134:16  <b>weeds</b> [2] - 45:2,              131:17  <b>week</b> [8] - 130:6,              134:7, 134:14,              134:24, 135:1,              135:3, 135:7, 157:15  <b>weekday</b> [2] - 155:12,              162:8  <b>weekdays</b> [1] - 19:17  <b>weekend</b> [1] - 146:13  <b>weekends</b> [2] - 19:18,              30:24  <b>weigh</b> [5] - 59:13,              59:16, 83:25,</p>		<p style="text-align: center;"><b>Z</b></p> <p><b>zero</b> [1] - 25:23</p>