

CITY OF JACKSONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING

Proceedings held on Wednesday, February 21, 2024,  
commencing at 2:00 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Chair.  
BRAXTON GILLAM, Board Member.  
SONDRA FETNER, Board Member.  
JOE HASSAN, Board Member.  
CAROL WORSHAM, Board Member.  
PATRICK KRECHOWSKI, Board Member.  
MICAH HEAVENER, Board Member.  
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JIMMY PELUSO, City Council Liaison.  
INA MEZINI, Strategic Initiatives Coordinator.  
TODD HIGGINBOTHAM, Parking Strategy Coordinator.  
ALLAN DEVAULT, DIA, Project Manager.  
SUSAN KELLY, DIA, Redevelopment Coordinator.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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

3

1 THE CHAIRMAN: Jim Citrano, board member.  
2 BOARD MEMBER WORSHAM: Carol Worsham,  
3 board member.  
4 BOARD MEMBER HASSAN: Joe Hassan, board  
5 member.  
6 MS. BOYER: Lori Boyer, CEO.  
7 MR. KELLEY: Steve Kelley, DIA staff.  
8 MR. DEVAULT: Allan DeVault, DIA staff.  
9 MS. KELLY: Susan Kelly, DIA staff.  
10 MR. HIGGINBOTHAM: Todd Higginbotham, DIA  
11 staff.

12 THE CHAIRMAN: Thank you.  
13 For the public -- we're at public comments  
14 now, and for those of you that did attend our  
15 committee meeting last week, we actually split  
16 our public comments up, so I would -- what  
17 we're going to do for the Riverfront Plaza  
18 comments, we're going to wait and have public  
19 comment before we take up that resolution.  
20 So, Ms. Hill, if there are any comments  
21 not relating to Riverfront Plaza, to any other  
22 of the agenda items or just general comments, I  
23 would ask that we do those now.  
24 And then for those of you that are here to  
25 talk about the Riverfront Plaza, I will call  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 PROCEEDINGS  
February 21, 2024 2:00 p.m.  
2 - - -  
3 THE CHAIRMAN: Good afternoon.  
4 I'm going to call the Downtown Investment  
5 Authority board meeting for February 21st,  
6 2024, to order.  
7 We're going to start with introductions,  
8 but, first, if you would join me and stand and  
9 say the Pledge of Allegiance.  
10 (Recitation of the Pledge of Allegiance.)  
11 THE CHAIRMAN: Thank you.  
12 So first we're going to, for the record,  
13 go around the room and introduce ourselves,  
14 starting with Ms. Hill, please.  
15 MS. HILL: Ava Hill, DIA staff.  
16 BOARD MEMBER KRECHOWSKI: Patrick  
17 Krechowski, board member.  
18 BOARD MEMBER POWERS: Melinda B. Powers,  
19 board member.  
20 BOARD MEMBER FETNER: Sondra Fetner, board  
21 member.  
22 BOARD MEMBER HEAVENER: Micah Heavener,  
23 board member.  
24 BOARD MEMBER GILLAM: Braxton Gillam,  
25 board member.

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

4

1 you up immediately before we take up that  
2 resolution.  
3 Does that make sense?  
4 Okay. So if we have any public comments  
5 not relating to Riverfront Plaza ...  
6 MS. HILL: It looks like all of them are  
7 relating to Riverfront Plaza.  
8 AUDIENCE MEMBER: Except Carnell Oliver.  
9 MS. HILL: We'll go ahead and we'll  
10 receive Carnell Oliver.  
11 (Audience member approaches the podium.)  
12 MS. HILL: Please state your name and  
13 address for the record.  
14 AUDIENCE MEMBER: Y'all take a deep  
15 breath.  
16 Yeah, my name is Carnell Oliver. Address  
17 is on file.  
18 I'm here for issues dealing with the  
19 African-American community. That's my only  
20 focus. When I look in the background, I see  
21 snowflakes and one minority, but he's probably  
22 in that click of people in this community.  
23 One of the things -- there are two things  
24 that are critically important to me right now  
25 when it comes to the African-American

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

5

1 community. Number one is economic mobility,  
2 clear economic mobility. Number two is  
3 housing.

4 Before the legislature is moving a new  
5 Live Local Act through. A lot of nonprofits  
6 are given a tax exemption where they don't have  
7 to pay property taxes. Now, any of y'all with  
8 these nice, fancy college degrees can come up  
9 front, and this what I want you to do: I want  
10 you to reach out to that individual state  
11 representative and get a tax exemption, but  
12 black people that want to be property owners,  
13 build a home, they get a house, they don't pay  
14 property taxes, period.

15 I'm going -- I'm going all the way back to  
16 40 acres and a mule. If they want to live in  
17 an apartment, they don't pay no rent, they pay  
18 nothing for five years. That helps them build  
19 wealth.

20 I don't care about serving everybody; I  
21 care about who I am as a black person and how  
22 y'all built this system to only cater to one  
23 class of people. How many times in this room  
24 right here at DIA have you had a group of black  
25 people out here and they've actually had their

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

6

1 voices heard? How many times?  
2 Most times this room full of white folks.  
3 Y'all got the money. And the thing about it is  
4 that when a black man tells you you don't know  
5 nothing, you don't. You ain't never been black  
6 a day in your life. You don't know what it's  
7 like to be victimized by the system because  
8 your white privileged class gave you every  
9 right.

10 And the problem is right now is that in  
11 LaVilla -- the one thing that I know, there's  
12 going to be a lot of growth. And if any kind  
13 of commercial property happens in that  
14 corridor, them black people that want to move  
15 in that area, want to start a business, they  
16 don't pay nothing. They keep all that money.  
17 You create generational wealth by giving people  
18 clear opportunities to establish themselves.

19 And right now I'm speaking very clear.  
20 I'm more direct than anybody else. That's a  
21 back tax for the (inaudible) of the white  
22 community. The manipulation, extortion  
23 [sic], the exploitation of what we don't --  
24 didn't know now, but many of us know now.

25 I know how much y'all messed up. You  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

7

1 trying to keep me silent from going to City  
2 Council meetings. A lot of y'all know what I'm  
3 dealing with with Terrance Freeman, but you  
4 keep your mouths shut because y'all don't want  
5 to be black-listed.

6 MS. HILL: Time is up.  
7 THE CHAIRMAN: Thank you, Mr. Oliver.  
8 Is that the only public comment?

9 MS. HILL: We do have two more that are  
10 not for Resolution 2 [sic].

11 We have Ted Pappas.

12 THE CHAIRMAN: Is that related to  
13 Riverfront Plaza?

14 MS. HILL: He doesn't have a subject.

15 THE CHAIRMAN: Mr. Pappas, if you're going  
16 to talk about Riverfront, we're going to defer  
17 that until right before that resolution.

18 MR. PAPPAS: Okay.

19 MS. HILL: Okay. Then we have Pam  
20 Sorenson. Subject, storage units and mixed-use  
21 projects, Southbank.

22 (Audience member approaches the podium.)

23 MS. HILL: Please state your name and  
24 address for the record.

25 AUDIENCE MEMBER: Pam Sorenson, 1413  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

8

1 Riverplace Boulevard, Unit 3701, 32207.  
2 I'm here in response to a mixed-use  
3 project that is being presented to get storage  
4 on the Southbank for yet the third time. In  
5 this new reincarnation, now the taxpayers are  
6 going to help pay for the affordable housing  
7 that will be hiding the fact that it is storage  
8 units on the Southbank. That's completely  
9 against the 2019 downtown development overlay.

10 We have been against it the first time it  
11 was presented, we're against it the second time  
12 it's presented. The lobbyist says that if it  
13 is not approved this time, he'll be back yet  
14 again, and we will be against it then.

15 Storage on the Southbank is not  
16 acceptable. We're all for affordable housing.  
17 We think that will be a vibrant addition to our  
18 neighborhood. We are not for storage units.  
19 We are for retail, and we hope both the  
20 affordable housing and the retail are  
21 successful. We just ask that you not make the  
22 taxpayers pay for the storage units to help the  
23 Simpson development do what they've been trying  
24 to do for the past three years.

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

1 THE CHAIRMAN: Thank you.  
 2 Ms. Hill, any --  
 3 MS. HILL: That's it.  
 4 THE CHAIRMAN: Okay. Before we get into  
 5 our CRA agenda, I do want to ask -- I believe a  
 6 representative or maybe multiple  
 7 representatives from JEA are here, and if they  
 8 would like to come up to the podium now and  
 9 address the board, you're welcome to do so at  
 10 this time.  
 11 (Mr. Pope and Mr. Wilson approach the  
 12 podium.)  
 13 MR. POPE: Is this right?  
 14 MS. HILL: Yes.  
 15 MR. POPE: Okay. I wasn't sure if I  
 16 needed to press a button.  
 17 Hi. Jordan Pope, JEA. Herb Wilson, JEA.  
 18 We are here to discuss, if warranted, the  
 19 potential for the relocation of electric lines  
 20 at the former Landing site, Riverfront Plaza.  
 21 That project has been designed and bid and  
 22 we're prepared to move those lines once we have  
 23 some further discussions to make sure that  
 24 those -- the proposed relocation does not  
 25 conflict with the development pad. And we are  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 settled on the funding sources, including JEA's  
 2 participation as part of that project.  
 3 THE CHAIRMAN: Thank you.  
 4 Mr. Gillam.  
 5 BOARD MEMBER GILLAM: Thank you,  
 6 Mr. Chairman.  
 7 Through the Chair -- Braxton Gillam -- I  
 8 had a question about timing. For this -- I  
 9 think maybe you've been invited here today  
 10 because our budgeting meeting occurred earlier  
 11 this month and we were talking about it, when  
 12 we should be thinking about budgeting, any  
 13 piece we have of that as far as the cost. And,  
 14 of course, we will want to move the project  
 15 forward as soon as possible, but understanding  
 16 it's sort of a partnership in some respects  
 17 because the JEA has a big role in that.  
 18 Is that something that you see happening  
 19 this year or late this year, or what's your  
 20 timing if you could share that with us?  
 21 MR. POPE: Sure.  
 22 I think the timing can be discussed. I  
 23 mean -- so the project and all will take at  
 24 least a year, maybe a bit longer. As far as  
 25 commencing construction, again, I think we're  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 prepared to do that fairly soon. I mean, not  
 2 tomorrow, but, I mean, once we have some of  
 3 these other details worked out -- I don't -- I  
 4 think we're ready to move forward.  
 5 On the other hand, if it is a budget issue  
 6 and we need to look at starting at a certain  
 7 point in time, I don't think that's a  
 8 challenge.  
 9 BOARD MEMBER GILLAM: I think we're  
 10 committed to putting the money together on our  
 11 side as soon as you tell us you are, but you  
 12 hate budgeting and putting money aside and  
 13 waiting for someone else who's not ready to  
 14 move forward. So I think that's the reason why  
 15 we wanted to have a -- an open dialogue with  
 16 the JEA about -- so we could be, you know, in  
 17 sync.  
 18 MR. POPE: Yes, sir. Understood.  
 19 I think we are prepared to propose a  
 20 contribution by the JEA to our board for their  
 21 approval, and -- and so I think we can work  
 22 with your staff to look at what that split is  
 23 on the total cost of the project and come to a  
 24 resolution.  
 25 THE CHAIRMAN: Anybody else?  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 BOARD MEMBERS: (No response.)  
 2 THE CHAIRMAN: Okay. Thank you,  
 3 gentlemen.  
 4 MR. POPE: Thank you.  
 5 THE CHAIRMAN: One last item before we get  
 6 into the CRA agenda. There's been at least one  
 7 article that I saw about some of the larger  
 8 projects in the CRA that have been  
 9 characterized as not moving forward, and I just  
 10 wanted our CEO to give a little bit further  
 11 detail about that and kind of where these  
 12 things stand and expand on some of the media  
 13 reports that have come out about it.  
 14 MS. BOYER: Thank you, Mr. Chairman.  
 15 So as you will recall -- some of you were  
 16 on the board and some of you were new to the  
 17 board and were not here, but when both the Ford  
 18 on Bay site, which is the former courthouse  
 19 site, and the Landing -- former Landing or  
 20 Riverfront Plaza development pad, adjacent to  
 21 the Main Street Bridge, were put out to bid, we  
 22 did kind of widespread offerings on those. And  
 23 in both cases, the selection was looking for  
 24 something that was iconic and memorable and  
 25 worthy of being on the riverfront and we were  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 not necessarily looking for a suburban-style  
2 development.  
3 So the Chair and I had a conversation a  
4 little while ago, and, I mean, there was --  
5 there were multiple bidders, I believe six, on  
6 the Ford on Bay site. However, this -- the one  
7 that was awarded was superior from its  
8 architectural design, from its recognition of  
9 the Hardwick influence on design in downtown  
10 and the Mid-Century Modern aspect of it, and it  
11 was a high-rise, and that density was something  
12 we were supportive of.

13 So we knew it was a stretch because it was  
14 the more expensive project to build, but it was  
15 also more worthy of the riverfront. And that  
16 was what the selection committee, as a whole --  
17 not me or any one person -- chose, and was  
18 awarded the site.

19 Where we have been on both that project  
20 and the American Lions project for probably the  
21 last year and a half is that, shortly after  
22 both of those were awarded is when we saw the  
23 feds start raising interest rates and when we  
24 saw inflation take off. And, as a result, it  
25 is not new news that those projects have

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

1 not penciled or those projects have not been  
2 financially feasible on the terms that the --  
3 they were awarded, or on the terms of the bid  
4 responses because a bid response has a specific  
5 pro forma in it and it has a specific incentive  
6 request in it. So the challenge was, they  
7 couldn't make it work any more on those  
8 numbers.

9 That does not mean that neither developer  
10 is -- has walked away from the table, is not  
11 interested in Jacksonville. That couldn't be  
12 further from the truth. They both remain very  
13 interested in the sites.

14 Mr. Kelley and I had a call with American  
15 Lions yesterday. American Lions is very  
16 interested in how they could proceed if they  
17 modified their building and made it less iconic  
18 or maybe less tall or fewer units and could  
19 reduce their cost, you know, would that still  
20 fit within the scope of the current RFP.

21 The answer is that, when you make any of  
22 those changes, it would require us to do a  
23 Notice of Disposition, just like we do on the  
24 Jones Brothers matter for the parking lot here.  
25 It's not a -- it does not have to be a big,

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

1 nationally noticed, long-winded thing. It  
2 simply means that you have to give other people  
3 a fair opportunity to respond and perhaps  
4 present an alternative offer if, in fact, you  
5 are changing the terms that were presented in  
6 the original response.

7 And that's really where both of those  
8 stand. But I will say -- and I think the Daily  
9 Record mentioned this, and so for the  
10 information of the board, I have had new  
11 potential respondents on the courthouse site,  
12 two additional developers express interest in  
13 the site. And I have also seen a new  
14 respondent who has reached out to me with  
15 interest in the Riverfront Plaza pad. So we  
16 have two interested parties on that one right  
17 now and we have three interested parties in the  
18 other one, all of whom we are in conversation  
19 with.

20 So I just wanted you to be aware of that  
21 in terms of the kind of general lay of the  
22 land. I would not characterize that as dead.  
23 Certainly they have been stalled for some time  
24 because of the economy, and that would  
25 require --

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

1 Remember, we're not taking them forward to  
2 City Council without getting that return on  
3 investment of 1 for the city. So when we could  
4 get the economics right to get to a return on  
5 investment of 1, which is what people are now  
6 feeling like they can get to, that's when  
7 you're seeing increased interest again.

8 And really the reason it's a topic of  
9 conversation now is because the tide has turned  
10 and people -- other people are looking at the  
11 sites as well. So that's really --

12 And, Mr. Chairman, I'm happy to answer any  
13 further questions if you have them, but that's  
14 really the status on those two.

15 THE CHAIRMAN: I'll give any board member  
16 that wants to ask any questions or make any  
17 comments relative to that the opportunity to do  
18 so now.

19 BOARD MEMBER HEAVENER: The only thing  
20 that I would add or just reiterate is that it's  
21 not surprising that in a changing interest rate  
22 environment that projects pencil out  
23 differently after they have already been  
24 approved, so I don't think anybody that's  
25 familiar with the market should be surprised

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

1 with that.

2 THE CHAIRMAN: The only comment I'll

3 add -- and I actually had this conversation

4 yesterday with somebody -- a friend from the

5 general public. I was on the scoring

6 committee, and in my opinion, looking back on

7 the various proposals that we had, the Carter

8 design was the most fitting for that site. It

9 was the highest density, it fit well with

10 the -- and it had a more urban design.

11 (Council Member Peluso enters the

12 proceedings.)

13 THE CHAIRMAN: And what I personally did

14 not want was a development that you can find

15 anywhere in the suburbs, and I don't think that

16 is a good fit for downtown.

17 I did recognize -- again, speaking just

18 for myself. Because those types of projects

19 cost more, that brings the highest risk if the

20 economy changes, and that's exactly what

21 happened. And so my point to the media, to the

22 general public is, we went into that with eyes

23 wide open. We knew that it was a greater risk

24 of execution if things in the economy change.

25 And that's very simply what happened.

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

1 Are the deals dead? No. Are they

2 delayed? Yes. And I think the City and the

3 board is very committed to continue the

4 discussions with both groups or with other

5 groups, but ultimately we want the right

6 product on that, on those sites.

7 And so I just felt it was necessary, given

8 some of the press that came out in the last

9 week or so, to give a little bit of commentary

10 relative to those projects.

11 So, with that, we're going to get into our

12 CRA agenda. We'll start the CRA agenda now,

13 and we do have a voting conflict disclosure, if

14 you want to go ahead and read that into the

15 record, at least one.

16 MS. HILL: Pursuant to Section 112.3143 of

17 the Florida Statutes, a Form 8B, Memorandum of

18 Voting Conflict, filed by Board Member Jim

19 Citrano, prior to this meeting, must be read

20 publicly at the next meeting, after the form

21 was filed.

22 Pursuant to that requirement, Board Member

23 Jim Citrano declared a conflict on Resolution

24 2024-02-03, Jones Brothers new construction,

25 for the following reasons: My employer,

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

1 Seacoast Bank, conducts business with affiliate

2 companies of CLL Jones Brothers, LLC. I have

3 direct involvement in the management of this

4 business relationship.

5 THE CHAIRMAN: Thank you.

6 I was told at committee, by disclosing

7 that, that I was able to vote on that, that

8 item.

9 Okay. Next item is to approve the

10 January 17th CRA meeting minutes. Can I please

11 get a motion?

12 BOARD MEMBER WORSHAM: I'll move to

13 approve.

14 BOARD MEMBER GILLAM: Second.

15 THE CHAIRMAN: We have a motion and a

16 second.

17 All in favor, say aye.

18 BOARD MEMBERS: Aye.

19 THE CHAIRMAN: Any opposed?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: The January 17th, 2024, CRA

22 meeting minutes pass.

23 Next item, Item C, is our consent agenda.

24 We are going to pull from the consent agenda

25 Item Number 3, 2024-02-01, the MOSH RDA, and

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

1 take that up separately.

2 So on the consent agenda is -- are the two

3 resolutions, the Hyatt parking and Sally's Dark

4 Ride.

5 BOARD MEMBER GILLAM: Move to --

6 THE CHAIRMAN: Can I get a motion?

7 BOARD MEMBER WORSHAM: I'll move to

8 approve the consent agenda.

9 BOARD MEMBER GILLAM: Second.

10 THE CHAIRMAN: We have a motion and a

11 second.

12 All in favor, please say aye.

13 BOARD MEMBERS: Aye.

14 THE CHAIRMAN: Any opposition?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: The consent agenda passes.

17 All right. So let's go ahead and take up

18 Resolution 2024-02-01, MOSH RDA.

19 And I will turn it over to our CEO.

20 MS. BOYER: Mr. Chairman, I think

21 representatives of MOSH would like to speak.

22 But if you'd like to make a motion -- get a

23 motion and a second on the resolution on the

24 floor, that might be appropriate.

25 BOARD MEMBER GILLAM: Move to approve.

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

21

1 BOARD MEMBER WORSHAM: Second.  
 2 THE CHAIRMAN: Okay. Motion and a second.  
 3 I will ask representatives of MOSH if they  
 4 would like to come up and speak.  
 5 (Dr. Dove approaches the podium.)  
 6 DR. DOVE: I'm Dr. Alistair Dove, I'm the  
 7 CEO of MOSH, and so I'm rising to ask,  
 8 respectfully, today whether the -- the board  
 9 would consider a minor adjustment to the  
 10 language of the resolution as it's currently  
 11 written.  
 12 The resolution includes several  
 13 fund-raising goalposts for MOSH to hit during  
 14 the course of this work, and we are requesting  
 15 that the first of those, which is currently  
 16 scheduled for February 28th, be adjusted to  
 17 March the 31st to allow for continued  
 18 negotiations with a corporate donor that will  
 19 get us to that goalpost. It's a considerable  
 20 gift and it will get us across the line, but we  
 21 just needed to allow them the -- more time for  
 22 that process to play out.  
 23 So we are not requesting any of the  
 24 subsequent fund-raising goal lines to move, the  
 25 dates to move, just the first one, the

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

22

1 February 28th date to move to March the 31st.  
 2 THE CHAIRMAN: Thank you.  
 3 MS. BOYER: So, Mr. Chairman, this would  
 4 be on Page 3 of the attached exhibit. And  
 5 when -- it's subparagraph A on Page 3, and that  
 6 says by February 29th, 2024. If someone would  
 7 make a motion to change that to March 31st.  
 8 BOARD MEMBER WORSHAM: I'll move to amend  
 9 Resolution 2024-02-03, Page 3, paragraph A,  
 10 under Fund-Raising Responsibilities, striking  
 11 February 29th, 2024, and inserting March 31st,  
 12 2024.  
 13 BOARD MEMBER GILLAM: Second.  
 14 THE CHAIRMAN: Okay. Motion and a second  
 15 on the amendment. So let's go ahead and vote  
 16 on the amendment first.  
 17 I'm going to start with P.K.  
 18 BOARD MEMBER KRECHOWSKI: Approve.  
 19 THE CHAIRMAN: Ms. Powers.  
 20 BOARD MEMBER POWERS: Approve.  
 21 THE CHAIRMAN: Ms. Fetner.  
 22 BOARD MEMBER FETNER: Approve.  
 23 THE CHAIRMAN: Mr. Heavener.  
 24 BOARD MEMBER HEAVENER: I approve.  
 25 THE CHAIRMAN: Mr. Gillam.

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

23

1 BOARD MEMBER GILLAM: In favor.  
 2 THE CHAIRMAN: Ms. Worsham.  
 3 BOARD MEMBER WORSHAM: In favor.  
 4 THE CHAIRMAN: Mr. Hassan.  
 5 BOARD MEMBER HASSAN: In favor.  
 6 THE CHAIRMAN: And I, too, am in favor, so  
 7 the amendment passes.  
 8 Now we will vote on the resolution as  
 9 amended.  
 10 Mr. Hassan, how do you vote?  
 11 BOARD MEMBER HASSAN: Approve.  
 12 THE CHAIRMAN: Ms. Worsham.  
 13 BOARD MEMBER WORSHAM: In favor.  
 14 THE CHAIRMAN: Mr. Gillam.  
 15 BOARD MEMBER GILLAM: In favor.  
 16 THE CHAIRMAN: Mr. Heavener.  
 17 BOARD MEMBER HEAVENER: In favor.  
 18 THE CHAIRMAN: Ms. Fetner.  
 19 BOARD MEMBER FETNER: In favor.  
 20 THE CHAIRMAN: Ms. Powers.  
 21 BOARD MEMBER POWERS: In favor.  
 22 THE CHAIRMAN: P.K.  
 23 BOARD MEMBER KRECHOWSKI: Approve.  
 24 THE CHAIRMAN: I'm also in favor, so the  
 25 amended resolution passes unanimously.

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

24

1 Okay. Item B, Resolution 2024-02-03,  
 2 Jones Brothers new construction. This was  
 3 discussed and approved. I'm not sure why it's  
 4 not on consent.  
 5 MS. BOYER: So, Mr. Chairman, I asked that  
 6 we remove this from consent. Ms. Fetner had  
 7 pointed out to me a couple of concerns in some  
 8 of the terms in the term sheet that were  
 9 attached, not financial terms. So it had  
 10 nothing to do with the underwriting or the  
 11 incentive, but just some of the terms related  
 12 to the tiers analysis.  
 13 And as I am looking at the exhibits right  
 14 now, I am not seeing the changes red-lined.  
 15 Mr. Kelley, do you know if they are  
 16 red-lined?  
 17 MR. KELLEY: (Off microphone.)  
 18 MS. BOYER: So I'm hearing they're  
 19 red-lined. So if someone can identify what  
 20 page numbers the changes are on --  
 21 I can tell you the substance of the pages.  
 22 One change related to the programming of the  
 23 space on the second floor patio where the  
 24 resolution identified who the partner agencies  
 25 would be for programming and had specifically

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

1 referenced DVI, Jessie Ball duPont Fund, and  
2 others. And we simply deleted who the partner  
3 agencies are because they will participate with  
4 other agencies, but we didn't want to call out  
5 specific entities with whom there are no active  
6 agreements about that programming or  
7 activation.

8 The other one, I know --

9 MR. KELLEY: (Off microphone.)

10 MS. BOYER: Thank you.

11 Mr. Kelley pointed it out, and it's on  
12 Page 4. The other one -- 24?

13 MR. KELLEY: (Off microphone.)

14 MS. BOYER: 24.

15 The other one relates to historic signage.

16 And the historic signage is typically not  
17 provided by the Jacksonville Historical  
18 Society, although they, obviously, identify  
19 landmarks, but we do have a historic district,  
20 we do have identified landmarks within the  
21 historic district and locally designated  
22 landmarks.

23 And, in fact, you may recall that you have  
24 a project for which you have appropriated money  
25 to do historic markers within downtown, and we

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

1 have been working with the Historical Society  
2 on what those markers would look like, but we  
3 just didn't want to call out that the  
4 Historical Society was doing the markers  
5 because they don't typically have funds to do  
6 that. So we took that reference out just to  
7 make sure they weren't -- they were not  
8 incorrect references.

9 Are there any others, Mr. Kelley?

10 MR. KELLEY: Mr. Chairman, I'll call your  
11 attention to the front page of the resolution,  
12 Page 1. There was a scrivener's error that was  
13 captured in the "whereas," underneath it. So  
14 you see this as a green line on your document.  
15 So that was just stricken. The same  
16 information is captured in the "whereas"  
17 immediately below it that's correct for this  
18 resolution.

19 THE CHAIRMAN: Okay. Great.

20 So are we amending the resolution or are  
21 we just noting the changes in the --

22 MS. BOYER: Frankly, I think you could  
23 either amend the resolution as approved by the  
24 committee, since the committee approved a  
25 different form, or you could simply move the

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

1 resolution as presented to you here and approve  
2 it this way.

3 THE CHAIRMAN: I say we go with the  
4 latter.

5 BOARD MEMBER GILLAM: Yeah. I move to  
6 approve Resolution 2024-02-03 as in the package  
7 and published.

8 BOARD MEMBER WORSHAM: Second.

9 THE CHAIRMAN: Okay. We have a first and  
10 a second.

11 I'll open it up for any questions or  
12 comments.

13 Ms. Fetner.

14 BOARD MEMBER FETNER: Hi.

15 Again, this isn't dealing with the  
16 financial side, and I tend to focus on the  
17 public activation side of things.

18 So one thing that I noticed was the  
19 12-events-per-year limitation on the rooftop  
20 space, and I wanted to know where that number  
21 came from. I just recall from the Met Park --  
22 we have a 12-ticket limitation per year, and  
23 it's been quite annoying to get things done  
24 there. And I just want to make sure that that  
25 number is agreed to by the applicant, and also

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

1 we don't want to create a situation where they  
2 can't use activities to generate revenues for  
3 this -- for this project, and we don't have a  
4 12-event limit on our own public parks for  
5 events.

6 MR. KELLEY: Through the Chair to  
7 Ms. Fetner, I would request Billy Zeits to come  
8 up to speak to that, please, as a  
9 representative of the developer.

10 MS. BOYER: Ms. Fetner, I'll add on behalf  
11 of DIA, there is no desire on our part to limit  
12 the number of events. So perhaps it is a  
13 limitation on their committing to a minimum of  
14 that number of events, but we'll let them  
15 speak.

16 (Mr. Zeits approaches the podium.)

17 MR. ZEITS: Good afternoon.

18 Billy Zeits, 1000 South Riverside Avenue,  
19 Jacksonville, Florida.

20 Through the Chair to the board, we're  
21 open-minded to having more private events. The  
22 intent of that facility was for us to be able  
23 to activate it as its highest and best use  
24 possible and seek partnerships in the  
25 community.

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

1 So not having a limit, having a minimum,  
2 either one of those is -- is acceptable to us  
3 and -- however the board decides. A minimum of  
4 12 sounds great.

5 MS. BOYER: So I'm looking at the  
6 provision now that Ms. Fetner is referring to,  
7 and the concept here was that this facility is  
8 supposed to be open to the public and usable by  
9 patrons of the Emerald Trail. So the  
10 limitation on the number of private events,  
11 when they could lease it to someone and exclude  
12 the public, was probably intentional in the  
13 sense that you wanted the facility to be open  
14 to the public.

15 Now, whether 12 is the right number --  
16 totally open to a different number if you think  
17 we should amend that and change that number,  
18 but we do want the facility to be primarily  
19 open to the public and not just to the tenants  
20 of the building.

21 BOARD MEMBER FETNER: Through the Chair, I  
22 don't want to throw out an arbitrary number.  
23 That's -- I think we want to encourage these  
24 types of projects where we're having, you know,  
25 privately owned public spaces. They are a

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

1 great addition to a vibrant downtown, but at  
2 the same time I don't want to confuse it for a  
3 private event. You want to make them open to  
4 the public and welcoming.

5 So maybe if it was something like 12 -- up  
6 to -- we could do something like 12 private  
7 events, and then be able to work with the DIA.

8 Again, I think we could be more flexible.  
9 I don't know if we need to put it in writing or  
10 we could say something like the majority of the  
11 times it's open to the public ...

12 MS. BOYER: Would you suggest something  
13 like it will be limited to 12 private events  
14 unless otherwise approved by the DIA or the  
15 Parks Department? I mean, that gives you the  
16 flexibility to have more.

17 MR. ZEITS: Yeah, I think our -- our team  
18 would be amenable to that.

19 BOARD MEMBER FETNER: I think that's a  
20 good idea. If it comes out later down the road  
21 that they need more opportunities, they could  
22 always come back, correct?

23 MS. BOYER: If you would like to offer  
24 that as an amendment --

25 BOARD MEMBER FETNER: Yes.

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

1 I move to amend the resolution to state  
2 that -- let me find it on the page -- the  
3 private events will be limited to 12 -- 12  
4 events per year with the option to seek  
5 approval for more from DIA and the City Parks  
6 Department.

7 BOARD MEMBER WORSHAM: I'll second that.

8 THE CHAIRMAN: Okay. So we have a motion  
9 and a second to amend the resolution.

10 Any more discussion on the amendment  
11 itself?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Okay. Then let's go ahead  
14 and vote on the amendment.

15 P.K., how do you vote?

16 BOARD MEMBER KRECHOWSKI: Approve.

17 THE CHAIRMAN: Ms. Powers.

18 BOARD MEMBER POWERS: In favor.

19 THE CHAIRMAN: Ms. Fetner.

20 BOARD MEMBER FETNER: In favor.

21 THE CHAIRMAN: Mr. Heavener.

22 BOARD MEMBER HEAVENER: In favor.

23 THE CHAIRMAN: Mr. Gillam.

24 BOARD MEMBER GILLAM: In favor.

25 THE CHAIRMAN: Ms. Worsham.

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

1 BOARD MEMBER WORSHAM: In favor.

2 THE CHAIRMAN: Mr. Hassan.

3 BOARD MEMBER HASSAN: In favor.

4 THE CHAIRMAN: And I, too, am in favor, so  
5 the amendment passes unanimously.

6 Now we will vote on the amended  
7 resolution.

8 Mr. Hassan.

9 BOARD MEMBER HASSAN: In favor.

10 THE CHAIRMAN: Ms. Worsham.

11 BOARD MEMBER WORSHAM: In favor.

12 THE CHAIRMAN: Mr. Gillam.

13 BOARD MEMBER GILLAM: In favor.

14 THE CHAIRMAN: Mr. Heavener.

15 BOARD MEMBER HEAVENER: In favor.

16 THE CHAIRMAN: Ms. Fetner.

17 BOARD MEMBER FETNER: In favor.

18 THE CHAIRMAN: Ms. Powers.

19 BOARD MEMBER POWERS: In favor.

20 THE CHAIRMAN: P.K.

21 BOARD MEMBER KRECHOWSKI: Approve.

22 THE CHAIRMAN: And I, too, am in favor, so  
23 the amendment -- Resolution 2024-02-03 passes  
24 unanimously.

25 Okay. So before we take up Resolution

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



1 2024-02-02, I am going to now open up public  
 2 comment specifically for this resolution.  
 3 Again, for those of you that were at the  
 4 committee, our bylaws state we give the general  
 5 public three minutes to speak. Given the  
 6 number of folks here to express their opinion,  
 7 we're going to have to just keep a hard line on  
 8 three minutes.  
 9 We ask, first, that you state your name  
 10 and address for the record and then do your  
 11 best to be efficient and stay within the  
 12 three-minute time period.  
 13 MS. HILL: Okay. We'll start with JoAnn  
 14 Tredennick.  
 15 (Audience member approaches the podium.)  
 16 AUDIENCE MEMBER: Good afternoon.  
 17 JoAnn Tredennick, 1206 Hubbard Street,  
 18 32206.  
 19 I would like to comment on the --  
 20 specifically on the restaurant aspect of this  
 21 resolution, and then more generally on what I  
 22 would hope that our City government and DIA  
 23 would be focusing on for downtown  
 24 revitalization.  
 25 First of all, restaurants are risky. I've  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 expressed this in a letter to all of you. My  
 2 husband, Jack Meeks, and I own restaurant space  
 3 in historic Springfield. National statistics  
 4 tell us that 60 percent of restaurants fail  
 5 within the first year. It's a tough business.  
 6 And it's also a business uniquely suited to  
 7 entrepreneurs and private enterprise, and I  
 8 don't know that government is particularly  
 9 suited to being in the restaurant business, and  
 10 I would adamantly discourage using taxpayer  
 11 resources to be in the restaurant business  
 12 generally, anywhere, let alone in a floodplain.  
 13 In terms of downtown revitalization, I've  
 14 lived in the Urban Core for 20 years, and what  
 15 will encourage more people to want to live and  
 16 stay in the Urban Core is a high quality of  
 17 life for residents, and what will inspire  
 18 businesses to invest in quality investments is  
 19 a high quality of life. What's needed for  
 20 that? Parks, open space.  
 21 We have a great shortage of open spaces  
 22 and parks downtown. We have an opportunity  
 23 here to have a great park in a great location.  
 24 I encourage you to not miss this opportunity.  
 25 Don't clutter it up with brick and mortar  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 buildings.  
 2 Also, it's important to have great  
 3 streetscapes and great, safe, clean places  
 4 where people want to live, where they want to  
 5 work, and where they want to visit, and that is  
 6 something that is uniquely the purview of  
 7 government. Private enterprise cannot do these  
 8 things. Private enterprise can open  
 9 restaurants and small businesses. Private  
 10 enterprise cannot create and maintain public  
 11 parks and public open spaces.  
 12 So I really encourage the DIA and, of  
 13 course, the City to focus on that as an  
 14 appropriate role for government in revitalizing  
 15 our downtown. It's been a slow process. Maybe  
 16 we've been focused on the wrong thing, so let's  
 17 look forward and focus on the right things.  
 18 Thank you very much.  
 19 THE CHAIRMAN: Thank you very much.  
 20 MS. HILL: Next is Joe Porter.  
 21 (Audience member approaches the podium.)  
 22 AUDIENCE MEMBER: Good afternoon.  
 23 Joe Porter, 2858 Riverside Avenue.  
 24 In view of the number of people here and  
 25 that since I have written each of you several  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 times, I thought I'd just limit my comments to  
 2 one or two sentences.  
 3 What I would ask is that you -- given the  
 4 lack of consensus around this project, the  
 5 restaurant, please defer your vote until  
 6 Perkins & Will can present site plan options  
 7 that include more public input.  
 8 Thank you.  
 9 THE CHAIRMAN: Thank you, Mr. Porter.  
 10 MS. HILL: Next is Sherry Magill.  
 11 (Audience member approaches the podium.)  
 12 AUDIENCE MEMBER: Sherry Magill, 3339 Oak  
 13 Street, 32205, District 7.  
 14 Thank you, Mr. Peluso, for being here.  
 15 So much about this restaurant proposal is  
 16 puzzling. If this development pad was always  
 17 to be a brick and mortar restaurant, why did  
 18 Perkins & Will win a competition showing a  
 19 playground? Why was that design promoted  
 20 widely to a public which embraced it and now  
 21 loves it? Where's the due diligence,  
 22 financials, operating costs, maintenance costs,  
 23 insurance costs?  
 24 As you discussed, Mr. Chairman, a few  
 25 minutes ago, numerous downtown developments,  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 including American Lions, have "fizzled," as  
2 the Daily Record called it. Why doesn't the  
3 fizzling of the American Lions cause you to  
4 take a deep step back, take a deep breath, step  
5 back and rethink your plans for the former  
6 Landing site?

7 Are we so determined to show that we've  
8 done something good and historic downtown that  
9 we will have a public entity designed, built,  
10 owned, operate [sic] and maintained in  
11 perpetuity, a brick and mortar building?

12 At what point did DIA decide to be in the  
13 restaurant management business? Why are a  
14 children's playground, a beer garden, a cafe, a  
15 splash pad, shade trees, and native plants so  
16 undervalued? Why are they not enough to show  
17 that we've done something meaningful in  
18 historic downtown? And does anyone honestly  
19 believe that this water's edge restaurant will  
20 save historic downtown? Two bad meals and  
21 you're done.

22 Don't be fooled by the public's initial  
23 enthusiasm for the Landing. A hundred thousand  
24 people turned out for its opening. And, by the  
25 way, I ate there many, many times in my 27

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

1 years working downtown. I never had a bad  
2 meal; Italian, Japanese, Tex-Mex, American  
3 Cafe, Silver Spoon. So what happened to it?

4 What harm is done by your deferring this  
5 vote today on this resolution, not  
6 indefinitely, for two meetings, two months,  
7 bringing back Perkins & Will? And if you do  
8 vote "yes" today, you have to ask yourself,  
9 what possibly could go wrong?

10 Thank you, Mr. Chairman.

11 THE CHAIRMAN: Thank you, Ms. Magill.

12 MS. HILL: Next is Blair, and I believe  
13 it's Woolverton.

14 AUDIENCE MEMBER: Pass. She's going to  
15 pass.

16 MS. HILL: Then Rick Pariani.

17 (Audience member approaches the podium.)

18 AUDIENCE MEMBER: Rick Pariani, 1534  
19 Avondale Avenue, Jacksonville, Florida 32205.

20 I had the pleasure of sending you letters  
21 on February 9th, February 21st. I hope that  
22 you had the opportunity to read those letters.  
23 If you did, you'll know why I am a part of  
24 what's been referred to as the "small, vocal  
25 opposition."

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

1 This is just the public speaking to you on  
2 behalf of the big picture. You're going to  
3 hear a lot about the elements, the ingredients,  
4 the programming. I fear that you're on the  
5 verge of losing the forest for the trees.

6 You know, the park space has been referred  
7 to by the Chamber in support of your  
8 initiatives as a massive riverfront park. It's  
9 a gem. It's a pearl. It's a very small space  
10 in the context of our urban central city.

11 In the '80s, a mistake was made, I would  
12 submit. It should have been a park. When the  
13 Landing was demolished, it should have been a  
14 park. Never in any of our lifetimes do two  
15 wrongs make a right.

16 I can't use enough time to really share  
17 with you my concerns that I outlined in the two  
18 letters. So, in summary, I would ask you today  
19 to give serious consideration to deferring your  
20 vote on the restaurant at its river's edge  
21 location. I would ask that you consider moving  
22 it and combining it with the cafe at the  
23 northwest corner of the site. I would ask you  
24 to eliminate the development parcel in the  
25 northeast corner of the site.

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

1 You have lots of other opportunities to  
2 realize that type of mid-rise, high-rise,  
3 multiuse development. It does not have to be  
4 inside the park space.

5 And I would ask you to really attend to  
6 the big picture. Look at the scale and  
7 particularly the context, the history, heritage  
8 and tradition of our core downtown area from  
9 James Weldon Johnson Park down Laura Street  
10 promenade to this gem of a riverfront open  
11 space and civic space, the likes of which has  
12 never been realized in downtown Jacksonville.

13 And it is -- it relates to Friendship Park  
14 directly across the river. Right through the  
15 middle of the heart of -- of our downtown, we  
16 have an opportunity to link spaces, civic  
17 spaces, and -- and accommodate flexible use --

18 MS. HILL: Your time is up.

19 MR. PARIANI: Thank you.

20 Please just take time and do the right  
21 thing.

22 THE CHAIRMAN: Thank you, sir.

23 MR. PARIANI: Thank you.

24 MS. HILL: Next is Melissa Ross.

25 (Ms. Ross approaches the podium.)

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

1 MS. ROSS: Good afternoon.  
2 Thanks for having me.  
3 Just wanted to relay to the body here that  
4 the mayor's office is working to better  
5 accommodate the public's desire for input into  
6 future projects. We are arranging a series of  
7 facilitated community engagement discussions on  
8 riverfront projects starting March 6th, here in  
9 the library.

10 We'll have more info to share as we go  
11 along, but I just wanted the group to  
12 understand, along with the public, that we have  
13 heard from the public on this matter and we  
14 want to make sure that we're responding to  
15 community concerns regarding the riverfront,  
16 which is so important to us all.

17 We'll have more info to share shortly, but  
18 the first meeting is tentatively scheduled for  
19 March 6th, here at the library.

20 Thank you.

21 THE CHAIRMAN: Thank you.

22 MS. HILL: Next is Anne Coglianese.  
23 (Ms. Coglianese approaches the podium.)

24 MS. COGLIANESE: Hi, everyone.

25 My name is Ann Coglianese. I'm the City's  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 chief resilience officer.  
2 And I have to say, it's been really  
3 exciting the last several weeks how many times  
4 I've heard people talking about resilience  
5 around this project, and I -- I did want to  
6 just take a couple of moments to -- to speak to  
7 my evaluation of the site and the many  
8 conversations that have happened with DIA  
9 already.

10 I do think it's fundamentally important  
11 and good that the public is asking questions  
12 about how their public dollars are going to be  
13 spent and the outcome of that and the -- the  
14 resilience of any project proposal on the  
15 riverfront.

16 I wanted to make sure this is expressively  
17 clear that the restaurant along the riverfront,  
18 everything that's going on in downtown  
19 Jacksonville along the riverfront is being  
20 designed in line with the City's resilient  
21 strategy. We even have an action in the  
22 resilient strategy about downtown specifically.  
23 It's action 22.3, and it speaks to the need for  
24 us to design things differently for our  
25 high-risk areas, not to halt any sort of

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

1 development along the riverfront, but be aware  
2 of the unique conditions that we find,  
3 especially on the main channel of the St. Johns  
4 River. That's where we have some of our, you  
5 know, fastest moving water and deepest water.  
6 And as we saw during Irma, there can be impacts  
7 if the site isn't developed properly for that  
8 type of flood risk.

9 What I can say is that over the last two  
10 years my office has worked closely with DIA on  
11 this -- this parcel and this site, and there's  
12 been a lot of conversations about the building,  
13 and I did want to clarify that we are -- that  
14 is being built 2 feet above what is required by  
15 regulation, and that's with both storm surge  
16 and sea level rise in mind.

17 We're looking at material selection and in  
18 active conversations about how we make sure --  
19 if this is a site that -- if it retains water,  
20 it can be easily cleaned up in the -- and move  
21 on as business as usual in the -- the days and  
22 weeks after a storm event as opposed to  
23 something like what we saw during Irma where  
24 the recovery process lingered.

25 There's also, I think, for -- for any  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 development of this site, a need to really  
2 think about how the site is managed long-term.  
3 So if this is a restaurant, it may be such that  
4 we're rolling tables and chairs out in the days  
5 before a hurricane. But the good news is, we  
6 have -- we have a heads-up when hurricanes  
7 come.

8 What I think has been missing from the  
9 conversation, and I do want to make sure gets  
10 added, is that the entire site is also going  
11 through a resilience design review. The  
12 bulkheads are being built a foot higher than in  
13 the past and with the adaptive capacity to  
14 build an additional 2 feet in the future as sea  
15 level rise conditions change.

16 And wave attenuation features have been  
17 discussed and planned throughout the site.  
18 It's just as important that we slow the force  
19 of waves against a restaurant as it is a  
20 sculpture, as it is a playground. So there's  
21 been active and ongoing conversations with DIA  
22 and is something that's actively being  
23 addressed not just for this one development pad  
24 but for the entire site.

25 And -- and I think, just in general, this  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 speaks to the ethos that, you know, we want  
2 people around our riverfront, we want to bring  
3 people down there. There's a lot of ways that  
4 can happen, but for all of it -- whether it's a  
5 park, whether it's a restaurant, or whether  
6 it's a different type of development, the City  
7 is going to be working closely with the  
8 resilience office and DIA. We all work  
9 together to make sure that these decisions are  
10 designed comprehensively.

11 So those are my thoughts. Thank you.

12 THE CHAIRMAN: Thank you.

13 MS. HILL: Next is Mike Zaffaroni.

14 (Audience member approaches the podium.)

15 AUDIENCE MEMBER: Hello.

16 My name is Mike Zaffaroni, and I'm at 8178  
17 San Jose Boulevard.

18 I am here today representing the Jax  
19 Chamber and the board's resolution to support  
20 the restaurant and the Riverfront Plaza as the  
21 chair of the Government Affairs Committee.

22 So redevelopment of downtown has long been  
23 a priority of the Jax Chamber, and we believe  
24 strongly in it today, as we have over the  
25 course of time, but we believe that the

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

1 restaurant is consistent with the long-term  
2 plan for the park.

3 It's nice to hear that the mayor's office  
4 is soliciting additional input from the public,  
5 but this has been a part of the park plan for  
6 sometime now.

7 But I think, most importantly, we believe  
8 that by giving people more options of things to  
9 do in the park and around the park, we're going  
10 to end up having a better park and do a better  
11 job of activating the park. And so while the  
12 city of Jacksonville has over 400 parks  
13 currently, we really believe that this is an  
14 opportunity for this to become one of the best  
15 parks in the entire city and that -- that a  
16 restaurant/dining option is an important part  
17 of that.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 MS. HILL: Next we have Wayne Wood.

21 (Audience member approaches the podium.)

22 AUDIENCE MEMBER: Hi.

23 I'm Wayne Wood, 2821 Riverside Avenue.

24 And I urge you to defer your decision  
25 today on the riverfront park.

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

1 Perkins & Will is an internationally known  
2 designer of parks and public spaces, and their  
3 original design got universal buy-in throughout  
4 the city of Jacksonville, had no riverfront  
5 park, so essentially -- it had no riverfront  
6 restaurant. So, essentially, by placing a  
7 restaurant on the riverfront, you're altering  
8 their design.

9 I'll also mention that -- with the changes  
10 potentially in the American Lions project, that  
11 can totally also change the park. So I think  
12 we need to step back and see how this relates.

13 Major construction in a public park should  
14 not be in the park but at the edge of the park.  
15 Great parks all over the country have  
16 restaurants near the park and at the edge of  
17 the park, but not in the park, obscuring the  
18 public view when they're in the park from  
19 enjoying the river views.

20 The park will open up an access along  
21 Laura Street to the river that we've not had  
22 when the Landing was in existence. Laura  
23 Street is our new Main Street. It is truly the  
24 access of activity downtown from City Hall to  
25 the library, the art museum, Hemming -- James

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

1 Weldon Johnson Park, and so the activity along  
2 that park is going to lead people to come to  
3 our riverfront park.

4 At the retail committee meeting last week,  
5 it was said that a restaurant on the riverfront  
6 would help activate the park. Just the  
7 opposite is true. People are going to come to  
8 this restaurant because they're going to come  
9 to the park from the Laura Street side.  
10 Downtown residents, visitors will come mostly  
11 from downtown through Laura Street. And a  
12 restaurant at the back of the park, away from  
13 the riverfront, would actually accommodate that  
14 better. And with that, the restaurant would do  
15 better activated there.

16 The riverfront park is going to be  
17 activated by people coming through the park, to  
18 the park to enjoy the riverfront, and having  
19 commercial entities in the park to obscure the  
20 views of the river goes against the whole  
21 purpose of a public park.

22 So I urge you to vote to defer, put it  
23 off. Let's get Perkins & Will back here to  
24 advise us how best to activate the park with  
25 the changes that we now have in front of us to

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

1 encounter the potential resiliency issues, to  
 2 get the whole public buy-in.  
 3 And, of course, you know, this public --  
 4 this park is going to be there for a long time.  
 5 A restaurant may not last a long time. We've  
 6 seen other City-owned buildings, like Snyder  
 7 Memorial Church --  
 8 MS. HILL: Your time is up.  
 9 MR. WOOD: Thank you very much.  
 10 I urge you to defer this vote today.  
 11 THE CHAIRMAN: Thank you, Mr. Wood.  
 12 MS. HILL: Next is A.J. Alenduff.  
 13 (Audience member approaches the podium.)  
 14 AUDIENCE MEMBER: Good afternoon.  
 15 So I'm A.J. with Get Outdoors Fitness. We  
 16 live at 1339 River Hills Court.  
 17 We live on the river. We live on  
 18 Pottsburg Creek, my wife and I. We own a  
 19 business. It's a power sports promotion  
 20 business. We have a couple of paddling clubs  
 21 in town. We have an outrigger canoe club. We  
 22 have -- we spot a dragon boat. Duval Dragons  
 23 were coming to town.  
 24 We're a Chamber member, so we're here  
 25 supporting the restaurant. We think the more  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Thanks.  
 2 THE CHAIRMAN: Thank you.  
 3 MS. HILL: Next is Natalie Rosenberg.  
 4 (Audience member approaches the podium.)  
 5 AUDIENCE MEMBER: Hello there.  
 6 Natalie Rosenberg, 1871 Montgomery Place,  
 7 Riverfront Parks Now Steering Committee.  
 8 Last week, we requested that the DIA defer  
 9 the restaurant and take a holistic view of the  
 10 park, maximize the investment in the  
 11 already-planned restaurants, and implement  
 12 popular interim social space activations.  
 13 Just a few notes. After last week's  
 14 committee meeting -- first, RPN is in no way  
 15 advocating for a grass lawn only at Riverfront  
 16 Plaza. We applaud the Perkins & Will plan,  
 17 which includes a cafe and a beer garden with  
 18 plenty of indoor seating. We simply  
 19 recommended prioritizing those restaurants.  
 20 They are great options and we don't understand  
 21 why there [sic] aren't more a part of the  
 22 conversation.  
 23 We do appreciate the DIA suggesting that  
 24 the public be permitted to participate in the  
 25 design process for a stand-alone restaurant, if  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 we can do on the water the better. We think a  
 2 restaurant would be good on the riverfront  
 3 there. We think activating the river is a  
 4 great idea. I would encourage more paddle  
 5 sports, canoes, kayaks, stand-up paddle boards,  
 6 surf skis, outrigger canoes.  
 7 So the racing shells, like rowing and even  
 8 dragon boats, are more flat water. We need  
 9 that over in the Arlington River and Pottsburg  
 10 Creek, where I live. But we have a really  
 11 unique river here, the St. Johns. And the  
 12 craft that I spoke of, the paddle sports, they  
 13 can take those bumps that this river provides.  
 14 And the north winds we get this time of  
 15 year coming down Long Branch sets, you know, 5-  
 16 or 6-foot waves, and these -- these canoes can  
 17 handle that. And we have competitions. So on  
 18 March 10th, we have the Pottsburg Distance  
 19 Classic we're promoting. It's one way. We're  
 20 promoting the waterways here in Jacksonville,  
 21 and we're for anything that we could do to  
 22 activate that. It's Sunday, March 10th, it's  
 23 the Pottsburg Distance Classic, and  
 24 GetOutdoorsFitness.net, and we're for the  
 25 restaurant.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 it passes, and we believe that further  
 2 consideration should be given to shifting the  
 3 placement of this desired restaurant. Notably,  
 4 no one has expressed why this particular  
 5 location is necessarily the best location. We  
 6 think nearby locations ought to be considered  
 7 because, firstly, we believe that new portions  
 8 of the Riverwalk should be much wider than the  
 9 current Riverwalk, hopefully allowing for  
 10 multiple paths, multiple rows of trees.  
 11 In addition to wanting restaurants, the  
 12 public clearly expressed a desire to exercise  
 13 on the river and enjoy nature, so the width of  
 14 the Riverwalk needs to be considered.  
 15 Second, every attempt needs to be made to  
 16 keep obstructions caused by the structure to a  
 17 minimum. We have several other nearby  
 18 locations to suggest that -- we would hope  
 19 would help protect the views of the river and  
 20 the newly renovated Friendship Fountain.  
 21 In light of American Lions stalling, we  
 22 recommend getting a stakeholder group to work  
 23 quickly with Perkins & Will to adjust the plan  
 24 in an effort to get the whole park built as  
 25 soon as possible.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Two of the mayor's transition committees  
2 recommended a stakeholder group to help oversee  
3 the design of the riverfront, and we believe  
4 this restaurant issue highlights the need for  
5 such a group.

6 Without American Lions, a redesign of the  
7 eastern park side is already required to  
8 separate the park from the tower, so let's get  
9 this newly discovered JEA work done, get the  
10 beer garden restaurant and civic steps built,  
11 temporarily activate the development pad while  
12 the City determines the next steps for that  
13 pad.

14 Let's do everything in our power to avoid  
15 having half park, half construction zone for  
16 the indefinite future. It does not matter how  
17 nice this desired restaurant is. If it is next  
18 to a dirty construction staging area, it will  
19 not be very appealing, and that's not setting  
20 the cafe or the proposed restaurant up for  
21 success.

22 If we all work together from a shared  
23 vision, grounded in the duPont principles,  
24 we'll end up with a spectacular riverfront to  
25 complement our spectacular river. Let's do it

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

1 right and fast.

2 Thank you.

3 THE CHAIRMAN: Thank you.

4 MS. HILL: Next is Scott Kennelly.

5 (Audience member approaches the podium.)

6 AUDIENCE MEMBER: Hi there.

7 Scott Kennelly, 1021 Saratoga Drive,  
8 32207.

9 I'm here to speak as a member of the Jax  
10 Chamber Government Affairs Committee. I'm also  
11 one of the founders of Manifest Distilling,  
12 which is a craft distillery located in the  
13 sports complex.

14 Our distillery decided to locate downtown  
15 eight years ago because we wanted to be part of  
16 the downtown activation. You guys have been  
17 working hard, we've made progress, but,  
18 frankly, it's been -- it's been slow, and we're  
19 excited to have more ideas for more things to  
20 happen downtown.

21 We're in favor of the plans for the park  
22 buildout, but we've also learned that you have  
23 to have -- you have to give people a compelling  
24 reason to come somewhere. Having a cool space  
25 just isn't enough. You need activities, you

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

1 need events, and most importantly you need food  
2 and beverage.

3 I had dinner last night with friends from  
4 Miami. Three of them came up. We ate at  
5 Bellwether, one of downtown's few dinner spots.  
6 A great spot, but we need more options. Their  
7 comments were that they have eaten there every  
8 single time that they've come to Jacksonville  
9 and that downtown looked dead. And I know you  
10 guys have heard that before, so more options is  
11 what we need.

12 We need an opportunity for citizen  
13 engagement with downtown and for citizen  
14 engagement with the riverfront.

15 Please support the Riverfront Plaza  
16 restaurant.

17 Thank you.

18 MS. HILL: Next is Trisha Meili.  
19 (Audience member approaches the podium.)

20 AUDIENCE MEMBER: Hi.

21 I'm Trisha Meili, and I live at 2358  
22 Riverside Avenue, 32204.

23 I've lived in Jacksonville since 2009.  
24 And just like our mayor has expressed, I love  
25 this city. I also care deeply about its future

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

1 and appreciate all the work all of you do to  
2 make residents feel proud of living here, so  
3 I'm saddened that what we're dealing with now  
4 has become so contentious.

5 I am frequently in downtown Jacksonville  
6 for work, pleasure, and exercise. I am very  
7 familiar with Riverfront Plaza as I frequently  
8 bike along the Riverwalk from Riverside to the  
9 Jaguars' stadium.

10 I'm excited about the opportunity this  
11 city has in Mayor Deegan's words from the 2023  
12 Great Cities Symposium to create a vibrant  
13 riverfront park system so the public has easy  
14 access to our beautiful river.

15 The symposium's keynote speaker, A.G.  
16 Lafley, who has successfully developed park  
17 space in Cincinnati and in Saratoga -- or  
18 rather, Sarasota, sorry, here in Florida. He  
19 inspired attendees at this conference, saying  
20 how important it was for Jacksonville to have a  
21 downtown made remarkable by creating a vibrant  
22 riverfront park system so the public has easy  
23 access to our beautiful river.

24 And City Council President, Ron Salem, who  
25 was also there, endorsed having a dynamic and

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

1 accessible downtown riverfront park system in  
2 his welcoming remarks. I believe this starts  
3 with Riverfront Plaza, with an unobstructed  
4 view to our beautiful St. Johns River.

5 We all want Jacksonville to be great -- to  
6 be a great and thriving city, a city admired  
7 around not just the state, but the country and  
8 the world.

9 As is often mentioned, the St. Johns River  
10 is Jacksonville's most important asset. Also  
11 admired is that Jacksonville has the largest  
12 City park system in the entire country, and the  
13 two meet at Riverfront Plaza. Riverfront Plaza  
14 is a precious opportunity to effectively  
15 highlight these assets, Jacksonville's park  
16 space and the St. Johns River.

17 I think the water's edge restaurant in the  
18 plaza will diminish the value of Riverfront  
19 Plaza by blocking the view of the river,  
20 reducing the green open space, and going  
21 against, honestly, the words of the mayor,  
22 council president, and A.G. Lafley.

23 I urge all of you to really listen --

24 MS. HILL: Your time is up.

25 MS. MEILI: -- to what's been said and

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

1 vote against it.

2 Thank you.

3 THE CHAIRMAN: Thank you.

4 MS. HILL: Next is William Harrell.  
5 (Audience member approaches the podium.)

6 AUDIENCE MEMBER: My name is William  
7 Harrell. I reside at 6740 Epping Forest Way  
8 North, Jacksonville.

9 First, I want to thank y'all for what you  
10 do. It's kind of you to sit and listen to  
11 these remarks. I know it consumes a lot of  
12 your time and can be frustrating, but we thank  
13 you for putting up with it.

14 The big question in my -- that I'm trying  
15 to ask you is to defer this resolution pending  
16 an opportunity to take advantage of the  
17 public's desire to find other solutions to the  
18 needs for restaurants serving public -- public  
19 parks.

20 If you put the restaurant in the park, the  
21 needling with trash, with the food service is  
22 not really compatible with what many of us  
23 think a public park ought to be.

24 To have the DIA, City of Jacksonville,  
25 financially supporting more restaurants when

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

1 the taxpayers who own restaurants are not  
2 getting that support, I think is a challenging  
3 question that warrants more of the DIA's  
4 consideration.

5 The City of Tampa's concept is to put --  
6 which worked, is to put parks for the public  
7 funding and use private enterprise around the  
8 perimeter of the parks, not in the parks.

9 At the particular one we're talking about  
10 there are several large commercial buildings  
11 with lobbies that are empty. Before we spend  
12 money and put in more restaurants, let's help  
13 the restaurants that are already downtown and  
14 the buildings that are already empty and see if  
15 we can't make those buildings and restaurant  
16 owners and those complexes have a better  
17 opportunity.

18 I've served on a bank board. I was on a  
19 loan committee. I can tell you that some of  
20 the issues you're hearing might be a by-product  
21 of your success. When you build enough  
22 residential units, the banks that are going to  
23 lend you count the number of prospective people  
24 that can buy or rent. And the more you build,  
25 the harder it is for the next one to be

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

1 financially successful.

2 I would urge a bigger study, bigger  
3 picture of what the supply and the demand --  
4 based on what you already have in place, and I  
5 think that explains some recent funding issues  
6 that have occurred with some of the bigger  
7 ones.

8 You also have the stadium with a  
9 billion-dollar topic. You've got the City,  
10 you've got the mayor having a March meeting.  
11 Give us an opportunity, for those who want to  
12 support the concept of restaurants serving the  
13 park, to present the case for not having the  
14 restaurant in the park. If you approve this,  
15 you can't unring the bell.

16 Thank you for your time.

17 THE CHAIRMAN: Thank you, Mr. Harrell.

18 MS. HILL: Next is Jim Schwarz.

19 (Audience member approaches the podium.)

20 AUDIENCE MEMBER: Good afternoon.

21 Jim Schwarz. Address is 2358 Riverside  
22 Avenue, 32204.

23 First of all, I want to thank you for your  
24 work on this board. Smart, successful  
25 development downtown is essential for our city,

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

1 and I want a thriving downtown Jacksonville,  
2 and I know all of you all do as well.  
3 I request that DIA postpone the vote on  
4 the Riverfront Plaza restaurant and first focus  
5 on developing a new strategy for smart and  
6 successful downtown development. And, by the  
7 way, setting a strategy is a key board  
8 responsibility.

9 My reason for suggesting this is much has  
10 changed downtown and the current DIA strategy  
11 does not appear to be working. Some examples  
12 I'll offer:

13 Number one, the Downtown Vision 2023  
14 stated that roughly \$8 billion in projects were  
15 in the works for downtown. I originally was  
16 going to say with the demise, but now I will  
17 say, with the lack of feasibility of the  
18 American Lions, River City Brewing site, Laura  
19 Street Trio, and the Hardwick and others, we  
20 have lost nearly half of that \$8 billion. This  
21 is a huge shift. And if that doesn't cause you  
22 to say we need to pause and rethink what we're  
23 doing, I don't know what would.

24 Number two, finance and costs for  
25 developers are higher. This will impact what

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

1 developers can and will propose for downtown.  
2 Let's reexamine our strategy and be clear  
3 about what we want rather than just accepting  
4 what they propose to us.

5 Number three, the office space market has  
6 changed. Downtown Vision 2023 showed that,  
7 compared to other Florida cities,  
8 Jacksonville's market -- or vacancy was higher  
9 and our rent prices were lower. Clearly,  
10 what's been going on is not working.

11 There's going to continue to be pressure  
12 on office space. That's another reason to  
13 relook at what we're doing and what the  
14 strategy of this agency is.

15 Number four, the downtown residential  
16 market has changed for the better. What  
17 people -- when residential desirability -- when  
18 you think about residential desirability for  
19 downtown Jacksonville, that requires amenities,  
20 like parks and retail events and culture.

21 People who have spoken here, including  
22 staff, have said the public wants restaurants.  
23 Well, duPont did a study. They talked to 3,200  
24 people and the question was asked, what do you  
25 think should be the main priority for the

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

1 riverfront? The top response: Cultural  
2 activities, 34 percent. Second was  
3 recreational, 23 percent. Third was passive,  
4 which included parks and greenspace, that was  
5 20 percent. Restaurants did not make the top  
6 five.

7 So there was another study. DuPont asked  
8 the water taxi passengers, what are the  
9 priorities for spaces along the riverfront?  
10 Restaurants was not in the top six.  
11 Greenspace, recreation, exercise areas, all  
12 were there and restaurants was not.

13 MS. HILL: Your time is up.

14 MR. SCHWARZ: Thank you.

15 THE CHAIRMAN: Thank you, Mr. Schwarz.

16 MS. HILL: Next is Mincy Pollock.

17 (Audience member approaches the podium.)

18 AUDIENCE MEMBER: Good afternoon.

19 Mincy Pollock, 1225 West Beaver Street.

20 I'm here today as a member of Government  
21 Affairs for the Jax Chamber in support of the  
22 restaurant.

23 You know, oftentimes I'm talking to  
24 friends and they -- I'm always bragging about  
25 my city. I'm always saying that Jacksonville

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

1 is the Promised Land. I got friends in Atlanta  
2 and D.C., and they were once living here, and  
3 they always go, "Man, you're out of your mind.  
4 We're not going to get together to come to  
5 Jacksonville. Get out here." I keep saying,  
6 "This is the land of opportunity. This is  
7 just" -- "you're missing it. We're one of the  
8 fastest growing" --

9 Needless to say, I lose the battle and I  
10 have to go to Atlanta, I got to go to D.C., but  
11 I recently -- one of them reached out to me and  
12 they were like, "I just read something. You  
13 guys did something in transportation. What am  
14 I hearing about" -- "this thing about the  
15 stadium?"

16 And so here is what I see as an  
17 opportunity that continues to make us that  
18 Promised Land. We've got great parks, but  
19 sometimes people travel for the great  
20 restaurant. They might happen to be at that  
21 park.

22 I think this gives us a great opportunity  
23 to continue to stand and give other people  
24 reasons to come to -- make Jacksonville a  
25 destination place, a place to stay, a place to

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



1 explore. And there's nothing like enjoying a  
2 good meal and looking at a beautiful landscape  
3 and our waterways.

4 One of the things that we do in the Jax  
5 Chamber with the Government Affairs is -- we're  
6 just not making this up. We take time to go to  
7 other cities with downtown business and -- and  
8 trips. And what we learned is that success  
9 leaves clues.

10 And what we're finding in some of the  
11 cities -- and based on studies, is -- they're  
12 saying, if you've got great assets, like a  
13 restaurant within your park, you're going to  
14 attract folks that may be in the suburban areas  
15 that want to come -- you're giving them a  
16 reason to -- to want to be there. Success  
17 leaves clues.

18 Earlier, the resiliency director was  
19 speaking and saying that this has been  
20 analyzed, and when the restaurant builds, it's  
21 going to be an extra 2 feet and an extra this.  
22 I think sometimes we miss the opportunities to  
23 realize that people will also come here to see  
24 how we've had victories in other areas, like  
25 resiliency.

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

1 So this is a great opportunity,  
2 opportunity, opportunity to be that  
3 Promised Land for Jacksonville. And with the  
4 Jax Chamber and Government Affairs, I support  
5 the riverfront restaurant.

6 Thank you. Appreciate you listening.

7 THE CHAIRMAN: Thank you.

8 MS. HILL: Next is Nancy Powell.

9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Hi.

11 Nancy Powell, 1848 Challen Avenue,  
12 Jacksonville, 32205.

13 And I am here speaking as an individual,  
14 not any organization.

15 I want to talk about the Street Sense  
16 social space proposals from the January  
17 workshops. They directly relate to this issue  
18 of a holistic view of this important core  
19 downtown public space. I'm concerned that  
20 their great interim recommendations are not  
21 getting the attention they should get as a  
22 highly effective improvement, activation  
23 strategy.

24 As you know, there is already a permanent  
25 beer garden restaurant planned for Phase 2 of

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

1 the Perkins & Will park. This is part of the  
2 original plan, it was well-received, and still  
3 part of the plan.

4 The construction drawings show a  
5 4,600-square-foot restaurant overlooking the  
6 river, serving at least 150 people, indoors,  
7 outdoors. It's a restaurant.

8 And beer gardens are highly attractive  
9 public spaces, whether they are permanent or  
10 interim solutions, like the ones that Street  
11 Sense recommended.

12 In Tampa, there's a beer garden in the  
13 Sparkman Wharf riverfront space, which, if  
14 you've been there -- and if you haven't, you  
15 should -- it's a simple, activated space with  
16 lawn games, a small stage, large TV screen,  
17 lots of tables and chairs.

18 In Savannah, there's a beer garden along  
19 the new part of the Riverwalk. But even if you  
20 don't like beer gardens, why are we building  
21 it? There are other concepts that could fit  
22 the permanent space or the temporary space that  
23 could be tested to see what Jacksonville people  
24 want.

25 This approach would need an operator and

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

1 some investment. It's a design space. The  
2 benefits would be that it would allow for  
3 family- and dog-friendly spaces, complementing  
4 Phase 1 of the park that people can enjoy and  
5 test out additional retail, art, or food  
6 concepts. These were all explained by  
7 Street Sense very smartly.

8 Bringing Perkins & Will back to assess  
9 these concepts for the interim, as well as  
10 other ideas, would be well worth our time.

11 I appreciate Melissa Ross and Donna --  
12 Mayor Deegan's offer to start holding some  
13 public forums. I think that will go a long way  
14 because there are alternatives that we can  
15 explore, and so we can use this park on not --  
16 you know, in the near term, when Phase 1 opens,  
17 the whole park should be usable, and I think  
18 it's possible.

19 Thank you.

20 THE CHAIRMAN: Thank you, Nancy.

21 MS. HILL: That's it.

22 THE CHAIRMAN: Okay. Mr. Pappas, did you  
23 want to speak?

24 (Audience member approaches the podium.)

25 AUDIENCE MEMBER: Ted Pappas, 1807

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

1 Elizabeth Place, Jacksonville, Florida.  
 2 I've changed my presentation that I was  
 3 going to give because so many things I was  
 4 going to say have already been said.  
 5 I'm an architect, and over the last  
 6 50 years I have designed probably several dozen  
 7 restaurants. One of the smartest  
 8 restauranteurs that I worked for was B.J.  
 9 Strickland. Some of you might remember the  
 10 name, Strickland's Mayport restaurant,  
 11 Strickland's Town House, and he had the formula  
 12 for a successful restaurant. He even told me  
 13 that he was down in Orlando and he noticed a  
 14 real fantastic restaurant with a lot of  
 15 activity. And he said, "Did you know they pipe  
 16 in the sound of (indecipherable) clapping just  
 17 to make it sound busy?"  
 18 So the idea of a restaurant, a successful  
 19 restaurant, is the environment and a special  
 20 kind of environment.  
 21 If you go to my neighborhood, which is  
 22 Avondale, there's a small shopping center there  
 23 about two blocks long and there are ten  
 24 restaurants, and people have to wait to get in.  
 25 And if you can get in, you have to wait still  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Chamblin's bookstore.  
 2 Historic buildings, we have a methodist  
 3 church, vacant. Three other buildings that are  
 4 vacant. The JEA, which is vacant. There's  
 5 commercial office buildings, the Bank of  
 6 America. I --  
 7 MS. HILL: Your time is up.  
 8 MR. PAPPAS: Time is up? Is that it?  
 9 MS. HILL: (Nods head.)  
 10 MR. PAPPAS: Okay. Thank you.  
 11 THE CHAIRMAN: Thank you, Mr. Pappas.  
 12 Does that conclude public comment?  
 13 MS. HILL: Yes, that's it.  
 14 THE CHAIRMAN: Okay. So we have a  
 15 resolution, 2024-02-02. I do want to get into  
 16 comments and questions, but do we have, first,  
 17 a motion -- our CEO looks like she --  
 18 BOARD MEMBER GILLAM: Motion to approve.  
 19 BOARD MEMBER HEAVENER: Second.  
 20 THE CHAIRMAN: We have a motion and a  
 21 second.  
 22 MS. BOYER: May I just clarify the motion  
 23 and the resolution before you?  
 24 THE CHAIRMAN: Sure.  
 25 MS. BOYER: Just to be clear, at the REPD  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 further.  
 2 When I was growing up in Jacksonville, the  
 3 busiest street in the evening was Forsyth  
 4 Street. Forsyth Street -- and Jacksonville, at  
 5 that time, was basically a fifth of the size of  
 6 what it is now. Forsyth Street had a quality  
 7 of life. There were at least six, seven  
 8 theaters along Forsyth Street, over five  
 9 blocks. They had marquees with these lights,  
 10 like the Florida Theatre, those of you who are  
 11 familiar with that, but it was -- all of the  
 12 street was lit up with these blinking lights.  
 13 That was the characteristic. And the older I  
 14 get, the more I understand it's the quality of  
 15 the environment that makes a good dining  
 16 experience.  
 17 So I was going to start my presentation  
 18 and say that Laura Street is the most important  
 19 street downtown. And why is it? Because,  
 20 historically, there was a cluster of certain  
 21 buildings, decisions were made.  
 22 To give you an idea, Jacksonville has its  
 23 City Hall on Laura Street. It has the City  
 24 Hall Annex and the federal courthouse, cultural  
 25 center, main library, Museum of Modern Art, the  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Committee, Ms. Fetner made two amendments. And  
 2 so the motion you have before you and in your  
 3 book has those two amendments as paragraph --  
 4 Section 3 and 4 on Page 2, and I assume that's  
 5 what the motion was on, is on the amended  
 6 resolution.  
 7 BOARD MEMBER GILLAM: So to be clear, the  
 8 one motion that was approved by the committee  
 9 and submitted to the board, that's the motion  
 10 that's here before us now and that's the  
 11 motion -- that was the resolution that we're  
 12 moving forward on, not on the new one?  
 13 MS. BOYER: Correct. So it is this one  
 14 that was approved in REPD with this language.  
 15 BOARD MEMBER GILLAM: Four to one.  
 16 THE CHAIRMAN: I think it was actually  
 17 three to one because Joe was not voting.  
 18 Okay. We have a motion and a second on  
 19 the resolution. Several of us were at  
 20 committee and contributed to the conversation.  
 21 P.K. was not. So let's go ahead and get your  
 22 thoughts and questions and comments.  
 23 BOARD MEMBER KRECHOWSKI: I don't suppose  
 24 I'll thank you for picking me to go first.  
 25 I'm actually very excited about this.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Like many in the room, I've been involved,  
2 either directly or peripherally, for 15 years  
3 in workshops, charettes, open-door meetings,  
4 closed-door meetings, discussions over beers,  
5 gnashing of teeth.

6 I think this is a great addition to a  
7 larger park. I think it's going to have its  
8 own great river views. It's going to bring its  
9 own -- its own contribution to this larger  
10 area.

11 For ten years, I've been looking out my  
12 office window and watching either demolition or  
13 stagnation on this space and I'm excited for  
14 this part of the larger park. I don't think  
15 it's going to take over the park, I don't think  
16 it's going to ruin the park. And specifically  
17 this decision is a step in the process.

18 I think that what Lori and her staff and  
19 this board are charged with doing are  
20 public/private partnerships. That's what this  
21 is. There is going to be more public input,  
22 there's going to be more discussion, there's  
23 going to be more gnashing of teeth, but I'm  
24 fully in support of this step at this time for  
25 this particular use in this particular area of

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

1 of this and really bring the public in to the  
2 fold. And I'm really excited about the mayor's  
3 suggestion or -- or promise to have those  
4 public meetings begin.

5 And I didn't want to -- I guess last -- at  
6 the committee meeting, I had my amendment, and  
7 then I kept thinking about this, this issue,  
8 and I still had some more questions that I  
9 think could help alleviate some of these  
10 concerns about the DIA getting into the  
11 business of running restaurants. And I don't  
12 believe that's what we are doing. I think  
13 we're acting as a developer in building a shell  
14 and looking for an operator.

15 So one of the things I was wondering was  
16 if we had any due diligence on what this means  
17 for the DIA in terms of investment. I know  
18 we're talking about building a restaurant or  
19 building this shell, but what does that look  
20 like moving forward? Do we have confidence  
21 that there's an operator who can get a loan to  
22 do the rest of the buildout?

23 I just don't want to move forward without  
24 knowing what the next steps are. And I think  
25 we have the time or at least we could move this

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

1 the larger park.  
2 THE CHAIRMAN: Thank you.  
3 Ms. Powers.

4 BOARD MEMBER POWERS: Thank you,  
5 Mr. Chair.

6 I just wanted to say that I appreciate  
7 everyone coming out to give their feedback. I  
8 do think that having the public involved would  
9 be helpful at this stage with a lot of the  
10 different opinions that we have in the room, so  
11 I'm totally in favor of giving Perkins & Will  
12 another opportunity to come back and speak to  
13 the public and let them have some dialogue.

14 So that's all I'm going to say about that.

15 THE CHAIRMAN: Ms. Fetner.

16 BOARD MEMBER FETNER: I want to thank the  
17 public again for all their insight and  
18 commentary. I think it's really helpful and  
19 it's crucial that we, as a board, move -- as we  
20 move forward, we hear from the public on the  
21 front end and not on the back end of things.  
22 It's really important to have that buy-in and  
23 to have that -- those champions at home  
24 supporting downtown, so we have to look at that  
25 and maybe we could do better next time on some

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

1 resolution forward with the designer and those  
2 types of things, but I don't want this vote to  
3 mean that we're not going to look into those  
4 due diligence topics.

5 Really, we have a lot of investments and  
6 incentives and things like that, that we can't  
7 just focus on restaurants, and I think that's  
8 where people are getting concerned, is that  
9 there are a lot of restaurants in our -- on our  
10 path moving forward, and with the projects that  
11 are on pause or are being delayed, I just -- I  
12 get nervous, so --

13 Those are -- I mean, we don't -- we didn't  
14 really get a chance to discuss this as a board  
15 back and forth, so I'd love to hear from my  
16 fellow board members what their feelings are on  
17 that as well.

18 THE CHAIRMAN: Thank you.

19 Mr. Heavener.

20 BOARD MEMBER HEAVENER: Yeah, so I've  
21 enjoyed getting to meet a number of people,  
22 just to hear different perspectives on this.  
23 And I've learned a ton through the process.

24 I think all of us -- everybody that I've  
25 met with is deeply committed to trying to

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

1 create a high quality of life and activated  
2 downtown. I think everybody is coming from the  
3 same perspective, that that's what the want is.  
4 There's just differences of opinion on how you  
5 achieve that.

6 My biggest concern right now with where we  
7 are is that we -- we haven't activated  
8 downtown. And I view this not as a solve all  
9 problems, you build this restaurant, it's going  
10 to activate all of downtown, but the more we  
11 can do on things like this and create reasons  
12 for people to come downtown, it expands the  
13 people that are going to come into downtown and  
14 ultimately support it, which I think is -- is  
15 really important for the -- for the ongoing  
16 success of it.

17 The other thing that really came to mind  
18 as I was thinking through this is, I am very  
19 much in agreement that, typically, you would  
20 have private ownership and let them take the  
21 risk. The challenge with this is we created a  
22 monopoly on the riverfront and the government  
23 has all of the land, so how can somebody  
24 actually create a riverfront restaurant in any  
25 of this land that we have? Which is why we

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

1 need, I think, a solution without getting back  
2 into the same debacle that we were with the  
3 Landing and then ending up in some kind 20-year  
4 feud over what can happen with it.

5 So the -- the benefit of this, to me, is  
6 that we can contain -- or maintain some kind of  
7 control over that property and ensure that, you  
8 know, the long-term viability of it is a  
9 success for the city and an integral part of  
10 the downtown.

11 So those were some of the reasons -- I did  
12 learn a lot, and I -- I am absolutely committed  
13 to continuing the conversation that I had with  
14 many of you on some of the ideas around the  
15 setbacks on the river and things like that and  
16 different trees and -- and shade. I think  
17 those are all critical issues.

18 And, to me, another big reason that I'm in  
19 support of this is accessibility. It is  
20 blazing hot, as everybody knows here, for six  
21 months out of the year. And by not having some  
22 climate-controlled space for people that aren't  
23 in the best health to be able to come and  
24 actually enjoy the river, I don't know how  
25 accessible we're making that to people.

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

1 So those were some of the reasons that I  
2 kind of took the position -- I'm in support of  
3 the restaurant, so ...

4 THE CHAIRMAN: Mr. Gillam.

5 BOARD MEMBER GILLAM: Thank you,  
6 Mr. Chair.

7 I know many of you who've spoken today and  
8 many more of you who have written, you know, to  
9 us on the board. And I do appreciate the time  
10 and commitment and the comments and concerns,  
11 you know, some of you expressed.

12 I would say that, you know, I do think  
13 reasonable people can disagree, and I think  
14 that's what we see here. I mean, there's  
15 people in favor of restaurants and people not  
16 in favor of this particular restaurant.

17 I'll give you the reasons why I'm in  
18 support of it and why I would submit to my  
19 fellow board members why you should support the  
20 current resolution.

21 One is -- and this one kind of bothers me.  
22 If any of this is controversial, to me, this is  
23 the controversial, you know, point, and what I  
24 would respond to the community about is the  
25 suggestion that there's not been an open

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

1 process. And Ms. Fetner alluded to that, about  
2 doing a better job.

3 Let me say this: This board and this body  
4 and its subcommittees meets four to six times a  
5 month for multiple hours, and we have for at  
6 least the eight years that I've been on this  
7 board. We meet all the time, and all those  
8 meetings are open and all those meeting give an  
9 opportunity to provide -- for the public to  
10 speak. Some of you come all the time, and I  
11 appreciate it.

12 Ms. Powell, I see you here, and you're  
13 always here and to support your positions, and  
14 I appreciate that, I really do.

15 And some of you I see for the first time,  
16 and so I -- for those of you I see for the  
17 first time, I really want you to hear me, that  
18 we do -- we do have a process, and we talk  
19 about these things. And what do we talk about?  
20 We talk about, for instance, a lot of times,  
21 entitlements. I mean, we are the Downtown  
22 Investment Authority and we're a taxing  
23 authority. We can use tax dollars to help  
24 development, encourage development downtown.

25 So, you know, part of that process is a

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

1 development plan. And the suggestion that we  
 2 don't have a plan, we've not negotiated, talked  
 3 about and involved the public in a plan -- you  
 4 know, one of the things we've -- we have  
 5 focused on most recently is restaurants and  
 6 entertainment because we made promises to  
 7 people years ago, if you will build residential  
 8 downtown and help us return the public and  
 9 people living downtown back downtown, we will  
 10 follow that with supporting programs to  
 11 encourage retail and entertainment, to provide  
 12 service and opportunities for you. We made  
 13 that promise to people and we made -- we made  
 14 it not only orally, we also put it in our plan.  
 15 We put together programs and incentives to  
 16 support those people.

17 And here's what we've told new developers:  
 18 You want to come and develop downtown, you want  
 19 to develop on the river, you're going to have  
 20 to have restaurants and bars and public  
 21 engagement opportunities in your private  
 22 buildings. So we're requiring that of private  
 23 developers who come downtown.

24 I think the point that Mr. Heavener made  
 25 is right in the (indecipherable). I mean,  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 people keep saying, you know, we have this  
 2 great opportunity. It is a great opportunity.  
 3 We do have a monopoly on the riverfront.  
 4 Historically, I've been a little bit critical  
 5 of that because, you know, we have all this --  
 6 what I think is to be high-performing,  
 7 tax-yielding, you know, properties is in  
 8 government hands, it's not being effectively  
 9 used to create a (indecipherable), it's just a  
 10 liability. That's what it seems like to me.

11 And so, you know, we've got this plan to  
 12 kind of do better. And that plan is to  
 13 maintain a system and a consistent stream of  
 14 public access and parks along the river, but  
 15 also provide opportunity for others to engage  
 16 because I think some people want restaurants.  
 17 Some people don't, I understand that, but some  
 18 people do. But we have promised some people  
 19 who have already made an investment and moved  
 20 downtown we would do that for them. And I  
 21 think we have that commitment and we need to  
 22 follow through with it.

23 There was a concern about due diligence  
 24 about restaurants. Let me give you one  
 25 example. This is not the first time the City  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 of Jacksonville has engaged in owning property,  
 2 building a shell, and then leasing it on a  
 3 short-term basis, regular basis to a  
 4 restaurateur. We do it on the Northside.  
 5 Palms Fish Camp on the Northside is another  
 6 opportunity, which has been very successful.  
 7 It's one of the -- by the way, one of the few  
 8 remaining places on the river inside  
 9 Jacksonville that you can actually pull up a  
 10 boat and have a meal or sit on the dock and  
 11 have a meal outside. One of the few  
 12 opportunities. We have none downtown, zero.

13 But that is an opportunity where the City  
 14 has done this and has been successful. And the  
 15 City is not in the active business of selling  
 16 hamburgers. The City built, owned property,  
 17 maintained and kept the property, so it kept  
 18 the long-term control over it, which I'm in  
 19 favor of for this park, but leased the space  
 20 out to someone who can operate, who's -- who is  
 21 prepared and ready to spend their time, effort,  
 22 and money investing in a business and operating  
 23 it. But we kept the control, as opposed to  
 24 losing the control, like we have in some other  
 25 opportunities.

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

1 I think we have done due diligence. I  
 2 think we have been successful in this kind of  
 3 opportunity, and I'm in support of this -- this  
 4 resolution for those reasons.

5 Thank you.  
 6 THE CHAIRMAN: Okay. Ms. Worsham.  
 7 BOARD MEMBER WORSHAM: Thank you.  
 8 First of all, again, thank you for the  
 9 public input. I read all the emails and I  
 10 appreciate what everyone has contributed.

11 And I think the first thing I would like  
 12 to point out -- and some of the other board  
 13 members have -- is that we do have a plan, and  
 14 it's a plan that has been worked on through the  
 15 community over the last several years. The  
 16 work that's been accomplished through  
 17 Riverfront Parks Now, the duPont Foundation,  
 18 the whole waterfront activation studies,  
 19 there's been a continual effort over the last  
 20 several years, and it's really done a great  
 21 job, and I --

22 I hate the fact that we're focused on one  
 23 dot of nodal activity along the Northbank  
 24 Riverwalk. If you look at what's happened over  
 25 the last several years for the plan, for the

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

1 entire Northbank Riverwalk, it's amazing. It's  
2 a wonderful transformation of what had been  
3 several development parcels, and to now large  
4 public spaces that meander along the Riverwalk  
5 from Metropolitan Park, through the Four  
6 Seasons, through MOSH, through what was and may  
7 still well be Ford on Bay, through the Hyatt,  
8 down to Riverfront Plaza, through the music  
9 park, by the Times-Union, across the Corkscrew,  
10 down to One Riverside where there will be, you  
11 know, more activity there, but what has  
12 happened is that there are --

13 The Riverwalk itself is continually being  
14 improved, and the public spaces, as you merge  
15 on and off the Riverwalk, onto private  
16 development, is actually creating more  
17 riverfront space than we've ever had.

18 So I want to say congratulations to all  
19 the community groups and the board and the City  
20 for recognizing the opportunity, and  
21 particularly for some of the creative ways that  
22 we took a development site and it's become the  
23 Four Seasons, which was a park site, and  
24 successfully negotiated the transfer of that to  
25 a wonderful space, the Shipyards, which is

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

1 going to be another great downtown park.  
2 So the focus on this one node on the  
3 riverfront I think is -- it's unfortunate,  
4 because what we need is a balance of activities  
5 along the riverfront. And I think that this  
6 resolution marries in with the mayor's proposal  
7 to have public input. As a matter of fact, at  
8 our board meeting last week, that -- this whole  
9 design is now open to the public, and I think  
10 that we could -- we would be remiss if we  
11 didn't move forward with this resolution and  
12 look at the details and designs and scale.

13 It's about scale and design and detail of what  
14 happens on that piece of property.

15 And I think that -- you know, yes, we've  
16 all got differences of opinion. One of the  
17 first things I heard from the public and people  
18 I know when I came on the board, or even on  
19 DDRB, is where are our opportunities along the  
20 river to engage in food and beverage and walk  
21 on the Riverwalk and stop and have a cup of  
22 coffee or a beer or dinner or whatever it is?

23 But I think that we need to move forward  
24 with this resolution and we could achieve the  
25 right scale and design with public input and

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

1 with the right concept. So we're moving  
2 forward. I'm in favor of moving forward. I do  
3 not believe we should pause the Riverfront  
4 Plaza park design. The park went through  
5 public input, it went through selection, it  
6 went through concept, and I think this is -- as  
7 things are constructed and things move from  
8 concept to final design, yes, change has  
9 happened.

10 And I know that that has -- the plan has  
11 morphed, but I think we should move forward  
12 with this, I think we've got a great  
13 opportunity. And I'm excited about public  
14 input and I'm excited to see what we could do  
15 to make this food and beverage opportunity an  
16 asset to the park and an asset to downtown  
17 Jacksonville and an asset to all of those  
18 people who do want to come down and sit in a  
19 park and enjoy the view, a beverage, whatever  
20 it is. I think we can get it right and I think  
21 we'll do that with public input.

22 THE CHAIRMAN: Thank you.  
23 Mr. Hassan.

24 BOARD MEMBER HASSAN: Thank you.

25 I also want to thank the public for coming  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 in and being so passionate about what's  
2 happening with this area because it is very  
3 critical to the city and to downtown  
4 Jacksonville.

5 I am in favor of moving forward because of  
6 the changes that were made at committee and  
7 because of the public involvement and the plan  
8 not being finalized because I do think it's  
9 important and I think it is an opportunity --  
10 and it's an opportunity that one -- only one  
11 operator will be able to take advantage of as  
12 an owner/operator of the restaurant.

13 And I don't think it's going to be a  
14 matter of will we have people that want to come  
15 take advantage of this opportunity. I think  
16 it's going to be a matter of how many are going  
17 to want it and which one will we select to best  
18 serve the level of quality that we think that  
19 this project deserves.

20 That being said, you know, I don't think  
21 there's any intention -- I think it's a  
22 misconception that the City is trying to get in  
23 the restaurant business, and this has already  
24 been said. That would not make sense. But it  
25 makes a lot of sense that they can control the

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

1 real estate that is going to be in this park to  
2 make sure it's maintained properly and it's of  
3 the level of quality that we expect.

4 You know, I have found in the many things  
5 that I have been involved in sometimes the best  
6 decision you can make is no decision at all  
7 because time and involvement takes care of it.  
8 And I think it's very wise that we are just  
9 slowing down the process and not stopping it to  
10 make sure that it's a combination and an  
11 involvement of the public and this board to  
12 ensure that the end product is something that  
13 we're all going to be proud of.

14 So I am in favor of moving forward.

15 THE CHAIRMAN: Thank you.

16 I'm going to do what I did at the  
17 committee. I'm going to give my comments.  
18 Before I do that, I do want to recognize  
19 Council Member Peluso. I will give you the  
20 last word on these comments.

21 And I also wanted to say -- I've been on  
22 the board for four years -- your involvement in  
23 not only our board meetings, but you come to  
24 most of our committee meetings too. It's  
25 greatly appreciated.

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

1 this is the wrong portion of the site to put an  
2 enclosed structure.

3 And, you know, I am all in favor of food  
4 and beverage. That was part of the original  
5 design. They have two food and beverage  
6 locations on the original plan. If those two  
7 components are not sufficient, then the design  
8 team should get back and tell us how it can be,  
9 how can we get a full-service restaurant where  
10 that cafe is.

11 But it makes no logical sense to me why we  
12 would need a third structure, and really a  
13 third structure in that spot. That's the  
14 absolute, from just a straight real estate site  
15 planning standpoint, from my opinion, the wrong  
16 portion of this site to put any kind of  
17 enclosed structure. That's why I have a  
18 problem with it.

19 I do not mind being the sole opposition.  
20 I just don't think that it's the -- the right  
21 location. And, you know, I wish Perkins & Will  
22 were on the line right now so that they could,  
23 you know, weigh in on the site plan that they  
24 most recently have come up with, but I just  
25 don't think it's a good site plan.

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

1 I also recognize --

2 COUNCIL MEMBER PELUSO: I have a lot of  
3 free time.

4 THE CHAIRMAN: -- Brittany Norris from the  
5 mayor's office, who has always -- also  
6 consistently comes to our meetings, so thank  
7 you very much. It's really important to staff  
8 and the board to have both the City Council and  
9 the mayor's office representing them, so thank  
10 you.

11 So I am opposed. I am -- in general,  
12 agree with the various issues that have been  
13 expressed by the public. And notwithstanding  
14 the resiliency officer's comments, I think  
15 resiliency is an issue. I think putting a  
16 freestanding structure right on the riverfront,  
17 from a view standpoint, is an issue. It's  
18 going to be expensive, and we don't know if we  
19 are going to have an ongoing obligation to  
20 supplement or support an operator, at least for  
21 some period of time -- to be determined, but  
22 that's something to consider.

23 So all of those issues -- the first time I  
24 saw the site plan, just from a gut reaction, it  
25 didn't make sense. My bigger issue is, I think

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

1 So I'll leave it at that and turn it over  
2 to Councilman Peluso.

3 COUNCIL MEMBER PELUSO: Thank you, Chair.  
4 Thank you for the kind words earlier, both to  
5 myself and the -- and to Ms. Norris.

6 I will tell you that I come to a lot of  
7 these because it's important to me. Downtown  
8 is incredibly important to me. It's one of the  
9 reasons why I moved back home after serving  
10 overseas and serving abroad for so many years  
11 in the Navy. Jacksonville has more potential  
12 than anywhere else I've ever lived, and I'm  
13 sure everybody at this table knows that and  
14 agrees.

15 This site's incredibly important. You  
16 wouldn't see this many people showing up in the  
17 middle of the day on -- on a Wednesday unless  
18 otherwise. And I'd be remiss if I didn't  
19 mention, most of them are my constituents, so I  
20 better make the right move here.

21 I want to kind of echo some of the  
22 comments that Ms. Fetner made. I do kind of  
23 agree that the process here probably isn't the  
24 way it should have been done. Perkins & Will  
25 should have been more involved. There should

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

1 have been an advisory or a stakeholder group,  
2 as was recommended by two of the transition  
3 committees.

4 Individuals who are experts in their  
5 field, we should have had CRO, we should have  
6 had our City arborist, we should have had a  
7 landscape architect, we should have had members  
8 of the public or folks who -- who work for the  
9 City of Jacksonville who are in that expert  
10 field, with a few members of the public as  
11 well, and with a lot of public input, be able  
12 to provide more assistance when it comes to  
13 this park, and -- and I voiced that concern in  
14 the mayor's office as well.

15 I hope that we do have an advisory body to  
16 work on all other future parks and future  
17 parcels that have not been fully developed. I  
18 heard, you know, a few board members mention,  
19 hey, we've got the Shipyards West, we've got  
20 Metro Park, we've got some of the parks over in  
21 the district areas as well that -- that we need  
22 help with. And we should have an advisory  
23 body, again, that sticks around for many years,  
24 hopefully with this administration, that's  
25 going to help provide the input that I think is

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

1 necessary.

2 I don't know if you're going to defer  
3 today. If you do defer, I do hope that you  
4 bring Perkins & Will back to work with members  
5 of the community to -- to discuss some of the  
6 concerns.

7 I don't know if a restaurant is right or  
8 wrong there. I, personally, don't necessarily  
9 have a problem with a restaurant, but the  
10 problem is that it was just kind of decided  
11 upon and there wasn't, you know, necessarily  
12 public input, and we didn't really get the  
13 commentary we probably should have on this,  
14 right?

15 I mean, I don't know if it'd be  
16 successful. I bet that it probably could, but  
17 I don't know. And with putting a restaurant  
18 there, what does that mean for the cafe and for  
19 the beer garden? Does one go away? I don't  
20 know. I'm not the expert on this deal, but I  
21 would have liked to have heard more from the  
22 Perkins & Will team and the consultants.

23 But, you know, this -- this is your time,  
24 and I appreciate you giving me the comments  
25 [sic] to speak. I appreciate everyone being

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

1 here today.

2 Thank you so much.

3 THE CHAIRMAN: Thank you.

4 Anybody else?

5 BOARD MEMBER GILLAM: Call the question.

6 THE CHAIRMAN: (Inaudible.)

7 BOARD MEMBER GILLAM: Call the question.

8 THE CHAIRMAN: So we have a motion and a  
9 second.

10 Any further comments?

11 BOARD MEMBER FETNER: Through the Chair,  
12 if this resolution passes, will the question of  
13 the operator and the lease and all of that come  
14 back to the board? I guess that's a question  
15 for Ms. Boyer.

16 MS. BOYER: Through the Chair to  
17 Ms. Fetner, yes.

18 BOARD MEMBER FETNER: Through the Chair,  
19 one more question, Ms. Boyer.

20 I notice in a lot of public spaces that  
21 have these restaurants, at some point the  
22 restaurants become profitable and they are able  
23 to dedicate the revenue, the net revenue of  
24 that restaurant directly to that specific park.

25 Is that something that can be done in this  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 situation?

2 MS. BOYER: Absolutely.

3 BOARD MEMBER FETNER: Is that something we  
4 would have to decide now or can we make sure  
5 that's part of the operational lease discussion  
6 in the future?

7 MS. BOYER: I don't think you would decide  
8 it now, but I do think at the point in time we  
9 bring you a proposal for a lease and particular  
10 operator -- but prior to -- you would have to  
11 decide it then.

12 But prior to that time, we would bring you  
13 options for operators or options, as indicated  
14 here, for operating parameters. So you would  
15 see it then, and then you would see it  
16 subsequently when we were bringing you an  
17 actual lease with someone. And if that was one  
18 of the requirements in that, that should be  
19 contained in the lease.

20 BOARD MEMBER FETNER: Thank you.

21 THE CHAIRMAN: Ms. Boyer, to follow up on  
22 that, from a process standpoint, we're going to  
23 go through -- we're going to, A, RFP for an  
24 architect, correct?

25 MS. BOYER: There is an RFP on the street  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300



1 right now that is open.  
 2 THE CHAIRMAN: So we're going to select an  
 3 architect, then we're going to go through a  
 4 design and costing exercise, correct?  
 5 MS. BOYER: So prior to there being any  
 6 commencement of design on this particular  
 7 facility, this resolution contemplates that  
 8 there would be a public outreach meeting, a  
 9 community workshop meeting where the public  
 10 could weigh in on design criteria, on the  
 11 concept of what they want to see in the design.  
 12 So before you get to any costing exercise,  
 13 before you get to any design that you could  
 14 cost, you would have that public outreach  
 15 meeting and the public involvement on it, then  
 16 the architect would go to work and come up with  
 17 some concept designs. And I would anticipate  
 18 that ultimately you're going to be coming back  
 19 to the board for a decision on direction at  
 20 that point. That's not typically the thing --  
 21 kind of thing the staff makes, and that would  
 22 include what various building options cost.  
 23 THE CHAIRMAN: Okay. So this is -- in  
 24 short, this is -- we are going to see this  
 25 multiple times going forward before a shovel

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

1 THE CHAIRMAN: Mr. Hassan.  
 2 BOARD MEMBER HASSAN: In favor.  
 3 THE CHAIRMAN: And I am opposed.  
 4 So seven to one in favor. The resolution  
 5 passes.  
 6 Okay. We'll close out the CRA portion of  
 7 the meeting and open up the DIA agenda.  
 8 (The foregoing proceedings were adjourned  
 9 at 3:39 p.m.)

- - -

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

1 goes in the ground?  
 2 MS. BOYER: Correct.  
 3 But the point of the resolution at this  
 4 stage was, before we spend any money on it, if  
 5 the board's position was you don't want a  
 6 restaurant there at all, please say so, because  
 7 then there's no reason to spend a dollar on it  
 8 or engage anyone. If you want us to keep  
 9 working through the process, then that's what  
 10 we'll do.  
 11 THE CHAIRMAN: Okay.  
 12 Based on the comments, it appears that the  
 13 board wants to move forward, so let me go ahead  
 14 and call for a vote, starting with P.K.  
 15 BOARD MEMBER KRECHOWSKI: Approve.  
 16 THE CHAIRMAN: Ms. Powers.  
 17 BOARD MEMBER POWERS: In favor.  
 18 THE CHAIRMAN: Ms. Fetner.  
 19 BOARD MEMBER FETNER: In favor.  
 20 THE CHAIRMAN: Mr. Heavener.  
 21 BOARD MEMBER HEAVENER: In favor.  
 22 THE CHAIRMAN: Mr. Gillam.  
 23 BOARD MEMBER GILLAM: In favor.  
 24 THE CHAIRMAN: Ms. Worsham.  
 25 BOARD MEMBER WORSHAM: In favor.

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

1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

DATED this 2nd day of March 2024.

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

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

	<b>2858</b> [1] - 35:23 <b>28th</b> [2] - 21:16, 22:1 <b>29th</b> [2] - 22:6, 22:11 <b>2:00</b> [2] - 1:7, 2:1 <b>2nd</b> [1] - 100:15	<b>A</b>	<b>additional</b> [4] - 15:12, 44:14, 46:4, 68:5 <b>address</b> [6] - 4:13, 4:16, 7:24, 9:9, 33:10, 60:21 <b>addressed</b> [1] - 44:23 <b>adjacent</b> [1] - 12:20 <b>adjourned</b> [1] - 99:8 <b>adjust</b> [1] - 52:23 <b>adjusted</b> [1] - 21:16 <b>adjustment</b> [1] - 21:9 <b>administration</b> [1] - 93:24 <b>Administrative</b> [1] - 1:23 <b>admired</b> [2] - 57:6, 57:11 <b>advantage</b> [3] - 58:16, 88:11, 88:15 <b>advise</b> [1] - 48:24 <b>advisory</b> [3] - 93:1, 93:15, 93:22 <b>advocating</b> [1] - 51:15 <b>Affairs</b> [5] - 45:21, 54:10, 63:21, 65:5, 66:4 <b>affiliate</b> [1] - 19:1 <b>affordable</b> [3] - 8:6, 8:16, 8:20 <b>African</b> [2] - 4:19, 4:25 <b>African-American</b> [2] - 4:19, 4:25 <b>afternoon</b> [8] - 2:3, 28:17, 33:16, 35:22, 41:1, 49:14, 60:20, 63:18 <b>agencies</b> [3] - 24:24, 25:3, 25:4 <b>AGENCY</b> [1] - 1:2 <b>agency</b> [1] - 62:14 <b>agenda</b> [1] - 3:22, 9:5, 12:6, 18:12, 19:23, 19:24, 20:2, 20:8, 20:16, 99:7 <b>ago</b> [4] - 13:4, 36:25, 54:15, 81:7 <b>agree</b> [2] - 90:12, 92:23 <b>agreed</b> [1] - 27:25 <b>agreement</b> [1] - 77:19 <b>agreements</b> [1] - 25:6 <b>agrees</b> [1] - 92:14 <b>ahead</b> [7] - 4:9, 18:14, 20:17, 22:15, 31:13, 72:21, 98:13 <b>ain't</b> [1] - 6:5 <b>Alenduff</b> [1] - 49:12 <b>Alistair</b> [1] - 21:6 <b>ALLAN</b> [1] - 1:22 <b>Allan</b> [1] - 3:8	<b>Allegiance</b> [2] - 2:9, 2:10 <b>alleviate</b> [1] - 75:9 <b>allow</b> [3] - 21:17, 21:21, 68:2 <b>allowing</b> [1] - 52:9 <b>alluded</b> [1] - 80:1 <b>alone</b> [2] - 34:12, 51:25 <b>already-planned</b> [1] - 51:11 <b>ALSO</b> [1] - 1:18 <b>altering</b> [1] - 47:7 <b>alternative</b> [1] - 15:4 <b>alternatives</b> [1] - 68:14 <b>amazing</b> [1] - 85:1 <b>amenable</b> [1] - 30:18 <b>amend</b> [5] - 22:8, 26:23, 29:17, 31:1, 31:9 <b>amended</b> [4] - 23:9, 23:25, 32:6, 72:5 <b>amending</b> [1] - 26:20 <b>amendment</b> [9] - 22:15, 22:16, 23:7, 30:24, 31:10, 31:14, 32:5, 32:23, 75:6 <b>amendments</b> [2] - 72:1, 72:3 <b>amenities</b> [1] - 62:19 <b>America</b> [1] - 71:6 <b>American</b> [12] - 4:19, 4:25, 13:20, 14:14, 14:15, 37:1, 37:3, 38:2, 47:10, 52:21, 53:6, 61:18 <b>analysis</b> [1] - 24:12 <b>analyzed</b> [1] - 65:20 <b>Ann</b> [1] - 41:25 <b>Anne</b> [1] - 41:22 <b>Annex</b> [1] - 70:24 <b>annoying</b> [1] - 27:23 <b>answer</b> [2] - 14:21, 16:12 <b>anticipate</b> [1] - 97:17 <b>apartment</b> [1] - 5:17 <b>appealing</b> [1] - 53:19 <b>appear</b> [1] - 61:11 <b>applaud</b> [1] - 51:16 <b>applicant</b> [1] - 27:25 <b>appreciate</b> [1] - 51:23, 56:1, 66:6, 68:11, 74:6, 79:9, 80:11, 80:14, 84:10, 94:24, 94:25 <b>appreciated</b> [1] - 89:25 <b>approach</b> [2] - 9:11, 67:25
<b>'80s</b> [1] - 39:11		<b>A.G</b> [2] - 56:15, 57:22 <b>A.J</b> [2] - 49:12, 49:15 <b>able</b> [7] - 19:7, 28:22, 30:7, 78:23, 88:11, 93:11, 95:22 <b>abroad</b> [1] - 92:10 <b>absolute</b> [1] - 91:14 <b>absolutely</b> [2] - 78:12, 96:2 <b>acceptable</b> [2] - 8:16, 29:2 <b>accepting</b> [1] - 62:3 <b>access</b> [5] - 47:20, 47:24, 56:14, 56:23, 82:14 <b>accessibility</b> [1] - 78:19 <b>accessible</b> [2] - 57:1, 78:25 <b>accommodate</b> [3] - 40:17, 41:5, 48:13 <b>accomplished</b> [1] - 84:16 <b>achieve</b> [2] - 77:5, 86:24 <b>acres</b> [1] - 5:16 <b>Act</b> [1] - 5:5 <b>acting</b> [1] - 75:13 <b>action</b> [2] - 42:21, 42:23 <b>activate</b> [6] - 28:23, 48:6, 48:24, 50:22, 53:11, 77:10 <b>activated</b> [5] - 48:15, 48:17, 67:15, 77:1, 77:7 <b>activating</b> [2] - 46:11, 50:3 <b>activation</b> [5] - 25:7, 27:17, 54:16, 66:22, 84:18 <b>activations</b> [1] - 51:12 <b>active</b> [4] - 25:5, 43:18, 44:21, 83:15 <b>actively</b> [1] - 44:22 <b>activities</b> [4] - 28:2, 54:25, 63:2, 86:4 <b>activity</b> [5] - 47:24, 48:1, 69:15, 84:23, 85:11 <b>actual</b> [1] - 96:17 <b>adamantly</b> [1] - 34:10 <b>adaptive</b> [1] - 44:13 <b>add</b> [3] - 16:20, 17:3, 28:10 <b>added</b> [1] - 44:10 <b>addition</b> [4] - 8:17, 30:1, 52:11, 73:6		
<b>1</b>	<b>3</b>			
1 [5] - 16:3, 16:5, 26:12, 68:4, 68:16 <b>1000</b> [1] - 28:18 <b>1021</b> [1] - 54:7 <b>10th</b> [2] - 50:18, 50:22 <b>112.3143</b> [1] - 18:16 <b>12</b> [7] - 29:4, 29:15, 30:5, 30:6, 30:13, 31:3 <b>12-event</b> [1] - 28:4 <b>12-events-per-year</b> [1] - 27:19 <b>12-ticket</b> [1] - 27:22 <b>1206</b> [1] - 33:17 <b>1225</b> [1] - 63:19 <b>1339</b> [1] - 49:16 <b>1413</b> [1] - 7:25 <b>15</b> [1] - 73:2 <b>150</b> [1] - 67:6 <b>1534</b> [1] - 38:18 <b>17th</b> [2] - 19:10, 19:21 <b>1807</b> [1] - 68:25 <b>1848</b> [1] - 66:11 <b>1871</b> [1] - 51:6	3 [5] - 19:25, 22:4, 22:5, 22:9, 72:4 <b>3,200</b> [1] - 62:23 <b>303</b> [1] - 1:8 <b>31st</b> [4] - 21:17, 22:1, 22:7, 22:11 <b>32204</b> [2] - 55:22, 60:22 <b>32205</b> [3] - 36:13, 38:19, 66:12 <b>32206</b> [1] - 33:18 <b>32207</b> [2] - 8:1, 54:8 <b>3339</b> [1] - 36:12 <b>34</b> [1] - 63:2 <b>3701</b> [1] - 8:1 <b>3:39</b> [1] - 99:9			
	<b>4</b>			
	4 [2] - 25:12, 72:4 <b>4,600-square-foot</b> [1] - 67:5 <b>40</b> [1] - 5:16 <b>400</b> [1] - 46:12			
<b>2</b>	<b>5</b>			
2 [6] - 7:10, 43:14, 44:14, 65:21, 66:25, 72:4 <b>20</b> [2] - 34:14, 63:5 <b>20-year</b> [1] - 78:3 <b>2009</b> [1] - 55:23 <b>2019</b> [1] - 8:9 <b>2023</b> [3] - 56:11, 61:13, 62:6 <b>2024</b> [8] - 1:6, 2:1, 2:6, 19:21, 22:6, 22:11, 22:12, 100:15 <b>2024-02-01</b> [2] - 19:25, 20:18 <b>2024-02-02</b> [2] - 33:1, 71:15 <b>2024-02-03</b> [5] - 18:24, 22:9, 24:1, 27:6, 32:23 <b>21</b> [2] - 1:6, 2:1 <b>21st</b> [2] - 2:5, 38:21 <b>22.3</b> [1] - 42:23 <b>23</b> [1] - 63:3 <b>2358</b> [2] - 55:21, 60:21 <b>24</b> [2] - 25:12, 25:14 <b>27</b> [1] - 37:25 <b>2821</b> [1] - 46:23	5 [1] - 50:15 <b>50</b> [1] - 69:6			
	<b>6</b>			
	<b>6-foot</b> [1] - 50:16 <b>60</b> [1] - 34:4 <b>6740</b> [1] - 58:7 <b>6th</b> [2] - 41:8, 41:19			
	<b>7</b>			
	7 [1] - 36:13			
	<b>8</b>			
	8 [2] - 61:14, 61:20 <b>8178</b> [1] - 45:16 <b>8B</b> [1] - 18:17			
	<b>9</b>			
	9th [1] - 38:21			

<p><b>approaches</b> [21] - 4:11, 7:22, 21:5, 28:16, 33:15, 35:21, 36:11, 38:17, 40:25, 41:23, 45:14, 46:21, 49:13, 51:4, 54:5, 55:19, 58:5, 60:19, 63:17, 66:9, 68:24</p> <p><b>appropriate</b> [2] - 20:24, 35:14</p> <p><b>appropriated</b> [1] - 25:24</p> <p><b>approval</b> [2] - 11:21, 31:5</p> <p><b>approve</b> [17] - 19:9, 19:13, 20:8, 20:25, 22:18, 22:20, 22:22, 22:24, 23:11, 23:23, 27:1, 27:6, 31:16, 32:21, 60:14, 71:18, 98:15</p> <p><b>approved</b> [8] - 8:13, 16:24, 24:3, 26:23, 26:24, 30:14, 72:8, 72:14</p> <p><b>arbitrary</b> [1] - 29:22</p> <p><b>arborist</b> [1] - 93:6</p> <p><b>architect</b> [5] - 69:5, 93:7, 96:24, 97:3, 97:16</p> <p><b>architectural</b> [1] - 13:8</p> <p><b>area</b> [6] - 6:15, 40:8, 53:18, 73:10, 73:25, 88:2</p> <p><b>areas</b> [5] - 42:25, 63:11, 65:14, 65:24, 93:21</p> <p><b>Arlington</b> [1] - 50:9</p> <p><b>arranging</b> [1] - 41:6</p> <p><b>art</b> [2] - 47:25, 68:5</p> <p><b>Art</b> [1] - 70:25</p> <p><b>article</b> [1] - 12:7</p> <p><b>aside</b> [1] - 11:12</p> <p><b>aspect</b> [2] - 13:10, 33:20</p> <p><b>assess</b> [1] - 68:8</p> <p><b>asset</b> [4] - 57:10, 87:16, 87:17</p> <p><b>assets</b> [2] - 57:15, 65:12</p> <p><b>assistance</b> [1] - 93:12</p> <p><b>Assistant</b> [1] - 1:23</p> <p><b>assume</b> [1] - 72:4</p> <p><b>ate</b> [2] - 37:25, 55:4</p> <p><b>Atlanta</b> [2] - 64:1, 64:10</p> <p><b>attached</b> [2] - 22:4, 24:9</p> <p><b>attempt</b> [1] - 52:15</p> <p><b>attend</b> [2] - 3:14, 40:5</p>	<p><b>attendees</b> [1] - 56:19</p> <p><b>attention</b> [2] - 26:11, 66:21</p> <p><b>attenuation</b> [1] - 44:16</p> <p><b>attract</b> [1] - 65:14</p> <p><b>attractive</b> [1] - 67:8</p> <p><b>AUDIENCE</b> [19] - 4:8, 4:14, 7:25, 33:16, 35:22, 36:12, 38:14, 38:18, 45:15, 46:22, 49:14, 51:5, 54:6, 55:20, 58:6, 60:20, 63:18, 66:10, 68:25</p> <p><b>Audience</b> [17] - 4:11, 7:22, 33:15, 35:21, 36:11, 38:17, 45:14, 46:21, 49:13, 51:4, 54:5, 55:19, 58:5, 60:19, 63:17, 66:9, 68:24</p> <p><b>Authority</b> [2] - 2:5, 80:22</p> <p><b>authority</b> [1] - 80:23</p> <p><b>authorized</b> [1] - 100:8</p> <p><b>AVA</b> [1] - 1:23</p> <p><b>Ava</b> [1] - 2:15</p> <p><b>Avenue</b> [7] - 28:18, 35:23, 38:19, 46:23, 55:22, 60:22, 66:11</p> <p><b>avoid</b> [1] - 53:14</p> <p><b>Avondale</b> [2] - 38:19, 69:22</p> <p><b>awarded</b> [4] - 13:7, 13:18, 13:22, 14:3</p> <p><b>aware</b> [2] - 15:20, 43:1</p> <p><b>aye</b> [4] - 19:17, 19:18, 20:12, 20:13</p>	<p><b>beer</b> [10] - 37:14, 51:17, 53:10, 66:25, 67:8, 67:12, 67:18, 67:20, 86:22, 94:19</p> <p><b>beers</b> [1] - 73:4</p> <p><b>begin</b> [1] - 75:4</p> <p><b>behalf</b> [2] - 28:10, 39:2</p> <p><b>bell</b> [1] - 60:15</p> <p><b>Bellwether</b> [1] - 55:5</p> <p><b>below</b> [1] - 26:17</p> <p><b>benefit</b> [1] - 78:5</p> <p><b>benefits</b> [1] - 68:2</p> <p><b>best</b> [8] - 28:23, 33:11, 46:14, 48:24, 52:5, 78:23, 88:17, 89:5</p> <p><b>bet</b> [1] - 94:16</p> <p><b>better</b> [12] - 41:4, 46:10, 48:14, 48:15, 50:1, 59:16, 62:16, 74:25, 80:2, 82:12, 92:20</p> <p><b>beverage</b> [6] - 55:2, 86:20, 87:15, 87:19, 91:4, 91:5</p> <p><b>bid</b> [4] - 9:21, 12:21, 14:3, 14:4</p> <p><b>bidders</b> [1] - 13:5</p> <p><b>big</b> [6] - 10:17, 14:25, 39:2, 40:6, 58:14, 78:18</p> <p><b>bigger</b> [4] - 60:2, 60:6, 90:25</p> <p><b>biggest</b> [1] - 77:6</p> <p><b>bike</b> [1] - 56:8</p> <p><b>billion</b> [3] - 60:9, 61:14, 61:20</p> <p><b>billion-dollar</b> [1] - 60:9</p> <p><b>Billy</b> [2] - 28:7, 28:18</p> <p><b>bit</b> [4] - 10:24, 12:10, 18:9, 82:4</p> <p><b>black</b> [7] - 5:12, 5:21, 5:24, 6:4, 6:5, 6:14, 7:5</p> <p><b>black-listed</b> [1] - 7:5</p> <p><b>Blair</b> [1] - 38:12</p> <p><b>blazing</b> [1] - 78:20</p> <p><b>blinking</b> [1] - 70:12</p> <p><b>blocking</b> [1] - 57:19</p> <p><b>blocks</b> [2] - 69:23, 70:9</p> <p><b>BOARD</b> [86] - 1:3, 1:12, 2:16, 2:18, 2:20, 2:22, 2:24, 3:2, 3:4, 10:5, 11:9, 12:1, 16:19, 19:12, 19:14, 19:18, 19:20, 20:5, 20:7, 20:9, 20:13, 20:15, 20:25, 21:1,</p>	<p>22:8, 22:13, 22:18, 22:20, 22:22, 22:24, 23:1, 23:3, 23:5, 23:11, 23:13, 23:15, 23:17, 23:19, 23:21, 23:23, 27:5, 27:8, 27:14, 29:21, 30:19, 30:25, 31:7, 31:12, 31:16, 31:18, 31:20, 31:22, 31:24, 32:1, 32:3, 32:9, 32:11, 32:13, 32:15, 32:17, 32:19, 32:21, 71:18, 71:19, 72:7, 72:15, 72:23, 74:4, 74:16, 76:20, 79:5, 84:7, 87:24, 95:5, 95:7, 95:11, 95:18, 96:3, 96:20, 98:15, 98:17, 98:19, 98:21, 98:23, 98:25, 99:2</p> <p><b>board</b> [43] - 2:5, 2:17, 2:19, 2:20, 2:23, 2:25, 3:1, 3:3, 3:4, 9:9, 11:20, 12:16, 12:17, 15:10, 16:15, 18:3, 21:8, 28:20, 29:3, 59:18, 60:24, 61:7, 72:9, 73:19, 74:19, 76:14, 76:16, 79:9, 79:19, 80:3, 80:7, 84:12, 85:19, 86:8, 86:18, 89:11, 89:22, 89:23, 90:8, 93:18, 95:14, 97:19, 98:13</p> <p><b>Board</b> [9] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 18:18, 18:22</p> <p><b>board's</b> [2] - 45:19, 98:5</p> <p><b>boards</b> [1] - 50:5</p> <p><b>boat</b> [2] - 49:22, 83:10</p> <p><b>boats</b> [1] - 50:8</p> <p><b>body</b> [4] - 41:3, 80:3, 93:15, 93:23</p> <p><b>book</b> [1] - 72:3</p> <p><b>bookstore</b> [1] - 71:1</p> <p><b>bothers</b> [1] - 79:21</p> <p><b>Boulevard</b> [2] - 8:1, 45:17</p> <p><b>Boyer</b> [4] - 3:6, 95:15, 95:19, 96:21</p> <p><b>BOYER</b> [23] - 1:19, 3:6, 12:14, 20:20, 22:3, 24:5, 24:18, 25:10, 25:14, 26:22, 28:10, 29:5, 30:12, 30:23, 71:22, 71:25,</p>	<p>72:13, 95:16, 96:2, 96:7, 96:25, 97:5, 98:2</p> <p><b>bragging</b> [1] - 63:24</p> <p><b>Branch</b> [1] - 50:15</p> <p><b>BRAXTON</b> [1] - 1:13</p> <p><b>Braxton</b> [2] - 2:24, 10:7</p> <p><b>breath</b> [2] - 4:15, 37:4</p> <p><b>Brewing</b> [1] - 61:18</p> <p><b>brick</b> [3] - 34:25, 36:17, 37:11</p> <p><b>Bridge</b> [1] - 12:21</p> <p><b>bring</b> [6] - 45:2, 73:8, 75:1, 94:4, 96:9, 96:12</p> <p><b>bringing</b> [3] - 38:7, 68:8, 96:16</p> <p><b>brings</b> [1] - 17:19</p> <p><b>Brittany</b> [1] - 90:4</p> <p><b>Brothers</b> [4] - 14:24, 18:24, 19:2, 24:2</p> <p><b>budget</b> [1] - 11:5</p> <p><b>budgeting</b> [3] - 10:10, 10:12, 11:12</p> <p><b>build</b> [8] - 5:13, 5:18, 13:14, 44:14, 59:21, 59:24, 77:9, 81:7</p> <p><b>building</b> [10] - 14:17, 29:20, 37:11, 43:12, 67:20, 75:13, 75:18, 75:19, 83:2, 97:22</p> <p><b>buildings</b> [10] - 35:1, 49:6, 59:10, 59:14, 59:15, 70:21, 71:2, 71:3, 71:5, 81:22</p> <p><b>buildout</b> [2] - 54:22, 75:22</p> <p><b>builds</b> [1] - 65:20</p> <p><b>built</b> [7] - 5:22, 37:9, 43:14, 44:12, 52:24, 53:10, 83:16</p> <p><b>bulkheads</b> [1] - 44:12</p> <p><b>bumps</b> [1] - 50:13</p> <p><b>busiest</b> [1] - 70:3</p> <p><b>business</b> [16] - 6:15, 19:1, 19:4, 34:5, 34:6, 34:9, 34:11, 37:13, 43:21, 49:19, 49:20, 65:7, 75:11, 83:15, 83:22, 88:23</p> <p><b>businesses</b> [2] - 34:18, 35:9</p> <p><b>busy</b> [1] - 69:17</p> <p><b>button</b> [1] - 9:16</p> <p><b>buy</b> [4] - 47:3, 49:2, 59:24, 74:22</p> <p><b>buy-in</b> [3] - 47:3, 49:2, 74:22</p> <p><b>by-product</b> [1] - 59:20</p>
<b>B</b>				
<p><b>B.J</b> [1] - 69:8</p> <p><b>background</b> [1] - 4:20</p> <p><b>bad</b> [2] - 37:20, 38:1</p> <p><b>balance</b> [1] - 86:4</p> <p><b>Ball</b> [1] - 25:1</p> <p><b>bank</b> [1] - 59:18</p> <p><b>Bank</b> [2] - 19:1, 71:5</p> <p><b>banks</b> [1] - 59:22</p> <p><b>bars</b> [1] - 81:20</p> <p><b>based</b> [3] - 60:4, 65:11, 98:12</p> <p><b>basis</b> [2] - 83:3</p> <p><b>battle</b> [1] - 64:9</p> <p><b>Bay</b> [3] - 12:18, 13:6, 85:7</p> <p><b>beautiful</b> [4] - 56:14, 56:23, 57:4, 65:2</p> <p><b>Beaver</b> [1] - 63:19</p> <p><b>become</b> [4] - 46:14, 56:4, 85:22, 95:22</p>				

<p><b>bylaws</b> [1] - 33:4</p>	<p>27:3, 27:9, 31:8, 31:13, 31:17, 31:19, 31:21, 31:23, 31:25, 32:2, 32:4, 32:10, 32:12, 32:14, 32:16, 32:18, 32:20, 32:22, 35:19, 36:9, 38:11, 40:22, 41:21, 45:12, 46:19, 49:11, 51:2, 54:3, 58:3, 60:17, 63:15, 66:7, 68:20, 68:22, 71:11, 71:14, 71:20, 71:24, 72:16, 74:2, 74:15, 76:18, 79:4, 84:6, 87:22, 89:15, 90:4, 95:3, 95:6, 95:8, 96:21, 97:2, 97:23, 98:11, 98:16, 98:18, 98:20, 98:22, 98:24, 99:1, 99:3</p>	<p><b>chief</b> [1] - 42:1 <b>children's</b> [1] - 37:14 <b>chose</b> [1] - 13:17 <b>Church</b> [1] - 49:7 <b>church</b> [1] - 71:3 <b>Cincinnati</b> [1] - 56:17 <b>cities</b> [3] - 62:7, 65:7, 65:11 <b>Cities</b> [1] - 56:12 <b>citizen</b> [2] - 55:12, 55:13 <b>Citrano</b> [3] - 3:1, 18:19, 18:23 <b>CITRANO</b> [1] - 1:13 <b>City</b> [28] - 1:20, 7:1, 16:2, 18:2, 31:5, 33:22, 35:13, 45:6, 47:24, 49:6, 53:12, 56:24, 57:12, 58:24, 59:5, 60:9, 61:18, 70:23, 82:25, 83:13, 83:15, 83:16, 85:19, 88:22, 90:8, 93:6, 93:9 <b>CITY</b> [1] - 1:1 <b>city</b> [13] - 16:3, 39:10, 46:12, 46:15, 47:4, 55:25, 56:11, 57:6, 60:25, 63:25, 78:9, 88:3 <b>City's</b> [2] - 41:25, 42:20 <b>City-owned</b> [1] - 49:6 <b>civic</b> [3] - 40:11, 40:16, 53:10 <b>clapping</b> [1] - 69:16 <b>clarify</b> [2] - 43:13, 71:22 <b>class</b> [2] - 5:23, 6:8 <b>Classic</b> [2] - 50:19, 50:23 <b>clean</b> [1] - 35:3 <b>cleaned</b> [1] - 43:20 <b>clear</b> [7] - 5:2, 6:18, 6:19, 42:17, 62:2, 71:25, 72:7 <b>clearly</b> [2] - 52:12, 62:9 <b>click</b> [1] - 4:22 <b>climate</b> [1] - 78:22 <b>climate-controlled</b> [1] - 78:22 <b>CLL</b> [1] - 19:2 <b>close</b> [1] - 99:6 <b>closed</b> [1] - 73:4 <b>closed-door</b> [1] - 73:4 <b>closely</b> [2] - 43:10, 45:7 <b>club</b> [1] - 49:21 <b>clubs</b> [1] - 49:20</p>	<p><b>clues</b> [2] - 65:9, 65:17 <b>cluster</b> [1] - 70:20 <b>clutter</b> [1] - 34:25 <b>coffee</b> [1] - 86:22 <b>Coglianes</b> [3] - 41:22, 41:23, 41:25 <b>COGLIANESE</b> [1] - 41:24 <b>college</b> [1] - 5:8 <b>combination</b> [1] - 89:10 <b>combining</b> [1] - 39:22 <b>coming</b> [7] - 48:17, 49:23, 50:15, 74:7, 77:2, 87:25, 97:18 <b>commencement</b> [1] - 97:6 <b>commencing</b> [2] - 1:7, 10:25 <b>comment</b> [6] - 3:19, 7:8, 17:2, 33:2, 33:19, 71:12 <b>commentary</b> [3] - 18:9, 74:18, 94:13 <b>comments</b> [20] - 3:13, 3:16, 3:18, 3:20, 3:22, 4:4, 16:17, 27:12, 36:1, 55:7, 71:16, 72:22, 79:10, 89:17, 89:20, 90:14, 92:22, 94:24, 95:10, 98:12 <b>commercial</b> [4] - 6:13, 48:19, 59:10, 71:5 <b>commitment</b> [2] - 79:10, 82:21 <b>committed</b> [4] - 11:10, 18:3, 76:25, 78:12 <b>committee</b> [16] - 3:15, 13:16, 17:6, 19:6, 26:24, 33:4, 48:4, 51:14, 59:19, 72:8, 72:20, 75:6, 88:6, 89:17, 89:24 <b>Committee</b> [4] - 45:21, 51:7, 54:10, 72:1 <b>committees</b> [2] - 53:1, 93:3 <b>committing</b> [1] - 28:13 <b>community</b> [12] - 4:19, 4:22, 5:1, 6:22, 28:25, 41:7, 41:15, 79:24, 84:15, 85:19, 94:5, 97:9 <b>COMMUNITY</b> [1] - 1:2 <b>companies</b> [1] - 19:2 <b>compared</b> [1] - 62:7 <b>compatible</b> [1] - 58:22 <b>compelling</b> [1] - 54:23</p>	<p><b>competition</b> [1] - 36:18 <b>competitions</b> [1] - 50:17 <b>complement</b> [1] - 53:25 <b>complementing</b> [1] - 68:3 <b>complete</b> [1] - 100:10 <b>completely</b> [1] - 8:8 <b>complex</b> [1] - 54:13 <b>complexes</b> [1] - 59:16 <b>components</b> [1] - 91:7 <b>comprehensively</b> [1] - 45:10 <b>concept</b> [8] - 29:7, 59:5, 60:12, 87:1, 87:6, 87:8, 97:11, 97:17 <b>concepts</b> [3] - 67:21, 68:6, 68:9 <b>concern</b> [3] - 77:6, 82:23, 93:13 <b>concerned</b> [2] - 66:19, 76:8 <b>concerns</b> [6] - 24:7, 39:17, 41:15, 75:10, 79:10, 94:6 <b>conclude</b> [1] - 71:12 <b>conditions</b> [2] - 43:2, 44:15 <b>conducts</b> [1] - 19:1 <b>conference</b> [1] - 56:19 <b>confidence</b> [1] - 75:20 <b>conflict</b> [3] - 9:25, 18:13, 18:23 <b>Conflict</b> [1] - 18:18 <b>confuse</b> [1] - 30:2 <b>congratulations</b> [1] - 85:18 <b>consensus</b> [1] - 36:4 <b>consent</b> [7] - 19:23, 19:24, 20:2, 20:8, 20:16, 24:4, 24:6 <b>consider</b> [3] - 21:9, 39:21, 90:22 <b>considerable</b> [1] - 21:19 <b>consideration</b> [3] - 39:19, 52:2, 59:4 <b>considered</b> [2] - 52:6, 52:14 <b>consistent</b> [2] - 46:1, 82:13 <b>consistently</b> [1] - 90:6 <b>constituents</b> [1] - 92:19 <b>constructed</b> [1] - 87:7 <b>construction</b> [7] - 10:25, 18:24, 24:2,</p>
<p>Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203</p>				

<p>47:13, 53:15, 53:18, 67:4  <b>consultants</b> [1] - 94:22  <b>consumes</b> [1] - 58:11  <b>contain</b> [1] - 78:6  <b>contained</b> [1] - 96:19  <b>contemplates</b> [1] - 97:7  <b>contentious</b> [1] - 56:4  <b>context</b> [2] - 39:10, 40:7  <b>continual</b> [1] - 84:19  <b>continually</b> [1] - 85:13  <b>continue</b> [3] - 18:3, 62:11, 64:23  <b>continued</b> [1] - 21:17  <b>continues</b> [1] - 64:17  <b>continuing</b> [1] - 78:13  <b>contributed</b> [2] - 72:20, 84:10  <b>contribution</b> [2] - 11:20, 73:9  <b>control</b> [5] - 78:7, 83:18, 83:23, 83:24, 88:25  <b>controlled</b> [1] - 78:22  <b>controversial</b> [2] - 79:22, 79:23  <b>conversation</b> [8] - 13:3, 15:18, 16:9, 17:3, 44:9, 51:22, 72:20, 78:13  <b>conversations</b> [4] - 42:8, 43:12, 43:18, 44:21  <b>cool</b> [1] - 54:24  <b>Coordinator</b> [3] - 1:21, 1:21, 1:22  <b>Core</b> [2] - 34:14, 34:16  <b>core</b> [2] - 40:8, 66:18  <b>Corkscrew</b> [1] - 85:9  <b>corner</b> [2] - 39:23, 39:25  <b>corporate</b> [1] - 21:18  <b>correct</b> [6] - 26:17, 30:22, 72:13, 96:24, 97:4, 98:2  <b>corridor</b> [1] - 6:14  <b>cost</b> [6] - 10:13, 11:23, 14:19, 17:19, 97:14, 97:22  <b>costing</b> [2] - 97:4, 97:12  <b>costs</b> [4] - 36:22, 36:23, 61:24  <b>Council</b> [7] - 1:20, 7:2, 16:2, 17:11, 56:24, 89:19, 90:8  <b>council</b> [1] - 57:22</p>	<p><b>COUNCIL</b> [2] - 90:2, 92:3  <b>Councilman</b> [1] - 92:2  <b>Counsel</b> [1] - 1:23  <b>count</b> [1] - 59:23  <b>country</b> [3] - 47:15, 57:7, 57:12  <b>COUNTY</b> [1] - 100:4  <b>couple</b> [3] - 24:7, 42:6, 49:20  <b>course</b> [5] - 10:14, 21:14, 35:13, 45:25, 49:3  <b>Court</b> [1] - 49:16  <b>courthouse</b> [3] - 12:18, 15:11, 70:24  <b>CRA</b> [8] - 9:5, 12:6, 12:8, 18:12, 19:10, 19:21, 99:6  <b>craft</b> [2] - 50:12, 54:12  <b>create</b> [8] - 6:17, 28:1, 35:10, 56:12, 77:1, 77:11, 77:24, 82:9  <b>created</b> [1] - 77:21  <b>creating</b> [2] - 56:21, 85:16  <b>creative</b> [1] - 85:21  <b>Creek</b> [2] - 49:18, 50:10  <b>criteria</b> [1] - 97:10  <b>critical</b> [3] - 78:17, 82:4, 88:3  <b>critically</b> [1] - 4:24  <b>CRO</b> [1] - 93:5  <b>crucial</b> [1] - 74:19  <b>cultural</b> [2] - 63:1, 70:24  <b>culture</b> [1] - 62:20  <b>cup</b> [1] - 86:21  <b>current</b> [4] - 14:20, 52:9, 61:10, 79:20</p>	<p>96:4, 96:7, 96:11  <b>decided</b> [2] - 54:14, 94:10  <b>decides</b> [1] - 29:3  <b>decision</b> [5] - 46:24, 73:17, 89:6, 97:19  <b>decisions</b> [2] - 45:9, 70:21  <b>declared</b> [1] - 18:23  <b>dedicate</b> [1] - 95:23  <b>Deegan's</b> [2] - 56:11, 68:12  <b>deep</b> [3] - 4:14, 37:4  <b>deepest</b> [1] - 43:5  <b>deeply</b> [2] - 55:25, 76:25  <b>defer</b> [9] - 7:16, 36:5, 46:24, 48:22, 49:10, 51:8, 58:15, 94:2, 94:3  <b>deferring</b> [2] - 38:4, 39:19  <b>degrees</b> [1] - 5:8  <b>delayed</b> [2] - 18:2, 76:11  <b>deleted</b> [1] - 25:2  <b>demand</b> [1] - 60:3  <b>demise</b> [1] - 61:16  <b>demolished</b> [1] - 39:13  <b>demolition</b> [1] - 73:12  <b>density</b> [2] - 13:11, 17:9  <b>Department</b> [2] - 30:15, 31:6  <b>deserves</b> [1] - 88:19  <b>design</b> [24] - 13:8, 13:9, 17:8, 17:10, 36:19, 42:24, 44:11, 47:3, 47:8, 51:25, 53:3, 68:1, 86:9, 86:13, 86:25, 87:4, 87:8, 91:5, 91:7, 97:4, 97:6, 97:10, 97:11, 97:13  <b>designated</b> [1] - 25:21  <b>designed</b> [5] - 9:21, 37:9, 42:20, 45:10, 69:6  <b>designer</b> [2] - 47:2, 76:1  <b>designs</b> [2] - 86:12, 97:17  <b>desirability</b> [2] - 62:17, 62:18  <b>desire</b> [4] - 28:11, 41:5, 52:12, 58:17  <b>desired</b> [2] - 52:3, 53:17  <b>destination</b> [1] - 64:25</p>	<p><b>detail</b> [2] - 12:11, 86:13  <b>details</b> [2] - 11:3, 86:12  <b>determined</b> [2] - 37:7, 90:21  <b>determines</b> [1] - 53:12  <b>DEVAULT</b> [2] - 1:22, 3:8  <b>DeVault</b> [1] - 3:8  <b>develop</b> [2] - 81:18, 81:19  <b>developed</b> [3] - 43:7, 56:16, 93:17  <b>developer</b> [3] - 14:9, 28:9, 75:13  <b>developers</b> [5] - 15:12, 61:25, 62:1, 81:17, 81:23  <b>developing</b> [1] - 61:5  <b>development</b> [22] - 8:9, 8:23, 9:25, 12:20, 13:2, 17:14, 36:16, 39:24, 40:3, 43:1, 44:1, 44:23, 45:6, 53:11, 60:25, 61:6, 80:24, 81:1, 85:3, 85:16, 85:22  <b>Development</b> [1] - 1:20  <b>developments</b> [1] - 36:25  <b>DIA</b> [30] - 1:19, 1:19, 1:20, 1:22, 1:22, 2:15, 3:7, 3:8, 3:9, 3:10, 5:24, 28:11, 30:7, 30:14, 31:5, 33:22, 35:12, 37:12, 42:8, 43:10, 44:21, 45:8, 51:8, 51:23, 58:24, 61:3, 61:10, 75:10, 75:17, 99:7  <b>DIA's</b> [1] - 59:3  <b>dialogue</b> [2] - 11:15, 74:13  <b>Diane</b> [3] - 1:9, 100:7, 100:19  <b>differences</b> [2] - 77:4, 86:16  <b>different</b> [6] - 26:25, 29:16, 45:6, 74:10, 76:22, 78:16  <b>differently</b> [2] - 16:23, 42:24  <b>diligence</b> [5] - 36:21, 75:16, 76:4, 82:23, 84:1  <b>diminish</b> [1] - 57:18  <b>dining</b> [1] - 70:15  <b>dinner</b> [3] - 55:3, 55:5,</p>	<p>86:22  <b>direct</b> [2] - 6:20, 19:3  <b>direction</b> [1] - 97:19  <b>directly</b> [4] - 40:14, 66:17, 73:2, 95:24  <b>director</b> [1] - 65:18  <b>Director</b> [1] - 1:20  <b>dirty</b> [1] - 53:18  <b>disagree</b> [1] - 79:13  <b>disclosing</b> [1] - 19:6  <b>disclosure</b> [1] - 18:13  <b>discourage</b> [1] - 34:10  <b>discovered</b> [1] - 53:9  <b>discuss</b> [3] - 9:18, 76:14, 94:5  <b>discussed</b> [4] - 10:22, 24:3, 36:24, 44:17  <b>discussion</b> [3] - 31:10, 73:22, 96:5  <b>discussions</b> [4] - 9:23, 18:4, 41:7, 73:4  <b>Disposition</b> [1] - 14:23  <b>Distance</b> [2] - 50:18, 50:23  <b>distillery</b> [2] - 54:12, 54:14  <b>Distilling</b> [1] - 54:11  <b>district</b> [3] - 25:19, 25:21, 93:21  <b>District</b> [1] - 36:13  <b>dock</b> [1] - 83:10  <b>document</b> [1] - 26:14  <b>dog</b> [1] - 68:3  <b>dog-friendly</b> [1] - 68:3  <b>dollar</b> [2] - 60:9, 98:7  <b>dollars</b> [2] - 42:12, 80:23  <b>done</b> [11] - 27:23, 37:8, 37:17, 37:21, 38:4, 53:9, 83:14, 84:1, 84:20, 92:24, 95:25  <b>Donna</b> [1] - 68:11  <b>donor</b> [1] - 21:18  <b>door</b> [2] - 73:3, 73:4  <b>dot</b> [1] - 84:23  <b>Dove</b> [2] - 21:5, 21:6  <b>DOVE</b> [1] - 21:6  <b>down</b> [9] - 30:20, 40:9, 45:3, 50:15, 69:13, 85:8, 85:10, 87:18, 89:9  <b>Downtown</b> [4] - 2:4, 61:13, 62:6, 80:21  <b>downtown</b> [62] - 8:9, 13:9, 17:16, 25:25, 30:1, 33:23, 34:13, 34:22, 35:15, 36:25,</p>
<b>D</b>				
<p><b>D.C</b> [2] - 64:2, 64:10  <b>Daily</b> [2] - 15:8, 37:2  <b>Dark</b> [1] - 20:3  <b>date</b> [1] - 22:1  <b>DATED</b> [1] - 100:15  <b>dates</b> [1] - 21:25  <b>days</b> [2] - 43:21, 44:4  <b>DDRB</b> [1] - 86:19  <b>dead</b> [3] - 15:22, 18:1, 55:9  <b>deal</b> [1] - 94:20  <b>dealing</b> [4] - 4:18, 7:3, 27:15, 56:3  <b>deals</b> [1] - 18:1  <b>debacle</b> [1] - 78:2  <b>decide</b> [4] - 37:12,</p>				

<p>37:8, 37:18, 37:20, 38:1, 40:8, 40:12, 40:15, 42:18, 42:22, 45:22, 47:24, 48:10, 48:11, 54:14, 54:16, 54:20, 55:9, 55:13, 56:5, 56:21, 57:1, 59:13, 60:25, 61:1, 61:6, 61:10, 61:15, 62:1, 62:15, 62:19, 65:7, 66:19, 70:19, 74:24, 77:2, 77:8, 77:10, 77:12, 77:13, 78:10, 80:24, 81:8, 81:9, 81:18, 81:23, 82:20, 83:12, 86:1, 87:16, 88:3, 92:7</p> <p><b>downtown's</b> [1] - 55:5</p> <p><b>dozen</b> [1] - 69:6</p> <p><b>Dr</b> [2] - 21:5, 21:6</p> <p><b>DR</b> [1] - 21:6</p> <p><b>dragon</b> [2] - 49:22, 50:8</p> <p><b>Dragons</b> [1] - 49:22</p> <p><b>drawings</b> [1] - 67:4</p> <p><b>Drive</b> [1] - 54:7</p> <p><b>due</b> [5] - 36:21, 75:16, 76:4, 82:23, 84:1</p> <p><b>duPont</b> [5] - 25:1, 53:23, 62:23, 63:7, 84:17</p> <p><b>during</b> [3] - 21:13, 43:6, 43:23</p> <p><b>DUVAL</b> [1] - 100:4</p> <p><b>Duval</b> [1] - 49:22</p> <p><b>DVI</b> [1] - 25:1</p> <p><b>dynamic</b> [1] - 56:25</p>	<p><b>either</b> [4] - 26:23, 29:2, 73:2, 73:12</p> <p><b>electric</b> [1] - 9:19</p> <p><b>elements</b> [1] - 39:3</p> <p><b>eliminate</b> [1] - 39:24</p> <p><b>Elizabeth</b> [1] - 69:1</p> <p><b>emails</b> [1] - 84:9</p> <p><b>embraced</b> [1] - 36:20</p> <p><b>Emerald</b> [1] - 29:9</p> <p><b>employer</b> [1] - 18:25</p> <p><b>empty</b> [2] - 59:11, 59:14</p> <p><b>enclosed</b> [2] - 91:2, 91:17</p> <p><b>encounter</b> [1] - 49:1</p> <p><b>encourage</b> [7] - 29:23, 34:15, 34:24, 35:12, 50:4, 80:24, 81:11</p> <p><b>end</b> [5] - 46:10, 53:24, 74:21, 89:12</p> <p><b>ending</b> [1] - 78:3</p> <p><b>endorsed</b> [1] - 56:25</p> <p><b>engage</b> [3] - 82:15, 86:20, 98:8</p> <p><b>engaged</b> [1] - 83:1</p> <p><b>engagement</b> [4] - 41:7, 55:13, 55:14, 81:21</p> <p><b>enjoy</b> [5] - 48:18, 52:13, 68:4, 78:24, 87:19</p> <p><b>enjoyed</b> [1] - 76:21</p> <p><b>enjoying</b> [2] - 47:19, 65:1</p> <p><b>ensure</b> [2] - 78:7, 89:12</p> <p><b>enterprise</b> [5] - 34:7, 35:7, 35:8, 35:10, 59:7</p> <p><b>enters</b> [1] - 17:11</p> <p><b>entertainment</b> [2] - 81:6, 81:11</p> <p><b>enthusiasm</b> [1] - 37:23</p> <p><b>entire</b> [5] - 44:10, 44:24, 46:15, 57:12, 85:1</p> <p><b>entities</b> [2] - 25:5, 48:19</p> <p><b>entitlements</b> [1] - 80:21</p> <p><b>entity</b> [1] - 37:9</p> <p><b>entrepreneurs</b> [1] - 34:7</p> <p><b>environment</b> [4] - 16:22, 69:19, 69:20, 70:15</p> <p><b>Epping</b> [1] - 58:7</p> <p><b>error</b> [1] - 26:12</p> <p><b>especially</b> [1] - 43:3</p>	<p><b>essential</b> [1] - 60:25</p> <p><b>essentially</b> [2] - 47:5, 47:6</p> <p><b>establish</b> [1] - 6:18</p> <p><b>estate</b> [2] - 89:1, 91:14</p> <p><b>ethos</b> [1] - 45:1</p> <p><b>evaluation</b> [1] - 42:7</p> <p><b>evening</b> [1] - 70:3</p> <p><b>event</b> [2] - 30:3, 43:22</p> <p><b>events</b> [11] - 28:5, 28:12, 28:14, 28:21, 29:10, 30:7, 30:13, 31:3, 31:4, 55:1, 62:20</p> <p><b>exactly</b> [1] - 17:20</p> <p><b>example</b> [1] - 82:25</p> <p><b>examples</b> [1] - 61:11</p> <p><b>except</b> [1] - 4:8</p> <p><b>excited</b> [7] - 54:19, 56:10, 72:25, 73:13, 75:2, 87:13, 87:14</p> <p><b>exciting</b> [1] - 42:3</p> <p><b>exclude</b> [1] - 29:11</p> <p><b>execution</b> [1] - 17:24</p> <p><b>Executive</b> [1] - 1:19</p> <p><b>exemption</b> [2] - 5:6, 5:11</p> <p><b>exercise</b> [5] - 52:12, 56:6, 63:11, 97:4, 97:12</p> <p><b>exhibit</b> [1] - 22:4</p> <p><b>exhibits</b> [1] - 24:13</p> <p><b>existence</b> [1] - 47:22</p> <p><b>expand</b> [1] - 12:12</p> <p><b>expands</b> [1] - 77:12</p> <p><b>expect</b> [1] - 89:3</p> <p><b>expensive</b> [2] - 13:14, 90:18</p> <p><b>experience</b> [1] - 70:16</p> <p><b>expert</b> [2] - 93:9, 94:20</p> <p><b>experts</b> [1] - 93:4</p> <p><b>explained</b> [1] - 68:6</p> <p><b>explains</b> [1] - 60:5</p> <p><b>exploitation</b> [1] - 6:23</p> <p><b>explore</b> [2] - 65:1, 68:15</p> <p><b>express</b> [2] - 15:12, 33:6</p> <p><b>expressed</b> [6] - 34:1, 52:4, 52:12, 55:24, 79:11, 90:13</p> <p><b>expressively</b> [1] - 42:16</p> <p><b>extortion</b> [1] - 6:22</p> <p><b>extra</b> [2] - 65:21</p> <p><b>eyes</b> [1] - 17:22</p>	<p style="text-align: center;"><b>F</b></p> <p><b>facilitated</b> [1] - 41:7</p> <p><b>facility</b> [5] - 28:22, 29:7, 29:13, 29:18, 97:7</p> <p><b>fact</b> [5] - 8:7, 15:4, 25:23, 84:22, 86:7</p> <p><b>fail</b> [1] - 34:4</p> <p><b>fair</b> [1] - 15:3</p> <p><b>fairly</b> [1] - 11:1</p> <p><b>familiar</b> [3] - 16:25, 56:7, 70:11</p> <p><b>family</b> [1] - 68:3</p> <p><b>fancy</b> [1] - 5:8</p> <p><b>fantastic</b> [1] - 69:14</p> <p><b>far</b> [2] - 10:13, 10:24</p> <p><b>fast</b> [1] - 54:1</p> <p><b>fastest</b> [2] - 43:5, 64:8</p> <p><b>favor</b> [42] - 19:17, 20:12, 23:1, 23:3, 23:5, 23:6, 23:13, 23:15, 23:17, 23:19, 23:21, 23:24, 31:18, 31:20, 31:22, 31:24, 32:1, 32:3, 32:4, 32:9, 32:11, 32:13, 32:15, 32:17, 32:19, 32:22, 54:21, 74:11, 79:15, 79:16, 83:19, 87:2, 88:5, 89:14, 91:3, 98:17, 98:19, 98:21, 98:23, 98:25, 99:2, 99:4</p> <p><b>fear</b> [1] - 39:4</p> <p><b>feasibility</b> [1] - 61:17</p> <p><b>feasible</b> [1] - 14:2</p> <p><b>features</b> [1] - 44:16</p> <p><b>February</b> [9] - 1:6, 2:1, 2:5, 21:16, 22:1, 22:6, 22:11, 38:21</p> <p><b>federal</b> [1] - 70:24</p> <p><b>feds</b> [1] - 13:23</p> <p><b>feedback</b> [1] - 74:7</p> <p><b>feelings</b> [1] - 76:16</p> <p><b>feet</b> [3] - 43:14, 44:14, 65:21</p> <p><b>fellow</b> [2] - 76:16, 79:19</p> <p><b>felt</b> [1] - 18:7</p> <p><b>FETNER</b> [16] - 1:14, 2:20, 22:22, 23:19, 27:14, 29:21, 30:19, 30:25, 31:20, 32:17, 74:16, 95:11, 95:18, 96:3, 96:20, 98:19</p> <p><b>Fetner</b> [16] - 2:20, 22:21, 23:18, 24:6, 27:13, 28:7, 28:10, 29:6, 31:19, 32:16,</p>	<p>72:1, 74:15, 80:1, 92:22, 95:17, 98:18</p> <p><b>feud</b> [1] - 78:4</p> <p><b>few</b> [7] - 36:24, 51:13, 55:5, 83:7, 83:11, 93:10, 93:18</p> <p><b>fewer</b> [1] - 14:18</p> <p><b>field</b> [2] - 93:5, 93:10</p> <p><b>fifth</b> [1] - 70:5</p> <p><b>file</b> [1] - 4:17</p> <p><b>filed</b> [2] - 18:18, 18:21</p> <p><b>final</b> [1] - 87:8</p> <p><b>finalized</b> [1] - 88:8</p> <p><b>finance</b> [1] - 61:24</p> <p><b>financial</b> [2] - 24:9, 27:16</p> <p><b>financially</b> [3] - 14:2, 58:25, 60:1</p> <p><b>financials</b> [1] - 36:22</p> <p><b>first</b> [24] - 2:8, 2:12, 8:10, 21:15, 21:25, 22:16, 27:9, 33:9, 33:25, 34:5, 41:18, 51:14, 58:9, 60:23, 61:4, 71:16, 72:24, 80:15, 80:17, 82:25, 84:8, 84:11, 86:17, 90:23</p> <p><b>firstly</b> [1] - 52:7</p> <p><b>Fish</b> [1] - 83:5</p> <p><b>fit</b> [4] - 14:20, 17:9, 17:16, 67:21</p> <p><b>Fitness</b> [1] - 49:15</p> <p><b>fitting</b> [1] - 17:8</p> <p><b>five</b> [3] - 5:18, 63:6, 70:8</p> <p><b>fizzled</b> [1] - 37:1</p> <p><b>fizzling</b> [1] - 37:3</p> <p><b>flat</b> [1] - 50:8</p> <p><b>flexibility</b> [1] - 30:16</p> <p><b>flexible</b> [2] - 30:8, 40:17</p> <p><b>flood</b> [1] - 43:8</p> <p><b>floodplain</b> [1] - 34:12</p> <p><b>floor</b> [2] - 20:24, 24:23</p> <p><b>FLORIDA</b> [1] - 100:3</p> <p><b>Florida</b> [11] - 1:9, 1:10, 18:17, 28:19, 38:19, 56:18, 62:7, 69:1, 70:10, 100:7, 100:19</p> <p><b>focus</b> [7] - 4:20, 27:16, 35:13, 35:17, 61:4, 76:7, 86:2</p> <p><b>focused</b> [3] - 35:16, 81:5, 84:22</p> <p><b>focusing</b> [1] - 33:23</p> <p><b>fold</b> [1] - 75:2</p> <p><b>folks</b> [4] - 6:2, 33:6, 65:14, 93:8</p>
<p style="text-align: center;"><b>E</b></p> <p><b>easily</b> [1] - 43:20</p> <p><b>eastern</b> [1] - 53:7</p> <p><b>easy</b> [2] - 56:13, 56:22</p> <p><b>eaten</b> [1] - 55:7</p> <p><b>echo</b> [1] - 92:21</p> <p><b>economic</b> [2] - 5:1, 5:2</p> <p><b>economics</b> [1] - 16:4</p> <p><b>economy</b> [3] - 15:24, 17:20, 17:24</p> <p><b>edge</b> [5] - 37:19, 39:20, 47:14, 47:16, 57:17</p> <p><b>effective</b> [1] - 66:22</p> <p><b>effectively</b> [2] - 57:14, 82:8</p> <p><b>efficient</b> [1] - 33:11</p> <p><b>effort</b> [3] - 52:24, 83:21, 84:19</p> <p><b>eight</b> [2] - 54:15, 80:6</p>	<p><b>entire</b> [5] - 44:10, 44:24, 46:15, 57:12, 85:1</p> <p><b>entirely</b> [1] - 37:9</p> <p><b>entrepreneurs</b> [1] - 34:7</p> <p><b>environment</b> [4] - 16:22, 69:19, 69:20, 70:15</p> <p><b>Epping</b> [1] - 58:7</p> <p><b>error</b> [1] - 26:12</p> <p><b>especially</b> [1] - 43:3</p>	<p><b>experience</b> [1] - 70:16</p> <p><b>expert</b> [2] - 93:9, 94:20</p> <p><b>experts</b> [1] - 93:4</p> <p><b>explained</b> [1] - 68:6</p> <p><b>explains</b> [1] - 60:5</p> <p><b>exploitation</b> [1] - 6:23</p> <p><b>explore</b> [2] - 65:1, 68:15</p> <p><b>express</b> [2] - 15:12, 33:6</p> <p><b>expressed</b> [6] - 34:1, 52:4, 52:12, 55:24, 79:11, 90:13</p> <p><b>expressively</b> [1] - 42:16</p> <p><b>extortion</b> [1] - 6:22</p> <p><b>extra</b> [2] - 65:21</p> <p><b>eyes</b> [1] - 17:22</p>	<p><b>February</b> [9] - 1:6, 2:1, 2:5, 21:16, 22:1, 22:6, 22:11, 38:21</p> <p><b>federal</b> [1] - 70:24</p> <p><b>feds</b> [1] - 13:23</p> <p><b>feedback</b> [1] - 74:7</p> <p><b>feelings</b> [1] - 76:16</p> <p><b>feet</b> [3] - 43:14, 44:14, 65:21</p> <p><b>fellow</b> [2] - 76:16, 79:19</p> <p><b>felt</b> [1] - 18:7</p> <p><b>FETNER</b> [16] - 1:14, 2:20, 22:22, 23:19, 27:14, 29:21, 30:19, 30:25, 31:20, 32:17, 74:16, 95:11, 95:18, 96:3, 96:20, 98:19</p> <p><b>Fetner</b> [16] - 2:20, 22:21, 23:18, 24:6, 27:13, 28:7, 28:10, 29:6, 31:19, 32:16,</p>	<p><b>Florida</b> [11] - 1:9, 1:10, 18:17, 28:19, 38:19, 56:18, 62:7, 69:1, 70:10, 100:7, 100:19</p> <p><b>focus</b> [7] - 4:20, 27:16, 35:13, 35:17, 61:4, 76:7, 86:2</p> <p><b>focused</b> [3] - 35:16, 81:5, 84:22</p> <p><b>focusing</b> [1] - 33:23</p> <p><b>fold</b> [1] - 75:2</p> <p><b>folks</b> [4] - 6:2, 33:6, 65:14, 93:8</p>

<p><b>follow</b> [3] - 81:10, 82:22, 96:21  <b>following</b> [1] - 18:25  <b>food</b> [7] - 55:1, 58:21, 68:5, 86:20, 87:15, 91:3, 91:5  <b>fooled</b> [1] - 37:22  <b>foot</b> [1] - 44:12  <b>force</b> [1] - 44:18  <b>Ford</b> [3] - 12:17, 13:6, 85:7  <b>foregoing</b> [2] - 99:8, 100:9  <b>forest</b> [1] - 39:5  <b>Forest</b> [1] - 58:7  <b>Form</b> [1] - 18:17  <b>form</b> [2] - 18:20, 26:25  <b>forma</b> [1] - 14:5  <b>former</b> [4] - 9:20, 12:18, 12:19, 37:5  <b>formula</b> [1] - 69:11  <b>Forsyth</b> [4] - 70:3, 70:4, 70:6, 70:8  <b>forth</b> [1] - 76:15  <b>forums</b> [1] - 68:13  <b>forward</b> [2] - 10:15, 11:4, 11:14, 12:9, 16:1, 35:17, 72:12, 74:20, 75:20, 75:23, 76:1, 76:10, 86:11, 86:23, 87:2, 87:11, 88:5, 89:14, 97:25, 98:13  <b>Foundation</b> [1] - 84:17  <b>founders</b> [1] - 54:11  <b>Fountain</b> [1] - 52:20  <b>Four</b> [2] - 85:5, 85:23  <b>four</b> [4] - 62:15, 72:15, 80:4, 89:22  <b>FPR</b> [1] - 1:9  <b>frankly</b> [1] - 54:18  <b>Frankly</b> [1] - 26:22  <b>free</b> [1] - 90:3  <b>Freeman</b> [1] - 7:3  <b>freestanding</b> [1] - 90:16  <b>frequently</b> [2] - 56:5, 56:7  <b>friend</b> [1] - 17:4  <b>friendly</b> [1] - 68:3  <b>friends</b> [3] - 55:3, 63:24, 64:1  <b>Friendship</b> [2] - 40:13, 52:20  <b>front</b> [4] - 5:9, 26:11, 48:25, 74:21  <b>frustrating</b> [1] - 58:12  <b>full</b> [2] - 6:2, 91:9  <b>full-service</b> [1] - 91:9</p>	<p><b>fully</b> [2] - 73:24, 93:17  <b>Fund</b> [2] - 22:10, 25:1  <b>fund</b> [2] - 21:13, 21:24  <b>fund-raising</b> [2] - 21:13, 21:24  <b>Fund-Raising</b> [1] - 22:10  <b>fundamentally</b> [1] - 42:10  <b>funding</b> [3] - 10:1, 59:7, 60:5  <b>funds</b> [1] - 26:5  <b>future</b> [7] - 41:6, 44:14, 53:16, 55:25, 93:16, 96:6</p>	<p>45:21, 54:10, 63:20, 65:5, 66:4  <b>grass</b> [1] - 51:15  <b>Great</b> [1] - 56:12  <b>great</b> [27] - 26:19, 29:4, 30:1, 34:21, 34:23, 35:2, 35:3, 47:15, 50:4, 51:20, 55:6, 57:5, 57:6, 64:18, 64:19, 64:22, 65:12, 66:1, 66:20, 73:6, 73:8, 82:2, 84:20, 86:1, 87:12  <b>greater</b> [1] - 17:23  <b>greatly</b> [1] - 89:25  <b>green</b> [2] - 26:14, 57:20  <b>greenspace</b> [2] - 63:4, 63:11  <b>ground</b> [1] - 98:1  <b>grounded</b> [1] - 53:23  <b>group</b> [6] - 5:24, 41:11, 52:22, 53:2, 53:5, 93:1  <b>groups</b> [3] - 18:4, 18:5, 85:19  <b>growing</b> [2] - 64:8, 70:2  <b>growth</b> [1] - 6:12  <b>guess</b> [2] - 75:5, 95:14  <b>gut</b> [1] - 90:24  <b>GUY</b> [1] - 1:19  <b>guys</b> [3] - 54:16, 55:10, 64:13</p>	<p>32:3, 32:9, 87:24, 99:2  <b>hate</b> [2] - 11:12, 84:22  <b>head</b> [1] - 71:9  <b>heads</b> [1] - 44:6  <b>heads-up</b> [1] - 44:6  <b>health</b> [1] - 78:23  <b>hear</b> [6] - 39:3, 46:3, 74:20, 76:15, 76:22, 80:17  <b>heard</b> [7] - 6:1, 41:13, 42:4, 55:10, 86:17, 93:18, 94:21  <b>hearing</b> [3] - 24:18, 59:20, 64:14  <b>heart</b> [1] - 40:15  <b>HEAVENER</b> [10] - 1:16, 2:22, 16:19, 22:24, 23:17, 31:22, 32:15, 71:19, 76:20, 98:21  <b>Heavener</b> [8] - 2:22, 22:23, 23:16, 31:21, 32:14, 76:19, 81:24, 98:20  <b>held</b> [1] - 1:6  <b>hello</b> [2] - 45:15, 51:5  <b>help</b> [11] - 8:6, 8:22, 48:6, 52:19, 53:2, 59:12, 75:9, 80:23, 81:8, 93:22, 93:25  <b>helpful</b> [2] - 74:9, 74:18  <b>helps</b> [1] - 5:18  <b>Hemming</b> [1] - 47:25  <b>Herb</b> [1] - 9:17  <b>heritage</b> [1] - 40:7  <b>hi</b> [7] - 9:17, 27:14, 41:24, 46:22, 54:6, 55:20, 66:10  <b>hiding</b> [1] - 8:7  <b>Higginbotham</b> [1] - 3:10  <b>HIGGINBOTHAM</b> [2] - 1:21, 3:10  <b>high</b> [7] - 13:11, 34:16, 34:19, 40:2, 42:25, 77:1, 82:6  <b>high-performing</b> [1] - 82:6  <b>high-rise</b> [2] - 13:11, 40:2  <b>high-risk</b> [1] - 42:25  <b>higher</b> [3] - 44:12, 61:25, 62:8  <b>highest</b> [3] - 17:9, 17:19, 28:23  <b>highlight</b> [1] - 57:15  <b>highlights</b> [1] - 53:4  <b>highly</b> [2] - 66:22,</p>	<p>67:8  <b>HILL</b> [38] - 1:23, 2:15, 4:6, 4:9, 4:12, 7:6, 7:9, 7:14, 7:19, 7:23, 9:3, 9:14, 18:16, 33:13, 35:20, 36:10, 38:12, 38:16, 40:18, 40:24, 41:22, 45:13, 46:20, 49:8, 49:12, 51:3, 54:4, 55:18, 57:24, 58:4, 60:18, 63:13, 63:16, 66:8, 68:21, 71:7, 71:9, 71:13  <b>hill</b> [3] - 2:14, 3:20, 9:2  <b>Hill</b> [1] - 2:15  <b>Hills</b> [1] - 49:16  <b>historic</b> [10] - 25:15, 25:16, 25:19, 25:21, 25:25, 34:3, 37:8, 37:18, 37:20, 71:2  <b>Historical</b> [3] - 25:17, 26:1, 26:4  <b>historically</b> [2] - 70:20, 82:4  <b>history</b> [1] - 40:7  <b>hit</b> [1] - 21:13  <b>holding</b> [1] - 68:12  <b>holistic</b> [2] - 51:9, 66:18  <b>home</b> [3] - 5:13, 74:23, 92:9  <b>honestly</b> [2] - 37:18, 57:21  <b>hope</b> [6] - 8:19, 33:22, 38:21, 52:18, 93:15, 94:3  <b>hopefully</b> [2] - 52:9, 93:24  <b>hot</b> [1] - 78:20  <b>hours</b> [1] - 80:5  <b>house</b> [1] - 5:13  <b>House</b> [1] - 69:11  <b>housing</b> [4] - 5:3, 8:6, 8:16, 8:20  <b>Hubbard</b> [1] - 33:17  <b>huge</b> [1] - 61:21  <b>hundred</b> [1] - 37:23  <b>hurricane</b> [1] - 44:5  <b>hurricanes</b> [1] - 44:6  <b>husband</b> [1] - 34:2  <b>Hyatt</b> [2] - 20:3, 85:7</p>
<b>G</b>		<b>G</b>		
<p><b>games</b> [1] - 67:16  <b>garden</b> [7] - 37:14, 51:17, 53:10, 66:25, 67:12, 67:18, 94:19  <b>gardens</b> [2] - 67:8, 67:20  <b>gem</b> [2] - 39:9, 40:10  <b>general</b> [7] - 3:22, 15:21, 17:5, 17:22, 33:4, 44:25, 90:11  <b>General</b> [1] - 1:23  <b>generally</b> [2] - 33:21, 34:12  <b>generate</b> [1] - 28:2  <b>generational</b> [1] - 6:17  <b>gentlemen</b> [1] - 12:3  <b>GetOutdoorsFitness</b>  <b>.net</b> [1] - 50:24  <b>gift</b> [1] - 21:20  <b>GILLAM</b> [2] - 1:13, 2:24, 10:5, 11:9, 19:14, 20:5, 20:9, 20:25, 22:13, 23:1, 23:15, 27:5, 31:24, 32:13, 71:18, 72:7, 72:15, 79:5, 95:5, 95:7, 98:23  <b>Gillam</b> [9] - 2:24, 10:4, 10:7, 22:25, 23:14, 31:23, 32:12, 79:4, 98:22  <b>given</b> [5] - 5:6, 18:7, 33:5, 36:3, 52:2  <b>gnashing</b> [2] - 73:5, 73:23  <b>goal</b> [1] - 21:24  <b>goalpost</b> [1] - 21:19  <b>goalposts</b> [1] - 21:13  <b>government</b> [6] - 33:22, 34:8, 35:7, 35:14, 77:22, 82:8  <b>Government</b> [5] -</p>	<p>45:21, 54:10, 63:20, 65:5, 66:4  <b>grass</b> [1] - 51:15  <b>Great</b> [1] - 56:12  <b>great</b> [27] - 26:19, 29:4, 30:1, 34:21, 34:23, 35:2, 35:3, 47:15, 50:4, 51:20, 55:6, 57:5, 57:6, 64:18, 64:19, 64:22, 65:12, 66:1, 66:20, 73:6, 73:8, 82:2, 84:20, 86:1, 87:12  <b>greater</b> [1] - 17:23  <b>greatly</b> [1] - 89:25  <b>green</b> [2] - 26:14, 57:20  <b>greenspace</b> [2] - 63:4, 63:11  <b>ground</b> [1] - 98:1  <b>grounded</b> [1] - 53:23  <b>group</b> [6] - 5:24, 41:11, 52:22, 53:2, 53:5, 93:1  <b>groups</b> [3] - 18:4, 18:5, 85:19  <b>growing</b> [2] - 64:8, 70:2  <b>growth</b> [1] - 6:12  <b>guess</b> [2] - 75:5, 95:14  <b>gut</b> [1] - 90:24  <b>GUY</b> [1] - 1:19  <b>guys</b> [3] - 54:16, 55:10, 64:13</p>	<p>32:3, 32:9, 87:24, 99:2  <b>hate</b> [2] - 11:12, 84:22  <b>head</b> [1] - 71:9  <b>heads</b> [1] - 44:6  <b>heads-up</b> [1] - 44:6  <b>health</b> [1] - 78:23  <b>hear</b> [6] - 39:3, 46:3, 74:20, 76:15, 76:22, 80:17  <b>heard</b> [7] - 6:1, 41:13, 42:4, 55:10, 86:17, 93:18, 94:21  <b>hearing</b> [3] - 24:18, 59:20, 64:14  <b>heart</b> [1] - 40:15  <b>HEAVENER</b> [10] - 1:16, 2:22, 16:19, 22:24, 23:17, 31:22, 32:15, 71:19, 76:20, 98:21  <b>Heavener</b> [8] - 2:22, 22:23, 23:16, 31:21, 32:14, 76:19, 81:24, 98:20  <b>held</b> [1] - 1:6  <b>hello</b> [2] - 45:15, 51:5  <b>help</b> [11] - 8:6, 8:22, 48:6, 52:19, 53:2, 59:12, 75:9, 80:23, 81:8, 93:22, 93:25  <b>helpful</b> [2] - 74:9, 74:18  <b>helps</b> [1] - 5:18  <b>Hemming</b> [1] - 47:25  <b>Herb</b> [1] - 9:17  <b>heritage</b> [1] - 40:7  <b>hi</b> [7] - 9:17, 27:14, 41:24, 46:22, 54:6, 55:20, 66:10  <b>hiding</b> [1] - 8:7  <b>Higginbotham</b> [1] - 3:10  <b>HIGGINBOTHAM</b> [2] - 1:21, 3:10  <b>high</b> [7] - 13:11, 34:16, 34:19, 40:2, 42:25, 77:1, 82:6  <b>high-performing</b> [1] - 82:6  <b>high-rise</b> [2] - 13:11, 40:2  <b>high-risk</b> [1] - 42:25  <b>higher</b> [3] - 44:12, 61:25, 62:8  <b>highest</b> [3] - 17:9, 17:19, 28:23  <b>highlight</b> [1] - 57:15  <b>highlights</b> [1] - 53:4  <b>highly</b> [2] - 66:22,</p>	<p>67:8  <b>HILL</b> [38] - 1:23, 2:15, 4:6, 4:9, 4:12, 7:6, 7:9, 7:14, 7:19, 7:23, 9:3, 9:14, 18:16, 33:13, 35:20, 36:10, 38:12, 38:16, 40:18, 40:24, 41:22, 45:13, 46:20, 49:8, 49:12, 51:3, 54:4, 55:18, 57:24, 58:4, 60:18, 63:13, 63:16, 66:8, 68:21, 71:7, 71:9, 71:13  <b>hill</b> [3] - 2:14, 3:20, 9:2  <b>Hill</b> [1] - 2:15  <b>Hills</b> [1] - 49:16  <b>historic</b> [10] - 25:15, 25:16, 25:19, 25:21, 25:25, 34:3, 37:8, 37:18, 37:20, 71:2  <b>Historical</b> [3] - 25:17, 26:1, 26:4  <b>historically</b> [2] - 70:20, 82:4  <b>history</b> [1] - 40:7  <b>hit</b> [1] - 21:13  <b>holding</b> [1] - 68:12  <b>holistic</b> [2] - 51:9, 66:18  <b>home</b> [3] - 5:13, 74:23, 92:9  <b>honestly</b> [2] - 37:18, 57:21  <b>hope</b> [6] - 8:19, 33:22, 38:21, 52:18, 93:15, 94:3  <b>hopefully</b> [2] - 52:9, 93:24  <b>hot</b> [1] - 78:20  <b>hours</b> [1] - 80:5  <b>house</b> [1] - 5:13  <b>House</b> [1] - 69:11  <b>housing</b> [4] - 5:3, 8:6, 8:16, 8:20  <b>Hubbard</b> [1] - 33:17  <b>huge</b> [1] - 61:21  <b>hundred</b> [1] - 37:23  <b>hurricane</b> [1] - 44:5  <b>hurricanes</b> [1] - 44:6  <b>husband</b> [1] - 34:2  <b>Hyatt</b> [2] - 20:3, 85:7</p>	
<b>G</b>		<b>H</b>		
<p><b>half</b> [4] - 13:21, 53:15, 61:20  <b>Hall</b> [3] - 47:24, 70:23, 70:24  <b>halt</b> [1] - 42:25  <b>hamburgers</b> [1] - 83:16  <b>hand</b> [1] - 11:5  <b>handle</b> [1] - 50:17  <b>hands</b> [1] - 82:8  <b>happy</b> [1] - 16:12  <b>hard</b> [2] - 33:7, 54:17  <b>harder</b> [1] - 59:25  <b>Hardwick</b> [2] - 13:9, 61:19  <b>harm</b> [1] - 38:4  <b>Harrell</b> [3] - 58:4, 58:7, 60:17  <b>Hassan</b> [7] - 3:4, 23:4, 23:10, 32:2, 32:8, 87:23, 99:1  <b>HASSAN</b> [8] - 1:14, 3:4, 23:5, 23:11,</p>	<p>45:21, 54:10, 63:20, 65:5, 66:4  <b>grass</b> [1] - 51:15  <b>Great</b> [1] - 56:12  <b>great</b> [27] - 26:19, 29:4, 30:1, 34:21, 34:23, 35:2, 35:3, 47:15, 50:4, 51:20, 55:6, 57:5, 57:6, 64:18, 64:19, 64:22, 65:12, 66:1, 66:20, 73:6, 73:8, 82:2, 84:20, 86:1, 87:12  <b>greater</b> [1] - 17:23  <b>greatly</b> [1] - 89:25  <b>green</b> [2] - 26:14, 57:20  <b>greenspace</b> [2] - 63:4, 63:11  <b>ground</b> [1] - 98:1  <b>grounded</b> [1] - 53:23  <b>group</b> [6] - 5:24, 41:11, 52:22, 53:2, 53:5, 93:1  <b>groups</b> [3] - 18:4, 18:5, 85:19  <b>growing</b> [2] - 64:8, 70:2  <b>growth</b> [1] - 6:12  <b>guess</b> [2] - 75:5, 95:14  <b>gut</b> [1] - 90:24  <b>GUY</b> [1] - 1:19  <b>guys</b> [3] - 54:16, 55:10, 64:13</p>	<p>32:3, 32:9, 87:24, 99:2  <b>hate</b> [2] - 11:12, 84:22  <b>head</b> [1] - 71:9  <b>heads</b> [1] - 44:6  <b>heads-up</b> [1] - 44:6  <b>health</b> [1] - 78:23  <b>hear</b> [6] - 39:3, 46:3, 74:20, 76:15, 76:22, 80:17  <b>heard</b> [7] - 6:1, 41:13, 42:4, 55:10, 86:17, 93:18, 94:21  <b>hearing</b> [3] - 24:18, 59:20, 64:14  <b>heart</b> [1] - 40:15  <b>HEAVENER</b> [10] - 1:16, 2:22, 16:19, 22:24, 23:17, 31:22, 32:15, 71:19, 76:20, 98:21  <b>Heavener</b> [8] - 2:22, 22:23, 23:16, 31:21, 32:14, 76:19, 81:24, 98:20  <b>held</b> [1] - 1:6  <b>hello</b> [2] - 45:15, 51:5  <b>help</b> [11] - 8:6, 8:22, 48:6, 52:19, 53:2, 59:12, 75:9, 80:23, 81:8, 93:22, 93:25  <b>helpful</b> [2] - 74:9, 74:18  <b>helps</b> [1] - 5:18  <b>Hemming</b> [1] - 47:25  <b>Herb</b> [1] - 9:17  <b>heritage</b> [1] - 40:7  <b>hi</b> [7] - 9:17, 27:14, 41:24, 46:22, 54:6, 55:20, 66:10  <b>hiding</b> [1] - 8:7  <b>Higginbotham</b> [1] - 3:10  <b>HIGGINBOTHAM</b> [2] - 1:21, 3:10  <b>high</b> [7] - 13:11, 34:16, 34:19, 40:2, 42:25, 77:1, 82:6  <b>high-performing</b> [1] - 82:6  <b>high-rise</b> [2] - 13:11, 40:2  <b>high-risk</b> [1] - 42:25  <b>higher</b> [3] - 44:12, 61:25, 62:8  <b>highest</b> [3] - 17:9, 17:19, 28:23  <b>highlight</b> [1] - 57:15  <b>highlights</b> [1] - 53:4  <b>highly</b> [2] - 66:22,</p>	<p>67:8  <b>HILL</b> [38] - 1:23, 2:15, 4:6, 4:9, 4:12, 7:6, 7:9, 7:14, 7:19, 7:23, 9:3, 9:14, 18:16, 33:13, 35:20, 36:10, 38:12, 38:16, 40:18, 40:24, 41:22, 45:13, 46:20, 49:8, 49:12, 51:3, 54:4, 55:18, 57:24, 58:4, 60:18, 63:13, 63:16, 66:8, 68:21, 71:7, 71:9, 71:13  <b>hill</b> [3] - 2:14, 3:20, 9:2  <b>Hill</b> [1] - 2:15  <b>Hills</b> [1] - 49:16  <b>historic</b> [10] - 25:15, 25:16, 25:19, 25:21, 25:25, 34:3, 37:8, 37:18, 37:20, 71:2  <b>Historical</b> [3] - 25:17, 26:1, 26:4  <b>historically</b> [2] - 70:20, 82:4  <b>history</b> [1] - 40:7  <b>hit</b> [1] - 21:13  <b>holding</b> [1] - 68:12  <b>holistic</b> [2] - 51:9, 66:18  <b>home</b> [3] - 5:13, 74:23, 92:9  <b>honestly</b> [2] - 37:18, 57:21  <b>hope</b> [6] - 8:19, 33:22, 38:21, 52:18, 93:15, 94:3  <b>hopefully</b> [2] - 52:9, 93:24  <b>hot</b> [1] - 78:20  <b>hours</b> [1] - 80:5  <b>house</b> [1] - 5:13  <b>House</b> [1] - 69:11  <b>housing</b> [4] - 5:3, 8:6, 8:16, 8:20  <b>Hubbard</b> [1] - 33:17  <b>huge</b> [1] - 61:21  <b>hundred</b> [1] - 37:23  <b>hurricane</b> [1] - 44:5  <b>hurricanes</b> [1] - 44:6  <b>husband</b> [1] - 34:2  <b>Hyatt</b> [2] - 20:3, 85:7</p>	
<b>G</b>		<b>I</b>		
<p><b>iconic</b> [2] - 12:24, 14:17  <b>idea</b> [4] - 30:20, 50:4, 69:18, 70:22  <b>ideas</b> [3] - 54:19,</p>	<p>45:21, 54:10, 63:20, 65:5, 66:4  <b>grass</b> [1] - 51:15  <b>Great</b> [1] - 56:12  <b>great</b> [27] - 26:19, 29:4, 30:1, 34:21, 34:23, 35:2, 35:3, 47:15, 50:4, 51:20, 55:6, 57:5, 57:6, 64:18, 64:19, 64:22, 65:12, 66:1, 66:20, 73:6, 73:8, 82:2, 84:20, 86:1, 87:12  <b>greater</b> [1] - 17:23  <b>greatly</b> [1] - 89:25  <b>green</b> [2] - 26:14, 57:20  <b>greenspace</b> [2] - 63:4, 63:11  <b>ground</b> [1] - 98:1  <b>grounded</b> [1] - 53:23  <b>group</b> [6] - 5:24, 41:11, 52:22, 53:2, 53:5, 93:1  <b>groups</b> [3] - 18:4, 18:5, 85:19  <b>growing</b> [2] - 64:8, 70:2  <b>growth</b> [1] - 6:12  <b>guess</b> [2] - 75:5, 95:14  <b>gut</b> [1] - 90:24  <b>GUY</b> [1] - 1:19  <b>guys</b> [3] - 54:16, 55:10, 64:13</p>	<p>32:3, 32:9, 87:24, 99:2  <b>hate</b> [2] - 11:12, 84:22  <b>head</b> [1] - 71:9  <b>heads</b> [1] - 44:6  <b>heads-up</b> [1] - 44:6  <b>health</b> [1] - 78:23  <b>hear</b> [6] - 39:3, 46:3, 74:20, 76:15, 76:22, 80:17  <b>heard</b> [7] - 6:1, 41:13, 42:4, 55:10, 86:17, 93:18, 94:21  <b>hearing</b> [3] - 24:18, 59:20, 64:14  <b>heart</b> [1] - 40:15  <b>HEAVENER</b> [10] - 1:16, 2:22, 16:19, 22:24, 23:17, 31:22, 32:15, 71:19, 76:20, 98:21  <b>Heavener</b> [8] - 2:22, 22:23, 23:16, 31:21, 32:14, 76:19, 81:24, 98:20  <b>held</b> [1] - 1:6  <b>hello</b> [2] - 45:15, 51:5  <b>help</b> [11] - 8:6, 8:22, 48:6, 52:19, 53:2, 59:12, 75:9, 80:23, 81:8, 93:22, 93:25  <b>helpful</b> [2] - 74:9, 74:18  <b>helps</b> [1] - 5:18  <b>Hemming</b> [1] - 47:2</p>		

<p>68:10, 78:14  <b>identified</b> [2] - 24:24, 25:20  <b>identify</b> [2] - 24:19, 25:18  <b>immediately</b> [2] - 4:1, 26:17  <b>impact</b> [1] - 61:25  <b>impacts</b> [1] - 43:6  <b>implement</b> [1] - 51:11  <b>important</b> [17] - 4:24, 35:2, 41:16, 42:10, 44:18, 46:16, 56:20, 57:10, 66:18, 70:18, 74:22, 77:15, 88:9, 90:7, 92:7, 92:8, 92:15  <b>importantly</b> [2] - 46:7, 55:1  <b>improved</b> [1] - 85:14  <b>improvement</b> [1] - 66:22  <b>INA</b> [1] - 1:21  <b>inaudible</b> [1] - 6:21  <b>Inaudible</b> [1] - 95:6  <b>incentive</b> [2] - 14:5, 24:11  <b>incentives</b> [2] - 76:6, 81:15  <b>include</b> [2] - 36:7, 97:22  <b>included</b> [1] - 63:4  <b>includes</b> [2] - 21:12, 51:17  <b>including</b> [3] - 10:1, 37:1, 62:21  <b>incorrect</b> [1] - 26:8  <b>increased</b> [1] - 16:7  <b>incredibly</b> [2] - 92:8, 92:15  <b>indecipherable</b> [2] - 69:16, 82:9  <b>indecipherable</b> [1] - 81:25  <b>indefinite</b> [1] - 53:16  <b>indefinitely</b> [1] - 38:6  <b>indicated</b> [1] - 96:13  <b>individual</b> [2] - 5:10, 66:13  <b>individuals</b> [1] - 93:4  <b>indoor</b> [1] - 51:18  <b>indoors</b> [1] - 67:6  <b>inflation</b> [1] - 13:24  <b>influence</b> [1] - 13:9  <b>info</b> [2] - 41:10, 41:17  <b>information</b> [2] - 15:10, 26:16  <b>ingredients</b> [1] - 39:3  <b>initial</b> [1] - 37:22  <b>initiatives</b> [1] - 39:8</p>	<p><b>Initiatives</b> [1] - 1:21  <b>input</b> [13] - 36:7, 41:5, 46:4, 73:21, 84:9, 86:7, 86:25, 87:5, 87:14, 87:21, 93:11, 93:25, 94:12  <b>inserting</b> [1] - 22:11  <b>inside</b> [2] - 40:4, 83:8  <b>insight</b> [1] - 74:17  <b>inspire</b> [1] - 34:17  <b>inspired</b> [1] - 56:19  <b>instance</b> [1] - 80:20  <b>insurance</b> [1] - 36:23  <b>integral</b> [1] - 78:9  <b>intent</b> [1] - 28:22  <b>intention</b> [1] - 88:21  <b>intentional</b> [1] - 29:12  <b>interest</b> [5] - 13:23, 15:12, 15:15, 16:7, 16:21  <b>interested</b> [5] - 14:11, 14:13, 14:16, 15:16, 15:17  <b>interim</b> [4] - 51:12, 66:20, 67:10, 68:9  <b>internationally</b> [1] - 47:1  <b>introduce</b> [1] - 2:13  <b>introductions</b> [1] - 2:7  <b>invest</b> [1] - 34:18  <b>investing</b> [1] - 83:22  <b>investment</b> [6] - 16:3, 16:5, 51:10, 68:1, 75:17, 82:19  <b>Investment</b> [2] - 2:4, 80:22  <b>investments</b> [2] - 34:18, 76:5  <b>invited</b> [1] - 10:9  <b>involved</b> [5] - 73:1, 74:8, 81:3, 89:5, 92:25  <b>involvement</b> [6] - 19:3, 88:7, 89:7, 89:11, 89:22, 97:15  <b>Irma</b> [2] - 43:6, 43:23  <b>issue</b> [7] - 11:5, 53:4, 66:17, 75:7, 90:15, 90:17, 90:25  <b>issues</b> [7] - 4:18, 49:1, 59:20, 60:5, 78:17, 90:12, 90:23  <b>it'd</b> [1] - 94:15  <b>Italian</b> [1] - 38:2  <b>Item</b> [2] - 19:23, 19:25  <b>item</b> [5] - 12:5, 19:8, 19:9, 19:23, 24:1  <b>items</b> [1] - 3:22  <b>itself</b> [2] - 31:11, 85:13</p>	<p style="text-align: center;"><b>J</b></p> <p><b>Jack</b> [1] - 34:2  <b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [37] - 1:7, 1:9, 14:11, 25:17, 28:19, 38:19, 40:12, 42:19, 46:12, 47:4, 50:20, 55:8, 55:23, 56:5, 56:20, 57:5, 57:11, 58:8, 58:24, 61:1, 62:19, 63:25, 64:5, 64:24, 66:3, 66:12, 67:23, 69:1, 70:2, 70:4, 70:22, 83:1, 83:9, 87:17, 88:4, 92:11, 93:9  <b>Jacksonville's</b> [3] - 57:10, 57:15, 62:8  <b>Jaguars'</b> [1] - 56:9  <b>James</b> [2] - 40:9, 47:25  <b>January</b> [3] - 19:10, 19:21, 66:16  <b>Japanese</b> [1] - 38:2  <b>Jax</b> [6] - 45:18, 45:23, 54:9, 63:21, 65:4, 66:4  <b>JEA</b> [8] - 9:7, 9:17, 10:17, 11:16, 11:20, 53:9, 71:4  <b>JEA's</b> [1] - 10:1  <b>Jessie</b> [1] - 25:1  <b>Jim</b> [5] - 3:1, 18:18, 18:23, 60:18, 60:21  <b>JIM</b> [1] - 1:13  <b>JIMMY</b> [1] - 1:20  <b>JoAnn</b> [2] - 33:13, 33:17  <b>job</b> [3] - 46:11, 80:2, 84:21  <b>JOE</b> [1] - 1:14  <b>Joe</b> [4] - 3:4, 35:20, 35:23, 72:17  <b>JOHN</b> [1] - 1:23  <b>Johns</b> [5] - 43:3, 50:11, 57:4, 57:9, 57:16  <b>Johnson</b> [2] - 40:9, 48:1  <b>join</b> [1] - 2:8  <b>Jones</b> [4] - 14:24, 18:24, 19:2, 24:2  <b>Jordan</b> [1] - 9:17  <b>Jose</b> [1] - 45:17</p>	<p style="text-align: center;"><b>K</b></p> <p><b>kayaks</b> [1] - 50:5  <b>keep</b> [8] - 6:16, 7:1, 7:4, 33:7, 52:16, 64:5, 82:1, 98:8  <b>Kelley</b> [5] - 3:7, 14:14, 24:15, 25:11, 26:9  <b>KELLEY</b> [7] - 1:20, 3:7, 24:17, 25:9, 25:13, 26:10, 28:6  <b>Kelly</b> [1] - 3:9  <b>KELLY</b> [2] - 1:22, 3:9  <b>Kennelly</b> [2] - 54:4, 54:7  <b>kept</b> [4] - 75:7, 83:17, 83:23  <b>key</b> [1] - 61:7  <b>keynote</b> [1] - 56:15  <b>kind</b> [18] - 6:12, 12:11, 12:22, 15:21, 58:10, 69:20, 78:3, 78:6, 79:2, 79:21, 82:12, 84:2, 91:16, 92:4, 92:21, 92:22, 94:10, 97:21  <b>knowing</b> [1] - 75:24  <b>known</b> [1] - 47:1  <b>knows</b> [2] - 78:20, 92:13  <b>KRECHOWSKI</b> [8] - 1:15, 2:16, 22:18, 23:23, 31:16, 32:21, 72:23, 98:15  <b>Krechowski</b> [1] - 2:17</p>	<p><b>last</b> [18] - 3:15, 12:5, 13:21, 18:8, 42:3, 43:9, 48:4, 49:5, 51:8, 51:13, 55:3, 69:5, 75:5, 84:15, 84:19, 84:25, 86:8, 89:20  <b>late</b> [1] - 10:19  <b>latter</b> [1] - 27:4  <b>Laura</b> [9] - 1:8, 40:9, 47:21, 47:22, 48:9, 48:11, 61:18, 70:18, 70:23  <b>LaVilla</b> [1] - 6:11  <b>lawn</b> [2] - 51:15, 67:16  <b>lay</b> [1] - 15:21  <b>lead</b> [1] - 48:2  <b>learn</b> [1] - 78:12  <b>learned</b> [3] - 54:22, 65:8, 76:23  <b>lease</b> [6] - 29:11, 95:13, 96:5, 96:9, 96:17, 96:19  <b>leased</b> [1] - 83:19  <b>leasing</b> [1] - 83:2  <b>least</b> [8] - 10:24, 12:6, 18:15, 67:6, 70:7, 75:25, 80:6, 90:20  <b>leave</b> [1] - 92:1  <b>leaves</b> [2] - 65:9, 65:17  <b>legislature</b> [1] - 5:4  <b>lend</b> [1] - 59:23  <b>less</b> [2] - 14:17, 14:18  <b>letter</b> [1] - 34:1  <b>letters</b> [3] - 38:20, 38:22, 39:18  <b>level</b> [4] - 43:16, 44:15, 88:18, 89:3  <b>liability</b> [1] - 82:10  <b>Liaison</b> [1] - 1:20  <b>library</b> [4] - 41:9, 41:19, 47:25, 70:25  <b>Library</b> [1] - 1:8  <b>life</b> [5] - 6:6, 34:17, 34:19, 70:7, 77:1  <b>lifetimes</b> [1] - 39:14  <b>light</b> [1] - 52:21  <b>lights</b> [2] - 70:9, 70:12  <b>limit</b> [4] - 28:4, 28:11, 29:1, 36:1  <b>limitation</b> [4] - 27:19, 27:22, 28:13, 29:10  <b>limited</b> [2] - 30:13, 31:3  <b>line</b> [5] - 21:20, 26:14, 33:7, 42:20, 91:22  <b>lined</b> [3] - 24:14, 24:16, 24:19  <b>lines</b> [3] - 9:19, 9:22,</p>
<b>L</b>				
<p><b>lack</b> [2] - 36:4, 61:17  <b>Lafley</b> [2] - 56:16, 57:22  <b>Land</b> [3] - 64:1, 64:18, 66:3  <b>land</b> [4] - 15:22, 64:6, 77:23, 77:25  <b>Landing</b> [8] - 9:20, 12:19, 37:6, 37:23, 39:13, 47:22, 78:3  <b>landmarks</b> [3] - 25:19, 25:20, 25:22  <b>landscape</b> [2] - 65:2, 93:7  <b>language</b> [2] - 21:10, 72:14  <b>Large</b> [1] - 1:10  <b>large</b> [3] - 59:10, 67:16, 85:3  <b>larger</b> [5] - 12:7, 73:7, 73:9, 73:14, 74:1  <b>largest</b> [1] - 57:11</p>				



<p>21:24  <b>lingered</b> [1] - 43:24  <b>link</b> [1] - 40:16  <b>Lions</b> [9] - 13:20,  14:15, 37:1, 37:3,  47:10, 52:21, 53:6,  61:18  <b>listed</b> [1] - 7:5  <b>listen</b> [2] - 57:23,  58:10  <b>listening</b> [1] - 66:6  <b>lit</b> [1] - 70:12  <b>Live</b> [1] - 5:5  <b>live</b> [8] - 5:16, 34:15,  35:4, 49:16, 49:17,  50:10, 55:21  <b>lived</b> [3] - 34:14,  55:23, 92:12  <b>living</b> [3] - 56:2, 64:2,  81:9  <b>LLC</b> [1] - 19:2  <b>loan</b> [2] - 59:19, 75:21  <b>lobbies</b> [1] - 59:11  <b>lobbyist</b> [1] - 8:12  <b>Local</b> [1] - 5:5  <b>locally</b> [1] - 25:21  <b>locate</b> [1] - 54:14  <b>located</b> [1] - 54:12  <b>location</b> [5] - 34:23,  39:21, 52:5, 91:21  <b>locations</b> [3] - 52:6,  52:18, 91:6  <b>logical</b> [1] - 91:11  <b>long-term</b> [4] - 44:2,  46:1, 78:8, 83:18  <b>long-winded</b> [1] - 15:1  <b>look</b> [11] - 4:20, 11:6,  11:22, 26:2, 35:17,  40:6, 74:24, 75:19,  76:3, 84:24, 86:12  <b>looked</b> [1] - 55:9  <b>looking</b> [10] - 12:23,  13:1, 16:10, 17:6,  24:13, 29:5, 43:17,  65:2, 73:11, 75:14  <b>looks</b> [2] - 4:6, 71:17  <b>LORI</b> [1] - 1:19  <b>Lori</b> [2] - 3:6, 73:18  <b>lose</b> [1] - 64:9  <b>losing</b> [2] - 39:5,  83:24  <b>lost</b> [1] - 61:20  <b>love</b> [2] - 55:24, 76:15  <b>loves</b> [1] - 36:21  <b>lower</b> [1] - 62:9</p>	<p><b>main</b> [3] - 43:3, 62:25,  70:25  <b>Main</b> [2] - 12:21, 47:23  <b>maintain</b> [3] - 35:10,  78:6, 82:13  <b>maintained</b> [3] -  37:10, 83:17, 89:2  <b>maintenance</b> [1] -  36:22  <b>major</b> [1] - 47:13  <b>majority</b> [1] - 30:10  <b>man</b> [1] - 6:4  <b>Man</b> [1] - 64:3  <b>managed</b> [1] - 44:2  <b>management</b> [2] -  19:3, 37:13  <b>Manager</b> [2] - 1:19,  1:22  <b>Manifest</b> [1] - 54:11  <b>manipulation</b> [1] -  6:22  <b>March</b> [10] - 21:17,  22:1, 22:7, 22:11,  41:8, 41:19, 50:18,  50:22, 60:10, 100:15  <b>markers</b> [3] - 25:25,  26:2, 26:4  <b>market</b> [4] - 16:25,  62:5, 62:8, 62:16  <b>marquises</b> [1] - 70:9  <b>marries</b> [1] - 86:6  <b>massive</b> [1] - 39:8  <b>material</b> [1] - 43:17  <b>matter</b> [6] - 14:24,  41:13, 53:16, 86:7,  88:14, 88:16  <b>maximize</b> [1] - 51:10  <b>mayor</b> [3] - 55:24,  57:21, 60:10  <b>Mayor</b> [2] - 56:11,  68:12  <b>mayor's</b> [8] - 41:4,  46:3, 53:1, 75:2,  86:6, 90:5, 90:9,  93:14  <b>Mayport</b> [1] - 69:10  <b>meal</b> [4] - 38:2, 65:2,  83:10, 83:11  <b>meals</b> [1] - 37:20  <b>mean</b> [13] - 10:23,  11:1, 11:2, 13:4,  14:9, 30:15, 76:3,  76:13, 79:14, 80:21,  81:25, 94:15, 94:18  <b>meander</b> [1] - 85:4  <b>meaningful</b> [1] - 37:17  <b>means</b> [2] - 15:2,  75:16  <b>media</b> [2] - 12:12,  17:21</p>	<p><b>Meeks</b> [1] - 34:2  <b>meet</b> [3] - 57:13,  76:21, 80:7  <b>meeting</b> [18] - 2:5,  3:15, 10:10, 18:19,  18:20, 19:10, 19:22,  41:18, 48:4, 51:14,  60:10, 75:6, 80:8,  86:8, 97:8, 97:9,  97:15, 99:7  <b>MEETING</b> [1] - 1:3  <b>meetings</b> [9] - 7:2,  38:6, 73:3, 73:4,  75:4, 80:8, 89:23,  89:24, 90:6  <b>meets</b> [1] - 80:4  <b>Meili</b> [2] - 55:18, 55:21  <b>MEILI</b> [1] - 57:25  <b>Melinda</b> [1] - 2:18  <b>MELINDA</b> [1] - 1:16  <b>Melissa</b> [2] - 40:24,  68:11  <b>Member</b> [11] - 1:13,  1:14, 1:14, 1:15,  1:15, 1:16, 1:16,  17:11, 18:18, 18:22,  89:19  <b>MEMBER</b> [99] - 2:16,  2:18, 2:20, 2:22,  2:24, 3:2, 3:4, 4:8,  4:14, 7:25, 10:5,  11:9, 16:19, 19:12,  19:14, 20:5, 20:7,  20:9, 20:25, 21:1,  22:8, 22:13, 22:18,  22:20, 22:22, 22:24,  23:1, 23:3, 23:5,  23:11, 23:13, 23:15,  23:17, 23:19, 23:21,  23:23, 27:5, 27:8,  27:14, 29:21, 30:19,  30:25, 31:7, 31:16,  31:18, 31:20, 31:22,  31:24, 32:1, 32:3,  32:9, 32:11, 32:13,  32:15, 32:17, 32:19,  32:21, 33:16, 35:22,  36:12, 38:14, 38:18,  45:15, 46:22, 49:14,  51:5, 54:6, 55:20,  58:6, 60:20, 63:18,  66:10, 68:25, 71:18,  71:19, 72:7, 72:15,  72:23, 74:4, 74:16,  76:20, 79:5, 84:7,  87:24, 90:2, 92:3,  95:5, 95:7, 95:11,  95:18, 96:3, 96:20,  98:15, 98:17, 98:19,  98:21, 98:23, 98:25,</p>	<p>99:2  <b>member</b> [29] - 2:17,  2:19, 2:21, 2:23,  2:25, 3:1, 3:3, 3:5,  4:11, 7:22, 16:15,  33:15, 35:21, 36:11,  38:17, 45:14, 46:21,  49:13, 49:24, 51:4,  54:5, 54:9, 55:19,  58:5, 60:19, 63:17,  63:20, 66:9, 68:24  <b>members</b> [7] - 76:16,  79:19, 84:13, 93:7,  93:10, 93:18, 94:4  <b>MEMBERS</b> [7] - 1:12,  12:1, 19:18, 19:20,  20:13, 20:15, 31:12  <b>memorable</b> [1] - 12:24  <b>Memorandum</b> [1] -  18:17  <b>Memorial</b> [1] - 49:7  <b>mention</b> [3] - 47:9,  92:19, 93:18  <b>mentioned</b> [2] - 15:9,  57:9  <b>merge</b> [1] - 85:14  <b>messed</b> [1] - 6:25  <b>Met</b> [1] - 27:21  <b>met</b> [1] - 76:25  <b>methodist</b> [1] - 71:2  <b>Metro</b> [1] - 93:20  <b>Metropolitan</b> [1] -  85:5  <b>Mex</b> [1] - 38:2  <b>MEZINI</b> [1] - 1:21  <b>Miami</b> [1] - 55:4  <b>Micah</b> [1] - 2:22  <b>MICAH</b> [1] - 1:16  <b>microphone</b> [3] -  24:17, 25:9, 25:13  <b>mid</b> [1] - 40:2  <b>Mid</b> [1] - 13:10  <b>Mid-Century</b> [1] -  13:10  <b>mid-rise</b> [1] - 40:2  <b>middle</b> [2] - 40:15,  92:17  <b>might</b> [4] - 20:24,  59:20, 64:20, 69:9  <b>Mike</b> [2] - 45:13, 45:16  <b>Mincy</b> [2] - 63:16,  63:19  <b>mind</b> [4] - 43:16, 64:3,  77:17, 91:19  <b>minded</b> [1] - 28:21  <b>minimum</b> [4] - 28:13,  29:1, 29:3, 52:17  <b>minor</b> [1] - 21:9  <b>minority</b> [1] - 4:21  <b>minute</b> [1] - 33:12</p>	<p><b>minutes</b> [5] - 19:10,  19:22, 33:5, 33:8,  36:25  <b>misconception</b> [1] -  88:22  <b>miss</b> [2] - 34:24, 65:22  <b>missing</b> [2] - 44:8,  64:7  <b>mistake</b> [1] - 39:11  <b>mixed</b> [2] - 7:20, 8:2  <b>mixed-use</b> [2] - 7:20,  8:2  <b>mobility</b> [2] - 5:1, 5:2  <b>Modern</b> [2] - 13:10,  70:25  <b>modified</b> [1] - 14:17  <b>moments</b> [1] - 42:6  <b>money</b> [8] - 6:3, 6:16,  11:10, 11:12, 25:24,  59:12, 83:22, 98:4  <b>monopoly</b> [2] - 77:22,  82:3  <b>Montgomery</b> [1] - 51:6  <b>month</b> [2] - 10:11,  80:5  <b>months</b> [2] - 38:6,  78:21  <b>morphed</b> [1] - 87:11  <b>mortar</b> [3] - 34:25,  36:17, 37:11  <b>MOSH</b> [7] - 19:25,  20:18, 20:21, 21:3,  21:7, 21:13, 85:6  <b>most</b> [10] - 6:2, 17:8,  46:7, 55:1, 57:10,  70:18, 81:5, 89:24,  91:24, 92:19  <b>mostly</b> [1] - 48:10  <b>motion</b> [2] - 19:11,  19:15, 20:6, 20:10,  20:22, 20:23, 21:2,  22:7, 22:14, 31:8,  71:17, 71:18, 71:20,  71:22, 72:2, 72:5,  72:8, 72:9, 72:11,  72:18, 95:8  <b>mouths</b> [1] - 7:4  <b>move</b> [27] - 6:14, 9:22,  10:14, 11:4, 11:14,  19:12, 20:5, 20:7,  20:25, 21:24, 21:25,  22:1, 22:8, 26:25,  27:5, 31:1, 43:20,  74:19, 74:20, 75:23,  75:25, 86:11, 86:23,  87:7, 87:11, 92:20,  98:13  <b>moved</b> [2] - 82:19,  92:9  <b>moving</b> [1] - 5:4,</p>
<b>M</b>				
<p><b>Magill</b> [3] - 36:10,  36:12, 38:11</p>				

<p>12:9, 39:21, 43:5, 72:12, 75:20, 76:10, 87:1, 87:2, 88:5, 89:14  <b>MR</b> [22] - 3:7, 3:8, 3:10, 7:18, 9:13, 9:15, 10:21, 11:18, 12:4, 24:17, 25:9, 25:13, 26:10, 28:6, 28:17, 30:17, 40:19, 40:23, 49:9, 63:14, 71:8, 71:10  <b>MS</b> [63] - 2:15, 3:6, 3:9, 4:6, 4:9, 4:12, 7:6, 7:9, 7:14, 7:19, 7:23, 9:3, 9:14, 12:14, 18:16, 20:20, 22:3, 24:5, 24:18, 25:10, 25:14, 26:22, 28:10, 29:5, 30:12, 30:23, 33:13, 35:20, 36:10, 38:12, 38:16, 40:18, 40:24, 41:1, 41:22, 41:24, 45:13, 46:20, 49:8, 49:12, 51:3, 54:4, 55:18, 57:24, 57:25, 58:4, 60:18, 63:13, 63:16, 66:8, 68:21, 71:7, 71:9, 71:13, 71:22, 71:25, 72:13, 95:16, 96:2, 96:7, 96:25, 97:5, 98:2  <b>mule</b> [1] - 5:16  <b>multiple</b> [6] - 9:6, 13:5, 52:10, 80:5, 97:25  <b>Multipurpose</b> [1] - 1:8  <b>multiuse</b> [1] - 40:3  <b>Museum</b> [1] - 70:25  <b>museum</b> [1] - 47:25  <b>music</b> [1] - 85:8  <b>must</b> [1] - 18:19</p>	<p><b>nearly</b> [1] - 61:20  <b>necessarily</b> [4] - 13:1, 52:5, 94:8, 94:11  <b>necessary</b> [2] - 18:7, 94:1  <b>need</b> [22] - 11:6, 30:9, 30:21, 42:23, 44:1, 47:12, 50:8, 53:4, 54:25, 55:1, 55:6, 55:11, 55:12, 61:22, 67:25, 78:1, 82:21, 86:4, 86:23, 91:12, 93:21  <b>needed</b> [3] - 9:16, 21:21, 34:19  <b>needless</b> [1] - 64:9  <b>needling</b> [1] - 58:21  <b>needs</b> [3] - 52:14, 52:15, 58:18  <b>negotiated</b> [2] - 81:2, 85:24  <b>negotiations</b> [1] - 21:18  <b>neighborhood</b> [2] - 8:18, 69:21  <b>nervous</b> [1] - 76:12  <b>net</b> [1] - 95:23  <b>never</b> [4] - 6:5, 38:1, 39:14, 40:12  <b>new</b> [14] - 5:4, 8:5, 12:16, 13:25, 15:10, 15:13, 18:24, 24:2, 47:23, 52:7, 61:5, 67:19, 72:12, 81:17  <b>newly</b> [2] - 52:20, 53:9  <b>news</b> [2] - 13:25, 44:5  <b>next</b> [23] - 18:20, 19:9, 19:23, 35:20, 36:10, 38:12, 40:24, 41:22, 45:13, 46:20, 49:12, 51:3, 53:12, 53:17, 54:4, 55:18, 58:4, 59:25, 60:18, 63:16, 66:8, 74:25, 75:24  <b>nice</b> [3] - 5:8, 46:3, 53:17  <b>night</b> [1] - 55:3  <b>nodal</b> [1] - 84:23  <b>node</b> [1] - 86:2  <b>none</b> [1] - 83:12  <b>nonprofits</b> [1] - 5:5  <b>Norris</b> [2] - 90:4, 92:5  <b>north</b> [1] - 50:14  <b>North</b> [2] - 1:8, 58:8  <b>Northbank</b> [2] - 84:23, 85:1  <b>northeast</b> [1] - 39:25  <b>Northside</b> [2] - 83:4, 83:5  <b>northwest</b> [1] - 39:23</p>	<p><b>notably</b> [1] - 52:3  <b>Notary</b> [1] - 1:10  <b>notes</b> [2] - 51:13, 100:11  <b>nothing</b> [5] - 5:18, 6:5, 6:16, 24:10, 65:1  <b>notice</b> [1] - 95:20  <b>Notice</b> [1] - 14:23  <b>noticed</b> [3] - 15:1, 27:18, 69:13  <b>noting</b> [1] - 26:21  <b>number</b> [17] - 5:1, 27:20, 27:25, 28:12, 28:14, 29:10, 29:15, 29:16, 29:17, 29:22, 33:6, 35:24, 59:23, 61:13, 62:5, 62:15, 76:21  <b>Number</b> [3] - 5:2, 19:25, 61:24  <b>numbers</b> [2] - 14:8, 24:20  <b>numerous</b> [1] - 36:25</p>	<p>15:16, 15:18, 18:15, 21:25, 24:22, 25:8, 25:12, 25:15, 27:18, 29:2, 36:2, 44:23, 46:14, 50:19, 52:4, 54:11, 55:5, 59:9, 59:25, 61:13, 64:7, 64:11, 65:4, 69:7, 72:8, 72:12, 72:13, 72:15, 72:17, 75:15, 79:21, 81:4, 82:24, 83:7, 83:11, 84:22, 86:2, 86:16, 88:10, 88:17, 92:8, 94:19, 95:19, 96:17, 99:4  <b>ones</b> [2] - 60:7, 67:10  <b>ongoing</b> [3] - 44:21, 77:15, 90:19  <b>open</b> [24] - 11:15, 17:23, 27:11, 28:21, 29:8, 29:13, 29:16, 29:19, 30:3, 30:11, 33:1, 34:20, 34:21, 35:8, 35:11, 40:10, 47:20, 57:20, 73:3, 79:25, 80:8, 86:9, 97:1, 99:7  <b>open-door</b> [1] - 73:3  <b>open-minded</b> [1] - 28:21  <b>opening</b> [1] - 37:24  <b>opens</b> [1] - 68:16  <b>operate</b> [2] - 37:10, 83:20  <b>operating</b> [3] - 36:22, 83:22, 96:14  <b>operational</b> [1] - 96:5  <b>Operations</b> [1] - 1:19  <b>operator</b> [7] - 67:25, 75:14, 75:21, 88:11, 90:20, 95:13, 96:10  <b>operators</b> [1] - 96:13  <b>opinion</b> [5] - 17:6, 33:6, 77:4, 86:16, 91:15  <b>opinions</b> [1] - 74:10  <b>opportunities</b> [9] - 6:18, 30:21, 40:1, 65:22, 81:12, 81:21, 83:12, 83:25, 86:19  <b>opportunity</b> [33] - 15:3, 16:17, 34:22, 34:24, 38:22, 40:16, 46:14, 55:12, 56:10, 57:14, 58:16, 59:17, 60:11, 64:6, 64:17, 64:22, 66:1, 66:2, 74:12, 80:9, 82:2, 82:15, 83:6, 83:13, 84:3, 85:20, 87:13,</p>	<p>87:15, 88:9, 88:10, 88:15  <b>opposed</b> [5] - 19:19, 43:22, 83:23, 90:11, 99:3  <b>opposite</b> [1] - 48:7  <b>opposition</b> [3] - 20:14, 38:25, 91:19  <b>option</b> [2] - 31:4, 46:16  <b>options</b> [8] - 36:6, 46:8, 51:20, 55:6, 55:10, 96:13, 97:22  <b>orally</b> [1] - 81:14  <b>order</b> [1] - 2:6  <b>organization</b> [1] - 66:14  <b>original</b> [5] - 15:6, 47:3, 67:2, 91:4, 91:6  <b>originally</b> [1] - 61:15  <b>Orlando</b> [1] - 69:13  <b>otherwise</b> [2] - 30:14, 92:18  <b>ought</b> [2] - 52:6, 58:23  <b>ourselves</b> [1] - 2:13  <b>outcome</b> [1] - 42:13  <b>Outdoors</b> [1] - 49:15  <b>outdoors</b> [1] - 67:7  <b>outlined</b> [1] - 39:17  <b>outreach</b> [2] - 97:8, 97:14  <b>outrigger</b> [2] - 49:21, 50:6  <b>outside</b> [1] - 83:11  <b>overlay</b> [1] - 8:9  <b>overlooking</b> [1] - 67:5  <b>overseas</b> [1] - 92:10  <b>oversee</b> [1] - 53:2  <b>own</b> [7] - 28:4, 34:2, 49:18, 59:1, 73:8, 73:9  <b>owned</b> [4] - 29:25, 37:10, 49:6, 83:16  <b>owner/operator</b> [1] - 88:12  <b>owners</b> [2] - 5:12, 59:16  <b>ownership</b> [1] - 77:20  <b>owning</b> [1] - 83:1</p>	
<b>N</b>		<b>O</b>		<b>P</b>	
<p><b>name</b> [8] - 4:12, 4:16, 7:23, 33:9, 41:25, 45:16, 58:6, 69:10  <b>Nancy</b> [3] - 66:8, 66:11, 68:20  <b>Natalie</b> [2] - 51:3, 51:6  <b>national</b> [1] - 34:3  <b>nationally</b> [1] - 15:1  <b>native</b> [1] - 37:15  <b>nature</b> [1] - 52:13  <b>Navy</b> [1] - 92:11  <b>near</b> [2] - 47:16, 68:16  <b>nearby</b> [2] - 52:6, 52:17</p>	<p><b>Oak</b> [1] - 36:12  <b>obligation</b> [1] - 90:19  <b>obscure</b> [1] - 48:19  <b>obscuring</b> [1] - 47:17  <b>obstructions</b> [1] - 52:16  <b>obviously</b> [1] - 25:18  <b>occurred</b> [2] - 10:10, 60:6  <b>OF</b> [4] - 1:1, 100:1, 100:3, 100:4  <b>offer</b> [4] - 15:4, 30:23, 61:12, 68:12  <b>offerings</b> [1] - 12:22  <b>Office</b> [1] - 1:23  <b>office</b> [11] - 41:4, 43:10, 45:8, 46:3, 62:5, 62:12, 71:5, 73:12, 90:5, 90:9, 93:14  <b>Officer</b> [1] - 1:19  <b>officer</b> [1] - 42:1  <b>officer's</b> [1] - 90:14  <b>often</b> [1] - 57:9  <b>oftentimes</b> [1] - 63:23  <b>older</b> [1] - 70:13  <b>Oliver</b> [4] - 4:8, 4:10, 4:16, 7:7  <b>once</b> [3] - 9:22, 11:2, 64:2  <b>One</b> [1] - 85:10  <b>one</b> [57] - 4:21, 4:23, 5:1, 5:22, 6:11, 12:5, 12:6, 13:6, 13:17,</p>	<p><b>Oak</b> [1] - 36:12  <b>obligation</b> [1] - 90:19  <b>obscure</b> [1] - 48:19  <b>obscuring</b> [1] - 47:17  <b>obstructions</b> [1] - 52:16  <b>obviously</b> [1] - 25:18  <b>occurred</b> [2] - 10:10, 60:6  <b>OF</b> [4] - 1:1, 100:1, 100:3, 100:4  <b>offer</b> [4] - 15:4, 30:23, 61:12, 68:12  <b>offerings</b> [1] - 12:22  <b>Office</b> [1] - 1:23  <b>office</b> [11] - 41:4, 43:10, 45:8, 46:3, 62:5, 62:12, 71:5, 73:12, 90:5, 90:9, 93:14  <b>Officer</b> [1] - 1:19  <b>officer</b> [1] - 42:1  <b>officer's</b> [1] - 90:14  <b>often</b> [1] - 57:9  <b>oftentimes</b> [1] - 63:23  <b>older</b> [1] - 70:13  <b>Oliver</b> [4] - 4:8, 4:10, 4:16, 7:7  <b>once</b> [3] - 9:22, 11:2, 64:2  <b>One</b> [1] - 85:10  <b>one</b> [57] - 4:21, 4:23, 5:1, 5:22, 6:11, 12:5, 12:6, 13:6, 13:17,</p>	<p>15:16, 15:18, 18:15, 21:25, 24:22, 25:8, 25:12, 25:15, 27:18, 29:2, 36:2, 44:23, 46:14, 50:19, 52:4, 54:11, 55:5, 59:9, 59:25, 61:13, 64:7, 64:11, 65:4, 69:7, 72:8, 72:12, 72:13, 72:15, 72:17, 75:15, 79:21, 81:4, 82:24, 83:7, 83:11, 84:22, 86:2, 86:16, 88:10, 88:17, 92:8, 94:19, 95:19, 96:17, 99:4  <b>ones</b> [2] - 60:7, 67:10  <b>ongoing</b> [3] - 44:21, 77:15, 90:19  <b>open</b> [24] - 11:15, 17:23, 27:11, 28:21, 29:8, 29:13, 29:16, 29:19, 30:3, 30:11, 33:1, 34:20, 34:21, 35:8, 35:11, 40:10, 47:20, 57:20, 73:3, 79:25, 80:8, 86:9, 97:1, 99:7  <b>open-door</b> [1] - 73:3  <b>open-minded</b> [1] - 28:21  <b>opening</b> [1] - 37:24  <b>opens</b> [1] - 68:16  <b>operate</b> [2] - 37:10, 83:20  <b>operating</b> [3] - 36:22, 83:22, 96:14  <b>operational</b> [1] - 96:5  <b>Operations</b> [1] - 1:19  <b>operator</b> [7] - 67:25, 75:14, 75:21, 88:11, 90:20, 95:13, 96:10  <b>operators</b> [1] - 96:13  <b>opinion</b> [5] - 17:6, 33:6, 77:4, 86:16, 91:15  <b>opinions</b> [1] - 74:10  <b>opportunities</b> [9] - 6:18, 30:21, 40:1, 65:22, 81:12, 81:21, 83:12, 83:25, 86:19  <b>opportunity</b> [33] - 15:3, 16:17, 34:22, 34:24, 38:22, 40:16, 46:14, 55:12, 56:10, 57:14, 58:16, 59:17, 60:11, 64:6, 64:17, 64:22, 66:1, 66:2, 74:12, 80:9, 82:2, 82:15, 83:6, 83:13, 84:3, 85:20, 87:13,</p>	<p>87:15, 88:9, 88:10, 88:15  <b>opposed</b> [5] - 19:19, 43:22, 83:23, 90:11, 99:3  <b>opposite</b> [1] - 48:7  <b>opposition</b> [3] - 20:14, 38:25, 91:19  <b>option</b> [2] - 31:4, 46:16  <b>options</b> [8] - 36:6, 46:8, 51:20, 55:6, 55:10, 96:13, 97:22  <b>orally</b> [1] - 81:14  <b>order</b> [1] - 2:6  <b>organization</b> [1] - 66:14  <b>original</b> [5] - 15:6, 47:3, 67:2, 91:4, 91:6  <b>originally</b> [1] - 61:15  <b>Orlando</b> [1] - 69:13  <b>otherwise</b> [2] - 30:14, 92:18  <b>ought</b> [2] - 52:6, 58:23  <b>ourselves</b> [1] - 2:13  <b>outcome</b> [1] - 42:13  <b>Outdoors</b> [1] - 49:15  <b>outdoors</b> [1] - 67:7  <b>outlined</b> [1] - 39:17  <b>outreach</b> [2] - 97:8, 97:14  <b>outrigger</b> [2] - 49:21, 50:6  <b>outside</b> [1] - 83:11  <b>overlay</b> [1] - 8:9  <b>overlooking</b> [1] - 67:5  <b>overseas</b> [1] - 92:10  <b>oversee</b> [1] - 53:2  <b>own</b> [7] - 28:4, 34:2, 49:18, 59:1, 73:8, 73:9  <b>owned</b> [4] - 29:25, 37:10, 49:6, 83:16  <b>owner/operator</b> [1] - 88:12  <b>owners</b> [2] - 5:12, 59:16  <b>ownership</b> [1] - 77:20  <b>owning</b> [1] - 83:1</p>	

<p>44:23, 53:11, 53:13  <b>paddle</b> [3] - 50:4,  50:5, 50:12  <b>paddling</b> [1] - 49:20  <b>Page</b> [6] - 22:4, 22:5,  22:9, 25:12, 26:12,  72:4  <b>page</b> [3] - 24:20,  26:11, 31:2  <b>pages</b> [1] - 24:21  <b>Palms</b> [1] - 83:5  <b>Pam</b> [2] - 7:19, 7:25  <b>Pappas</b> [5] - 7:11,  7:15, 68:22, 68:25,  71:11  <b>PAPPAS</b> [3] - 7:18,  71:8, 71:10  <b>paragraph</b> [2] - 22:9,  72:3  <b>parameters</b> [1] - 96:14  <b>parcel</b> [2] - 39:24,  43:11  <b>parcels</b> [2] - 85:3,  93:17  <b>PARIANI</b> [2] - 40:19,  40:23  <b>Pariani</b> [2] - 38:16,  38:18  <b>Park</b> [6] - 27:21, 40:9,  40:13, 48:1, 85:5,  93:20  <b>park</b> [74] - 34:23, 39:6,  39:8, 39:12, 39:14,  40:4, 45:5, 46:2,  46:5, 46:9, 46:10,  46:11, 46:25, 47:5,  47:11, 47:13, 47:14,  47:16, 47:17, 47:18,  47:20, 48:2, 48:3,  48:6, 48:9, 48:12,  48:16, 48:17, 48:18,  48:19, 48:21, 48:24,  49:4, 51:10, 52:24,  53:7, 53:8, 53:15,  54:21, 56:13, 56:16,  56:22, 57:1, 57:12,  57:15, 58:20, 58:23,  60:13, 60:14, 64:21,  65:13, 67:1, 68:4,  68:15, 68:17, 73:7,  73:14, 73:15, 73:16,  74:1, 83:19, 85:9,  85:23, 86:1, 87:4,  87:16, 87:19, 89:1,  93:13, 95:24  <b>parking</b> [2] - 14:24,  20:3  <b>Parking</b> [1] - 1:21  <b>parks</b> [18] - 28:4,  34:20, 34:22, 35:11,</p>	<p>46:12, 46:15, 47:2,  47:15, 58:19, 59:6,  59:8, 62:20, 63:4,  64:18, 82:14, 93:16,  93:20  <b>Parks</b> [4] - 30:15,  31:5, 51:7, 84:17  <b>PAROLA</b> [1] - 1:19  <b>part</b> [15] - 10:2, 28:11,  38:23, 46:5, 46:16,  51:21, 54:15, 67:1,  67:3, 67:19, 73:14,  78:9, 80:25, 91:4,  96:5  <b>participate</b> [2] - 25:3,  51:24  <b>participation</b> [1] -  10:2  <b>particular</b> [7] - 52:4,  59:9, 73:25, 79:16,  96:9, 97:6  <b>particularly</b> [3] - 34:8,  40:7, 85:21  <b>parties</b> [2] - 15:16,  15:17  <b>partner</b> [2] - 24:24,  25:2  <b>partnership</b> [1] -  10:16  <b>partnerships</b> [2] -  28:24, 73:20  <b>pass</b> [3] - 19:22,  38:14, 38:15  <b>passengers</b> [1] - 63:8  <b>passes</b> [8] - 20:16,  23:7, 23:25, 32:5,  32:23, 52:1, 95:12,  99:5  <b>passionate</b> [1] - 88:1  <b>passive</b> [1] - 63:3  <b>past</b> [2] - 8:24, 44:13  <b>path</b> [1] - 76:10  <b>paths</b> [1] - 52:10  <b>patio</b> [1] - 24:23  <b>PATRICK</b> [1] - 1:15  <b>Patrick</b> [1] - 2:16  <b>patrons</b> [1] - 29:9  <b>pause</b> [3] - 61:22,  76:11, 87:3  <b>pay</b> [7] - 5:7, 5:13,  5:17, 6:16, 8:6, 8:22  <b>pearl</b> [1] - 39:9  <b>PELUSO</b> [3] - 1:20,  90:2, 92:3  <b>Peluso</b> [4] - 17:11,  36:14, 89:19, 92:2  <b>pencil</b> [1] - 16:22  <b>penciled</b> [1] - 14:1  <b>pending</b> [1] - 58:15  <b>people</b> [55] - 4:22,</p>	<p>5:12, 5:23, 5:25,  6:14, 6:17, 15:2,  16:5, 16:10, 34:15,  35:4, 35:24, 37:24,  42:4, 45:2, 45:3,  46:8, 48:2, 48:7,  48:17, 54:23, 59:23,  62:17, 62:21, 62:24,  64:19, 64:23, 65:23,  67:6, 67:23, 68:4,  69:24, 76:8, 76:21,  77:12, 77:13, 78:22,  78:25, 79:13, 79:15,  81:7, 81:9, 81:13,  81:16, 82:1, 82:16,  82:17, 82:18, 86:17,  87:18, 88:14, 92:16  <b>per</b> [2] - 27:22, 31:4  <b>percent</b> [4] - 34:4,  63:2, 63:3, 63:5  <b>performing</b> [1] - 82:6  <b>perhaps</b> [2] - 15:3,  28:12  <b>perimeter</b> [1] - 59:8  <b>period</b> [3] - 5:14,  33:12, 90:21  <b>peripherally</b> [1] - 73:2  <b>Perkins</b> [14] - 36:6,  36:18, 38:7, 47:1,  48:23, 51:16, 52:23,  67:1, 68:8, 74:11,  91:21, 92:24, 94:4,  94:22  <b>permanent</b> [3] - 66:24,  67:9, 67:22  <b>permitted</b> [1] - 51:24  <b>perpetuity</b> [1] - 37:11  <b>person</b> [2] - 5:21,  13:17  <b>personally</b> [2] - 17:13,  94:8  <b>perspective</b> [1] - 77:3  <b>perspectives</b> [1] -  76:22  <b>Phase</b> [3] - 66:25,  68:4, 68:16  <b>picking</b> [1] - 72:24  <b>picture</b> [3] - 39:2,  40:6, 60:3  <b>piece</b> [2] - 10:13,  86:14  <b>pipe</b> [1] - 69:15  <b>Place</b> [2] - 51:6, 69:1  <b>place</b> [4] - 60:4, 64:25  <b>placement</b> [1] - 52:3  <b>places</b> [2] - 35:3, 83:8  <b>placing</b> [1] - 47:6  <b>plan</b> [22] - 36:6, 46:2,  46:5, 51:16, 52:23,  67:2, 67:3, 81:1,</p>	<p>81:2, 81:3, 81:14,  82:11, 82:12, 84:13,  84:14, 84:25, 87:10,  88:7, 90:24, 91:6,  91:23, 91:25  <b>planned</b> [3] - 44:17,  51:11, 66:25  <b>planning</b> [1] - 91:15  <b>plans</b> [2] - 37:5, 54:21  <b>plants</b> [1] - 37:15  <b>play</b> [1] - 21:22  <b>playground</b> [3] -  36:19, 37:14, 44:20  <b>Plaza</b> [20] - 3:17, 3:21,  3:25, 4:5, 4:7, 7:13,  9:20, 12:20, 15:15,  45:20, 51:16, 55:15,  56:7, 57:3, 57:13,  57:19, 61:4, 85:8,  87:4  <b>plaza</b> [1] - 57:18  <b>pleasure</b> [2] - 38:20,  56:6  <b>Pledge</b> [2] - 2:9, 2:10  <b>plenty</b> [1] - 51:18  <b>podium</b> [23] - 4:11,  7:22, 9:8, 9:12, 21:5,  28:16, 33:15, 35:21,  36:11, 38:17, 40:25,  41:23, 45:14, 46:21,  49:13, 51:4, 54:5,  55:19, 58:5, 60:19,  63:17, 66:9, 68:24  <b>point</b> [10] - 11:7,  17:21, 37:12, 79:23,  81:24, 84:12, 95:21,  96:8, 97:20, 98:3  <b>pointed</b> [2] - 24:7,  25:11  <b>Pollock</b> [2] - 63:16,  63:19  <b>Pope</b> [2] - 9:11, 9:17  <b>POPE</b> [5] - 9:13, 9:15,  10:21, 11:18, 12:4  <b>popular</b> [1] - 51:12  <b>porter</b> [1] - 36:9  <b>Porter</b> [2] - 35:20,  35:23  <b>portion</b> [3] - 91:1,  91:16, 99:6  <b>portions</b> [1] - 52:7  <b>position</b> [2] - 79:2,  98:5  <b>positions</b> [1] - 80:13  <b>possible</b> [4] - 10:15,  28:24, 52:25, 68:18  <b>possibly</b> [1] - 38:9  <b>postpone</b> [1] - 61:3  <b>potential</b> [4] - 9:19,  15:11, 49:1, 92:11</p>	<p><b>potentially</b> [1] - 47:10  <b>Pottsburg</b> [4] - 49:18,  50:9, 50:18, 50:23  <b>Powell</b> [3] - 66:8,  66:11, 80:12  <b>power</b> [2] - 49:19,  53:14  <b>POWERS</b> [8] - 1:16,  2:18, 22:20, 23:21,  31:18, 32:19, 74:4,  98:17  <b>powers</b> [6] - 22:19,  23:20, 31:17, 32:18,  74:3, 98:16  <b>Powers</b> [1] - 2:18  <b>precious</b> [1] - 57:14  <b>prepared</b> [4] - 9:22,  11:1, 11:19, 83:21  <b>present</b> [3] - 15:4,  36:6, 60:13  <b>PRESENT</b> [2] - 1:12,  1:18  <b>presentation</b> [2] -  69:2, 70:17  <b>presented</b> [5] - 8:3,  8:11, 8:12, 15:5,  27:1  <b>President</b> [1] - 56:24  <b>president</b> [1] - 57:22  <b>press</b> [2] - 9:16, 18:8  <b>pressure</b> [1] - 62:11  <b>prices</b> [1] - 62:9  <b>primarily</b> [1] - 29:18  <b>principles</b> [1] - 53:23  <b>priorities</b> [1] - 63:9  <b>prioritizing</b> [1] - 51:19  <b>priority</b> [2] - 45:23,  62:25  <b>private</b> [15] - 28:21,  29:10, 30:3, 30:6,  30:13, 31:3, 34:7,  35:7, 35:8, 35:9,  59:7, 77:20, 81:21,  81:22, 85:15  <b>privately</b> [1] - 29:25  <b>privileged</b> [1] - 6:8  <b>pro</b> [1] - 14:5  <b>problem</b> [4] - 6:10,  91:18, 94:9, 94:10  <b>problems</b> [1] - 77:9  <b>proceed</b> [1] - 14:16  <b>Proceedings</b> [1] - 1:6  <b>proceedings</b> [3] -  17:12, 99:8, 100:9  <b>process</b> [13] - 21:22,  35:15, 43:24, 51:25,  73:17, 76:23, 80:1,  80:18, 80:25, 89:9,  92:23, 96:22, 98:9  <b>product</b> [3] - 18:6,</p>
--	--	--	---	--

<p>59:20, 89:12 <b>Professional</b> [2] - 100:7, 100:19 <b>profitable</b> [1] - 95:22 <b>programming</b> [4] - 24:22, 24:25, 25:6, 39:4 <b>programs</b> [2] - 81:10, 81:15 <b>progress</b> [1] - 54:17 <b>Project</b> [1] - 1:22 <b>project</b> [16] - 8:3, 9:21, 10:2, 10:14, 10:23, 11:23, 13:14, 13:19, 13:20, 25:24, 28:3, 36:4, 42:5, 42:14, 47:10, 88:19 <b>projects</b> [12] - 7:21, 12:8, 13:25, 14:1, 16:22, 17:18, 18:10, 29:24, 41:6, 41:8, 61:14, 76:10 <b>promenade</b> [1] - 40:10 <b>promise</b> [2] - 75:3, 81:13 <b>Promised</b> [3] - 64:1, 64:18, 66:3 <b>promised</b> [1] - 82:18 <b>promises</b> [1] - 81:6 <b>promoted</b> [1] - 36:19 <b>promoting</b> [2] - 50:19, 50:20 <b>promotion</b> [1] - 49:19 <b>properly</b> [2] - 43:7, 89:2 <b>properties</b> [1] - 82:7 <b>property</b> [9] - 5:7, 5:12, 5:14, 6:13, 78:7, 83:1, 83:16, 83:17, 86:14 <b>proposal</b> [4] - 36:15, 42:14, 86:6, 96:9 <b>proposals</b> [2] - 17:7, 66:16 <b>propose</b> [3] - 11:19, 62:1, 62:4 <b>proposed</b> [2] - 9:24, 53:20 <b>prospective</b> [1] - 59:23 <b>protect</b> [1] - 52:19 <b>proud</b> [2] - 56:2, 89:13 <b>provide</b> [5] - 80:9, 81:11, 82:15, 93:12, 93:25 <b>provided</b> [1] - 25:17 <b>provides</b> [1] - 50:13 <b>provision</b> [1] - 29:6 <b>public</b> [84] - 3:13, 3:16, 3:18, 4:4, 7:8,</p>	<p>17:5, 17:22, 27:17, 28:4, 29:8, 29:12, 29:14, 29:19, 29:25, 30:4, 30:11, 33:1, 33:5, 35:10, 35:11, 36:7, 36:20, 37:9, 39:1, 41:12, 41:13, 42:11, 42:12, 46:4, 47:2, 47:13, 47:18, 48:21, 49:2, 49:3, 51:24, 52:12, 56:13, 56:22, 58:18, 58:23, 59:6, 62:22, 66:19, 67:9, 68:13, 71:12, 73:21, 74:8, 74:13, 74:17, 74:20, 75:1, 75:4, 80:9, 81:3, 81:8, 81:20, 82:14, 84:9, 85:4, 85:14, 86:7, 86:9, 86:17, 86:25, 87:5, 87:13, 87:21, 87:25, 88:7, 89:11, 90:13, 93:8, 93:10, 93:11, 94:12, 95:20, 97:8, 97:9, 97:14, 97:15 <b>Public</b> [1] - 1:10 <b>public's</b> [3] - 37:22, 41:5, 58:17 <b>Public/Main</b> [1] - 1:7 <b>public/private</b> [1] - 73:20 <b>publicly</b> [1] - 18:20 <b>published</b> [1] - 27:7 <b>pull</b> [2] - 19:24, 83:9 <b>purpose</b> [1] - 48:21 <b>pursuant</b> [2] - 18:16, 18:22 <b>purview</b> [1] - 35:6 <b>put</b> [11] - 12:21, 30:9, 48:22, 58:20, 59:5, 59:6, 59:12, 81:14, 81:15, 91:1, 91:16 <b>putting</b> [5] - 11:10, 11:12, 58:13, 90:15, 94:17 <b>puzzling</b> [1] - 36:16</p>	<p style="text-align: center;"><b>R</b></p> <p><b>racing</b> [1] - 50:7 <b>raising</b> [3] - 13:23, 21:13, 21:24 <b>Raising</b> [1] - 22:10 <b>rate</b> [1] - 16:21 <b>rates</b> [1] - 13:23 <b>rather</b> [2] - 56:18, 62:3 <b>RDA</b> [2] - 19:25, 20:18 <b>reach</b> [1] - 5:10 <b>reached</b> [2] - 15:14, 64:11 <b>reaction</b> [1] - 90:24 <b>read</b> [5] - 18:14, 18:19, 38:22, 64:12, 84:9 <b>ready</b> [3] - 11:4, 11:13, 83:21 <b>real</b> [3] - 69:14, 89:1, 91:14 <b>realize</b> [2] - 40:2, 65:23 <b>realized</b> [1] - 40:12 <b>really</b> [27] - 15:7, 16:8, 16:11, 16:14, 35:12, 39:16, 40:5, 42:2, 44:1, 46:13, 50:10, 57:23, 58:22, 74:18, 74:22, 75:1, 75:2, 76:5, 76:14, 77:15, 77:17, 80:14, 80:17, 84:20, 90:7, 91:12, 94:12 <b>reason</b> [8] - 11:14, 16:8, 54:24, 61:9, 62:12, 65:16, 78:18, 98:7 <b>reasonable</b> [1] - 79:13 <b>reasons</b> [8] - 18:25, 64:24, 77:11, 78:11, 79:1, 79:17, 84:4, 92:9 <b>receive</b> [1] - 4:10 <b>received</b> [1] - 67:2 <b>recent</b> [1] - 60:5 <b>recently</b> [3] - 64:11, 81:5, 91:24 <b>recitation</b> [1] - 2:10 <b>recognition</b> [1] - 13:8 <b>recognize</b> [3] - 17:17, 89:18, 90:1 <b>recognizing</b> [1] - 85:20 <b>recommend</b> [1] - 52:22 <b>recommendations</b> [1] - 66:20 <b>recommended</b> [4] - 51:19, 53:2, 67:11,</p>	<p>93:2 <b>Record</b> [2] - 15:9, 37:2 <b>record</b> [6] - 2:12, 4:13, 7:24, 18:15, 33:10, 100:10 <b>recovery</b> [1] - 43:24 <b>recreation</b> [1] - 63:11 <b>recreational</b> [1] - 63:3 <b>red</b> [3] - 24:14, 24:16, 24:19 <b>red-lined</b> [3] - 24:14, 24:16, 24:19 <b>redesign</b> [1] - 53:6 <b>redevelopment</b> [1] - 45:22 <b>REDEVELOPMENT</b> [1] - 1:2 <b>Redevelopment</b> [1] - 1:22 <b>reduce</b> [1] - 14:19 <b>reducing</b> [1] - 57:20 <b>reexamine</b> [1] - 62:2 <b>reference</b> [1] - 26:6 <b>referenced</b> [1] - 25:1 <b>references</b> [1] - 26:8 <b>referred</b> [2] - 38:24, 39:6 <b>referring</b> [1] - 29:6 <b>regarding</b> [1] - 41:15 <b>regular</b> [1] - 83:3 <b>regulation</b> [1] - 43:15 <b>reincarnation</b> [1] - 8:5 <b>reiterate</b> [1] - 16:20 <b>relate</b> [1] - 66:17 <b>related</b> [3] - 7:12, 24:11, 24:22 <b>relates</b> [3] - 25:15, 40:13, 47:12 <b>relating</b> [3] - 3:21, 4:5, 4:7 <b>relationship</b> [1] - 19:4 <b>relative</b> [2] - 16:17, 18:10 <b>relay</b> [1] - 41:3 <b>relocation</b> [2] - 9:19, 9:24 <b>relook</b> [1] - 62:13 <b>remain</b> [1] - 14:12 <b>remaining</b> [1] - 83:8 <b>remarkable</b> [1] - 56:21 <b>remarks</b> [2] - 57:2, 58:11 <b>remember</b> [2] - 16:1, 69:9 <b>remiss</b> [2] - 86:10, 92:18 <b>remove</b> [1] - 24:6 <b>renovated</b> [1] - 52:20 <b>rent</b> [3] - 5:17, 59:24,</p>	<p>62:9 <b>REPD</b> [2] - 71:25, 72:14 <b>report</b> [1] - 100:9 <b>REPORTER</b> [1] - 100:1 <b>Reporter</b> [2] - 100:8, 100:19 <b>reports</b> [1] - 12:13 <b>representative</b> [3] - 5:11, 9:6, 28:9 <b>representatives</b> [3] - 9:7, 20:21, 21:3 <b>representing</b> [2] - 45:18, 90:9 <b>request</b> [3] - 14:6, 28:7, 61:3 <b>requested</b> [1] - 51:8 <b>requesting</b> [2] - 21:14, 21:23 <b>require</b> [2] - 14:22, 15:25 <b>required</b> [2] - 43:14, 53:7 <b>requirement</b> [1] - 18:22 <b>requirements</b> [1] - 96:18 <b>requires</b> [1] - 62:19 <b>requiring</b> [1] - 81:22 <b>reside</b> [1] - 58:7 <b>residential</b> [5] - 59:22, 62:15, 62:17, 62:18, 81:7 <b>residents</b> [3] - 34:17, 48:10, 56:2 <b>resilience</b> [5] - 42:1, 42:4, 42:14, 44:11, 45:8 <b>resiliency</b> [5] - 49:1, 65:18, 65:25, 90:14, 90:15 <b>resilient</b> [2] - 42:20, 42:22 <b>resolution</b> [38] - 3:19, 4:2, 7:17, 11:24, 20:23, 21:10, 21:12, 23:8, 23:25, 24:24, 26:11, 26:18, 26:20, 26:23, 27:1, 31:1, 31:9, 32:7, 33:2, 33:21, 38:5, 45:19, 58:15, 71:15, 71:23, 72:6, 72:11, 72:19, 76:1, 79:20, 84:4, 86:6, 86:11, 86:24, 95:12, 97:7, 98:3, 99:4 <b>Resolution</b> [8] - 7:10, 18:23, 20:18, 22:9,</p>
<p><b>prospective</b> [1] - 59:23 <b>protect</b> [1] - 52:19 <b>proud</b> [2] - 56:2, 89:13 <b>provide</b> [5] - 80:9, 81:11, 82:15, 93:12, 93:25 <b>provided</b> [1] - 25:17 <b>provides</b> [1] - 50:13 <b>provision</b> [1] - 29:6 <b>public</b> [84] - 3:13, 3:16, 3:18, 4:4, 7:8,</p>	<p style="text-align: center;"><b>Q</b></p> <p><b>quality</b> [8] - 34:16, 34:18, 34:19, 70:6, 70:14, 77:1, 88:18, 89:3 <b>questions</b> [7] - 16:13, 16:16, 27:11, 42:11, 71:16, 72:22, 75:8 <b>quickly</b> [1] - 52:23 <b>quite</b> [1] - 27:23</p>	<p><b>reason</b> [8] - 11:14, 16:8, 54:24, 61:9, 62:12, 65:16, 78:18, 98:7 <b>reasonable</b> [1] - 79:13 <b>reasons</b> [8] - 18:25, 64:24, 77:11, 78:11, 79:1, 79:17, 84:4, 92:9 <b>receive</b> [1] - 4:10 <b>received</b> [1] - 67:2 <b>recent</b> [1] - 60:5 <b>recently</b> [3] - 64:11, 81:5, 91:24 <b>recitation</b> [1] - 2:10 <b>recognition</b> [1] - 13:8 <b>recognize</b> [3] - 17:17, 89:18, 90:1 <b>recognizing</b> [1] - 85:20 <b>recommend</b> [1] - 52:22 <b>recommendations</b> [1] - 66:20 <b>recommended</b> [4] - 51:19, 53:2, 67:11,</p>	<p><b>93:2</b> <b>Record</b> [2] - 15:9, 37:2 <b>record</b> [6] - 2:12, 4:13, 7:24, 18:15, 33:10, 100:10 <b>recovery</b> [1] - 43:24 <b>recreation</b> [1] - 63:11 <b>recreational</b> [1] - 63:3 <b>red</b> [3] - 24:14, 24:16, 24:19 <b>red-lined</b> [3] - 24:14, 24:16, 24:19 <b>redesign</b> [1] - 53:6 <b>redevelopment</b> [1] - 45:22 <b>REDEVELOPMENT</b> [1] - 1:2 <b>Redevelopment</b> [1] - 1:22 <b>reduce</b> [1] - 14:19 <b>reducing</b> [1] - 57:20 <b>reexamine</b> [1] - 62:2 <b>reference</b> [1] - 26:6 <b>referenced</b> [1] - 25:1 <b>references</b> [1] - 26:8 <b>referred</b> [2] - 38:24, 39:6 <b>referring</b> [1] - 29:6 <b>regarding</b> [1] - 41:15 <b>regular</b> [1] - 83:3 <b>regulation</b> [1] - 43:15 <b>reincarnation</b> [1] - 8:5 <b>reiterate</b> [1] - 16:20 <b>relate</b> [1] - 66:17 <b>related</b> [3] - 7:12, 24:11, 24:22 <b>relates</b> [3] - 25:15, 40:13, 47:12 <b>relating</b> [3] - 3:21, 4:5, 4:7 <b>relationship</b> [1] - 19:4 <b>relative</b> [2] - 16:17, 18:10 <b>relay</b> [1] - 41:3 <b>relocation</b> [2] - 9:19, 9:24 <b>relook</b> [1] - 62:13 <b>remain</b> [1] - 14:12 <b>remaining</b> [1] - 83:8 <b>remarkable</b> [1] - 56:21 <b>remarks</b> [2] - 57:2, 58:11 <b>remember</b> [2] - 16:1, 69:9 <b>remiss</b> [2] - 86:10, 92:18 <b>remove</b> [1] - 24:6 <b>renovated</b> [1] - 52:20 <b>rent</b> [3] - 5:17, 59:24,</p>	<p><b>62:9</b> <b>REPD</b> [2] - 71:25, 72:14 <b>report</b> [1] - 100:9 <b>REPORTER</b> [1] - 100:1 <b>Reporter</b> [2] - 100:8, 100:19 <b>reports</b> [1] - 12:13 <b>representative</b> [3] - 5:11, 9:6, 28:9 <b>representatives</b> [3] - 9:7, 20:21, 21:3 <b>representing</b> [2] - 45:18, 90:9 <b>request</b> [3] - 14:6, 28:7, 61:3 <b>requested</b> [1] - 51:8 <b>requesting</b> [2] - 21:14, 21:23 <b>require</b> [2] - 14:22, 15:25 <b>required</b> [2] - 43:14, 53:7 <b>requirement</b> [1] - 18:22 <b>requirements</b> [1] - 96:18 <b>requires</b> [1] - 62:19 <b>requiring</b> [1] - 81:22 <b>reside</b> [1] - 58:7 <b>residential</b> [5] - 59:22, 62:15, 62:17, 62:18, 81:7 <b>residents</b> [3] - 34:17, 48:10, 56:2 <b>resilience</b> [5] - 42:1, 42:4, 42:14, 44:11, 45:8 <b>resiliency</b> [5] - 49:1, 65:18, 65:25, 90:14, 90:15 <b>resilient</b> [2] - 42:20, 42:22 <b>resolution</b> [38] - 3:19, 4:2, 7:17, 11:24, 20:23, 21:10, 21:12, 23:8, 23:25, 24:24, 26:11, 26:18, 26:20, 26:23, 27:1, 31:1, 31:9, 32:7, 33:2, 33:21, 38:5, 45:19, 58:15, 71:15, 71:23, 72:6, 72:11, 72:19, 76:1, 79:20, 84:4, 86:6, 86:11, 86:24, 95:12, 97:7, 98:3, 99:4 <b>Resolution</b> [8] - 7:10, 18:23, 20:18, 22:9,</p>

<p>24:1, 27:6, 32:23, 32:25  <b>resolutions</b> [1] - 20:3  <b>resources</b> [1] - 34:11  <b>respectfully</b> [1] - 21:8  <b>respects</b> [1] - 10:16  <b>respond</b> [2] - 15:3, 79:24  <b>respondent</b> [1] - 15:14  <b>respondents</b> [1] - 15:11  <b>responding</b> [1] - 41:14  <b>response</b> [8] - 8:2, 12:1, 14:4, 15:6, 19:20, 20:15, 31:12, 63:1  <b>responses</b> [1] - 14:4  <b>Responsibilities</b> [1] - 22:10  <b>responsibility</b> [1] - 61:8  <b>rest</b> [1] - 75:22  <b>restaurant</b> [65] - 33:20, 34:2, 34:9, 34:11, 36:5, 36:15, 36:17, 37:13, 37:19, 39:20, 42:17, 44:3, 44:19, 45:5, 45:20, 46:1, 47:6, 47:7, 48:5, 48:8, 48:12, 48:14, 49:5, 49:25, 50:2, 50:25, 51:9, 51:25, 52:3, 53:4, 53:10, 53:17, 53:20, 55:16, 57:17, 58:20, 59:15, 60:14, 61:4, 63:22, 64:20, 65:13, 65:20, 66:5, 66:25, 67:5, 67:7, 69:10, 69:12, 69:14, 69:18, 69:19, 75:18, 77:9, 77:24, 79:3, 79:16, 88:12, 88:23, 91:9, 94:7, 94:9, 94:17, 95:24, 98:6  <b>restaurant/dining</b> [1] - 46:16  <b>restauranteur</b> [1] - 83:4  <b>restauranteurs</b> [1] - 69:8  <b>restaurants</b> [29] - 33:25, 34:4, 35:9, 47:16, 51:11, 51:19, 52:11, 58:18, 58:25, 59:1, 59:12, 59:13, 60:12, 62:22, 63:5, 63:10, 63:12, 69:7,</p>	<p>69:24, 75:11, 76:7, 76:9, 79:15, 81:5, 81:20, 82:16, 82:24, 95:21, 95:22  <b>result</b> [1] - 13:24  <b>retail</b> [6] - 8:19, 8:20, 48:4, 62:20, 68:5, 81:11  <b>retains</b> [1] - 43:19  <b>rethink</b> [2] - 37:5, 61:22  <b>return</b> [3] - 16:2, 16:4, 81:8  <b>revenue</b> [2] - 95:23  <b>revenues</b> [1] - 28:2  <b>review</b> [1] - 44:11  <b>revitalization</b> [2] - 33:24, 34:13  <b>revitalizing</b> [1] - 35:14  <b>RFP</b> [3] - 14:20, 96:23, 96:25  <b>Rick</b> [2] - 38:16, 38:18  <b>Ride</b> [1] - 20:4  <b>rise</b> [5] - 13:11, 40:2, 43:16, 44:15  <b>rising</b> [1] - 21:7  <b>risk</b> [5] - 17:19, 17:23, 42:25, 43:8, 77:21  <b>risky</b> [1] - 33:25  <b>river</b> [22] - 40:14, 47:19, 47:21, 48:20, 49:17, 50:3, 50:11, 50:13, 52:13, 52:19, 53:25, 56:14, 56:23, 57:19, 67:6, 73:8, 78:15, 78:24, 81:19, 82:14, 83:8, 86:20  <b>River</b> [7] - 43:4, 49:16, 50:9, 57:4, 57:9, 57:16, 61:18  <b>river's</b> [1] - 39:20  <b>Riverfront</b> [23] - 3:17, 3:21, 3:25, 4:5, 4:7, 7:13, 7:16, 9:20, 12:20, 15:15, 45:20, 51:7, 51:15, 55:15, 56:7, 57:3, 57:13, 57:18, 61:4, 84:17, 85:8, 87:3  <b>riverfront</b> [38] - 12:25, 13:15, 39:8, 40:10, 41:8, 41:15, 42:15, 42:17, 42:19, 43:1, 45:2, 46:25, 47:4, 47:5, 47:7, 48:3, 48:5, 48:13, 48:16, 48:18, 50:2, 53:3, 53:24, 55:14, 56:13, 56:22, 57:1, 63:1, 63:9, 66:5, 67:13,</p>	<p>77:22, 77:24, 82:3, 85:17, 86:3, 86:5, 90:16  <b>Riverplace</b> [1] - 8:1  <b>Riverside</b> [7] - 28:18, 35:23, 46:23, 55:22, 56:8, 60:21, 85:10  <b>Riverwalk</b> [11] - 52:8, 52:9, 52:14, 56:8, 67:19, 84:24, 85:1, 85:4, 85:13, 85:15, 86:21  <b>road</b> [1] - 30:20  <b>role</b> [2] - 10:17, 35:14  <b>rolling</b> [1] - 44:4  <b>Ron</b> [1] - 56:24  <b>rooftop</b> [1] - 27:19  <b>room</b> [5] - 2:13, 5:23, 6:2, 73:1, 74:10  <b>Room</b> [1] - 1:8  <b>Rosenberg</b> [2] - 51:3, 51:6  <b>Ross</b> [3] - 40:24, 40:25, 68:11  <b>ROSS</b> [1] - 41:1  <b>roughly</b> [1] - 61:14  <b>rowing</b> [1] - 50:7  <b>rows</b> [1] - 52:10  <b>RPN</b> [1] - 51:14  <b>ruin</b> [1] - 73:16  <b>running</b> [1] - 75:11</p> <p style="text-align: center;"><b>S</b></p> <p><b>saddened</b> [1] - 56:3  <b>safe</b> [1] - 35:3  <b>Salem</b> [1] - 56:24  <b>Sally's</b> [1] - 20:3  <b>San</b> [1] - 45:17  <b>Sarasota</b> [1] - 56:18  <b>Saratoga</b> [2] - 54:7, 56:17  <b>Savannah</b> [1] - 67:18  <b>save</b> [1] - 37:20  <b>saw</b> [6] - 12:7, 13:22, 13:24, 43:6, 43:23, 90:24  <b>SAWYER</b> [1] - 1:23  <b>scale</b> [4] - 40:6, 86:12, 86:13, 86:25  <b>scheduled</b> [2] - 21:16, 41:18  <b>Schwarz</b> [3] - 60:18, 60:21, 63:15  <b>SCHWARZ</b> [1] - 63:14  <b>scope</b> [1] - 14:20  <b>scoring</b> [1] - 17:5  <b>Scott</b> [2] - 54:4, 54:7  <b>screen</b> [1] - 67:16  <b>scrivener's</b> [1] - 26:12</p>	<p><b>sculpture</b> [1] - 44:20  <b>sea</b> [2] - 43:16, 44:14  <b>Seacoast</b> [1] - 19:1  <b>Seasons</b> [2] - 85:6, 85:23  <b>seating</b> [1] - 51:18  <b>second</b> [21] - 8:11, 19:14, 19:16, 20:9, 20:11, 20:23, 21:1, 21:2, 22:13, 22:14, 24:23, 27:8, 27:10, 31:7, 31:9, 52:15, 63:2, 71:19, 71:21, 72:18, 95:9  <b>Section</b> [2] - 18:16, 72:4  <b>see</b> [18] - 4:20, 10:18, 26:14, 47:12, 59:14, 64:16, 65:23, 67:23, 79:14, 80:12, 80:15, 80:16, 87:14, 92:16, 96:15, 97:11, 97:24  <b>seeing</b> [2] - 16:7, 24:14  <b>seek</b> [2] - 28:24, 31:4  <b>select</b> [2] - 88:17, 97:2  <b>selection</b> [4] - 12:23, 13:16, 43:17, 87:5  <b>selling</b> [1] - 83:15  <b>sending</b> [1] - 38:20  <b>Sense</b> [3] - 66:15, 67:11, 68:7  <b>sense</b> [6] - 4:3, 29:13, 88:24, 88:25, 90:25, 91:11  <b>sentences</b> [1] - 36:2  <b>separate</b> [1] - 53:8  <b>separately</b> [1] - 20:1  <b>series</b> [1] - 41:6  <b>serious</b> [1] - 39:19  <b>serve</b> [1] - 88:18  <b>served</b> [1] - 59:18  <b>service</b> [3] - 58:21, 81:12, 91:9  <b>servicing</b> [6] - 5:20, 58:18, 60:12, 67:6, 92:9, 92:10  <b>setbacks</b> [1] - 78:15  <b>sets</b> [1] - 50:15  <b>setting</b> [2] - 53:19, 61:7  <b>settled</b> [1] - 10:1  <b>seven</b> [2] - 70:7, 99:4  <b>several</b> [11] - 21:12, 35:25, 42:3, 52:17, 59:10, 69:6, 72:19, 84:15, 84:20, 84:25, 85:3  <b>shade</b> [2] - 37:15, 78:16</p>	<p><b>share</b> [4] - 10:20, 39:16, 41:10, 41:17  <b>shared</b> [1] - 53:22  <b>sheet</b> [1] - 24:8  <b>shell</b> [3] - 75:13, 75:19, 83:2  <b>shells</b> [1] - 50:7  <b>Sherry</b> [2] - 36:10, 36:12  <b>shift</b> [1] - 61:21  <b>shifting</b> [1] - 52:2  <b>Shipyards</b> [2] - 85:25, 93:19  <b>shipping</b> [1] - 69:22  <b>short</b> [2] - 83:3, 97:24  <b>short-term</b> [1] - 83:3  <b>shortage</b> [1] - 34:21  <b>shortly</b> [2] - 13:21, 41:17  <b>shovel</b> [1] - 97:25  <b>show</b> [3] - 37:7, 37:16, 67:4  <b>showed</b> [1] - 62:6  <b>showing</b> [2] - 36:18, 92:16  <b>shut</b> [1] - 7:4  <b>sic</b> [4] - 6:23, 37:10, 51:21, 94:25  <b>sic</b> [1] - 7:10  <b>side</b> [5] - 11:11, 27:16, 27:17, 48:9, 53:7  <b>signage</b> [2] - 25:15, 25:16  <b>silent</b> [1] - 7:1  <b>Silver</b> [1] - 38:3  <b>simple</b> [1] - 38:15  <b>simply</b> [5] - 15:2, 17:25, 25:2, 26:25, 51:18  <b>Simpson</b> [1] - 8:23  <b>single</b> [1] - 55:8  <b>sit</b> [3] - 58:10, 83:10, 87:18  <b>site</b> [30] - 9:20, 12:18, 12:19, 13:6, 13:18, 15:11, 15:13, 17:8, 36:6, 37:6, 39:23, 39:25, 42:7, 43:7, 43:11, 43:19, 44:1, 44:2, 44:10, 44:17, 44:24, 61:18, 85:22, 85:23, 90:24, 91:1, 91:14, 91:16, 91:23, 91:25  <b>site's</b> [1] - 92:15  <b>sites</b> [3] - 14:13, 16:11, 18:6  <b>situation</b> [2] - 28:1, 96:1  <b>six</b> [5] - 13:5, 63:10,</p>
--	--	--	--	---

<p>70:7, 78:20, 80:4  <b>size</b> [1] - 70:5  <b>skis</b> [1] - 50:6  <b>slow</b> [3] - 35:15, 44:18, 54:18  <b>slowing</b> [1] - 89:9  <b>small</b> [5] - 35:9, 38:24, 39:9, 67:16, 69:22  <b>smart</b> [2] - 60:24, 61:5  <b>smartest</b> [1] - 69:7  <b>smartly</b> [1] - 68:7  <b>snowflakes</b> [1] - 4:21  <b>Snyder</b> [1] - 49:6  <b>social</b> [2] - 51:12, 66:16  <b>Society</b> [3] - 25:18, 26:1, 26:4  <b>sole</b> [1] - 91:19  <b>soliciting</b> [1] - 46:4  <b>solution</b> [1] - 78:1  <b>solutions</b> [2] - 58:17, 67:10  <b>solve</b> [1] - 77:8  <b>someone</b> [6] - 11:13, 22:6, 24:19, 29:11, 83:20, 96:17  <b>sometime</b> [1] - 46:6  <b>sometimes</b> [3] - 64:19, 65:22, 89:5  <b>somewhere</b> [1] - 54:24  <b>SONDRA</b> [1] - 1:14  <b>Sondra</b> [1] - 2:20  <b>soon</b> [4] - 10:15, 11:1, 11:11, 52:25  <b>Sorenson</b> [2] - 7:20, 7:25  <b>sorry</b> [1] - 56:18  <b>sort</b> [2] - 10:16, 42:25  <b>sound</b> [2] - 69:16, 69:17  <b>sounds</b> [1] - 29:4  <b>sources</b> [1] - 10:1  <b>South</b> [1] - 28:18  <b>Southbank</b> [4] - 7:21, 8:4, 8:8, 8:15  <b>space</b> [28] - 24:23, 27:20, 34:2, 34:20, 39:6, 39:9, 40:4, 40:11, 51:12, 54:24, 56:17, 57:16, 57:20, 62:5, 62:12, 66:16, 66:19, 67:13, 67:15, 67:22, 68:1, 73:13, 78:22, 83:19, 85:17, 85:25  <b>spaces</b> [12] - 29:25, 34:21, 35:11, 40:16, 40:17, 47:2, 63:9, 67:9, 68:3, 85:4,</p>	<p>85:14, 95:20  <b>Sparkman</b> [1] - 67:13  <b>speaker</b> [1] - 56:15  <b>speaking</b> [5] - 6:19, 17:17, 39:1, 65:19, 66:13  <b>speaks</b> [2] - 42:23, 45:1  <b>special</b> [1] - 69:19  <b>specific</b> [4] - 14:4, 14:5, 25:5, 95:24  <b>specifically</b> [5] - 24:25, 33:2, 33:20, 42:22, 73:16  <b>spectacular</b> [2] - 53:24, 53:25  <b>spend</b> [4] - 59:11, 83:21, 98:4, 98:7  <b>spent</b> [1] - 42:13  <b>splash</b> [1] - 37:15  <b>split</b> [2] - 3:15, 11:22  <b>spoken</b> [2] - 62:21, 79:7  <b>Spoon</b> [1] - 38:3  <b>sports</b> [4] - 49:19, 50:5, 50:12, 54:13  <b>spot</b> [3] - 49:22, 55:6, 91:13  <b>spots</b> [1] - 55:5  <b>Springfield</b> [1] - 34:3  <b>St</b> [5] - 43:3, 50:11, 57:4, 57:9, 57:16  <b>stadium</b> [3] - 56:9, 60:8, 64:15  <b>staff</b> [10] - 2:15, 3:7, 3:8, 3:9, 3:11, 11:22, 62:22, 73:18, 90:7, 97:21  <b>stage</b> [3] - 67:16, 74:9, 98:4  <b>staging</b> [1] - 53:18  <b>stagnation</b> [1] - 73:13  <b>stakeholder</b> [3] - 52:22, 53:2, 93:1  <b>stalled</b> [1] - 15:23  <b>stalling</b> [1] - 52:21  <b>stand</b> [6] - 2:8, 12:12, 15:8, 50:5, 51:25, 64:23  <b>stand-alone</b> [1] - 51:25  <b>stand-up</b> [1] - 50:5  <b>standpoint</b> [3] - 90:17, 91:15, 96:22  <b>start</b> [8] - 2:7, 6:15, 13:23, 18:12, 22:17, 33:13, 68:12, 70:17  <b>starting</b> [4] - 2:14, 11:6, 41:8, 98:14  <b>starts</b> [1] - 57:2</p>	<p><b>STATE</b> [1] - 100:3  <b>state</b> [7] - 4:12, 5:10, 7:23, 31:1, 33:4, 33:9, 57:7  <b>State</b> [1] - 1:10  <b>statistics</b> [1] - 34:3  <b>status</b> [1] - 16:14  <b>Statutes</b> [1] - 18:17  <b>stay</b> [3] - 33:11, 34:16, 64:25  <b>Steering</b> [1] - 51:7  <b>stenographic</b> [1] - 100:11  <b>stenographically</b> [1] - 100:9  <b>step</b> [5] - 37:4, 47:12, 73:17, 73:24  <b>steps</b> [3] - 53:10, 53:12, 75:24  <b>STEVE</b> [1] - 1:20  <b>Steve</b> [1] - 3:7  <b>sticks</b> [1] - 93:23  <b>still</b> [5] - 14:19, 67:2, 69:25, 75:8, 85:7  <b>stop</b> [1] - 86:21  <b>stopping</b> [1] - 89:9  <b>storage</b> [6] - 7:20, 8:3, 8:7, 8:15, 8:18, 8:22  <b>storm</b> [2] - 43:15, 43:22  <b>straight</b> [1] - 91:14  <b>Strategic</b> [1] - 1:21  <b>strategy</b> [8] - 42:21, 42:22, 61:5, 61:7, 61:10, 62:2, 62:14, 66:23  <b>Strategy</b> [1] - 1:21  <b>stream</b> [1] - 82:13  <b>street</b> [4] - 70:3, 70:12, 70:19, 96:25  <b>Street</b> [21] - 1:8, 12:21, 33:17, 36:13, 40:9, 47:21, 47:23, 48:9, 48:11, 61:19, 63:19, 66:15, 67:10, 68:7, 70:4, 70:6, 70:8, 70:18, 70:23  <b>streetscapes</b> [1] - 35:3  <b>stretch</b> [1] - 13:13  <b>stricken</b> [1] - 26:15  <b>Strickland</b> [1] - 69:9  <b>Strickland's</b> [2] - 69:10, 69:11  <b>striking</b> [1] - 22:10  <b>strongly</b> [1] - 45:24  <b>structure</b> [6] - 52:16, 90:16, 91:2, 91:12, 91:13, 91:17  <b>studies</b> [2] - 65:11,</p>	<p>84:18  <b>study</b> [3] - 60:2, 62:23, 63:7  <b>style</b> [1] - 13:1  <b>subcommittees</b> [1] - 80:4  <b>subject</b> [2] - 7:14, 7:20  <b>submit</b> [2] - 39:12, 79:18  <b>submitted</b> [1] - 72:9  <b>subparagraph</b> [1] - 22:5  <b>subsequent</b> [1] - 21:24  <b>subsequently</b> [1] - 96:16  <b>substance</b> [1] - 24:21  <b>suburban</b> [2] - 13:1, 65:14  <b>suburban-style</b> [1] - 13:1  <b>suburbs</b> [1] - 17:15  <b>success</b> [6] - 53:21, 59:21, 65:8, 65:16, 77:16, 78:9  <b>successful</b> [10] - 8:21, 60:1, 60:24, 61:6, 69:12, 69:18, 83:6, 83:14, 84:2, 94:16  <b>successfully</b> [2] - 56:16, 85:24  <b>sufficient</b> [1] - 91:7  <b>suggest</b> [2] - 30:12, 52:18  <b>suggesting</b> [2] - 51:23, 61:9  <b>suggestion</b> [3] - 75:3, 79:25, 81:1  <b>suited</b> [2] - 34:6, 34:9  <b>summary</b> [1] - 39:18  <b>Sunday</b> [1] - 50:22  <b>superior</b> [1] - 13:7  <b>supplement</b> [1] - 90:20  <b>supply</b> [1] - 60:3  <b>support</b> [17] - 39:7, 45:19, 55:15, 59:2, 60:12, 63:21, 66:4, 73:24, 77:14, 78:19, 79:2, 79:18, 79:19, 80:13, 81:16, 84:3, 90:20  <b>supporting</b> [4] - 49:25, 58:25, 74:24, 81:10  <b>supportive</b> [1] - 13:12  <b>suppose</b> [1] - 72:23  <b>supposed</b> [1] - 29:8  <b>surf</b> [1] - 50:6</p>	<p><b>surge</b> [1] - 43:15  <b>surprised</b> [1] - 16:25  <b>surprising</b> [1] - 16:21  <b>SUSAN</b> [1] - 1:22  <b>Susan</b> [1] - 3:9  <b>Symposium</b> [1] - 56:12  <b>symposium's</b> [1] - 56:15  <b>sync</b> [1] - 11:17  <b>system</b> [7] - 5:22, 6:7, 56:13, 56:22, 57:1, 57:12, 82:13</p> <p style="text-align: center;"><b>T</b></p> <p><b>table</b> [2] - 14:10, 92:13  <b>tables</b> [2] - 44:4, 67:17  <b>tall</b> [1] - 14:18  <b>Tampa</b> [1] - 67:12  <b>Tampa's</b> [1] - 59:5  <b>tax</b> [5] - 5:6, 5:11, 6:21, 80:23, 82:7  <b>tax-yielding</b> [1] - 82:7  <b>taxes</b> [2] - 5:7, 5:14  <b>taxi</b> [1] - 63:8  <b>taxing</b> [1] - 80:22  <b>taxpayer</b> [1] - 34:10  <b>taxpayers</b> [3] - 8:5, 8:22, 59:1  <b>team</b> [3] - 30:17, 91:8, 94:22  <b>Ted</b> [2] - 7:11, 68:25  <b>teeth</b> [2] - 73:5, 73:23  <b>temporarily</b> [1] - 53:11  <b>temporary</b> [1] - 67:22  <b>ten</b> [2] - 69:23, 73:11  <b>tenants</b> [1] - 29:19  <b>tend</b> [1] - 27:16  <b>tentatively</b> [1] - 41:18  <b>term</b> [7] - 24:8, 44:2, 46:1, 68:16, 78:8, 83:3, 83:18  <b>terms</b> [9] - 14:2, 14:3, 15:5, 15:21, 24:8, 24:9, 24:11, 34:13, 75:17  <b>Terrance</b> [1] - 7:3  <b>test</b> [1] - 68:5  <b>tested</b> [1] - 67:23  <b>Tex</b> [1] - 38:2  <b>Tex-Mex</b> [1] - 38:2  <b>THE</b> [103] - 2:3, 2:11, 3:1, 3:12, 7:7, 7:12, 7:15, 9:1, 9:4, 10:3, 11:25, 12:2, 12:5, 16:15, 17:2, 17:13, 19:5, 19:15, 19:19, 19:21, 20:6, 20:10, 20:14, 20:16, 21:2,</p>
--	---	---	--	---

<p>22:2, 22:14, 22:19, 22:21, 22:23, 22:25, 23:2, 23:4, 23:6, 23:12, 23:14, 23:16, 23:18, 23:20, 23:22, 23:24, 26:19, 27:3, 27:9, 31:8, 31:13, 31:17, 31:19, 31:21, 31:23, 31:25, 32:2, 32:4, 32:10, 32:12, 32:14, 32:16, 32:18, 32:20, 32:22, 35:19, 36:9, 38:11, 40:22, 41:21, 45:12, 46:19, 49:11, 51:2, 54:3, 58:3, 60:17, 63:15, 66:7, 68:20, 68:22, 71:11, 71:14, 71:20, 71:24, 72:16, 74:2, 74:15, 76:18, 79:4, 84:6, 87:22, 89:15, 90:4, 95:3, 95:6, 95:8, 96:21, 97:2, 97:23, 98:11, 98:16, 98:18, 98:20, 98:22, 98:24, 99:1, 99:3</p> <p><b>theaters</b> [1] - 70:8 <b>Theatre</b> [1] - 70:10 <b>themselves</b> [1] - 6:18 <b>they've</b> [3] - 5:25, 8:23, 55:8 <b>thinking</b> [3] - 10:12, 75:7, 77:18 <b>third</b> [4] - 8:4, 63:3, 91:12, 91:13 <b>thoughts</b> [2] - 45:11, 72:22 <b>thousand</b> [1] - 37:23 <b>three</b> [9] - 8:24, 15:17, 33:5, 33:8, 33:12, 55:4, 62:5, 71:3, 72:17 <b>three-minute</b> [1] - 33:12 <b>thriving</b> [2] - 57:6, 61:1 <b>throughout</b> [2] - 44:17, 47:3 <b>throw</b> [1] - 29:22 <b>tide</b> [1] - 16:9 <b>tiers</b> [1] - 24:12 <b>Times-Union</b> [1] - 85:9 <b>timing</b> [3] - 10:8, 10:20, 10:22 <b>today</b> [13] - 10:9, 21:8, 38:5, 38:8, 39:18, 45:18, 45:24, 46:25, 49:10, 63:20, 79:7, 94:3, 95:1</p>	<p><b>TODD</b> [1] - 1:21 <b>Todd</b> [1] - 3:10 <b>together</b> [5] - 11:10, 45:9, 53:22, 64:4, 81:15 <b>tomorrow</b> [1] - 11:2 <b>ton</b> [1] - 76:23 <b>took</b> [3] - 26:6, 79:2, 85:22 <b>top</b> [3] - 63:1, 63:5, 63:10 <b>topic</b> [2] - 16:8, 60:9 <b>topics</b> [1] - 76:4 <b>total</b> [1] - 11:23 <b>totally</b> [3] - 29:16, 47:11, 74:11 <b>tough</b> [1] - 34:5 <b>tower</b> [1] - 53:8 <b>town</b> [2] - 49:21, 49:23 <b>Town</b> [1] - 69:11 <b>tradition</b> [1] - 40:8 <b>Trail</b> [1] - 29:9 <b>transcript</b> [1] - 100:10 <b>transfer</b> [1] - 85:24 <b>transformation</b> [1] - 85:2 <b>transition</b> [2] - 53:1, 93:2 <b>transportation</b> [1] - 64:13 <b>trash</b> [1] - 58:21 <b>travel</b> [1] - 64:19 <b>Tredennick</b> [2] - 33:14, 33:17 <b>trees</b> [4] - 37:15, 39:5, 52:10, 78:16 <b>Trio</b> [1] - 61:19 <b>trips</b> [1] - 65:8 <b>Trisha</b> [2] - 55:18, 55:21 <b>Tropia</b> [3] - 1:9, 100:7, 100:19 <b>true</b> [2] - 48:7, 100:10 <b>truly</b> [1] - 47:23 <b>truth</b> [1] - 14:12 <b>trying</b> [5] - 7:1, 8:23, 58:14, 76:25, 88:22 <b>turn</b> [2] - 20:19, 92:1 <b>turned</b> [2] - 16:9, 37:24 <b>TV</b> [1] - 67:16 <b>two</b> [23] - 4:23, 5:2, 7:9, 15:12, 15:16, 16:14, 20:2, 36:2, 37:20, 38:6, 39:14, 39:17, 43:9, 53:1, 57:13, 61:24, 69:23, 72:1, 72:3, 91:5, 91:6, 93:2 <b>type</b> [3] - 40:2, 43:8,</p>	<p>45:6 <b>types</b> [3] - 17:18, 29:24, 76:2 <b>typically</b> [4] - 25:16, 26:5, 77:19, 97:20</p> <p style="text-align: center;"><b>U</b></p> <p><b>ultimately</b> [3] - 18:5, 77:14, 97:18 <b>unanimously</b> [3] - 23:25, 32:5, 32:24 <b>under</b> [1] - 22:10 <b>underneath</b> [1] - 26:13 <b>understood</b> [1] - 11:18 <b>undervalued</b> [1] - 37:16 <b>underwriting</b> [1] - 24:10 <b>unfortunate</b> [1] - 86:3 <b>Union</b> [1] - 85:9 <b>unique</b> [2] - 43:2, 50:11 <b>uniquely</b> [2] - 34:6, 35:6 <b>Unit</b> [1] - 8:1 <b>units</b> [6] - 7:20, 8:8, 8:18, 8:22, 14:18, 59:22 <b>universal</b> [1] - 47:3 <b>unless</b> [2] - 30:14, 92:17 <b>unobstructed</b> [1] - 57:3 <b>unring</b> [1] - 60:15 <b>up</b> [42] - 3:16, 3:19, 4:1, 5:8, 6:25, 7:6, 9:8, 20:1, 20:17, 21:4, 27:11, 28:8, 30:5, 32:25, 33:1, 34:25, 40:18, 43:20, 44:6, 46:10, 47:20, 49:8, 50:5, 53:20, 53:24, 55:4, 57:24, 58:13, 63:13, 65:6, 70:2, 70:12, 71:7, 71:8, 78:3, 83:9, 91:24, 92:16, 96:21, 97:16, 99:7 <b>urban</b> [2] - 17:10, 39:10 <b>Urban</b> [2] - 34:14, 34:16 <b>urge</b> [5] - 46:24, 48:22, 49:10, 57:23, 60:2 <b>usable</b> [2] - 29:8, 68:17</p>	<p><b>usual</b> [1] - 43:21</p> <p style="text-align: center;"><b>V</b></p> <p><b>vacancy</b> [1] - 62:8 <b>vacant</b> [3] - 71:3, 71:4 <b>value</b> [1] - 57:18 <b>various</b> [3] - 17:7, 90:12, 97:22 <b>verge</b> [1] - 39:5 <b>viability</b> [1] - 78:8 <b>vibrant</b> [4] - 8:17, 30:1, 56:12, 56:21 <b>victimized</b> [1] - 6:7 <b>victories</b> [1] - 65:24 <b>view</b> [9] - 35:24, 47:18, 51:9, 57:4, 57:19, 66:18, 77:8, 87:19, 90:17 <b>views</b> [4] - 47:19, 48:20, 52:19, 73:8 <b>Vision</b> [2] - 61:13, 62:6 <b>vision</b> [1] - 53:23 <b>visit</b> [1] - 35:5 <b>visitors</b> [1] - 48:10 <b>vocal</b> [1] - 38:24 <b>voiced</b> [1] - 93:13 <b>voices</b> [1] - 6:1 <b>vote</b> [17] - 19:7, 22:15, 23:8, 23:10, 31:14, 31:15, 32:6, 36:5, 38:5, 38:8, 39:20, 48:22, 49:10, 58:1, 61:3, 76:2, 98:14 <b>voting</b> [2] - 18:13, 72:17 <b>Voting</b> [1] - 18:18</p> <p style="text-align: center;"><b>W</b></p> <p><b>wait</b> [3] - 3:18, 69:24, 69:25 <b>waiting</b> [1] - 11:13 <b>walk</b> [1] - 86:20 <b>walked</b> [1] - 14:10 <b>wants</b> [3] - 16:16, 62:22, 98:13 <b>warranted</b> [1] - 9:18 <b>warrants</b> [1] - 59:3 <b>watching</b> [1] - 73:12 <b>water</b> [6] - 43:5, 43:19, 50:1, 50:8, 63:8 <b>water's</b> [2] - 37:19, 57:17 <b>waterfront</b> [1] - 84:18 <b>waterways</b> [2] - 50:20, 65:3 <b>wave</b> [1] - 44:16 <b>waves</b> [2] - 44:19,</p>	<p>50:16 <b>Wayne</b> [2] - 46:20, 46:23 <b>ways</b> [2] - 45:3, 85:21 <b>wealth</b> [2] - 5:19, 6:17 <b>Wednesday</b> [2] - 1:6, 92:17 <b>week</b> [5] - 3:15, 18:9, 48:4, 51:8, 86:8 <b>week's</b> [1] - 51:13 <b>weeks</b> [2] - 42:3, 43:22 <b>weigh</b> [2] - 91:23, 97:10 <b>welcome</b> [1] - 9:9 <b>welcoming</b> [2] - 30:4, 57:2 <b>Weldon</b> [2] - 40:9, 48:1 <b>well-received</b> [1] - 67:2 <b>West</b> [2] - 63:19, 93:19 <b>Wharf</b> [1] - 67:13 <b>whereas</b> [2] - 26:13, 26:16 <b>white</b> [3] - 6:2, 6:8, 6:21 <b>who've</b> [1] - 79:7 <b>whole</b> [7] - 13:16, 48:20, 49:2, 52:24, 68:17, 84:18, 86:8 <b>wide</b> [1] - 17:23 <b>widely</b> [1] - 36:20 <b>wider</b> [1] - 52:8 <b>widespread</b> [1] - 12:22 <b>width</b> [1] - 52:13 <b>wife</b> [1] - 49:18 <b>William</b> [2] - 58:4, 58:6 <b>Wilson</b> [2] - 9:11, 9:17 <b>win</b> [1] - 36:18 <b>winded</b> [1] - 15:1 <b>window</b> [1] - 73:12 <b>winds</b> [1] - 50:14 <b>wise</b> [1] - 89:8 <b>wish</b> [1] - 91:21 <b>withstanding</b> [1] - 90:13 <b>wonderful</b> [2] - 85:2, 85:25 <b>wondering</b> [1] - 75:15 <b>WOOD</b> [1] - 49:9 <b>Wood</b> [2] - 46:20, 46:23 <b>wood</b> [1] - 49:11 <b>Woolverton</b> [1] - 38:13 <b>word</b> [1] - 89:20</p>
---	---	---	--	---

**words** [3] - 56:11,  
57:21, 92:4  
**works** [1] - 61:15  
**workshop** [1] - 97:9  
**workshops** [2] -  
66:17, 73:3  
**world** [1] - 57:8  
**Worsham** [7] - 3:2,  
23:2, 23:12, 31:25,  
32:10, 84:6, 98:24  
**WORSHAM** [14] -  
1:15, 3:2, 19:12,  
20:7, 21:1, 22:8,  
23:3, 23:13, 27:8,  
31:7, 32:1, 32:11,  
84:7, 98:25  
**worth** [1] - 68:10  
**worthy** [2] - 12:25,  
13:15  
**writing** [1] - 30:9  
**written** [3] - 21:11,  
35:25, 79:8  
**wrongs** [1] - 39:15

**Y**

**y'all** [8] - 4:14, 5:7,  
5:22, 6:3, 6:25, 7:2,  
7:4, 58:9  
**year** [9] - 10:19, 10:24,  
13:21, 27:22, 31:4,  
34:5, 50:15, 78:21  
**years** [17] - 5:18, 8:24,  
34:14, 38:1, 43:10,  
54:15, 69:6, 73:2,  
73:11, 80:6, 81:7,  
84:15, 84:20, 84:25,  
89:22, 92:10, 93:23  
**yesterday** [2] - 14:15,  
17:4  
**yielding** [1] - 82:7  
**yourself** [1] - 38:8

**Z**

**Zaffaroni** [2] - 45:13,  
45:16  
**Zeits** [3] - 28:7, 28:16,  
28:18  
**ZEITS** [2] - 28:17,  
30:17  
**zero** [1] - 83:12  
**zone** [1] - 53:15



CITY OF JACKSONVILLE  
DOWNTOWN INVESTMENT AUTHORITY  
BOARD MEETING

Proceedings held on Wednesday, February 21, 2024,  
commencing at 3:39 p.m., Jacksonville Public/Main  
Library, Multipurpose Room, 303 North Laura Street,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JIM CITRANO, Chair.  
BRAXTON GILLAM, Board Member.  
SONDRA FETNER, Board Member.  
JOE HASSAN, Board Member.  
CAROL WORSHAM, Board Member.  
PATRICK KRECHOWSKI, Board Member.  
MICAH HEAVENER, Board Member.  
MELINDA B. POWERS, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
GUY PAROLA, DIA, Operations Manager.  
STEVE KELLEY, DIA, Director of Development.  
JIMMY PELUSO, City Council Liaison.  
INA MEZINI, Strategic Initiatives Coordinator.  
TODD HIGGINBOTHAM, Parking Strategy Coordinator.  
ALLAN DEVAULT, DIA, Project Manager.  
SUSAN KELLY, DIA, Redevelopment Coordinator.  
JOHN SAWYER, Office of General Counsel.  
AVA HILL, Administrative Assistant.

- - -

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

3

1 THE CHAIRMAN: We have a motion and a  
2 second.  
3 Just for the record, I did file a Form 8  
4 [sic], so I am going to vote on this.  
5 All in favor?  
6 BOARD MEMBERS: Aye.  
7 THE CHAIRMAN: Any opposition?  
8 BOARD MEMBERS: (No response.)  
9 THE CHAIRMAN: The consent agenda passes.  
10 Resolution 2024-02-07, which is the  
11 parking code updates, are we going to talk  
12 about that?  
13 MS. BOYER: Thank you, Mr. Chairman.  
14 Yes. So this was supported unanimously in  
15 committee and would normally have been on  
16 consent; however, again, Ms. Fetner, during the  
17 committee meeting, brought up a couple of  
18 questions regarding some language that gave us  
19 more flexibility.  
20 And we went back through, and what we are  
21 suggesting to you and presenting to you today  
22 is the version of the exhibits with the Code  
23 amendments that are highlighted in yellow. So  
24 the highlights in yellow are the only changes.  
25 And what this all relates to was the fact  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 PROCEEDINGS  
February 21, 2024 3:39 p.m.  
2 - - -  
3 THE CHAIRMAN: Okay. We'll close out the  
4 CRA portion of the meeting and open up the DIA  
5 agenda.  
6 And we're going to start with the January  
7 17th meeting minutes.  
8 Can I get a motion, please?  
9 BOARD MEMBER WORSHAM: I'll move to  
10 approve the minutes.  
11 BOARD MEMBER GILLAM: Second.  
12 THE CHAIRMAN: I have a motion and a  
13 second.  
14 Questions, comments?  
15 BOARD MEMBERS: (No response.)  
16 THE CHAIRMAN: None.  
17 All in favor, say aye.  
18 BOARD MEMBERS: Aye.  
19 THE CHAIRMAN: Any opposition?  
20 BOARD MEMBERS: (No response.)  
21 THE CHAIRMAN: The meeting minutes pass.  
22 We have one item on the consent agenda,  
23 which is Resolution 2024-02-06.  
24 BOARD MEMBER GILLAM: Move to approve.  
25 BOARD MEMBER HEAVENER: Second.  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

4

1 that when we were allowing the -- some of them  
2 were scrivener's, but the real substantive ones  
3 are, when we're allowing the ability to have  
4 flexible rates or dynamic rates and to charge  
5 on weekends, we were cleaning up some other  
6 language where you set the time allowed in a  
7 zone and the rates allowed in a zone to make  
8 sure that it gave us the flexibility to have  
9 different rates at different times or different  
10 time periods.  
11 For example, for a Jaguars' game, we  
12 mentioned you might have eight hours on a  
13 Sunday. So if it's normally a two-hour zone,  
14 but it might become an eight-hour zone on  
15 Sunday -- so what we're trying to do in these  
16 couple of places is just a few word adjustments  
17 to tweak that. It may not be perfect yet;  
18 however, the resolution says "substantially in  
19 the form of the amendment shown," and I think  
20 the Office of General Counsel will get it to  
21 where it needs to be.  
22 THE CHAIRMAN: Thank you.  
23 BOARD MEMBER GILLAM: Move to approve.  
24 THE CHAIRMAN: I have a motion.  
25 Can I get a second?  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

5

1 BOARD MEMBER HASSAN: Second.  
 2 THE CHAIRMAN: Motion and a second.  
 3 Does anyone have any questions or comments  
 4 on this?  
 5 BOARD MEMBER GILLAM: One comment.  
 6 THE CHAIRMAN: Mr. Gillam has a comment.  
 7 BOARD MEMBER GILLAM: I just wanted to  
 8 thank Ms. Fetner for taking Mr. Gibbs' role,  
 9 making sure we keep all of our Is dotted and Ts  
 10 crossed because it's such an important part of  
 11 the job.  
 12 Thank you.  
 13 BOARD MEMBER FETNER: (Inaudible.)  
 14 THE CHAIRMAN: Okay. Instead of doing --  
 15 asking for individual votes, all in favor,  
 16 please say aye.  
 17 BOARD MEMBERS: Aye.  
 18 THE CHAIRMAN: Any opposition?  
 19 BOARD MEMBERS: (No response.)  
 20 THE CHAIRMAN: Resolution 2024-02-07  
 21 passes unanimously.  
 22 Now we're on 2024-02-05, which is the  
 23 Chapter 656 Ordinance Code changes.  
 24 MS. BOYER: And I'm going to defer to  
 25 Mr. Parola as to why this one is here and not  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

6

1 on consent.  
 2 MS. KELLY: So I'm going to --  
 3 MS. BOYER: Or Ms. Kelly.  
 4 MS. KELLY: -- take this for Guy.  
 5 So this is not on consent because at SIC,  
 6 staff had worked with Ms. Fetner to come up  
 7 with revised language.  
 8 So just a quick heads-up for those that  
 9 were not at SIC, this is -- this resolution,  
 10 2024-02-05, pertains to Ordinance 2023-039,  
 11 which amends the Downtown Zoning Overlay.  
 12 So back -- last year, the DIA and DDRB had  
 13 identified some review efficiencies as part of  
 14 the mayor's Economic Development Transition  
 15 Committee. Both DIA and DDRB, in October,  
 16 wanted to move forward with some of those  
 17 efficiencies, and so this ordinance is a result  
 18 of those recommended changes. So if you all  
 19 approve it, then it heads to City Council for  
 20 final approval and adoption.  
 21 So, basically, the legislation just  
 22 clarifies and streamlines some of the various  
 23 review processes of DDRB. I'm happy to answer  
 24 any questions about those, but I'm going to  
 25 skip over that for right now.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

7

1 The other -- so it also -- it would exempt  
 2 historic structures from conceptual review, but  
 3 would require them to come in for final review  
 4 after they receive a Certificate of  
 5 Appropriateness from Historic.  
 6 It revises the deviation section, again,  
 7 just to sort of streamline the process.  
 8 And then with regards to the amendment,  
 9 the original legislation specified that capital  
 10 projects, including but not limited to  
 11 streetscape projects, lane elimination projects  
 12 and similar, would only need to go to a design  
 13 review by DDRB if they don't require a  
 14 deviation. So they don't need to go -- to be  
 15 like a final approval by DDRB.  
 16 DDRB suggested that this wasn't really  
 17 specific enough and they wanted more clarity.  
 18 So at SIC, staff had worked with Ms. Fetner,  
 19 because she used to be in OGC, and we came up  
 20 with some language, which should be Exhibit B  
 21 in your package. And it just clarifies it.  
 22 So this -- it is the same language that  
 23 you all saw at SIC, but because there was an  
 24 amendment, it is not on consent, so --  
 25 And I'm happy to take any questions.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

8

1 BOARD MEMBER GILLAM: Move to approve as  
 2 amended.  
 3 BOARD MEMBER HASSAN: Second.  
 4 THE CHAIRMAN: I have a motion and a  
 5 second.  
 6 Are there any questions or comments on  
 7 this resolution?  
 8 BOARD MEMBERS: (No response.)  
 9 THE CHAIRMAN: Okay. All in favor, please  
 10 say aye.  
 11 BOARD MEMBERS: Aye.  
 12 THE CHAIRMAN: Any opposition?  
 13 BOARD MEMBERS: (No response.)  
 14 THE CHAIRMAN: Resolution 2024-02-05  
 15 passes unanimously.  
 16 Okay. I'm going to let the CEO give her  
 17 report. Let me just kind of insert the  
 18 Chairman's report first and just make a  
 19 comment.  
 20 This kind of dovetails on the conversation  
 21 that we started the meeting about relative to  
 22 the two projects that ended up in the press  
 23 this week. It was conveyed that they are dead.  
 24 Those are -- technically, they're not dead;  
 25 they are stalled. And, in my opinion, a lot of  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 the projects that have stalled are due to  
 2 forces that this agency, the City of  
 3 Jacksonville, doesn't control.  
 4 A lot of these issues are not unique to  
 5 our downtown or the city. This is a national  
 6 issue. Inflation, high debt costs, capital  
 7 markets that have literally been frozen for the  
 8 last year, those are the issues that have  
 9 impacted those two specific projects that were  
 10 in the news, and so I --  
 11 We kind of talked a little bit about this.  
 12 You know, the government can't solve all of the  
 13 world's problems. This agency is here to  
 14 provide incentives to private developers and  
 15 businesses to come and invest in our downtown.  
 16 If there are forces beyond our control, we do  
 17 what we have to do with it. We have to react  
 18 to it. And I think that our staff has done a  
 19 wonderful job going all the way back to 2012  
 20 when this agency was established.  
 21 And I would say for the public, if anybody  
 22 is now listening, if you listen to the CEO's  
 23 report and really focus on the volume and the  
 24 value of both the private infrastructure  
 25 projects that are occurring today -- I'm sorry,  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 the public infrastructure projects that are  
 2 occurring today, and the prior deals that are  
 3 in production right now, on the whole I think  
 4 we're doing very well, and so I --  
 5 You know, I get a little defensive. I  
 6 know some of us that have been on the board for  
 7 a while get a little defensive when we get  
 8 blamed for things. And I don't mind taking  
 9 blame if we screw something up, I really don't.  
 10 But in a lot of cases, there are just things  
 11 that we just don't control and can't control.  
 12 And so I just wanted to set that up for  
 13 our CEO's report. And I would encourage any of  
 14 the public that is here and really focuses in  
 15 on the -- the velocity of these projects that  
 16 are in motion right now, I think it's quite  
 17 impressive, not withstanding the challenges  
 18 that we've had as of late.  
 19 So I'll turn it over to you.  
 20 MS. BOYER: Thank you, Mr. Chairman.  
 21 So we have a slide show, as we have in the  
 22 past, with project updates. And we're going to  
 23 start through that.  
 24 So, Ms. Hill, do you want to go to the  
 25 first slide?  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 (Board Member Gillam exits the  
 2 proceedings.)  
 3 MS. HILL: (Complies.)  
 4 MS. BOYER: There we go. I see it on the  
 5 screen.  
 6 Okay. First is Home2 Suites.  
 7 So let me just say, globally, kind of in  
 8 response to the chairman's comments just a  
 9 moment ago, I think the challenge that we, as a  
 10 board, have, and we, as an agency, have, is  
 11 when you look at high-profile, very expensive  
 12 projects, single projects, those are very  
 13 bright, shiny objects that -- the renderings  
 14 make a lot of news and garner a lot of  
 15 conversation. Those are the riskier projects,  
 16 but to the board chair's point, I also don't  
 17 think you accept something mediocre when you're  
 18 looking at those valuable pieces of property,  
 19 and so we know what we're getting into in  
 20 there.  
 21 But in the meantime, we work really hard  
 22 on singles and doubles. And what you're going  
 23 to see here are a lot of singles and doubles  
 24 and at least one of the mega-projects that is  
 25 underway and actually under construction.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 And I think that it's really an inaccurate  
 2 representation if you think that nothing is  
 3 happening or if you don't think these are  
 4 meaningful to the overall picture because they  
 5 are. When people talk about changing strategy,  
 6 I don't think these change your strategy from  
 7 looking at the demand -- we have not had a  
 8 problem with demand for residential, even  
 9 putting more product in the market.  
 10 Now, perhaps the rents haven't escalated  
 11 as much as they would have had you had a  
 12 tighter supply, but that doesn't solve our  
 13 growing demand and growing population to  
 14 tighten the supply just to force rents up. So  
 15 from our perspective, continuing to add supply  
 16 is a really important strategy of what we are  
 17 doing from a residential standpoint.  
 18 Supporting that supply with retail and  
 19 activation is part of it.  
 20 And, furthermore, the idea of backfilling  
 21 commercial vacancy, it's a challenge now. So  
 22 we've talked about residential-to-office  
 23 conversions; we held a seminar on it. There  
 24 are other ways and perhaps there are other  
 25 incentives that we could look at to help  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 backfill commercial vacancy.  
2 But, again, to the chair's point, this is  
3 not Jacksonville, this is not a Jacksonville  
4 issue; this is a national issue and an  
5 international issue as a result of changing  
6 work cultures and the idea of people downsizing  
7 the amount of office space.

8 So here are some that are underway, now  
9 that we have the slide show. Home2 Suites,  
10 which is the hotel product over on Park Street,  
11 in Brooklyn. As you can see, they're now  
12 starting to work on the surface parking lot  
13 behind the building and are completely on the  
14 interior of the building and finish. And we're  
15 expecting this one to be finished in a few  
16 months.

17 Next. Maybe. Is it hard to advance?  
18 There you go. It's just slow on the computer,  
19 I get it.

20 Artist Walk, which is a public project  
21 over in Brooklyn, under the Fuller Warren  
22 Bridge. You can see significant progress is  
23 being made on the skate park, the elements  
24 there. And so that work continues and that is  
25 slated to be finished in late spring.

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

1 Next.  
2 One Riverside. One Riverside had a  
3 topping out ceremony about three weeks ago or  
4 four weeks ago, so they are fully topped out  
5 now, and you can see that all of those units  
6 are under construction. The garage was  
7 complete sometime ago, but they are now getting  
8 down to the point where it's all interior work  
9 and rooftop work.

10 Next.  
11 Johnson Commons, which is not on the  
12 screen on my computer yet, but it's up here.

13 There we go.  
14 Johnson Commons. So you can see in the  
15 January pictures on the left-hand side, we had  
16 those two buildings completed, but on the  
17 right-hand side, you can see a third building  
18 is completed and a fourth is under  
19 construction. So we continue to work there.

20 That is a for sale product in LaVilla, for  
21 those of you who are not familiar with this  
22 one. This was an important one to us because  
23 we wanted to offer a for sale. We have a fair  
24 amount of workforce and affordable housing in  
25 LaVilla, and it's important that we have a mix

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

1 of units available. And this also creates a  
2 slightly larger unit and gives some more  
3 opportunity for a family, potentially, to live  
4 in that housing.

5 Next.

6 So on the screen I am seeing the Emerald  
7 Trail -- there we go. The LaVilla link, which  
8 is the Emerald Trail segment over on Park  
9 Street, you can now see, if you're comparing it  
10 to months ago where it was just looking like a  
11 sidewalk and some paving, the trees are going  
12 in. Much of the decorative, painted pavement  
13 is in, and it's really starting to look like  
14 the trail segment is nearing completion.

15 There is one area by the retention pond  
16 that they're still working on, but this is  
17 really making progress, as is Lift Ev'ry Voice  
18 and Sing Park, which may be next. And it is.

19 So the next slide is Lift Ev'ry Voice and  
20 Sing Park. You see the shotgun house that was  
21 relocated there. And now you can start to see,  
22 going to the January to February slide, how you  
23 see new siding installed, new roof being  
24 installed, and how that is making progress in  
25 the restoration of that building on site.

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

1 Next.  
2 Lofts at Cathedral. And I don't -- I  
3 think Vestcor has already left. They were here  
4 for their current Lofts at Southbank project;  
5 however, that project appears to me to have  
6 been topped out between January and February  
7 and they are now also on the interior. And  
8 this has affordable housing in it and is  
9 providing another -- 150 units, I believe?

10 MR. KELLEY: A hundred and 20.

11 MS. BOYER: A hundred and 20 units in the  
12 Cathedral District.

13 Next.

14 THE CHAIRMAN: Is there a senior component  
15 to that one as well?

16 MS. BOYER: No.

17 MR. KELLEY: No, sir. It's strictly  
18 family.

19 THE CHAIRMAN: Okay.

20 MS. BOYER: Liberty Street. So this is  
21 another public project. This is one of  
22 those -- if you look back and remember our  
23 Mobility Plan, where we have north-south  
24 connections across the Northbank and we have  
25 east-west connections across the Northbank that

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

1 are bike/ped.  
 2 So Liberty Street is a north-south that  
 3 would take you from the Riverwalk up to Beaver  
 4 Street, and this is the bike lane and striping  
 5 work that is being done on that project. And  
 6 you can see there is work that is actively  
 7 going on. It doesn't appear in the picture  
 8 that I can see the lane striping, but I think  
 9 the lane striping has occurred.  
 10 And next is the Artea project on the  
 11 Southbank. So, here again, you're going to see  
 12 the garage going up first. And what we had on  
 13 the left-hand side were all of the stair  
 14 towers. And now, when you're looking at  
 15 February, you see the structure itself. And  
 16 the framing is -- in a portion of the building  
 17 is topped out. Another portion, not yet, but  
 18 we're getting close.  
 19 And Union Terminal. On the left-hand  
 20 side, which was January, you had about half of  
 21 the windows in. On the right-hand side, you  
 22 see substantially all of the windows in and  
 23 interior work beginning.  
 24 And then just some news articles, in  
 25 particular about the reopening of Friendship

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

1 Fountain, which occurred last week.  
 2 Long-awaited and quite significant in terms of  
 3 the improvements there. Very exciting, and it  
 4 is really a first phase in that park, but what  
 5 it shows the public and what it should show  
 6 board members is the concept of what we are  
 7 looking for in the riverfront destination  
 8 parks.  
 9 So whether it is Riverfront Plaza, whether  
 10 it is this park on the Southbank, whether it is  
 11 the Vito DeBari exercise sculpture at  
 12 Corkscrew, it's really an elevated experience  
 13 over what you're going to find in a  
 14 neighborhood park or a regional park that is  
 15 all focused on recreation. These are much more  
 16 a big destination experience.  
 17 And then I'll try to be quick on my  
 18 report, but to the Chair's point, I want to  
 19 tell you about things that are happening so  
 20 you're aware of them.  
 21 So, first of all, from a budget  
 22 standpoint, some of you were in attendance last  
 23 week when we had a Budget and Finance meeting.  
 24 And the committee's suggestion was that we have  
 25 a workshop early next week where all board

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

1 members are urged to attend. This meeting will  
 2 set priorities for both the current year and  
 3 next and will be reflected in resolutions  
 4 prepared for March.  
 5 So we're going to be sending out inquiries  
 6 about availability. This won't be in our  
 7 normal time frame of the week prior to the  
 8 board meeting. This will be earlier than that.  
 9 That will be a workshop meeting. And I would  
 10 say, we had a workshop --  
 11 Mr. Chairman, was that two months ago  
 12 where only a couple of people were able to  
 13 attend in person?  
 14 I would encourage you, if at all possible,  
 15 to attend in person. It's really helpful.  
 16 Mr. Chair, do you want to comment?  
 17 THE CHAIRMAN: Yeah. It's just -- very  
 18 candidly, it's just (inaudible). So I know  
 19 everybody's busy, but we did all commit to  
 20 serve on the board. So, if you can, if at all  
 21 possible, come in person. It could be very,  
 22 very helpful.  
 23 MS. BOYER: Thank you.  
 24 City CIP project requests are due next  
 25 week for the coming year and the next five

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

1 years. So we will advocate for funds needed to  
 2 finish Riverfront Plaza and Shipyards West, but  
 3 we expect those to be submitted as a Parks  
 4 Department request.  
 5 So, remember, those are not -- neither of  
 6 those are CRA projects. Those are City CIP  
 7 projects that are under the responsibility of  
 8 Parks and Public Works. So we'll support their  
 9 request for additional funds for those in the  
 10 process.  
 11 In addition, there will probably be  
 12 requests for additional funding for the Hogan  
 13 Street/Emerald Trail segment, which I attended  
 14 a meeting on last week, or maybe two weeks ago,  
 15 and we have another one coming up, but I think  
 16 that probably is lacking funds to finish now.  
 17 There will be other downtown projects submitted  
 18 by Public Works.  
 19 We will also be submitting some CIP  
 20 projects for the Office of Public Parking, and  
 21 this would be using funds from the Office of  
 22 Public Parking. So the idea here is not that  
 23 we're asking the General Fund for them, but we  
 24 need to get them included in the City CIP book  
 25 if we're going to implement some of those

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

1 upgrades in the system.  
2 The sidewalk cafe legislation is now on  
3 the top of the OGC list for drafting of Code  
4 changes. So I break that out separate from all  
5 the legislation that we filed that has to do  
6 with development approvals and things like  
7 that.

8 The parking RFP, those responses have been  
9 received. We received four or five bids on  
10 each of the courthouse RFPs and the sports  
11 complex garage RFPs. Mr. Heavener has agreed  
12 to score them, along with Mr. Crescimbeni and  
13 Mr. Parola. So we're giving them a couple of  
14 weeks to do that.

15 Speaking of RFPs, that architectural  
16 services RFP that is on the street now we  
17 expect to be closing mid March, and we will  
18 want one board member to score that, as well  
19 as -- we have not selected or had any  
20 conversations internally about staff. And so  
21 it's even possible that that could be scored by  
22 more than one board member if that was your  
23 choice. And you can share with me your desire  
24 to do so, if you're willing to do that, and  
25 I'll forward that to the Chair. Those are

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

1 usually appointed by the Chair, the people that  
2 score those responses.  
3 Street Sense. So you remember that we had  
4 engaged Street Sense, at Ms. Worsham and  
5 Mr. Barakat's request, based on an April  
6 meeting last year, to do a market feasibility  
7 analysis of the restaurant in Riverfront Plaza  
8 and to do market feasibility, including  
9 references to the beer garden and cafe, taking  
10 them as givens, and also to do market  
11 feasibility on Shipyards West food and beverage  
12 establishments.

13 What we had not asked them to do is look  
14 at anything at Friendship Fountain or St. Johns  
15 River Park. We have now engaged them to do  
16 that and we'll have that information back to  
17 you before next month's meeting, and that would  
18 be an expectation that we will be having a  
19 conversation about that at the REPD Committee  
20 meeting in March.

21 In addition, DE-ZYN, who is designing the  
22 projection show, we've run into some challenges  
23 on the projector placement on the riverfront  
24 side of the Performing Arts Center.

25 So we know we are going to have projection

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

1 on the portion of the Performing Arts Center  
2 that is on the symphony end of the hall, if you  
3 will, the lower wall, and we're going to have a  
4 projection that faces Riverfront Plaza.  
5 However, the river-facing side of the fly loft,  
6 there were some concerns raised by the Parks  
7 Department that the height of the structure  
8 needed to house the projector and the size of  
9 the projector and how that would look. We are  
10 going to be doing a test to see how visible the  
11 surface is and how much, you know, is -- if  
12 it's really visible and important, then it's  
13 worth trying to figure out a solution, so we're  
14 going to see how much -- how visible it is.

15 But the other thing that I may be coming  
16 back to the board for is with regard to the  
17 architectural services that we're engaging. It  
18 might be an option to consider doing a bell  
19 tower or a clock tower or something that could  
20 also be a small-footprint structure but that  
21 looks better than just housing for a projector  
22 so that we could dress it up architecturally.

23 And then that is not within the current  
24 park scope, and I'm talking the Performing Arts  
25 Center park scope, which would mean that DIA

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

1 could then fund that bell tower or clock tower,  
2 or whatever it might be, which would then  
3 camouflage the projectors, so to speak, if we  
4 proceed in that direction, but that's not been  
5 decided. There will be a test and we'll  
6 determine first if there's a high visibility of  
7 it.

8 And, clearly, if we have that March 6th  
9 public input meeting, we could discuss at that  
10 meeting the location of it, the impact on it,  
11 et cetera. And I kind of -- from going back in  
12 my mind, there's a bell tower in Greenville,  
13 South Carolina that not only kind of provides,  
14 you know, a melodious sound now and then during  
15 the day, but also is an architectural element  
16 that is somewhat of a feature. So I could see  
17 a way that you could do that without adversely  
18 impacting something, but we'll see.

19 Next, capital projects update. So this is  
20 to the Chair's point. I'm going to do both a  
21 private project and a capital project.

22 The Park Street road diet infrastructure  
23 project is now moving forward with design  
24 build. Coxwell has been given a notice to  
25 proceed, and they are starting work on the

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

1 project.

2 There is a need for additional funding for

3 the project, but Public Works has identified

4 the source for that. So this is a City CIP

5 project, and Public Works has identified that

6 source, so they are giving us assurances that

7 that will be able to proceed to completion.

8 As you know, there's adjacent development

9 activity that is in the pipeline, but that

10 development activity is dependent on getting

11 the Park Street project done.

12 Riverfront Plaza, construction on

13 Independent Drive is underway, scheduled to be

14 completed at the end of March. Too bad

15 Mr. Gillam left because I know it impacts his

16 commute every morning and he's always asking me

17 when that's going to finish.

18 And the bulkhead is now also under

19 construction. The balance of the park, we

20 should be getting a guaranteed maximum price

21 soon on that. And we believe that if we are

22 not sufficiently funded for all of Phase 1,

23 we're going to be very close. And my

24 understanding is that Public Works believes

25 that they can get that under control. And if

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

1 So EltonAlan was awarded the contract. The

2 kickoff meeting was held. Officially, they've

3 been given a Notice to Proceed and work has

4 begun. So they're doing some borings and some

5 things like that right now. But in terms of

6 you seeing something happen, they're waiting on

7 signals, delivery, and other equipment items to

8 be delivered. But we are in the period of

9 completion of their contract, so they're given

10 a certain number of days and those days are

11 clicking away right now as you're going through

12 it. So they are moving forward on that.

13 Meanwhile, we're getting ready to start

14 the unconstrained design. And what I want to

15 share with you -- so remember, unconstrained

16 design is when you consider moving curbs, you

17 add more landscape, you bring out the

18 sidewalk so that you can have sidewalk seating,

19 et cetera.

20 I want to tell you the general philosophy

21 that staff has used, so if board members think

22 we should go a different direction, it's time

23 tell us. So the general philosophy is that, if

24 there is a current building with a substantial

25 useful life that is not going to change -- so

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

1 they don't do it with the pricing, they'll find

2 additional funds necessary to get that done.

3 BOARD MEMBER WORSHAM: Sorry to interrupt.

4 So the request that's going in for --

5 because Phase 2 is still everything east of

6 Laura, if you drew it down through the park?

7 MS. BOYER: Mostly. Phase 2 is east of

8 Laura with the exception of the bulkhead and

9 the Riverwalk, which are in Phase 1.

10 BOARD MEMBER WORSHAM: So the CIP request

11 from Parks for Phase 2, is it sufficient for

12 phase -- or going in --

13 MS. BOYER: I have no idea what the number

14 is that they are going to request for Phase 2.

15 I know that we have a pretty solid number for

16 Phase 1. Mr. Parola has been sitting in on

17 some of those meetings with the construction

18 manager and the Parks Department, so he can

19 kind of keep me apprised of what's happening,

20 but he may know if they have come up with a

21 good estimate for Phase 2 to be included in the

22 CIP. Hopefully, we're going to have that by

23 the time we need it next week or at least by

24 August when it gets official.

25 Next is the two-way of Forsyth and Adams.

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

1 I'll give you an example.

2 In front of the courthouse or in front of

3 the parking garage on Forsyth Street on the

4 side of the duPont building, the one that backs

5 up to Independent on the other side. Don't

6 really see a reason to expand that sidewalk and

7 add more trees to it. There are generous

8 sidewalks in front of the courthouse already.

9 Nothing is really going to change there to make

10 that a retail zone. So, in that case, we're

11 not suggesting that it be designed or built.

12 There are many other blocks where we are

13 suggesting that it be designed but not built.

14 So an example of that would be an existing --

15 an area where there's an existing surface

16 parking lot. I think we design for the future

17 as to what it would look like with the expanded

18 sidewalk, but I don't think we invest the money

19 in building it because at the point in time

20 somebody develops that property, that will get

21 torn up and not be built, so we need to have

22 the design so that we can share it with the

23 developer at that stage.

24 And then there are many segments

25 everywhere there are current retail

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

1 storefronts, even if they're not occupied,  
2 we're suggesting that it both be designed and  
3 constructed.

4 So that's kind of the philosophy that we  
5 are using in terms of segment by segment. If  
6 anybody has any thoughts that we should change  
7 that philosophy, let us know.

8 Next is the Hogan Street design. We  
9 talked about there's another -- there is a  
10 public stakeholder meeting scheduled on that  
11 one, after the internal meeting happens, to  
12 come kind of to a closer agreement with the  
13 design build firm as to their scope.

14 The Performing Arts Center wall cannot  
15 accept the LED screen. We had talked about  
16 maybe adding money to it and doing an LED  
17 screen as it faced Riverfront Plaza. The  
18 engineering results say that it won't take an  
19 LED screen on the current wall and it will  
20 interfere with the function of the pulleys and  
21 things on the inside of the fly loft, so we've  
22 gone back to projection, which is less  
23 expensive for us, and that one is not a problem  
24 about where they're located.

25 McCoy's Creek outfall construction is  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 underway.

2 The FDOT bridge transfer from FDOT to the  
3 City has been approved, but it's awaiting  
4 Council legislation.

5 The Acosta Bridge parking. So this is the  
6 parking under the Acosta Bridge that would  
7 serve both the boat ramp and visitors to the  
8 Riverwalk. DOT property. We have the lease or  
9 air license on it. So that has been designed  
10 and permitted and it is ready to bid for  
11 construction and we are drafting the terms of  
12 that contract.

13 And WJCT road and parking design. So this  
14 is reconfiguring the road from the new  
15 stoplight on Gator Bowl Boulevard, where you  
16 enter WJCT and where you would enter the  
17 AR Polar property and go to the new fire  
18 station. We're building -- a CIP project --  
19 building a new road, but we have been  
20 coordinating that with the Public Works  
21 Department and with WJCT, in part because there  
22 are obligations in the AR Polar agreement about  
23 the timing of delivery of the road and the  
24 impact on their site. So we're keeping track  
25 of it being on schedule. So that one is on

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

1 time and on schedule at this point.

2 And if you can bear with me for just  
3 another moment, we're going to talk about  
4 private development projects that are underway.

5 The Gateway multi-block project that you  
6 all approved a number of months ago is in OGC  
7 for drafting of agreements. And Mr. Kelley and  
8 I are committed that we're going to get it in  
9 the developer's hands by the end of next week,  
10 one way or another.

11 As you know, I-Life, CNB, and the  
12 Ambassador are projects that have all faltered.  
13 We sent them default letters earlier in the  
14 year. There has been no work done on them for  
15 close to a year. And so we'll be sending  
16 termination letters to clean up those  
17 agreements so that we don't have dangling  
18 obligations out there.

19 We have the Related high-rise in review  
20 for the Southbank and we hope to have it to the  
21 board in March. I had a meeting with them  
22 Monday and a good conversation, so they're  
23 evaluating our kind of proposal and where we  
24 are on that.

25 Three funding concepts were presented to  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 the Trio developer. Mr. Citrano attended that  
2 meeting on behalf of the board. Each of them  
3 would fund the renovation of the historic  
4 buildings and get it done quickly. So all  
5 three proposals that we offered gave us that  
6 opportunity.

7 A regroup was scheduled for this past week  
8 where the developer was going to get back to us  
9 with responses, but he sent us an email  
10 requesting more time and that he was not ready  
11 to meet.

12 So from our standpoint, I just want to  
13 make sure the board is aware -- especially  
14 based on the public comments you're hearing --  
15 is that we have developed and presented options  
16 that we think can get the buildings restored,  
17 prevent them from further deterioration, and in  
18 the end not cost the City much more than what  
19 they had originally committed in the DPRP  
20 program. I mean, there would be some  
21 additional costs, but dramatically less than  
22 what was in the bond proposal. So we'll see if  
23 we can get that one moving.

24 We have several new FAB-REP requests that  
25 are in review that you'll see in March.

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



1 I mentioned that we had two developers, in  
2 addition to Carter, that are working on new  
3 proposals for Ford on Bay.

4 I mentioned the American Lions updated  
5 proposal.

6 We have a new Southbank project that we  
7 met with where they are advancing design on a  
8 500-unit project that we're talking about.

9 Iguana, office building, closed on their  
10 financing last week. They have been moving  
11 forward with design and permitting of the  
12 marina and the marina support building. Cranes  
13 are expected to arrive the week of March 11th  
14 for -- they have almost all the pilings in the  
15 ground and they're going to be able to start  
16 vertical, so they'll be doing pile caps and  
17 then vertical. So you'll see that.

18 That's the one that I said -- one of the  
19 bright, shiny objects that is moving forward,  
20 while the others are more in the nature of the  
21 singles.

22 AR Polar is discussing a potential sale of  
23 the entire parcel.

24 And Cross Regions is continuing to develop  
25 the proposal for the east Landing lot, between

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

1 the bridge and the Hyatt.

2 So all of those are various -- either in  
3 progress, under construction, or new  
4 development transactions that people are  
5 talking to us about right now.

6 And I probably missed a few. I know  
7 Mr. Kelley and Mr. DeVault are working on some  
8 additional ones, but it is not like people  
9 aren't still interested in developing downtown.  
10 There are plenty of them out there trying to  
11 get appointments to make presentations on  
12 ideas.

13 And we have two bills that are going  
14 through Council right now. One is our  
15 Southbank -- or Northbank appropriation of  
16 excess revenue from MPS garages that was  
17 approved in committees today and yesterday.

18 And the other one is the fund transfer  
19 from the Office of Public Parking to do  
20 structural studies on the Ed Ball and Yates  
21 garage. This was kind of a follow-up to the  
22 St. Vincent's garage issue. And when we  
23 discovered that there had not been structural  
24 studies done for an extended period of time,  
25 felt like it was important for -- as the

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

1 operator, to ensure the safety of people using  
2 those facilities.

3 So both the Duval Street library garage  
4 that you all probably park in and the Ed Ball  
5 garage are going to get those structural  
6 studies, and then we'll see what they recommend  
7 in terms of improvements.

8 And I'll stop there and thank you for the  
9 very long meeting and your attendance.

10 THE CHAIRMAN: I will also thank our board  
11 members, especially the new ones. We do have,  
12 occasionally, very lengthy board meetings.  
13 This is one of them. So thank you, everybody.

14 I think you can tell by the CEO's report,  
15 we do have a lot going on, and most of it is  
16 really, really good. Are there setbacks? Yes.  
17 Rise Doro, setback. The challenges with some  
18 of these larger projects, obviously, a setback.  
19 But on the whole, the City, this agency, from  
20 where I sit, is doing a wonderful job, and we  
21 have a lot of really, really good projects and  
22 exciting projects, and the momentum is still  
23 very strong, so thank you.

24 If there's no other business to discuss,  
25 I'm going to adjourn the meeting now.

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

1 Thank you all very much.

2 (The foregoing proceedings were adjourned  
3 at 4:36 p.m.)

4 - - -

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

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

1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL )

5

6

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

12

13

14

15 DATED this 2nd day of March 2024.

16

17

18

19

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

20

21

22

23

24

25

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

<b>1</b>	<p><b>add</b> [3] - 12:15, 27:17, 28:7</p> <p><b>adding</b> [1] - 29:16</p> <p><b>addition</b> [3] - 20:11, 22:21, 33:2</p> <p><b>additional</b> [6] - 20:9, 20:12, 25:2, 26:2, 32:21, 34:8</p> <p><b>adjacent</b> [1] - 25:8</p> <p><b>adjourn</b> [1] - 35:25</p> <p><b>adjourned</b> [1] - 36:2</p> <p><b>adjustments</b> [1] - 4:16</p> <p><b>Administrative</b> [1] - 1:23</p> <p><b>adoption</b> [1] - 6:20</p> <p><b>advance</b> [1] - 13:17</p> <p><b>advancing</b> [1] - 33:7</p> <p><b>adversely</b> [1] - 24:17</p> <p><b>advocate</b> [1] - 20:1</p> <p><b>affordable</b> [2] - 14:24, 16:8</p> <p><b>agency</b> [5] - 9:2, 9:13, 9:20, 11:10, 35:19</p> <p><b>agenda</b> [3] - 2:5, 2:22, 3:9</p> <p><b>ago</b> [8] - 11:9, 14:3, 14:4, 14:7, 15:10, 19:11, 20:14, 31:6</p> <p><b>agreed</b> [1] - 21:11</p> <p><b>agreement</b> [2] - 29:12, 30:22</p> <p><b>agreements</b> [2] - 31:7, 31:17</p> <p><b>air</b> [1] - 30:9</p> <p><b>ALLAN</b> [1] - 1:21</p> <p><b>allowed</b> [2] - 4:6, 4:7</p> <p><b>allowing</b> [2] - 4:1, 4:3</p> <p><b>almost</b> [1] - 33:14</p> <p><b>ALSO</b> [1] - 1:17</p> <p><b>Ambassador</b> [1] - 31:12</p> <p><b>amended</b> [1] - 8:2</p> <p><b>amendment</b> [3] - 4:19, 7:8, 7:24</p> <p><b>amendments</b> [1] - 3:23</p> <p><b>amends</b> [1] - 6:11</p> <p><b>American</b> [1] - 33:4</p> <p><b>amount</b> [2] - 13:7, 14:24</p> <p><b>analysis</b> [1] - 22:7</p> <p><b>answer</b> [1] - 6:23</p> <p><b>appear</b> [1] - 17:7</p> <p><b>appointed</b> [1] - 22:1</p> <p><b>appointments</b> [1] - 34:11</p> <p><b>apprised</b> [1] - 26:19</p> <p><b>Appropriateness</b> [1] - 7:5</p>	<p><b>appropriation</b> [1] - 34:15</p> <p><b>approval</b> [2] - 6:20, 7:15</p> <p><b>approvals</b> [1] - 21:6</p> <p><b>approve</b> [5] - 2:10, 2:24, 4:23, 6:19, 8:1</p> <p><b>approved</b> [3] - 30:3, 31:6, 34:17</p> <p><b>April</b> [1] - 22:5</p> <p><b>AR</b> [3] - 30:17, 30:22, 33:22</p> <p><b>architectural</b> [3] - 1:15, 23:17, 24:15</p> <p><b>architecturally</b> [1] - 23:22</p> <p><b>area</b> [2] - 15:15, 28:15</p> <p><b>arrive</b> [1] - 33:13</p> <p><b>Artea</b> [1] - 17:10</p> <p><b>articles</b> [1] - 17:24</p> <p><b>artist</b> [1] - 13:20</p> <p><b>Arts</b> [4] - 22:24, 23:1, 23:24, 29:14</p> <p><b>Assistant</b> [1] - 1:23</p> <p><b>assurances</b> [1] - 25:6</p> <p><b>attend</b> [3] - 19:1, 19:13, 19:15</p> <p><b>attendance</b> [2] - 18:22, 35:9</p> <p><b>attended</b> [2] - 20:13, 32:1</p> <p><b>August</b> [1] - 26:24</p> <p><b>AUTHORITY</b> [1] - 1:2</p> <p><b>authorized</b> [1] - 37:8</p> <p><b>AVA</b> [1] - 1:23</p> <p><b>availability</b> [1] - 19:6</p> <p><b>available</b> [1] - 15:1</p> <p><b>awaited</b> [1] - 18:2</p> <p><b>awaiting</b> [1] - 30:3</p> <p><b>awarded</b> [1] - 27:1</p> <p><b>aware</b> [2] - 18:20, 32:13</p> <p><b>aye</b> [7] - 2:17, 2:18, 3:6, 5:16, 5:17, 8:10, 8:11</p>	<p><b>beer</b> [1] - 22:9</p> <p><b>beginning</b> [1] - 17:23</p> <p><b>begun</b> [1] - 27:4</p> <p><b>behalf</b> [1] - 32:2</p> <p><b>behind</b> [1] - 13:13</p> <p><b>believes</b> [1] - 25:24</p> <p><b>bell</b> [3] - 23:18, 24:1, 24:12</p> <p><b>better</b> [1] - 23:21</p> <p><b>between</b> [2] - 16:6, 33:25</p> <p><b>beverage</b> [1] - 22:11</p> <p><b>beyond</b> [1] - 9:16</p> <p><b>bid</b> [1] - 30:10</p> <p><b>bids</b> [1] - 21:9</p> <p><b>big</b> [1] - 18:16</p> <p><b>bike</b> [1] - 17:4</p> <p><b>bike/ped</b> [1] - 17:1</p> <p><b>bills</b> [1] - 34:13</p> <p><b>bit</b> [1] - 9:11</p> <p><b>blame</b> [1] - 10:9</p> <p><b>blamed</b> [1] - 10:8</p> <p><b>block</b> [1] - 31:5</p> <p><b>blocks</b> [1] - 28:12</p> <p><b>board</b> [16] - 10:6, 11:10, 11:16, 18:6, 18:25, 19:8, 19:20, 21:18, 21:22, 23:16, 27:21, 31:21, 32:2, 32:13, 35:10, 35:12</p> <p><b>BOARD</b> [25] - 1:3, 1:12, 2:9, 2:11, 2:15, 2:18, 2:20, 2:24, 2:25, 3:6, 3:8, 4:23, 5:1, 5:5, 5:7, 5:13, 5:17, 5:19, 8:1, 8:3, 8:8, 8:11, 8:13, 26:3, 26:10</p> <p><b>Board</b> [8] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 11:1</p> <p><b>boat</b> [1] - 30:7</p> <p><b>bond</b> [1] - 32:22</p> <p><b>book</b> [1] - 20:24</p> <p><b>borings</b> [1] - 27:4</p> <p><b>Boulevard</b> [1] - 30:15</p> <p><b>Bowl</b> [1] - 30:15</p> <p><b>BOYER</b> [12] - 1:18, 3:13, 5:24, 6:3, 10:20, 11:4, 16:11, 16:16, 16:20, 19:23, 26:7, 26:13</p> <p><b>BRAXTON</b> [1] - 1:13</p> <p><b>break</b> [1] - 21:4</p> <p><b>bridge</b> [2] - 30:2, 34:1</p> <p><b>Bridge</b> [3] - 13:22, 30:5, 30:6</p> <p><b>bright</b> [2] - 11:13, 33:19</p> <p><b>bring</b> [1] - 27:17</p>	<p><b>Brooklyn</b> [2] - 13:11, 13:21</p> <p><b>brought</b> [1] - 3:17</p> <p><b>budget</b> [1] - 18:21</p> <p><b>Budget</b> [1] - 18:23</p> <p><b>build</b> [2] - 24:24, 29:13</p> <p><b>building</b> [12] - 13:13, 13:14, 14:17, 15:25, 17:16, 27:24, 28:4, 28:19, 30:18, 30:19, 33:9, 33:12</p> <p><b>buildings</b> [3] - 14:16, 32:4, 32:16</p> <p><b>built</b> [3] - 28:11, 28:13, 28:21</p> <p><b>bulkhead</b> [2] - 25:18, 26:8</p> <p><b>business</b> [1] - 35:24</p> <p><b>businesses</b> [1] - 9:15</p> <p><b>busy</b> [1] - 19:19</p>
<b>2</b>	<p><b>2</b> [5] - 26:5, 26:7, 26:11, 26:14, 26:21</p> <p><b>20</b> [2] - 16:10, 16:11</p> <p><b>2012</b> [1] - 9:19</p> <p><b>2023-039</b> [1] - 6:10</p> <p><b>2024</b> [3] - 1:6, 2:1, 37:15</p> <p><b>2024-02-05</b> [3] - 5:22, 6:10, 8:14</p> <p><b>2024-02-06</b> [1] - 2:23</p> <p><b>2024-02-07</b> [2] - 3:10, 5:20</p> <p><b>21</b> [2] - 1:6, 2:1</p> <p><b>2nd</b> [1] - 37:15</p>	<p><b>appropriation</b> [1] - 34:15</p> <p><b>approval</b> [2] - 6:20, 7:15</p> <p><b>approvals</b> [1] - 21:6</p> <p><b>approve</b> [5] - 2:10, 2:24, 4:23, 6:19, 8:1</p> <p><b>approved</b> [3] - 30:3, 31:6, 34:17</p> <p><b>April</b> [1] - 22:5</p> <p><b>AR</b> [3] - 30:17, 30:22, 33:22</p> <p><b>architectural</b> [3] - 1:15, 23:17, 24:15</p> <p><b>architecturally</b> [1] - 23:22</p> <p><b>area</b> [2] - 15:15, 28:15</p> <p><b>arrive</b> [1] - 33:13</p> <p><b>Artea</b> [1] - 17:10</p> <p><b>articles</b> [1] - 17:24</p> <p><b>artist</b> [1] - 13:20</p> <p><b>Arts</b> [4] - 22:24, 23:1, 23:24, 29:14</p> <p><b>Assistant</b> [1] - 1:23</p> <p><b>assurances</b> [1] - 25:6</p> <p><b>attend</b> [3] - 19:1, 19:13, 19:15</p> <p><b>attendance</b> [2] - 18:22, 35:9</p> <p><b>attended</b> [2] - 20:13, 32:1</p> <p><b>August</b> [1] - 26:24</p> <p><b>AUTHORITY</b> [1] - 1:2</p> <p><b>authorized</b> [1] - 37:8</p> <p><b>AVA</b> [1] - 1:23</p> <p><b>availability</b> [1] - 19:6</p> <p><b>available</b> [1] - 15:1</p> <p><b>awaited</b> [1] - 18:2</p> <p><b>awaiting</b> [1] - 30:3</p> <p><b>awarded</b> [1] - 27:1</p> <p><b>aware</b> [2] - 18:20, 32:13</p> <p><b>aye</b> [7] - 2:17, 2:18, 3:6, 5:16, 5:17, 8:10, 8:11</p>	<p><b>beer</b> [1] - 22:9</p> <p><b>beginning</b> [1] - 17:23</p> <p><b>begun</b> [1] - 27:4</p> <p><b>behalf</b> [1] - 32:2</p> <p><b>behind</b> [1] - 13:13</p> <p><b>believes</b> [1] - 25:24</p> <p><b>bell</b> [3] - 23:18, 24:1, 24:12</p> <p><b>better</b> [1] - 23:21</p> <p><b>between</b> [2] - 16:6, 33:25</p> <p><b>beverage</b> [1] - 22:11</p> <p><b>beyond</b> [1] - 9:16</p> <p><b>bid</b> [1] - 30:10</p> <p><b>bids</b> [1] - 21:9</p> <p><b>big</b> [1] - 18:16</p> <p><b>bike</b> [1] - 17:4</p> <p><b>bike/ped</b> [1] - 17:1</p> <p><b>bills</b> [1] - 34:13</p> <p><b>bit</b> [1] - 9:11</p> <p><b>blame</b> [1] - 10:9</p> <p><b>blamed</b> [1] - 10:8</p> <p><b>block</b> [1] - 31:5</p> <p><b>blocks</b> [1] - 28:12</p> <p><b>board</b> [16] - 10:6, 11:10, 11:16, 18:6, 18:25, 19:8, 19:20, 21:18, 21:22, 23:16, 27:21, 31:21, 32:2, 32:13, 35:10, 35:12</p> <p><b>BOARD</b> [25] - 1:3, 1:12, 2:9, 2:11, 2:15, 2:18, 2:20, 2:24, 2:25, 3:6, 3:8, 4:23, 5:1, 5:5, 5:7, 5:13, 5:17, 5:19, 8:1, 8:3, 8:8, 8:11, 8:13, 26:3, 26:10</p> <p><b>Board</b> [8] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 11:1</p> <p><b>boat</b> [1] - 30:7</p> <p><b>bond</b> [1] - 32:22</p> <p><b>book</b> [1] - 20:24</p> <p><b>borings</b> [1] - 27:4</p> <p><b>Boulevard</b> [1] - 30:15</p> <p><b>Bowl</b> [1] - 30:15</p> <p><b>BOYER</b> [12] - 1:18, 3:13, 5:24, 6:3, 10:20, 11:4, 16:11, 16:16, 16:20, 19:23, 26:7, 26:13</p> <p><b>BRAXTON</b> [1] - 1:13</p> <p><b>break</b> [1] - 21:4</p> <p><b>bridge</b> [2] - 30:2, 34:1</p> <p><b>Bridge</b> [3] - 13:22, 30:5, 30:6</p> <p><b>bright</b> [2] - 11:13, 33:19</p> <p><b>bring</b> [1] - 27:17</p>	<p><b>Brooklyn</b> [2] - 13:11, 13:21</p> <p><b>brought</b> [1] - 3:17</p> <p><b>budget</b> [1] - 18:21</p> <p><b>Budget</b> [1] - 18:23</p> <p><b>build</b> [2] - 24:24, 29:13</p> <p><b>building</b> [12] - 13:13, 13:14, 14:17, 15:25, 17:16, 27:24, 28:4, 28:19, 30:18, 30:19, 33:9, 33:12</p> <p><b>buildings</b> [3] - 14:16, 32:4, 32:16</p> <p><b>built</b> [3] - 28:11, 28:13, 28:21</p> <p><b>bulkhead</b> [2] - 25:18, 26:8</p> <p><b>business</b> [1] - 35:24</p> <p><b>businesses</b> [1] - 9:15</p> <p><b>busy</b> [1] - 19:19</p>
<b>3</b>	<p><b>303</b> [1] - 1:8</p> <p><b>3:39</b> [2] - 1:7, 2:1</p>	<p><b>appropriation</b> [1] - 34:15</p> <p><b>approval</b> [2] - 6:20, 7:15</p> <p><b>approvals</b> [1] - 21:6</p> <p><b>approve</b> [5] - 2:10, 2:24, 4:23, 6:19, 8:1</p> <p><b>approved</b> [3] - 30:3, 31:6, 34:17</p> <p><b>April</b> [1] - 22:5</p> <p><b>AR</b> [3] - 30:17, 30:22, 33:22</p> <p><b>architectural</b> [3] - 1:15, 23:17, 24:15</p> <p><b>architecturally</b> [1] - 23:22</p> <p><b>area</b> [2] - 15:15, 28:15</p> <p><b>arrive</b> [1] - 33:13</p> <p><b>Artea</b> [1] - 17:10</p> <p><b>articles</b> [1] - 17:24</p> <p><b>artist</b> [1] - 13:20</p> <p><b>Arts</b> [4] - 22:24, 23:1, 23:24, 29:14</p> <p><b>Assistant</b> [1] - 1:23</p> <p><b>assurances</b> [1] - 25:6</p> <p><b>attend</b> [3] - 19:1, 19:13, 19:15</p> <p><b>attendance</b> [2] - 18:22, 35:9</p> <p><b>attended</b> [2] - 20:13, 32:1</p> <p><b>August</b> [1] - 26:24</p> <p><b>AUTHORITY</b> [1] - 1:2</p> <p><b>authorized</b> [1] - 37:8</p> <p><b>AVA</b> [1] - 1:23</p> <p><b>availability</b> [1] - 19:6</p> <p><b>available</b> [1] - 15:1</p> <p><b>awaited</b> [1] - 18:2</p> <p><b>awaiting</b> [1] - 30:3</p> <p><b>awarded</b> [1] - 27:1</p> <p><b>aware</b> [2] - 18:20, 32:13</p> <p><b>aye</b> [7] - 2:17, 2:18, 3:6, 5:16, 5:17, 8:10, 8:11</p>	<p><b>beer</b> [1] - 22:9</p> <p><b>beginning</b> [1] - 17:23</p> <p><b>begun</b> [1] - 27:4</p> <p><b>behalf</b> [1] - 32:2</p> <p><b>behind</b> [1] - 13:13</p> <p><b>believes</b> [1] - 25:24</p> <p><b>bell</b> [3] - 23:18, 24:1, 24:12</p> <p><b>better</b> [1] - 23:21</p> <p><b>between</b> [2] - 16:6, 33:25</p> <p><b>beverage</b> [1] - 22:11</p> <p><b>beyond</b> [1] - 9:16</p> <p><b>bid</b> [1] - 30:10</p> <p><b>bids</b> [1] - 21:9</p> <p><b>big</b> [1] - 18:16</p> <p><b>bike</b> [1] - 17:4</p> <p><b>bike/ped</b> [1] - 17:1</p> <p><b>bills</b> [1] - 34:13</p> <p><b>bit</b> [1] - 9:11</p> <p><b>blame</b> [1] - 10:9</p> <p><b>blamed</b> [1] - 10:8</p> <p><b>block</b> [1] - 31:5</p> <p><b>blocks</b> [1] - 28:12</p> <p><b>board</b> [16] - 10:6, 11:10, 11:16, 18:6, 18:25, 19:8, 19:20, 21:18, 21:22, 23:16, 27:21, 31:21, 32:2, 32:13, 35:10, 35:12</p> <p><b>BOARD</b> [25] - 1:3, 1:12, 2:9, 2:11, 2:15, 2:18, 2:20, 2:24, 2:25, 3:6, 3:8, 4:23, 5:1, 5:5, 5:7, 5:13, 5:17, 5:19, 8:1, 8:3, 8:8, 8:11, 8:13, 26:3, 26:10</p> <p><b>Board</b> [8] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 11:1</p> <p><b>boat</b> [1] - 30:7</p> <p><b>bond</b> [1] - 32:22</p> <p><b>book</b> [1] - 20:24</p> <p><b>borings</b> [1] - 27:4</p> <p><b>Boulevard</b> [1] - 30:15</p> <p><b>Bowl</b> [1] - 30:15</p> <p><b>BOYER</b> [12] - 1:18, 3:13, 5:24, 6:3, 10:20, 11:4, 16:11, 16:16, 16:20, 19:23, 26:7, 26:13</p> <p><b>BRAXTON</b> [1] - 1:13</p> <p><b>break</b> [1] - 21:4</p> <p><b>bridge</b> [2] - 30:2, 34:1</p> <p><b>Bridge</b> [3] - 13:22, 30:5, 30:6</p> <p><b>bright</b> [2] - 11:13, 33:19</p> <p><b>bring</b> [1] - 27:17</p>	<p><b>Brooklyn</b> [2] - 13:11, 13:21</p> <p><b>brought</b> [1] - 3:17</p> <p><b>budget</b> [1] - 18:21</p> <p><b>Budget</b> [1] - 18:23</p> <p><b>build</b> [2] - 24:24, 29:13</p> <p><b>building</b> [12] - 13:13, 13:14, 14:17, 15:25, 17:16, 27:24, 28:4, 28:19, 30:18, 30:19, 33:9, 33:12</p> <p><b>buildings</b> [3] - 14:16, 32:4, 32:16</p> <p><b>built</b> [3] - 28:11, 28:13, 28:21</p> <p><b>bulkhead</b> [2] - 25:18, 26:8</p> <p><b>business</b> [1] - 35:24</p> <p><b>businesses</b> [1] - 9:15</p> <p><b>busy</b> [1] - 19:19</p>
<b>4</b>	<p><b>4:36</b> [1] - 36:3</p>	<p><b>appropriation</b> [1] - 34:15</p> <p><b>approval</b> [2] - 6:20, 7:15</p> <p><b>approvals</b> [1] - 21:6</p> <p><b>approve</b> [5] - 2:10, 2:24, 4:23, 6:19, 8:1</p> <p><b>approved</b> [3] - 30:3, 31:6, 34:17</p> <p><b>April</b> [1] - 22:5</p> <p><b>AR</b> [3] - 30:17, 30:22, 33:22</p> <p><b>architectural</b> [3] - 1:15, 23:17, 24:15</p> <p><b>architecturally</b> [1] - 23:22</p> <p><b>area</b> [2] - 15:15, 28:15</p> <p><b>arrive</b> [1] - 33:13</p> <p><b>Artea</b> [1] - 17:10</p> <p><b>articles</b> [1] - 17:24</p> <p><b>artist</b> [1] - 13:20</p> <p><b>Arts</b> [4] - 22:24, 23:1, 23:24, 29:14</p> <p><b>Assistant</b> [1] - 1:23</p> <p><b>assurances</b> [1] - 25:6</p> <p><b>attend</b> [3] - 19:1, 19:13, 19:15</p> <p><b>attendance</b> [2] - 18:22, 35:9</p> <p><b>attended</b> [2] - 20:13, 32:1</p> <p><b>August</b> [1] - 26:24</p> <p><b>AUTHORITY</b> [1] - 1:2</p> <p><b>authorized</b> [1] - 37:8</p> <p><b>AVA</b> [1] - 1:23</p> <p><b>availability</b> [1] - 19:6</p> <p><b>available</b> [1] - 15:1</p> <p><b>awaited</b> [1] - 18:2</p> <p><b>awaiting</b> [1] - 30:3</p> <p><b>awarded</b> [1] - 27:1</p> <p><b>aware</b> [2] - 18:20, 32:13</p> <p><b>aye</b> [7] - 2:17, 2:18, 3:6, 5:16, 5:17, 8:10, 8:11</p>	<p><b>beer</b> [1] - 22:9</p> <p><b>beginning</b> [1] - 17:23</p> <p><b>begun</b> [1] - 27:4</p> <p><b>behalf</b> [1] - 32:2</p> <p><b>behind</b> [1] - 13:13</p> <p><b>believes</b> [1] - 25:24</p> <p><b>bell</b> [3] - 23:18, 24:1, 24:12</p> <p><b>better</b> [1] - 23:21</p> <p><b>between</b> [2] - 16:6, 33:25</p> <p><b>beverage</b> [1] - 22:11</p> <p><b>beyond</b> [1] - 9:16</p> <p><b>bid</b> [1] - 30:10</p> <p><b>bids</b> [1] - 21:9</p> <p><b>big</b> [1] - 18:16</p> <p><b>bike</b> [1] - 17:4</p> <p><b>bike/ped</b> [1] - 17:1</p> <p><b>bills</b> [1] - 34:13</p> <p><b>bit</b> [1] - 9:11</p> <p><b>blame</b> [1] - 10:9</p> <p><b>blamed</b> [1] - 10:8</p> <p><b>block</b> [1] - 31:5</p> <p><b>blocks</b> [1] - 28:12</p> <p><b>board</b> [16] - 10:6, 11:10, 11:16, 18:6, 18:25, 19:8, 19:20, 21:18, 21:22, 23:16, 27:21, 31:21, 32:2, 32:13, 35:10, 35:12</p> <p><b>BOARD</b> [25] - 1:3, 1:12, 2:9, 2:11, 2:15, 2:18, 2:20, 2:24, 2:25, 3:6, 3:8, 4:23, 5:1, 5:5, 5:7, 5:13, 5:17, 5:19, 8:1, 8:3, 8:8, 8:11, 8:13, 26:3, 26:10</p> <p><b>Board</b> [8] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 11:1</p> <p><b>boat</b> [1] - 30:7</p> <p><b>bond</b> [1] - 32:22</p> <p><b>book</b> [1] - 20:24</p> <p><b>borings</b> [1] - 27:4</p> <p><b>Boulevard</b> [1] - 30:15</p> <p><b>Bowl</b> [1] - 30:15</p> <p><b>BOYER</b> [12] - 1:18, 3:13, 5:24, 6:3, 10:20, 11:4, 16:11, 16:16, 16:20, 19:23, 26:7, 26:13</p> <p><b>BRAXTON</b> [1] - 1:13</p> <p><b>break</b> [1] - 21:4</p> <p><b>bridge</b> [2] - 30:2, 34:1</p> <p><b>Bridge</b> [3] - 13:22, 30:5, 30:6</p> <p><b>bright</b> [2] - 11:13, 33:19</p> <p><b>bring</b> [1] - 27:17</p>	<p><b>Brooklyn</b> [2] - 13:11, 13:21</p> <p><b>brought</b> [1] - 3:17</p> <p><b>budget</b> [1] - 18:21</p> <p><b>Budget</b> [1] - 18:23</p> <p><b>build</b> [2] - 24:24, 29:13</p> <p><b>building</b> [12] - 13:13, 13:14, 14:17, 15:25, 17:16, 27:24, 28:4, 28:19, 30:18, 30:19, 33:9, 33:12</p> <p><b>buildings</b> [3] - 14:16, 32:4, 32:16</p> <p><b>built</b> [3] - 28:11, 28:13, 28:21</p> <p><b>bulkhead</b> [2] - 25:18, 26:8</p> <p><b>business</b> [1] - 35:24</p> <p><b>businesses</b> [1] - 9:15</p> <p><b>busy</b> [1] - 19:19</p>
<b>5</b>	<p><b>500-unit</b> [1] - 33:8</p>	<p><b>appropriation</b> [1] - 34:15</p> <p><b>approval</b> [2] - 6:20, 7:15</p> <p><b>approvals</b> [1] - 21:6</p> <p><b>approve</b> [5] - 2:10, 2:24, 4:23, 6:19, 8:1</p> <p><b>approved</b> [3] - 30:3, 31:6, 34:17</p> <p><b>April</b> [1] - 22:5</p> <p><b>AR</b> [3] - 30:17, 30:22, 33:22</p> <p><b>architectural</b> [3] - 1:15, 23:17, 24:15</p> <p><b>architecturally</b> [1] - 23:22</p> <p><b>area</b> [2] - 15:15, 28:15</p> <p><b>arrive</b> [1] - 33:13</p> <p><b>Artea</b> [1] - 17:10</p> <p><b>articles</b> [1] - 17:24</p> <p><b>artist</b> [1] - 13:20</p> <p><b>Arts</b> [4] - 22:24, 23:1, 23:24, 29:14</p> <p><b>Assistant</b> [1] - 1:23</p> <p><b>assurances</b> [1] - 25:6</p> <p><b>attend</b> [3] - 19:1, 19:13, 19:15</p> <p><b>attendance</b> [2] - 18:22, 35:9</p> <p><b>attended</b> [2] - 20:13, 32:1</p> <p><b>August</b> [1] - 26:24</p> <p><b>AUTHORITY</b> [1] - 1:2</p> <p><b>authorized</b> [1] - 37:8</p> <p>&lt;</p>		

<p><b>CHAIRMAN</b> [23] - 2:3, 2:12, 2:16, 2:19, 2:21, 3:1, 3:7, 3:9, 4:22, 4:24, 5:2, 5:6, 5:14, 5:18, 5:20, 8:4, 8:9, 8:12, 8:14, 16:14, 16:19, 19:17, 35:10  <b>chairman's</b> [1] - 11:8  <b>Chairman's</b> [1] - 8:18  <b>challenge</b> [2] - 11:9, 12:21  <b>challenges</b> [3] - 10:17, 22:22, 35:17  <b>change</b> [4] - 12:6, 27:25, 28:9, 29:6  <b>changes</b> [4] - 3:24, 5:23, 6:18, 21:4  <b>changing</b> [2] - 12:5, 13:5  <b>Chapter</b> [1] - 5:23  <b>charge</b> [1] - 4:4  <b>Chief</b> [1] - 1:18  <b>choice</b> [1] - 21:23  <b>CIP</b> [8] - 19:24, 20:6, 20:19, 20:24, 25:4, 26:10, 26:22, 30:18  <b>Citrano</b> [1] - 32:1  <b>CITRANO</b> [1] - 1:13  <b>city</b> [1] - 9:5  <b>City</b> [10] - 1:20, 6:19, 9:2, 19:24, 20:6, 20:24, 25:4, 30:3, 32:18, 35:19  <b>CITY</b> [1] - 1:1  <b>clarifies</b> [2] - 6:22, 7:21  <b>clarity</b> [1] - 7:17  <b>clean</b> [1] - 31:16  <b>cleaning</b> [1] - 4:5  <b>clearly</b> [1] - 24:8  <b>clicking</b> [1] - 27:11  <b>clock</b> [2] - 23:19, 24:1  <b>close</b> [4] - 2:3, 17:18, 25:23, 31:15  <b>closed</b> [1] - 33:9  <b>closer</b> [1] - 29:12  <b>closing</b> [1] - 21:17  <b>CNB</b> [1] - 31:11  <b>code</b> [1] - 3:11  <b>Code</b> [3] - 3:22, 5:23, 21:3  <b>coming</b> [3] - 19:25, 20:15, 23:15  <b>commencing</b> [1] - 1:7  <b>comment</b> [4] - 5:5, 5:6, 8:19, 19:16  <b>comments</b> [5] - 2:14, 5:3, 8:6, 11:8, 32:14  <b>commercial</b> [2] -</p>	<p>12:21, 13:1  <b>commit</b> [1] - 19:19  <b>committed</b> [2] - 31:8, 32:19  <b>committee</b> [2] - 3:15, 3:17  <b>Committee</b> [2] - 6:15, 22:19  <b>committee's</b> [1] - 18:24  <b>committees</b> [1] - 34:17  <b>Commons</b> [2] - 14:11, 14:14  <b>commute</b> [1] - 25:16  <b>comparing</b> [1] - 15:9  <b>complete</b> [2] - 14:7, 37:10  <b>completed</b> [3] - 14:16, 14:18, 25:14  <b>completely</b> [1] - 13:13  <b>completion</b> [3] - 15:14, 25:7, 27:9  <b>complex</b> [1] - 21:11  <b>Complies</b> [1] - 11:3  <b>component</b> [1] - 16:14  <b>computer</b> [2] - 13:18, 14:12  <b>concept</b> [1] - 18:6  <b>concepts</b> [1] - 31:25  <b>conceptual</b> [1] - 7:2  <b>concerns</b> [1] - 23:6  <b>connections</b> [2] - 16:24, 16:25  <b>consent</b> [6] - 2:22, 3:9, 3:16, 6:1, 6:5, 7:24  <b>consider</b> [2] - 23:18, 27:16  <b>constructed</b> [1] - 29:3  <b>construction</b> [9] - 11:25, 14:6, 14:19, 25:12, 25:19, 26:17, 29:25, 30:11, 34:3  <b>continue</b> [1] - 14:19  <b>continues</b> [1] - 13:24  <b>continuing</b> [2] - 12:15, 33:24  <b>contract</b> [3] - 27:1, 27:9, 30:12  <b>control</b> [5] - 9:3, 9:16, 10:11, 25:25  <b>conversation</b> [4] - 8:20, 11:15, 22:19, 31:22  <b>conversations</b> [1] - 21:20  <b>conversions</b> [1] - 12:23  <b>conveyed</b> [1] - 8:23</p>	<p><b>coordinating</b> [1] - 30:20  <b>Coordinator</b> [3] - 1:20, 1:21, 1:22  <b>Corkscrew</b> [1] - 18:12  <b>cost</b> [1] - 32:18  <b>costs</b> [2] - 9:6, 32:21  <b>Council</b> [4] - 1:20, 6:19, 30:4, 34:14  <b>Counsel</b> [2] - 1:22, 4:20  <b>COUNTY</b> [1] - 37:4  <b>couple</b> [4] - 3:17, 4:16, 19:12, 21:13  <b>courthouse</b> [3] - 21:10, 28:2, 28:8  <b>Coxwell</b> [1] - 24:24  <b>CRA</b> [2] - 2:4, 20:6  <b>cranes</b> [1] - 33:12  <b>creates</b> [1] - 15:1  <b>Creek</b> [1] - 29:25  <b>Crescimbeni</b> [1] - 21:12  <b>Cross</b> [1] - 33:24  <b>crossed</b> [1] - 5:10  <b>cultures</b> [1] - 13:6  <b>curbs</b> [1] - 27:16  <b>current</b> [6] - 16:4, 19:2, 23:23, 27:24, 28:25, 29:19</p>	<p>24:23, 27:14, 27:16, 28:16, 28:22, 29:8, 29:13, 30:13, 33:7, 33:11  <b>designed</b> [4] - 28:11, 28:13, 29:2, 30:9  <b>designing</b> [1] - 22:21  <b>desire</b> [1] - 21:23  <b>destination</b> [2] - 18:7, 18:16  <b>deterioration</b> [1] - 32:17  <b>determine</b> [1] - 24:6  <b>DeVault</b> [1] - 34:7  <b>DEVAULT</b> [1] - 1:21  <b>develop</b> [1] - 33:24  <b>developed</b> [1] - 32:15  <b>developer</b> [3] - 28:23, 32:1, 32:8  <b>developer's</b> [1] - 31:9  <b>developers</b> [2] - 9:14, 33:1  <b>developing</b> [1] - 34:9  <b>Development</b> [2] - 1:19, 6:14  <b>development</b> [5] - 21:6, 25:8, 25:10, 31:4, 34:4  <b>develops</b> [1] - 28:20  <b>deviation</b> [2] - 7:6, 7:14  <b>DIA</b> [9] - 1:18, 1:19, 1:19, 1:21, 1:22, 2:4, 6:12, 6:15, 23:25  <b>Diane</b> [3] - 1:9, 37:7, 37:19  <b>diet</b> [1] - 24:22  <b>different</b> [4] - 4:9, 27:22  <b>direction</b> [2] - 24:4, 27:22  <b>Director</b> [1] - 1:19  <b>discovered</b> [1] - 34:23  <b>discuss</b> [2] - 24:9, 35:24  <b>discussing</b> [1] - 33:22  <b>District</b> [1] - 16:12  <b>done</b> [7] - 9:18, 17:5, 25:11, 26:2, 31:14, 32:4, 34:24  <b>Doro</b> [1] - 35:17  <b>DOT</b> [1] - 30:8  <b>dotted</b> [1] - 5:9  <b>doubles</b> [2] - 11:22, 11:23  <b>dovetails</b> [1] - 8:20  <b>down</b> [2] - 14:8, 26:6  <b>downsizing</b> [1] - 13:6  <b>downtown</b> [4] - 9:5, 9:15, 20:17, 34:9</p>	<p><b>DOWNTOWN</b> [1] - 1:2  <b>Downtown</b> [1] - 6:11  <b>DPRP</b> [1] - 32:19  <b>drafting</b> [3] - 21:3, 30:11, 31:7  <b>dramatically</b> [1] - 32:21  <b>dress</b> [1] - 23:22  <b>drew</b> [1] - 26:6  <b>Drive</b> [1] - 25:13  <b>due</b> [2] - 9:1, 19:24  <b>duPont</b> [1] - 28:4  <b>during</b> [2] - 3:16, 24:14  <b>Duval</b> [1] - 35:3  <b>DUVAL</b> [1] - 37:4  <b>dynamic</b> [1] - 4:4</p>
<b>E</b>				
		<b>D</b>		<p><b>early</b> [1] - 18:25  <b>east</b> [4] - 16:25, 26:5, 26:7, 33:25  <b>east-west</b> [1] - 16:25  <b>Economic</b> [1] - 6:14  <b>Ed</b> [2] - 34:20, 35:4  <b>efficiencies</b> [2] - 6:13, 6:17  <b>eight</b> [2] - 4:12, 4:14  <b>eight-hour</b> [1] - 4:14  <b>either</b> [1] - 34:2  <b>element</b> [1] - 24:15  <b>elements</b> [1] - 13:23  <b>elevated</b> [1] - 18:12  <b>elimination</b> [1] - 7:11  <b>EltonAlan</b> [1] - 27:1  <b>email</b> [1] - 32:9  <b>Emerald</b> [2] - 15:6, 15:8  <b>encourage</b> [2] - 10:13, 19:14  <b>end</b> [4] - 23:2, 25:14, 31:9, 32:18  <b>ended</b> [1] - 8:22  <b>engaged</b> [2] - 22:4, 22:15  <b>engaging</b> [1] - 23:17  <b>engineering</b> [1] - 29:18  <b>ensure</b> [1] - 35:1  <b>enter</b> [2] - 30:16  <b>entire</b> [1] - 33:23  <b>equipment</b> [1] - 27:7  <b>escalated</b> [1] - 12:10  <b>especially</b> [2] - 32:13, 35:11  <b>established</b> [1] - 9:20  <b>establishments</b> [1] - 22:12</p>

<p><b>estimate</b> [1] - 26:21  <b>et</b> [2] - 24:11, 27:19  <b>Ev'ry</b> [2] - 15:17, 15:19  <b>evaluating</b> [1] - 31:23  <b>everywhere</b> [1] - 28:25  <b>example</b> [3] - 4:11, 28:1, 28:14  <b>exception</b> [1] - 26:8  <b>excess</b> [1] - 34:16  <b>exciting</b> [2] - 18:3, 35:22  <b>Executive</b> [1] - 1:18  <b>exempt</b> [1] - 7:1  <b>exercise</b> [1] - 18:11  <b>Exhibit</b> [1] - 7:20  <b>exhibits</b> [1] - 3:22  <b>existing</b> [2] - 28:14, 28:15  <b>exits</b> [1] - 11:1  <b>expand</b> [1] - 28:6  <b>expanded</b> [1] - 28:17  <b>expect</b> [2] - 20:3, 21:17  <b>expectation</b> [1] - 22:18  <b>expected</b> [1] - 33:13  <b>expecting</b> [1] - 13:15  <b>expensive</b> [2] - 11:11, 29:23  <b>experience</b> [2] - 18:12, 18:16  <b>extended</b> [1] - 34:24</p>	<p>6:6, 7:18  <b>few</b> [3] - 4:16, 13:15, 34:6  <b>figure</b> [1] - 23:13  <b>file</b> [1] - 3:3  <b>filed</b> [1] - 21:5  <b>final</b> [3] - 6:20, 7:3, 7:15  <b>Finance</b> [1] - 18:23  <b>financing</b> [1] - 33:10  <b>finish</b> [4] - 13:14, 20:2, 20:16, 25:17  <b>finished</b> [2] - 13:15, 13:25  <b>fire</b> [1] - 30:17  <b>firm</b> [1] - 29:13  <b>first</b> [7] - 8:18, 10:25, 11:6, 17:12, 18:4, 18:21, 24:6  <b>five</b> [2] - 19:25, 21:9  <b>flexibility</b> [2] - 3:19, 4:8  <b>flexible</b> [1] - 4:4  <b>FLORIDA</b> [1] - 37:3  <b>Florida</b> [4] - 1:9, 1:10, 37:7, 37:19  <b>fly</b> [2] - 23:5, 29:21  <b>focus</b> [1] - 9:23  <b>focused</b> [1] - 18:15  <b>focuses</b> [1] - 10:14  <b>follow</b> [1] - 34:21  <b>follow-up</b> [1] - 34:21  <b>food</b> [1] - 22:11  <b>footprint</b> [1] - 23:20  <b>force</b> [1] - 12:14  <b>forces</b> [2] - 9:2, 9:16  <b>Ford</b> [1] - 33:3  <b>foregoing</b> [2] - 36:2, 37:9  <b>form</b> [1] - 4:19  <b>Form</b> [1] - 3:3  <b>Forsyth</b> [2] - 26:25, 28:3  <b>forward</b> [6] - 6:16, 21:25, 24:23, 27:12, 33:11, 33:19  <b>Fountain</b> [2] - 18:1, 22:14  <b>four</b> [2] - 14:4, 21:9  <b>fourth</b> [1] - 14:18  <b>FPR</b> [1] - 1:9  <b>frame</b> [1] - 19:7  <b>framing</b> [1] - 17:16  <b>Friendship</b> [2] - 17:25, 22:14  <b>front</b> [3] - 28:2, 28:8  <b>frozen</b> [1] - 9:7  <b>Fuller</b> [1] - 13:21  <b>fully</b> [1] - 14:4</p>	<p><b>function</b> [1] - 29:20  <b>Fund</b> [1] - 20:23  <b>fund</b> [3] - 24:1, 32:3, 34:18  <b>funded</b> [1] - 25:22  <b>funding</b> [3] - 20:12, 25:2, 31:25  <b>funds</b> [5] - 20:1, 20:9, 20:16, 20:21, 26:2  <b>furthermore</b> [1] - 12:20  <b>future</b> [1] - 28:16</p>	<p><b>heads</b> [2] - 6:8, 6:19  <b>heads-up</b> [1] - 6:8  <b>hearing</b> [1] - 32:14  <b>Heavener</b> [1] - 21:11  <b>HEAVENER</b> [2] - 1:16, 2:25  <b>height</b> [1] - 23:7  <b>held</b> [3] - 1:6, 12:23, 27:2  <b>help</b> [1] - 12:25  <b>helpful</b> [2] - 19:15, 19:22  <b>HIGGINBOTHAM</b> [1] - 1:21  <b>high</b> [4] - 9:6, 11:11, 24:6, 31:19  <b>high-profile</b> [1] - 11:11  <b>high-rise</b> [1] - 31:19  <b>highlighted</b> [1] - 3:23  <b>highlights</b> [1] - 3:24  <b>hill</b> [1] - 10:24  <b>HILL</b> [2] - 1:23, 11:3  <b>historic</b> [2] - 7:2, 32:3  <b>Historic</b> [1] - 7:5  <b>Hogan</b> [2] - 20:12, 29:8  <b>Home2</b> [2] - 11:6, 13:9  <b>hope</b> [1] - 31:20  <b>hopefully</b> [1] - 26:22  <b>hotel</b> [1] - 13:10  <b>hour</b> [2] - 4:13, 4:14  <b>hours</b> [1] - 4:12  <b>house</b> [2] - 15:20, 23:8  <b>housing</b> [4] - 14:24, 15:4, 16:8, 23:21  <b>hundred</b> [2] - 16:10, 16:11  <b>Hyatt</b> [1] - 34:1</p>	<p><b>improvements</b> [2] - 18:3, 35:7  <b>INA</b> [1] - 1:20  <b>inaccurate</b> [1] - 12:1  <b>inaudible</b> [1] - 5:13  <b>inaudible</b> [1] - 19:18  <b>incentives</b> [2] - 9:14, 12:25  <b>included</b> [2] - 20:24, 26:21  <b>including</b> [2] - 7:10, 22:8  <b>Independent</b> [2] - 25:13, 28:5  <b>individual</b> [1] - 5:15  <b>inflation</b> [1] - 9:6  <b>information</b> [1] - 22:16  <b>infrastructure</b> [3] - 9:24, 10:1, 24:22  <b>Initiatives</b> [1] - 1:20  <b>input</b> [1] - 24:9  <b>inquiries</b> [1] - 19:5  <b>insert</b> [1] - 8:17  <b>inside</b> [1] - 29:21  <b>installed</b> [2] - 15:23, 15:24  <b>instead</b> [1] - 5:14  <b>interested</b> [1] - 34:9  <b>interfere</b> [1] - 29:20  <b>interior</b> [4] - 13:14, 14:8, 16:7, 17:23  <b>internal</b> [1] - 29:11  <b>internally</b> [1] - 21:20  <b>international</b> [1] - 13:5  <b>interrupt</b> [1] - 26:3  <b>invest</b> [2] - 9:15, 28:18  <b>INVESTMENT</b> [1] - 1:2  <b>issue</b> [5] - 9:6, 13:4, 13:5, 34:22  <b>issues</b> [2] - 9:4, 9:8  <b>item</b> [1] - 2:22  <b>items</b> [1] - 27:7  <b>itself</b> [1] - 17:15</p>
<b>F</b>				
<p><b>FAB</b> [1] - 32:24  <b>FAB-REP</b> [1] - 32:24  <b>faced</b> [1] - 29:17  <b>faces</b> [1] - 23:4  <b>facilities</b> [1] - 35:2  <b>facing</b> [1] - 23:5  <b>fact</b> [1] - 3:25  <b>fair</b> [1] - 14:23  <b>faltered</b> [1] - 31:12  <b>familiar</b> [1] - 14:21  <b>family</b> [2] - 15:3, 16:18  <b>favor</b> [4] - 2:17, 3:5, 5:15, 8:9  <b>FDOT</b> [2] - 30:2  <b>feasibility</b> [3] - 22:6, 22:8, 22:11  <b>feature</b> [1] - 24:16  <b>February</b> [5] - 1:6, 2:1, 15:22, 16:6, 17:15  <b>felt</b> [1] - 34:25  <b>FETNER</b> [2] - 1:14, 5:13  <b>Fetner</b> [4] - 3:16, 5:8</p>				
		<b>G</b>		
		<p><b>game</b> [1] - 4:11  <b>garage</b> [8] - 14:6, 17:12, 21:11, 28:3, 34:21, 34:22, 35:3, 35:5  <b>garages</b> [1] - 34:16  <b>garden</b> [1] - 22:9  <b>garner</b> [1] - 11:14  <b>Gateway</b> [1] - 31:5  <b>Gator</b> [1] - 30:15  <b>general</b> [2] - 27:20, 27:23  <b>General</b> [3] - 1:22, 4:20, 20:23  <b>generous</b> [1] - 28:7  <b>Gibbs'</b> [1] - 5:8  <b>GILLAM</b> [7] - 1:13, 2:11, 2:24, 4:23, 5:5, 5:7, 8:1  <b>Gillam</b> [3] - 5:6, 11:1, 25:15  <b>given</b> [3] - 24:24, 27:3, 27:9  <b>givens</b> [1] - 22:10  <b>globally</b> [1] - 11:7  <b>government</b> [1] - 9:12  <b>Greenville</b> [1] - 24:12  <b>ground</b> [1] - 33:15  <b>growing</b> [2] - 12:13  <b>guaranteed</b> [1] - 25:20  <b>Guy</b> [1] - 6:4  <b>GUY</b> [1] - 1:19</p>		
		<b>H</b>		
		<p><b>half</b> [1] - 17:20  <b>hall</b> [1] - 23:2  <b>hand</b> [5] - 14:15, 14:17, 17:13, 17:19, 17:21  <b>hands</b> [1] - 31:9  <b>happy</b> [2] - 6:23, 7:25  <b>hard</b> [2] - 11:21, 13:17  <b>HASSAN</b> [3] - 1:14, 5:1, 8:3</p>		
			<b>I</b>	
			<p><b>I-Life</b> [1] - 31:11  <b>idea</b> [4] - 12:20, 13:6, 20:22, 26:13  <b>ideas</b> [1] - 34:12  <b>identified</b> [3] - 6:13, 25:3, 25:5  <b>Iguana</b> [1] - 33:9  <b>impact</b> [2] - 24:10, 30:24  <b>impacted</b> [1] - 9:9  <b>impacting</b> [1] - 24:18  <b>impacts</b> [1] - 25:15  <b>implement</b> [1] - 20:25  <b>important</b> [6] - 5:10, 12:16, 14:22, 14:25, 23:12, 34:25  <b>impressive</b> [1] - 10:17</p>	
			<b>J</b>	
			<p><b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [5] - 1:7, 1:9, 9:3, 13:3  <b>Jaguars'</b> [1] - 4:11  <b>January</b> [5] - 2:6, 14:15, 15:22, 16:6, 17:20  <b>JIM</b> [1] - 1:13  <b>JIMMY</b> [1] - 1:20  <b>job</b> [3] - 5:11, 9:19, 35:20</p>	

<p><b>JOE</b> [1] - 1:14 <b>JOHN</b> [1] - 1:22 <b>Johns</b> [1] - 22:14 <b>Johnson</b> [2] - 14:11, 14:14</p>	<p><b>library</b> [1] - 35:3 <b>Library</b> [1] - 1:8 <b>license</b> [1] - 30:9 <b>Life</b> [1] - 31:11 <b>life</b> [1] - 27:25 <b>Lift</b> [2] - 15:17, 15:19 <b>limited</b> [1] - 7:10 <b>link</b> [1] - 15:7 <b>Lions</b> [1] - 33:4 <b>list</b> [1] - 21:3 <b>listen</b> [1] - 9:22 <b>listening</b> [1] - 9:22 <b>literally</b> [1] - 9:7 <b>live</b> [1] - 15:3 <b>located</b> [1] - 29:24 <b>location</b> [1] - 24:10 <b>loft</b> [2] - 23:5, 29:21 <b>Lofts</b> [2] - 16:2, 16:4 <b>long-awaited</b> [1] - 18:2 <b>look</b> [7] - 11:11, 12:25, 15:13, 16:22, 22:13, 23:9, 28:17 <b>looking</b> [5] - 11:18, 12:7, 15:10, 17:14, 18:7 <b>looks</b> [1] - 23:21 <b>LORI</b> [1] - 1:18 <b>lower</b> [1] - 23:3</p>	<p>35:9, 35:25 <b>MEETING</b> [1] - 1:3 <b>meetings</b> [2] - 26:17, 35:12 <b>mega</b> [1] - 11:24 <b>mega-projects</b> [1] - 11:24 <b>MELINDA</b> [1] - 1:16 <b>melodious</b> [1] - 24:14 <b>MEMBER</b> [13] - 2:9, 2:11, 2:24, 2:25, 4:23, 5:1, 5:5, 5:7, 5:13, 8:1, 8:3, 26:3, 26:10 <b>member</b> [2] - 21:18, 21:22 <b>Member</b> [8] - 1:13, 1:14, 1:14, 1:15, 1:15, 1:16, 1:16, 11:1 <b>members</b> [4] - 18:6, 19:1, 27:21, 35:11 <b>MEMBERS</b> [11] - 1:12, 2:15, 2:18, 2:20, 3:6, 3:8, 5:17, 5:19, 8:8, 8:11, 8:13 <b>mentioned</b> [3] - 4:12, 33:1, 33:4 <b>met</b> [1] - 33:7 <b>MEZINI</b> [1] - 1:20 <b>MICAH</b> [1] - 1:16 <b>mid</b> [1] - 21:17 <b>might</b> [4] - 4:12, 4:14, 23:18, 24:2 <b>mind</b> [2] - 10:8, 24:12 <b>minutes</b> [3] - 2:7, 2:10, 2:21 <b>missed</b> [1] - 34:6 <b>mix</b> [1] - 14:25 <b>Mobility</b> [1] - 16:23 <b>moment</b> [2] - 11:9, 31:3 <b>momentum</b> [1] - 35:22 <b>Monday</b> [1] - 31:22 <b>money</b> [2] - 28:18, 29:16 <b>month's</b> [1] - 22:17 <b>months</b> [4] - 13:16, 15:10, 19:11, 31:6 <b>morning</b> [1] - 25:16 <b>most</b> [1] - 35:15 <b>mostly</b> [1] - 26:7 <b>motion</b> [7] - 2:8, 2:12, 3:1, 4:24, 5:2, 8:4, 10:16 <b>move</b> [5] - 2:9, 2:24, 4:23, 6:16, 8:1 <b>moving</b> [6] - 24:23, 27:12, 27:16, 32:23, 33:10, 33:19</p>	<p><b>MPS</b> [1] - 34:16 <b>MR</b> [2] - 16:10, 16:17 <b>MS</b> [14] - 3:13, 5:24, 6:2, 6:3, 6:4, 10:20, 11:3, 11:4, 16:11, 16:16, 16:20, 19:23, 26:7, 26:13 <b>multi</b> [1] - 31:5 <b>multi-block</b> [1] - 31:5 <b>Multipurpose</b> [1] - 1:8</p>	<p>33:19 <b>obligations</b> [2] - 30:22, 31:18 <b>obviously</b> [1] - 35:18 <b>occasionally</b> [1] - 35:12 <b>occupied</b> [1] - 29:1 <b>occurred</b> [2] - 17:9, 18:1 <b>occurring</b> [2] - 9:25, 10:2 <b>October</b> [1] - 6:15 <b>OF</b> [4] - 1:1, 37:1, 37:3, 37:4 <b>offer</b> [1] - 14:23 <b>offered</b> [1] - 32:5 <b>office</b> [3] - 12:22, 13:7, 33:9 <b>Office</b> [5] - 1:22, 4:20, 20:20, 20:21, 34:19 <b>Officer</b> [1] - 1:18 <b>official</b> [1] - 26:24 <b>officially</b> [1] - 27:2 <b>OGC</b> [3] - 7:19, 21:3, 31:6 <b>One</b> [1] - 14:2 <b>one</b> [25] - 2:22, 5:5, 5:25, 11:24, 13:15, 14:2, 14:22, 15:15, 16:15, 16:21, 20:15, 21:18, 21:22, 28:4, 29:11, 29:23, 30:25, 31:10, 32:23, 33:18, 34:14, 34:18, 35:13 <b>ones</b> [3] - 4:2, 34:8, 35:11 <b>open</b> [1] - 2:4 <b>Operations</b> [1] - 1:19 <b>operator</b> [1] - 35:1 <b>opinion</b> [1] - 8:25 <b>opportunity</b> [2] - 15:3, 32:6 <b>opposition</b> [4] - 2:19, 3:7, 5:18, 8:12 <b>option</b> [1] - 23:18 <b>options</b> [1] - 32:15 <b>Ordinance</b> [2] - 5:23, 6:10 <b>ordinance</b> [1] - 6:17 <b>original</b> [1] - 7:9 <b>originally</b> [1] - 32:19 <b>outfall</b> [1] - 29:25 <b>overall</b> [1] - 12:4 <b>Overlay</b> [1] - 6:11</p>
<b>K</b>				
<p><b>keep</b> [2] - 5:9, 26:19 <b>keeping</b> [1] - 30:24 <b>KELLEY</b> [3] - 1:19, 16:10, 16:17 <b>Kelley</b> [2] - 31:7, 34:7 <b>Kelly</b> [1] - 6:3 <b>KELLY</b> [3] - 1:22, 6:2, 6:4 <b>kickoff</b> [1] - 27:2 <b>kind</b> [11] - 8:17, 8:20, 9:11, 11:7, 24:11, 24:13, 26:19, 29:4, 29:12, 31:23, 34:21 <b>KRECHOWSKI</b> [1] - 1:15</p>	<b>L</b>			
<p><b>lacking</b> [1] - 20:16 <b>Landing</b> [1] - 33:25 <b>landscape</b> [1] - 27:17 <b>lane</b> [4] - 7:11, 17:4, 17:8, 17:9 <b>language</b> [5] - 3:18, 4:6, 6:7, 7:20, 7:22 <b>Large</b> [1] - 1:10 <b>larger</b> [2] - 15:2, 35:18 <b>last</b> [7] - 6:12, 9:8, 18:1, 18:22, 20:14, 22:6, 33:10 <b>late</b> [2] - 10:18, 13:25 <b>Laura</b> [3] - 1:8, 26:6, 26:8 <b>LaVilla</b> [3] - 14:20, 14:25, 15:7 <b>lease</b> [1] - 30:8 <b>least</b> [2] - 11:24, 26:23 <b>LED</b> [3] - 29:15, 29:16, 29:19 <b>left</b> [5] - 14:15, 16:3, 17:13, 17:19, 25:15 <b>left-hand</b> [3] - 14:15, 17:13, 17:19 <b>legislation</b> [5] - 6:21, 7:9, 21:2, 21:5, 30:4 <b>lengthy</b> [1] - 35:12 <b>less</b> [2] - 29:22, 32:21 <b>letters</b> [2] - 31:13, 31:16 <b>Liaison</b> [1] - 1:20 <b>Liberty</b> [2] - 16:20, 17:2</p>	<b>M</b>			
	<p><b>manager</b> [1] - 26:18 <b>Manager</b> [2] - 1:19, 1:21 <b>March</b> [9] - 19:4, 21:17, 22:20, 24:8, 25:14, 31:21, 32:25, 33:13, 37:15 <b>marina</b> [2] - 33:12 <b>market</b> [4] - 12:9, 22:6, 22:8, 22:10 <b>markets</b> [1] - 9:7 <b>maximum</b> [1] - 25:20 <b>mayor's</b> [1] - 6:14 <b>McCoy's</b> [1] - 29:25 <b>mean</b> [2] - 23:25, 32:20 <b>meaningful</b> [1] - 12:4 <b>meantime</b> [1] - 11:21 <b>meanwhile</b> [1] - 27:13 <b>mediocre</b> [1] - 11:17 <b>meet</b> [1] - 32:11 <b>meeting</b> [22] - 2:4, 2:7, 2:21, 3:17, 8:21, 18:23, 19:1, 19:8, 19:9, 20:14, 22:6, 22:17, 22:20, 24:9, 24:10, 27:2, 29:10, 29:11, 31:21, 32:2,</p>		<b>N</b>	
<b>L</b>				
			<b>O</b>	<b>P</b>
			<p><b>objects</b> [2] - 11:13,</p>	<p><b>p.m</b> [3] - 1:7, 2:1, 36:3 <b>package</b> [1] - 7:21 <b>painted</b> [1] - 15:12</p>

<p><b>parcel</b> [1] - 33:23  <b>Park</b> [7] - 13:10, 15:8, 15:18, 15:20, 22:15, 24:22, 25:11  <b>park</b> [10] - 13:23, 18:4, 18:10, 18:14, 23:24, 23:25, 25:19, 26:6, 35:4  <b>parking</b> [8] - 3:11, 13:12, 21:8, 28:3, 28:16, 30:5, 30:6, 30:13  <b>Parking</b> [4] - 1:21, 20:20, 20:22, 34:19  <b>Parks</b> [5] - 20:3, 20:8, 23:6, 26:11, 26:18  <b>parks</b> [1] - 18:8  <b>Parola</b> [3] - 5:25, 21:13, 26:16  <b>PAROLA</b> [1] - 1:19  <b>part</b> [4] - 5:10, 6:13, 12:19, 30:21  <b>particular</b> [1] - 17:25  <b>pass</b> [1] - 2:21  <b>passes</b> [3] - 3:9, 5:21, 8:15  <b>past</b> [2] - 10:22, 32:7  <b>PATRICK</b> [1] - 1:15  <b>pavement</b> [1] - 15:12  <b>paving</b> [1] - 15:11  <b>PELUSO</b> [1] - 1:20  <b>people</b> [7] - 12:5, 13:6, 19:12, 22:1, 34:4, 34:8, 35:1  <b>perfect</b> [1] - 4:17  <b>Performing</b> [4] - 22:24, 23:1, 23:24, 29:14  <b>perhaps</b> [2] - 12:10, 12:24  <b>period</b> [2] - 27:8, 34:24  <b>periods</b> [1] - 4:10  <b>permitted</b> [1] - 30:10  <b>permitting</b> [1] - 33:11  <b>person</b> [3] - 19:13, 19:15, 19:21  <b>perspective</b> [1] - 12:15  <b>pertains</b> [1] - 6:10  <b>Phase</b> [8] - 25:22, 26:5, 26:7, 26:9, 26:11, 26:14, 26:16, 26:21  <b>phase</b> [2] - 18:4, 26:12  <b>philosophy</b> [4] - 27:20, 27:23, 29:4, 29:7  <b>picture</b> [2] - 12:4, 17:7  <b>pictures</b> [1] - 14:15</p>	<p><b>pieces</b> [1] - 11:18  <b>pile</b> [1] - 33:16  <b>pilings</b> [1] - 33:14  <b>pipeline</b> [1] - 25:9  <b>placement</b> [1] - 22:23  <b>places</b> [1] - 4:16  <b>Plan</b> [1] - 16:23  <b>Plaza</b> [6] - 18:9, 20:2, 22:7, 23:4, 25:12, 29:17  <b>plenty</b> [1] - 34:10  <b>point</b> [7] - 11:16, 13:2, 14:8, 18:18, 24:20, 28:19, 31:1  <b>Polar</b> [3] - 30:17, 30:22, 33:22  <b>pond</b> [1] - 15:15  <b>population</b> [1] - 12:13  <b>portion</b> [4] - 2:4, 17:16, 17:17, 23:1  <b>possible</b> [3] - 19:14, 19:21, 21:21  <b>potential</b> [1] - 33:22  <b>potentially</b> [1] - 15:3  <b>POWERS</b> [1] - 1:16  <b>prepared</b> [1] - 19:4  <b>PRESENT</b> [2] - 1:12, 1:17  <b>presentations</b> [1] - 34:11  <b>presented</b> [2] - 31:25, 32:15  <b>presenting</b> [1] - 3:21  <b>press</b> [1] - 8:22  <b>pretty</b> [1] - 26:15  <b>prevent</b> [1] - 32:17  <b>price</b> [1] - 25:20  <b>pricing</b> [1] - 26:1  <b>priorities</b> [1] - 19:2  <b>private</b> [4] - 9:14, 9:24, 24:21, 31:4  <b>problem</b> [2] - 12:8, 29:23  <b>problems</b> [1] - 9:13  <b>Proceed</b> [1] - 27:3  <b>proceed</b> [3] - 24:4, 24:25, 25:7  <b>Proceedings</b> [1] - 1:6  <b>proceedings</b> [3] - 11:2, 36:2, 37:9  <b>process</b> [2] - 7:7, 20:10  <b>processes</b> [1] - 6:23  <b>product</b> [3] - 12:9, 13:10, 14:20  <b>production</b> [1] - 10:3  <b>Professional</b> [2] - 37:7, 37:19  <b>profile</b> [1] - 11:11</p>	<p><b>program</b> [1] - 32:20  <b>progress</b> [4] - 13:22, 15:17, 15:24, 34:3  <b>Project</b> [1] - 1:21  <b>project</b> [19] - 10:22, 13:20, 16:4, 16:5, 16:21, 17:5, 17:10, 19:24, 24:21, 24:23, 25:1, 25:3, 25:5, 25:11, 30:18, 31:5, 33:6, 33:8  <b>projection</b> [4] - 22:22, 22:25, 23:4, 29:22  <b>projector</b> [4] - 22:23, 23:8, 23:9, 23:21  <b>projectors</b> [1] - 24:3  <b>projects</b> [23] - 7:10, 7:11, 8:22, 9:1, 9:9, 9:25, 10:1, 10:15, 11:12, 11:15, 11:24, 20:6, 20:7, 20:17, 20:20, 24:19, 31:4, 31:12, 35:18, 35:21, 35:22  <b>property</b> [4] - 11:18, 28:20, 30:8, 30:17  <b>proposal</b> [4] - 31:23, 32:22, 33:5, 33:25  <b>proposals</b> [2] - 32:5, 33:3  <b>provide</b> [1] - 9:14  <b>provides</b> [1] - 24:13  <b>providing</b> [1] - 16:9  <b>public</b> [9] - 9:21, 10:1, 10:14, 13:20, 16:21, 18:5, 24:9, 29:10, 32:14  <b>Public</b> [10] - 1:10, 20:8, 20:18, 20:20, 20:22, 25:3, 25:5, 25:24, 30:20, 34:19  <b>Public/Main</b> [1] - 1:7  <b>pulleys</b> [1] - 29:20  <b>putting</b> [1] - 12:9</p> <p style="text-align: center;"><b>Q</b></p> <p><b>questions</b> [6] - 2:14, 3:18, 5:3, 6:24, 7:25, 8:6  <b>quick</b> [2] - 6:8, 18:17  <b>quickly</b> [1] - 32:4  <b>quite</b> [2] - 10:16, 18:2</p> <p style="text-align: center;"><b>R</b></p> <p><b>raised</b> [1] - 23:6  <b>ramp</b> [1] - 30:7  <b>rates</b> [4] - 4:4, 4:7, 4:9  <b>react</b> [1] - 9:17</p>	<p><b>ready</b> [3] - 27:13, 30:10, 32:10  <b>real</b> [1] - 4:2  <b>really</b> [19] - 7:16, 9:23, 10:9, 10:14, 11:21, 12:1, 12:16, 15:13, 15:17, 18:4, 18:12, 19:15, 23:12, 28:6, 28:9, 35:16, 35:21  <b>reason</b> [1] - 28:6  <b>receive</b> [1] - 7:4  <b>received</b> [2] - 21:9  <b>recommend</b> [1] - 35:6  <b>recommended</b> [1] - 6:18  <b>reconfiguring</b> [1] - 30:14  <b>record</b> [2] - 3:3, 37:10  <b>recreation</b> [1] - 18:15  <b>Redevelopment</b> [1] - 1:22  <b>references</b> [1] - 22:9  <b>reflected</b> [1] - 19:3  <b>regard</b> [1] - 23:16  <b>regarding</b> [1] - 3:18  <b>regards</b> [1] - 7:8  <b>regional</b> [1] - 18:14  <b>Regions</b> [1] - 33:24  <b>regroup</b> [1] - 32:7  <b>Related</b> [1] - 31:19  <b>relates</b> [1] - 3:25  <b>relative</b> [1] - 8:21  <b>relocated</b> [1] - 15:21  <b>remember</b> [4] - 16:22, 20:5, 22:3, 27:15  <b>renderings</b> [1] - 11:13  <b>renovation</b> [1] - 32:3  <b>rents</b> [2] - 12:10, 12:14  <b>reopening</b> [1] - 17:25  <b>REP</b> [1] - 32:24  <b>REPD</b> [1] - 22:19  <b>report</b> [7] - 8:17, 8:18, 9:23, 10:13, 18:18, 35:14, 37:9  <b>REPORTER</b> [1] - 37:1  <b>Reporter</b> [2] - 37:8, 37:19  <b>representation</b> [1] - 12:2  <b>request</b> [6] - 20:4, 20:9, 22:5, 26:4, 26:10, 26:14  <b>requesting</b> [1] - 32:10  <b>requests</b> [3] - 19:24, 20:12, 32:24  <b>require</b> [2] - 7:3, 7:13  <b>residential</b> [3] - 12:8, 12:17, 12:22</p>	<p><b>residential-to-office</b> [1] - 12:22  <b>Resolution</b> [1] - 2:23  <b>resolution</b> [6] - 3:10, 4:18, 5:20, 6:9, 8:7, 8:14  <b>resolutions</b> [1] - 19:3  <b>response</b> [7] - 2:15, 2:20, 3:8, 5:19, 8:8, 8:13, 11:8  <b>responses</b> [3] - 21:8, 22:2, 32:9  <b>responsibility</b> [1] - 20:7  <b>restaurant</b> [1] - 22:7  <b>restoration</b> [1] - 15:25  <b>restored</b> [1] - 32:16  <b>result</b> [2] - 6:17, 13:5  <b>results</b> [1] - 29:18  <b>retail</b> [3] - 12:18, 28:10, 28:25  <b>retention</b> [1] - 15:15  <b>revenue</b> [1] - 34:16  <b>review</b> [7] - 6:13, 6:23, 7:2, 7:3, 7:13, 31:19, 32:25  <b>revised</b> [1] - 6:7  <b>revises</b> [1] - 7:6  <b>RFP</b> [2] - 21:8, 21:16  <b>RFPs</b> [3] - 21:10, 21:11, 21:15  <b>right-hand</b> [2] - 14:17, 17:21  <b>Rise</b> [1] - 35:17  <b>rise</b> [1] - 31:19  <b>riskier</b> [1] - 11:15  <b>River</b> [1] - 22:15  <b>river</b> [1] - 23:5  <b>river-facing</b> [1] - 23:5  <b>riverfront</b> [2] - 18:7, 22:23  <b>Riverfront</b> [6] - 18:9, 20:2, 22:7, 23:4, 25:12, 29:17  <b>Riverside</b> [2] - 14:2  <b>Riverwalk</b> [3] - 17:3, 26:9, 30:8  <b>road</b> [5] - 24:22, 30:13, 30:14, 30:19, 30:23  <b>role</b> [1] - 5:8  <b>roof</b> [1] - 15:23  <b>rooftop</b> [1] - 14:9  <b>Room</b> [1] - 1:8  <b>run</b> [1] - 22:22</p> <p style="text-align: center;"><b>S</b></p> <p><b>safety</b> [1] - 35:1  <b>sale</b> [3] - 14:20, 14:23,</p>
---	--	---	--	--

<p>33:22  <b>saw</b> [1] - 7:23  <b>SAWYER</b> [1] - 1:22  <b>schedule</b> [2] - 30:25, 31:1  <b>scheduled</b> [3] - 25:13, 29:10, 32:7  <b>scope</b> [3] - 23:24, 23:25, 29:13  <b>score</b> [3] - 21:12, 21:18, 22:2  <b>scored</b> [1] - 21:21  <b>screen</b> [6] - 11:5, 14:12, 15:6, 29:15, 29:17, 29:19  <b>screw</b> [1] - 10:9  <b>scrivener's</b> [1] - 4:2  <b>sculpture</b> [1] - 18:11  <b>seating</b> [1] - 27:18  <b>second</b> [9] - 2:11, 2:13, 2:25, 3:2, 4:25, 5:1, 5:2, 8:3, 8:5  <b>section</b> [1] - 7:6  <b>see</b> [25] - 11:4, 11:23, 13:11, 13:22, 14:5, 14:14, 14:17, 15:9, 15:20, 15:21, 15:23, 17:6, 17:8, 17:11, 17:15, 17:22, 23:10, 23:14, 24:16, 24:18, 28:6, 32:22, 32:25, 33:17, 35:6  <b>seeing</b> [2] - 15:6, 27:6  <b>segment</b> [5] - 15:8, 15:14, 20:13, 29:5  <b>segments</b> [1] - 28:24  <b>selected</b> [1] - 21:19  <b>seminar</b> [1] - 12:23  <b>sending</b> [2] - 19:5, 31:15  <b>senior</b> [1] - 16:14  <b>Sense</b> [2] - 22:3, 22:4  <b>sent</b> [2] - 31:13, 32:9  <b>separate</b> [1] - 21:4  <b>serve</b> [2] - 19:20, 30:7  <b>services</b> [2] - 21:16, 23:17  <b>set</b> [3] - 4:6, 10:12, 19:2  <b>setback</b> [2] - 35:17, 35:18  <b>setbacks</b> [1] - 35:16  <b>several</b> [1] - 32:24  <b>share</b> [3] - 21:23, 27:15, 28:22  <b>shiny</b> [2] - 11:13, 33:19  <b>Shipyards</b> [2] - 20:2, 22:11  <b>shotgun</b> [1] - 15:20</p>	<p><b>show</b> [4] - 10:21, 13:9, 18:5, 22:22  <b>shown</b> [1] - 4:19  <b>shows</b> [1] - 18:5  <b>sic</b> [1] - 3:4  <b>SIC</b> [4] - 6:5, 6:9, 7:18, 7:23  <b>side</b> [9] - 14:15, 14:17, 17:13, 17:20, 17:21, 22:24, 23:5, 28:4, 28:5  <b>sidewalk</b> [6] - 15:11, 21:2, 27:18, 28:6, 28:18  <b>sidewalks</b> [1] - 28:8  <b>siding</b> [1] - 15:23  <b>signals</b> [1] - 27:7  <b>significant</b> [2] - 13:22, 18:2  <b>similar</b> [1] - 7:12  <b>Sing</b> [2] - 15:18, 15:20  <b>single</b> [1] - 11:12  <b>singles</b> [3] - 11:22, 11:23, 33:21  <b>sit</b> [1] - 35:20  <b>site</b> [2] - 15:25, 30:24  <b>sitting</b> [1] - 26:16  <b>size</b> [1] - 23:8  <b>skate</b> [1] - 13:23  <b>skip</b> [1] - 6:25  <b>slated</b> [1] - 13:25  <b>slide</b> [5] - 10:21, 10:25, 13:9, 15:19, 15:22  <b>slightly</b> [1] - 15:2  <b>slow</b> [1] - 13:18  <b>small</b> [1] - 23:20  <b>small-footprint</b> [1] - 23:20  <b>solid</b> [1] - 26:15  <b>solution</b> [1] - 23:13  <b>solve</b> [2] - 9:12, 12:12  <b>sometime</b> [1] - 14:7  <b>somewhat</b> [1] - 24:16  <b>SONDRA</b> [1] - 1:14  <b>soon</b> [1] - 25:21  <b>sorry</b> [2] - 9:25, 26:3  <b>sort</b> [1] - 7:7  <b>sound</b> [1] - 24:14  <b>source</b> [2] - 25:4, 25:6  <b>south</b> [2] - 16:23, 17:2  <b>South</b> [1] - 24:13  <b>Southbank</b> [6] - 16:4, 17:11, 18:10, 31:20, 33:6, 34:15  <b>space</b> [1] - 13:7  <b>speaking</b> [1] - 21:15  <b>specific</b> [2] - 7:17, 9:9  <b>specified</b> [1] - 7:9</p>	<p><b>sports</b> [1] - 21:10  <b>spring</b> [1] - 13:25  <b>St</b> [2] - 22:14, 34:22  <b>staff</b> [5] - 6:6, 7:18, 9:18, 21:20, 27:21  <b>stage</b> [1] - 28:23  <b>stair</b> [1] - 17:13  <b>stakeholder</b> [1] - 29:10  <b>stalled</b> [2] - 8:25, 9:1  <b>standpoint</b> [3] - 12:17, 18:22, 32:12  <b>start</b> [5] - 2:6, 10:23, 15:21, 27:13, 33:15  <b>started</b> [1] - 8:21  <b>starting</b> [3] - 13:12, 15:13, 24:25  <b>STATE</b> [1] - 37:3  <b>State</b> [1] - 1:10  <b>station</b> [1] - 30:18  <b>stenographic</b> [1] - 37:11  <b>stenographically</b> [1] - 37:9  <b>STEVE</b> [1] - 1:19  <b>still</b> [4] - 15:16, 26:5, 34:9, 35:22  <b>stop</b> [1] - 35:8  <b>stoplight</b> [1] - 30:15  <b>storefronts</b> [1] - 29:1  <b>Strategic</b> [1] - 1:20  <b>strategy</b> [3] - 12:5, 12:6, 12:16  <b>Strategy</b> [1] - 1:21  <b>streamline</b> [1] - 7:7  <b>streamlines</b> [1] - 6:22  <b>street</b> [2] - 21:16, 22:3  <b>Street</b> [12] - 1:8, 13:10, 15:9, 16:20, 17:2, 17:4, 22:4, 24:22, 25:11, 28:3, 29:8, 35:3  <b>Street/Emerald</b> [1] - 20:13  <b>streetscape</b> [1] - 7:11  <b>strictly</b> [1] - 16:17  <b>striping</b> [3] - 17:4, 17:8, 17:9  <b>strong</b> [1] - 35:23  <b>structural</b> [3] - 34:20, 34:23, 35:5  <b>structure</b> [3] - 17:15, 23:7, 23:20  <b>structures</b> [1] - 7:2  <b>studies</b> [3] - 34:20, 34:24, 35:6  <b>submitted</b> [2] - 20:3, 20:17  <b>submitting</b> [1] - 20:19</p>	<p><b>substantial</b> [1] - 27:24  <b>substantially</b> [2] - 4:18, 17:22  <b>substantive</b> [1] - 4:2  <b>sufficient</b> [1] - 26:11  <b>sufficiently</b> [1] - 25:22  <b>suggested</b> [1] - 7:16  <b>suggesting</b> [4] - 3:21, 28:11, 28:13, 29:2  <b>suggestion</b> [1] - 18:24  <b>Suites</b> [2] - 11:6, 13:9  <b>Sunday</b> [2] - 4:13, 4:15  <b>supply</b> [4] - 12:12, 12:14, 12:15, 12:18  <b>support</b> [2] - 20:8, 33:12  <b>supported</b> [1] - 3:14  <b>supporting</b> [1] - 12:18  <b>surface</b> [3] - 13:12, 23:11, 28:15  <b>SUSAN</b> [1] - 1:22  <b>symphony</b> [1] - 23:2  <b>system</b> [1] - 21:1</p>	<p><b>track</b> [1] - 30:24  <b>Trail</b> [3] - 15:7, 15:8, 20:13  <b>trail</b> [1] - 15:14  <b>transactions</b> [1] - 34:4  <b>transcript</b> [1] - 37:10  <b>transfer</b> [2] - 30:2, 34:18  <b>Transition</b> [1] - 6:14  <b>trees</b> [2] - 15:11, 28:7  <b>Trio</b> [1] - 32:1  <b>Tropia</b> [3] - 1:9, 37:7, 37:19  <b>true</b> [1] - 37:10  <b>try</b> [1] - 18:17  <b>trying</b> [3] - 4:15, 23:13, 34:10  <b>Ts</b> [1] - 5:9  <b>turn</b> [1] - 10:19  <b>tweak</b> [1] - 4:17  <b>two</b> [9] - 4:13, 8:22, 9:9, 14:16, 19:11, 20:14, 26:25, 33:1, 34:13  <b>two-hour</b> [1] - 4:13  <b>two-way</b> [1] - 26:25</p>
		<b>T</b>		
			<p><b>technically</b> [1] - 8:24  <b>Terminal</b> [1] - 17:19  <b>termination</b> [1] - 31:16  <b>terms</b> [5] - 18:2, 27:5, 29:5, 30:11, 35:7  <b>test</b> [2] - 23:10, 24:5  <b>THE</b> [23] - 2:3, 2:12, 2:16, 2:19, 2:21, 3:1, 3:7, 3:9, 4:22, 4:24, 5:2, 5:6, 5:14, 5:18, 5:20, 8:4, 8:9, 8:12, 8:14, 16:14, 16:19, 19:17, 35:10  <b>they've</b> [1] - 27:2  <b>third</b> [1] - 14:17  <b>thoughts</b> [1] - 29:6  <b>three</b> [3] - 14:3, 31:25, 32:5  <b>tighten</b> [1] - 12:14  <b>tighter</b> [1] - 12:12  <b>timing</b> [1] - 30:23  <b>today</b> [4] - 3:21, 9:25, 10:2, 34:17  <b>TODD</b> [1] - 1:21  <b>top</b> [1] - 21:3  <b>topped</b> [3] - 14:4, 16:6, 17:17  <b>topping</b> [1] - 14:3  <b>torn</b> [1] - 28:21  <b>tower</b> [5] - 23:19, 24:1, 24:12  <b>towers</b> [1] - 17:14</p>	<b>U</b>
				<p><b>unanimously</b> [3] - 3:14, 5:21, 8:15  <b>unconstrained</b> [2] - 27:14, 27:15  <b>under</b> [9] - 11:25, 13:21, 14:6, 14:18, 20:7, 25:18, 25:25, 30:6, 34:3  <b>underway</b> [5] - 11:25, 13:8, 25:13, 30:1, 31:4  <b>Union</b> [1] - 17:19  <b>unique</b> [1] - 9:4  <b>unit</b> [1] - 15:2  <b>units</b> [4] - 14:5, 15:1, 16:9, 16:11  <b>up</b> [20] - 2:4, 3:17, 4:5, 6:6, 6:8, 7:19, 8:22, 10:9, 10:12, 12:14, 14:12, 17:3, 17:12, 20:15, 23:22, 26:20, 28:5, 28:21, 31:16, 34:21  <b>update</b> [1] - 24:19  <b>updated</b> [1] - 33:4  <b>updates</b> [2] - 3:11, 10:22  <b>upgrades</b> [1] - 21:1  <b>urged</b> [1] - 19:1  <b>useful</b> [1] - 27:25</p>



<b>V</b>	<p>19:9, 19:10  <b>world's</b> [1] - 9:13  <b>Worsham</b> [1] - 22:4  <b>WORSHAM</b> [4] - 1:15,                  2:9, 26:3, 26:10  <b>worth</b> [1] - 23:13</p>
<p><b>vacancy</b> [2] - 12:21,                  13:1  <b>valuable</b> [1] - 11:18  <b>value</b> [1] - 9:24  <b>various</b> [2] - 6:22,                  34:2  <b>velocity</b> [1] - 10:15  <b>version</b> [1] - 3:22  <b>vertical</b> [2] - 33:16,                  33:17  <b>Vestcor</b> [1] - 16:3  <b>Vincent's</b> [1] - 34:22  <b>visibility</b> [1] - 24:6  <b>visible</b> [3] - 23:10,                  23:12, 23:14  <b>visitors</b> [1] - 30:7  <b>Vito</b> [1] - 18:11  <b>Voice</b> [2] - 15:17,                  15:19  <b>volume</b> [1] - 9:23  <b>vote</b> [1] - 3:4  <b>votes</b> [1] - 5:15</p>	<b>Y</b>
	<p><b>Yates</b> [1] - 34:20  <b>year</b> [7] - 6:12, 9:8,                  19:2, 19:25, 22:6,                  31:14, 31:15  <b>years</b> [1] - 20:1  <b>yellow</b> [2] - 3:23, 3:24  <b>yesterday</b> [1] - 34:17</p>
	<b>Z</b>
	<p><b>zone</b> [5] - 4:7, 4:13,                  4:14, 28:10  <b>Zoning</b> [1] - 6:11  <b>ZYN</b> [1] - 22:21</p>
<b>W</b>	
<p><b>waiting</b> [1] - 27:6  <b>Walk</b> [1] - 13:20  <b>wall</b> [3] - 23:3, 29:14,                  29:19  <b>Warren</b> [1] - 13:21  <b>ways</b> [1] - 12:24  <b>Wednesday</b> [1] - 1:6  <b>week</b> [12] - 8:23, 18:1,                  18:23, 18:25, 19:7,                  19:25, 20:14, 26:23,                  31:9, 32:7, 33:10,                  33:13  <b>weekends</b> [1] - 4:5  <b>weeks</b> [4] - 14:3, 14:4,                  20:14, 21:14  <b>West</b> [2] - 20:2, 22:11  <b>west</b> [1] - 16:25  <b>whole</b> [2] - 10:3, 35:19  <b>willing</b> [1] - 21:24  <b>windows</b> [2] - 17:21,                  17:22  <b>withstanding</b> [1] -                  10:17  <b>WJCT</b> [3] - 30:13,                  30:16, 30:21  <b>wonderful</b> [2] - 9:19,                  35:20  <b>word</b> [1] - 4:16  <b>workforce</b> [1] - 14:24  <b>Works</b> [6] - 20:8,                  20:18, 25:3, 25:5,                  25:24, 30:20  <b>workshop</b> [3] - 18:25,</p>	