

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, January 17, 2018,  
commencing at 2:00 p.m., at the Ed Ball Building, 214  
North Hogan Street, 8th Floor, Jacksonville, Florida,  
before Diane M. Tropia, a Notary Public in and for the  
State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.  
JACK MEEKS, Vice Chair.  
OLIVER BARAKAT, Board Member.  
BRENNA DURDEN, Board Member.  
CRAIG GIBBS, Board Member.  
RON MOODY, Board Member.

ALSO PRESENT:

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

- - -

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

3

1 understand what we do.  
2 Our first item on here is Community  
3 Redevelopment Agency Meeting. It's Resolution  
4 2017-10-02, agreement for North Florida Land  
5 Trust.  
6 MR. WALLACE: Yes, Mr. Chairman. Could we  
7 go to old business first --  
8 THE CHAIRMAN: Okay.  
9 MR. WALLACE: -- and get that out of the  
10 way, if you don't mind?  
11 THE CHAIRMAN: Everybody okay with  
12 changing the order of the agenda?  
13 BOARD MEMBERS: (No response.)  
14 THE CHAIRMAN: Okay. We're going to go to  
15 old business.  
16 The first item under old business -- and  
17 actually, do we have to -- John, do we have to  
18 close community redevelopment meeting?  
19 MR. SAWYER: I don't believe you do.  
20 THE CHAIRMAN: Okay. And just some --  
21 just some housekeeping, we typically close that  
22 meeting, open the next meeting, but we're going  
23 to move right into it.  
24 So old business. Old business is the  
25 District project.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 P R O C E E D I N G S  
2 January 17, 2018 2:00 p.m.  
3 - - -  
4 THE CHAIRMAN: Good afternoon.  
5 We are calling the Community Redevelopment  
6 Agency meeting to order.  
7 I want to thank everybody for being here  
8 today. Dr. Gaffney, thank you for being here.  
9 We have a quorum. We have our members,  
10 Ms. Durden, Mr. Moody, Mr. Gibbs, Mr. Barakat,  
11 Mr. Meeks, and Mr. Bailey.  
12 Thank you, staff, for being here and for  
13 all the work you do to get us where we are.  
14 We start our meeting with the Pledge of  
15 Allegiance, so if everyone could please rise.  
16 Mr. Meeks has the flag.  
17 (Recitation of the Pledge of Allegiance.)  
18 THE CHAIRMAN: Okay. Thank you for being  
19 here. It just -- it seems like we were just  
20 here a week ago.  
21 Do we have members of the media here?  
22 Please raise your hand. I see cameras in the  
23 audience.  
24 Appreciate you being here. Thank you for  
25 the work you do. Thank you for making all the  
information -- making it available to people to  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

4

1 MR. WALLACE: Mr. Chairman, I'd like to  
2 ask if -- I think I saw him -- Mr. Michael  
3 Munz. If Mr. Munz will come up and give us a  
4 brief update. He attended the Jacksonville  
5 Electric Authority's meeting yesterday, and I  
6 would like to hear from him.  
7 Thank you.  
8 (Mr. Munz approaches the podium.)  
9 MR. MUNZ: Thank you, Mr. Chairman.  
10 Mr. Chairman and members, thank you.  
11 First, I want to thank you for the meeting  
12 we had -- Michael Munz, 140 West Monroe Street.  
13 First, I want to thank you for the meeting  
14 we had last week. I thought it was a very  
15 good, long meeting, despite the fire drill.  
16 I'm glad we didn't have one today. I did hold  
17 my breath walking in.  
18 But when we left here and started to work  
19 with the lawyers on both sides, we realized  
20 that the term sheet, going beyond the term  
21 sheet into the redevelopment agreement, was  
22 becoming very cumbersome from a legal  
23 perspective. And so we discussed with the CEO  
24 going to the JEA and asking them to please  
25 revert back to where we were prior to your term  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

5

1 sheet being voted on. The JEA, as you did see  
2 the media, unanimously agreed to that.  
3 So we are under the purchase and sale  
4 agreement to close on the land by July 16th of  
5 2018. We are moving forward with that, and we  
6 will be requesting to meet with the CEO and  
7 staff, as well as asking if Councilwoman Boyer,  
8 as both the district council representative as  
9 the City council liaison to the DIA, would join  
10 us for those meetings as we look at the  
11 redevelopment agreement. We will, of course,  
12 bring it back to your body and then to MBRC and  
13 eventually the City Council.  
14 Thank you, Mr. Chairman.  
15 THE CHAIRMAN: Thank you, Mr. Munz.  
16 Appreciate you enduring all of the  
17 meetings.  
18 There's really no need for any discussion  
19 on this. So thank you for bringing that to our  
20 attention, and we'll be -- we'll be watching  
21 closely and heavily involved. So thank you.  
22 Okay. We go back to Item II, Community  
23 Redevelopment Agency Meeting Resolution  
24 2017-10-02, the lease agreement with the North  
25 Florida Land Trust.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

6

1 MR. WALLACE: Mr. Chairman, I'd like to  
2 move to the next resolution.  
3 THE CHAIRMAN: Okay.  
4 MR. WALLACE: Mr. McCarthy is on his way.  
5 THE CHAIRMAN: Okay.  
6 MR. WALLACE: And I prefer that we give  
7 him an opportunity to arrive and be part of  
8 this particular discussion.  
9 THE CHAIRMAN: So if we have to eat a  
10 frog, eat the big one first.  
11 B. Resolution 2018-01-01, Notice of  
12 Disposition of properties at 220 East Bay  
13 Street East, and 330 East Bay -- or Bay Street  
14 East.  
15 Mr. Wallace.  
16 MR. WALLACE: Mr. Chairman, this is  
17 Resolution 2018-01-01, a resolution of the  
18 Downtown Investment Authority authorizing and  
19 instructing the Chief Executive Officer to  
20 issue a Notice of Disposition for that, or  
21 portions of, certain City-owned property as  
22 shown on Exhibit A located at -- located at  
23 220 Bay Street East and 330 Bay Street East,  
24 and instructing the Chief Executive Officer to  
25 take all necessary action in connection  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

7

1 therewith to effectuate the purposes of this  
2 resolution.  
3 Mr. Chairman, what you have before you is  
4 a Notice of Disposition that provides you with  
5 project goals, also any type of prospective  
6 incentives, if they are to be discussed, as  
7 well as scope of services, and pretty much the  
8 evaluation on criteria and the deliverables  
9 within the actual proposal.  
10 What you have before you is for the  
11 disposition of those two particular parcels  
12 seeking to see what the market would -- would  
13 bear in terms of those two parcels on the  
14 riverfront, and whether or not we're  
15 specifically asking for in this document for a  
16 convention center meeting space, a convention  
17 center hotel, as well as a parking garage.  
18 Kind of been -- laid out some things  
19 specifically; full service hotel, minimum --  
20 minimum of 350 rooms; public exhibition hall, a  
21 minimum of 200,000 square feet; ballroom space,  
22 minimum of 40,000 square feet; meeting rooms,  
23 which is breakout rooms, a minimum of 45 rooms,  
24 and which is optional also; transient boat  
25 slips. We're looking for a parking garage,  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

8

1 minimum of 400 spaces for -- that would be for  
2 the actual hotel, and 1,300 spaces came for the  
3 convention center parking space itself.  
4 As we move through and we really get down  
5 to the Evaluation Committee itself, I would --  
6 Mr. Chairman, I will ask that you -- as we have  
7 done before on two other Notice of  
8 Dispositions, such as the shipyards, and both  
9 times you have appointed an actual board member  
10 to work with your staff. So the committee will  
11 be comprised of three members. One member  
12 would be from this board, one member would be  
13 staff of the Downtown Investment Authority, and  
14 one would be a representative from the City  
15 administration.  
16 The Evaluation Committee will look at and  
17 be scoring criteria of 100 points total, broken  
18 into five categories; one being the executive  
19 division and strategy for 10 points; one being  
20 a detailed team organization for 15 points;  
21 program management plan of 30 points; a  
22 financial analysis and financial plan of  
23 35 points; and site activation and design being  
24 10 points. Those five categories collectively,  
25 with those particular points that I just most  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

9

1 recently spoke about, come up to 100 points.  
2 I also have in this -- you have probably  
3 seen Exhibit C, it lays out the timeline where  
4 your DIA board would authorize the notice by  
5 resolution. It goes through Procurement  
6 into -- today is January 17th. So I would  
7 certainly look to try to get this on the street  
8 within the next two weeks, if possible. So  
9 let's say no later than December -- I'm  
10 sorry -- January 31st, if possible, 1st of  
11 February. I'm sure there will be some debate  
12 with regards to the minimum number of days that  
13 you want to go out. I'm seeking -- I'm  
14 requesting 60 days. I'll address this and have  
15 a conversation with you as we go forward.  
16 Responses will be due to the Evaluation  
17 Committee. We review for the most responsive  
18 bidder. If it's a yes, then the Evaluation  
19 Committee's recommendation would then move on  
20 to the DIA board. And if you agree, then we  
21 would move into a negotiation process at that  
22 point in time.  
23 So that's where we -- that's where we  
24 would be in the event that we get some  
25 responsive bidders to what I've referenced thus  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

10

1 far.  
2 I'm going to be candid with you. This is  
3 a test of the market. So I think it's a good  
4 time for us to do something. I know that some  
5 of you will have some questions, Q and A, for  
6 me. And the reason why I say it's a good  
7 opportunity to do so now, without any -- not  
8 knowing what's going to happen in the future,  
9 the market seems to be pretty steady, pretty  
10 strong. I would like to go out and see what  
11 the market would bear and what they would say  
12 to us.  
13 I'm not sitting here saying that anything  
14 that comes in, and from a public investment  
15 standpoint that there's any hard commitments on  
16 anything, even though we clearly state in there  
17 there's an opportunity for them to have a  
18 conversation with us, but I think that we  
19 certainly -- certainly should see what the  
20 market is going to tell us. There's no secret  
21 in this marketplace.  
22 There's been a number of different  
23 articles. I think our market -- I think the  
24 convention center's feasibility study says it,  
25 that our current convention center is out of  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

11

1 date. It may very well not have been the right  
2 location for us for a city. And so seeking to  
3 see whether or not there's an opportunity for a  
4 good partnership to look at a new convention  
5 center for us within downtown Jacksonville.  
6 Mr. Chairman, I would turn this over to  
7 you and the rest of the board. This is a  
8 policy decision for you. This has been work  
9 that your staff has done. Clearly, mainly,  
10 this is one I specifically have worked on, so  
11 today I'll be fielding most, if not all, the  
12 extra questions coming my way.  
13 THE CHAIRMAN: Thank you, Mr. Wallace.  
14 With that, before we form a committee to  
15 take care of those things, let's go around, and  
16 I would like to offer an opportunity for  
17 members to speak, ask questions, and do  
18 whatever they need to, but I'd like to limit it  
19 to three minutes. And if we have to, once  
20 everyone has time to speak, then we will go  
21 back and go through it again.  
22 So, Mr. Meeks, you want to start?  
23 VICE CHAIR MEEKS: I think in the spirit  
24 that this has been offered, subject to what  
25 else I hear in the meeting today, as a test of  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

12

1 the market I'm willing to support this.  
2 I certainly have read the document about a  
3 convention center and it said that we weren't  
4 there yet in terms of activities that we had.  
5 And also, if I had probably my personal  
6 preference, I would just probably like a lot of  
7 the land that we have on the river be turned  
8 into park land, but I can imagine I'm in the  
9 minority position on that.  
10 (Councilwoman Boyer enters the  
11 proceedings.)  
12 VICE CHAIR MEEKS: The particular concerns  
13 I would have, as we go through this process --  
14 of course, I know this is further down the  
15 road -- is that we don't do anything from a  
16 building design standpoint or a traffic  
17 standpoint that further limits public access to  
18 the river.  
19 So, with that, I don't even think I took  
20 my three minutes.  
21 THE CHAIRMAN: Thank you, Mr. Meeks.  
22 Mr. Barakat.  
23 BOARD MEMBER BARAKAT: Just to confirm,  
24 this is three minutes to opine?  
25 THE CHAIRMAN: Yes.  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

13

1 BOARD MEMBER BARAKAT: Okay. I would  
2 agree with Mr. Meeks' comments that we might as  
3 well test the waters.  
4 I mentioned this to Mr. Wallace, and I  
5 think he agreed. This is probably our most  
6 valuable vacant piece of real estate that the  
7 City owns, and so I think we need to be very  
8 thoughtful and thorough in our solicitation and  
9 our evaluation.  
10 So I will have comments on, one, the  
11 timing of this as it relates to our riverfront  
12 study, and more particularly as it relates to  
13 where we are with the District and the  
14 shipyards because the SAG study was very  
15 descriptive in our ability to attract  
16 convention center business and the vitality of  
17 those sites in adding to the Jacksonville  
18 experience. And without those sites, the  
19 viability of convention center business in  
20 Jacksonville is called into question. So I  
21 would like to have some discussion on the  
22 timing of this.  
23 And then on the timing of the solicitation  
24 and the timing for the solicitation, and  
25 whether 60 days is ample, in my opinion it is  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

14

1 not ample.  
2 Other than that, I have just more minor  
3 questions in context, and I can wait until I  
4 hear from the others.  
5 THE CHAIRMAN: Thank you.  
6 Mr. Gibbs.  
7 BOARD MEMBER GIBBS: I concur with  
8 Mr. Barakat. Perhaps the timing of 60 days  
9 wouldn't be long enough to get the bids in.  
10 And with that being said, perhaps we  
11 should wait until the Jags win the Super Bowl.  
12 THE CHAIRMAN: Good. Thank you.  
13 Mr. Moody.  
14 BOARD MEMBER MOODY: I think the timing  
15 probably downtown is good. We're on a roll  
16 right now as far as the marketplace, so I think  
17 there is not a better time to test the market.  
18 So I have no problems with that.  
19 I would encourage us to at least give six  
20 months' time, if not a little bit more, to let  
21 this play out in the marketplace.  
22 Mr. Wallace, I'm very curious on how wide  
23 an area would you put the bids out to, or the  
24 opportunity to bid. Is this Southeast or is  
25 this all over the nation, or how would this  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

15

1 work?  
2 MR. WALLACE: Nation.  
3 BOARD MEMBER MOODY: Okay.  
4 MR. WALLACE: National, let me just say  
5 that.  
6 BOARD MEMBER MOODY: Okay. No other  
7 comments.  
8 THE CHAIRMAN: Thank you.  
9 Ms. Durden.  
10 BOARD MEMBER DURDEN: Thank you very much.  
11 So I would concur certainly with the  
12 comments that have been raised by Mr. Meeks and  
13 also Mr. Barakat.  
14 I am more concerned about the process that  
15 we're proposing. I do agree that it is the  
16 most -- it has the ability to have the greatest  
17 impact with this -- if it is going to be a  
18 convention center. And I think that it needs  
19 to -- the solicitation process itself that  
20 we're proposing may not be the most effective  
21 one that we could utilize.  
22 Convention centers are particular animals,  
23 and I would be extremely concerned about  
24 getting the attraction to this and getting the  
25 right responses from truly qualified entities  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

16

1 to respond. That's probably my -- not my  
2 number one concern, Mr. Chairman, but it's  
3 definitely in the top two probably.  
4 The other concern that I've got is the  
5 fact that right now, if I understand it  
6 properly, we're -- we, the City, is removing  
7 the parking lot. And the discussion, up until  
8 I saw this proposal, was that it was going to  
9 be waterfront. And so I don't -- I'm a little  
10 bit concerned that we're going out with an RFP  
11 that seems to jettison that concept and not  
12 make it part and parcel.  
13 I agree with Mr. Meeks, and that story  
14 line on my part has never changed about having  
15 an iconic park somewhere on our riverfront,  
16 which we do not have now, and we have  
17 multiple -- you know, there are opportunities,  
18 and this is probably the one site that may be  
19 the most available to us for those kinds of  
20 assets, if you will, for downtown.  
21 So, with that, I would just say that the  
22 report that we got -- the last comment I want  
23 to make is the feasibility analysis update was  
24 very much a feasibility study. It wasn't a  
25 study that said, This is the place for the  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

17

1 convention center. And so that's another big  
2 jump that I think that we have taken in  
3 drafting the RFP without, to my knowledge, any  
4 real discussion either by this board or by the  
5 council.  
6 Thank you.  
7 THE CHAIRMAN: Thank you very much.  
8 And, Karen, do we have speaker cards  
9 available?  
10 MS. UNDERWOOD: Yes.  
11 THE CHAIRMAN: If anyone needs a speaker  
12 card, would like to speak, please submit the  
13 card and we'll call on you at the appropriate  
14 time.  
15 With that, can I get a motion to approve  
16 Resolution 2018-01-01?  
17 VICE CHAIR MEEKS: Second.  
18 THE CHAIRMAN: Second?  
19 BOARD MEMBER GIBBS: Second.  
20 THE CHAIRMAN: Okay. Let's continue with  
21 the discussion.  
22 At this point, I'm sure some of you have  
23 some questions you would like to ask.  
24 Ms. Durden, why don't you go ahead and  
25 start with questions of Mr. Wallace.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

18

1 You brought up a couple of things. Do you  
2 want to -- you want clarification on some of  
3 those?  
4 BOARD MEMBER DURDEN: I would like some  
5 clarification. I guess I could start with the  
6 process itself. And my concern that -- I hear  
7 what you said that this is a test of the  
8 market, but that's still -- if it's just a  
9 test, what does that -- what kind of message  
10 are we sending to possible proposers? You  
11 know, are we just going to get this and then  
12 say, Well, we don't really like any of these.  
13 So my question is, is there a better way,  
14 Mr. Wallace, to go out and get the responsive  
15 bidders to assist us, if you will, in making  
16 sure that if we're going to embark on a  
17 convention center that we actually get the very  
18 best potential providers out there?  
19 MR. WALLACE: Mr. Chairman, through to  
20 Ms. Durden, my comment on the test is, to my  
21 knowledge, I don't know when is the last time  
22 you put out something of this nature to the  
23 market for a convention center. I don't know  
24 when was the last time. So when I say it's a  
25 test of the market, there's a -- that's what it  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

19

1 is, to see exactly is there an appetite for the  
2 market to do so. So is there an appetite. I  
3 certainly want to know so -- know that. And  
4 I've structured the process thus far to really  
5 garner who is actually serious about doing so.  
6 So that's the -- that's the answer to your  
7 question.  
8 BOARD MEMBER DURDEN: What about this  
9 particular process do you think that we are  
10 going to be able to reach out and find those  
11 people? Because, you know, we sometimes  
12 have -- you know, the last time that we --  
13 where I thought that we actually got really  
14 good responses was on the riverfront design  
15 study. Very different than this animal. This  
16 is about an actual convention center. It's --  
17 so I have some concerns about -- it seems like  
18 there might be some better ways to go about it.  
19 That's one question. I mean --  
20 MR. WALLACE: There's two different  
21 things. When you mentioned the riverfront  
22 design standards, that was us seeking  
23 professional services.  
24 BOARD MEMBER DURDEN: Right. And I  
25 thought that --  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

20

1 MR. WALLACE: This is -- this is us doing  
2 a Notice of Disposition of property similar to  
3 what we did with the 70 acres of riverfront  
4 property. So the exact process that you have  
5 before you is the exact same process that we  
6 used for the 70 acres of riverfront property.  
7 If you want to change that particular process,  
8 I'm open for that dialogue and conversation.  
9 BOARD MEMBER DURDEN: Well, are we still  
10 in question?  
11 THE CHAIRMAN: Yeah. Go ahead.  
12 BOARD MEMBER DURDEN: Have you --  
13 THE CHAIRMAN: Go ahead.  
14 BOARD MEMBER DURDEN: Have you considered  
15 any kind of advisors to assist the City -- the  
16 DIA?  
17 MR. WALLACE: Please expound upon your  
18 comment of advisors.  
19 BOARD MEMBER DURDEN: People in the market  
20 that know the market better than we do and  
21 better than our staff does.  
22 MR. WALLACE: I'm open to that suggestion.  
23 BOARD MEMBER DURDEN: Okay. And then the  
24 other question that I think I had a comment  
25 about was the whole issue about -- two things.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 One, we kind of jumped to this conclusion  
2 that this is the location. I believe in the  
3 convention center feasibility analysis, it was  
4 just briefly mentioned, almost in one sentence,  
5 somewhere in the report.  
6 And then Number 2, the timing of this in  
7 regards to the analysis clearly said that  
8 without the shipyards and without the District,  
9 that the analysis would be far different.  
10 So could you talk to us about the timing,  
11 please?  
12 MR. WALLACE: I would say the following:  
13 You've got 70 acres of riverfront property that  
14 we put out a Notice of Disposition that we're  
15 currently working on in negotiations. So when  
16 we look along the riverfront, publicly  
17 controlled property, that either the City,  
18 slash, DIA has some authority over, I can't  
19 think of any other property than this if you  
20 want to see a convention center downtown on the  
21 riverfront. Certainly, there is other property  
22 on the Southbank that we may very -- that we  
23 control. However, those parcels tend to be up  
24 on long-term leases.  
25 So I would say to you -- I would proffer  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 to you, if not here, where do you propose?  
2 Now, to -- with regards to the District  
3 and shipyards, clearly fully aware of the  
4 convention center's report. I'm astute enough  
5 to know that projects take time. We just had a  
6 discussion last week with regards to the  
7 District. Hopefully here in short order that  
8 project is going to be moving forward. That is  
9 a -- probably as you heard the developer say --  
10 that's a phased buildout. I'm sure the  
11 shipyards, equally as well, will be a phased  
12 buildout. And you heard most recently in the  
13 media where there was a conversation about not  
14 only shipyards, entertainment district itself.  
15 So what I'm saying to you is I'm astute  
16 enough to see that stars are hopefully  
17 beginning to align based upon what this  
18 feasibility study is saying. And I'm saying,  
19 let's begin to start having this dialogue and  
20 conversation and see if we can't get that third  
21 star to somewhat align with the other two  
22 things that I think possibly move forward.  
23 I'm not going to sit here and tell you  
24 that if we got -- if we get responsive bidders  
25 that, you know, this is going to be something  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 that is going to get into some type of  
2 redevelopment agreement exponentially fast.  
3 I'm sure whoever responds would like to see it  
4 move fast, and that would depend on what they  
5 submit to us. However, I know that in working  
6 and putting these deal structures together, it  
7 takes time to get them done. So do you have  
8 the conversation now, do you go out to the  
9 market now, or do you wait until there's a  
10 downturn in the economy and in the marketplace,  
11 and then you have this conversation five,  
12 seven, ten years from now. That's a policy  
13 decision for you to make.  
14 Professionally, my job is to make sure  
15 that I look at everything and put forth to you  
16 what I see as a reasonable time for us to take  
17 this up. And I think this is a reasonable time  
18 for us to take this up at this point in time.  
19 I'm not going to sit here and tell you  
20 that things that are in this feasibility study  
21 do not need to take place. They all need to  
22 take place in order for when we do a convention  
23 center, that it definitely works with us, for  
24 us, in downtown.  
25 THE CHAIRMAN: Thank you, Mr. Wallace.  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 Ms. Durden, do you have another question?  
2 BOARD MEMBER DURDEN: I do.  
3 THE CHAIRMAN: Yes.  
4 BOARD MEMBER DURDEN: And, you know, you  
5 asked a question; if not here, where. Quite  
6 frankly, I think that's a discussion that needs  
7 to be had before the -- before an RFP is sent  
8 out.  
9 I also think that we need to consider some  
10 kind of assistance out -- from outside the City  
11 in the -- for this convention center RFP.  
12 The third thing is that on -- going back  
13 to the marina -- or if it's not a marina, at  
14 least waterfront -- the -- I guess the question  
15 is, have you been advised that there's a change  
16 in position on the part of the administration  
17 regarding the removal of the parking lot? And,  
18 if so, could you please elaborate to us so that  
19 we understand why the RFP is worded as if  
20 that's going to continue to be land?  
21 MR. WALLACE: When you look at Duval  
22 County tax parcel number, and you look for the  
23 property at 330 Bay Street East, it is those  
24 two blocks that you see in Exhibit A. You  
25 can't separate them.  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 BOARD MEMBER DURDEN: Well --  
2 MR. WALLACE: So -- hold on. You cannot  
3 separate them.  
4 I did not tell you that the City was not  
5 going to remove that particular parking lot.  
6 They are. If you look at the wording on the  
7 resolution, I clearly state the following: "To  
8 issue a Notice of Disposition for that, or  
9 portions of, City-owned property." "Portions  
10 of."  
11 BOARD MEMBER DURDEN: That's not -- the  
12 point I'm trying to make is that it allows for  
13 the complete 180-degree turn from what I've  
14 understood to be the direction of the City up  
15 until this -- until I read this. That's the  
16 point I'm trying to make.  
17 Why does it say either -- either way?  
18 MR. WALLACE: I put a map in that has both  
19 parcels. I clearly stated the resolution  
20 correctly, "portions thereof." So, therefore,  
21 if a presentation comes in that talks about the  
22 actual -- where this would no longer be the  
23 actual parking lot itself, there's a decision  
24 that would have to be made in terms of  
25 reviewing that particular bidder because I'm  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 chance to see what the marketplace is thinking.  
2 Thirdly, we get some ideas on site  
3 activation and design. So we -- I don't want  
4 to say this is kind of free information, but  
5 it's a way to collect a lot of really good  
6 information. And we, as an Evaluation  
7 Committee, we can then evaluate those and make  
8 good choices, or if it's not acceptable, we  
9 start again. So I think that part is good.  
10 I was curious about the status of the  
11 parking deck, and if that's a foregone  
12 conclusion that it is going, or is it going to  
13 stay?  
14 MR. WALLACE: Through the Chair to  
15 Mr. Moody, if I am not mistaken, removal of  
16 that parking deck is currently underway.  
17 BOARD MEMBER MOODY: Okay. I guess the  
18 last comment I want to make is, folks, this is  
19 a strategic location, strategic in relation to  
20 the shipyards and our sports arena and that  
21 portion of the city. It's also strategic,  
22 quite frankly, to the old Berkman Plaza II --  
23 or the Berkman II, which I'm sure will be  
24 redeveloped within the foreseeable future. So  
25 this is a piece that is strategically located.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 fully aware that from the Waterways Commission  
2 and others that they -- what they would like to  
3 see take place in that particular space where  
4 there's a parking lot today. However, there is  
5 still two parcels, 20 Bay Street East, as well  
6 as which we know as the annex, and then there's  
7 the old courthouse. So the property is still  
8 there to accomplish what I think to be able to  
9 accomplish in terms of what we're seeking in  
10 this particular Notice of Disposition.  
11 THE CHAIRMAN: Okay.  
12 BOARD MEMBER DURDEN: Thank you.  
13 THE CHAIRMAN: Thank you.  
14 Mr. Moody, do you have questions of  
15 Mr. Wallace or --  
16 BOARD MEMBER MOODY: Well, just a comment.  
17 You know, I'll go back to your comment,  
18 test the market. I think it is a good time to  
19 test the market. And by putting this out to  
20 the marketplace, I think what happens is with  
21 an Evaluation Committee we do get to look at  
22 numerous visions and strategies.  
23 Number 2, we get to look at a financial  
24 analysis, and we have a financial plan that  
25 other respondents are giving, and it gives us a  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 And then even when you go a little further to  
2 the west, then you have the Jacksonville  
3 Landing property, which eventually will -- will  
4 hopefully take some new direction.  
5 So I think the timing is good. I think  
6 this is -- this will be our way to test the  
7 market.  
8 THE CHAIRMAN: Thank you, Mr. Moody.  
9 Mr. Gibbs.  
10 BOARD MEMBER GIBBS: I think it is a good  
11 time to test the market.  
12 How did you land on 60 days' response time  
13 as opposed to 90 or 120?  
14 MR. WALLACE: I think I know my board  
15 fairly well. I knew somebody was going to say  
16 six months, and I knew somebody was going to  
17 say -- somebody was going to say 120 days. So  
18 I'm in negotiation mode. I'm just trying to  
19 find out where we're going to land. So I'm  
20 just trying to figure out where we're going to  
21 land. I know that it's not going to be  
22 60 days, and I'm trying not to be -- try not to  
23 be 180 days. So let's figure out where we're  
24 going to land at some particular point in time.  
25 So I'm just being candid and honest.  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 BOARD MEMBER GIBBS: What if your  
 2 responses -- your scores are low? What's  
 3 Plan B?  
 4 MR. WALLACE: When you say "low," you mean  
 5 after -- after the Evaluation Committee were to  
 6 score them and then they are low?  
 7 BOARD MEMBER GIBBS: Yes.  
 8 MR. WALLACE: I don't think you take a  
 9 response that is low at all, you know. So  
 10 I'm -- and, listen, you know, I don't want to  
 11 send the impression here that it's just a test  
 12 so those people don't submit very good  
 13 proposals to us. We're looking for darn good  
 14 proposals, and if it is not good -- and this is  
 15 very valuable real estate for us within  
 16 downtown Jacksonville -- we have to score them  
 17 accordingly.  
 18 BOARD MEMBER GIBBS: Thank you.  
 19 THE CHAIRMAN: Mr. Barakat.  
 20 BOARD MEMBER BARAKAT: I'm going to try to  
 21 keep it general. I share some of the same  
 22 concerns that Ms. Durden had about process.  
 23 You know, when we did the shipyard  
 24 solicitation, we had numerous responses,  
 25 including the world's largest tower -- I may be  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 I assume that would require an amendment  
 2 to the resolution as written?  
 3 MR. WALLACE: As you have just given me  
 4 direction that that's what you wanted to do.  
 5 However, if it makes the two of you  
 6 comfortable, go ahead and make the amendment  
 7 and I accept it.  
 8 BOARD MEMBER BARAKAT: If it's not  
 9 required, and it's very clear the direction, I  
 10 don't need a change in the resolution.  
 11 But I do -- I do think it impacts the  
 12 overall timing because you're going to need  
 13 time to find that advisor and to hire that  
 14 advisor and get them on board, correct?  
 15 MR. WALLACE: I'll have to check with  
 16 Procurement and see how soon we could actually  
 17 get that piece done. But nevertheless, I'll  
 18 take your advice because I want to make sure  
 19 that we get this out to all the right  
 20 publications itself, but I don't want to have  
 21 that hold us up in terms of what's the limit of  
 22 time you want this to get -- to get out, and I  
 23 will get on top of that. And then we make a  
 24 determination of how long this is going to be  
 25 out.  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 exaggerating -- and we also had a proposal for  
 2 an ark. So, I mean, you know, we had some  
 3 ridiculous responses.  
 4 I want to make sure that with this very  
 5 critical piece of real estate that this is  
 6 marketed nationally appropriately. And I'd  
 7 like to know how the DIA and Jacksonville,  
 8 Florida has the means to do this, the Rolodex  
 9 to do this, the marketing platform to do this,  
 10 to ensure a very complicated development in a  
 11 key piece of real estate is going to be  
 12 appropriately marketed so that we can ensure  
 13 this test that we're about to do is the right  
 14 test.  
 15 MR. WALLACE: Mr. Chairman, I'll take the  
 16 advice of your colleague, Ms. Durden, and say  
 17 that we would bring someone in from an  
 18 assistance standpoint to make sure that we get  
 19 this out to the marketplace that is in the  
 20 business of convention center hotels, and to  
 21 assure that it is in the right publications  
 22 with regards to what we're attempting to get  
 23 done.  
 24 BOARD MEMBER BARAKAT: Okay. That sounds  
 25 like the right answer.  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 But to make everyone comfortable, go  
 2 ahead, Mr. Chairman, I would ask that you make  
 3 your amendment to the motion, include it, so  
 4 there's no ambiguity, none whatsoever, that I'm  
 5 not following the direction of the board.  
 6 BOARD MEMBER BARAKAT: So that would make  
 7 me feel a lot more comfortable.  
 8 As far as the amount of time, whether it's  
 9 60, 90, 120 days or more, my sense is 120 days  
 10 is right, but I think we ought to defer to our  
 11 advisor who probably has a better handle on  
 12 that than any of us. Those who have done this  
 13 before, who don't do it every year, are going  
 14 to have a pretty good handle on that. If we  
 15 need to know that time frame today with this  
 16 resolution, please let us know, Mr. Wallace, or  
 17 else I would suggest what I just suggested.  
 18 I'm going to get just a little bit more  
 19 granular here on one point, and that is the  
 20 scoring allotment that you suggested. And as I  
 21 mentioned to you on the phone, Mr. Wallace, I  
 22 think that we need to dedicate more points to  
 23 site activation and design.  
 24 I think that -- given that this is on  
 25 riverfront and it fronts Bay Street where our  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300



1 emerging elbow district is located, that design  
2 is very critical. And my suggestion for other  
3 board members to discuss is to increase the  
4 site activation points from 10 to 25, and that  
5 additional points will come from financial  
6 analysis, reducing that from 35 to 30, and  
7 program management from 25 -- excuse me -- from  
8 30 to 20.

9 Now, I have a couple of other more  
10 granular comments, but I'll just withhold until  
11 I hear from the rest of the board members.

12 THE CHAIRMAN: Okay. Thank you,  
13 Mr. Barakat.

14 Mr. Meeks.

15 VICE CHAIR MEEKS: Mr. Chairman, I have a  
16 question for Ms. Boyer in just a minute with a  
17 little bit of a lead-in.

18 You know, we've used this word "iconic,"  
19 and we throw it around a pretty good bit.  
20 Certainly, though, in terms of -- and I agree  
21 with Mr. Barakat about changing the numbers. I  
22 think that's a good idea. What we want in this  
23 overall design, building, land use, and  
24 otherwise, needs to fit that term. And I keep  
25 going and thinking about public parks I've

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

1 been, and that -- create that from just a park  
2 standpoint. Central Park is obviously one.

3 I was in Tokyo and went to one of their  
4 parks where there are thousands of people in  
5 there and it was, of course, surrounded by an  
6 intense level of development and activity. And  
7 then even going down to St. Petersburg and  
8 seeing what they did. About a hundred years  
9 ago, they managed to save a good bit of their  
10 bay front, and their activity now in the inner  
11 part of their downtown is really, I think,  
12 incredible.

13 I think another aspect of this is just as  
14 a proceed-with-caution, is seeing where we're  
15 gummed up now with the Landing. Once property  
16 gets out of the City's hands, I know we have a  
17 long-term lease there, we can end up in some  
18 very uncomfortable situations. So this is  
19 certainly a proceed-from-caution standpoint.

20 The question I want to ask Ms. Boyer,  
21 after that somewhat lengthy set of reflections,  
22 is given the amount of attention that you put  
23 into river activation, how does having a  
24 convention center square with you? Do you  
25 envision the design and access that could

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

1 enhance that, or does that seem -- does that  
2 seem a bridge too far or something?

3 COUNCIL MEMBER BOYER: So I would say  
4 generally that I don't -- that I think having a  
5 convention center on the downtown riverfront  
6 could be extraordinary. And an example, while  
7 maybe not -- doesn't rise to the level of  
8 extraordinary, but Tampa has their convention  
9 center on their Riverwalk on -- on a waterway,  
10 and it doesn't conflict with it. It doesn't  
11 present a problem there.

12 Now, that being said, I do agree that we  
13 have to be careful about the iconic nature of  
14 whatever goes there and that it really is an  
15 attribute, that we still preserve waterfront  
16 access and Riverwalk access. And as a  
17 Waterways Commission member, we are very  
18 interested in seeing a marina or a boating  
19 facility out front there.

20 And in addition to your point with River  
21 City Brewing, the Landing, other places where  
22 we own riverfront property, there is going to  
23 have to be some long-term discussion of how  
24 it's maintained or renovated or otherwise --  
25 you know, if you enter into a 99-year lease

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

1 with someone, and at Year 50 things are looking  
2 like they need to be reconstructed, and there's  
3 no real entree point, that's a problem. So,  
4 you know, we're going to have to -- but that  
5 was all, I presume, to be a part of your  
6 redevelopment agreement negotiations down the  
7 road.

8 VICE CHAIR MEEKS: Okay.

9 COUNCIL MEMBER BOYER: So I kind of  
10 support Mr. Barakat's comments about the  
11 importance of the site design. To me, that's  
12 very critical if you're going to do it.

13 The other comment that I have made to  
14 Mr. Wallace is that I think we may be a little  
15 early because my work on the Tourist  
16 Development Council has educated me that --  
17 that it's a three-legged stool as opposed to a  
18 two-legged stool. So having the hotel rooms  
19 and the convention center are critical and the  
20 location of them, but you also have to have the  
21 perceived interest in the jurisdiction, in the  
22 location. So people have to want to come here  
23 and think there are things to do in the evening  
24 and think there are things to see, and that's  
25 part of what we're working on on the waterfront

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

1 activation.

2 And that's also part of the discussions  
3 about, you know, what may or may not happen at  
4 the District, in the shipyards. But until you  
5 have that level of activity, it's going to be  
6 hard to recruit conventions to fill up a new  
7 facility, even if you have the new facility.

8 VICE CHAIR MEEKS: If I could just follow  
9 up on that a little bit, Mr. Chairman.

10 THE CHAIRMAN: Sure.

11 VICE CHAIR MEEKS: Just as an example, if  
12 I walk downtown from my -- from our home on a  
13 Sunday morning, I'm not sure I can buy  
14 breakfast downtown unless I go to a hotel.  
15 Now, that -- that doesn't cut it in terms of  
16 the level of activity that we need to have.

17 And the more I think about what  
18 Mr. Barakat said about the design and how  
19 important I think that is -- and I've seen some  
20 of those iconic buildings. If we end up with  
21 this sort of facility on the river, it needs to  
22 be a home run. And I know that's what we'll  
23 get into over a period of time.

24 And it made me think, several years ago,  
25 my wife and I were in Oslo, and they have this

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

1 building. I think it was a combination of a  
2 convention center or arts facility. Now,  
3 granted, they probably only have about three  
4 days of sunshine in Oslo, so people that -- the  
5 three days that they have, you know, they are  
6 going to be in the -- I guess, sunning. But  
7 they had -- actually, the people would walk up  
8 the side of the building, stand there, or go  
9 all the way on the roof. That building has --  
10 has several different functions other than just  
11 going inside and sitting in a meeting.

12 So I fully support Mr. Barakat's notion  
13 about changing those numbers because if we end  
14 up doing something like this, it has got to be  
15 a knockout and a home run and something we will  
16 be proud of for the next 50 years.

17 I'll get off my soapbox now, Mr. Chairman.

18 THE CHAIRMAN: Thank you, Mr. Meeks.

19 And thank you, Councilwoman Boyer, for  
20 your insight.

21 I agree. It's a three-legged stool, and  
22 you need all legs. And -- but what has to take  
23 place to do that?

24 Now, I've always felt a convention center  
25 is one thing we've been missing. We have a

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

1 civic center. And we have never had the  
2 opportunity to compete with other cities. One  
3 thing we don't have is a facility that we can  
4 compete with Savannah and Charleston. It  
5 doesn't have to be Atlanta, Tampa, and Orlando,  
6 but we can't compete. I think people have gone  
7 places so long so many times that I think  
8 Jacksonville is of real interest, I think we  
9 have a lot of things to offer here, but a lot  
10 of those things we have to manage expectations.

11 And if you look back at 2005, we had a  
12 Super Bowl here, we didn't have a Bay Street.  
13 We didn't have anything. We didn't --  
14 Mr. Munz, I remember, had a club down there  
15 close to the stadium just because of the Super  
16 Bowl. And so people thought Jacksonville was a  
17 wonderful place to be, and Bay Street was a  
18 wonderful place to be, for that Super Bowl.

19 I think if everyone understands and  
20 accepts the fact that a convention center is  
21 not designed to make money, it's designed to  
22 create jobs and opportunities and things that  
23 we have never seen before, I think Jacksonville  
24 would probably see the benefits of it very  
25 quickly. Yet, I would agree with Mr. Barakat

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

1 in the scoring and what we're looking for. I  
2 agree with the timing. I agree with the --  
3 having that advisor, and I look forward to  
4 hearing what Procurement says and how we can  
5 move forward with that.

6 So I think it's all good. I think the  
7 activation and the things that aren't  
8 happening, like Berkman and some of the things  
9 that are waffling, are because we don't have  
10 this, or something like this. And I agree, it  
11 does need to be iconic, and I would assume  
12 that's what this process would allow us to see  
13 and do. And, obviously, we can reject it if we  
14 don't get what we're looking for. So I think  
15 there's some tremendous opportunity here, and I  
16 think the process could be very helpful to us.

17 We've had this before. We've discussed  
18 this before. The Civic Council came out with  
19 this in 2011 and just created it, and it was on  
20 the front page of the paper. And although I  
21 didn't agree with what, how, and where and so  
22 on, it was exciting to see the things that we  
23 might be able to do. But we don't have the  
24 space here now to compete, and we're missing  
25 out on a lot of things that I think other

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

41

1 cities are enjoying because we don't have the  
2 ability to compete.  
3 So it doesn't mean we just throw caution  
4 to the wind, we don't worry about it, we don't  
5 figure out how to do an iconic property on the  
6 waterfront there. Certainly don't need another  
7 99-year lease that causes us headaches for  
8 years to come.  
9 So, with that, Mr. Moody, have you got  
10 another comment?  
11 BOARD MEMBER MOODY: Real quick comment.  
12 But the answer is -- to not do nothing is  
13 not the answer. The answer is, let's get  
14 started on something because even a convention  
15 hotel would probably take five or six years to  
16 really show some major progress. So I think  
17 the important point is let's find a point and  
18 get started.  
19 THE CHAIRMAN: Good point. Thank you.  
20 Any other comments from the members?  
21 Ms. Durden.  
22 BOARD MEMBER DURDEN: Thank you very much,  
23 Mr. Chairman.  
24 I wanted to -- two things. On the  
25 riverfront guidelines, I would like to see that  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

42

1 our -- that a project would be at least subject  
2 to riverfront guidelines, even though they are  
3 not in place yet.  
4 So could you, Mr. Wallace, tell us where  
5 are we in that project? And maybe give us a  
6 little status -- very quick, short status on  
7 that. Are we two months out? Are we six  
8 months out? Or I know that -- if you could  
9 give us any kind of time frame for that.  
10 MR. PAROLA: Sure. Through the Chair, we  
11 have spent a lot of time last week with  
12 Councilwoman Boyer, with SWA, with Haskell, and  
13 with the design team. I am really focusing on  
14 the activity notes, so two in particular, and  
15 there are 12 or so others.  
16 So midstream in our process with the  
17 design, we realized how important it was to get  
18 those right, and that the other connective  
19 tissue of design needs to kind of blossom from  
20 them.  
21 That is a long way of saying, I don't know  
22 the exact timing. We're trying to get the  
23 activity notes right now and then go from  
24 there.  
25 I think an observation I would make,  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

43

1 without the benefit of telling Aundra I was  
2 going to say this first, is that this is an  
3 opportunity for something really creative and  
4 that --  
5 BOARD MEMBER DURDEN: Which Riverfront  
6 guidelines?  
7 MR. PAROLA: This particular site is  
8 something -- is an opportunity for something  
9 really creative. And since you are adding  
10 additional scoring to the criteria, it's an  
11 opportunity to be an example and maybe guides  
12 the rest of the group, would just be an  
13 observation I would make.  
14 THE CHAIRMAN: Mr. Wallace.  
15 MR. WALLACE: If you turn to the  
16 resolution, it says Page 8 of 8. It's Site  
17 Activation and Design.  
18 I think your question, through the Chair  
19 to Ms. Durden, I would proffer -- you should  
20 give me your guidance of what you want to see  
21 strengthened within the Site Activation and  
22 Design so that it is captured and memorialized  
23 in this particular resolution.  
24 BOARD MEMBER DURDEN: Are you asking for  
25 language to be added to this? Is that what  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

44

1 you're asking us for?  
2 MR. WALLACE: Specifically, you addressed  
3 the riverfront design standards that are --  
4 that is going through an actual process right  
5 now. And I'm saying to you, if the language  
6 that is here now does not address your  
7 concerns, is there language that you want to  
8 see included here so that it gets memorialized  
9 in this resolution?  
10 THE CHAIRMAN: The last line of E-1  
11 addressing the waterfront connectivity to the  
12 development is important.  
13 BOARD MEMBER DURDEN: Yeah. I --  
14 THE CHAIRMAN: Go ahead. I'm sorry.  
15 BOARD MEMBER DURDEN: Mr. Chair, thank  
16 you.  
17 I think that we should have some -- that  
18 it should reflect that we are in the process of  
19 developing these waterfront -- excuse me --  
20 riverfront guidelines, and that they need to be  
21 coordinated with any plans, whether they be  
22 these nodes or -- but some sense of  
23 coordination and reflection of where that's  
24 going should be part and parcel of this.  
25 Another thing that I think needs to be  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 added to this is -- I want to comment on Tampa.  
2 Somebody mentioned Tampa. I can't remember  
3 who. Council Member Boyer. When you go down  
4 to Tampa and you actually see what they have  
5 done, what they have done is -- and the reason  
6 that there's no conflict, if you will, between  
7 their convention center and the -- and the  
8 activization of the river, is because they have  
9 created a very wide swath of land filled with  
10 riverwalks and plazas and open spaces for  
11 public -- for the public to gather. And so  
12 coming back to E, if you will, there should be  
13 language here that's added that the public  
14 spaces and access to the river is essential and  
15 critical to the success of a proposer -- of  
16 that particular proposer.

17 That's why I think that you -- that's why  
18 I believe that places like Tampa or  
19 St. Petersburg or Quebec City, or Tokyo, it's  
20 because they have preserved these wide areas  
21 along these vistas and created places where  
22 people want to come.

23 So I would like to see that made much more  
24 important in the proposal so that the proposer  
25 understands how important that is, at least --

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

1 at least to, I think, to the board from what  
2 I'm hearing. And so I would just like to see  
3 that added.

4 The other thing I heard somebody say, and  
5 I believe it was Councilwoman Boyer, on the  
6 maintenance. I was looking through here to see  
7 what -- I see that there's some discussion  
8 about operational strategy. I think that  
9 that's a good point. I would like to see some  
10 language added that makes it a long-term  
11 maintenance and continual kind of upgrading,  
12 that that's part and parcel of what we're  
13 seeking if we're going to have these  
14 long-term -- which I'm sure we will -- have a  
15 long-term lease.

16 Thank you.

17 THE CHAIRMAN: Ms. Durden, help me with  
18 that. Where -- what paragraph are you  
19 talking -- are you referring to in the --

20 BOARD MEMBER DURDEN: There was -- I think  
21 maybe under the program management. I'm not  
22 positive.

23 THE CHAIRMAN: Give me a number.

24 BOARD MEMBER DURDEN: Maybe Mr. Wallace  
25 has a better idea of where that concept should

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

1 be incorporated.

2 THE CHAIRMAN: Okay. And restate what  
3 you're -- you're requesting. Is that a  
4 long-term --

5 MR. WALLACE: There's two things,  
6 Mr. Chair, to Ms. Durden.

7 Two points she made. She made a point  
8 with regards to design standards. And I was  
9 hoping she was going to give me specific  
10 language she wants to see in E, and then she's  
11 jumped over to operational strategy.

12 BOARD MEMBER DURDEN: Yes. Two --

13 MR. WALLACE: So if you can -- so we can  
14 get it right, give me --

15 THE CHAIRMAN: Go back to E.

16 MR. WALLACE: If you want, unless someone  
17 else has a question, formulate what the  
18 language --

19 BOARD MEMBER DURDEN: Maybe get some  
20 comments. If you want me to draft this,  
21 then --

22 MR. WALLACE: I think that would be great.

23 BOARD MEMBER DURDEN: -- you know, give  
24 me -- you know, I'm not going to do --

25 VICE CHAIR MEEKS: If I may suggest,  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 Mr. Chairman, assuming the rest of our board  
2 members agree with those (inaudible) -- and I  
3 certainly do. I know sometimes it seems like  
4 we're better at building things than we are  
5 maintaining them. Then I'm happy for Ms. --  
6 and the rest of our folks up here are happy to  
7 work with Mr. Wallace on that and we don't take  
8 up further time in the -- in our meeting to put  
9 those words in place for things that we  
10 essentially agree to, assuming the rest of us  
11 do.

12 THE CHAIRMAN: Any comments?

13 BOARD MEMBER BARAKAT: Yes.

14 THE CHAIRMAN: Mr. Barakat.

15 BOARD MEMBER BARAKAT: This is all -- this  
16 is in the same paragraph where Ms. Durden wants  
17 to add comments regarding the public realm,  
18 which, by the way, you could just add those two  
19 words, and they address everything you're  
20 considering.

21 But I also think that we ought to address  
22 the connection to Bay Street and the elbow  
23 district. Mr. Durden mentioned these  
24 convention centers tend to be monolithic and  
25 blank walls, and we don't want to solely

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

1 concentrate on the river and put the back of  
 2 the convention center on Bay Street.  
 3 The study mentioned walkability numerous  
 4 times and having vibrancy -- having the  
 5 development add to vibrancy along the street of  
 6 Bay Street is important.  
 7 So I would add to the end of that  
 8 sentence --  
 9 MR. WALLACE: Which sentence, sir?  
 10 BOARD MEMBER BARAKAT: The last sentence  
 11 on E-1 --  
 12 MR. WALLACE: Okay.  
 13 BOARD MEMBER BARAKAT: -- Page 8, where it  
 14 says "Addressing the Waterfront connectivity to  
 15 the redevelopment is important," I would add,  
 16 "as well as development of complementary retail  
 17 uses along Bay Street."  
 18 MR. WALLACE: "As well as development of  
 19 complementary"?  
 20 BOARD MEMBER BARAKAT: Yes. "Retail uses  
 21 along Bay Street."  
 22 THE CHAIRMAN: Okay.  
 23 BOARD MEMBER DURDEN: Mr. Bailey.  
 24 THE CHAIRMAN: Ms. Durden, if you want  
 25 to --  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 used. The riverfront activation, the  
 2 interconnectivity, strong --  
 3 BOARD MEMBER DURDEN: Okay.  
 4 MR. PAROLA: -- presence, strong --  
 5 BOARD MEMBER DURDEN: What I'm getting at  
 6 is strictly to coordinate with that, that the  
 7 proposal should coordinate with those --  
 8 MR. PAROLA: Sure.  
 9 BOARD MEMBER DURDEN: -- efforts.  
 10 MR. PAROLA: Okay.  
 11 BOARD MEMBER DURDEN: And then the  
 12 sentence would go on the way that Mr. Barakat  
 13 worded it. To do the redevelopment is  
 14 important, as well as the --  
 15 BOARD MEMBER BARAKAT: Bay Street  
 16 reference.  
 17 BOARD MEMBER DURDEN: Bay Street  
 18 reference, correct.  
 19 MR. WALLACE: Mr. Chairman, if I could, if  
 20 you don't mind.  
 21 So what I'm understanding is, "Addressing  
 22 the waterfront connectivity and activation,  
 23 comma, the public realm, in coordination with  
 24 riverfront design guidelines to the  
 25 redevelopment is important." Then --  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 BOARD MEMBER DURDEN: Yeah. Maybe --  
 2 maybe -- I appreciate the minute.  
 3 "Addressing the Waterfront" -- I'm on that  
 4 same sentence -- "Addressing the Waterfront  
 5 connectivity and activation" -- or  
 6 activation" --  
 7 MR. WALLACE: And activation?  
 8 BOARD MEMBER DURDEN: Yes.  
 9 MR. WALLACE: Okay.  
 10 BOARD MEMBER DURDEN: Because that's more  
 11 than just connectivity. "Activation," comma,  
 12 "the public realm." And coordination with the  
 13 riverfront -- and I don't know whether to call  
 14 it riverfront design guidelines because they  
 15 are probably not going to be done by the time,  
 16 but certainly with the waterfront -- with the  
 17 direction -- Mr. Parola, can you tell us, you  
 18 know, what could we call that as far as the  
 19 actions that you're involved in right now?  
 20 MR. PAROLA: Through the Chair, the timing  
 21 between the prescriptive and the intent of what  
 22 you want to see --  
 23 BOARD MEMBER DURDEN: Yes.  
 24 MR. PAROLA: -- out of this I think is  
 25 going to be done through the words you just  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 MS. DURDEN: As well as --  
 2 MR. WALLACE: -- as -- semicolon -- "as  
 3 well as development of complementary retail  
 4 uses along Bay Street."  
 5 Have I captured --  
 6 BOARD MEMBER DURDEN: I think there was a  
 7 word "connection" in there, too.  
 8 THE CHAIRMAN: Complementary retail uses  
 9 along Bay Street, as well as developing  
 10 complementary retail spaces.  
 11 I'm curious about a couple of things.  
 12 Ms. Durden, one of them is about the  
 13 public space. We have -- unlike Tampa and many  
 14 other places, we have a lot of riverfront. We  
 15 have a lot of footage. One of the things that  
 16 the City did wrong in the past was push  
 17 everybody away from the river, and now we're  
 18 trying to draw people back to the river. We  
 19 have opportunity for that space in a lot of  
 20 places.  
 21 I think -- and to Mr. Barakat's point  
 22 about the retail -- complementary to the  
 23 retail, I think any convention center is going  
 24 to want their facility to be complementary to  
 25 the retail space along Bay Street. I don't  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

53

1 know how they could put up a wall and turn  
2 their back on it because the riverfront --  
3 because it's part of -- it's part of the  
4 convention center, and the value of bringing  
5 people here and having those opportunities.  
6 I've never seen a proposal about a convention  
7 center that would turn its back on Bay Street  
8 here that we've discussed or talked about.  
9 There's a lot of things that have to go  
10 into this, and I think we're going to have a  
11 lot of interest from a lot of people who  
12 probably see what we have, almost like a clean  
13 palate to work from and design from.  
14 I thought the intent was for this  
15 committee to -- that of -- our committee to  
16 analyze this was to do all of that. Isn't that  
17 the point? Isn't that what they are to do?  
18 BOARD MEMBER DURDEN: I'm sorry. Which  
19 committee are you referring to?  
20 THE CHAIRMAN: Our -- our appointed  
21 committee. And while we're at it, I would like  
22 to -- because of his experience, his knowledge,  
23 and as past chair of this board, I would like  
24 to ask Mr. Barakat if he would consider serving  
25 on that committee, on the Evaluation Committee,  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

54

1 if you would.  
2 BOARD MEMBER BARAKAT: Yes, I'd be happy  
3 to.  
4 THE CHAIRMAN: And that would be with  
5 Mr. Wallace and then whoever the administration  
6 appoints.  
7 What that does is puts us in a position of  
8 having someone from this board, who brought up  
9 a lot of these points, to be able to be a part  
10 of this opportunity.  
11 I agree, all of these things I think are  
12 important. I think having an advisor, and once  
13 we know from Procurement what it takes and how  
14 we have them. I think the timing which -- you  
15 know, we probably should defer to the advisor.  
16 The change of the scoring I think is probably  
17 appropriate. So all of those things I think  
18 bring tremendous value to what we're trying to  
19 achieve here, but I think a lot of them are  
20 already addressed or will be addressed as we  
21 proceed.  
22 BOARD MEMBER DURDEN: I think I'm not  
23 clear on what your question is. Is there a  
24 question that -- I mean, everything you said I  
25 am -- I think I agree with.  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

55

1 THE CHAIRMAN: Well, we're trying to draft  
2 something here and trying to pick out all of  
3 these things, and I assure you there's going to  
4 be a lot more as we move through this. And we  
5 can't --  
6 BOARD MEMBER DURDEN: I think we have  
7 added a few words. It's not like we have  
8 changed the whole thing. However, those few  
9 words I think are very, very important. At  
10 least, I've heard that from -- I don't think  
11 I'm the lone voice on this. I think that  
12 there's --  
13 THE CHAIRMAN: I wasn't picking --  
14 BOARD MEMBER DURDEN: So -- so I don't  
15 know that there's a problem with the words that  
16 we've added.  
17 THE CHAIRMAN: Okay.  
18 BOARD MEMBER DURDEN: And --  
19 BOARD MEMBER BARAKAT: If I may,  
20 Mr. Chairman, it, sentence-wise, says that  
21 these items are important. It's not our  
22 absolute requirement, so it's not prescriptive  
23 right now.  
24 THE CHAIRMAN: Okay.  
25 BOARD MEMBER BARAKAT: It sends a message.  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

56

1 THE CHAIRMAN: I think the point of the --  
2 the point system changes a lot of that, and  
3 putting more value in the site activation and  
4 design, and other parts of it, and reducing the  
5 financial analysis, and program management plan  
6 increase -- or decrease. So I think those all  
7 add to the discussion.  
8 Okay. With that, any more comments from  
9 board members?  
10 BOARD MEMBERS: (No response.)  
11 THE CHAIRMAN: Mr. Wallace, do you have  
12 any more comments?  
13 With that --  
14 MR. WALLACE: If I may.  
15 THE CHAIRMAN: Yes, please.  
16 MR. WALLACE: So as I understand,  
17 Ms. Durden, everybody agrees, get an advisor;  
18 either, A, follow their advice.  
19 In terms of time frame, are you proposing  
20 120 days? Can I get somewhere between 90 and  
21 120 days?  
22 BOARD MEMBER BARAKAT: Is that a question  
23 to me, Mr. Wallace?  
24 MR. WALLACE: Yes.  
25 BOARD MEMBER BARAKAT: Are you asking that  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 you want the time frame to be within 90 or 120,  
2 not outside that time frame?  
3 MR. WALLACE: Yeah. I don't want it  
4 outside that time frame.  
5 BOARD MEMBER BARAKAT: Is there a reason  
6 why you don't want it? Even if the advisor  
7 tells you --  
8 MR. WALLACE: If the advisor tells me so,  
9 then that's a different conversation. If this  
10 is left up to some ambiguity here, I don't want  
11 you coming back to me and saying, Why did you  
12 choose this particular time frame. I know you  
13 don't want -- I know you're not agreeing to 60,  
14 so I'm already there. So now you're at 120.  
15 I'm trying to get to where we're going to be.  
16 BOARD MEMBER BARAKAT: I'm personally  
17 comfortable with 120 unless the advisor says  
18 otherwise. If other board members are  
19 comfortable with 90, I'm not going to vote  
20 against it. But I think given the complexity,  
21 120 is -- we're asking for a lot from the  
22 recipient, the designs, the pro formas,  
23 et cetera. I think 120 is sufficient. Again,  
24 unless I hear otherwise, I'm open to other  
25 ideas.

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

1 THE CHAIRMAN: Any other comments?  
2 BOARD MEMBERS: (No response.)  
3 THE CHAIRMAN: I don't have a problem with  
4 120 if -- so ...  
5 Okay. With that, I want to open it up to  
6 the public.  
7 Mr. Bishop. Stanley Bishop, are you here?  
8 AUDIENCE MEMBER: Yes.  
9 THE CHAIRMAN: You can come forward.  
10 (Audience member approaches the podium.)  
11 THE CHAIRMAN: Please state your name,  
12 address, and you have three minutes.  
13 I will hold my hand up at the three-minute  
14 mark.  
15 AUDIENCE MEMBER: Thank you, Chairman and  
16 board members.  
17 This isn't regarding the project we  
18 just -- that was being discussed. This is on  
19 another parcel that the City owns.  
20 THE CHAIRMAN: This is just for --  
21 AUDIENCE MEMBER: Correct. That's why I  
22 wanted to make sure, for clarity.  
23 THE CHAIRMAN: Okay.  
24 AUDIENCE MEMBER: I'll come back for it.  
25 THE CHAIRMAN: We'll get back to you.

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

1 Thank you.  
2 Mr. Demopoulos.  
3 (Audience member approaches the podium.)  
4 AUDIENCE MEMBER: Dimitri Demopoulos from  
5 Churchwell Lofts, 301 East Bay Street.  
6 I figured somebody should make a comment,  
7 since living in the building that we'll  
8 probably be staring at whatever goes there into  
9 perpetuity.  
10 Just to give y'all some feedback, I can  
11 only speak for myself. I don't want to try and  
12 determine whether people who live around me  
13 would prefer greenspace versus a convention  
14 center or something else. But if it's  
15 determined that people -- you know, you want to  
16 go out in the market and test this, that sounds  
17 fine, but I do support the upping of the  
18 importance of the design evaluation. I think  
19 that's critical. I think everybody knows that.  
20 I think that probably another thing that's  
21 going to probably get evaluated, but the  
22 residents will be very concerned about, would  
23 be noise, traffic, and especially things like  
24 integration of the Skyway. I mean, I assume  
25 that will have discussions because whoever

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

1 submits something, if the Skyway is going to  
2 perhaps be going right down East Bay or  
3 somewhere nearby, it would be nice if perhaps  
4 those two things jived a little bit.  
5 And I guess the retail, whether it has to  
6 be stipulated or if it is proposed organically  
7 by developers, that's all -- that's all great.  
8 I would just say, let your guide be what would  
9 appear to be interesting to the people who live  
10 downtown. If we're interested and we're  
11 engaged, then people will want to come.  
12 When you say "iconic," it should perhaps  
13 be modified a little bit in that it should be  
14 iconic but also very approachable to us. And  
15 if we're having a good time, trust me, people  
16 will come.  
17 And there's not too many of us down here  
18 still, but I'm hoping that will change and that  
19 will make the whole, you know, East Bay retail  
20 area kind of come into form at some point.  
21 But encroachment, I think, is important to  
22 Ms. Durden's point. If we feel like we're  
23 being -- you know, there is limited space down  
24 there, and I think design will be very  
25 important in how we feel about the space and

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

61

1 how open it is, and whether it's boxed.  
 2 So thank you.  
 3 THE CHAIRMAN: Thank you. Appreciate it.  
 4 No other comments from the public?  
 5 AUDIENCE MEMBERS: (No response.)  
 6 THE CHAIRMAN: Okay. That takes us back  
 7 to Resolution 2018-01-01.  
 8 We had a motion. Are we --  
 9 MR. SAWYER: Yes. To the Chair, I believe  
 10 we just need a motion to amend the resolution  
 11 to incorporate everything was discussed.  
 12 THE CHAIRMAN: Okay. If we can get a  
 13 motion to amend the resolution.  
 14 Mr. Barakat, do you want to take a stab at  
 15 amending the resolution?  
 16 BOARD MEMBER BARAKAT: Yeah. Just to  
 17 confirm, the -- what should be incorporated  
 18 into the amendment is the points distribution  
 19 change as well as the added sentence in  
 20 Section E -- excuse me -- yeah, E-1 on the last  
 21 page.  
 22 The recommendation from the board  
 23 regarding hiring an advisor is not required as  
 24 part of the amendment; is that correct,  
 25 Mr. Sawyer?

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

62

1 MR. SAWYER: I understood that Mr. Wallace  
 2 would prefer it be in the resolution.  
 3 BOARD MEMBER BARAKAT: Prefer it be in the  
 4 resolution. Okay.  
 5 So to confirm, we are -- as part of the  
 6 requirement, we are requiring Mr. Wallace to  
 7 hire an advisory firm to assist in the  
 8 solicitation process.  
 9 Is that what -- Mr. Wallace, are you  
 10 comfortable with that?  
 11 MR. WALLACE: Through the Chair to  
 12 Mr. Barakat, yes.  
 13 BOARD MEMBER BARAKAT: All right. So I'd  
 14 like to amend the motion to include the  
 15 following changes: That we request Mr. Wallace  
 16 hire an advisory firm for advice on the  
 17 solicitation process. That we change the point  
 18 distribution to as follows: executive vision  
 19 and strategy, 10 points; detail team  
 20 organization, 15 points; program management  
 21 plan, 20 points; financial analysis and  
 22 financial plan, 30 points; site activation and  
 23 design, 25 points. And that we add the  
 24 language, as Mr. Wallace previously summarized,  
 25 to Section 4, E-1, on Page 8.

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

63

1 MR. DALY: And 120 days.  
 2 BOARD MEMBER BARAKAT: I'm sorry?  
 3 MR. DALY: One hundred and twenty days.  
 4 BOARD MEMBER BARAKAT: And that we are  
 5 recommending that the timeline for the  
 6 solicitation process be 120 days.  
 7 THE CHAIRMAN: Okay. We have a motion to  
 8 amend the resolution.  
 9 Do we have a second?  
 10 BOARD MEMBER DURDEN: Second.  
 11 THE CHAIRMAN: Okay. Any further  
 12 discussion?  
 13 BOARD MEMBERS: (No response.)  
 14 THE CHAIRMAN: Okay. Everybody understand  
 15 it. Advisor, scoring, the E-1 language, and  
 16 120 days. Okay.  
 17 BOARD MEMBER GIBBS: Question.  
 18 THE CHAIRMAN: Yes.  
 19 BOARD MEMBER GIBBS: Subject to the  
 20 advisor's proviso?  
 21 THE CHAIRMAN: Well --  
 22 BOARD MEMBER BARAKAT: On the timing?  
 23 BOARD MEMBER GIBBS: On the timing.  
 24 THE CHAIRMAN: Subject to the advice of  
 25 the advisor?

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

64

1 BOARD MEMBER BARAKAT: That's correct.  
 2 Our recommendation is 120 days subject to the  
 3 advisor's input.  
 4 BOARD MEMBER MOODY: Mr. Chairman,  
 5 120 days is to get the respondents' results  
 6 back to the Evaluation Committee.  
 7 THE CHAIRMAN: That's the 120 days?  
 8 MR. WALLACE: Mr. Chairman.  
 9 BOARD MEMBER MOODY: Yes.  
 10 THE CHAIRMAN: Mr. Wallace.  
 11 MR. WALLACE: That is for the document  
 12 being on the street. The response time is a  
 13 total of 120 days. We come back in and then we  
 14 review them; the committee, comprised of  
 15 myself, Mr. Barakat, and whomever the  
 16 administration deems appropriate.  
 17 BOARD MEMBER BARAKAT: If I may, 120 days  
 18 replaces the 60 days in Attachment C?  
 19 MR. WALLACE: That is correct, sir.  
 20 THE CHAIRMAN: Okay. With that, we have a  
 21 motion and -- did we get a second?  
 22 BOARD MEMBER DURDEN: Yes.  
 23 THE CHAIRMAN: Okay. We have a second.  
 24 Any further discussion?  
 25 BOARD MEMBERS: (No response.)

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



1 THE CHAIRMAN: Any comments from the  
2 public?  
3 AUDIENCE MEMBERS: (No response.)  
4 THE CHAIRMAN: Seeing no comments, all in  
5 favor, say aye.  
6 BOARD MEMBERS: Aye.  
7 THE CHAIRMAN: Opposed, like sign.  
8 BOARD MEMBERS: (No response.)  
9 THE CHAIRMAN: Very good. The amended  
10 resolution passes six to zero.  
11 MR. WALLACE: The amended resolution.  
12 THE CHAIRMAN: The amended resolution  
13 passed six to zero. Okay.  
14 MR. DALY: That was the amendment. Now  
15 you need to do the amended resolution.  
16 THE CHAIRMAN: Okay. Who made that, by  
17 the way?  
18 MR. DALY: The original was Mr. Meeks, and  
19 Mr. Gibbs seconded it.  
20 THE CHAIRMAN: Mr. Meeks.  
21 Okay. We have a motion -- okay. Your  
22 motion was on the resolution, right? The  
23 original resolution.  
24 VICE CHAIR MEEKS: I think we just voted  
25 to amend the -- I think we just voted on the  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 amendment, and now we're voting on the motion  
2 as amended.  
3 MR. SAWYER: The resolution as amended.  
4 THE CHAIRMAN: Okay. And we have a motion  
5 and a second.  
6 All in favor of the motion as amended, say  
7 aye.  
8 BOARD MEMBERS: Aye.  
9 THE CHAIRMAN: Opposed, like sign.  
10 BOARD MEMBERS: (No response.)  
11 THE CHAIRMAN: Very good. Thank you.  
12 Now that brings us back to Resolution  
13 2017-10-01 [sic]. Is our --  
14 MR. WALLACE: Yes, he's here.  
15 THE CHAIRMAN: -- applicant here?  
16 MR. WALLACE: Yes.  
17 THE CHAIRMAN: Okay. Very good.  
18 MR. WALLACE: Mr. Chairman, if I may,  
19 Resolution 2017-10-02 is a resolution of the  
20 Downtown Investment Authority amending the  
21 lease previously authorized by Resolution  
22 2017-05-01 with the North Florida Land Trust  
23 for the lease of that City-owned property  
24 commonly referred to as Brewster's Hospital,  
25 adopting the lease terms and conditions  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 attached as Exhibit A to this resolution, and  
2 recommending that the City Council of  
3 Jacksonville adopt legislation effectuating the  
4 purpose of this resolution and Resolution  
5 2017-05-01, instructing its CEO to take all the  
6 necessary actions to effectuate the purposes of  
7 this resolution, including, but not limited to,  
8 execution of an agreement with the North  
9 Florida Land Trust.  
10 Mr. Chairman, what I'll do -- briefly,  
11 Mr. Parola can walk us through this one real  
12 quick. I know he has a 3:30 meeting  
13 (inaudible), and he does that. And we also  
14 have the executive director of North Florida  
15 Land Trust here as well, and we'll be able to  
16 take up some questions.  
17 MR. PAROLA: Thank you.  
18 Through the Chair, there are a couple of  
19 operative changes that I'll -- that I'll point  
20 out.  
21 First, under D on Exhibit A to 2017-10-02,  
22 that's the resolution itself. It went from a  
23 maximum of \$250,000 of construction costs in  
24 lieu of rent to \$350,000. And maybe  
25 Mr. McCarthy can explain a little more, but in  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 dealing with, I believe, Danis Constructors or  
2 contractor, the price of materials, the price  
3 of goods and the price of services is just  
4 going up in Duval County. We're seeing that  
5 all over the map.  
6 So the way the math works on that,  
7 essentially it would allow them for a full term  
8 of five years if they happen to maximize the  
9 amount of construction costs they incur to  
10 essentially have that in lieu of rent, and then  
11 they would continue to go to the market  
12 structure and each of the other expanded terms.  
13 The second one I would point out is on  
14 Item H. In the event that the building is  
15 damaged, so -- but there is a -- still a  
16 portion of it, then within 120 days we have the  
17 right to go in there and begin reconstruction  
18 of the building.  
19 It used to be three years, but after  
20 thinking about it a little more, this is a  
21 rather important structure and I can't see --  
22 at least in discussions, we couldn't see a  
23 situation in which the building was salvageable  
24 and we didn't salvage it, considering how much  
25 money we have previously put in restoring this  
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 historic structure.  
 2 Other than that, the terms are essentially  
 3 the same, and I'm here for any questions.  
 4 And I am sure Mr. McCarthy is here for any  
 5 questions. And my understanding is his board  
 6 last night approved the terms and conditions as  
 7 well.  
 8 THE CHAIRMAN: Thank you, Mr. Parola.  
 9 Do we have any comments from members?  
 10 BOARD MEMBER MOODY: I have a question.  
 11 THE CHAIRMAN: Yes, Mr. Moody.  
 12 BOARD MEMBER MOODY: The \$350,000 of  
 13 additions, renovations, and so on, we have  
 14 talked about that before, but I just want to  
 15 make sure that those types of items effectively  
 16 increase the value of the property, and it's  
 17 things that will go with the property and  
 18 enhance the value of the property.  
 19 Is that generally true?  
 20 MR. PAROLA: Through the Chair, yes, that  
 21 is the intent of this. And they would still  
 22 have to provide us with a scope of services and  
 23 they will have to be approved, and they would  
 24 go forth and do good things. It still remains  
 25 our structure and under our responsibility.  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 THE CHAIRMAN: And some of those items  
 2 include parking and anything else -- lighting,  
 3 ADA?  
 4 MR. PAROLA: Yes, sir.  
 5 THE CHAIRMAN: Okay. Any other comments?  
 6 Ms. Durden, yes.  
 7 BOARD MEMBER DURDEN: Through the Chair to  
 8 Mr. Parola, you mentioned H here in Exhibit A,  
 9 and I guess G and H work together.  
 10 Is there a change that's been made to G  
 11 and H?  
 12 MR. PAROLA: Through the Chair, it was, I  
 13 believe, 36 months, and we lowered it to 120  
 14 days.  
 15 BOARD MEMBER DURDEN: Okay.  
 16 MR. PAROLA: In other words, we -- there's  
 17 no situation I can imagine that we won't repair  
 18 the building if it's possible to be repaired.  
 19 THE CHAIRMAN: Okay. Any other comments?  
 20 BOARD MEMBER DURDEN: Thank you.  
 21 THE CHAIRMAN: Does the applicant wish to  
 22 say anything?  
 23 (Audience member approaches the podium.)  
 24 AUDIENCE MEMBER: Giving -- giving the  
 25 president of a not-for-profit the microphone is  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 always dangerous, but in --  
 2 THE CHAIRMAN: Can you give us -- state  
 3 your name.  
 4 AUDIENCE MEMBER: You guys probably know  
 5 that. I won't ask for money.  
 6 THE CHAIRMAN: We need your name and  
 7 address.  
 8 AUDIENCE MEMBER: I'm sorry. Jim  
 9 McCarthy, North Florida Land Trust, 2038  
 10 Gilmore Street, Jacksonville 32204.  
 11 I want to express our appreciation to the  
 12 staff at DIA and to you all for your  
 13 consideration. I know we've been on your  
 14 agenda a couple of different times, and we've  
 15 pushed back and we -- the date -- and we've  
 16 entered into what I think is a wonderful  
 17 agreement for both organizations, and probably  
 18 more importantly for the residents of the city  
 19 of Jacksonville.  
 20 This is a -- Mr. Parola was quite correct,  
 21 this is an important structure for the  
 22 community. We've been in contact with the  
 23 Nurses Association. We're looking forward to  
 24 working with them. We know that this is an  
 25 historic structure. That's part of our  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 mission, is to protect historic -- historic  
 2 places.  
 3 As some of you may know, we currently  
 4 still own a Spanish American war battery on  
 5 St. Johns Bluff that was just -- was built in  
 6 1895, so this is a little older, but  
 7 nonetheless we're in the process of giving that  
 8 war battery to the National Park Service, and  
 9 hopefully that will happen any day. Dealing  
 10 with the federal government is a challenge.  
 11 (Councilwoman Boyer exits the  
 12 proceedings.)  
 13 MR. McCARTHY: But nonetheless, we're --  
 14 this fits our mission. It's a good opportunity  
 15 for us.  
 16 My nine full-time employees and two  
 17 part-time employees are enjoying the  
 18 1,300 square feet we currently have, and  
 19 getting to know each other quite well. And as  
 20 a result of this, we're doing now a lot of  
 21 remote, so this solves a problem for us.  
 22 You will be -- you have heard, I suspect,  
 23 a lot about our activities and what we're  
 24 doing. We're growing as an organization, not  
 25 only in terms of staff, but in terms of  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 stature, quite frankly, and we want to make a  
2 statement. This building does that. This  
3 agreement does that. Our board unanimously  
4 approved this agreement last night. So we -- I  
5 would encourage and ask for your vote and  
6 support.  
7 THE CHAIRMAN: Thank you.  
8 MR. McCARTHY: And if there's any  
9 questions, I'm here.  
10 THE CHAIRMAN: Does anyone have any  
11 questions?  
12 BOARD MEMBERS: (No response.)  
13 THE CHAIRMAN: No questions. Seeing no  
14 questions, thank you for being here.  
15 Appreciate that.  
16 Mr. Wallace -- sorry, Mr. Gibbs.  
17 BOARD MEMBER GIBBS: Are you ready for a  
18 motion?  
19 THE CHAIRMAN: Yes. Let's -- can I get a  
20 motion to approve the lease agreement on North  
21 Florida Land Trust, 2017-10-02?  
22 BOARD MEMBER GIBBS: I move Resolution  
23 2017-10-02.  
24 THE CHAIRMAN: And do we have a second?  
25 BOARD MEMBER DURDEN: Second.  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 THE CHAIRMAN: Okay. Any further  
2 discussion?  
3 BOARD MEMBERS: (No response.)  
4 THE CHAIRMAN: Seeing no discussion.  
5 Mr. Bishop, were you here for this  
6 project?  
7 AUDIENCE MEMBER: No.  
8 THE CHAIRMAN: Okay. Do we have any  
9 comments from the public?  
10 AUDIENCE MEMBERS: (No response.)  
11 THE CHAIRMAN: Seeing no comments from the  
12 public, all in favor of the motion, say aye.  
13 BOARD MEMBERS: Aye.  
14 THE CHAIRMAN: Opposed, like sign.  
15 BOARD MEMBERS: (No response.)  
16 THE CHAIRMAN: Very good. Thank you.  
17 That's going to be great. Nice parcel.  
18 (Mr. Parola exits the proceedings.)  
19 THE CHAIRMAN: With that, that completes  
20 our Community Redevelopment Agency meeting. We  
21 have no minutes from the prior meeting.  
22 Mr. Wallace, do you have any comments as  
23 Chief Executive Officer?  
24 MR. WALLACE: Yes. It's been an  
25 aggressive first month of 2018, and we'll keep  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 doing, hopefully, good things as we move  
2 forward, but those are my comments as of today.  
3 THE CHAIRMAN: Okay. Mr. Klement, DDRB  
4 briefing. I think you have a meeting tomorrow?  
5 MR. KLEMENT: Yes, sir.  
6 Real, real, real -- very brief. As you  
7 know, or may not know, DDRB met in  
8 December 12th to hear the remand of the  
9 Ventures residential project from City Council  
10 remanded from us. The board voted to approve  
11 it and sent it on its way, and I guess we'll  
12 see what happens next.  
13 We met January 10th, which was last week,  
14 had a brief workshop which we introduced to the  
15 board, the Forsyth public parking garage, and  
16 the Canine Social, which will be coming to our  
17 full board tomorrow for -- and along with some  
18 other items, and I'll run into those, but the  
19 workshop was -- was very successful. It was  
20 very helpful to the applicant, I think, and  
21 gave them a lot of good input.  
22 The board is meeting tomorrow at their  
23 regular meeting, and we will hear the  
24 presentation -- conceptual presentation for the  
25 parking garage, Forsyth parking garage. We'll  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 hear the presentation for the Canine Social.  
2 We'll also be hearing from Dogtopia. These are  
3 care facilities that you've been seeing in the  
4 newspaper. They are interesting projects.  
5 They appear to be a need in the downtown urban  
6 area. We also are seeing the 100 West Bay  
7 Street hotel conversion, which is an  
8 interesting project.  
9 We have the jughandle, as it's referred to  
10 over in the Brooklyn area, which will kind of  
11 continue to keep some vibrancy going in that  
12 area over there, which is the circular drive  
13 out front off of Riverside, and it's a small  
14 kind of retail center that's going to complete  
15 that frontage on Riverside Avenue.  
16 We have the Dora Block distillery and  
17 restaurant, which is being deferred. It was on  
18 our agenda. That's in the Brooklyn area. It's  
19 a renovation of an existing church facility and  
20 a new restaurant in the Chelsea and Spruce  
21 Street area, Brooklyn area, and that will be  
22 deferred to February 15th.  
23 I believe we've also got an update from  
24 the Regional Transportation Center -- excuse  
25 me, I'm sorry. They have been deferred, but  
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 we're looking at a Brooklyn road diet  
 2 information update from the applicant -- from  
 3 the consultant on that, which was the Pond  
 4 group, so we'll be seeing that.  
 5 And, with that, we'll hope to see some of  
 6 y'all there, if you get a chance.  
 7 THE CHAIRMAN: With that, very good.  
 8 Thank you, Mr. Klement.  
 9 Any comments of Mr. Klement?  
 10 BOARD MEMBER DURDEN: Just a very quick  
 11 question on the riverfront -- Riverside  
 12 Boulevard [sic] road diet. Is that same  
 13 presentation or another presentation going to  
 14 be provided to the DIA?  
 15 MR. KLEMENT: I think it's an embellished  
 16 presentation. It will maybe get into the weeds  
 17 a little bit more specific -- with some of  
 18 their specific designs. We'll try and get you  
 19 an answer, a better answer, maybe -- and we're  
 20 talking about -- we have not seen it yet. They  
 21 were going to bring us a presentation that we  
 22 could mail out or make available, too. So that  
 23 would be available.  
 24 MR. WALLACE: Mr. Chairman, through Mr. --  
 25 let me ask this question to Ms. Durden.  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Are you asking that they present before  
 2 the DIA?  
 3 BOARD MEMBER DURDEN: I would like to see  
 4 a presentation at some point when they --  
 5 MR. WALLACE: Okay.  
 6 BOARD MEMBER DURDEN: -- think it's  
 7 appropriate.  
 8 MR. WALLACE: Okay. We will make sure  
 9 that it's presented. Maybe we can get it done  
 10 in our February board meeting. Okay?  
 11 BOARD MEMBER DURDEN: When they're ready.  
 12 MR. WALLACE: All right.  
 13 THE CHAIRMAN: Very good. Thank you.  
 14 Okay. Skip over old business, unless  
 15 there's any other old business.  
 16 Anyone have any old business?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: No old business.  
 19 How about new business? Any new business?  
 20 Yes, Mr. MEEKS.  
 21 VICE CHAIR MEEKS: You might remember last  
 22 year, and this was through our Strategic  
 23 Implementation Committee -- and Dr. Gaffney,  
 24 I'm going to get to you here about this in just  
 25 a minute -- that we were starting to take up  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 our -- and really it would be better almost to  
 2 say, as opposed to just homeless issues  
 3 downtown, are what I would call behavioral  
 4 issues downtown, because it seems to me we're  
 5 going to have more and more conflict with some  
 6 of the behavioral issues we have downtown as we  
 7 have more people coming here to live, work and  
 8 play.  
 9 And so I started that process through that  
 10 committee. I'm happy, subject to the board's  
 11 wishes, to have a special committee to  
 12 undertake that again. The mayor's office was  
 13 doing that, but Ms. Stewart left not long after  
 14 that process started. We were called off. So  
 15 I'm willing -- subject to the board's  
 16 willingness, and Dr. Gaffney, subject to the  
 17 mayor's office willingness, I'm willing to  
 18 undertake that process again of looking at how  
 19 we can positively affect some of the behavioral  
 20 patterns downtown that are now and will  
 21 continue to be a detriment to the things we're  
 22 trying to accomplish in terms of more people  
 23 living, working and playing downtown.  
 24 So I suppose you could advise us about  
 25 that, and then I could see if my associates up  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 here would like for us to undertake that again.  
 2 DR. GAFFNEY: Absolutely.  
 3 I would definitely get with the mayor and  
 4 see if he can back up on that. I'm pretty sure  
 5 that he'll be elated about that. So I'm  
 6 encouraged. I'll get back to the committee.  
 7 VICE CHAIR MEEKS: Okay.  
 8 THE CHAIRMAN: Thank you, Dr. Gaffney.  
 9 Okay. With that, any other new business?  
 10 BOARD MEMBERS: (No response.)  
 11 THE CHAIRMAN: Seeing no new business,  
 12 public comments. We have two people.  
 13 Mr. Bishop.  
 14 AUDIENCE MEMBER: Yes.  
 15 THE CHAIRMAN: It is time.  
 16 (Audience member approaches the podium.)  
 17 THE CHAIRMAN: Please state your name and  
 18 address.  
 19 AUDIENCE MEMBER: Thank you, Mr. Chairman  
 20 and board members.  
 21 My name is Stanley Bishop, Stanley Bishop  
 22 Properties, 1925 Park Avenue in Orange Park,  
 23 Florida.  
 24 Today I want to discuss the property that  
 25 the City owns at 324 Broad Street. It was put  
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 out as an RFP. Three bids were received last  
2 year of 3,000, 9,000, and 10,000.

3 We have an interest in the property  
4 directly adjacent to that property, actually  
5 next door to it at 326 Broad Street, and we're  
6 the owner and occupiers of that property. It  
7 currently is a 7,000-square-foot building, of  
8 which 3,500 is being occupied at this time. We  
9 are going to renovate the additional  
10 3,500 square feet and bring additional office  
11 and tenants to that property.

12 We would like to acquire the property next  
13 door at 324 Broad Street. We feel like we're  
14 the best users of the property since we are  
15 right next door. There is no egress to that  
16 property. We own the lot directly behind it,  
17 so we would be the best one for a development  
18 project.

19 And our project intentions is to initially  
20 demo the building, because it is in disrepair  
21 based on the comments received from DIA. The  
22 roof has already caved in. It's basically a  
23 shelled wall as it sits right now, and I think  
24 it's a blight to the area. We want to -- our  
25 plan is to, like I said, to do mixed use with

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

1 retail, residential, and possible residential  
2 and office space.

3 We'd like to make the City whole on the  
4 original acquisition when they acquired it back  
5 in 1994 for 34,300. And I would love to  
6 receive any feedback from the board members on  
7 our intention to basically move forward with an  
8 unsolicited offer.

9 THE CHAIRMAN: Mr. Wallace, can you  
10 respond, please?

11 MR. WALLACE: Mr. Chairman, we'll take  
12 this off your hands and meet with Mr. Bishop,  
13 and we'll handle this according to how we  
14 handle any other disposition of property  
15 itself.

16 THE CHAIRMAN: Very good.

17 MR. WALLACE: So we'll get with  
18 Mr. Bishop, but I may have a meeting --

19 MR. BISHOP: We do. It's scheduled out  
20 about a month, and that's why I wanted to kind  
21 of move this forward in a little bit quicker  
22 manner, due to the fact we're under our due  
23 diligence of what we do with our property and  
24 how we develop it. So if the opportunity comes  
25 forward, that we can do something with that

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

1 property right next to ours, it would change  
2 the way we move forward with our development.

3 MR. WALLACE: Well, I've had some meeting  
4 cancellations that we're holding. There was  
5 some meetings on my schedule being held for  
6 briefings, so I know those have been moved off  
7 my calendar so you can probably move up.

8 MR. BISHOP: Perfect.

9 MR. WALLACE: I'll get with Karen on that  
10 and see if we can't get you in sometime this  
11 month. All right?

12 MR. BISHOP: Thank you.

13 THE CHAIRMAN: Thank you. Thank you for  
14 being here and being patient.

15 Brings us to Mr. Hoover. Are you here?  
16 (Audience member approaches the podium.)

17 THE CHAIRMAN: How are you?

18 AUDIENCE MEMBER: Thank you.

19 Ryan Hoover with Vestcor, 3030 Hartley  
20 Road.

21 I just wanted to come in and give the  
22 board and staff a quick update on some of our  
23 developments that are going on downtown.

24 Lofts at LaVilla, hopefully everyone  
25 received an invitation for our ribbon-cutting,

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

1 which is February 12th at 9:30. The building  
2 did open on December 15th, and we moved in --  
3 have moved in 78 people since then, which  
4 includes over the holidays, which we honestly  
5 didn't think that the management company was  
6 going to be able to do it, but they did, which  
7 is great.

8 Our plan is to be a hundred percent  
9 occupied by the end of this month. You know,  
10 we still have a wait list, we're still getting  
11 the same traffic, and so we -- see if we can  
12 get everybody actually physically moved in. We  
13 don't think that's going to be a problem.

14 Another one, Lofts at Monroe, which was  
15 another one that you guys have put a -- had a  
16 loan on, is off to a great start. It's 108  
17 units just on -- just four blocks north of  
18 Lofts at LaVilla. If you -- I don't know if  
19 anyone's driven by there, but the columns have  
20 been poured. The slab on grade is about to be  
21 poured in the next week. And then from there  
22 the podium slab, which is the second floor  
23 slab, will be poured. And then -- in about  
24 four weeks, and then framing starts, and it  
25 really starts to take shape and be off and

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

1 running. And I will continue to update you on  
 2 our progress of that and also with the leasing  
 3 of that one, as we did on Lofts at LaVilla.  
 4 And then Lofts at Jefferson Station was  
 5 the one you recently, this year, approved a  
 6 loan, which basically was able to give us --  
 7 was -- made us successful in obtaining the  
 8 local government preference from Jacksonville  
 9 Housing Finance Authority. We did turn that  
 10 application in to the State at the end of the  
 11 year, and now we're just in the process of  
 12 waiting for that approval. That's the mixed  
 13 income. So we'll have some at 60 percent and  
 14 buying some at 140 percent AMI, which will be  
 15 right next to Lofts at LaVilla.  
 16 So again, we appreciate your support over  
 17 the last couple of years, and we'll continue to  
 18 update you.  
 19 THE CHAIRMAN: Thank you, Mr. Hoover.  
 20 And thank Mr. Rood's company and Vestcor,  
 21 and everything you all did do.  
 22 If you haven't heard, that property was  
 23 100 percent leased and had a waiting list?  
 24 MR. HOOVER: It did, yes. And it is  
 25 continuing that way, and we hope the second  
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 will do the same, which we think it will.  
 2 And I do have a couple invitations in case  
 3 someone did not receive one, I'll leave over  
 4 here.  
 5 THE CHAIRMAN: Yeah, Karen should have  
 6 gotten it out to everyone. But that is at 9:30  
 7 in the morning at Lofts at LaVilla on the 12th.  
 8 So if anyone can attend, please be there.  
 9 Thank you very much.  
 10 MR. HOOVER: Thank you.  
 11 THE CHAIRMAN: Appreciate it. That's good  
 12 to see.  
 13 Any other comments? Anybody from the  
 14 public?  
 15 AUDIENCE MEMBERS: (No response.)  
 16 THE CHAIRMAN: Okay. Any other comments?  
 17 BOARD MEMBERS: (No response.)  
 18 THE CHAIRMAN: Everybody is happy with  
 19 that.  
 20 This meeting is adjourned.  
 21 Thank you.  
 22 (The above proceedings were adjourned at  
 23 3:34 p.m.)  
 24 - - -  
 25 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 30th day of January 2018.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropia  
 Florida Professional Reporter  
 19  
 20  
 21  
 22  
 23  
 24  
 25 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

<b>\$</b>	<b>220</b> [2] - 6:12, 6:23 <b>25</b> [3] - 33:4, 33:7, 62:23 <b>2:00</b> [2] - 1:7, 2:1	<b>9</b>	46:10, 55:7, 55:16, 61:19 <b>adding</b> [2] - 13:17, 43:9 <b>addition</b> [1] - 35:20 <b>additional</b> [4] - 33:5, 43:10, 81:9, 81:10 <b>additions</b> [1] - 69:13 <b>address</b> [7] - 9:14, 44:6, 48:19, 48:21, 58:12, 71:7, 80:18 <b>addressed</b> [3] - 44:2, 54:20 <b>Addressing</b> [3] - 49:14, 50:4, 51:21 <b>addressing</b> [2] - 44:11, 50:3 <b>adjacent</b> [1] - 81:4 <b>adjourned</b> [2] - 86:20, 86:22 <b>administration</b> [4] - 8:15, 24:16, 54:5, 64:16 <b>adopt</b> [1] - 67:3 <b>adopting</b> [1] - 66:25 <b>advice</b> [5] - 30:16, 31:18, 56:18, 62:16, 63:24 <b>advise</b> [1] - 79:24 <b>advised</b> [1] - 24:15 <b>advisor</b> [13] - 31:13, 31:14, 32:11, 40:3, 54:12, 54:15, 56:17, 57:6, 57:8, 57:17, 61:23, 63:15, 63:25 <b>advisor's</b> [2] - 63:20, 64:3 <b>advisors</b> [2] - 20:15, 20:18 <b>advisory</b> [2] - 62:7, 62:16 <b>affect</b> [1] - 79:19 <b>afternoon</b> [1] - 2:3 <b>AGENCY</b> [1] - 1:2 <b>Agency</b> [4] - 2:5, 3:3, 5:23, 74:20 <b>agenda</b> [3] - 3:12, 71:14, 76:18 <b>aggressive</b> [1] - 74:25 <b>ago</b> [3] - 2:19, 34:9, 37:24 <b>agree</b> [16] - 9:20, 13:2, 15:15, 16:13, 33:20, 35:12, 38:21, 39:25, 40:2, 40:10, 40:21, 48:2, 48:10, 54:11, 54:25 <b>agreed</b> [2] - 5:2, 13:5 <b>agreeing</b> [1] - 57:13 <b>agreement</b> [12] - 3:4,	4:21, 5:4, 5:11, 5:24, 23:2, 36:6, 67:8, 71:17, 73:3, 73:4, 73:20 <b>agrees</b> [1] - 56:17 <b>ahead</b> [6] - 17:24, 20:11, 20:13, 31:6, 32:2, 44:14 <b>align</b> [2] - 22:17, 22:21 <b>Allegiance</b> [2] - 2:14, 2:16 <b>allotment</b> [1] - 32:20 <b>allow</b> [2] - 40:12, 68:7 <b>allows</b> [1] - 25:12 <b>almost</b> [3] - 21:4, 53:12, 79:1 <b>ALSO</b> [1] - 1:17 <b>ambiguity</b> [2] - 32:4, 57:10 <b>amend</b> [5] - 61:10, 61:13, 62:14, 63:8, 65:25 <b>amended</b> [7] - 65:9, 65:11, 65:12, 65:15, 66:2, 66:3, 66:6 <b>amending</b> [2] - 61:15, 66:20 <b>amendment</b> [7] - 31:1, 31:6, 32:3, 61:18, 61:24, 65:14, 66:1 <b>American</b> [1] - 72:4 <b>AMI</b> [1] - 85:14 <b>amount</b> [3] - 32:8, 34:22, 68:9 <b>ample</b> [2] - 13:25, 14:1 <b>analysis</b> [9] - 8:22, 16:23, 21:3, 21:7, 21:9, 26:24, 33:6, 56:5, 62:21 <b>Analyst</b> [1] - 1:18 <b>analyze</b> [1] - 53:16 <b>animal</b> [1] - 19:15 <b>animals</b> [1] - 15:22 <b>annex</b> [1] - 26:6 <b>answer</b> [7] - 19:6, 30:25, 41:12, 41:13, 77:19 <b>appear</b> [2] - 60:9, 76:5 <b>appetite</b> [2] - 19:1, 19:2 <b>applicant</b> [4] - 66:15, 70:21, 75:20, 77:2 <b>application</b> [1] - 85:10 <b>appointed</b> [2] - 8:9, 53:20 <b>appoints</b> [1] - 54:6 <b>Appreciate</b> [2] - 2:23, 61:3 <b>appreciate</b> [5] - 5:16, 50:2, 73:15, 85:16,
<b>\$250,000</b> [1] - 67:23 <b>\$350,000</b> [2] - 67:24, 69:12	<b>3</b>	<b>A</b>		
<b>1</b>	<b>3,000</b> [1] - 81:2 <b>3,500</b> [2] - 81:8, 81:10 <b>30</b> [4] - 8:21, 33:6, 33:8, 62:22 <b>301</b> [1] - 59:5 <b>3030</b> [1] - 83:19 <b>30th</b> [1] - 87:15 <b>31st</b> [1] - 9:10 <b>32204</b> [1] - 71:10 <b>324</b> [2] - 80:25, 81:13 <b>326</b> [1] - 81:5 <b>330</b> [3] - 6:13, 6:23, 24:23 <b>34,300</b> [1] - 82:5 <b>35</b> [2] - 8:23, 33:6 <b>350</b> [1] - 7:20 <b>36</b> [1] - 70:13 <b>3:30</b> [1] - 67:12 <b>3:34</b> [1] - 86:23	<b>9,000</b> [1] - 81:2 <b>90</b> [5] - 28:13, 32:9, 56:20, 57:1, 57:19 <b>99-year</b> [2] - 35:25, 41:7 <b>9:30</b> [2] - 84:1, 86:6		
<b>1,300</b> [2] - 8:2, 72:18 <b>10</b> [4] - 8:19, 8:24, 33:4, 62:19 <b>10,000</b> [1] - 81:2 <b>100</b> [4] - 8:17, 9:1, 76:6, 85:23 <b>108</b> [1] - 84:16 <b>10th</b> [1] - 75:13 <b>12</b> [1] - 42:15 <b>120</b> [22] - 28:13, 28:17, 32:9, 56:20, 56:21, 57:1, 57:14, 57:17, 57:21, 57:23, 58:4, 63:1, 63:6, 63:16, 64:2, 64:5, 64:7, 64:13, 64:17, 68:16, 70:13 <b>12th</b> [3] - 75:8, 84:1, 86:7 <b>140</b> [2] - 4:12, 85:14 <b>15</b> [2] - 8:20, 62:20 <b>15th</b> [2] - 76:22, 84:2 <b>16th</b> [1] - 5:4 <b>17</b> [2] - 1:6, 2:1 <b>17th</b> [1] - 9:6 <b>180</b> [1] - 28:23 <b>180-degree</b> [1] - 25:13 <b>1895</b> [1] - 72:6 <b>1925</b> [1] - 80:22 <b>1994</b> [1] - 82:5 <b>1st</b> [1] - 9:10	<b>4</b>	<b>ability</b> [3] - 13:15, 15:16, 41:2 <b>able</b> [7] - 19:10, 26:8, 40:23, 54:9, 67:15, 84:6, 85:6 <b>absolute</b> [1] - 55:22 <b>absolutely</b> [1] - 80:2 <b>accept</b> [1] - 31:7 <b>acceptable</b> [1] - 27:8 <b>accepts</b> [1] - 39:20 <b>access</b> [5] - 12:17, 34:25, 35:16, 45:14 <b>accomplish</b> [3] - 26:8, 26:9, 79:22 <b>according</b> [1] - 82:13 <b>accordingly</b> [1] - 29:17 <b>achieve</b> [1] - 54:19 <b>acquire</b> [1] - 81:12 <b>acquired</b> [1] - 82:4 <b>acquisition</b> [1] - 82:4 <b>acres</b> [3] - 20:3, 20:6, 21:13 <b>action</b> [1] - 6:25 <b>actions</b> [2] - 50:19, 67:6 <b>Activation</b> [2] - 43:17, 43:21 <b>activation</b> [13] - 8:23, 27:3, 32:23, 33:4, 37:1, 40:7, 50:5, 50:7, 50:11, 51:1, 51:22, 56:3, 62:22 <b>activities</b> [2] - 12:4, 72:23 <b>activity</b> [6] - 34:6, 34:10, 37:5, 37:16, 42:14, 42:23 <b>activation</b> [3] - 34:23, 45:8, 50:6 <b>actual</b> [7] - 7:9, 8:2, 8:9, 19:16, 25:22, 25:23, 44:4 <b>ADA</b> [1] - 70:3 <b>add</b> [7] - 48:17, 48:18, 49:5, 49:7, 49:15, 56:7, 62:23 <b>added</b> [8] - 43:25, 45:1, 45:13, 46:3,		
<b>15th</b> [2] - 76:22, 84:2 <b>16th</b> [1] - 5:4 <b>17</b> [2] - 1:6, 2:1 <b>17th</b> [1] - 9:6 <b>180</b> [1] - 28:23 <b>180-degree</b> [1] - 25:13 <b>1895</b> [1] - 72:6 <b>1925</b> [1] - 80:22 <b>1994</b> [1] - 82:5 <b>1st</b> [1] - 9:10	<b>5</b>			
<b>2</b>	<b>4</b> [1] - 62:25 <b>40,000</b> [1] - 7:22 <b>400</b> [1] - 8:1 <b>45</b> [1] - 7:23			
<b>2</b> [2] - 21:6, 26:23 <b>20</b> [3] - 26:5, 33:8, 62:21 <b>200,000</b> [1] - 7:21 <b>2005</b> [1] - 39:11 <b>2011</b> [1] - 40:19 <b>2017-05-01</b> [2] - 66:22, 67:5 <b>2017-10-01</b> [1] - 66:13 <b>2017-10-02</b> [6] - 3:4, 5:24, 66:19, 67:21, 73:21, 73:23 <b>2018</b> [5] - 1:6, 2:1, 5:5, 74:25, 87:15 <b>2018-01-01</b> [4] - 6:11, 6:17, 17:16, 61:7 <b>2038</b> [1] - 71:9 <b>214</b> [1] - 1:7	<b>6</b>			
<b>2</b> [2] - 21:6, 26:23 <b>20</b> [3] - 26:5, 33:8, 62:21 <b>200,000</b> [1] - 7:21 <b>2005</b> [1] - 39:11 <b>2011</b> [1] - 40:19 <b>2017-05-01</b> [2] - 66:22, 67:5 <b>2017-10-01</b> [1] - 66:13 <b>2017-10-02</b> [6] - 3:4, 5:24, 66:19, 67:21, 73:21, 73:23 <b>2018</b> [5] - 1:6, 2:1, 5:5, 74:25, 87:15 <b>2018-01-01</b> [4] - 6:11, 6:17, 17:16, 61:7 <b>2038</b> [1] - 71:9 <b>214</b> [1] - 1:7	<b>7</b>			
<b>2</b> [2] - 21:6, 26:23 <b>20</b> [3] - 26:5, 33:8, 62:21 <b>200,000</b> [1] - 7:21 <b>2005</b> [1] - 39:11 <b>2011</b> [1] - 40:19 <b>2017-05-01</b> [2] - 66:22, 67:5 <b>2017-10-01</b> [1] - 66:13 <b>2017-10-02</b> [6] - 3:4, 5:24, 66:19, 67:21, 73:21, 73:23 <b>2018</b> [5] - 1:6, 2:1, 5:5, 74:25, 87:15 <b>2018-01-01</b> [4] - 6:11, 6:17, 17:16, 61:7 <b>2038</b> [1] - 71:9 <b>214</b> [1] - 1:7	<b>60</b> [9] - 9:14, 13:25, 14:8, 28:12, 28:22, 32:9, 57:13, 64:18, 85:13			
<b>2</b> [2] - 21:6, 26:23 <b>20</b> [3] - 26:5, 33:8, 62:21 <b>200,000</b> [1] - 7:21 <b>2005</b> [1] - 39:11 <b>2011</b> [1] - 40:19 <b>2017-05-01</b> [2] - 66:22, 67:5 <b>2017-10-01</b> [1] - 66:13 <b>2017-10-02</b> [6] - 3:4, 5:24, 66:19, 67:21, 73:21, 73:23 <b>2018</b> [5] - 1:6, 2:1, 5:5, 74:25, 87:15 <b>2018-01-01</b> [4] - 6:11, 6:17, 17:16, 61:7 <b>2038</b> [1] - 71:9 <b>214</b> [1] - 1:7	<b>8</b>			
<b>2</b> [2] - 21:6, 26:23 <b>20</b> [3] - 26:5, 33:8, 62:21 <b>200,000</b> [1] - 7:21 <b>2005</b> [1] - 39:11 <b>2011</b> [1] - 40:19 <b>2017-05-01</b> [2] - 66:22, 67:5 <b>2017-10-01</b> [1] - 66:13 <b>2017-10-02</b> [6] - 3:4, 5:24, 66:19, 67:21, 73:21, 73:23 <b>2018</b> [5] - 1:6, 2:1, 5:5, 74:25, 87:15 <b>2018-01-01</b> [4] - 6:11, 6:17, 17:16, 61:7 <b>2038</b> [1] - 71:9 <b>214</b> [1] - 1:7	<b>7,000-square-foot</b> [1] - 81:7 <b>70</b> [3] - 20:3, 20:6, 21:13 <b>78</b> [1] - 84:3			
<b>2</b> [2] - 21:6, 26:23 <b>20</b> [3] - 26:5, 33:8, 62:21 <b>200,000</b> [1] - 7:21 <b>2005</b> [1] - 39:11 <b>2011</b> [1] - 40:19 <b>2017-05-01</b> [2] - 66:22, 67:5 <b>2017-10-01</b> [1] - 66:13 <b>2017-10-02</b> [6] - 3:4, 5:24, 66:19, 67:21, 73:21, 73:23 <b>2018</b> [5] - 1:6, 2:1, 5:5, 74:25, 87:15 <b>2018-01-01</b> [4] - 6:11, 6:17, 17:16, 61:7 <b>2038</b> [1] - 71:9 <b>214</b> [1] - 1:7	<b>8</b> [4] - 43:16, 49:13, 62:25 <b>8th</b> [1] - 1:8			

<p>86:11 <b>appreciation</b> [1] - 71:11 <b>approachable</b> [1] - 60:14 <b>approaches</b> [6] - 4:8, 58:10, 59:3, 70:23, 80:16, 83:16 <b>appropriate</b> [4] - 17:13, 54:17, 64:16, 78:7 <b>appropriately</b> [2] - 30:6, 30:12 <b>approval</b> [1] - 85:12 <b>approve</b> [3] - 17:15, 73:20, 75:10 <b>approved</b> [4] - 69:6, 69:23, 73:4, 85:5 <b>area</b> [9] - 14:23, 60:20, 76:6, 76:10, 76:12, 76:18, 76:21, 81:24 <b>areas</b> [1] - 45:20 <b>arena</b> [1] - 27:20 <b>ark</b> [1] - 30:2 <b>arrive</b> [1] - 6:7 <b>articles</b> [1] - 10:23 <b>arts</b> [1] - 38:2 <b>aspect</b> [1] - 34:13 <b>assets</b> [1] - 16:20 <b>assist</b> [3] - 18:15, 20:15, 62:7 <b>assistance</b> [2] - 24:10, 30:18 <b>Assistant</b> [1] - 1:21 <b>associates</b> [1] - 79:25 <b>Association</b> [1] - 71:23 <b>assume</b> [3] - 31:1, 40:11, 59:24 <b>assuming</b> [2] - 48:1, 48:10 <b>assure</b> [2] - 30:21, 55:3 <b>astute</b> [2] - 22:4, 22:15 <b>Atlanta</b> [1] - 39:5 <b>attached</b> [1] - 67:1 <b>Attachment</b> [1] - 64:18 <b>attempting</b> [1] - 30:22 <b>attend</b> [1] - 86:8 <b>attended</b> [1] - 4:4 <b>attention</b> [2] - 5:20, 34:22 <b>attract</b> [1] - 13:15 <b>attraction</b> [1] - 15:24 <b>attribute</b> [1] - 35:15 <b>audience</b> [1] - 2:22 <b>AUDIENCE</b> [16] - 58:8, 58:15, 58:21, 58:24,</p>	<p>59:4, 61:5, 65:3, 70:24, 71:4, 71:8, 74:7, 74:10, 80:14, 80:19, 83:18, 86:15 <b>Audience</b> [5] - 58:10, 59:3, 70:23, 80:16, 83:16 <b>AUNDRA</b> [1] - 1:18 <b>Aundra</b> [1] - 43:1 <b>Authority</b> [4] - 6:18, 8:13, 66:20, 85:9 <b>authority</b> [1] - 21:18 <b>Authority's</b> [1] - 4:5 <b>authorize</b> [1] - 9:4 <b>authorized</b> [2] - 66:21, 87:8 <b>authorizing</b> [1] - 6:18 <b>available</b> [5] - 2:25, 16:19, 17:9, 77:22, 77:23 <b>Avenue</b> [2] - 76:15, 80:22 <b>aware</b> [2] - 22:3, 26:1 <b>aye</b> [6] - 65:5, 65:6, 66:7, 66:8, 74:12, 74:13</p>	<p>51:17, 52:4, 52:9, 52:25, 53:7, 59:5, 60:2, 60:19, 76:6 <b>bear</b> [2] - 7:13, 10:11 <b>becoming</b> [1] - 4:22 <b>begin</b> [2] - 22:19, 68:17 <b>beginning</b> [1] - 22:17 <b>behavioral</b> [3] - 79:3, 79:6, 79:19 <b>behind</b> [1] - 81:16 <b>benefit</b> [1] - 43:1 <b>benefits</b> [1] - 39:24 <b>Berkman</b> [3] - 27:22, 27:23, 40:8 <b>best</b> [3] - 18:18, 81:14, 81:17 <b>better</b> [10] - 14:17, 18:13, 19:18, 20:20, 20:21, 32:11, 46:25, 48:4, 77:19, 79:1 <b>between</b> [3] - 45:6, 50:21, 56:20 <b>beyond</b> [1] - 4:20 <b>bid</b> [1] - 14:24 <b>bidder</b> [2] - 9:18, 25:25 <b>bidders</b> [3] - 9:25, 18:15, 22:24 <b>bids</b> [3] - 14:9, 14:23, 81:1 <b>big</b> [2] - 6:10, 17:1 <b>Bishop</b> [8] - 58:7, 74:5, 80:13, 80:21, 82:12, 82:18 <b>BISHOP</b> [3] - 82:19, 83:8, 83:12 <b>bit</b> [11] - 14:20, 16:10, 32:18, 33:17, 33:19, 34:9, 37:9, 60:4, 60:13, 77:17, 82:21 <b>blank</b> [1] - 48:25 <b>blight</b> [1] - 81:24 <b>Block</b> [1] - 76:16 <b>blocks</b> [2] - 24:24, 84:17 <b>blossom</b> [1] - 42:19 <b>Bluff</b> [1] - 72:5 <b>BOARD</b> [116] - 1:3, 1:12, 3:13, 12:23, 13:1, 14:7, 14:14, 15:3, 15:6, 15:10, 17:19, 18:4, 19:8, 19:24, 20:9, 20:12, 20:14, 20:19, 20:23, 24:2, 24:4, 25:1, 25:11, 26:12, 26:16, 27:17, 28:10, 29:1, 29:7, 29:18, 29:20, 30:24, 31:8, 32:6,</p>	<p>41:11, 41:22, 43:5, 43:24, 44:13, 44:15, 46:20, 46:24, 47:12, 47:19, 47:23, 48:13, 48:15, 49:10, 49:13, 49:20, 49:23, 50:1, 50:8, 50:10, 50:23, 51:3, 51:5, 51:9, 51:11, 51:15, 51:17, 52:6, 53:18, 54:2, 54:22, 55:6, 55:14, 55:18, 55:19, 55:25, 56:10, 56:22, 56:25, 57:5, 57:16, 58:2, 61:16, 62:3, 62:13, 63:2, 63:4, 63:10, 63:13, 63:17, 63:19, 63:22, 63:23, 64:1, 64:4, 64:9, 64:17, 64:22, 64:25, 65:6, 65:8, 66:8, 66:10, 69:10, 69:12, 70:7, 70:15, 70:20, 73:12, 73:17, 73:22, 73:25, 74:3, 74:13, 74:15, 77:10, 78:3, 78:6, 78:11, 78:17, 80:10, 86:17 <b>board</b> [29] - 8:9, 8:12, 9:4, 9:20, 11:7, 17:4, 28:14, 31:14, 32:5, 33:3, 33:11, 46:1, 48:1, 53:23, 54:8, 56:9, 57:18, 58:16, 61:22, 69:5, 73:3, 75:10, 75:15, 75:17, 75:22, 78:10, 80:20, 82:6, 83:22 <b>Board</b> [4] - 1:14, 1:14, 1:15, 1:15 <b>board's</b> [2] - 79:10, 79:15 <b>boat</b> [1] - 7:24 <b>boating</b> [1] - 35:18 <b>body</b> [1] - 5:12 <b>Boulevard</b> [1] - 77:12 <b>Bowl</b> [4] - 14:11, 39:12, 39:16, 39:18 <b>boxed</b> [1] - 61:1 <b>BOYER</b> [2] - 35:3, 36:9 <b>Boyer</b> [9] - 5:7, 12:10, 33:16, 34:20, 38:19, 42:12, 45:3, 46:5, 72:11 <b>breakfast</b> [1] - 37:14 <b>breakout</b> [1] - 7:23 <b>breath</b> [1] - 4:17 <b>BRENNA</b> [1] - 1:14 <b>Brewing</b> [1] - 35:21</p>	<p><b>Brewster's</b> [1] - 66:24 <b>bridge</b> [1] - 35:2 <b>brief</b> [3] - 4:4, 75:6, 75:14 <b>briefing</b> [1] - 75:4 <b>briefings</b> [1] - 83:6 <b>briefly</b> [2] - 21:4, 67:10 <b>bring</b> [5] - 5:12, 30:17, 54:18, 77:21, 81:10 <b>bringing</b> [2] - 5:19, 53:4 <b>brings</b> [1] - 66:12 <b>Brings</b> [1] - 83:15 <b>Broad</b> [3] - 80:25, 81:5, 81:13 <b>broken</b> [1] - 8:17 <b>Brooklyn</b> [4] - 76:10, 76:18, 76:21, 77:1 <b>brought</b> [2] - 18:1, 54:8 <b>building</b> [15] - 12:16, 33:23, 38:1, 38:8, 38:9, 48:4, 59:7, 68:14, 68:18, 68:23, 70:18, 73:2, 81:7, 81:20, 84:1 <b>Building</b> [1] - 1:7 <b>buildings</b> [1] - 37:20 <b>buildout</b> [2] - 22:10, 22:12 <b>built</b> [1] - 72:5 <b>business</b> [16] - 3:7, 3:15, 3:16, 3:24, 13:16, 13:19, 30:20, 78:14, 78:15, 78:16, 78:18, 78:19, 80:9, 80:11 <b>buy</b> [1] - 37:13 <b>buying</b> [1] - 85:14</p>
<b>B</b>		<b>C</b>		
<p><b>BAILEY</b> [1] - 1:13 <b>Bailey</b> [2] - 2:10, 49:23 <b>Ball</b> [1] - 1:7 <b>ballroom</b> [1] - 7:21 <b>Barakat</b> [15] - 2:9, 12:22, 14:8, 15:13, 29:19, 33:13, 33:21, 37:18, 39:25, 48:14, 51:12, 53:24, 61:14, 62:12, 64:15 <b>BARAKAT</b> [28] - 1:14, 12:23, 13:1, 29:20, 30:24, 31:8, 32:6, 48:13, 48:15, 49:10, 49:13, 49:20, 51:15, 54:2, 55:19, 55:25, 56:22, 56:25, 57:5, 57:16, 61:16, 62:3, 62:13, 63:2, 63:4, 63:22, 64:1, 64:17 <b>Barakat's</b> [3] - 36:10, 38:12, 52:21 <b>based</b> [2] - 22:17, 81:21 <b>battery</b> [2] - 72:4, 72:8 <b>bay</b> [1] - 34:10 <b>Bay</b> [25] - 6:12, 6:13, 6:23, 24:23, 26:5, 32:25, 39:12, 39:17, 48:22, 49:2, 49:6, 49:17, 49:21, 51:15,</p>	<p><b>BALE</b> [1] - 1:13 <b>Bailey</b> [2] - 2:10, 49:23 <b>Ball</b> [1] - 1:7 <b>ballroom</b> [1] - 7:21 <b>Barakat</b> [15] - 2:9, 12:22, 14:8, 15:13, 29:19, 33:13, 33:21, 37:18, 39:25, 48:14, 51:12, 53:24, 61:14, 62:12, 64:15 <b>BARAKAT</b> [28] - 1:14, 12:23, 13:1, 29:20, 30:24, 31:8, 32:6, 48:13, 48:15, 49:10, 49:13, 49:20, 51:15, 54:2, 55:19, 55:25, 56:22, 56:25, 57:5, 57:16, 61:16, 62:3, 62:13, 63:2, 63:4, 63:22, 64:1, 64:17 <b>Barakat's</b> [3] - 36:10, 38:12, 52:21 <b>based</b> [2] - 22:17, 81:21 <b>battery</b> [2] - 72:4, 72:8 <b>bay</b> [1] - 34:10 <b>Bay</b> [25] - 6:12, 6:13, 6:23, 24:23, 26:5, 32:25, 39:12, 39:17, 48:22, 49:2, 49:6, 49:17, 49:21, 51:15,</p>	<p><b>BALE</b> [1] - 1:13 <b>Bailey</b> [2] - 2:10, 49:23 <b>Ball</b> [1] - 1:7 <b>ballroom</b> [1] - 7:21 <b>Barakat</b> [15] - 2:9, 12:22, 14:8, 15:13, 29:19, 33:13, 33:21, 37:18, 39:25, 48:14, 51:12, 53:24, 61:14, 62:12, 64:15 <b>BARAKAT</b> [28] - 1:14, 12:23, 13:1, 29:20, 30:24, 31:8, 32:6, 48:13, 48:15, 49:10, 49:13, 49:20, 51:15, 54:2, 55:19, 55:25, 56:22, 56:25, 57:5, 57:16, 61:16, 62:3, 62:13, 63:2, 63:4, 63:22, 64:1, 64:17 <b>Barakat's</b> [3] - 36:10, 38:12, 52:21 <b>based</b> [2] - 22:17, 81:21 <b>battery</b> [2] - 72:4, 72:8 <b>bay</b> [1] - 34:10 <b>Bay</b> [25] - 6:12, 6:13, 6:23, 24:23, 26:5, 32:25, 39:12, 39:17, 48:22, 49:2, 49:6, 49:17, 49:21, 51:15,</p>	<p><b>BALE</b> [1] - 1:13 <b>Bailey</b> [2] - 2:10, 49:23 <b>Ball</b> [1] - 1:7 <b>ballroom</b> [1] - 7:21 <b>Barakat</b> [15] - 2:9, 12:22, 14:8, 15:13, 29:19, 33:13, 33:21, 37:18, 39:25, 48:14, 51:12, 53:24, 61:14, 62:12, 64:15 <b>BARAKAT</b> [28] - 1:14, 12:23, 13:1, 29:20, 30:24, 31:8, 32:6, 48:13, 48:15, 49:10, 49:13, 49:20, 51:15, 54:2, 55:19, 55:25, 56:22, 56:25, 57:5, 57:16, 61:16, 62:3, 62:13, 63:2, 63:4, 63:22, 64:1, 64:17 <b>Barakat's</b> [3] - 36:10, 38:12, 52:21 <b>based</b> [2] - 22:17, 81:21 <b>battery</b> [2] - 72:4, 72:8 <b>bay</b> [1] - 34:10 <b>Bay</b> [25] - 6:12, 6:13, 6:23, 24:23, 26:5, 32:25, 39:12, 39:17, 48:22, 49:2, 49:6, 49:17, 49:21, 51:15,</p>	<p><b>calendar</b> [1] - 83:7 <b>cameras</b> [1] - 2:21 <b>cancellations</b> [1] - 83:4 <b>candid</b> [2] - 10:2, 28:25 <b>Canine</b> [2] - 75:16, 76:1 <b>cannot</b> [1] - 25:2 <b>captured</b> [2] - 43:22, 52:5 <b>card</b> [2] - 17:12, 17:13 <b>cards</b> [1] - 17:8 <b>care</b> [2] - 11:15, 76:3 <b>careful</b> [1] - 35:13 <b>case</b> [1] - 86:2 <b>categories</b> [2] - 8:18,</p>



<p>8:24 <b>causes</b> [1] - 41:7 <b>caution</b> [3] - 34:14, 34:19, 41:3 <b>caved</b> [1] - 81:22 <b>center</b> [33] - 7:16, 7:17, 8:3, 10:25, 11:5, 12:3, 13:16, 13:19, 15:18, 17:1, 18:17, 18:23, 19:16, 21:3, 21:20, 23:23, 24:11, 30:20, 34:24, 35:5, 35:9, 36:19, 38:2, 38:24, 39:1, 39:20, 45:7, 49:2, 52:23, 53:4, 53:7, 59:14, 76:14 <b>Center</b> [1] - 76:24 <b>center's</b> [2] - 10:24, 22:4 <b>centers</b> [2] - 15:22, 48:24 <b>central</b> [1] - 34:2 <b>CEO</b> [3] - 4:23, 5:6, 67:5 <b>certain</b> [1] - 6:21 <b>certainly</b> [11] - 9:7, 10:19, 12:2, 15:11, 19:3, 21:21, 34:19, 41:6, 48:3, 50:16 <b>Certainly</b> [1] - 33:20 <b>CERTIFICATE</b> [1] - 87:1 <b>certify</b> [1] - 87:8 <b>cetera</b> [1] - 57:23 <b>chair</b> [2] - 47:6, 53:23 <b>Chair</b> [12] - 1:13, 27:14, 42:10, 43:18, 44:15, 50:20, 61:9, 62:11, 67:18, 69:20, 70:7, 70:12 <b>CHAIR</b> [11] - 11:23, 12:12, 17:17, 33:15, 36:8, 37:8, 37:11, 47:25, 65:24, 78:21, 80:7 <b>CHAIRMAN</b> [122] - 2:3, 2:17, 3:8, 3:11, 3:14, 3:20, 5:15, 6:3, 6:5, 6:9, 11:13, 12:21, 12:25, 14:5, 14:12, 15:8, 17:7, 17:11, 17:18, 17:20, 20:11, 20:13, 23:25, 24:3, 26:11, 26:13, 28:8, 29:19, 33:12, 37:10, 38:18, 41:19, 43:14, 44:10, 44:14, 46:17, 46:23, 47:2, 47:15, 48:12, 48:14, 49:22,</p>	<p>49:24, 52:8, 53:20, 54:4, 55:1, 55:13, 55:17, 55:24, 56:1, 56:11, 56:15, 58:1, 58:3, 58:9, 58:11, 58:20, 58:23, 58:25, 61:3, 61:6, 61:12, 63:7, 63:11, 63:14, 63:18, 63:21, 63:24, 64:7, 64:10, 64:20, 64:23, 65:1, 65:4, 65:7, 65:9, 65:12, 65:16, 65:20, 66:4, 66:9, 66:11, 66:15, 66:17, 69:8, 69:11, 70:1, 70:5, 70:19, 70:21, 71:2, 71:6, 73:7, 73:10, 73:13, 73:19, 73:24, 74:1, 74:4, 74:8, 74:11, 74:14, 74:16, 74:19, 75:3, 77:7, 78:13, 78:18, 80:8, 80:11, 80:15, 80:17, 82:9, 82:16, 83:13, 83:17, 85:19, 86:5, 86:11, 86:16, 86:18 <b>Chairman</b> [30] - 1:13, 3:6, 4:1, 4:9, 4:10, 5:14, 6:1, 6:16, 7:3, 8:6, 11:6, 16:2, 18:19, 30:15, 32:2, 33:15, 37:9, 38:17, 41:23, 48:1, 51:19, 55:20, 58:15, 64:4, 64:8, 66:18, 67:10, 77:24, 80:19, 82:11 <b>challenge</b> [1] - 72:10 <b>chance</b> [2] - 27:1, 77:6 <b>change</b> [9] - 20:7, 24:15, 31:10, 54:16, 60:18, 61:19, 62:17, 70:10, 83:1 <b>changed</b> [2] - 16:14, 55:8 <b>changes</b> [3] - 56:2, 62:15, 67:19 <b>changing</b> [3] - 3:12, 33:21, 38:13 <b>Charleston</b> [1] - 39:4 <b>check</b> [1] - 31:15 <b>Chelsea</b> [1] - 76:20 <b>Chief</b> [4] - 1:18, 6:19, 6:24, 74:23 <b>choices</b> [1] - 27:8 <b>choose</b> [1] - 57:12 <b>church</b> [1] - 76:19 <b>Churchwell</b> [1] - 59:5 <b>circular</b> [1] - 76:12 <b>cities</b> [2] - 39:2, 41:1</p>	<p><b>City</b> [21] - 5:9, 5:13, 6:21, 8:14, 13:7, 16:6, 20:15, 21:17, 24:10, 25:4, 25:9, 25:14, 35:21, 45:19, 52:16, 58:19, 66:23, 67:2, 75:9, 80:25, 82:3 <b>CITY</b> [1] - 1:1 <b>city</b> [3] - 11:2, 27:21, 71:18 <b>City's</b> [1] - 34:16 <b>City-owned</b> [3] - 6:21, 25:9, 66:23 <b>civic</b> [1] - 39:1 <b>Civic</b> [1] - 40:18 <b>clarification</b> [2] - 18:2, 18:5 <b>clarity</b> [1] - 58:22 <b>clean</b> [1] - 53:12 <b>clear</b> [2] - 31:9, 54:23 <b>clearly</b> [5] - 10:16, 21:7, 22:3, 25:7, 25:19 <b>Clearly</b> [1] - 11:9 <b>close</b> [4] - 3:18, 3:21, 5:4, 39:15 <b>closely</b> [1] - 5:21 <b>club</b> [1] - 39:14 <b>colleague</b> [1] - 30:16 <b>collect</b> [1] - 27:5 <b>collectively</b> [1] - 8:24 <b>columns</b> [1] - 84:19 <b>combination</b> [1] - 38:1 <b>comfortable</b> [6] - 31:6, 32:1, 32:7, 57:17, 57:19, 62:10 <b>coming</b> [5] - 11:12, 45:12, 57:11, 75:16, 79:7 <b>comma</b> [2] - 50:11, 51:23 <b>commencing</b> [1] - 1:7 <b>comment</b> [12] - 16:22, 18:20, 20:18, 20:24, 26:16, 26:17, 27:18, 36:13, 41:10, 41:11, 45:1, 59:6 <b>comments</b> [28] - 13:2, 13:10, 15:7, 15:12, 33:10, 36:10, 41:20, 47:20, 48:12, 48:17, 56:8, 56:12, 58:1, 61:4, 65:1, 65:4, 69:9, 70:5, 70:19, 74:9, 74:11, 74:22, 75:2, 77:9, 80:12, 81:21, 86:13, 86:16 <b>Commission</b> [2] - 26:1, 35:17</p>	<p><b>commitments</b> [1] - 10:15 <b>Committee</b> [9] - 8:5, 8:16, 9:17, 26:21, 27:7, 29:5, 53:25, 64:6, 78:23 <b>committee</b> [11] - 8:10, 11:14, 53:15, 53:19, 53:21, 53:25, 64:14, 79:10, 79:11, 80:6 <b>Committee's</b> [1] - 9:19 <b>commonly</b> [1] - 66:24 <b>COMMUNITY</b> [1] - 1:2 <b>community</b> [2] - 3:18, 71:22 <b>Community</b> [4] - 2:4, 3:2, 5:22, 74:20 <b>company</b> [2] - 84:5, 85:20 <b>compete</b> [5] - 39:2, 39:4, 39:6, 40:24, 41:2 <b>complementary</b> [7] - 49:16, 49:19, 52:3, 52:8, 52:10, 52:22, 52:24 <b>complete</b> [3] - 25:13, 76:14, 87:10 <b>completes</b> [1] - 74:19 <b>complexity</b> [1] - 57:20 <b>complicated</b> [1] - 30:10 <b>comprised</b> [2] - 8:11, 64:14 <b>concentrate</b> [1] - 49:1 <b>concept</b> [2] - 16:11, 46:25 <b>conceptual</b> [1] - 75:24 <b>concern</b> [3] - 16:2, 16:4, 18:6 <b>concerned</b> [4] - 15:14, 15:23, 16:10, 59:22 <b>concerns</b> [4] - 12:12, 19:17, 29:22, 44:7 <b>conclusion</b> [2] - 21:1, 27:12 <b>concur</b> [2] - 14:7, 15:11 <b>conditions</b> [2] - 66:25, 69:6 <b>confirm</b> [3] - 12:23, 61:17, 62:5 <b>conflict</b> [3] - 35:10, 45:6, 79:5 <b>connection</b> [3] - 6:25, 48:22, 52:7 <b>connective</b> [1] - 42:18 <b>connectivity</b> [5] - 44:11, 49:14, 50:5, 50:11, 51:22</p>	<p><b>consider</b> [2] - 24:9, 53:24 <b>consideration</b> [1] - 71:13 <b>considered</b> [1] - 20:14 <b>considering</b> [2] - 48:20, 68:24 <b>construction</b> [2] - 67:23, 68:9 <b>Constructors</b> [1] - 68:1 <b>consultant</b> [1] - 77:3 <b>contact</b> [1] - 71:22 <b>context</b> [1] - 14:3 <b>continual</b> [1] - 46:11 <b>continue</b> [7] - 17:20, 24:20, 68:11, 76:11, 79:21, 85:1, 85:17 <b>continuing</b> [1] - 85:25 <b>contractor</b> [1] - 68:2 <b>control</b> [1] - 21:23 <b>controlled</b> [1] - 21:17 <b>convention</b> [36] - 7:16, 8:3, 10:24, 10:25, 11:4, 12:3, 13:16, 13:19, 15:18, 15:22, 17:1, 18:17, 18:23, 19:16, 21:3, 21:20, 22:4, 23:22, 24:11, 30:20, 34:24, 35:5, 35:8, 36:19, 38:2, 38:24, 39:20, 41:14, 45:7, 48:24, 49:2, 52:23, 53:4, 53:6, 59:13 <b>conventions</b> [1] - 37:6 <b>conversation</b> [8] - 9:15, 10:18, 20:8, 22:13, 22:20, 23:8, 23:11, 57:9 <b>conversion</b> [1] - 76:7 <b>coordinate</b> [2] - 51:6, 51:7 <b>coordinated</b> [1] - 44:21 <b>coordination</b> [3] - 44:23, 50:12, 51:23 <b>Coordinator</b> [1] - 1:19 <b>correct</b> [6] - 31:14, 51:18, 61:24, 64:1, 64:19, 71:20 <b>Correct</b> [1] - 58:21 <b>correctly</b> [1] - 25:20 <b>costs</b> [2] - 67:23, 68:9 <b>council</b> [3] - 5:8, 5:9, 17:5 <b>COUNCIL</b> [2] - 35:3, 36:9 <b>Council</b> [6] - 5:13, 36:16, 40:18, 45:3,</p>
--	---	--	--	---

<p>67:2, 75:9 <b>Councilwoman</b> [6] - 5:7, 12:10, 38:19, 42:12, 46:5, 72:11 <b>Counsel</b> [1] - 1:20 <b>COUNTY</b> [1] - 87:4 <b>County</b> [2] - 24:22, 68:4 <b>couple</b> [7] - 18:1, 33:9, 52:11, 67:18, 71:14, 85:17, 86:2 <b>course</b> [3] - 5:11, 12:14, 34:5 <b>courthouse</b> [1] - 26:7 <b>CRAIG</b> [1] - 1:15 <b>create</b> [2] - 34:1, 39:22 <b>created</b> [3] - 40:19, 45:9, 45:21 <b>creative</b> [2] - 43:3, 43:9 <b>criteria</b> [3] - 7:8, 8:17, 43:10 <b>critical</b> [6] - 30:5, 33:2, 36:12, 36:19, 45:15, 59:19 <b>cumbersome</b> [1] - 4:22 <b>curious</b> [3] - 14:22, 27:10, 52:11 <b>current</b> [1] - 10:25 <b>cut</b> [1] - 37:15 <b>cutting</b> [1] - 83:25</p>	<p><b>decision</b> [3] - 11:8, 23:13, 25:23 <b>deck</b> [2] - 27:11, 27:16 <b>decrease</b> [1] - 56:6 <b>dedicate</b> [1] - 32:22 <b>deems</b> [1] - 64:16 <b>defer</b> [2] - 32:10, 54:15 <b>deferred</b> [3] - 76:17, 76:22, 76:25 <b>definitely</b> [3] - 16:3, 23:23, 80:3 <b>deliverables</b> [1] - 7:8 <b>demo</b> [1] - 81:20 <b>Demopoulos</b> [2] - 59:2, 59:4 <b>descriptive</b> [1] - 13:15 <b>design</b> [23] - 8:23, 12:16, 19:14, 19:22, 27:3, 32:23, 33:1, 33:23, 34:25, 36:11, 37:18, 42:13, 42:17, 42:19, 44:3, 47:8, 50:14, 51:24, 53:13, 56:4, 59:18, 60:24, 62:23 <b>Design</b> [2] - 43:17, 43:22 <b>designed</b> [2] - 39:21 <b>designs</b> [2] - 57:22, 77:18 <b>despite</b> [1] - 4:15 <b>detail</b> [1] - 62:19 <b>detailed</b> [1] - 8:20 <b>determination</b> [1] - 31:24 <b>determine</b> [1] - 59:12 <b>determined</b> [1] - 59:15 <b>detriment</b> [1] - 79:21 <b>develop</b> [1] - 82:24 <b>developer</b> [1] - 22:9 <b>developers</b> [1] - 60:7 <b>developing</b> [2] - 44:19, 52:9 <b>development</b> [9] - 30:10, 34:6, 44:12, 49:5, 49:16, 49:18, 52:3, 81:17, 83:2 <b>Development</b> [2] - 1:19, 36:16 <b>developments</b> [1] - 83:23 <b>DIA</b> [14] - 1:18, 1:18, 1:19, 1:19, 5:9, 9:4, 9:20, 20:16, 21:18, 30:7, 71:12, 77:14, 78:2, 81:21 <b>dialogue</b> [2] - 20:8, 22:19 <b>Diane</b> [3] - 1:9, 87:7,</p>	<p>87:18 <b>diet</b> [2] - 77:1, 77:12 <b>different</b> [7] - 10:22, 19:15, 19:20, 21:9, 38:10, 57:9, 71:14 <b>diligence</b> [1] - 82:23 <b>Dimitri</b> [1] - 59:4 <b>direction</b> [6] - 25:14, 28:4, 31:4, 31:9, 32:5, 50:17 <b>directly</b> [2] - 81:4, 81:16 <b>director</b> [1] - 67:14 <b>discuss</b> [2] - 33:3, 80:24 <b>discussed</b> [6] - 4:23, 7:6, 40:17, 53:8, 58:18, 61:11 <b>discussion</b> [15] - 5:18, 6:8, 13:21, 16:7, 17:4, 17:21, 22:6, 24:6, 35:23, 46:7, 56:7, 63:12, 64:24, 74:2, 74:4 <b>discussions</b> [3] - 37:2, 59:25, 68:22 <b>disposition</b> [2] - 7:11, 82:14 <b>Disposition</b> [7] - 6:12, 6:20, 7:4, 20:2, 21:14, 25:8, 26:10 <b>Dispositions</b> [1] - 8:8 <b>disrepair</b> [1] - 81:20 <b>distillery</b> [1] - 76:16 <b>distribution</b> [2] - 61:18, 62:18 <b>district</b> [4] - 5:8, 22:14, 33:1, 48:23 <b>District</b> [6] - 3:25, 13:13, 21:8, 22:2, 22:7, 37:4 <b>division</b> [1] - 8:19 <b>document</b> [3] - 7:15, 12:2, 64:11 <b>Dogtopia</b> [1] - 76:2 <b>done</b> [11] - 8:7, 11:9, 23:7, 30:23, 31:17, 32:12, 45:5, 50:15, 50:25, 78:9 <b>door</b> [3] - 81:5, 81:13, 81:15 <b>Dora</b> [1] - 76:16 <b>down</b> [9] - 8:4, 12:14, 34:7, 36:6, 39:14, 45:3, 60:2, 60:17, 60:23 <b>Downtown</b> [3] - 6:18, 8:13, 66:20 <b>downtown</b> [18] - 11:5, 14:15, 16:20, 21:20,</p>	<p>23:24, 29:16, 34:11, 35:5, 37:12, 37:14, 60:10, 76:5, 79:3, 79:4, 79:6, 79:20, 79:23, 83:23 <b>downturn</b> [1] - 23:10 <b>Dr</b> [4] - 2:7, 78:23, 79:16, 80:8 <b>DR</b> [1] - 80:2 <b>draft</b> [2] - 47:20, 55:1 <b>drafting</b> [1] - 17:3 <b>draw</b> [1] - 52:18 <b>drill</b> [1] - 4:15 <b>drive</b> [1] - 76:12 <b>driven</b> [1] - 84:19 <b>due</b> [3] - 9:16, 82:22 <b>DURDEN</b> [52] - 1:14, 15:10, 18:4, 19:8, 19:24, 20:9, 20:12, 20:14, 20:19, 20:23, 24:2, 24:4, 25:1, 25:11, 26:12, 41:22, 43:5, 43:24, 44:13, 44:15, 46:20, 46:24, 47:12, 47:19, 47:23, 49:23, 50:1, 50:8, 50:10, 50:23, 51:3, 51:5, 51:9, 51:11, 51:17, 52:1, 52:6, 53:18, 54:22, 55:6, 55:14, 55:18, 63:10, 64:22, 70:7, 70:15, 70:20, 73:25, 77:10, 78:3, 78:6, 78:11 <b>Durden</b> [18] - 2:9, 15:9, 17:24, 18:20, 24:1, 29:22, 30:16, 41:21, 43:19, 46:17, 47:6, 48:16, 48:23, 49:24, 52:12, 56:17, 70:6, 77:25 <b>Durden's</b> [1] - 60:22 <b>Duval</b> [2] - 24:21, 68:4 <b>DUVAL</b> [1] - 87:4</p>	<p><b>effectuate</b> [2] - 7:1, 67:6 <b>effectuating</b> [1] - 67:3 <b>efforts</b> [1] - 51:9 <b>egress</b> [1] - 81:15 <b>EILAND</b> [1] - 1:21 <b>either</b> [5] - 17:4, 21:17, 25:17, 56:18 <b>elaborate</b> [1] - 24:18 <b>elated</b> [1] - 80:5 <b>elbow</b> [2] - 33:1, 48:22 <b>Electric</b> [1] - 4:5 <b>embark</b> [1] - 18:16 <b>embellished</b> [1] - 77:15 <b>emerging</b> [1] - 33:1 <b>employees</b> [2] - 72:16, 72:17 <b>encourage</b> [2] - 14:19, 73:5 <b>encouraged</b> [1] - 80:6 <b>encroachment</b> [1] - 60:21 <b>end</b> [6] - 34:17, 37:20, 38:13, 49:7, 84:9, 85:10 <b>enduring</b> [1] - 5:16 <b>engaged</b> [1] - 60:11 <b>enhance</b> [2] - 35:1, 69:18 <b>enjoying</b> [2] - 41:1, 72:17 <b>ensure</b> [2] - 30:10, 30:12 <b>enter</b> [1] - 35:25 <b>entered</b> [1] - 71:16 <b>enters</b> [1] - 12:10 <b>entertainment</b> [1] - 22:14 <b>entities</b> [1] - 15:25 <b>entree</b> [1] - 36:3 <b>envision</b> [1] - 34:25 <b>equally</b> [1] - 22:11 <b>especially</b> [1] - 59:23 <b>essential</b> [1] - 45:14 <b>essentially</b> [4] - 48:10, 68:7, 68:10, 69:2 <b>estate</b> [4] - 13:6, 29:15, 30:5, 30:11 <b>et</b> [1] - 57:23 <b>evaluate</b> [1] - 27:7 <b>evaluated</b> [1] - 59:21 <b>Evaluation</b> [9] - 8:5, 8:16, 9:16, 9:18, 26:21, 27:6, 29:5, 53:25, 64:6 <b>evaluation</b> [3] - 7:8, 13:9, 59:18 <b>evening</b> [1] - 36:23</p>
<b>D</b>		<b>E</b>		
<p><b>DALY</b> [5] - 1:18, 63:1, 63:3, 65:14, 65:18 <b>damaged</b> [1] - 68:15 <b>dangerous</b> [1] - 71:1 <b>Danis</b> [1] - 68:1 <b>darn</b> [1] - 29:13 <b>date</b> [2] - 11:1, 71:15 <b>DATED</b> [1] - 87:15 <b>days</b> [25] - 9:12, 9:14, 13:25, 14:8, 28:17, 28:22, 28:23, 32:9, 38:4, 38:5, 56:20, 56:21, 63:1, 63:3, 63:6, 63:16, 64:2, 64:5, 64:7, 64:13, 64:17, 64:18, 68:16, 70:14 <b>days'</b> [1] - 28:12 <b>DDRB</b> [2] - 75:3, 75:7 <b>deal</b> [1] - 23:6 <b>Dealing</b> [1] - 72:9 <b>dealing</b> [1] - 68:1 <b>debate</b> [1] - 9:11 <b>December</b> [3] - 9:9, 75:8, 84:2</p>	<p><b>DIA</b> [14] - 1:18, 1:18, 1:19, 1:19, 5:9, 9:4, 9:20, 20:16, 21:18, 30:7, 71:12, 77:14, 78:2, 81:21 <b>dialogue</b> [2] - 20:8, 22:19 <b>Diane</b> [3] - 1:9, 87:7,</p>	<p><b>87:18</b> <b>diet</b> [2] - 77:1, 77:12 <b>different</b> [7] - 10:22, 19:15, 19:20, 21:9, 38:10, 57:9, 71:14 <b>diligence</b> [1] - 82:23 <b>Dimitri</b> [1] - 59:4 <b>direction</b> [6] - 25:14, 28:4, 31:4, 31:9, 32:5, 50:17 <b>directly</b> [2] - 81:4, 81:16 <b>director</b> [1] - 67:14 <b>discuss</b> [2] - 33:3, 80:24 <b>discussed</b> [6] - 4:23, 7:6, 40:17, 53:8, 58:18, 61:11 <b>discussion</b> [15] - 5:18, 6:8, 13:21, 16:7, 17:4, 17:21, 22:6, 24:6, 35:23, 46:7, 56:7, 63:12, 64:24, 74:2, 74:4 <b>discussions</b> [3] - 37:2, 59:25, 68:22 <b>disposition</b> [2] - 7:11, 82:14 <b>Disposition</b> [7] - 6:12, 6:20, 7:4, 20:2, 21:14, 25:8, 26:10 <b>Dispositions</b> [1] - 8:8 <b>disrepair</b> [1] - 81:20 <b>distillery</b> [1] - 76:16 <b>distribution</b> [2] - 61:18, 62:18 <b>district</b> [4] - 5:8, 22:14, 33:1, 48:23 <b>District</b> [6] - 3:25, 13:13, 21:8, 22:2, 22:7, 37:4 <b>division</b> [1] - 8:19 <b>document</b> [3] - 7:15, 12:2, 64:11 <b>Dogtopia</b> [1] - 76:2 <b>done</b> [11] - 8:7, 11:9, 23:7, 30:23, 31:17, 32:12, 45:5, 50:15, 50:25, 78:9 <b>door</b> [3] - 81:5, 81:13, 81:15 <b>Dora</b> [1] - 76:16 <b>down</b> [9] - 8:4, 12:14, 34:7, 36:6, 39:14, 45:3, 60:2, 60:17, 60:23 <b>Downtown</b> [3] - 6:18, 8:13, 66:20 <b>downtown</b> [18] - 11:5, 14:15, 16:20, 21:20,</p>	<p><b>E-1</b> [5] - 44:10, 49:11, 61:20, 62:25, 63:15 <b>early</b> [1] - 36:15 <b>East</b> [11] - 6:12, 6:13, 6:14, 6:23, 24:23, 26:5, 59:5, 60:2, 60:19 <b>eat</b> [2] - 6:9, 6:10 <b>economy</b> [1] - 23:10 <b>Ed</b> [1] - 1:7 <b>educated</b> [1] - 36:16 <b>effective</b> [1] - 15:20 <b>effectively</b> [1] - 69:15</p>	

<p><b>event</b> [2] - 9:24, 68:14  <b>eventually</b> [2] - 5:13, 28:3  <b>exact</b> [3] - 20:4, 20:5, 42:22  <b>exactly</b> [1] - 19:1  <b>exaggerating</b> [1] - 30:1  <b>example</b> [3] - 35:6, 37:11, 43:11  <b>exciting</b> [1] - 40:22  <b>excuse</b> [4] - 33:7, 44:19, 61:20, 76:24  <b>execution</b> [1] - 67:8  <b>Executive</b> [5] - 1:18, 1:21, 6:19, 6:24, 74:23  <b>executive</b> [3] - 8:18, 62:18, 67:14  <b>Exhibit</b> [6] - 6:22, 9:3, 24:24, 67:1, 67:21, 70:8  <b>exhibition</b> [1] - 7:20  <b>existing</b> [1] - 76:19  <b>exits</b> [2] - 72:11, 74:18  <b>expanded</b> [1] - 68:12  <b>expectations</b> [1] - 39:10  <b>experience</b> [2] - 13:18, 53:22  <b>explain</b> [1] - 67:25  <b>exponentially</b> [1] - 23:2  <b>expound</b> [1] - 20:17  <b>express</b> [1] - 71:11  <b>extra</b> [1] - 11:12  <b>extraordinary</b> [2] - 35:6, 35:8  <b>extremely</b> [1] - 15:23</p>	<p><b>federal</b> [1] - 72:10  <b>feedback</b> [2] - 59:10, 82:6  <b>feet</b> [4] - 7:21, 7:22, 72:18, 81:10  <b>felt</b> [1] - 38:24  <b>few</b> [2] - 55:7, 55:8  <b>fielding</b> [1] - 11:11  <b>figure</b> [3] - 28:20, 28:23, 41:5  <b>figured</b> [1] - 59:6  <b>fill</b> [1] - 37:6  <b>filled</b> [1] - 45:9  <b>Finance</b> [1] - 85:9  <b>financial</b> [8] - 8:22, 26:23, 26:24, 33:5, 56:5, 62:21, 62:22  <b>fine</b> [1] - 59:17  <b>fire</b> [1] - 4:15  <b>firm</b> [2] - 62:7, 62:16  <b>first</b> [8] - 3:2, 3:7, 3:16, 4:11, 6:10, 43:2, 67:21, 74:25  <b>First</b> [1] - 4:13  <b>fit</b> [1] - 33:24  <b>fits</b> [1] - 72:14  <b>five</b> [5] - 8:18, 8:24, 23:11, 41:15, 68:8  <b>flag</b> [1] - 2:15  <b>floor</b> [1] - 84:22  <b>Floor</b> [1] - 1:8  <b>FLORIDA</b> [1] - 87:3  <b>Florida</b> [13] - 1:8, 1:10, 3:4, 5:25, 30:8, 66:22, 67:9, 67:14, 71:9, 73:21, 80:23, 87:7, 87:18  <b>focusing</b> [1] - 42:13  <b>folks</b> [2] - 27:18, 48:6  <b>follow</b> [2] - 37:8, 56:18  <b>following</b> [4] - 21:12, 25:7, 32:5, 62:15  <b>follows</b> [1] - 62:18  <b>footage</b> [1] - 52:15  <b>foregoing</b> [1] - 87:9  <b>foregone</b> [1] - 27:11  <b>foreseeable</b> [1] - 27:24  <b>form</b> [2] - 11:14, 60:20  <b>formas</b> [1] - 57:22  <b>formulate</b> [1] - 47:17  <b>Forsyth</b> [2] - 75:15, 75:25  <b>forth</b> [2] - 23:15, 69:24  <b>forward</b> [13] - 5:5, 9:15, 22:8, 22:22, 40:3, 40:5, 58:9, 71:23, 75:2, 82:7, 82:21, 82:25, 83:2</p>	<p><b>four</b> [2] - 84:17, 84:24  <b>frame</b> [7] - 32:15, 42:9, 56:19, 57:1, 57:2, 57:4, 57:12  <b>framing</b> [1] - 84:24  <b>frankly</b> [3] - 24:6, 27:22, 73:1  <b>free</b> [1] - 27:4  <b>frog</b> [1] - 6:10  <b>front</b> [4] - 34:10, 35:19, 40:20, 76:13  <b>frontage</b> [1] - 76:15  <b>fronts</b> [1] - 32:25  <b>full</b> [4] - 7:19, 68:7, 72:16, 75:17  <b>full-time</b> [1] - 72:16  <b>fully</b> [3] - 22:3, 26:1, 38:12  <b>functions</b> [1] - 38:10  <b>future</b> [2] - 10:8, 27:24</p>	<p><b>growing</b> [1] - 72:24  <b>guess</b> [7] - 18:5, 24:14, 27:17, 38:6, 60:5, 70:9, 75:11  <b>guidance</b> [1] - 43:20  <b>guide</b> [1] - 60:8  <b>guidelines</b> [6] - 41:25, 42:2, 43:6, 44:20, 50:14, 51:24  <b>guides</b> [1] - 43:11  <b>gummed</b> [1] - 34:15  <b>GUY</b> [1] - 1:19  <b>guys</b> [2] - 71:4, 84:15</p>	<p>86:10  <b>hope</b> [2] - 77:5, 85:25  <b>hopefully</b> [6] - 22:7, 22:16, 28:4, 72:9, 75:1, 83:24  <b>hoping</b> [2] - 47:9, 60:18  <b>Hospital</b> [1] - 66:24  <b>hotel</b> [7] - 7:17, 7:19, 8:2, 36:18, 37:14, 41:15, 76:7  <b>hotels</b> [1] - 30:20  <b>housekeeping</b> [1] - 3:21  <b>Housing</b> [1] - 85:9  <b>hundred</b> [3] - 34:8, 63:3, 84:8</p>
<p><b>F</b></p>	<p><b>facilities</b> [1] - 76:3  <b>facility</b> [8] - 35:19, 37:7, 37:21, 38:2, 39:3, 52:24, 76:19  <b>fact</b> [3] - 16:5, 39:20, 82:22  <b>fairly</b> [1] - 28:15  <b>far</b> [7] - 10:1, 14:16, 19:4, 21:9, 32:8, 35:2, 50:18  <b>fast</b> [2] - 23:2, 23:4  <b>favor</b> [3] - 65:5, 66:6, 74:12  <b>feasibility</b> [6] - 10:24, 16:23, 16:24, 21:3, 22:18, 23:20  <b>February</b> [4] - 9:11, 76:22, 78:10, 84:1</p>	<p><b>G</b></p> <p><b>GAFFNEY</b> [2] - 1:20, 80:2  <b>Gaffney</b> [4] - 2:7, 78:23, 79:16, 80:8  <b>garage</b> [5] - 7:17, 7:25, 75:15, 75:25  <b>garner</b> [1] - 19:5  <b>gather</b> [1] - 45:11  <b>general</b> [1] - 29:21  <b>General</b> [1] - 1:20  <b>generally</b> [2] - 35:4, 69:19  <b>GIBBS</b> [12] - 1:15, 14:7, 17:19, 28:10, 29:1, 29:7, 29:18, 63:17, 63:19, 63:23, 73:17, 73:22  <b>Gibbs</b> [5] - 2:9, 14:6, 28:9, 65:19, 73:16  <b>Gilmore</b> [1] - 71:10  <b>given</b> [4] - 31:3, 32:24, 34:22, 57:20  <b>glad</b> [1] - 4:16  <b>goals</b> [1] - 7:5  <b>goods</b> [1] - 68:3  <b>government</b> [2] - 72:10, 85:8  <b>grade</b> [1] - 84:20  <b>granted</b> [1] - 38:3  <b>granular</b> [2] - 32:19, 33:10  <b>great</b> [5] - 47:22, 60:7, 74:17, 84:7, 84:16  <b>greatest</b> [1] - 15:16  <b>greenspace</b> [1] - 59:13  <b>group</b> [2] - 43:12, 77:4</p>	<p><b>H</b></p> <p><b>hall</b> [1] - 7:20  <b>hand</b> [2] - 2:21, 58:13  <b>handle</b> [4] - 32:11, 32:14, 82:13, 82:14  <b>hands</b> [2] - 34:16, 82:12  <b>happy</b> [5] - 48:5, 48:6, 54:2, 79:10, 86:18  <b>hard</b> [2] - 10:15, 37:6  <b>Hartley</b> [1] - 83:19  <b>Haskell</b> [1] - 42:12  <b>headaches</b> [1] - 41:7  <b>hear</b> [9] - 4:6, 11:25, 14:4, 18:6, 33:11, 57:24, 75:8, 75:23, 76:1  <b>heard</b> [6] - 22:9, 22:12, 46:4, 55:10, 72:22, 85:22  <b>hearing</b> [3] - 40:4, 46:2, 76:2  <b>heavily</b> [1] - 5:21  <b>held</b> [2] - 1:6, 83:5  <b>help</b> [1] - 46:17  <b>helpful</b> [2] - 40:16, 75:20  <b>hire</b> [3] - 31:13, 62:7, 62:16  <b>hiring</b> [1] - 61:23  <b>historic</b> [4] - 69:1, 71:25, 72:1  <b>Hogan</b> [1] - 1:8  <b>hold</b> [4] - 4:16, 25:2, 31:21, 58:13  <b>holding</b> [1] - 83:4  <b>holidays</b> [1] - 84:4  <b>home</b> [3] - 37:12, 37:22, 38:15  <b>homeless</b> [1] - 79:2  <b>honest</b> [1] - 28:25  <b>honestly</b> [1] - 84:4  <b>Hoover</b> [3] - 83:15, 83:19, 85:19  <b>HOOVER</b> [2] - 85:24,</p>	<p><b>I</b></p> <p><b>iconic</b> [8] - 16:15, 33:18, 35:13, 37:20, 40:11, 41:5, 60:12, 60:14  <b>idea</b> [2] - 33:22, 46:25  <b>ideas</b> [2] - 27:2, 57:25  <b>II</b> [3] - 5:22, 27:22, 27:23  <b>imagine</b> [2] - 12:8, 70:17  <b>impact</b> [1] - 15:17  <b>impacts</b> [1] - 31:11  <b>Implementation</b> [1] - 78:23  <b>importance</b> [2] - 36:11, 59:18  <b>important</b> [17] - 37:19, 41:17, 42:17, 44:12, 45:24, 45:25, 49:6, 49:15, 51:14, 51:25, 54:12, 55:9, 55:21, 60:21, 60:25, 68:21, 71:21  <b>importantly</b> [1] - 71:18  <b>impression</b> [1] - 29:11  <b>inaudible</b> [2] - 48:2, 67:13  <b>incentives</b> [1] - 7:6  <b>include</b> [3] - 32:3, 62:14, 70:2  <b>included</b> [1] - 44:8  <b>includes</b> [1] - 84:4  <b>including</b> [2] - 29:25, 67:7  <b>income</b> [1] - 85:13  <b>incorporate</b> [1] - 61:11  <b>incorporated</b> [2] - 47:1, 61:17  <b>increase</b> [3] - 33:3,</p>

<p>56:6, 69:16 <b>incredible</b> [1] - 34:12 <b>incur</b> [1] - 68:9 <b>information</b> [4] - 2:25, 27:4, 27:6, 77:2 <b>inner</b> [1] - 34:10 <b>input</b> [2] - 64:3, 75:21 <b>inside</b> [1] - 38:11 <b>insight</b> [1] - 38:20 <b>instructing</b> [3] - 6:19, 6:24, 67:5 <b>integration</b> [1] - 59:24 <b>intense</b> [1] - 34:6 <b>intent</b> [3] - 50:21, 53:14, 69:21 <b>intention</b> [1] - 82:7 <b>intentions</b> [1] - 81:19 <b>interconnectivity</b> [1] - 51:2 <b>interest</b> [4] - 36:21, 39:8, 53:11, 81:3 <b>interested</b> [2] - 35:18, 60:10 <b>interesting</b> [3] - 60:9, 76:4, 76:8 <b>introduced</b> [1] - 75:14 <b>investment</b> [1] - 10:14 <b>Investment</b> [3] - 6:18, 8:13, 66:20 <b>invitation</b> [1] - 83:25 <b>invitations</b> [1] - 86:2 <b>involved</b> [2] - 5:21, 50:19 <b>issue</b> [3] - 6:20, 20:25, 25:8 <b>issues</b> [3] - 79:2, 79:4, 79:6 <b>item</b> [2] - 3:2, 3:16 <b>Item</b> [2] - 5:22, 68:14 <b>items</b> [4] - 55:21, 69:15, 70:1, 75:18 <b>itself</b> [9] - 8:3, 8:5, 15:19, 18:6, 22:14, 25:23, 31:20, 67:22, 82:15</p>	<p>9:6, 9:10, 75:13, 87:15 <b>JEA</b> [2] - 4:24, 5:1 <b>Jefferson</b> [1] - 85:4 <b>jettison</b> [1] - 16:11 <b>JIM</b> [1] - 1:19 <b>Jim</b> [1] - 71:8 <b>jived</b> [1] - 60:4 <b>job</b> [1] - 23:14 <b>jobs</b> [1] - 39:22 <b>John</b> [1] - 3:17 <b>JOHN</b> [1] - 1:20 <b>JOHNNY</b> [1] - 1:20 <b>Johns</b> [1] - 72:5 <b>join</b> [1] - 5:9 <b>jughandle</b> [1] - 76:9 <b>July</b> [1] - 5:4 <b>jump</b> [1] - 17:2 <b>jumped</b> [2] - 21:1, 47:11 <b>jurisdiction</b> [1] - 36:21</p>	<p>46:10, 47:10, 47:18, 62:24, 63:15 <b>Large</b> [1] - 1:10 <b>largest</b> [1] - 29:25 <b>last</b> [17] - 4:14, 16:22, 18:21, 18:24, 19:12, 22:6, 27:18, 42:11, 44:10, 49:10, 61:20, 69:6, 73:4, 75:13, 78:21, 81:1, 85:17 <b>LaVilla</b> [5] - 83:24, 84:18, 85:3, 85:15, 86:7 <b>lawyers</b> [1] - 4:19 <b>lays</b> [1] - 9:3 <b>lead</b> [1] - 33:17 <b>lead-in</b> [1] - 33:17 <b>lease</b> [9] - 5:24, 34:17, 35:25, 41:7, 46:15, 66:21, 66:23, 66:25, 73:20 <b>leased</b> [1] - 85:23 <b>leases</b> [1] - 21:24 <b>leasing</b> [1] - 85:2 <b>least</b> [7] - 14:19, 24:14, 42:1, 45:25, 46:1, 55:10, 68:22 <b>leave</b> [1] - 86:3 <b>left</b> [3] - 4:18, 57:10, 79:13 <b>legal</b> [1] - 4:22 <b>legged</b> [3] - 36:17, 36:18, 38:21 <b>legislation</b> [1] - 67:3 <b>legs</b> [1] - 38:22 <b>lengthy</b> [1] - 34:21 <b>level</b> [4] - 34:6, 35:7, 37:5, 37:16 <b>liaison</b> [1] - 5:9 <b>lieu</b> [2] - 67:24, 68:10 <b>lighting</b> [1] - 70:2 <b>limit</b> [2] - 11:18, 31:21 <b>limited</b> [2] - 60:23, 67:7 <b>limits</b> [1] - 12:17 <b>line</b> [2] - 16:14, 44:10 <b>list</b> [2] - 84:10, 85:23 <b>listen</b> [1] - 29:10 <b>live</b> [3] - 59:12, 60:9, 79:7 <b>living</b> [2] - 59:7, 79:23 <b>loan</b> [2] - 84:16, 85:6 <b>local</b> [1] - 85:8 <b>located</b> [4] - 6:22, 27:25, 33:1 <b>location</b> [5] - 11:2, 21:2, 27:19, 36:20, 36:22 <b>Lofts</b> [8] - 59:5, 83:24, 84:14, 84:18, 85:3,</p>	<p>85:4, 85:15, 86:7 <b>lone</b> [1] - 55:11 <b>long-term</b> [7] - 21:24, 34:17, 35:23, 46:10, 46:14, 46:15, 47:4 <b>look</b> [13] - 5:10, 8:16, 9:7, 11:4, 21:16, 23:15, 24:21, 24:22, 25:6, 26:21, 26:23, 39:11, 40:3 <b>looking</b> [9] - 7:25, 29:13, 36:1, 40:1, 40:14, 46:6, 71:23, 77:1, 79:18 <b>love</b> [1] - 82:5 <b>low</b> [4] - 29:2, 29:4, 29:6, 29:9 <b>lowered</b> [1] - 70:13</p>	<p>79:17 <b>MBRC</b> [1] - 5:12 <b>McCarthy</b> [6] - 6:4, 67:25, 69:4, 71:9, 72:13, 73:8 <b>mean</b> [6] - 19:19, 29:4, 30:2, 41:3, 54:24, 59:24 <b>means</b> [1] - 30:8 <b>media</b> [3] - 2:20, 5:2, 22:13 <b>MEEKS</b> [12] - 1:13, 11:23, 12:12, 17:17, 33:15, 36:8, 37:8, 37:11, 47:25, 65:24, 78:21, 80:7 <b>Meeks</b> [10] - 2:10, 2:15, 11:22, 12:21, 15:12, 16:13, 33:14, 38:18, 65:20, 78:20 <b>meeks</b> [1] - 65:18 <b>Meeks'</b> [1] - 13:2 <b>meet</b> [2] - 5:6, 82:12 <b>MEETING</b> [1] - 1:3 <b>meeting</b> [24] - 2:5, 2:13, 3:18, 3:22, 4:5, 4:11, 4:13, 4:15, 7:16, 7:22, 11:25, 38:11, 48:8, 67:12, 74:20, 74:21, 75:4, 75:22, 75:23, 78:10, 82:18, 83:3, 86:20 <b>Meeting</b> [2] - 3:3, 5:23 <b>meetings</b> [3] - 5:10, 5:17, 83:5 <b>MEMBER</b> [112] - 12:23, 13:1, 14:7, 14:14, 15:3, 15:6, 15:10, 17:19, 18:4, 19:8, 19:24, 20:9, 20:12, 20:14, 20:19, 20:23, 24:2, 24:4, 25:1, 25:11, 26:12, 26:16, 27:17, 28:10, 29:1, 29:7, 29:18, 29:20, 30:24, 31:8, 32:6, 35:3, 36:9, 41:11, 41:22, 43:5, 43:24, 44:13, 44:15, 46:20, 46:24, 47:12, 47:19, 47:23, 48:13, 48:15, 49:10, 49:13, 49:20, 49:23, 50:1, 50:8, 50:10, 50:23, 51:3, 51:5, 51:9, 51:11, 51:15, 51:17, 52:6, 53:18, 54:2, 54:22, 55:6, 55:14, 55:18, 55:19, 55:25, 56:22, 56:25, 57:5,</p>
<p><b>J</b></p>	<p><b>K</b></p>	<p><b>M</b></p>	<p><b>M</b></p>	<p><b>M</b></p>
<p><b>JACK</b> [1] - 1:13 <b>JACKSONVILLE</b> [1] - 1:1 <b>Jacksonville</b> [15] - 1:8, 4:4, 11:5, 13:17, 13:20, 28:2, 29:16, 30:7, 39:8, 39:16, 39:23, 67:3, 71:10, 71:19, 85:8 <b>Jags</b> [1] - 14:11 <b>JAMES</b> [1] - 1:13 <b>January</b> [6] - 1:6, 2:1,</p>	<p><b>KAREN</b> [1] - 1:21 <b>Karen</b> [3] - 17:8, 83:9, 86:5 <b>keep</b> [4] - 29:21, 33:24, 74:25, 76:11 <b>key</b> [1] - 30:11 <b>kind</b> [14] - 7:18, 18:9, 20:15, 21:1, 24:10, 27:4, 36:9, 42:9, 42:19, 46:11, 60:20, 76:10, 76:14, 82:20 <b>kinds</b> [1] - 16:19 <b>Klement</b> [3] - 75:3, 77:8, 77:9 <b>KLEMENT</b> [3] - 1:19, 75:5, 77:15 <b>knockout</b> [1] - 38:15 <b>knowing</b> [1] - 10:8 <b>knowledge</b> [3] - 17:3, 18:21, 53:22 <b>knows</b> [1] - 59:19</p>	<p><b>least</b> [7] - 14:19, 24:14, 42:1, 45:25, 46:1, 55:10, 68:22 <b>leave</b> [1] - 86:3 <b>left</b> [3] - 4:18, 57:10, 79:13 <b>legal</b> [1] - 4:22 <b>legged</b> [3] - 36:17, 36:18, 38:21 <b>legislation</b> [1] - 67:3 <b>legs</b> [1] - 38:22 <b>lengthy</b> [1] - 34:21 <b>level</b> [4] - 34:6, 35:7, 37:5, 37:16 <b>liaison</b> [1] - 5:9 <b>lieu</b> [2] - 67:24, 68:10 <b>lighting</b> [1] - 70:2 <b>limit</b> [2] - 11:18, 31:21 <b>limited</b> [2] - 60:23, 67:7 <b>limits</b> [1] - 12:17 <b>line</b> [2] - 16:14, 44:10 <b>list</b> [2] - 84:10, 85:23 <b>listen</b> [1] - 29:10 <b>live</b> [3] - 59:12, 60:9, 79:7 <b>living</b> [2] - 59:7, 79:23 <b>loan</b> [2] - 84:16, 85:6 <b>local</b> [1] - 85:8 <b>located</b> [4] - 6:22, 27:25, 33:1 <b>location</b> [5] - 11:2, 21:2, 27:19, 36:20, 36:22 <b>Lofts</b> [8] - 59:5, 83:24, 84:14, 84:18, 85:3,</p>	<p><b>mail</b> [1] - 77:22 <b>maintained</b> [1] - 35:24 <b>maintaining</b> [1] - 48:5 <b>maintenance</b> [2] - 46:6, 46:11 <b>major</b> [1] - 41:16 <b>manage</b> [1] - 39:10 <b>managed</b> [1] - 34:9 <b>management</b> [6] - 8:21, 33:7, 46:21, 56:5, 62:20, 84:5 <b>Manager</b> [1] - 1:19 <b>manner</b> [1] - 82:22 <b>map</b> [2] - 25:18, 68:5 <b>marina</b> [3] - 24:13, 35:18 <b>mark</b> [1] - 58:14 <b>market</b> [21] - 7:12, 10:3, 10:9, 10:11, 10:20, 10:23, 12:1, 14:17, 18:8, 18:23, 18:25, 19:2, 20:19, 20:20, 23:9, 26:18, 26:19, 28:7, 28:11, 59:16, 68:11 <b>marketed</b> [2] - 30:6, 30:12 <b>marketing</b> [1] - 30:9 <b>marketplace</b> [7] - 10:21, 14:16, 14:21, 23:10, 26:20, 27:1, 30:19 <b>materials</b> [1] - 68:2 <b>math</b> [1] - 68:6 <b>maximize</b> [1] - 68:8 <b>maximum</b> [1] - 67:23 <b>mayor</b> [1] - 80:3 <b>Mayor</b> [1] - 1:20 <b>mayor's</b> [2] - 79:12,</p>	<p><b>laid</b> [1] - 7:18 <b>land</b> [10] - 5:4, 12:7, 12:8, 24:20, 28:12, 28:19, 28:21, 28:24, 33:23, 45:9 <b>Land</b> [7] - 3:4, 5:25, 66:22, 67:9, 67:15, 71:9, 73:21 <b>Landing</b> [3] - 28:3, 34:15, 35:21 <b>language</b> [9] - 43:25, 44:5, 44:7, 45:13,</p>

<p>57:16, 58:8, 58:15, 58:21, 58:24, 59:4, 61:16, 62:3, 62:13, 63:2, 63:4, 63:10, 63:17, 63:19, 63:22, 63:23, 64:1, 64:4, 64:9, 64:17, 64:22, 69:10, 69:12, 70:7, 70:15, 70:20, 70:24, 71:4, 71:8, 73:17, 73:22, 73:25, 74:7, 77:10, 78:3, 78:6, 78:11, 80:14, 80:19, 83:18  <b>member</b> [9] - 8:9, 8:11, 8:12, 35:17, 58:10, 59:3, 70:23, 80:16, 83:16  <b>Member</b> [5] - 1:14, 1:14, 1:15, 1:15, 45:3  <b>members</b> [15] - 2:8, 2:20, 4:10, 8:11, 11:17, 33:3, 33:11, 41:20, 48:2, 56:9, 57:18, 58:16, 69:9, 80:20, 82:6  <b>MEMBERS</b> [21] - 1:12, 3:13, 56:10, 58:2, 61:5, 63:13, 64:25, 65:3, 65:6, 65:8, 66:8, 66:10, 73:12, 74:3, 74:10, 74:13, 74:15, 78:17, 80:10, 86:15, 86:17  <b>memorialized</b> [2] - 43:22, 44:8  <b>mentioned</b> [8] - 13:4, 19:21, 21:4, 32:21, 45:2, 48:23, 49:3, 70:8  <b>message</b> [2] - 18:9, 55:25  <b>met</b> [2] - 75:7, 75:13  <b>Michael</b> [2] - 4:2, 4:12  <b>microphone</b> [1] - 70:25  <b>midstream</b> [1] - 42:16  <b>might</b> [4] - 13:2, 19:18, 40:23, 78:21  <b>mind</b> [2] - 3:10, 51:20  <b>minimum</b> [7] - 7:19, 7:20, 7:21, 7:22, 7:23, 8:1, 9:12  <b>minor</b> [1] - 14:2  <b>minority</b> [1] - 12:9  <b>minute</b> [4] - 33:16, 50:2, 58:13, 78:25  <b>minutes</b> [5] - 11:19, 12:20, 12:24, 58:12,</p>	<p>74:21  <b>missing</b> [2] - 38:25, 40:24  <b>mission</b> [2] - 72:1, 72:14  <b>mistaken</b> [1] - 27:15  <b>mixed</b> [2] - 81:25, 85:12  <b>mode</b> [1] - 28:18  <b>modified</b> [1] - 60:13  <b>money</b> [3] - 39:21, 68:25, 71:5  <b>monolithic</b> [1] - 48:24  <b>Monroe</b> [2] - 4:12, 84:14  <b>month</b> [4] - 74:25, 82:20, 83:11, 84:9  <b>months</b> [4] - 28:16, 42:7, 42:8, 70:13  <b>months'</b> [1] - 14:20  <b>MOODY</b> [11] - 1:15, 14:14, 15:3, 15:6, 26:16, 27:17, 41:11, 64:4, 64:9, 69:10, 69:12  <b>moody</b> [7] - 2:9, 14:13, 26:14, 27:15, 28:8, 41:9, 69:11  <b>morning</b> [2] - 37:13, 86:7  <b>most</b> [8] - 8:25, 9:17, 11:11, 13:5, 15:16, 15:20, 16:19, 22:12  <b>motion</b> [16] - 17:15, 32:3, 61:8, 61:10, 61:13, 62:14, 63:7, 64:21, 65:21, 65:22, 66:1, 66:4, 66:6, 73:18, 73:20, 74:12  <b>move</b> [15] - 3:23, 6:2, 8:4, 9:19, 9:21, 22:22, 23:4, 40:5, 55:4, 73:22, 75:1, 82:7, 82:21, 83:2, 83:7  <b>moved</b> [4] - 83:6, 84:2, 84:3, 84:12  <b>moving</b> [2] - 5:5, 22:8  <b>MR</b> [90] - 3:6, 3:9, 3:19, 4:1, 4:9, 6:1, 6:4, 6:6, 6:16, 15:2, 15:4, 18:19, 19:20, 20:1, 20:17, 20:22, 21:12, 24:21, 25:2, 25:18, 27:14, 28:14, 29:4, 29:8, 30:15, 31:3, 31:15, 42:10, 43:7, 43:15, 44:2, 47:5, 47:13, 47:16, 47:22, 49:9, 49:12,</p>	<p>49:18, 50:7, 50:9, 50:20, 50:24, 51:4, 51:8, 51:10, 51:19, 52:2, 56:14, 56:16, 56:24, 57:3, 57:8, 61:9, 62:1, 62:11, 63:1, 63:3, 64:8, 64:11, 64:19, 65:11, 65:14, 65:18, 66:3, 66:14, 66:16, 66:18, 67:17, 69:20, 70:4, 70:12, 70:16, 72:13, 73:8, 74:24, 75:5, 77:15, 77:24, 78:5, 78:8, 78:12, 82:11, 82:17, 82:19, 83:3, 83:8, 83:9, 83:12, 85:24, 86:10  <b>MS</b> [2] - 17:10, 52:1  <b>multiple</b> [1] - 16:17  <b>Munz</b> [6] - 4:3, 4:8, 4:12, 5:15, 39:14  <b>MUNZ</b> [1] - 4:9</p>	<p><b>next</b> [11] - 3:22, 6:2, 9:8, 38:16, 75:12, 81:5, 81:12, 81:15, 83:1, 84:21, 85:15  <b>nice</b> [1] - 60:3  <b>Nice</b> [1] - 74:17  <b>night</b> [2] - 69:6, 73:4  <b>nine</b> [1] - 72:16  <b>nodes</b> [1] - 44:22  <b>noise</b> [1] - 59:23  <b>none</b> [1] - 32:4  <b>nonetheless</b> [2] - 72:7, 72:13  <b>North</b> [8] - 1:8, 3:4, 5:24, 66:22, 67:8, 67:14, 71:9, 73:20  <b>north</b> [1] - 84:17  <b>not-for-profit</b> [1] - 70:25  <b>Notary</b> [1] - 1:9  <b>notes</b> [3] - 42:14, 42:23, 87:11  <b>nothing</b> [1] - 41:12  <b>notice</b> [1] - 9:4  <b>Notice</b> [8] - 6:11, 6:20, 7:4, 8:7, 20:2, 21:14, 25:8, 26:10  <b>notion</b> [1] - 38:12  <b>Number</b> [1] - 21:6  <b>number</b> [6] - 9:12, 10:22, 16:2, 24:22, 26:23, 46:23  <b>numbers</b> [2] - 33:21, 38:13  <b>numerous</b> [3] - 26:22, 29:24, 49:3  <b>Nurses</b> [1] - 71:23</p>	<p>27:22, 78:14, 78:15, 78:16, 78:18  <b>Old</b> [1] - 3:24  <b>older</b> [1] - 72:6  <b>OLIVER</b> [1] - 1:14  <b>once</b> [3] - 11:19, 34:15, 54:12  <b>one</b> [31] - 4:16, 6:10, 8:11, 8:12, 8:14, 8:18, 8:19, 11:10, 13:10, 15:21, 16:2, 16:18, 19:19, 21:1, 21:4, 32:19, 34:2, 34:3, 38:25, 39:2, 52:12, 52:15, 63:3, 67:11, 68:13, 81:17, 84:14, 84:15, 85:3, 85:5, 86:3  <b>open</b> [8] - 3:22, 20:8, 20:22, 45:10, 57:24, 58:5, 61:1, 84:2  <b>operational</b> [2] - 46:8, 47:11  <b>operative</b> [1] - 67:19  <b>opine</b> [1] - 12:24  <b>opinion</b> [1] - 13:25  <b>opportunities</b> [3] - 16:17, 39:22, 53:5  <b>opportunity</b> [15] - 6:7, 10:7, 10:17, 11:3, 11:16, 14:24, 39:2, 40:15, 43:3, 43:8, 43:11, 52:19, 54:10, 72:14, 82:24  <b>opposed</b> [6] - 28:13, 36:17, 65:7, 66:9, 74:14, 79:2  <b>optional</b> [1] - 7:24  <b>Orange</b> [1] - 80:22  <b>order</b> [4] - 2:5, 3:12, 22:7, 23:22  <b>organically</b> [1] - 60:6  <b>organization</b> [3] - 8:20, 62:20, 72:24  <b>organizations</b> [1] - 71:17  <b>original</b> [3] - 65:18, 65:23, 82:4  <b>Orlando</b> [1] - 39:5  <b>Oslo</b> [2] - 37:25, 38:4  <b>otherwise</b> [4] - 33:24, 35:24, 57:18, 57:24  <b>ought</b> [2] - 32:10, 48:21  <b>outside</b> [3] - 24:10, 57:2, 57:4  <b>overall</b> [2] - 31:12, 33:23  <b>own</b> [3] - 35:22, 72:4, 81:16</p>
<b>N</b>		<p><b>name</b> [5] - 58:11, 71:3, 71:6, 80:17, 80:21  <b>nation</b> [2] - 14:25, 15:2  <b>National</b> [1] - 72:8  <b>national</b> [1] - 15:4  <b>nationally</b> [1] - 30:6  <b>nature</b> [2] - 18:22, 35:13  <b>nearby</b> [1] - 60:3  <b>necessary</b> [2] - 6:25, 67:6  <b>need</b> [20] - 5:18, 11:18, 13:7, 23:21, 24:9, 31:10, 31:12, 32:15, 32:22, 36:2, 37:16, 38:22, 40:11, 41:6, 44:20, 61:10, 65:15, 71:6, 76:5  <b>needs</b> [7] - 15:18, 17:11, 24:6, 33:24, 37:21, 42:19, 44:25  <b>negotiation</b> [2] - 9:21, 28:18  <b>negotiations</b> [2] - 21:15, 36:6  <b>never</b> [4] - 16:14, 39:1, 39:23, 53:6  <b>nevertheless</b> [1] - 31:17  <b>new</b> [9] - 11:4, 28:4, 37:6, 37:7, 76:20, 78:19, 80:9, 80:11  <b>newspaper</b> [1] - 76:4</p>	<b>O</b>	

<p><b>owned</b> [3] - 6:21, 25:9, 66:23 <b>owner</b> [1] - 81:6 <b>owns</b> [3] - 13:7, 58:19, 80:25</p>	<p><b>past</b> [2] - 52:16, 53:23 <b>patient</b> [1] - 83:14 <b>patterns</b> [1] - 79:20 <b>people</b> [23] - 2:25, 19:11, 20:19, 29:12, 34:4, 36:22, 38:4, 38:7, 39:6, 39:16, 45:22, 52:18, 53:5, 53:11, 59:12, 59:15, 60:9, 60:11, 60:15, 79:7, 79:22, 80:12, 84:3</p>	<p>52:21, 53:17, 56:1, 56:2, 60:20, 60:22, 62:17, 67:19, 68:13, 78:4 <b>points</b> [19] - 8:17, 8:19, 8:20, 8:21, 8:23, 8:24, 8:25, 9:1, 32:22, 33:4, 33:5, 47:7, 54:9, 61:18, 62:19, 62:20, 62:21, 62:22, 62:23 <b>policy</b> [2] - 11:8, 23:12 <b>Pond</b> [1] - 77:3</p>	<p><b>proceed-from-caution</b> [1] - 34:19 <b>proceed-with-caution</b> [1] - 34:14 <b>Proceedings</b> [1] - 1:6 <b>proceedings</b> [5] - 12:11, 72:12, 74:18, 86:22, 87:9 <b>process</b> [24] - 9:21, 12:13, 15:14, 15:19, 18:6, 19:4, 19:9, 20:4, 20:5, 20:7, 29:22, 40:12, 40:16, 42:16, 44:4, 44:18, 62:8, 62:17, 63:6, 72:7, 79:9, 79:14, 79:18, 85:11 <b>Procurement</b> [4] - 9:5, 31:16, 40:4, 54:13 <b>professional</b> [1] - 19:23 <b>Professional</b> [2] - 87:7, 87:18 <b>professionally</b> [1] - 23:14 <b>proffer</b> [2] - 21:25, 43:19 <b>profit</b> [1] - 70:25 <b>program</b> [5] - 8:21, 33:7, 46:21, 56:5, 62:20 <b>progress</b> [2] - 41:16, 85:2 <b>project</b> [11] - 3:25, 7:5, 22:8, 42:1, 42:5, 58:17, 74:6, 75:9, 76:8, 81:18, 81:19 <b>projects</b> [2] - 22:5, 76:4</p>	<p><b>proposer</b> [3] - 45:15, 45:16, 45:24 <b>proposers</b> [1] - 18:10 <b>proposing</b> [3] - 15:15, 15:20, 56:19 <b>prospective</b> [1] - 7:5 <b>protect</b> [1] - 72:1 <b>proud</b> [1] - 38:16 <b>provide</b> [1] - 69:22 <b>provided</b> [1] - 77:14 <b>providers</b> [1] - 18:18 <b>provides</b> [1] - 7:4 <b>proviso</b> [1] - 63:20 <b>Public</b> [1] - 1:9 <b>public</b> [19] - 7:20, 10:14, 12:17, 33:25, 45:11, 45:13, 48:17, 50:12, 51:23, 52:13, 58:6, 61:4, 65:2, 74:9, 74:12, 75:15, 80:12, 86:14 <b>publications</b> [2] - 30:21, 31:20 <b>publicly</b> [1] - 21:16 <b>purchase</b> [1] - 5:3 <b>purpose</b> [1] - 67:4 <b>purposes</b> [2] - 7:1, 67:6 <b>push</b> [1] - 52:16 <b>pushed</b> [1] - 71:15 <b>put</b> [12] - 14:23, 18:22, 21:14, 23:15, 25:18, 34:22, 48:8, 49:1, 53:1, 68:25, 80:25, 84:15 <b>puts</b> [1] - 54:7 <b>putting</b> [3] - 23:6, 26:19, 56:3</p>
<b>P</b>				
<p><b>p.m</b> [3] - 1:7, 2:1, 86:23 <b>Page</b> [3] - 43:16, 49:13, 62:25 <b>page</b> [2] - 40:20, 61:21 <b>palate</b> [1] - 53:13 <b>paper</b> [1] - 40:20 <b>paragraph</b> [2] - 46:18, 48:16 <b>parcel</b> [6] - 16:12, 24:22, 44:24, 46:12, 58:19, 74:17 <b>parcels</b> [5] - 7:11, 7:13, 21:23, 25:19, 26:5 <b>Park</b> [4] - 34:2, 72:8, 80:22 <b>park</b> [3] - 12:8, 16:15, 34:1 <b>parking</b> [14] - 7:17, 7:25, 8:3, 16:7, 24:17, 25:5, 25:23, 26:4, 27:11, 27:16, 70:2, 75:15, 75:25 <b>parks</b> [2] - 33:25, 34:4 <b>PAROLA</b> [13] - 1:19, 42:10, 43:7, 50:20, 50:24, 51:4, 51:8, 51:10, 67:17, 69:20, 70:4, 70:12, 70:16 <b>Parola</b> [6] - 50:17, 67:11, 69:8, 70:8, 71:20, 74:18 <b>part</b> [18] - 6:7, 16:12, 16:14, 24:16, 27:9, 34:11, 36:5, 36:25, 37:2, 44:24, 46:12, 53:3, 54:9, 61:24, 62:5, 71:25, 72:17 <b>part-time</b> [1] - 72:17 <b>particular</b> [17] - 6:8, 7:11, 8:25, 12:12, 15:22, 19:9, 20:7, 25:5, 25:25, 26:3, 26:10, 28:24, 42:14, 43:7, 43:23, 45:16, 57:12 <b>particularly</b> [1] - 13:12 <b>partnership</b> [1] - 11:4 <b>parts</b> [1] - 56:4 <b>passed</b> [1] - 65:13 <b>passes</b> [1] - 65:10</p>	<p><b>perceived</b> [1] - 36:21 <b>percent</b> [4] - 84:8, 85:13, 85:14, 85:23 <b>Perfect</b> [1] - 83:8 <b>perhaps</b> [5] - 14:8, 14:10, 60:2, 60:3, 60:12 <b>period</b> [1] - 37:23 <b>perpetuity</b> [1] - 59:9 <b>personal</b> [1] - 12:5 <b>personally</b> [1] - 57:16 <b>personality</b> [1] - 4:23 <b>Petersburg</b> [2] - 34:7, 45:19 <b>phased</b> [2] - 22:10, 22:11 <b>phone</b> [1] - 32:21 <b>physically</b> [1] - 84:12 <b>pick</b> [1] - 55:2 <b>picking</b> [1] - 55:13 <b>piece</b> [5] - 13:6, 27:25, 30:5, 30:11, 31:17 <b>place</b> [9] - 16:25, 23:21, 23:22, 26:3, 38:23, 39:17, 39:18, 42:3, 48:9 <b>places</b> [7] - 35:21, 39:7, 45:18, 45:21, 52:14, 52:20, 72:2 <b>plan</b> [8] - 8:21, 8:22, 26:24, 56:5, 62:21, 62:22, 81:25, 84:8 <b>Plan</b> [1] - 29:3 <b>plans</b> [1] - 44:21 <b>platform</b> [1] - 30:9 <b>play</b> [2] - 14:21, 79:8 <b>playing</b> [1] - 79:23 <b>Plaza</b> [1] - 27:22 <b>plazas</b> [1] - 45:10 <b>Pledge</b> [2] - 2:13, 2:16 <b>podium</b> [7] - 4:8, 58:10, 59:3, 70:23, 80:16, 83:16, 84:22 <b>point</b> [24] - 9:22, 17:22, 23:18, 25:12, 25:16, 28:24, 32:19, 35:20, 36:3, 41:17, 41:19, 46:9, 47:7,</p>	<p>52:21, 53:17, 56:1, 56:2, 60:20, 60:22, 62:17, 67:19, 68:13, 78:4 <b>points</b> [19] - 8:17, 8:19, 8:20, 8:21, 8:23, 8:24, 8:25, 9:1, 32:22, 33:4, 33:5, 47:7, 54:9, 61:18, 62:19, 62:20, 62:21, 62:22, 62:23 <b>policy</b> [2] - 11:8, 23:12 <b>Pond</b> [1] - 77:3 <b>portion</b> [2] - 27:21, 68:16 <b>portions</b> [4] - 6:21, 25:9, 25:20 <b>position</b> [3] - 12:9, 24:16, 54:7 <b>positive</b> [1] - 46:22 <b>positively</b> [1] - 79:19 <b>possible</b> [5] - 9:8, 9:10, 18:10, 70:18, 82:1 <b>possibly</b> [1] - 22:22 <b>potential</b> [1] - 18:18 <b>poured</b> [3] - 84:20, 84:21, 84:23 <b>prefer</b> [4] - 6:6, 59:13, 62:2, 62:3 <b>preference</b> [2] - 12:6, 85:8 <b>prescriptive</b> [2] - 50:21, 55:22 <b>presence</b> [1] - 51:4 <b>present</b> [2] - 35:11, 78:1 <b>PRESENT</b> [2] - 1:12, 1:17 <b>presentation</b> [9] - 25:21, 75:24, 76:1, 77:13, 77:16, 77:21, 78:4 <b>presented</b> [1] - 78:9 <b>preserve</b> [1] - 35:15 <b>preserved</b> [1] - 45:20 <b>president</b> [1] - 70:25 <b>presume</b> [1] - 36:5 <b>pretty</b> [6] - 7:7, 10:9, 32:14, 33:19, 80:4 <b>previously</b> [3] - 62:24, 66:21, 68:25 <b>price</b> [3] - 68:2, 68:3 <b>pro</b> [1] - 57:22 <b>problem</b> [6] - 35:11, 36:3, 55:15, 58:3, 72:21, 84:13 <b>problems</b> [1] - 14:18 <b>proceed</b> [3] - 34:14, 34:19, 54:21</p>	<p><b>proceed-from-caution</b> [1] - 34:19 <b>proceed-with-caution</b> [1] - 34:14 <b>Proceedings</b> [1] - 1:6 <b>proceedings</b> [5] - 12:11, 72:12, 74:18, 86:22, 87:9 <b>process</b> [24] - 9:21, 12:13, 15:14, 15:19, 18:6, 19:4, 19:9, 20:4, 20:5, 20:7, 29:22, 40:12, 40:16, 42:16, 44:4, 44:18, 62:8, 62:17, 63:6, 72:7, 79:9, 79:14, 79:18, 85:11 <b>Procurement</b> [4] - 9:5, 31:16, 40:4, 54:13 <b>professional</b> [1] - 19:23 <b>Professional</b> [2] - 87:7, 87:18 <b>professionally</b> [1] - 23:14 <b>proffer</b> [2] - 21:25, 43:19 <b>profit</b> [1] - 70:25 <b>program</b> [5] - 8:21, 33:7, 46:21, 56:5, 62:20 <b>progress</b> [2] - 41:16, 85:2 <b>project</b> [11] - 3:25, 7:5, 22:8, 42:1, 42:5, 58:17, 74:6, 75:9, 76:8, 81:18, 81:19 <b>projects</b> [2] - 22:5, 76:4 <b>properly</b> [1] - 16:6 <b>Properties</b> [1] - 80:22 <b>properties</b> [1] - 6:12 <b>property</b> [31] - 6:21, 20:2, 20:4, 20:6, 21:13, 21:17, 21:19, 21:21, 24:23, 25:9, 26:7, 28:3, 34:15, 35:22, 41:5, 66:23, 69:16, 69:17, 69:18, 80:24, 81:3, 81:4, 81:6, 81:11, 81:12, 81:14, 81:16, 82:14, 82:23, 83:1, 85:22 <b>proposal</b> [6] - 7:9, 16:8, 30:1, 45:24, 51:7, 53:6 <b>proposals</b> [2] - 29:13, 29:14 <b>propose</b> [1] - 22:1 <b>proposed</b> [1] - 60:6</p>	<p><b>proposer</b> [3] - 45:15, 45:16, 45:24 <b>proposers</b> [1] - 18:10 <b>proposing</b> [3] - 15:15, 15:20, 56:19 <b>prospective</b> [1] - 7:5 <b>protect</b> [1] - 72:1 <b>proud</b> [1] - 38:16 <b>provide</b> [1] - 69:22 <b>provided</b> [1] - 77:14 <b>providers</b> [1] - 18:18 <b>provides</b> [1] - 7:4 <b>proviso</b> [1] - 63:20 <b>Public</b> [1] - 1:9 <b>public</b> [19] - 7:20, 10:14, 12:17, 33:25, 45:11, 45:13, 48:17, 50:12, 51:23, 52:13, 58:6, 61:4, 65:2, 74:9, 74:12, 75:15, 80:12, 86:14 <b>publications</b> [2] - 30:21, 31:20 <b>publicly</b> [1] - 21:16 <b>purchase</b> [1] - 5:3 <b>purpose</b> [1] - 67:4 <b>purposes</b> [2] - 7:1, 67:6 <b>push</b> [1] - 52:16 <b>pushed</b> [1] - 71:15 <b>put</b> [12] - 14:23, 18:22, 21:14, 23:15, 25:18, 34:22, 48:8, 49:1, 53:1, 68:25, 80:25, 84:15 <b>puts</b> [1] - 54:7 <b>putting</b> [3] - 23:6, 26:19, 56:3</p>
<b>Q</b>				
<p><b>qualified</b> [1] - 15:25 <b>Quebec</b> [1] - 45:19 <b>questions</b> [14] - 10:5, 11:12, 11:17, 14:3, 17:23, 17:25, 26:14, 67:16, 69:3, 69:5, 73:9, 73:11, 73:13, 73:14 <b>quick</b> [5] - 41:11, 42:6, 67:12, 77:10, 83:22 <b>quicker</b> [1] - 82:21 <b>quickly</b> [1] - 39:25 <b>quite</b> [5] - 24:5, 27:22, 71:20, 72:19, 73:1 <b>quorum</b> [1] - 2:8</p>				
<b>R</b>				
<p><b>raise</b> [1] - 2:21</p>				

<p><b>raised</b> [1] - 15:12  <b>rather</b> [1] - 68:21  <b>reach</b> [1] - 19:10  <b>read</b> [2] - 12:2, 25:15  <b>ready</b> [2] - 73:17, 78:11  <b>real</b> [11] - 13:6, 17:4, 29:15, 30:5, 30:11, 36:3, 39:8, 41:11, 67:11, 75:6  <b>Real</b> [1] - 75:6  <b>realized</b> [2] - 4:19, 42:17  <b>really</b> [14] - 5:18, 8:4, 18:12, 19:4, 19:13, 27:5, 34:11, 35:14, 41:16, 42:13, 43:3, 43:9, 79:1, 84:25  <b>realm</b> [3] - 48:17, 50:12, 51:23  <b>reason</b> [3] - 10:6, 45:5, 57:5  <b>reasonable</b> [2] - 23:16, 23:17  <b>receive</b> [2] - 82:6, 86:3  <b>received</b> [3] - 81:1, 81:21, 83:25  <b>recently</b> [3] - 9:1, 22:12, 85:5  <b>recipient</b> [1] - 57:22  <b>Recitation</b> [1] - 2:16  <b>recommendation</b> [3] - 9:19, 61:22, 64:2  <b>recommending</b> [2] - 63:5, 67:2  <b>reconstructed</b> [1] - 36:2  <b>reconstruction</b> [1] - 68:17  <b>record</b> [1] - 87:10  <b>recruit</b> [1] - 37:6  <b>redeveloped</b> [1] - 27:24  <b>redevelopment</b> [8] - 3:18, 4:21, 5:11, 23:2, 36:6, 49:15, 51:13, 51:25  <b>REDEVELOPMENT</b> [1] - 1:2  <b>Redevelopment</b> [6] - 1:18, 1:19, 2:4, 3:3, 5:23, 74:20  <b>reducing</b> [2] - 33:6, 56:4  <b>reference</b> [2] - 51:16, 51:18  <b>referenced</b> [1] - 9:25  <b>referred</b> [2] - 66:24, 76:9  <b>referring</b> [2] - 46:19,</p>	<p>53:19  <b>reflect</b> [1] - 44:18  <b>reflection</b> [1] - 44:23  <b>reflections</b> [1] - 34:21  <b>regarding</b> [4] - 24:17, 48:17, 58:17, 61:23  <b>regards</b> [6] - 9:12, 21:7, 22:2, 22:6, 30:22, 47:8  <b>Regional</b> [1] - 76:24  <b>regular</b> [1] - 75:23  <b>reject</b> [1] - 40:13  <b>relates</b> [2] - 13:11, 13:12  <b>relation</b> [1] - 27:19  <b>remains</b> [1] - 69:24  <b>remand</b> [1] - 75:8  <b>remanded</b> [1] - 75:10  <b>remember</b> [3] - 39:14, 45:2, 78:21  <b>remote</b> [1] - 72:21  <b>removal</b> [2] - 24:17, 27:15  <b>remove</b> [1] - 25:5  <b>removing</b> [1] - 16:6  <b>renovate</b> [1] - 81:9  <b>renovated</b> [1] - 35:24  <b>renovation</b> [1] - 76:19  <b>renovations</b> [1] - 69:13  <b>rent</b> [2] - 67:24, 68:10  <b>repair</b> [1] - 70:17  <b>repaired</b> [1] - 70:18  <b>replaces</b> [1] - 64:18  <b>report</b> [4] - 16:22, 21:5, 22:4, 87:9  <b>REPORTER</b> [1] - 87:1  <b>Reporter</b> [2] - 87:8, 87:18  <b>representative</b> [2] - 5:8, 8:14  <b>request</b> [1] - 62:15  <b>requesting</b> [3] - 5:6, 9:14, 47:3  <b>require</b> [1] - 31:1  <b>required</b> [2] - 31:9, 61:23  <b>requirement</b> [2] - 55:22, 62:6  <b>requiring</b> [1] - 62:6  <b>residential</b> [3] - 75:9, 82:1  <b>residents</b> [2] - 59:22, 71:18  <b>Resolution</b> [11] - 3:3, 5:23, 6:11, 6:17, 17:16, 61:7, 66:12, 66:19, 66:21, 67:4, 73:22  <b>resolution</b> [30] - 6:2,</p>	<p>6:17, 7:2, 9:5, 25:7, 25:19, 31:2, 31:10, 32:16, 43:16, 43:23, 44:9, 61:10, 61:13, 61:15, 62:2, 62:4, 63:8, 65:10, 65:11, 65:12, 65:15, 65:22, 65:23, 66:3, 66:19, 67:1, 67:4, 67:7, 67:22  <b>respond</b> [2] - 16:1, 82:10  <b>respondents</b> [1] - 26:25  <b>respondents'</b> [1] - 64:5  <b>responds</b> [1] - 23:3  <b>response</b> [20] - 3:13, 28:12, 29:9, 56:10, 58:2, 61:5, 63:13, 64:12, 64:25, 65:3, 65:8, 66:10, 73:12, 74:3, 74:10, 74:15, 78:17, 80:10, 86:15, 86:17  <b>responses</b> [6] - 9:16, 15:25, 19:14, 29:2, 29:24, 30:3  <b>responsibility</b> [1] - 69:25  <b>responsive</b> [4] - 9:17, 9:25, 18:14, 22:24  <b>rest</b> [6] - 11:7, 33:11, 43:12, 48:1, 48:6, 48:10  <b>restate</b> [1] - 47:2  <b>restaurant</b> [2] - 76:17, 76:20  <b>restoring</b> [1] - 68:25  <b>result</b> [1] - 72:20  <b>results</b> [1] - 64:5  <b>retail</b> [12] - 49:16, 49:20, 52:3, 52:8, 52:10, 52:22, 52:23, 52:25, 60:5, 60:19, 76:14, 82:1  <b>revert</b> [1] - 4:25  <b>review</b> [2] - 9:17, 64:14  <b>reviewing</b> [1] - 25:25  <b>RFP</b> [6] - 16:10, 17:3, 24:7, 24:11, 24:19, 81:1  <b>ribbon</b> [1] - 83:25  <b>ribbon-cutting</b> [1] - 83:25  <b>ridiculous</b> [1] - 30:3  <b>rise</b> [2] - 2:14, 35:7  <b>river</b> [9] - 12:7, 12:18, 34:23, 37:21, 45:8,</p>	<p>45:14, 49:1, 52:17, 52:18  <b>River</b> [1] - 35:20  <b>riverfront</b> [24] - 7:14, 13:11, 16:15, 19:14, 19:21, 20:3, 20:6, 21:13, 21:16, 21:21, 32:25, 35:5, 35:22, 41:25, 42:2, 44:3, 44:20, 50:13, 50:14, 51:1, 51:24, 52:14, 53:2, 77:11  <b>Riverfront</b> [1] - 43:5  <b>Riverside</b> [3] - 76:13, 76:15, 77:11  <b>Riverwalk</b> [2] - 35:9, 35:16  <b>riverwalks</b> [1] - 45:10  <b>road</b> [4] - 12:15, 36:7, 77:1, 77:12  <b>Road</b> [1] - 83:20  <b>roll</b> [1] - 14:15  <b>Rolodex</b> [1] - 30:8  <b>RON</b> [1] - 1:15  <b>rood's</b> [1] - 85:20  <b>roof</b> [2] - 38:9, 81:22  <b>rooms</b> [5] - 7:20, 7:22, 7:23, 36:18  <b>run</b> [3] - 37:22, 38:15, 75:18  <b>running</b> [1] - 85:1  <b>Ryan</b> [1] - 83:19</p> <p style="text-align: center;"><b>S</b></p> <p><b>SAG</b> [1] - 13:14  <b>sale</b> [1] - 5:3  <b>salvage</b> [1] - 68:24  <b>salvageable</b> [1] - 68:23  <b>Savannah</b> [1] - 39:4  <b>save</b> [1] - 34:9  <b>saw</b> [2] - 4:2, 16:8  <b>Sawyer</b> [1] - 61:25  <b>SAWYER</b> [5] - 1:20, 3:19, 61:9, 62:1, 66:3  <b>schedule</b> [1] - 83:5  <b>scheduled</b> [1] - 82:19  <b>scope</b> [2] - 7:7, 69:22  <b>score</b> [2] - 29:6, 29:16  <b>scores</b> [1] - 29:2  <b>scoring</b> [6] - 8:17, 32:20, 40:1, 43:10, 54:16, 63:15  <b>second</b> [13] - 17:17, 17:18, 17:19, 63:9, 63:10, 64:21, 64:23, 66:5, 68:13, 73:24, 73:25, 84:22, 85:25</p>	<p><b>seconded</b> [1] - 65:19  <b>secret</b> [1] - 10:20  <b>Section</b> [2] - 61:20, 62:25  <b>see</b> [42] - 2:21, 5:1, 7:12, 10:10, 10:19, 11:3, 19:1, 21:20, 22:16, 22:20, 23:3, 23:16, 24:24, 26:3, 27:1, 31:16, 36:24, 39:24, 40:12, 40:22, 41:25, 43:20, 44:8, 45:4, 45:23, 46:2, 46:6, 46:7, 46:9, 47:10, 50:22, 53:12, 68:21, 68:22, 75:12, 77:5, 78:3, 79:25, 80:4, 83:10, 84:11, 86:12  <b>seeing</b> [11] - 34:8, 34:14, 35:18, 65:4, 68:4, 73:13, 74:4, 76:3, 76:6, 77:4, 80:11  <b>Seeing</b> [1] - 74:11  <b>seeking</b> [6] - 7:12, 9:13, 11:2, 19:22, 26:9, 46:13  <b>seem</b> [2] - 35:1, 35:2  <b>semicolon</b> [1] - 52:2  <b>send</b> [1] - 29:11  <b>sending</b> [1] - 18:10  <b>sends</b> [1] - 55:25  <b>sense</b> [2] - 32:9, 44:22  <b>sent</b> [2] - 24:7, 75:11  <b>sentence</b> [8] - 21:4, 49:8, 49:9, 49:10, 50:4, 51:12, 55:20, 61:19  <b>sentence-wise</b> [1] - 55:20  <b>separate</b> [2] - 24:25, 25:3  <b>serious</b> [1] - 19:5  <b>Service</b> [1] - 72:8  <b>service</b> [1] - 7:19  <b>services</b> [4] - 7:7, 19:23, 68:3, 69:22  <b>servicing</b> [1] - 53:24  <b>set</b> [1] - 34:21  <b>seven</b> [1] - 23:12  <b>several</b> [2] - 37:24, 38:10  <b>shape</b> [1] - 84:25  <b>share</b> [1] - 29:21  <b>sheet</b> [3] - 4:20, 4:21, 5:1  <b>shelled</b> [1] - 81:23  <b>shipyard</b> [1] - 29:23  <b>shipyards</b> [8] - 8:8,</p>
---	--	---	--	--

<p>13:14, 21:8, 22:3, 22:11, 22:14, 27:20, 37:4</p> <p><b>short</b> [2] - 22:7, 42:6</p> <p><b>show</b> [1] - 41:16</p> <p><b>shown</b> [1] - 6:22</p> <p><b>sic</b> [1] - 77:12</p> <p><b>sic]</b> [1] - 66:13</p> <p><b>side</b> [1] - 38:8</p> <p><b>sides</b> [1] - 4:19</p> <p><b>sign</b> [3] - 65:7, 66:9, 74:14</p> <p><b>similar</b> [1] - 20:2</p> <p><b>sit</b> [2] - 22:23, 23:19</p> <p><b>Site</b> [2] - 43:16, 43:21</p> <p><b>site</b> [9] - 8:23, 16:18, 27:2, 32:23, 33:4, 36:11, 43:7, 56:3, 62:22</p> <p><b>sites</b> [2] - 13:17, 13:18</p> <p><b>sits</b> [1] - 81:23</p> <p><b>sitting</b> [2] - 10:13, 38:11</p> <p><b>situation</b> [2] - 68:23, 70:17</p> <p><b>situations</b> [1] - 34:18</p> <p><b>six</b> [6] - 14:19, 28:16, 41:15, 42:7, 65:10, 65:13</p> <p><b>skip</b> [1] - 78:14</p> <p><b>Skyway</b> [2] - 59:24, 60:1</p> <p><b>slab</b> [3] - 84:20, 84:22, 84:23</p> <p><b>slash</b> [1] - 21:18</p> <p><b>slips</b> [1] - 7:25</p> <p><b>small</b> [1] - 76:13</p> <p><b>soapbox</b> [1] - 38:17</p> <p><b>Social</b> [2] - 75:16, 76:1</p> <p><b>solely</b> [1] - 48:25</p> <p><b>solicitation</b> [8] - 13:8, 13:23, 13:24, 15:19, 29:24, 62:8, 62:17, 63:6</p> <p><b>solves</b> [1] - 72:21</p> <p><b>someone</b> [5] - 30:17, 36:1, 47:16, 54:8, 86:3</p> <p><b>sometime</b> [1] - 83:10</p> <p><b>sometimes</b> [2] - 19:11, 48:3</p> <p><b>somewhat</b> [2] - 22:21, 34:21</p> <p><b>somewhere</b> [4] - 16:15, 21:5, 56:20, 60:3</p> <p><b>soon</b> [1] - 31:16</p> <p><b>sorry</b> [7] - 9:10, 44:14, 53:18, 63:2, 71:8,</p>	<p>73:16, 76:25</p> <p><b>sort</b> [1] - 37:21</p> <p><b>sounds</b> [2] - 30:24, 59:16</p> <p><b>Southbank</b> [1] - 21:22</p> <p><b>Southeast</b> [1] - 14:24</p> <p><b>space</b> [11] - 7:16, 7:21, 8:3, 26:3, 40:24, 52:13, 52:19, 52:25, 60:23, 60:25, 82:2</p> <p><b>spaces</b> [5] - 8:1, 8:2, 45:10, 45:14, 52:10</p> <p><b>Spanish</b> [1] - 72:4</p> <p><b>speaker</b> [2] - 17:8, 17:11</p> <p><b>special</b> [1] - 79:11</p> <p><b>specific</b> [3] - 47:9, 77:17, 77:18</p> <p><b>specifically</b> [3] - 7:15, 7:19, 11:10</p> <p><b>Specifically</b> [1] - 44:2</p> <p><b>spent</b> [1] - 42:11</p> <p><b>spirit</b> [1] - 11:23</p> <p><b>sports</b> [1] - 27:20</p> <p><b>Spruce</b> [1] - 76:20</p> <p><b>square</b> [5] - 7:21, 7:22, 34:24, 72:18, 81:10</p> <p><b>St</b> [3] - 34:7, 45:19, 72:5</p> <p><b>stab</b> [1] - 61:14</p> <p><b>stadium</b> [1] - 39:15</p> <p><b>staff</b> [9] - 2:11, 5:7, 8:10, 8:13, 11:9, 20:21, 71:12, 72:25, 83:22</p> <p><b>stand</b> [1] - 38:8</p> <p><b>standards</b> [3] - 19:22, 44:3, 47:8</p> <p><b>standpoint</b> [6] - 10:15, 12:16, 12:17, 30:18, 34:2, 34:19</p> <p><b>Stanley</b> [3] - 58:7, 80:21</p> <p><b>star</b> [1] - 22:21</p> <p><b>staring</b> [1] - 59:8</p> <p><b>stars</b> [1] - 22:16</p> <p><b>start</b> [7] - 2:13, 11:22, 17:25, 18:5, 22:19, 27:9, 84:16</p> <p><b>started</b> [5] - 4:18, 41:14, 41:18, 79:9, 79:14</p> <p><b>starting</b> [1] - 78:25</p> <p><b>starts</b> [2] - 84:24, 84:25</p> <p><b>State</b> [2] - 1:10, 85:10</p> <p><b>state</b> [5] - 10:16, 25:7, 58:11, 71:2, 80:17</p>	<p><b>STATE</b> [1] - 87:3</p> <p><b>statement</b> [1] - 73:2</p> <p><b>Station</b> [1] - 85:4</p> <p><b>stature</b> [1] - 73:1</p> <p><b>status</b> [3] - 27:10, 42:6</p> <p><b>stay</b> [1] - 27:13</p> <p><b>steady</b> [1] - 10:9</p> <p><b>stenographic</b> [1] - 87:11</p> <p><b>stenographically</b> [1] - 87:9</p> <p><b>Stewart</b> [1] - 79:13</p> <p><b>still</b> [12] - 18:8, 20:9, 26:5, 26:7, 35:15, 60:18, 68:15, 69:21, 69:24, 72:4, 84:10</p> <p><b>stipulated</b> [1] - 60:6</p> <p><b>stool</b> [3] - 36:17, 36:18, 38:21</p> <p><b>story</b> [1] - 16:13</p> <p><b>Strategic</b> [1] - 78:22</p> <p><b>strategic</b> [3] - 27:19, 27:21</p> <p><b>strategically</b> [1] - 27:25</p> <p><b>strategies</b> [1] - 26:22</p> <p><b>strategy</b> [4] - 8:19, 46:8, 47:11, 62:19</p> <p><b>Street</b> [29] - 1:8, 4:12, 6:13, 6:23, 24:23, 26:5, 32:25, 39:12, 39:17, 48:22, 49:2, 49:6, 49:17, 49:21, 51:15, 51:17, 52:4, 52:9, 52:25, 53:7, 59:5, 71:10, 76:7, 76:21, 80:25, 81:5, 81:13</p> <p><b>street</b> [3] - 9:7, 49:5, 64:12</p> <p><b>strengthened</b> [1] - 43:21</p> <p><b>strictly</b> [1] - 51:6</p> <p><b>strong</b> [3] - 10:10, 51:2, 51:4</p> <p><b>structure</b> [6] - 68:12, 68:21, 69:1, 69:25, 71:21, 71:25</p> <p><b>structured</b> [1] - 19:4</p> <p><b>structures</b> [1] - 23:6</p> <p><b>study</b> [9] - 10:24, 13:12, 13:14, 16:24, 16:25, 19:15, 22:18, 23:20, 49:3</p> <p><b>subject</b> [8] - 11:24, 42:1, 63:19, 63:24, 64:2, 79:10, 79:15, 79:16</p> <p><b>submit</b> [3] - 17:12,</p>	<p>23:5, 29:12</p> <p><b>submits</b> [1] - 60:1</p> <p><b>success</b> [1] - 45:15</p> <p><b>successful</b> [2] - 75:19, 85:7</p> <p><b>sufficient</b> [1] - 57:23</p> <p><b>suggest</b> [2] - 32:17, 47:25</p> <p><b>suggested</b> [2] - 32:17, 32:20</p> <p><b>suggestion</b> [2] - 20:22, 33:2</p> <p><b>summarized</b> [1] - 62:24</p> <p><b>Sunday</b> [1] - 37:13</p> <p><b>sunning</b> [1] - 38:6</p> <p><b>sunshine</b> [1] - 38:4</p> <p><b>Super</b> [4] - 14:11, 39:12, 39:15, 39:18</p> <p><b>support</b> [6] - 12:1, 36:10, 38:12, 59:17, 73:6, 85:16</p> <p><b>suppose</b> [1] - 79:24</p> <p><b>surrounded</b> [1] - 34:5</p> <p><b>suspect</b> [1] - 72:22</p> <p><b>SWA</b> [1] - 42:12</p> <p><b>swath</b> [1] - 45:9</p> <p><b>system</b> [1] - 56:2</p>	<p>14:5, 14:12, 15:8, 17:7, 17:11, 17:18, 17:20, 20:11, 20:13, 23:25, 24:3, 26:11, 26:13, 28:8, 29:19, 33:12, 37:10, 38:18, 41:19, 43:14, 44:10, 44:14, 46:17, 46:23, 47:2, 47:15, 48:12, 48:14, 49:22, 49:24, 52:8, 53:20, 54:4, 55:1, 55:13, 55:17, 55:24, 56:1, 56:11, 56:15, 58:1, 58:3, 58:9, 58:11, 58:20, 58:23, 58:25, 61:3, 61:6, 61:12, 63:7, 63:11, 63:14, 63:18, 63:21, 63:24, 64:7, 64:10, 64:20, 64:23, 65:1, 65:4, 65:7, 65:9, 65:12, 65:16, 65:20, 66:4, 66:9, 66:11, 66:15, 66:17, 69:8, 69:11, 70:1, 70:5, 70:19, 70:21, 71:2, 71:6, 73:7, 73:10, 73:13, 73:19, 73:24, 74:1, 74:4, 74:8, 74:11, 74:14, 74:16, 74:19, 75:3, 77:7, 78:13, 78:18, 80:8, 80:11, 80:15, 80:17, 82:9, 82:16, 83:13, 83:17, 85:19, 86:5, 86:11, 86:16, 86:18</p> <p><b>therefore</b> [1] - 25:20</p> <p><b>thereof</b> [1] - 25:20</p> <p><b>therewith</b> [1] - 7:1</p> <p><b>thinking</b> [3] - 27:1, 33:25, 68:20</p> <p><b>third</b> [2] - 22:20, 24:12</p> <p><b>thirdly</b> [1] - 27:2</p> <p><b>thorough</b> [1] - 13:8</p> <p><b>thoughtful</b> [1] - 13:8</p> <p><b>thousands</b> [1] - 34:4</p> <p><b>three</b> [12] - 8:11, 11:19, 12:20, 12:24, 36:17, 38:3, 38:5, 38:21, 58:12, 58:13, 68:19, 81:1</p> <p><b>three-legged</b> [2] - 36:17, 38:21</p> <p><b>three-minute</b> [1] - 58:13</p> <p><b>throw</b> [2] - 33:19, 41:3</p> <p><b>timeline</b> [2] - 9:3, 63:5</p> <p><b>timing</b> [16] - 13:11, 13:22, 13:23, 13:24,</p>
<b>T</b>				
			<p><b>talks</b> [1] - 25:21</p> <p><b>Tampa</b> [7] - 35:8, 39:5, 45:1, 45:2, 45:4, 45:18, 52:13</p> <p><b>tax</b> [1] - 24:22</p> <p><b>team</b> [3] - 8:20, 42:13, 62:19</p> <p><b>ten</b> [1] - 23:12</p> <p><b>tenants</b> [1] - 81:11</p> <p><b>tend</b> [2] - 21:23, 48:24</p> <p><b>term</b> [12] - 4:20, 4:25, 21:24, 33:24, 34:17, 35:23, 46:10, 46:14, 46:15, 47:4, 68:7</p> <p><b>terms</b> [15] - 7:13, 12:4, 25:24, 26:9, 31:21, 33:20, 37:15, 56:19, 66:25, 68:12, 69:2, 69:6, 72:25, 79:22</p> <p><b>test</b> [16] - 10:3, 11:25, 13:3, 14:17, 18:7, 18:9, 18:20, 18:25, 26:18, 26:19, 28:6, 28:11, 29:11, 30:13, 30:14, 59:16</p> <p><b>THE</b> [122] - 2:3, 2:17, 3:8, 3:11, 3:14, 3:20, 5:15, 6:3, 6:5, 6:9, 11:13, 12:21, 12:25,</p>	



<p>14:8, 14:14, 21:6, 21:10, 28:5, 31:12, 40:2, 42:22, 50:20, 54:14, 63:22, 63:23 <b>tissue</b> [1] - 42:19 <b>today</b> [9] - 2:7, 4:16, 9:6, 11:11, 11:25, 26:4, 32:15, 75:2, 80:24 <b>together</b> [2] - 23:6, 70:9 <b>Tokyo</b> [2] - 34:3, 45:19 <b>TOM</b> [1] - 1:18 <b>tomorrow</b> [3] - 75:4, 75:17, 75:22 <b>took</b> [1] - 12:19 <b>top</b> [2] - 16:3, 31:23 <b>total</b> [2] - 8:17, 64:13 <b>Tourist</b> [1] - 36:15 <b>tower</b> [1] - 29:25 <b>traffic</b> [3] - 12:16, 59:23, 84:11 <b>transcript</b> [1] - 87:10 <b>transient</b> [1] - 7:24 <b>Transportation</b> [1] - 76:24 <b>tremendous</b> [2] - 40:15, 54:18 <b>Tropia</b> [3] - 1:9, 87:7, 87:18 <b>true</b> [2] - 69:19, 87:10 <b>truly</b> [1] - 15:25 <b>trust</b> [1] - 60:15 <b>Trust</b> [7] - 3:5, 5:25, 66:22, 67:9, 67:15, 71:9, 73:21 <b>try</b> [5] - 9:7, 28:22, 29:20, 59:11, 77:18 <b>trying</b> [12] - 25:12, 25:16, 28:18, 28:20, 28:22, 42:22, 52:18, 54:18, 55:1, 55:2, 57:15, 79:22 <b>turn</b> [6] - 11:6, 25:13, 43:15, 53:1, 53:7, 85:9 <b>turned</b> [1] - 12:7 <b>twenty</b> [1] - 63:3 <b>Two</b> [1] - 47:12 <b>two</b> [21] - 7:11, 7:13, 8:7, 9:8, 16:3, 19:20, 20:25, 22:21, 24:24, 26:5, 31:5, 36:18, 41:24, 42:7, 42:14, 47:5, 47:7, 48:18, 60:4, 72:16, 80:12 <b>two-legged</b> [1] - 36:18 <b>type</b> [2] - 7:5, 23:1 <b>types</b> [1] - 69:15 <b>typically</b> [1] - 3:21</p>	<p style="text-align: center;"><b>U</b></p> <p><b>unanimously</b> [2] - 5:2, 73:3 <b>uncomfortable</b> [1] - 34:18 <b>under</b> [6] - 3:16, 5:3, 46:21, 67:21, 69:25, 82:22 <b>understood</b> [2] - 25:14, 62:1 <b>undertake</b> [3] - 79:12, 79:18, 80:1 <b>underway</b> [1] - 27:16 <b>UNDERWOOD</b> [2] - 1:21, 17:10 <b>UNDERWOOD-EILAND</b> [1] - 1:21 <b>units</b> [1] - 84:17 <b>unless</b> [5] - 37:14, 47:16, 57:17, 57:24, 78:14 <b>unlike</b> [1] - 52:13 <b>unsolicited</b> [1] - 82:8 <b>up</b> [29] - 4:3, 9:1, 16:7, 18:1, 21:23, 23:17, 23:18, 25:14, 31:21, 34:15, 34:17, 37:6, 37:9, 37:20, 38:7, 38:14, 48:6, 48:8, 53:1, 54:8, 57:10, 58:5, 58:13, 67:16, 68:4, 78:25, 79:25, 80:4, 83:7 <b>update</b> [7] - 4:4, 16:23, 76:23, 77:2, 83:22, 85:1, 85:18 <b>upgrading</b> [1] - 46:11 <b>upping</b> [1] - 59:17 <b>urban</b> [1] - 76:5 <b>users</b> [1] - 81:14 <b>uses</b> [4] - 49:17, 49:20, 52:4, 52:8 <b>utilize</b> [1] - 15:21</p>	<p><b>VICE</b> [11] - 11:23, 12:12, 17:17, 33:15, 36:8, 37:8, 37:11, 47:25, 65:24, 78:21, 80:7 <b>vision</b> [1] - 62:18 <b>visions</b> [1] - 26:22 <b>vistas</b> [1] - 45:21 <b>vitality</b> [1] - 13:16 <b>voice</b> [1] - 55:11 <b>vote</b> [2] - 57:19, 73:5 <b>voted</b> [4] - 5:1, 65:24, 65:25, 75:10 <b>voting</b> [1] - 66:1</p>	<p>48:16 <b>war</b> [2] - 72:4, 72:8 <b>watching</b> [1] - 5:20 <b>Waterfront</b> [3] - 49:14, 50:3, 50:4 <b>waterfront</b> [9] - 16:9, 24:14, 35:15, 36:25, 41:6, 44:11, 44:19, 50:16, 51:22 <b>waters</b> [1] - 13:3 <b>waterway</b> [1] - 35:9 <b>Waterways</b> [2] - 26:1, 35:17 <b>ways</b> [1] - 19:18 <b>Wednesday</b> [1] - 1:6 <b>weeds</b> [1] - 77:16 <b>week</b> [6] - 2:19, 4:14, 22:6, 42:11, 75:13, 84:21 <b>weeks</b> [2] - 9:8, 84:24 <b>West</b> [2] - 4:12, 76:6 <b>west</b> [1] - 28:2 <b>whatsoever</b> [1] - 32:4 <b>whole</b> [4] - 20:25, 55:8, 60:19, 82:3 <b>wide</b> [3] - 14:22, 45:9, 45:20 <b>wife</b> [1] - 37:25 <b>willing</b> [3] - 12:1, 79:15, 79:17 <b>willingness</b> [2] - 79:16, 79:17 <b>win</b> [1] - 14:11 <b>wind</b> [1] - 41:4 <b>wise</b> [1] - 55:20 <b>wish</b> [1] - 70:21 <b>wishes</b> [1] - 79:11 <b>withhold</b> [1] - 33:10 <b>wonderful</b> [3] - 39:17, 39:18, 71:16 <b>word</b> [2] - 33:18, 52:7 <b>worded</b> [2] - 24:19, 51:13 <b>wording</b> [1] - 25:6 <b>words</b> [7] - 48:9, 48:19, 50:25, 55:7, 55:9, 55:15, 70:16 <b>works</b> [2] - 23:23, 68:6 <b>workshop</b> [2] - 75:14, 75:19 <b>world's</b> [1] - 29:25 <b>worry</b> [1] - 41:4 <b>written</b> [1] - 31:2</p>	<p><b>years</b> [9] - 23:12, 34:8, 37:24, 38:16, 41:8, 41:15, 68:8, 68:19, 85:17 <b>yesterday</b> [1] - 4:5</p>
	<p style="text-align: center;"><b>V</b></p> <p><b>vacant</b> [1] - 13:6 <b>valuable</b> [2] - 13:6, 29:15 <b>value</b> [5] - 53:4, 54:18, 56:3, 69:16, 69:18 <b>Ventures</b> [1] - 75:9 <b>versus</b> [1] - 59:13 <b>Vestcor</b> [2] - 83:19, 85:20 <b>viability</b> [1] - 13:19 <b>vibrancy</b> [3] - 49:4, 49:5, 76:11 <b>Vice</b> [1] - 1:13</p>	<p style="text-align: center;"><b>W</b></p> <p><b>waffling</b> [1] - 40:9 <b>wait</b> [4] - 14:3, 14:11, 23:9, 84:10 <b>waiting</b> [2] - 85:12, 85:23 <b>walk</b> [3] - 37:12, 38:7, 67:11 <b>walkability</b> [1] - 49:3 <b>walking</b> [1] - 4:17 <b>wall</b> [2] - 53:1, 81:23 <b>Wallace</b> [27] - 6:15, 11:13, 13:4, 14:22, 17:25, 18:14, 23:25, 26:15, 32:16, 32:21, 36:14, 42:4, 43:14, 46:24, 48:7, 54:5, 56:11, 56:23, 62:1, 62:6, 62:9, 62:15, 62:24, 64:10, 73:16, 74:22, 82:9 <b>WALLACE</b> [61] - 1:18, 3:6, 3:9, 4:1, 6:1, 6:4, 6:6, 6:16, 15:2, 15:4, 18:19, 19:20, 20:1, 20:17, 20:22, 21:12, 24:21, 25:2, 25:18, 27:14, 28:14, 29:4, 29:8, 30:15, 31:3, 31:15, 43:15, 44:2, 47:5, 47:13, 47:16, 47:22, 49:9, 49:12, 49:18, 50:7, 50:9, 51:19, 52:2, 56:14, 56:16, 56:24, 57:3, 57:8, 62:11, 64:8, 64:11, 64:19, 65:11, 66:14, 66:16, 66:18, 74:24, 77:24, 78:5, 78:8, 78:12, 82:11, 82:17, 83:3, 83:9 <b>walls</b> [1] - 48:25 <b>wants</b> [2] - 47:10,</p>	<p style="text-align: center;"><b>Y</b></p> <p><b>y'all</b> [2] - 59:10, 77:6 <b>Year</b> [1] - 36:1 <b>year</b> [5] - 32:13, 78:22, 81:2, 85:5, 85:11</p>	<p style="text-align: center;"><b>Z</b></p> <p><b>zero</b> [2] - 65:10, 65:13</p>